

Providence City
Administrative Land Use Authority (ALUA)
Agenda – June 2, 2021 – 2:30 PM

Providence City Office Building
164 North Gateway Drive, Providence UT 84332

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 – Greenhouse: The Providence City Administrative Land Use Authority will consider for approval a request by Robert Bissland for a greenhouse located at 1590 Canyon Rd., Providence, UT.

Item No. 2 – Conditional Use – Retaining Wall: The Providence City Administrative Land Use Authority will consider for approval a request by Brent Miller for a retaining wall located at 254 N. 850 E., Providence, UT.

Item No. 3 - Conditional Use – Townhomes: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a townhome building located at 548-528 N. 100 E., Providence, UT (Vineyard Bldg. 13).

Item No. 4 - Conditional Use – Condominiums: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a condominium building located at 139 E. 550 N., Providence, UT (Vineyard Bldg. B)

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

Agenda posted on June 1, 2021



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: June 2, 2021

Request: Applicant is requesting approval of a conditional use application for a greenhouse located at 1590 Canyon Rd., Providence UT.

Item Type: Greenhouse and Shed

Applicant: Robert Bissland

Address: 1590 Canyon Rd.,
Providence

Parcel ID #: 02-114-0015

General Plan: SFE

Zone: SFE

Background Information:

Complete Application was received May 20, 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 June 1, 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. 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 Wildfire Area by: See review letter from Aaron Walker, Deputy Fire Marshall, dated May 25, 2021.

3. This conditional use is for the greenhouse only as shown on the site plan dated May 20, 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



Residential Site Plan Application

GREENHOUSE

FOR OFFICE USE ONLY

Date _____
 Payment Form _____
 Amount _____
 Receipt # _____
 Clerk _____

Date: MAY 20, 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:			1 current Cache County Plat Map AND 1 official recorded final plat	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	✓	✓	✓	✓	N.A.	✓	*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: ROBERT BIGGLAND
 Mailing address: 1590 CANYON ROAD
 Telephone: 435-792-3101 Email: king@xmission.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 InformationAddress: 1590 CANYON ROADSubdivision: N.A.Parcel Tax ID: 02-114-0015

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

3104 Initial RPPZone SFRF Height 10.5' Initial RPPSetbacks (front yard) 17' (side yard) 108' (rear yard) 390' Initial RPP**Contractor Information**Name: N.A. / OWNER - BUILDER

Mailing address: _____

Telephone: _____

Email: _____

Stormwater Notice of Intent (NOI) InformationNOI No. UTR N.A. 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 RPP Name ROBERT BIGSLAND

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 RPP ROBERT BIGSLAND

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 RPP

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:

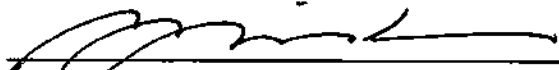
Sensitive and Hazard Areas:

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

R. P. HIGHLAND
Printed Name

5/20/21
Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

- Site plan required to be on site at footing inspection
- Property corners to be marked and staked for inspection

2. Lot ID

- 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

- 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

- Unauthorized use of City water will result in a fine and a stop work order on the property.
- 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

- 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.)
- 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.
- 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.
- Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- 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

- 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

- 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

- 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

ROBERT P. MCISLAND

On Behalf Of

5/20/21

Date

**Applicant Information (all information MUST be provided)**

Name: Robert Bissland

Address: 1590 Canyon Road

City, State, Zip: Providence UT 84332

Phone: 435.792.3101

Email: raing@xmission.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:

City, State, Zip:

Phone:

Email:

Property Information

Owner of Record: Robert Bissland

Owner Address: 1590 Canyon Road

City, State, Zip: Providence UT 84332

Owner Phone: 435.792.3101

Owner Email: raing@xmission.com

Parcel Address: 1590 Canyon Road Providence UT 84332

Parcel Tax ID: 02-114-0015

Zone: SFRE

Height: G.H. 10.6', Shed 10.6'

Setbacks (front yard): G.H. 77', Shed 90.7'

Setbacks (side yard): G.H. 108', Shed 131'

Setbacks (rear yard): G.H. 390', Shed 378'

**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:

I am seeking a conditional use permit to build in a Wildfire Hazard Zone. Intended use of the greenhouse is to grow vegetables for personal use. The shed is for tool storage

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 through out 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.

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.

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.

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:

see signature in uploaded files

Upload Required Documents Below

- 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
- 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)

Also Required: -\$100 Application Fee



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 19 May, 2021 at 08:35 AM

Parcel Number: 02-114-0015
Property Address: 1590 CANYON ROAD
PROVIDENCE
Tax Roll Acreage: 5.07
Owner Name: ROBERT P BISSLAND
Owner Address: 1590 CANYON RD
PROVIDENCE, UT 84332-9431
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 Incorporated Area
Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

Canals	Major Waterways	Steep Slopes
County Road Function Class	Source Water Protection	Wildfire Hazard Areas
Encroachment Permit	Zones 1 or 2	
	Moderate Slopes	

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.

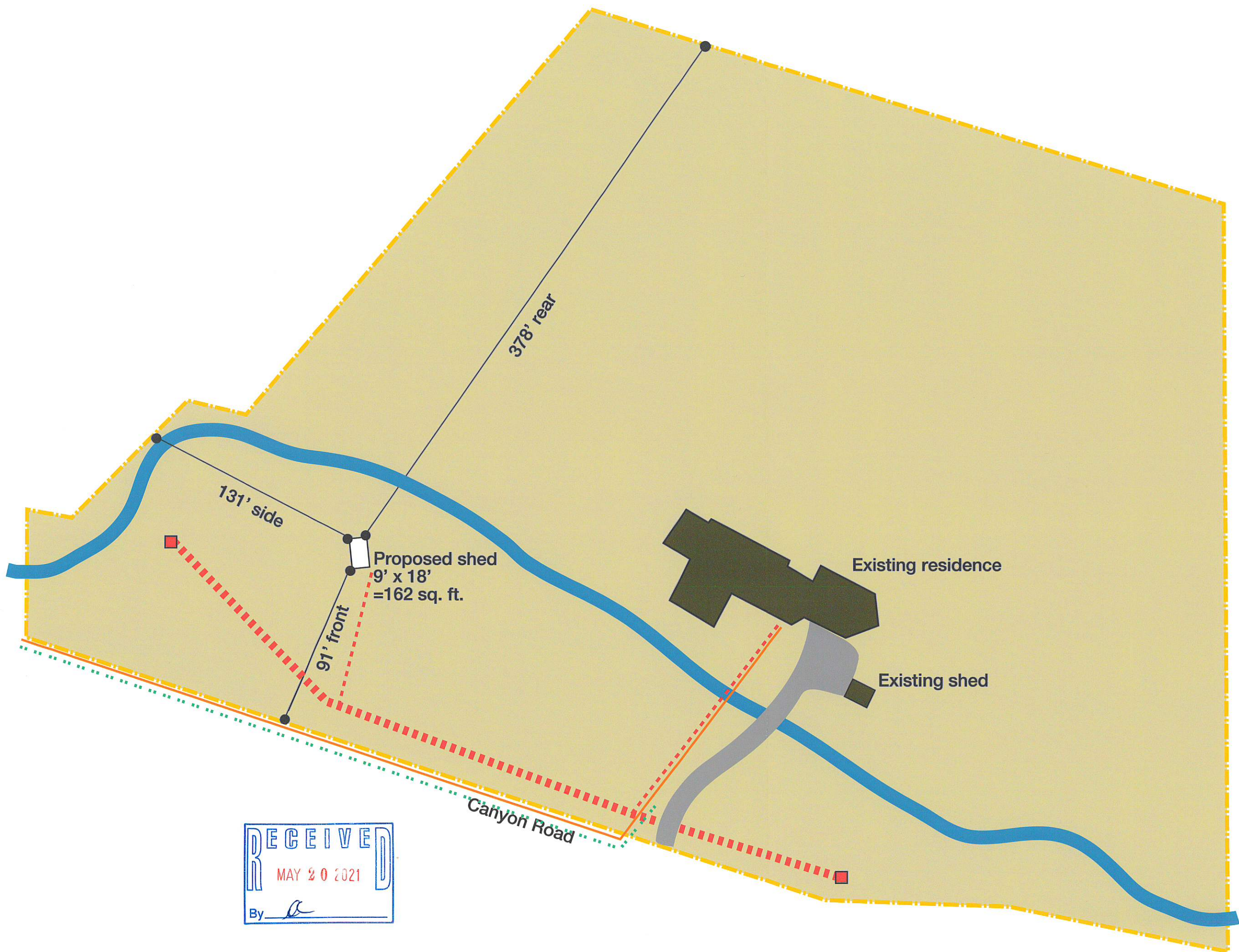
Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The 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.

Shed Building Permit Site Plan

KEY

- Property line
- Spring Creek
- Existing underground RMP Powerline
- RMP Power pole
- Existing underground private 220v
- Existing Natural gas
- City Water/sewer

North ↑
Tax I.D.: 02-114-0015
Bissland/Fisher Residence
1590 Canyon Road
Providence UT 84332
rain9@xmission.com
435.792.3101



RECEIVED
MAY 20 2021
By [Signature]



Notes:

The 14' x26' 364 sq.ft. greenhouse kit , is constructed of aluminum ribs with 16mm polycarbonate glazing. It will be placed on a 20" high stem wall with a 32" deep concrete foundation.

Greenhouse Elevations

Tax I.D.: 02-114-0015

**Bissland/Fisher
Residence**
1590 Canyon Road
Providence UT 84332
rain9@xmission.com
435.792.3101

MITIGATION STRATEGIES/ Greenhouse

Wildfire

The greenhouse will be built on a level open area, with complete open access for fire equipment through a 14' gate.

Water access:

There is 1.25" water line connected to a well with a 1.5 h.p. pump and a second well connected to a 1.5 h.p. pump with a 1.25" water line; both have spigots within 6' of the greenhouse, with 60 pounds of pressure. Additionally a .75" spigot with City water is within 200' by hose.

MAILING ADDRESS OF ADJACENT PROPERTY

Brian and Kristin Baer
1520 Canyon Road
Providence UT 84332

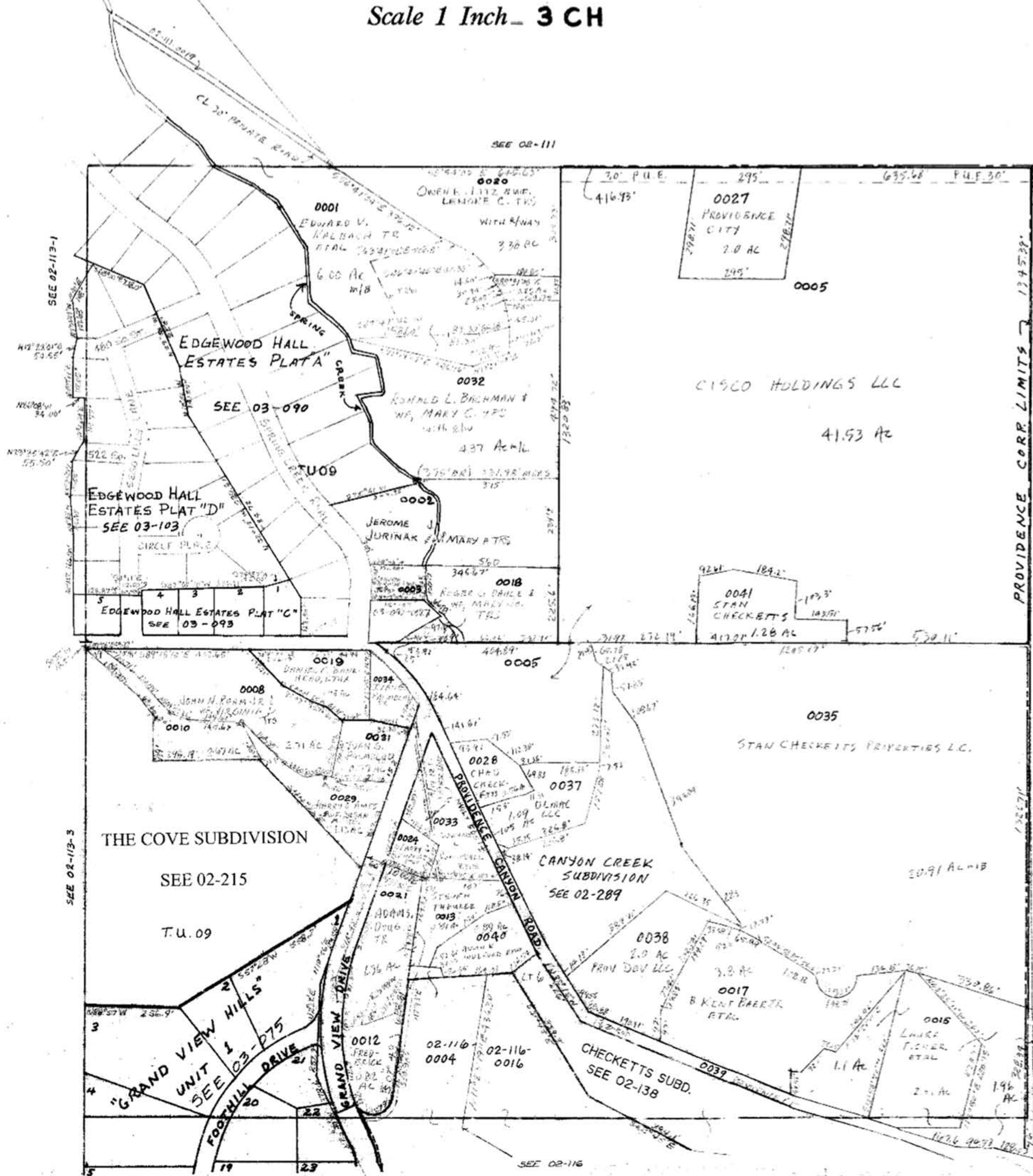
Tax I.D.: 02-114-0015

**Bissland/Fisher
Residence**

1590 Canyon Road
Providence UT 84332

rain9@xmission.com
435.792.3101

SEE 02-112





May 25, 2021

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

RE: Conditional Use review for the Bissland greenhouse and shed – (02-114-0015)

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

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area, and has been found to meet the intent of the codes.

This project is being recommended to Providence City for approval with the conditions listed.

The following comments document the review process:

Access

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

- Access is adequate from Canyon Rd. 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 allows for the distance to be increased to 600 feet for R-3 occupancies.

- Fire hydrant #208 is within 400 feet of the all buildable areas. Approved.

Fire Water Flow

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

- Hydrant #208 produces over 3,000 GPM at 20 PSI and is adequate for this size and type of construction. Approved.

Wildfire hazard mitigation

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

- Mr. Bissland is planning on a steel class A roof covering. Approved.
- Mr. Bissland is planning on closing all eaves with soffits. Approved
- If vents are installed, Mr. Bissland is planning on using noncombustible mesh screens with openings not larger than 1/8 inch. Approved.

Other project comments

- Mr. Bissland will keep all readily combustible storage items and forage away from the structures. Also, the pasture surrounding the proposed shed and greenhouse will be irrigated, this will provide appropriate defensible space.

Conditions of approval:

- The proposed shed and greenhouse have been reviewed as a *Miscellaneous Group U structure (2018 IFC pg. 41)*, and as such shall not be used for any other purpose, including dwelling or sleeping.

If you have any questions, please call me.

Respectfully,

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: June 2, 2021

Request: Applicant is requesting approval of a conditional use application for a retaining wall located at 254 N. 850 E., Providence UT.

Item Type: Conditional Use

Applicant: Brent Miller

Address: 254 N 850 E, Providence

Parcel ID #: 02-288-0027

General Plan: SFL

Zone: SFL

Background Information:

A complete application was received May 25, 2021, containing:

1. Providence City Conditional Use and Residential Site Plan Application
2. Payment of \$100 application fee.
3. Rob Stapley, Providence City Public Works Director, signed inspection on June 1, 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 Hazard Wildfire and Landslide Hazard areas.
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:
- 5.

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 Landslide Area by:
 - a. See General Structural Notes submitted with application.
3. This conditional use is for the retaining wall only as shown on the plan dated May 26, 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



Residential Site Plan Application

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Date: 5/24/2021

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:			1 current Cache County Plat Map AND 1 official recorded final plat	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: Brent Miller
Mailing address: PO Box 3820 Hightop, Logan 84323
Telephone: 435-757-0473 Email: brentm@lwmiller.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: Brent Miller
Mailing address: PO Box 3820 Logan 84323
Telephone: 435-757-0473 Email: brentm@lwmiller.com

Utilities (circle, if applicable):
Construction Type (circle):
Do the plans include an Accessory Apartment Unit (circle):
Is this an Accessory Dwelling Unit (circle):

Septic tank	City sewer	Water	Well
New home	Accessory building	Deck	Addition
	Yes	No	Other
	Yes	No	Retaining wall

Project InformationAddress: 254 N. 850 E Providence, UTSubdivision: Little Baldy Parcel Tax ID: 02-288-0027

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

NA Initial BmZone NA Height NA Initial _____Setbacks (front yard) 188 (side yard) 78.7 (rear yard) 348.8 Initial Bm**Contractor Information**Name: R. Busenbark Construction LLCMailing address: 3085 N. Canyon Ridge Dr. N. Logan 84341Telephone: rbusenbark@gmail.com Email: 435-890-2776**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 _____

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

Initial _____

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

All Applicants Must Read the Following Before Signing This Application

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

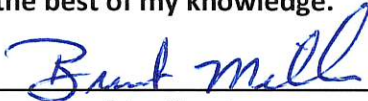
Sensitive and Hazard Areas:

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

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

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


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



Signature of Applicant



Printed Name



Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

- Site plan required to be on site at footing inspection
- Property corners to be marked and staked for inspection

2. Lot ID

- 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

- 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

- Unauthorized use of City water will result in a fine and a stop work order on the property.
- 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

- 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.)
- 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.
- 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.
- Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- 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

- 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

- 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

- 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

Brent Miller

Printed Name

On Behalf Of

5/24/2021

Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at _____ 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



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 _____ 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



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 BM Name Brent

Date 5/25/2021

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 Brent Miller
Address 254 N. 850 E Providence
Phone 435-757-0473 Email brentm@lmiller.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 Brent and Diana Miller
Owner address 254 N. 850 E Providence, UT 84321
Owner phone 435-757-0473 Owner email _____
Parcel address 254 N. 850 E Providence Parcel Tax I.D. 02-288-0027
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.

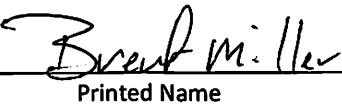
Want to install a retaining wall 5' tall around my back yard.

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 _____

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

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

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.

  5/25/2021
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.



