Providence City
Administrative Land Use Authority (ALUA)
Agenda – July 21, 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 – Pool: The Providence City Administrative Land Use Authority will consider for approval a request by River Pools of Salt Lake for Brent Miller for a pool located at 254 N. 850 E., Providence, UT.

Item No. 2 - 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 555-565 N. 100 E., Providence, UT (Vineyard Bldg. 12).

Item No. 3 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a new home located at 144 E. 520 N., Providence, UT (Vineyard lot 78)

Item No. 4 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a new home located at 94 E. 520 N., Providence, UT (Vineyard Lot 83).

Agenda posted on July 20, 2021

Diane Campbell

Diane Campbell

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: July 21, 2021

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

Item Type: Conditional Use	**Applicant:** River Pools of Salt Lake for 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 July 15, 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 July 16, 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, Landslide, and Slope 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:

CONDITIONS:

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

DRAFT

laws, codes, and ordinances.

2. The applicant will mitigate Landslide and Slope Areas by: See Engineered Drawings. Slope is mitigated by retaining wall.
3. The applicant will meet all requirements listed in Providence City Code 5-4-7 for swimming pools.
4. This conditional use is for the pool only as shown on the plan dated July 15, 2021.
5. Approval by the City of any submitted application or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

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

Initial KA Name Kristina Gale

Date 7/15/2021

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 River Pools of Salt Lake
Address 5022 S Meadow View Drive Taylorsville, UT 84123
Phone 801-822-4209 Email leslie@riverpoolsandspas.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 Brent Miller
Address 245 N 850 E Providence, UT 84332
Phone 435-757-0473 Email brentm@lwmiller.com

Property Information

Owner of record Brent Miller
Owner address 245 N 850 E Providence, UT 84332
Owner phone 435-757-0473 Owner email brentm@lwmiller.com
Parcel address Same Parcel Tax I.D. 02-286-0027
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.

Add an inground fiberglass swimming pool

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 KH Name Kristina Gale

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 KH

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 KH

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.

Kristina Hall — Signature of Applicant

Kristina Gale — Printed Name

7/15/21 — Date

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

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority
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.

Residential Site Plan Application

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Date: 7/15/2021

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 Kristina Gale Initial KG

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

*May not apply in all cases

Applicant Information

Name: River Pools of Salt Lake

Mailing address: 5042 S Meadow View Dr Taylorsville, UT 84123

Telephone: 801-822-4209 Email: leslie@riverpoolsandspas.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: 245 N 850 E Providence, UT 84332

Telephone: 435-757-0473 Email: leslie@riverpoolsandspas.com

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

Project Information

Address: 245 N 850 E Providence

Subdivision: _____ 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):

_____ Initial _____

Zone _____ Height _____ Initial _____

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

Contractor Information

Name: River Pools of Salt Lake

Mailing address: 5022 S Meadows View Drive

Telephone: 801-822-4209 Email: leslie@riverpoolsandspas.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

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

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

Initial KG Name Krstma Cado

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 KG

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 KG

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.

Kristina Gale Kristina Gale 7/15/21

Signature of Applicant | Printed Name | Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES
(Required for all zoning permit applications)

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