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 22 Sep. 2020 at 12:47 PM

Parcel Number: 02-288-0027

Property Address: 254 N 0850 E
PROVIDENCE

Tax Roll Acreage: 2.95

Owner Name: BRENT & DIANA MILLER

Owner Address: PO BOX 3820
LOGAN, UT 84323-3820

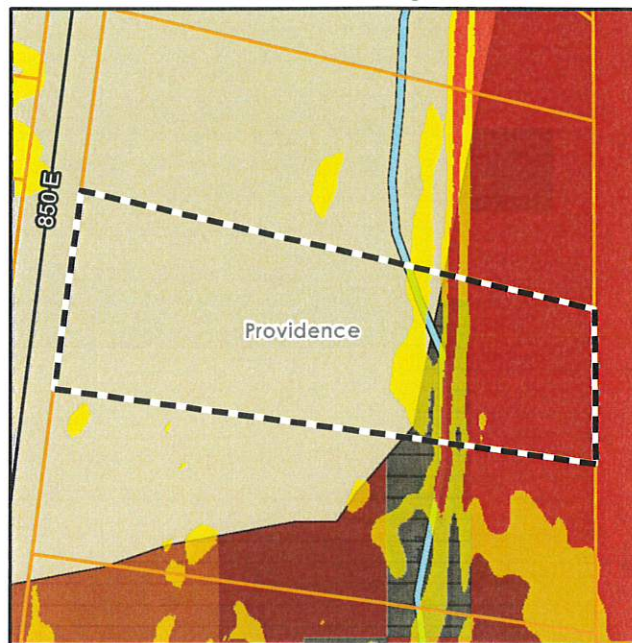
Jurisdiction: Providence

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 Incorporated Area

Legality Review: 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

Fault Lines
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.

GENERAL STRUCTURAL NOTES

APPLY UNLESS NOTED ON STRUCTURAL DRAWINGS. IN CASE OF CONFLICT BETWEEN GSN, DETAILS AND PLANS, THE GREATER REQUIREMENTS GOVERN.

GENERAL

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, INCLUDING AMENDMENTS, EXCEPT WHERE APPLICABLE CODES OR THE CONTRACT DOCUMENTS ARE MORE RESTRICTIVE.
- THE SPECIFICATIONS AND REQUIREMENTS INDICATED ON THIS SHEET ARE INTENDED AS A BASIC SUMMARY OF THE MATERIAL, CONSTRUCTION AND INSPECTION REQUIREMENTS FOR THE PROJECT. ADDITIONAL, MAY BE GIVEN IN THE PROJECT SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE REQUIREMENTS INDICATED ON THIS SHEET AND THOSE IN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT WILL GOVERN.
- STRUCTURAL DIMENSIONS AND OPENINGS CONTROLLED BY OR RELATED TO MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DIMENSIONS RELATED TO OR CONTROLLED BY EXISTING STRUCTURES SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, INCLUDING LOCATION AND DIMENSIONS OF ALL EXISTING CONSTRUCTION AND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONSTRUCTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION SHORING TO PROTECT AND SUPPORT FOUNDATION SOILS UNDER EXISTING STRUCTURES.
- THE STRUCTURES ARE DESIGNED FOR STABILITY IN THEIR FINAL CONDITION ONLY. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED FOR STABILITY DURING CONSTRUCTION.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY TO THE ENTIRE PROJECT EXCEPT WHERE THERE ARE SPECIFIC INDICATIONS TO THE CONTRARY.

SOIL AND FOUNDATIONS

NO GEOTECHNICAL REPORT ASSOCIATED WITH THIS PROJECT SITE WAS PROVIDED. THE STRUCTURAL DESIGN HAS BEEN BASED ON THE FOLLOWING ASSUMED DESIGN CRITERIA PER IBC 1806.2 INCLUDING THAT FAULT RUPTURE, LIQUEFACTION, SUBSIDENCE, DIFFERENTIAL SETTLEMENT, SWELLING SOILS OR LANDSLIDE POTENTIAL DO NOT EXIST. THE OWNER AND CONTRACTOR ARE TO ENSURE APPROPRIATE SOIL AND SITE CONDITIONS ARE PROVIDED THAT MEET OR EXCEED THIS DESIGN CRITERIA SEEKING GUIDANCE FROM A GEOTECHNICAL ENGINEER AS NEEDED AND ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE PROVIDED DESIGN CRITERIA:

- REMOVE STUMPS, VEGETATION AND MINIMUM OF 12 INCHES OF TOP SOIL UNDER BUILDING SLAB PLUS 2 FEET OUTSIDE SLAB. FILL SHALL EXTEND 2 FEET BEYOND SLAB AND TAPER TO LOT ELEVATION.
- THE BUILDING PAD AREAS SHALL BE CLEARED OF ALL VEGETATION, SCARIFIED AND BROUGHT TO OPTIMUM MOISTURE CONTENT PRIOR TO PLACING THE FIRST LIFT OF FILL MATERIAL.
- FOOTINGS SHALL BEAR ON (OR INTO) FIRM, UNDISTURBED SOIL OR SELECT STRUCTURAL FILL MATERIAL COMPACTED (IN 8" LOOSE LIFTS) TO A MINIMUM OF 90% OF ITS STANDARD PROCTOR DENSITY AT ITS OPTIMUM MOISTURE CONTENT.
- SOIL SHALL NOT HAVE HIGH OR SEVERE POTENTIAL FOR SULFATE ATTACK. (IN THESE CASES TYPE IV, V CONCRETE SHALL BE USED)
- THE FOLLOWING NET ALLOWABLE BEARING PRESSURES WERE UTILIZED IN THE DESIGN OF THE FOUNDATIONS (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, PER IBC 1806.2)
 - SPREAD AND SPOT FOOTINGS 1,500 PSF
 - FROST DEPTH USED FOR DESIGN 30"
 - ACTIVE PRESSURE 45 PCF
 - PASSIVE PRESSURE 255 PCF

CAST-IN-PLACE CONCRETE

- CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 301 AND ACI 318
- PROVIDE CONCRETE (WITH TYPE I-II CEMENT) HAVING THE FOLLOWING GENERAL CHARACTERISTICS:

CONCRETE USAGE	28-DAY STRENGTH f' _c (PSI)	MAX W/C RATIO	AIR CONTENT	AGGREGATE SIZE (IN)	SLUMP LIMIT (IN)
FOUNDATION WALLS / SITE RETAINING WALLS	4,500	0.45	5%	3/4"	4"
ALL SITE CONCRETE (CURB, GUTTER SIDEWALK)	5,000	0.40	6%	3/4"	4"

NOTE: THE READY MIX-CONCRETE SHOULD ARRIVE AT THE TARGET SLUMP AND THE CONTRACTOR SHOULD NOT BE ALLOWED TO ADD WATER TO THE MIXTURE.

3. CONCRETE DURABILITY:

ALL CONCRETE EXPOSED TO WEATHER OR SOIL SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE ACI318-14 FOR THE FOLLOWING EXPOSURE CLASSES.

A. VERTICAL CONCRETE EXPOSED TO WEATHER

-CATEGORY F (FREEZING AND THAWING) :.....FO
-CATEGORY S (SULFATE EXPOSURE) :.....SO
-CATEGORY P (PERMEABILITY) :.....PO
-CATEGORY C (CORROSION) :.....CO

B. HORIZONTAL CONCRETE EXPOSED TO WEATHER :

-CATEGORY F (FREEZING AND THAWING) :.....FO
-CATEGORY S (SULFATE EXPOSURE) :.....SO
-CATEGORY P (PERMEABILITY) :.....PO
-CATEGORY C (CORROSION) :.....CO

C. CONCRETE EXPOSED TO SOIL :

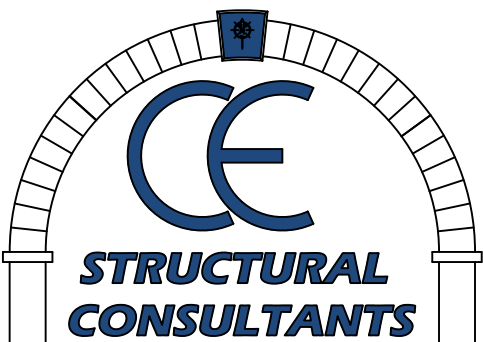
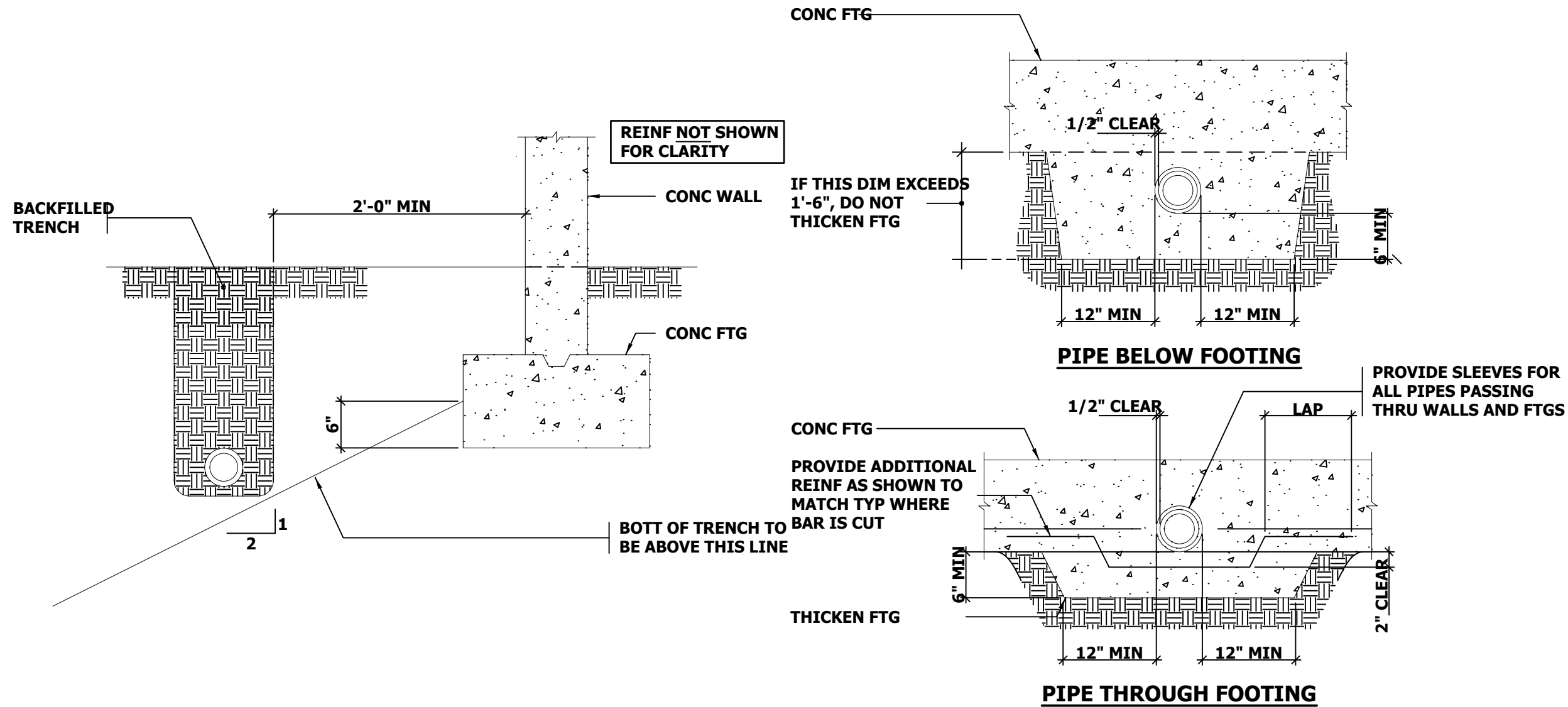
-CATEGORY F (FREEZING AND THAWING) :.....FO
-CATEGORY S (SULFATE EXPOSURE) :.....SO
-CATEGORY P (PERMEABILITY) :.....PO
-CATEGORY C (CORROSION) :.....CO

- MINIMUM STRENGTH FOR REMOVAL OF FORMS AND SHORING SHALL BE 75% OF SPECIFIED STRENGTH AT 28 DAYS.
- EXCEPT AS OTHERWISE REQUIRED, ALL EXPOSED CONCRETE CORNERS AND EDGES SHALL HAVE 3/4" CHAMFERS.
- NO ADMIXTURES SHALL BE USED WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.
- FLY ASH (POZZOLAN) IF PERMITTED SHALL NOT EXCEED 15% REPLACEMENT OF TOTAL CEMENT CONTENT USING A 1:1 REPLACEMENT FACTOR.

REINFORCING STEEL

- LATEST ACI CODE AND DETAILING MANUAL APPLY. ALL REINFORCING BARS DEFORMED EXCEPT #2 BARS AND WIRE MESH.
- ALL REINFORCING SHALL BE ASTM A-615 GRADE 60 EXCEPT AS FOLLOWS:
 - #2 AND #3 BARS.....GRADE 40
 - WIRE MESH.....A-185
 - WELDED ANCHORS.....GRADE 40 CHEMICAL ANALYSIS
 - LIMITED PER AWS SPECIFICATIONS FOR WELD WITHOUT PREHEAT.
 - WELDED ANCHORS #5 AND LARGER.....ASTM A-706
- CLEAR CONCRETE COVER TO REINFORCING ARE AS FOLLOWS:
- CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):
 - A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
 - B. EXPOSED TO EARTH OR WEATHER:
 - #6 THROUGH #18.....2"
 - #5 AND SMALLER.....1 1/2"
- MESH SPLICES: TYPICAL SPACING PLUS 2" (MINIMUM 8") MEASURED BETWEEN CROSS WIRES.
- LAP SPLICES IN CONCRETE SHALL BE CLASS B TENSION LAPS PER TYPICAL DETAILS. SPLICE BOTTOM BAR OVER SUPPORTS AND TOP BAR AT MIDSPAN ONLY.
- WHERE BARS ARE SHOWN SPLICED, THEY MAY RUN CONTINUOUS AT CONTRACTOR'S OPTION.
- PROVIDE SHOP DRAWINGS AND FABRICATE AFTER THE ARCHITECTS REVIEW. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL. PLACE REBAR PER CRSI STANDARDS.

TYPICAL CONCRETE DETAILS



HYDE PARK, UT 84318
(435) 915-6277
www.CEStructural.com



GENERAL STRUCTURAL NOTES

TITLE

PROJECT MILLER RETAINING WALLS

CLIENT BRENT MILLER

ADDRESS 250 NORTH 850 EAST PROVIDENCE, UT

REVISIONS

NO.	DATE	DESCRIPTION

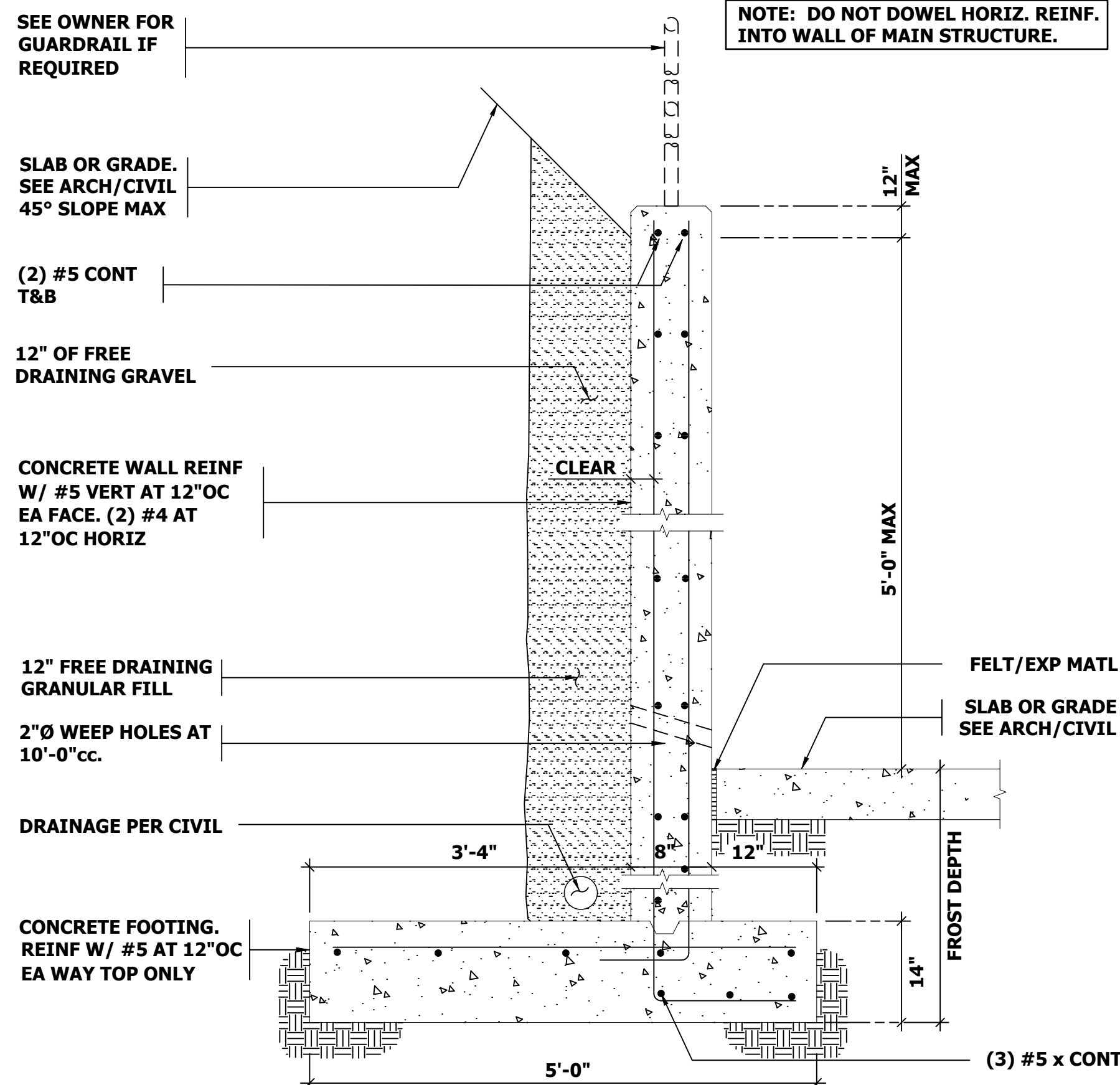
ISSUE STATUS

PERMIT SET
MAY 21, 2021

JOB NO: CE-21025
SCALE: NTS
DRAWN: MD / CE

SHEET

S001



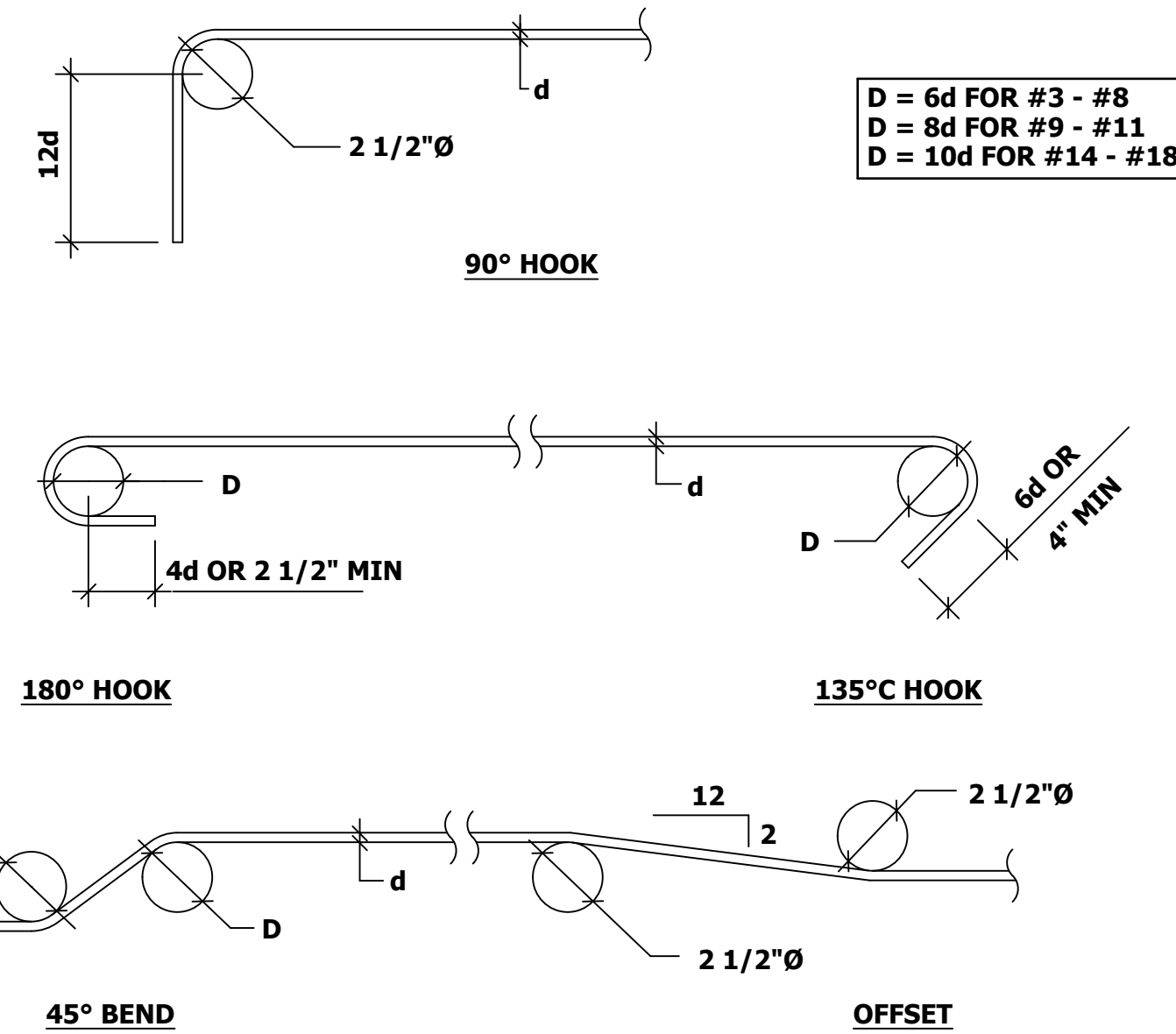
1 TYPICAL 5' RETAINING WALL DETAIL

NO SCALE

CONCRETE REINF BAR LAP SPLICE SCHEDULE

$f'_c = 4000$ PSI

BAR SIZE	REGULAR CLASS		TOP CLASS	
	A	B	A	B
#3	15"	19"	19"	24"
#4	19"	25"	25"	33"
#5	24"	31"	31"	41"

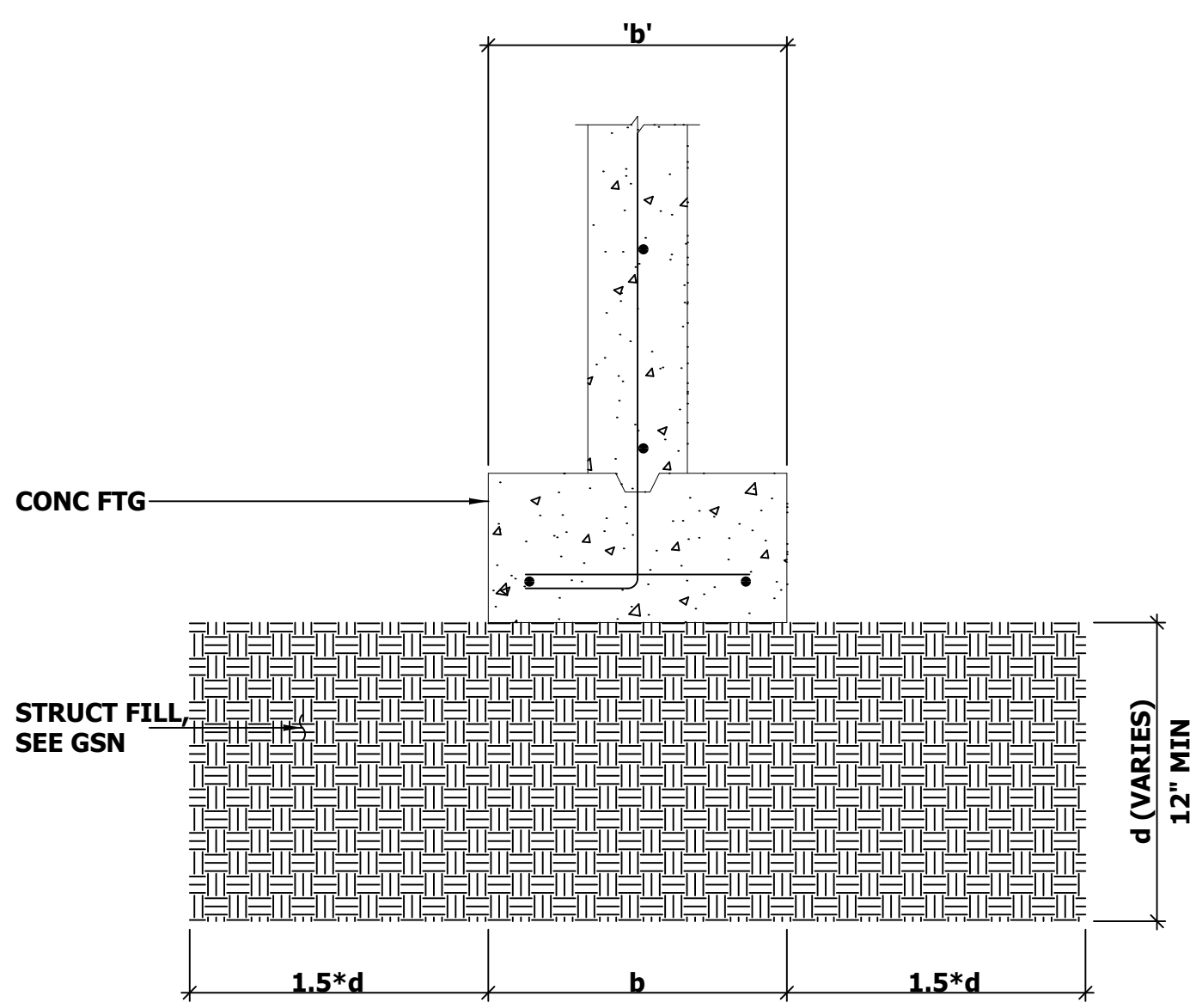


NOTES:

1. THESE NOTES SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
2. TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.
3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
5. FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
6. FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.

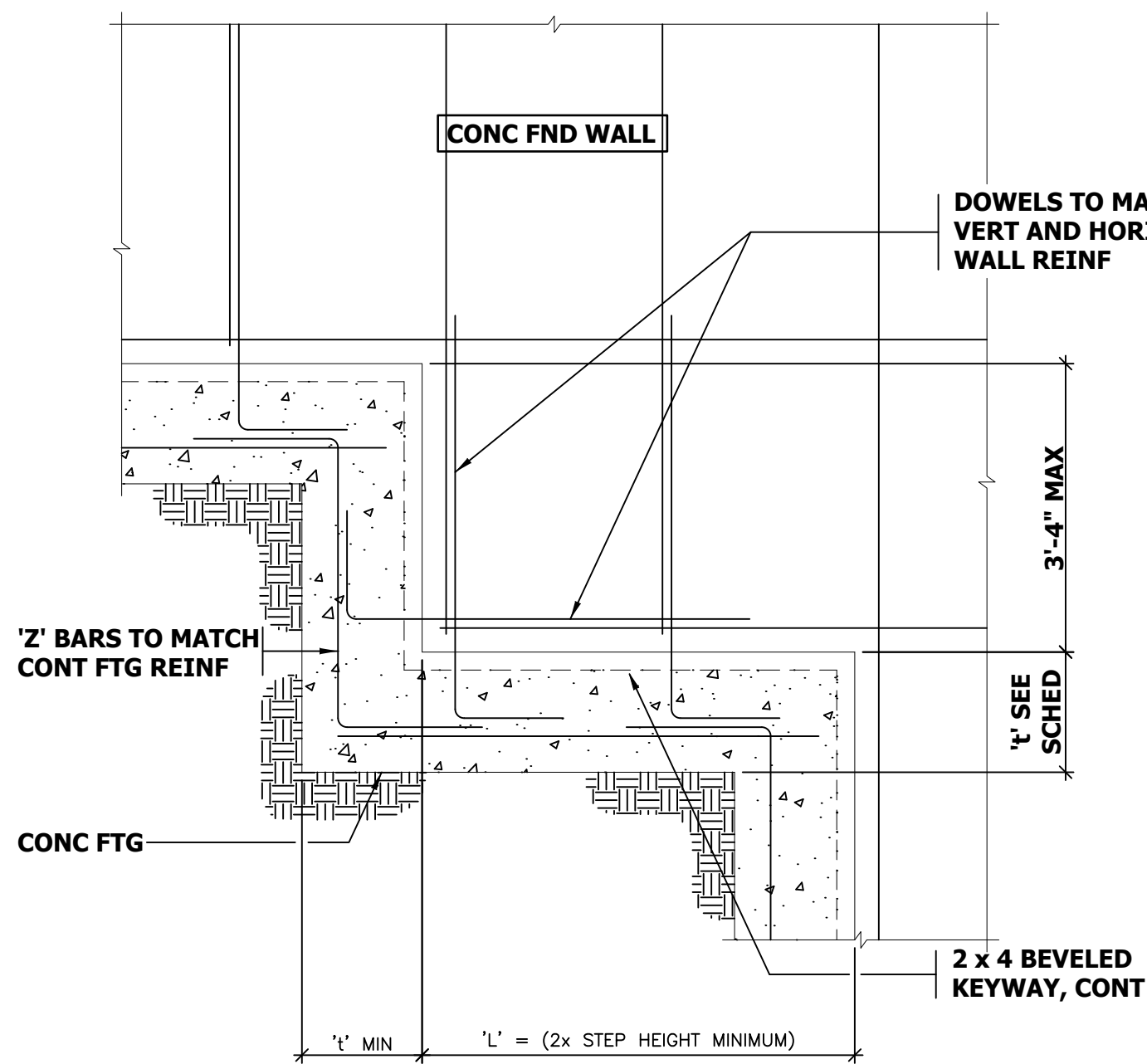
2 CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE / BAR BENDING DIAGRAMS

NO SCALE



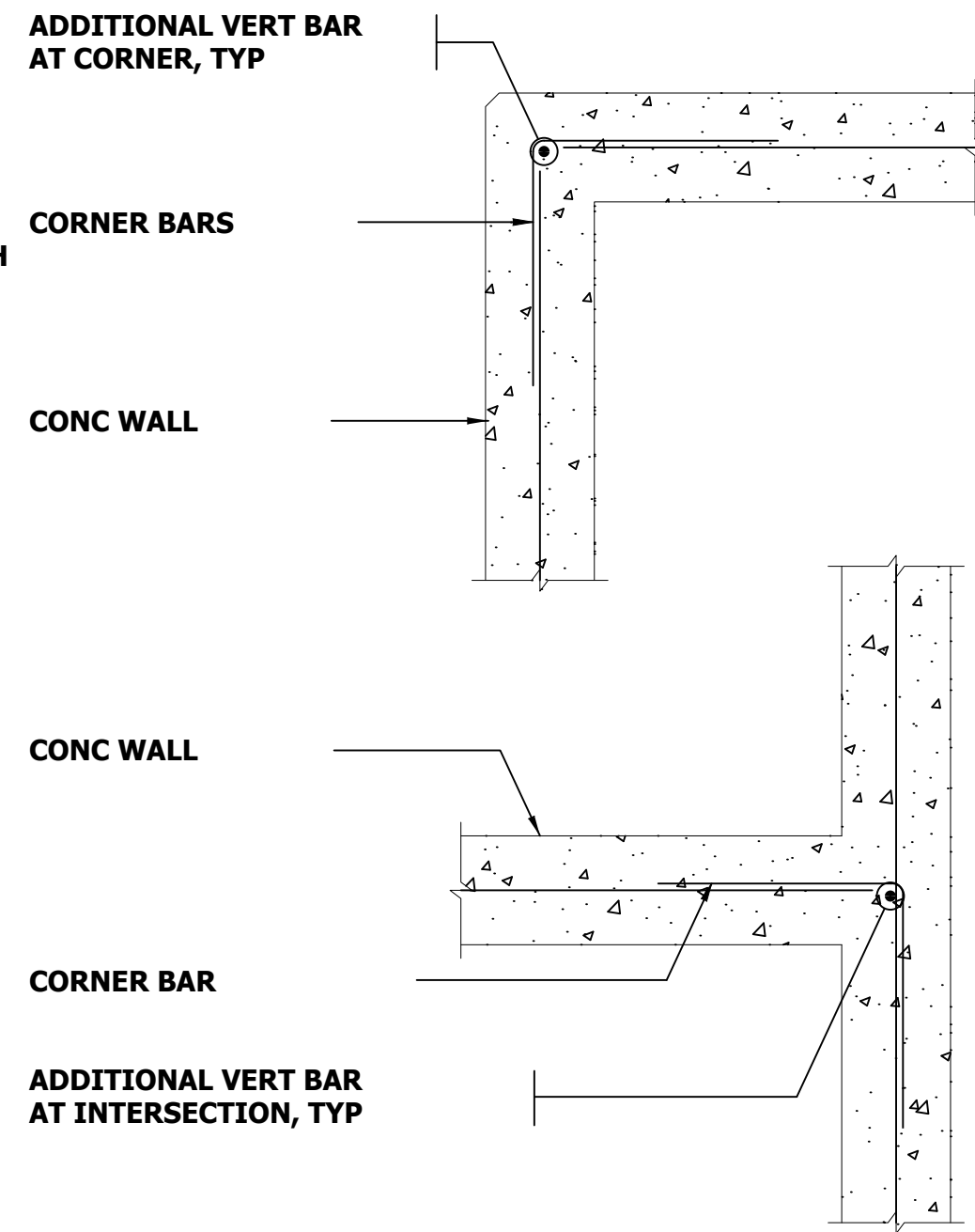
3 TYPICAL COMPACTED STRUCTURAL FILL

NO SCALE



4 TYPICAL FOOTING STEP AT CONCRETE FOUNDATION WALL

NO SCALE



5 TYPICAL CORNER WALL REINF FOR SINGLE REINF CONCRETE WALLS (PLAN VIEW)

NO SCALE



HYDE PARK, UT 84318
(435) 915-6277
www.CEStructural.com



TYPICAL STRUCTURAL SCHEDULES

PROJECT MILLER RETAINING WALLS

CLIENT BRENT MILLER

ADDRESS 250 NORTH 850 EAST PROVIDENCE, UT

REVISIONS

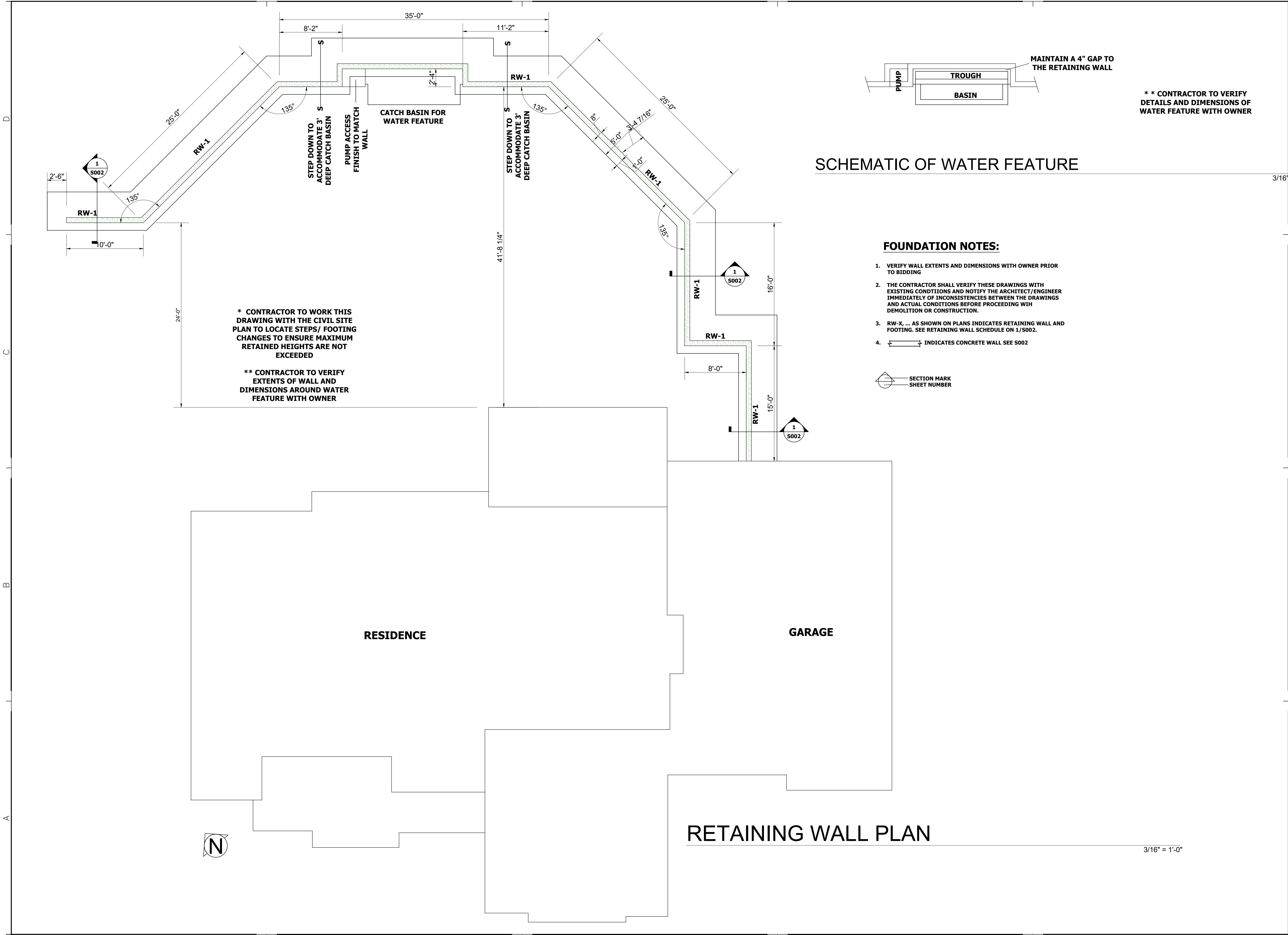
NO.	DATE	DESCRIPTION

ISSUE STATUS

PERMIT SET
MAY 21, 2021

JOB NO: CE-21025
SCALE: NTS
DRAWN: MD / CE
SHEET

S002



CE STRUCTURAL CONSULTANTS

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www.CEStructural.com

PROFESSIONAL ENGINEER
No. 7396483
CURTIS L. EARL
05/21/2021
STATE OF UTAH

TITLE	CRAWLSPACE / FOUNDATION PLAN
PROJECT	MILLER RETAINING WALLS
CLIENT	BRENT MILLER
ADDRESS	250 NORTH 850 EAST PROVIDENCE, UT

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE STATUS

PERMIT SET
MAY 21, 2021

JOB NO: CE-21025
SCALE: NTS
DRAWN: MD / CE
SHEET

S101

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
PROVIDENCE CITY, CACHE COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
PROVIDENCE CITY, CACHE COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'



Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	77.47	S4° 21' 30"E	L18	82.22	S82° 22' 53"E	L35	67.75	S50° 07' 03"W	L52	57.37	N51° 49' 28"W	L69	65.35	S88° 55' 39"W	L86	10.03	N31° 25' 55"E	L103	10.00	S17° 47' 28"E
L2	84.65	N4° 21' 30"W	L19	216.54	N82° 24' 35"E	L36	36.32	S50° 07' 03"W	L53	139.49	N47° 21' 24"E	L70	7.89	N88° 41' 22"W	L87	20.94	N3° 47' 05"E	L104	10.52	N3° 34' 31"E
L3	65.87	N82° 48' 12"E	L20	30.13	S3° 55' 08"E	L37	36.44	S50° 07' 03"W	L54	33.24	S50° 00' 03"W	L71	95.76	N11° 01' 31"E	L88	10.93	N31° 25' 55"E	L105	10.00	S50° 10' 37"E
L4	33.06	S88° 56' 19"W	L21	107.23	S3° 55' 08"E	L38	21.62	S67° 39' 56"E	L55	76.00	N39° 53' 57"E	L72	7.36	N86° 41' 28"W	L89	10.33	N31° 25' 55"E	L106	16.21	S83° 23' 59"E
L5	33.06	S88° 56' 19"W	L22	31.15	S3° 55' 08"E	L39	68.18	N88° 59' 33"E	L56	21.61	N50° 07' 03"E	L73	20.02	N88° 53' 14"E	L90	10.03	S3° 47' 05"W	L107	10.73	S83° 23' 59"E
L6	114.73	S4° 21' 01"E	L23	16.72	S87° 42' 25"W	L40	67.44	N88° 59' 33"E	L57	1' 93	N2° 07' 29"E	L74	80.00	N2° 20' 22"E	L91	32.80	S31° 25' 55"E	L108	10.11	S83° 23' 59"E
L7	173.98	N88° 56' 19"E	L24	37.63	S88° 35' 26"W	L41	37.81	N88° 59' 33"E	L58	7.42	N88° 41' 22"E	L75	42.26	N87° 39' 53"W	L92	42.16	N33° 55' 52"E	L109	10.51	S83° 23' 59"E
L8	107.46	S88° 56' 19"W	L25	74.27	N2° 07' 29"E	L42	32.40	N88° 59' 33"E	L59	7.86	N88° 41' 22"E	L76	10.27	N6° 10' 59"E	L93	32.26	N13° 11' 34"W	L110	10.30	N31° 57' 28"E
L9	83.55	N15° 41' 30"E	L26	107.36	N2° 07' 29"E	L43	74.96	S87° 42' 25"W	L60	10.00	N2° 03' 40"E	L77	10.00	N81° 24' 09"E	L94	11.15	S88° 24' 35"E	L111	10.00	S87° 10' 58"E
L10	173.57	N32° 22' 48"W	L27	10.00	S2° 04' 18"W	L44	74.96	S87° 42' 25"W	L61	16.49	S68° 49' 12"W	L78	10.08	N1° 24' 09"E	L95	31.80	N26° 57' 44"E	L112	17.38	N89° 14' 35"E
L11	15.10	S15° 41' 30"W	L28	60.05	N12° 03' 03"W	L45	7.64	N87° 41' 22"W	L62	27.37	N50° 07' 03"E	L79	10.08	N1° 24' 09"E	L96	10.60	S88° 57' 44"E	L113	8.88	S83° 23' 59"E
L12	104.07	S17° 55' 07"E	L29	74.06	N18° 42' 25"E	L46	26.88	S88° 59' 33"E	L63	88.00	S89° 58' 57"E	L80	120.78	N1° 24' 09"E	L97	10.80	S89° 59' 07"W	L114	10.05	N7° 30' 46"E
L13	66.12	N88° 56' 19"E	L30	744.47	N50° 26' 28"W	L47	32.38	N88° 59' 33"E	L64	27.50	S50° 07' 03"W	L81	12.13	N1° 24' 09"E	L98	31.78	N82° 24' 35"E	L115	16.08	N87° 56' 26"E
L14	192.08	N88° 24' 35"W	L31	74.98	S87° 42' 25"W	L48	37.83	N88° 59' 33"E	L65	20.81	N89° 55' 32"E	L82	10.19	N1° 24' 09"E	L99	17.94	S92° 24' 35"E	L116	15.16	N87° 56' 26"E
L15	129.37	S62° 22' 53"E	L32	74.98	S87° 42' 25"W	L49	26.89	N88° 59' 33"E	L66	75.00	S11° 04' 27"E	L83	10.19	N1° 24' 09"E	L100	10.04	N2° 19' 10"E	L117	9.08	S87° 56' 26"E
L16	33.22	S7° 39' 38"W	L33	33.30	S50° 07' 03"W	L50	86.00	N1° 04' 27"W	L67	53.47	S88° 25' 46"E	L84	10.19	N1° 24' 09"E	L101	10.04	S2° 19' 10"W	L118	10.02	N8° 57' 41"E
L17	33.34	S7° 39' 38"W	L34	68.33	S50° 07' 03"W	L51	137.82	S47° 21' 24"W	L68	42.46	S0° 00' 12"E	L85	10.19	N1° 24' 09"E	L102	40.17	N2° 19' 10"E			



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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

LITTLE BALDY PLACE SUBDIVISION
FINAL PLAT
PROVIDENCE UT

MARK:	DATE:	DESCRIPTION:
-------	-------	--------------

PROJECT #:	742-1501
DRAWN BY:	J. TAYLOR
PROJECT MANAGER	M. TAYLOR
REVIEWED BY:	D. MACTARLANE
ISSUED:	11.2.2016

11/02/16

Jane D. Taylor

FINAL PLAT
BUILDABLE AREA

SHEET 3 OF 3

Printed: 2/15/2017
02-288-0000

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: June 2, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a townhome building (6-plex) at 548 N through 528 N, 100 E, Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 548 through
528 N 100 E., Providence UT

Parcel ID #: 02-301-0093 to 98

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received March 24, 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 June 1, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

3. This conditional use is for the townhomes only as shown on the site plan date stamped March 25, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
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 JW Name Jessica Williamson

Date 3/22/21

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 Bldg 9. 548-528 N 100 E, Units 93-98 Parcel Tax I.D. 02-301-0093 to 98
Zone _____ Height 32' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

Written Statement of Request (attach additional sheets if necessary)

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

We are seeking a conditional use permit to begin construction on 6
townhome buildings.

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 3/22/21
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.



Residential Site Plan Application

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Date: 3/22/21

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 InformationAddress: Bldg. 13 550-570 N 245 W, Units 46-51Subdivision: Vineyard Parcel Tax ID: 02-301-0046 to 51

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

11,134 Initial JWZone _____ Height 30' Initial JWSetbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW**Contractor Information**Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480Email: 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/VHD LLC	3/22/21
Signature of Applicant	Printed Name	Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

- Site plan required to be on site at footing inspection
- Property corners to be marked and staked for inspection

2. Lot ID

- 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

- 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

- Unauthorized use of City water will result in a fine and a stop work order on the property.
- 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

- 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.)
- 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.
- 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.
- Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- 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

- 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

- 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

- Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

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

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

3/22/21
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 550-570 N 245 W 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
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

3/22/21
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 550-570 N 245 W 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
Signature

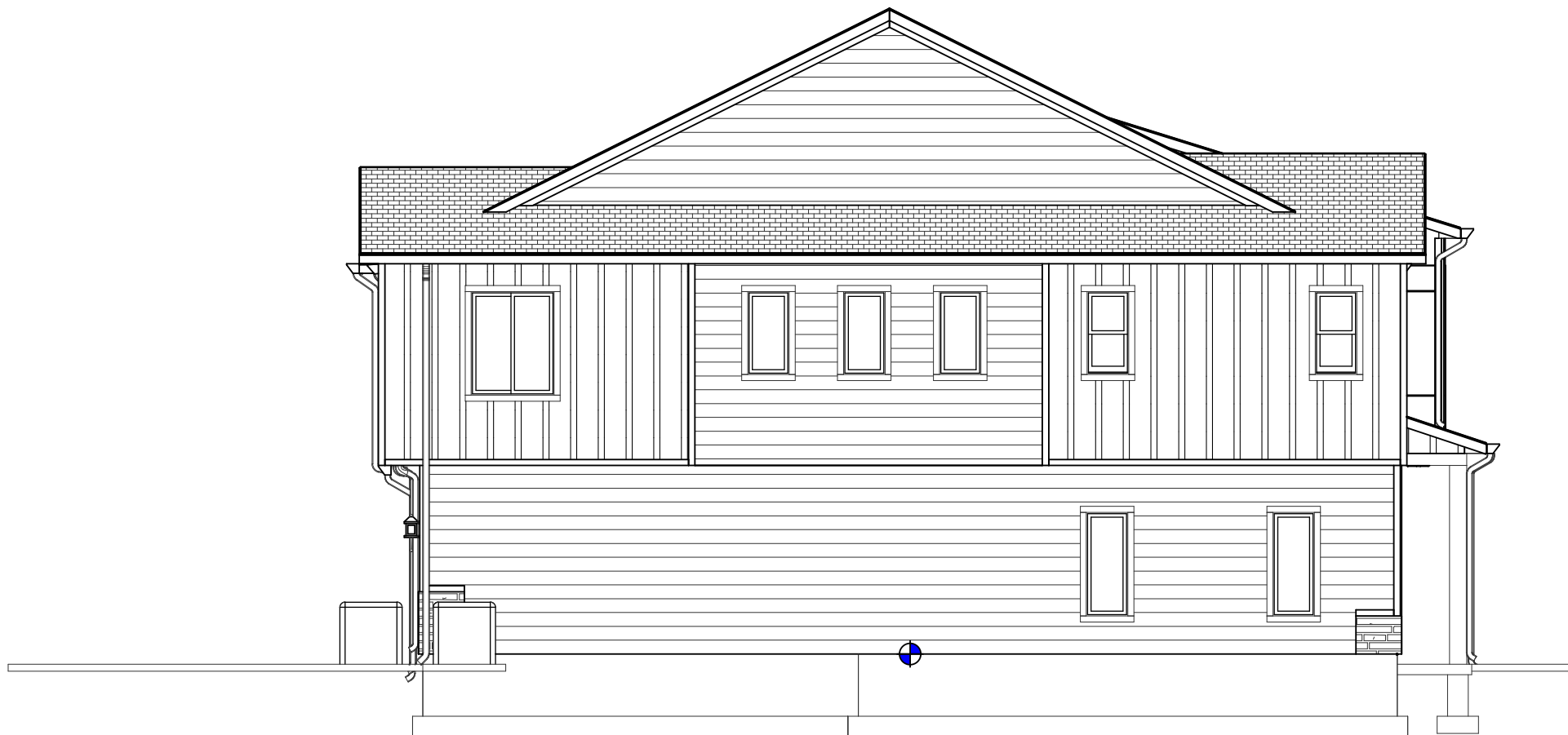
Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

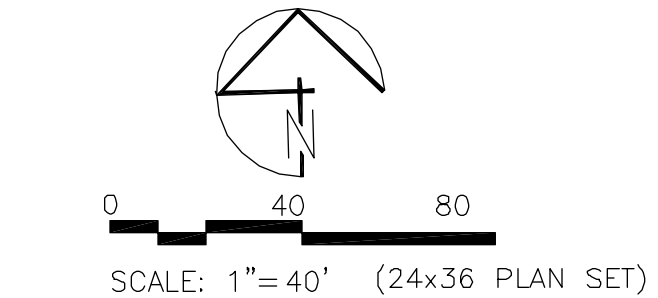
3/22/21
Date











ADDRESS/LOT AREA TABLE					
LOT	ADDRESS				LOT AREA
83	532	NORTH	100	EAST	1120 s.f.
85	536	NORTH	100	EAST	1120 s.f.
86	540	NORTH	100	EAST	1120 s.f.
87	544	NORTH	100	EAST	1120 s.f.
88	548	NORTH	100	EAST	1120 s.f.
89	554	NORTH	100	EAST	987 s.f.
90	558	NORTH	100	EAST	987 s.f.
91	562	NORTH	100	EAST	987 s.f.
92	566	NORTH	100	EAST	987 s.f.
93	547	NORTH	100	EAST	987 s.f.
94	543	NORTH	100	EAST	987 s.f.
95	539	NORTH	100	EAST	987 s.f.
96	535	NORTH	100	EAST	987 s.f.
97	531	NORTH	100	EAST	987 s.f.
98	527	NORTH	100	EAST	987 s.f.
CONDOMINIUMS					
B	139	EAST	550	NORTH	
C	115	EAST	550	NORTH	
D	536	NORTH	130	EAST	
E	537	NORTH	130	EAST	

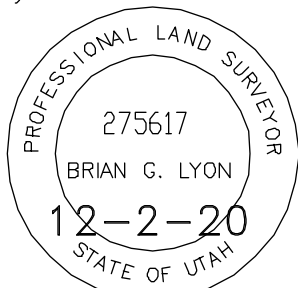
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C56	34.63	767.50	2°35'07"	S87°48'15"E	34.63
C58	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C59	26.37	500.00	3°01'19"	S88°08'47"E	26.37
C60	107.60	500.00	12°19'47"	S80°28'14"E	107.39
C61	80.64	712.50	6°29'04"	N77°32'52"W	80.58
C62	97.23	712.50	7°49'08"	N84°41'58"W	97.15
C63	97.01	1000.00	5°33'30"	S82°33'26"E	96.97
C64	0.89	1000.00	0°03'03"	S85°21'42"E	0.89
C65	19.63	1000.00	1°07'28"	S85°56'57"E	19.63
C66	33.84	750.00	2°35'07"	S87°48'15"E	33.84
C67	27.12	512.50	3°01'55"	S88°08'29"E	27.12
C68	57.87	512.50	6°28'11"	S83°23'26"E	57.84
C69	5.92	700.00	0°29'05"	N74°32'52"W	5.92
C70	52.33	512.50	5°51'00"	S77°13'50"E	52.30
C71	67.97	700.00	5°33'48"	N77°34'19"W	67.94
C72	67.97	700.00	5°33'48"	N83°08'06"W	67.94
C73	32.84	700.00	2°41'17"	N87°15'39"W	32.84

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

LAND USE AUTHORITY APPROVAL		MAYOR APPROVAL		CITY ENGINEER APPROVAL		UTILITIES APPROVAL		Groundwater Note:		SETBACKS			
APPROVED THIS _____ DAY OF _____, 2020 BY THE PROVIDENCE LAND USE AUTHORITY		APPROVED THIS _____ DAY OF _____, 2020 BY THE PROVIDENCE CITY MAYOR		APPROVED THIS _____ DAY OF _____, 2020 BY THE PROVIDENCE CITY ENGINEER		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.		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 (Single Family Detached, Duplex) Front Yard (street garage access): 20 feet min./35 feet max. Front Yard (alley garage access): 10 feet min. Rear Yard: 10 feet min. Side Yard: 7.5 feet min. Corner Lot: 15 feet min. on side adjacent to street		Ridgeview Park, LLC Jeff Jackson, Managing Member	
COUNTY RECORDER'S NO.		PLANNING COMMISSION APPROVAL		CITY ATTORNEY APPROVAL		CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE		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 situated from the front/rear 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.		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 situated from the front/rear 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.		LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT	
State of Utah, County of Cache, recorded and filed at the request of _____ Date _____ Time _____ Fee _____ Entry _____ Index _____ Filed in: File of plats _____ County Recorder _____		APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS _____ DAY OF _____, 2020, A.D.		APPROVED THIS _____ DAY OF _____, 2020 BY THE PROVIDENCE CITY ATTORNEY		ROCKY MNTN POWER REPRESENTATIVE		DOMINION ENERGY REPRESENTATIVE		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 situated from the front/rear 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.		STATE OF UTAH } COUNTY OF _____ } ss	
				PROVIDENCE CITY ATTORNEY		COMCAST CABLE REPRESENTATIVE						On this ____ day of _____, in the year 2020, before me, _____, a notary public, personally appeared Jeff Jackson, Manager Member of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylaws.	
						CENTURY LINK REPRESENTATIVE						Notary Public Signature _____ Notary Public Full Name _____ Commission Number _____ My Commission Expires _____ A Notary Public Commissioned in Utah	
												DRAWING No. 1	
												1 of 3	
												DATE: DEC, 2020	
												DRAWING TITLE	
												FINAL	

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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 3, and that the same has been surveyed and staked on the ground as shown on this plat.



NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.1. Indoor use: 2.6 Residences x 0.45 ac-ft = 30.15 ac-ft
2. Outdoor use: 2.20 acres x 645 x 4 = 5,63 ac-ft
3. The curb and gutter with cop will be set at all corners and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
4. All lots have an adequate building envelope with regards to hazardous slope, building, water and zoning setback.
5. The applicant will not ask for a building permit for any lot until minimum improvements as specified in Section 11-5-2 of the City code are complete.
6. There are no known Sensitive lands as defined in Providence Code 10-5-2.
7. All driveways, patios, decks and balconies as shown on each unit contained within the project shall be considered common area and shall be reserved for the use of the respective unit to which they are attached and/or appurtenant.
8. 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.
9. The project shall be considered a common area and limited to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
10. All expenses including the necessary improvements or extensions for a culinary arts facility, sewer, water, 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 subdivisor.
11. If the applicant is not the owner of the property, the 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 exceptions for ingress, egress and under private ownership.
12. There is a 10 foot Public Utility Easement (P.U.E.) along all single family lot frontages.

LEGAL DESCRIPTION

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

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

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

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 3, do hereby dedicate for the perpetual use of the owners of the said lots, all areas shown as common areas on the plat attached to this deed, subject to the provisions 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 easement for the installation and maintenance of public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.

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

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

Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

On this ____ day of _____, in the year 2020, before me _____, a notary public, personally appeared Jeff Jackson, Manager Member of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylaws.

Notary Public Signature _____
 Notary Public Full Name _____
 Commission Number _____
 My Commission Expires _____
 A Notary Public Commissioned in Utah

ALLIANCE CONSULTING
ENGINEERS

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

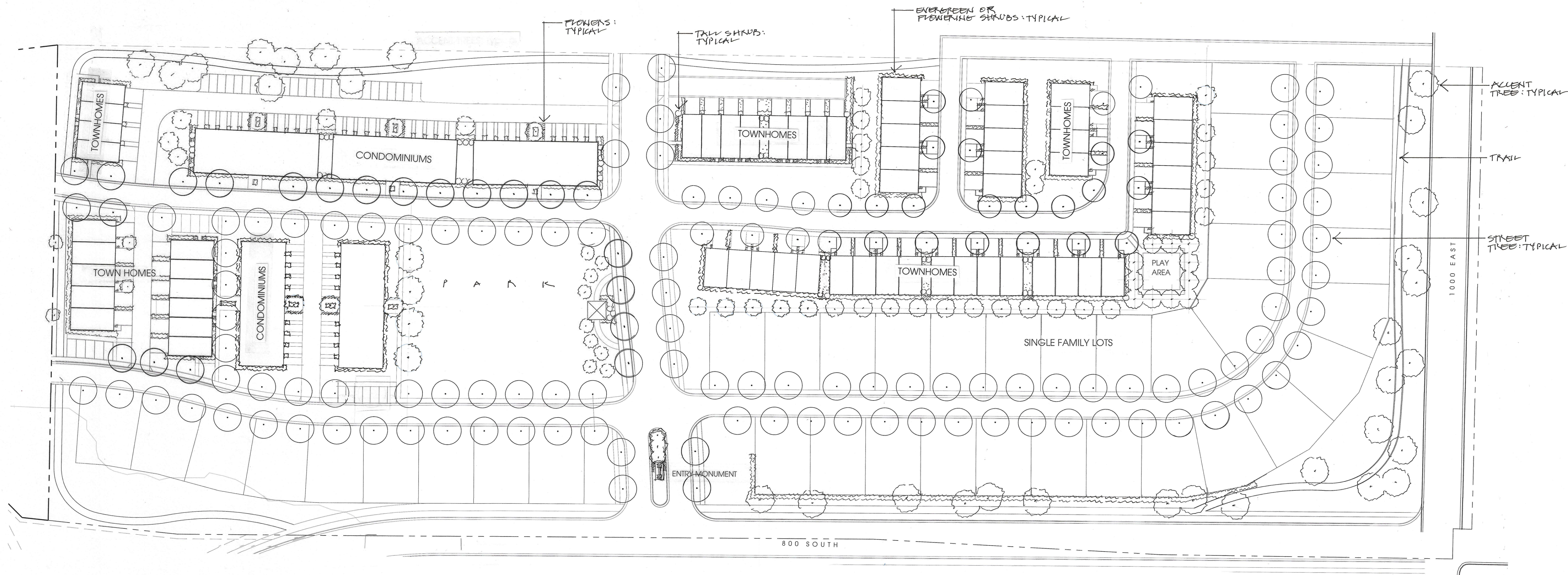
OWNER:
BRIDGEVIEW PARK, LLC
150 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

[illegible]

PROJECT: **THE VINEYARD, PHASE 3**
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 17 NORTH, RANGE 1 EAST
SALT LAKE BASIN AND MERIDIAN
PROVIDENCE, UTAH

DRAWING TITLE: **FINAL PLAT**

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



Site Tabulation

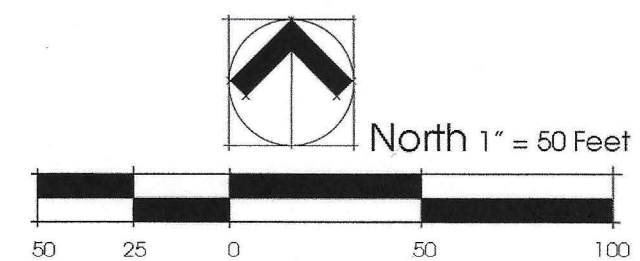
	Area	Percentage
Site:	17.00 Acres	
ROW dedication	0.06 Acres	
Net Site	16.94 Acres	100%
Lots	202,575 Sq. Ft.	4.65 Acres
Buildings	94,656 Sq. Ft.	2.17 Acres
Condominium	32,400 Sq. Ft.	0.74 Acres
Town homes	62,256 Sq. Ft.	1.43 Acres
Pavements	179,590 Sq. Ft.	4.12 Acres
Streets & Alleys	146,904 Sq. Ft.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

Preliminary Plant List

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

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

Lawn



15 MARCH 2019
Preliminary Planting Plan

VINEYARD

Providence, Utah

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



R. MICHAEL KELLY
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955

High Water Table Mitigating Strategies:

Land drain

Townhomes will be slab on grade, no basements.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: June 2, 2021

Request: Applicant is requesting approval of a conditional use and Multi-family Design application for a condominium building located at 139 E 550 N, Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 139 E 550 N,
Providence UT (Bldg. B)

Parcel ID #: 02-301-COMM

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received March 24, 2020; application contained:

1. Providence City Conditional Use application and Multi-Family Design Application
2. Payment of \$100 application fee.

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on June 1, 2021.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

3. This conditional use is for the condominium building only as shown on the grading plan and plat map date stamped Jan. 14, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
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 JW Name Jessica Williamson

Date 3/22/21

SUBMITTAL REQUIREMENTS

- \$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)

Staff Check

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address Condo Bldg. B, 139 E 550 N Parcel Tax I.D. _____
Zone _____ Height 42' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

Written Statement of Request (attach additional sheets if necessary)

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

We are seeking a conditional use permit to begin construction on a 10 unit
condo building.

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 3/22/21
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.



Residential Site Plan Application

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Date: 3/22/21

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 InformationAddress: Condo Bldg. B, 139 E 550 NSubdivision: Vineyard Parcel Tax ID: _____

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

17,842 Initial JWZone _____ Height 42' Initial JWSetbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW**Contractor Information**Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 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/VHD LLC	3/22/21
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.

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

3/22/21
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 139 E 550 N to the Providence City water system and receive water services thereby provided. I agree to the following:

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

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

3/22/21
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 139 E 550 N to the Providence City sewer system. I agree to the following:

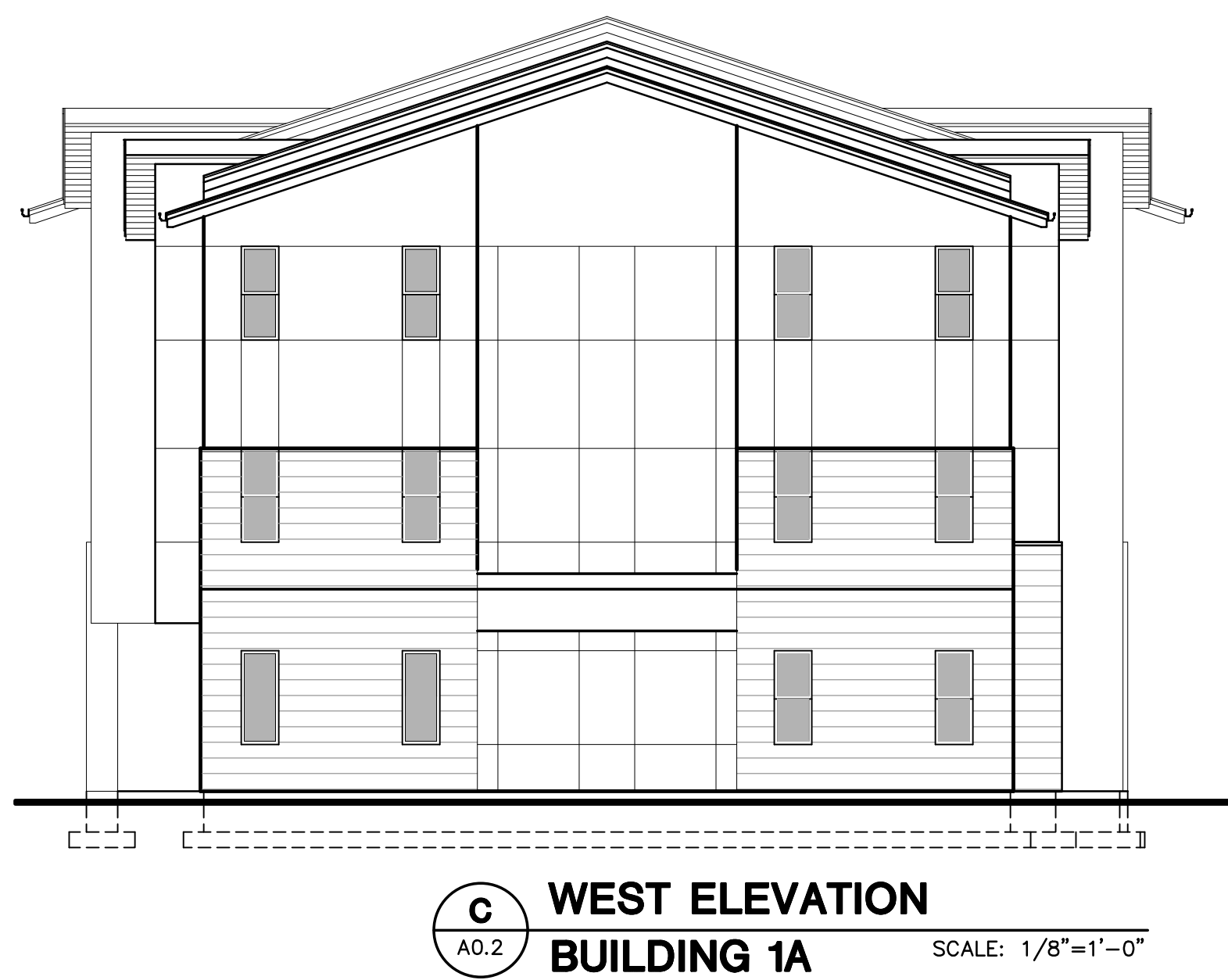
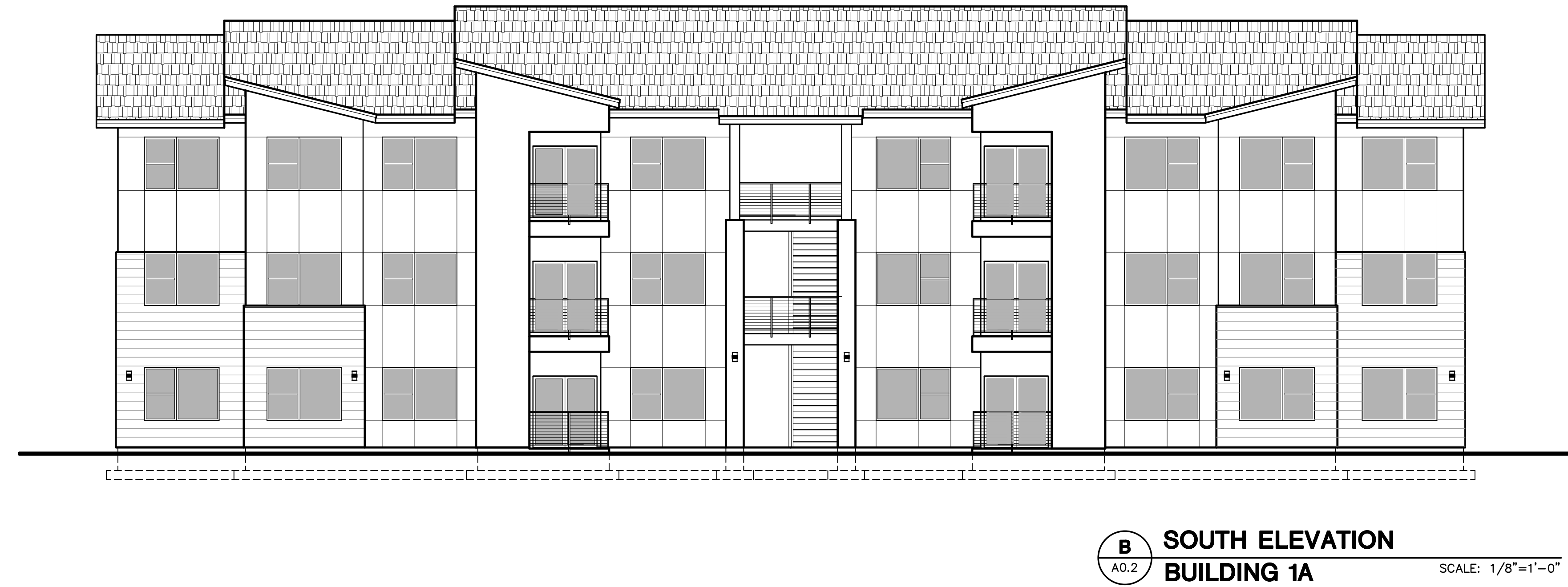
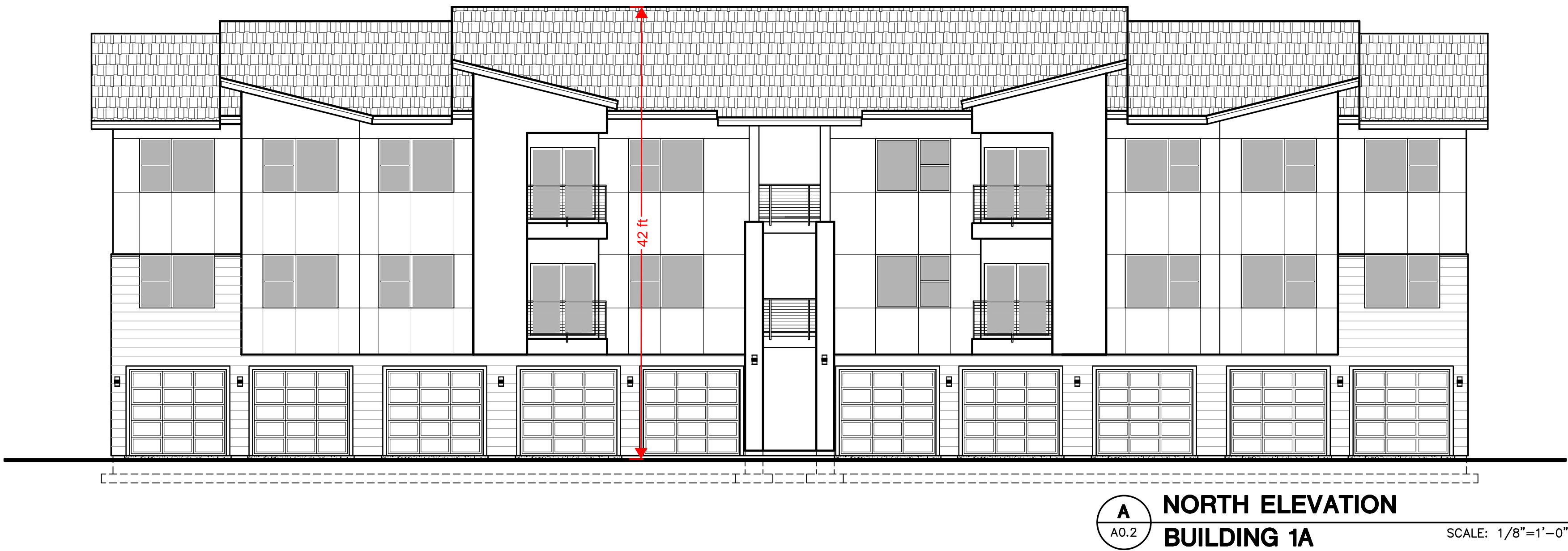
1. Providence City will allow the applicant to connect to the sewer trunk line or the service line extension, if one exists.
2. Applicant will obtain an excavation permit and comply with it if connection to the trunk line is required.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant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

Jessica Williamson
Signature

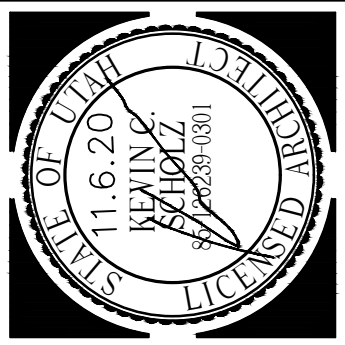
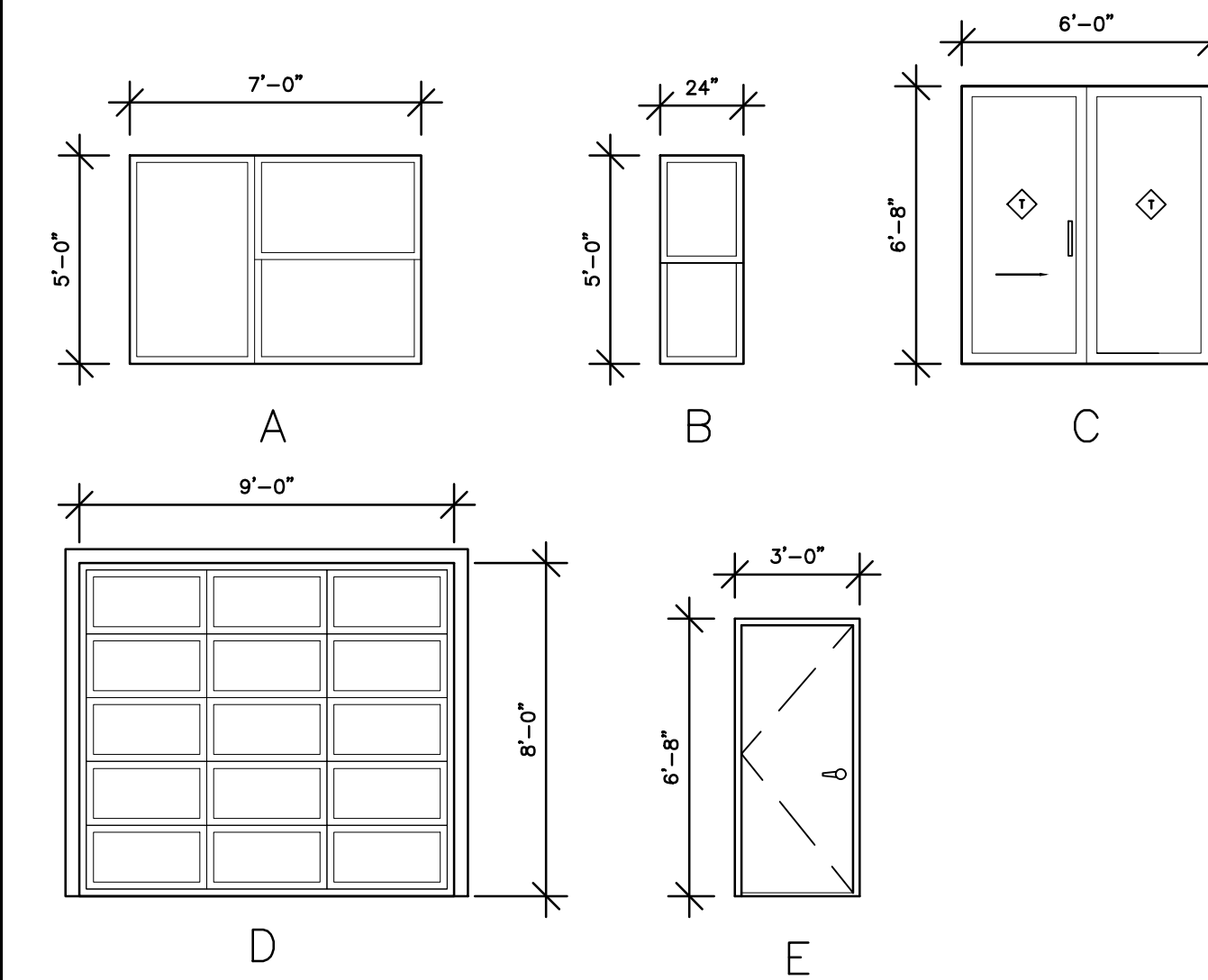
Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

3/22/21
Date



BUILDING B (1A)						
NORTH WALL						
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED						
SOUTH WALL						
FIRE SEPARATION DISTANCE 25' TO LESS THAN 30' – UNPROTECTED OPENINGS ALLOWED 70% – NONSPRINKLERED						
EAST WALL						
FIRE SEPARATION DISTANCE 15' TO LESS THAN 20' – UNPROTECTED OPENINGS ALLOWED 25% – NONSPRINKLERED						
WEST WALL						
FIRE SEPARATION DISTANCE 10' TO LESS THAN 15' – UNPROTECTED OPENINGS ALLOWED 15% – NONSPRINKLERED						
		LENGTH	HEIGHT	SQUARE FEET	PERCENT	
NORTH WALL – LEVEL 1		126'-4"	11'-3"	1,418		
DOOR TYPE D BREEZEWAY OPENING TOTAL	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	55.0%
	9'-0"	8'-0"	72 S.F.	10	720 S.F.	
	6'-2"	9'-7"	60 S.F.	1	60 S.F.	
					780 S.F.	
NORTH WALL-LEVELS 2&3 (EACH)		126'-4"	10'-9"	1,358		
WINDOW TYPE A DOOR TYPE C BREEZEWAY OPENING TOTAL	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	30.9%
	7'-0"	5'-0"	35 S.F.	8	280 S.F.	
	6'-0"	6'-8"	40 S.F.	2	80 S.F.	
					60 S.F.	
					420 S.F.	
SOUTH WALL-LEVELS 1-3 (EACH)		126'-4"	10'-9"	1,358		
WINDOW TYPE A DOOR TYPE C BREEZEWAY OPENING TOTAL	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	33.5%
	7'-0"	5'-0"	35 S.F.	8	280 S.F.	
	6'-0"	6'-8"	40 S.F.	2	80 S.F.	
					96 S.F.	
					546 S.F.	
EAST WALL – LEVEL 1		43'-4"	10'-9"	467		
WINDOW TYPE B DOOR TYPE E TOTAL	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	12.8%
	2'-0"	5'-0"	10 S.F.	4	40 S.F.	
	3'-0"	6'-8"	20 S.F.	1	20 S.F.	
					60 S.F.	
EAST WALL – LEVEL 2 & 3		43'-4"	10'-9"	467		
WINDOW TYPE B DOOR TYPE E TOTAL	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	.08%
	2'-0"	5'-0"	10 S.F.	4	40 S.F.	
	3'-0"	6'-8"	20 S.F.	1	20 S.F.	
					60 S.F.	
WEST WALL – LEVELS 1-3		43'-4"	10'-9"	467		
WINDOW TYPE B DOOR TYPE E TOTAL	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	.08%
	2'-0"	5'-0"	10 S.F.	4	40 S.F.	
	3'-0"	6'-8"	20 S.F.	1	20 S.F.	
					60 S.F.	



SCHOLZ ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com



PROVIDENCE VINEYARD - BUILDING 1-A & 1-B

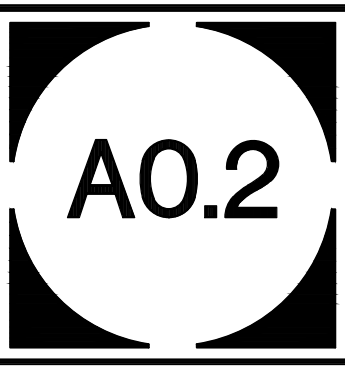
PROVIDENCE

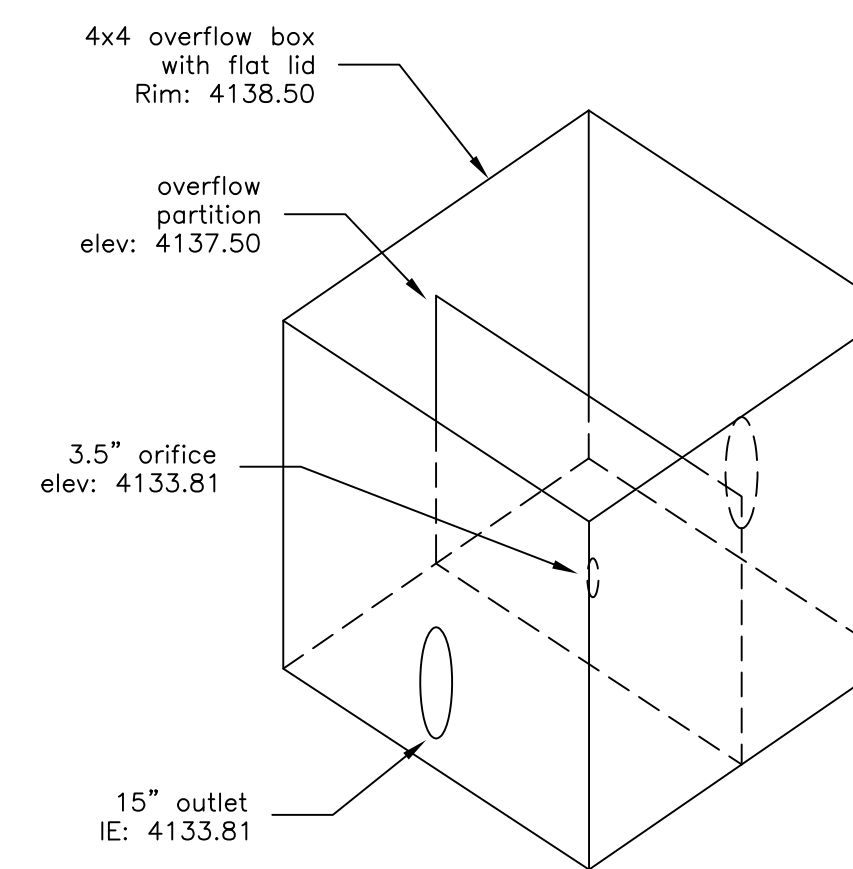
OPENING CALCULATIONS

UTAH

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PLOT SCALE: 1/8"=1'-0"	
DATE:	11.6.20
JOB:	#19-004 A02_PR-B1_OC PW
ISSUES/REV:	DATE:





OVERFLOW BOX DETAIL

Pond C										
Drainage Area to Pond:			3.43		acres					
Weighted °C value for Pond Drainage Area:			0.50							
Allowable Infiltration Rate:			1.0		inches/hr =		0.0014		ft/min per NRCS	
Pond Bottom Area:			20		ft x		148		ft = 2960 sq. ft.	
Allowable Discharge Rate:			0.1		cfs/acre					
100-Year Return Period										
Interval (min)	Precip.* Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft³/in)	Accum. Inflow (ft³/min)	Allowable Discharge (ft³/min)	Accum. Discharge (ft³)	Required Storage (ft³) (ac-ft)	
5	5.53	0.46	3.43	0.5	6225	2869	25	123	2745	0.06
10	4.21	0.70	3.43	0.5	6225	4368	25	247	4121	0.09
15	3.48	0.87	3.43	0.5	6225	5422	25	370	5052	0.12
30	2.34	1.17	3.43	0.5	6225	7284	25	741	6543	0.15
60	1.45	1.45	3.43	0.5	6225	9027	25	1481	7545	0.17
120	0.85	1.69	3.43	0.5	6225	10521	25	2963	7558	0.17
180	0.60	1.80	3.43	0.5	6225	11206	25	4444	6761	0.16
360	0.37	2.19	3.43	0.5	6225	13634	25	8889	4745	0.11
720	0.23	2.75	3.43	0.5	6225	17108	25	17778	0	0.00
1440	0.15	3.48	3.43	0.5	6225	21665	25	35555	0	0.00
Values taken from NOAA										

Values taken from NOAA

15 ADS DB

NEW STORM AS NOTED

EXISTING MJR CONTOUR (5')


EXISTING MNR CONTOUR (1')

PROPOSED MJR CONTOUR (2.5')

PROPOSED MNR CONTOUR (0.5')

EXISTING ASPHALT

PROPOSED ASPHALT



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

[illegible]

PROJECT TITLE: **VINEYARD PHASE 3**
 PART OF THE SOUTHWEST QUARTER OF SECTION 2
 AND SOUTHEAST QUARTER OF SECTION 3
 TOWNSHIP 11 NORTH, RANGE 1 EAST
 SALT LAKE BASLINE AND MERIDIAN
 PRECINCT, UTAH

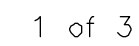
DRAWING TITLE: **GRADING / DRAINAGE PLAN**

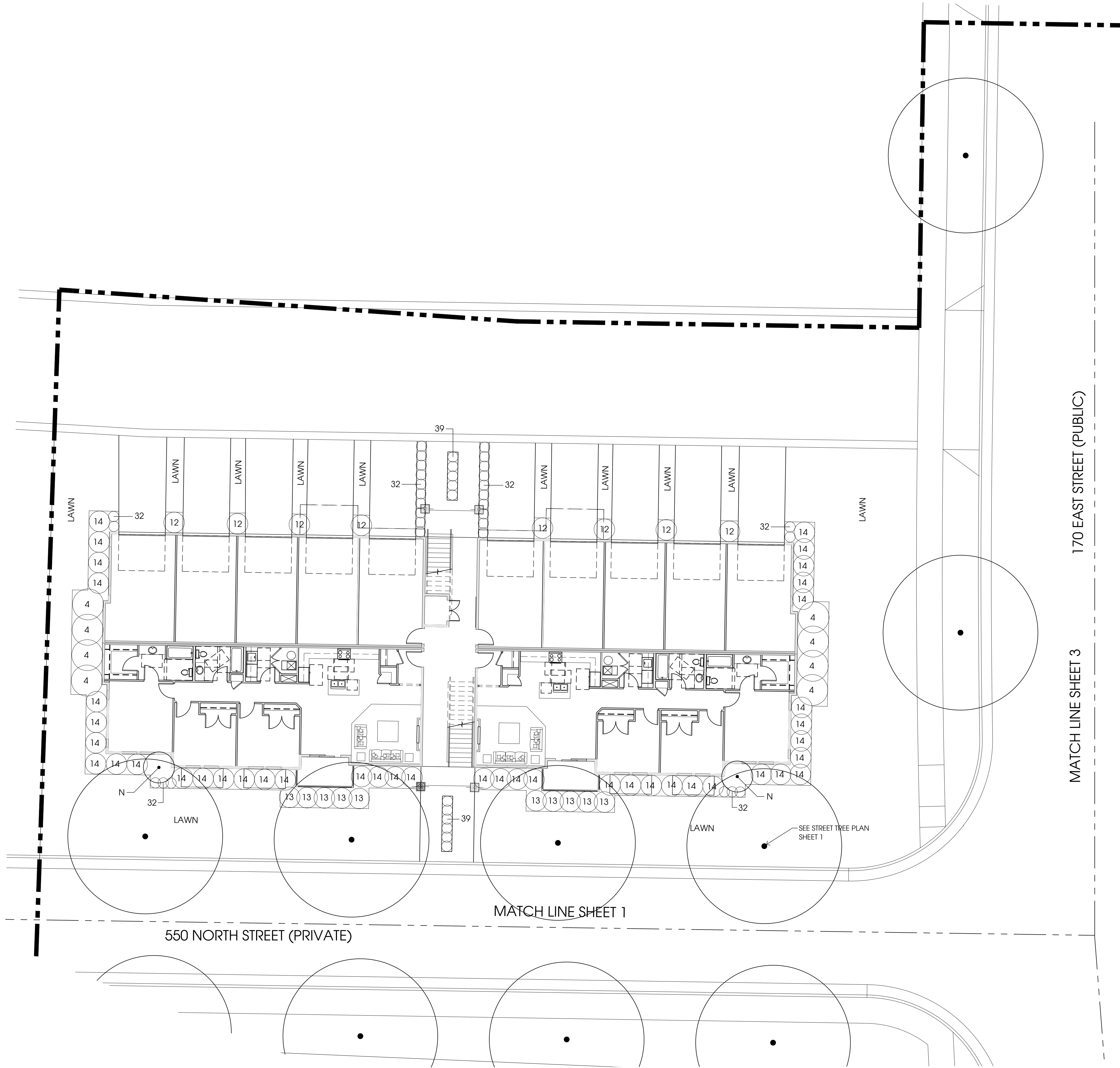
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DATE : OCT,2019

DRAWING No.

4





Plant List

Vineyard

Providence, Utah

Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Acer platanoides 'Deborah'	Deborah Maple	2" cal.	
B		Acer x a.p. 'Warrensred'	Pacific Sunset Maple	2" cal.	
C		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.	
D		Quercus rubra	Red Oak	2" cal.	
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
F	Accent Trees	Acer griseum	Paperbark Maple	1 1/2" cal.	
G		Crataegus phaenopyrum	Washington Thorn	1 1/2" cal.	
H		Gleditsia t.l. 'Shademaster'	Thornless Honeylocust	1 1/2" cal.	
J		Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.	
K		Malus 'Spring Snow'	Spring Snow Crabapple	1 1/2" cal.	
L		Syringa reticulata 'Ivory Silk'	Tree Lilac	1 1/2" cal.	
M		Ulmus x 'Frontier'	Frontier Elm	1 1/2" cal.	
N	Tall Shrubs	Picea abies 'Cupressina'	Columnar Norway Spruce	6 ft. tall	
1		Cornus stolonifera	Red Osier Dogwood	5 gal.	
2		Physocarpus o. 'Diablo'	Diablo Ninebark	5 gal.	
3		Ribes alpinum	Alpine Currant	5 gal.	
4		Spiraea vanhouttei	Bridal Wreath	5 gal.	
5		Viburnum burwoodii	Burkwood Viburnum	5 gal.	
6	Evergreen Shrubs	Viburnum rhytidophyllum	Leatherleaf Viburnum	5 gal.	
11		Mahonia repens	Creeping Oregon Grape	1 gal.	
12		Taxus baccata repandens	English Spreading Yew	5 gal.	
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.	
14		Hydrangea m. 'Endless Summer'	Hydrangea	5 gal.	
15	Low Shrub	Hydrangea a. 'White Dome'	Hydrangea	5 gal.	
16		Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
17	Roses	Rosa 'Knockout'	Knockout Rose	1 gal.	
18		Rosa meigii	Peach Drift Rose	1 gal.+	
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
23		Pennisetum a. 'Hameln'	Fountain Grass	1 gal.	
31	Perennial Flowers	Anemone sylvestris 'Snowdrop'	Windflower	1 gal.	Plant 12" o.c.
32		Coreopsis v. 'Zagreb'	Coreopsis	1 gal.	Plant 24" o.c.
33		Geranium sanguineum	Hardy Geranium	1 gal.	Plant 18" o.c.
34		Gaillardia aristate	Blanket Flower	1 gal.	Plant 24" o.c.
35		Heuchera spp.	Coral Bells	1 gal.	Plant 12" o.c.
36		Iberis sempervirens	Evergreen Candytuft	1 gal.	Plant 12" o.c.
37		Lavendula angustifolia	English Lavender	1 gal.	Plant 24" o.c.

- Planting Notes
1.

Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2.

Backfill for all planting pits shall be native material excavated from the pit.
3.

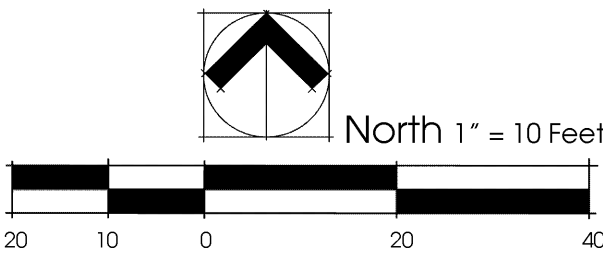
Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4.

Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5.

At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6.

All lawn areas shall be installed with sod consisting of primarily *Poa praetensis*: *Kentucky Bluegrass* species.
7.

Refer to Planting Specification.



SHEET TWO

11 JUNE 2019

Planting Plan: Condominiums

VINEYARD

Providence, Utah

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

High Water Table Mitigating Strategies:

Land drain

Condos will be slab on grade, no basements.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: June 2, 2021

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

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 537 N 130 E
Providence UT (Bldg. D)

Parcel ID #: 02-301-COMM

General Plan: LCR

Zone: LCR

Background Information:

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

1. Providence City Conditional Use application and Multi-Family Design Application
2. Payment of \$100 application fee.

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on June 1, 2021

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

3. This conditional use is for the condominium building only as shown on the grading plan and plat map date stamped Jan. 14, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
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 JW Name Jessica Williamson

Date 1/14/21

SUBMITTAL REQUIREMENTS

- \$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)

Staff Check

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address Condo Bldg. D, 537 N 130 E Parcel Tax I.D. _____
Zone _____ Height 42' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

Written Statement of Request (attach additional sheets if necessary)

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

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

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

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

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

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

Jessica Williamson Jessica Williamson/VHD LLC 1/14/21
Signature of Applicant Printed Name Date

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

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

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

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

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

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

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

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



Residential Site Plan Application

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Date: 1/14/21

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 InformationAddress: Condo Bldg. D 537 N 130 ESubdivision: Vineyard Parcel Tax ID: _____

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

16,252 Initial JWZone _____ Height 42' Initial JWSetbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW**Contractor Information**Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 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.

<u>Jessica Williamson</u>	<u>Jessica Williamson/VHD LLC</u>	<u>1/14/21</u>
Signature of Applicant	Printed Name	Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

- Site plan required to be on site at footing inspection
- Property corners to be marked and staked for inspection

2. Lot ID

- 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

- 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

- Unauthorized use of City water will result in a fine and a stop work order on the property.
- 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

- 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.)
- 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.
- 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.
- Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- 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

- 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

- 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

- Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

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

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

1/14/21
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 537 N 130 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.

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

1/14/21
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 537 N 130 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.

Jessica Williamson
Signature

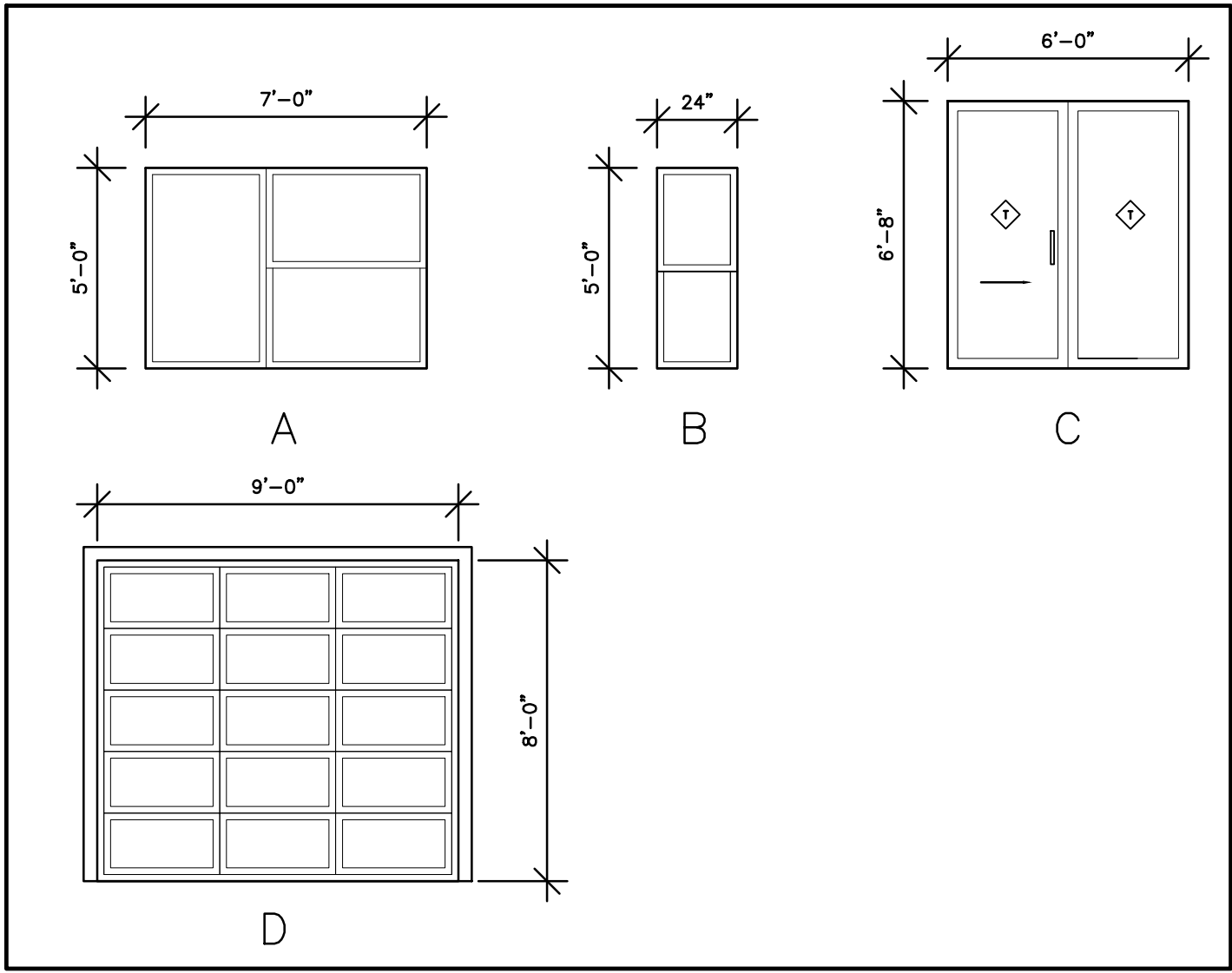
Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

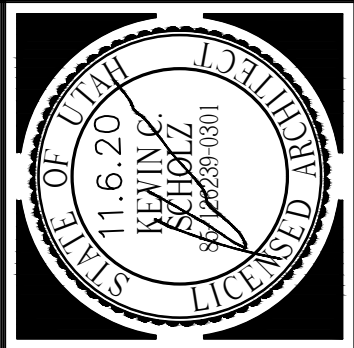
1/14/21
Date



BUILDING C (3B)						
NORTH WALL FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED						
SOUTH WALL FIRE SEPARATION DISTANCE 25' TO LESS THAN 30' – UNPROTECTED OPENINGS ALLOWED 70% – NONSPRINKLERED						
EAST WALL FIRE SEPARATION DISTANCE 10' TO LESS THAN 15' – UNPROTECTED OPENINGS ALLOWED 15% – NONSPRINKLERED						
WEST WALL FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED						
		LENGTH	HEIGHT	SQUARE FEET	PERCENT	
NORTH WALL – LEVEL 1		126'-4"	11'-3"	1,418		
DOOR TYPE D BREEZEWAY OPENING TOTAL	LENGTH 9'-0" 8'-9"	HEIGHT 8'-0" 9'-7"	SQ. FT. 72 S.F. 84 S.F.	NUMBER 10 1	TOTAL SQ. FT. 720 S.F. 84 S.F.	56.6%
	804 S.F.					
NORTH WALL-LEVELS 2&3 (EACH)		126'-4"	10'-9"	1,358		
WINDOW TYPE A DOOR TYPE C BREEZEWAY OPENING TOTAL	LENGTH 7'-0" 6'-0" 8'-9"	HEIGHT 5'-0" 6'-8" 9'-7"	SQ. FT. 35 S.F. 40 S.F. 84 S.F.	NUMBER 8 2 1	TOTAL SQ. FT. 280 S.F. 80 S.F. 84 S.F.	32.6%
	444 S.F.					
SOUTH WALL-LEVELS 1-3 (EACH)		104'-8"	10'-9"	1,128		
WINDOW TYPE A DOOR TYPE C BREEZEWAY OPENING TOTAL	LENGTH 7'-0" 6'-0" 8'-9"	HEIGHT 5'-0" 6'-8" 9'-7"	SQ. FT. 35 S.F. 40 S.F. 84 S.F.	NUMBER 6 2 1	TOTAL SQ. FT. 210 S.F. 80 S.F. 84 S.F.	33.1%
	374 S.F.					
EAST WALL – LEVEL 1		43'-4"	10'-9"	467		
WINDOW TYPE B DOOR TYPE E TOTAL	LENGTH 2'-0" 4'-0"	HEIGHT 5'-0" 6'-8"	SQ. FT. 10 S.F. 30 S.F.	NUMBER 4 1	TOTAL SQ. FT. 40 S.F. 30 S.F.	14.9%
	70 S.F.					
EAST WALL – LEVEL 2 & 3		43'-4"	10'-9"	467		
WINDOW TYPE B DOOR TYPE E TOTAL	LENGTH 2'-0"	HEIGHT 5'-0"	SQ. FT. 10 S.F.	NUMBER 4	TOTAL SQ. FT. 40 S.F.	.08%
WEST WALL – LEVEL 1		43'-4"	10'-9"	467		
WINDOW TYPE B DOOR TYPE E TOTAL	LENGTH 2'-0" 4'-0"	HEIGHT 5'-0" 6'-8"	SQ. FT. 10 S.F. 30 S.F.	NUMBER 4 1	TOTAL SQ. FT. 40 S.F. 30 S.F.	14.9%
	70 S.F.					
WEST WALL – LEVELS 2-3		43'-4"	10'-9"	467		
WINDOW TYPE B DOOR TYPE E TOTAL	LENGTH 2'-0"	HEIGHT 5'-0"	SQ. FT. 10 S.F.	NUMBER 4	TOTAL SQ. FT. 40 S.F.	.08%



1 WINDOW DETAIL
A0.2 N.T.S.



SCHOLZ ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

1603 SOUTH 40 EAST STE. 250, PROVO, UT 84608
BUS: 801.373.5128 FAX: 801.373.5190 E-MAIL: kevin@scholz-arch.com



PROVIDENCE VINEYARD - BUILDING 3-B

UTAH

PROVIDENCE

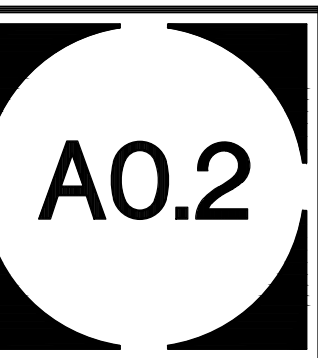
OPENING CALCULATIONS

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

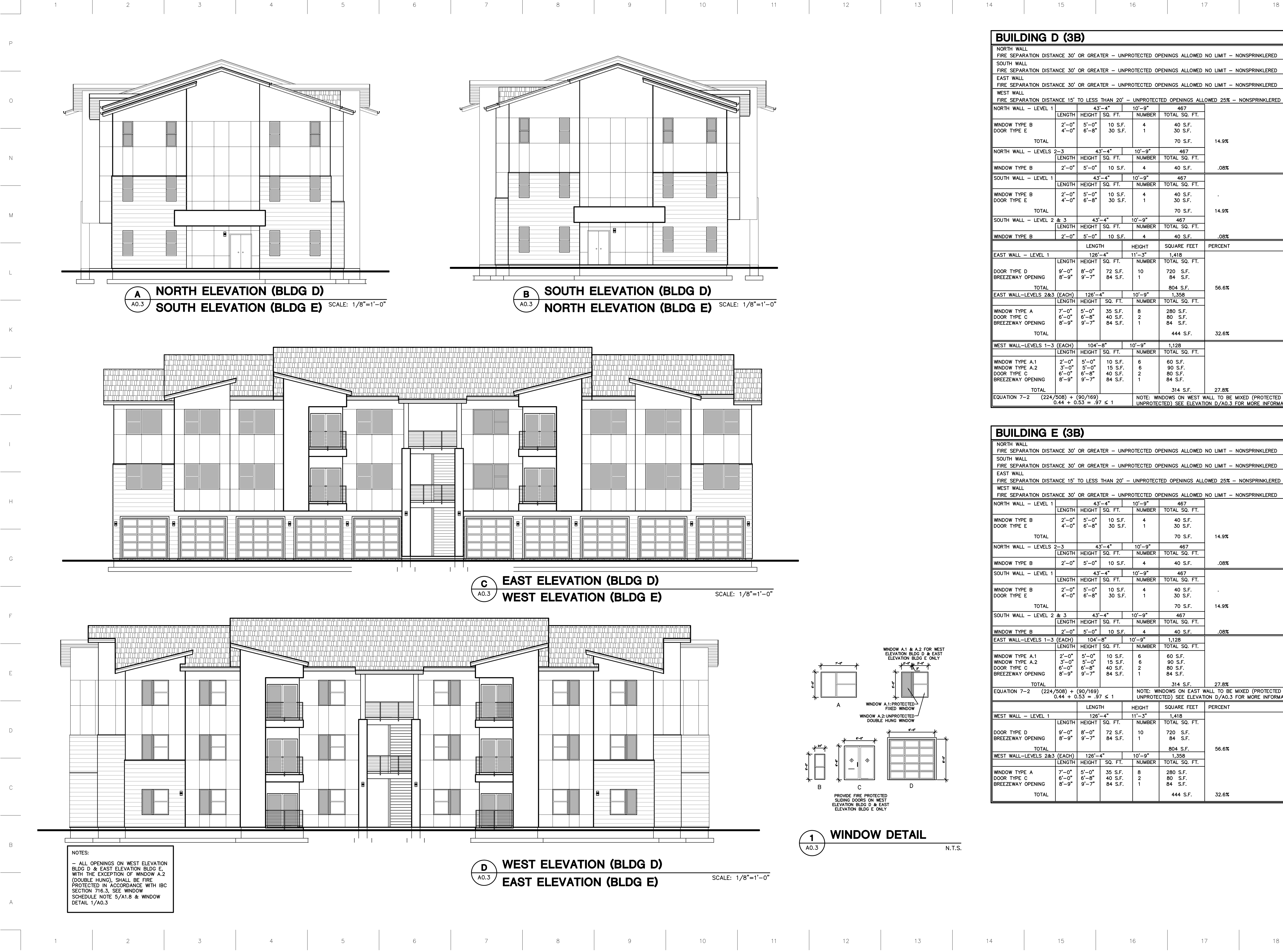
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JOB: #19-004
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PW

ISSUES/REV: DATE:

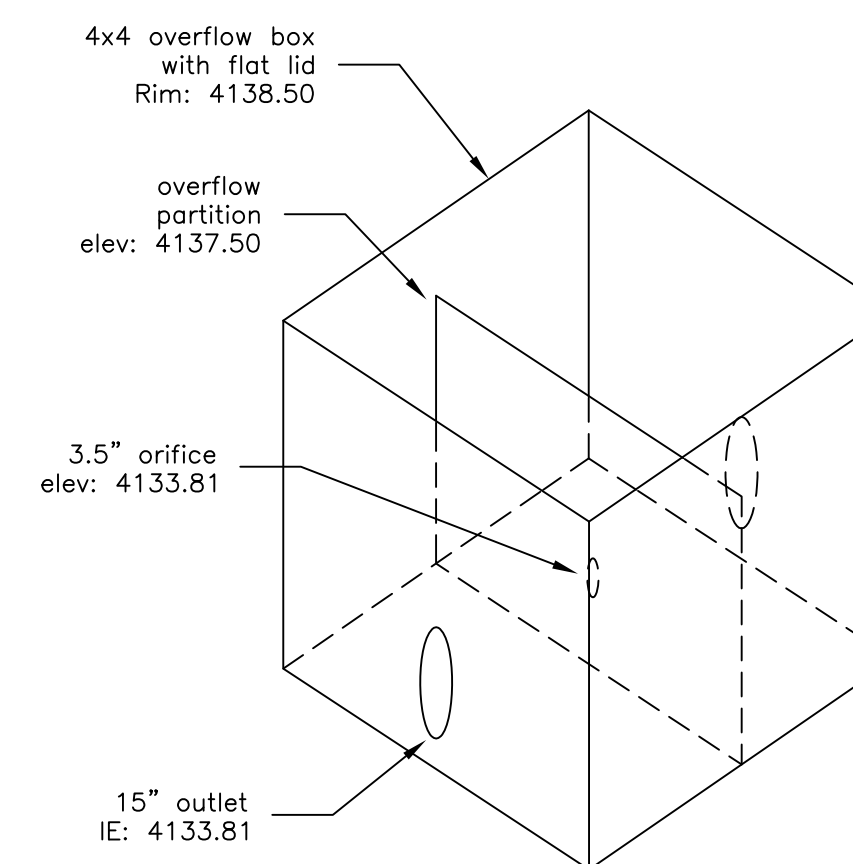


A0.2



BUILDING D (3B)									
NORTH WALL									
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED									
SOUTH WALL									
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED									
EAST WALL									
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED									
WEST WALL									
FIRE SEPARATION DISTANCE 15' TO LESS THAN 20' - UNPROTECTED OPENINGS ALLOWED 25% - NONSPRINKLERED									
NORTH WALL - LEVEL 1		43'-4"		10'-9"		467			
		LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.			
WINDOW TYPE B		2'-0"	5'-0"	10 S.F.	4	40 S.F.			
DOOR TYPE E		4'-0"	6'-8"	30 S.F.	1	30 S.F.			
TOTAL						70 S.F.		14.9%	
NORTH WALL - LEVELS 2-3		43'-4"		10'-9"		467			
		LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.			
WINDOW TYPE B		2'-0"	5'-0"	10 S.F.	4	40 S.F.		.08%	
SOUTH WALL - LEVEL 1		43'-4"		10'-9"		467			
		LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.			
WINDOW TYPE B		2'-0"	5'-0"	10 S.F.	4	40 S.F.			
DOOR TYPE E		4'-0"	6'-8"	30 S.F.	1	30 S.F.			
TOTAL						70 S.F.		14.9%	
SOUTH WALL - LEVEL 2 & 3		43'-4"		10'-9"		467			
		LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.			
WINDOW TYPE B		2'-0"	5'-0"	10 S.F.	4	40 S.F.		.08%	
		LENGTH		HEIGHT		SQUARE FEET		PERCENT	
EAST WALL - LEVEL 1		126'-4"		11'-3"		1,418			
		LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.			
DOOR TYPE D		9'-0"	8'-0"	72 S.F.	10	720 S.F.			
BREEZEWAY OPENING		8'-9"	9'-7"	84 S.F.	1	84 S.F.			
TOTAL						804 S.F.		56.6%	
EAST WALL-LEVELS 2&3 (EACH)		126'-4"		10'-9"		1,358			
		LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.			
WINDOW TYPE A		7'-0"	5'-0"	35 S.F.	8	280 S.F.			
DOOR TYPE C		6'-0"	6'-8"	40 S.F.	2	80 S.F.			
BREEZEWAY OPENING		8'-9"	9'-7"	84 S.F.	1	84 S.F.			
TOTAL						444 S.F.		32.6%	
WEST WALL-LEVELS 1-3 (EACH)		104'-8"		10'-9"		1,128			
		LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.			
WINDOW TYPE A.1		2'-0"	5'-0"	10 S.F.	6	60 S.F.			
WINDOW TYPE A.2		3'-0"	5'-0"	15 S.F.	6	90 S.F.			
DOOR TYPE C		6'-0"	6'-8"	40 S.F.	2	80 S.F.			
BREEZEWAY OPENING		8'-9"	9'-7"	84 S.F.	1	84 S.F.			
TOTAL						314 S.F.		27.8%	
EQUATION 7-2 (224/508) + (90/169) 0.44 + 0.53 = .97 ≤ 1									
NOTE: WINDOWS ON WEST WALL TO BE MIXED (PROTECTED + UNPROTECTED) SEE ELEVATION D/A0.3 FOR MORE INFORMATION									

BUILDING E (3B)									
NORTH WALL									
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED									
SOUTH WALL									
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED									
EAST WALL									
FIRE SEPARATION DISTANCE 15' TO LESS THAN 20' - UNPROTECTED OPENINGS ALLOWED 25% - NONSPRINKLERED									
WEST WALL									
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED									
NORTH WALL - LEVEL 1									
LENGTH		HEIGHT		SQ. FT.		NUMBER		TOTAL SQ. FT.	
43'-4"		10'-9"		467					
2'-0"		5'-0"		10 S.F.		4		40 S.F.	
4'-0"		6'-8"		30 S.F.		1		30 S.F.	
TOTAL								70 S.F.	
								14.9%	
NORTH WALL - LEVELS 2-3									
LENGTH		HEIGHT		SQ. FT.		NUMBER		TOTAL SQ. FT.	
43'-4"		10'-9"		467					
2'-0"		5'-0"		10 S.F.		4		40 S.F.	
TOTAL								80 S.F.	
								.08%	
SOUTH WALL - LEVEL 1									
LENGTH		HEIGHT		SQ. FT.		NUMBER		TOTAL SQ. FT.	
43'-4"		10'-9"		467					
2'-0"		5'-0"		10 S.F.		4		40 S.F.	
4'-0"		6'-8"		30 S.F.		1		30 S.F.	
TOTAL								70 S.F.	
								14.9%	
SOUTH WALL - LEVEL 2 & 3									
LENGTH		HEIGHT		SQ. FT.		NUMBER		TOTAL SQ. FT.	
43'-4"		10'-9"		467					
2'-0"		5'-0"		10 S.F.		4		40 S.F.	
TOTAL								80 S.F.	
								.08%	
WINDOW TYPE B									
LENGTH		HEIGHT		SQ. FT.		NUMBER		TOTAL SQ. FT.	
104'-8"		10'-9"		1,128					
EAST WALL-LEVELS 1-3 (EACH)									
LENGTH		HEIGHT		SQ. FT.		NUMBER		TOTAL SQ. FT.	
2'-0"		5'-0"		10 S.F.		6		60 S.F.	
3'-0"		5'-0"		15 S.F.		6		90 S.F.	
6'-0"		6'-8"		40 S.F.		2		80 S.F.	
8'-9"		9'-7"		84 S.F.		1		84 S.F.	
TOTAL								314 S.F.	
								27.8%	
EQUATION 7-2 (224/508) + (90/169) 0.44 + 0.53 = .97 ≤ 1									
NOTE: WINDOWS ON EAST WALL TO BE MIXED (PROTECTED + UNPROTECTED) SEE ELEVATION D/A0.3 FOR MORE INFORMATION									
PERCENT									
WEST WALL - LEVEL 1									
LENGTH		HEIGHT		SQUARE FEET					
126'-4"		11'-3"		1,418					
2'-0"		5'-0"		10 S.F.		8		80 S.F.	
8'-0"		9'-7"		84 S.F.		1		84 S.F.	
TOTAL								164 S.F.	
								56.6%	
WEST WALL-LEVELS 2&3									
LENGTH		HEIGHT		SQ. FT.		NUMBER		TOTAL SQ. FT.	
126'-4"		10'-9"		1,358					
2'-0"		5'-0"		10 S.F.		8		80 S.F.	
8'-0"		9'-7"		84 S.F.		1		84 S.F.	
TOTAL								164 S.F.	
								56.6%	



Pond C											
Drainage Area to Pond:					3.43	acres					
Weighted 'C' value for Pond Drainage Area:					0.50						
Allowable Infiltration Rate:					1.0	inches/hr =	0.0014	ft/min	per NRCS		
Pond Bottom Area:				20	ft x		148	ft =	2960	sq. ft.	
Allowable Discharge Rate:					0.1	cfs/acre					
100-Year Return Period											
Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft³/in)	Accum. Inflow (ft³/min)	Allowable Discharge (ft³³/min)	Accum. Discharge (ft³³)	Required Storage (ft³³)	(ac-ft)	
5	5.53	0.46	3.43	0.5	6225	2869	25	123	2745	0.0	
10	4.21	0.70	3.43	0.5	6225	4368	25	247	4121	0.0	
15	3.48	0.87	3.43	0.5	6225	5422	25	370	5052	0.1	
30	2.34	1.17	3.43	0.5	6225	7284	25	741	6543	0.1	
60	1.45	1.45	3.43	0.5	6225	9027	25	1481	7545	0.1	
120	0.85	1.69	3.43	0.5	6225	10521	25	2963	7558	0.1	
180	0.60	1.80	3.43	0.5	6225	11206	25	4444	6761	0.1	
360	0.37	2.19	3.43	0.5	6225	13634	25	8889	4745	0.1	
720	0.23	2.75	3.43	0.5	6225	17108	25	17778	0	0.0	
1440	0.15	3.48	3.43	0.5	6225	21665	25	35555	0	0.0	
Values taken from NOAA											

Values taken from NOAA

100-Year Return Period										
Interval (min)	Precip. * Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	Cx/Δx3630 (ft³/3in)	Accum. Inflow (ft³/min)	Allowable Discharge (ft³/min)	Accum. Discharge (ft³)	Required Storage (ft³)	Required Storage (ac-ft)
5	5.53	0.46	3.43	0.5	6225	2869	25	123	2745	0.0
10	4.21	0.70	3.43	0.5	6225	4368	25	247	4121	0.0
15	3.48	0.87	3.43	0.5	6225	5422	25	370	5052	0.1
30	2.34	1.17	3.43	0.5	6225	7284	25	741	6543	0.1
60	1.45	1.45	3.43	0.5	6225	9027	25	1481	7545	0.1
120	0.85	1.69	3.43	0.5	6225	10521	25	2963	7558	0.1
180	0.60	1.80	3.43	0.5	6225	11206	25	4444	6761	0.1
360	0.37	2.19	3.43	0.5	6225	13634	25	8889	4745	0.1
720	0.23	2.75	3.43	0.5	6225	17108	25	17778	0	0.0
1440	0.15	3.48	3.43	0.5	6225	21665	25	35555	0	0.0

15 ADS SD

NEW STORM AS NOTED

EXISTING MJR CONTOUR (5')

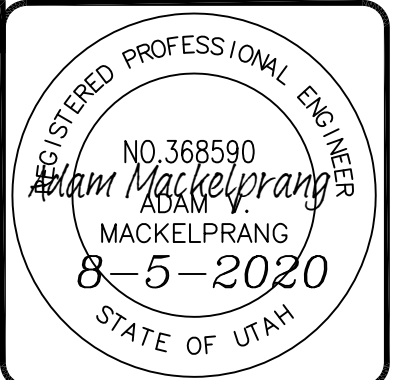
EXISTING MNR CONTOUR (1')

PROPOSED MJR CONTOUR (2.5')

PROPOSED MNR CONTOUR (0.5')

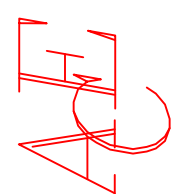
EXISTING ASPHALT

PROPOSED ASPHALT



ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliance@allianceconsulting.com



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

[illegible]

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

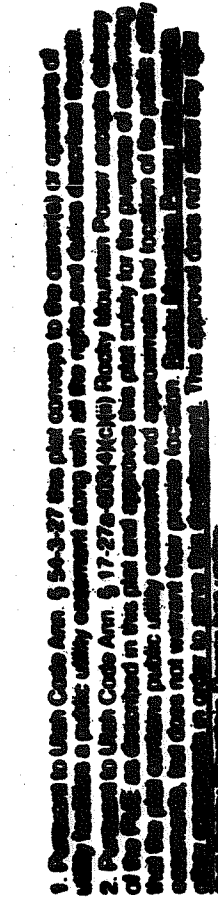
GRADING/DRAINAGE PLAN

DRAWING TITLE

DATE : OCT,2019

DRAWING No.

4

[illegible]

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

Domination Energy Utah – Note with NO existing natural gas easement

Quister Gas Company, dba Domination Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Domination Energy Utah may require additional easements in order to serve this development.

This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided for by law. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Current Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right-of-Way Department at 800-368-6532

QUISTER GAS COMPANY
dba DOMINATION ENERGY UTAH

Approved this 3 day of Dec, 2020
Quister Utah
Title: Plat Construction

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 at 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. The land drain will be installed as required by Providence City. Individual footing drains are to be installed with each home, and connected to the land drain.

SETBACKS

Setbacks (Single Family Detached, Duplex)

Front Yard (street garage access): 20 feet min./35 feet max.

Front Yard (alley garage access): 10 feet min.

Rear Yard: 10 feet min.

Side Yard: 7.5 feet min.

Corner Lot: 15 feet min. on side adjacent to street

Setbacks (Single Family Attached, Apartment)

No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units at each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping be calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side which may be reduced to 5 feet if 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.

MAJOR APPROVAL

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

[Signature]
PROVIDENCE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING
COMMISSION COMMISSION THIS 2 DAY OF
DECEMBER, 2020, A.D.

[Signature]

CITY ATTORNEY APPROVAL

APPROVED THIS 4TH DAY OF Dec
2020 BY THE PROVIDENCE CITY ATTORNEY
Charles J. Ward
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 appears 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.

Folk Energy
CITY'S CULINARY WATER AND
SANITARY SEWER REPRESENTATIVE

Rocky Mtn Power
ROCKY MOUNTAIN POWER REPRESENTATIVE

Dominion Energy
DOMINION ENERGY REPRESENTATIVE

Comcast Cable
COMCAST CABLE REPRESENTATIVE

Century Link
CENTURY LINK REPRESENTATIVE

Groundwater Note:
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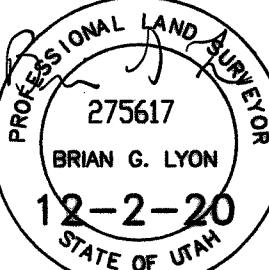
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SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered 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 therein, and have subdivided said tract and into lots and hereafter known as VINEYARD, PHASE 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 2 day of June, 2020.



NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21. Indoor use: 67 Residences x 0.45 ac-ft = 30.15 ac-ft
Outdoor use: 2.20 acres x 64% x 4 = 5.63 ac-ft
2. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
3. All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setback.
4. The City will not issue any building permit for all lot until minimum improvements, as specified in Section 11-5-2 of the City code are complete.
5. There are no known Sensitive lands as defined in Providence Code 10-5-2.
6. All driveways, patios, decks and balconies as shown on each unit contained within this project are considered limited common areas. They are to be used, owned 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 areas.
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, electric service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.
10. With Exception of those areas under private ownership, the property is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities exclusively servicing the property. Utilities include, without limitation, water, sewer, gas, telephone, and electricity with the exception of those under private ownership.
11. There is a 10 foot Public Utility Easement (P.U.E.) along all single family lot frontages.

LEGAL DESCRIPTION

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

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

- thence S 06°55'23" E 33.86 feet; thence S 03°19'36" W 19.12 feet;
- thence S 86°02'03" E 33.78 feet to the boundary of Vineyard, Phase 1;
- thence along the boundary of Vineyard, Phase 1 the next nine courses:
 - 1) thence S 01°59'43" W 139.68 feet; 2) thence N 89°05'49" W 7.36 feet;
 - 3) thence Westerly, 34.63 feet along a curve to the right, having a radius of 767.50 feet, a central angle of 0°23'07" and a chord that bears N 87°48'15" W 34.63 feet;
 - 4) thence N 86°30'42" W 10.74 feet; 5) thence S 00°18'12" E 186.00 feet;
 - 6) thence S 89°39'26" E 17.30 feet; 7) thence S 00°20'34" W 30.00 feet to the south right of way line of 500 North Street;
 - 8) thence S 00°30'34" W 87.52 feet;
- 9) thence Westerly, a distance of 162.93 feet along a non tangent curve to the left of which the radius point lies S 02°11'21" E, with a radius of 533.00 feet, having a central angle of 17°30'51" and a chord that bears S 79°03'13" W 162.29 feet;
- thence N 89°28'28" W 102.70 feet; thence N 83°53'11" W 140.98 feet;
- thence N 01°10'17" E 517.35 feet; thence N 89°05'49" E 394.98 feet to the point of beginning, containing 4.789 acres, more or less.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 3, do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon _____ to the public for the installation and maintenance of public utilities, including but not limited to electric utility companies, a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.

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


In witness whereof the undersigned have hereunto set their signatures this _____ day of DECEMBER, 2020.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH _____ ss
COUNTY OF CACHE

On this 3 day of December, in the year 2020, before me
Shanna Heaps, a notary public, personally appeared Jeff Jackson, Manager
Member of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the
person whose name is subscribed to this document, and acknowledged that said
document was signed by him in behalf of said Ridgeview Park, LLC by authority of its
bylaws.

Notary Public Signature Shanna Heaps
Notary Public Full Name Shanna Heaps
Commission Number 719194
My Commission Expires 11/18/2024
A Notary Public Commissioned in Utah

 **SHANNA KACIE HEAPS**
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 11/18/2024
Commission # 719194

PROJECT: **VINEYARD, PHASE 3**

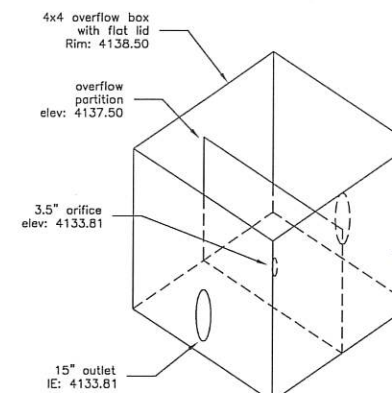
PART OF THE SOUTHWEST QUARTER OF SECTION 2
 AND THE SOUTHWEST QUARTER OF SECTION 3
 TOWNSHIP 1 NORTH, RANGE 6 EAST
 SALT LAKE BASIN AND MERIDIAN
 PROVIDENCE, UTAH

FINAL PLAT

DATE : DEC,2020

DRAWING No. **1**

1 of 3



OVERFLOW BOX DETAIL

Pond C												
Drainage Area to Pond:			3.43		acres							
Weighted 'C' value for Pond Drainage Area:			0.50									
Allowable Infiltration Rate:			1.0		inches/hr =		0.0014		ft/min		per NRCS	
Pond Bottom Area:			20		ft x		148		ft =		2960 sq. ft.	
Allowable Discharge Rate:			0.1		cfs/acre							
100-Year Return Period												
Interval (min)	Precip.* Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft³/in)	Accum. Inflow (ft³/min)	Allowable Discharge (ft³/min)	Accum. Discharge (ft³)	Required Storage (ft³) (ac-ft)			
5	5.53	0.46	3.43	0.5	6225	2869	25	123	2745	0.0		
10	4.21	0.70	3.43	0.5	6225	4368	25	247	4121	0.0		
15	3.48	0.87	3.43	0.5	6225	5422	25	370	5052	0.1		
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180	0.60	1.80	3.43	0.5	6225	11206	25	4444	6761	0.1		
360	0.37	2.19	3.43	0.5	6225	13634	25	8889	4745	0.1		
720	0.23	2.75	3.43	0.5	6225	17108	25	17778	0	0.0		
1440	0.15	3.48	3.43	0.5	6225	21665	25	35555	0	0.0		
Values taken from NOAA												

Values taken from NOAA

A cross-sectional diagram of a road surface. From top to bottom, it shows:
- A thin layer labeled "NEW STORM AS NOTED".
- A dashed line labeled "EXISTING M/JR CONTOUR (5')".
- Another dashed line labeled "EXISTING MNR CONTOUR (1')".
- A solid line labeled "PROPOSED M/JR CONTOUR (2.5')".
- A hatched area labeled "PROPOSED MNR CONTOUR (0.5')".
- A thick grey layer labeled "EXISTING ASPHALT".
- A bottom-most grey layer labeled "PROPOSED ASPHALT".



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



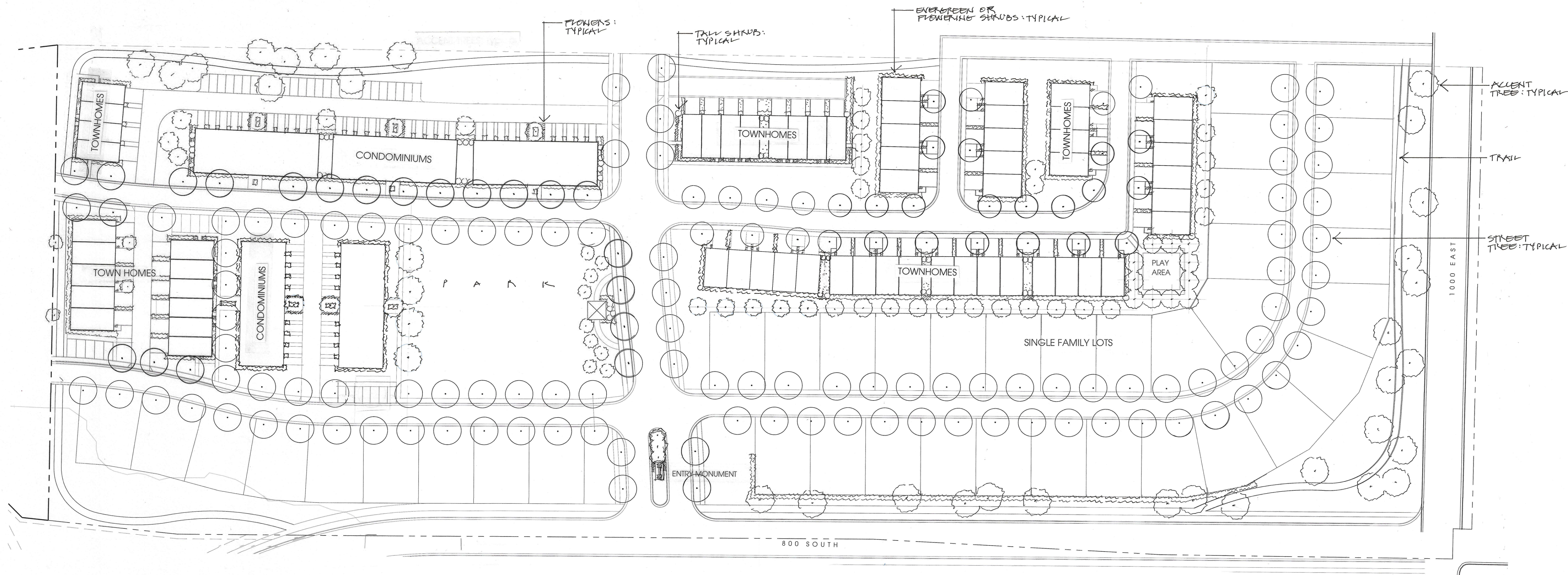
OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

[illegible]

PROJECT TITLE **VINEYARD PHASE 3**
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND THE EAST QUARTER OF SECTION 3
TOWNSHIP OF NORTH RICE, EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

DRAWING TITLE **GRADING/DRAINAGE PLAN**

DATE : OCT 2019



Site Tabulation

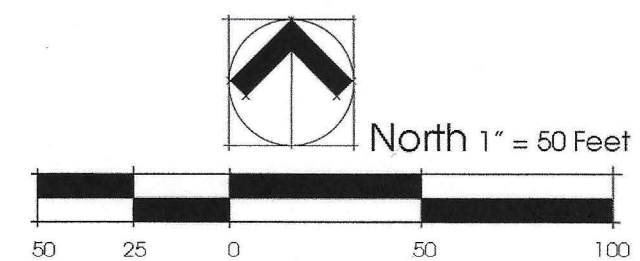
	Area	Percentage
Site:	17.00 Acres	
ROW dedication	0.06 Acres	
Net Site	16.94 Acres	100%
Lots	202,575 Sq. Ft.	4.65 Acres
Buildings	94,656 Sq. Ft.	2.17 Acres
Condominium	32,400 Sq. Ft.	0.74 Acres
Town homes	62,256 Sq. Ft.	1.43 Acres
Pavements	179,590 Sq. Ft.	4.12 Acres
Streets & Alleys	146,904 Sq. Ft.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

Preliminary Plant List

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

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

Lawn



15 MARCH 2019
Preliminary Planting Plan

VINEYARD

Providence, Utah

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



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High Water Table Mitigating Strategies:

Land drain

Condos will be slab on grade, no basements.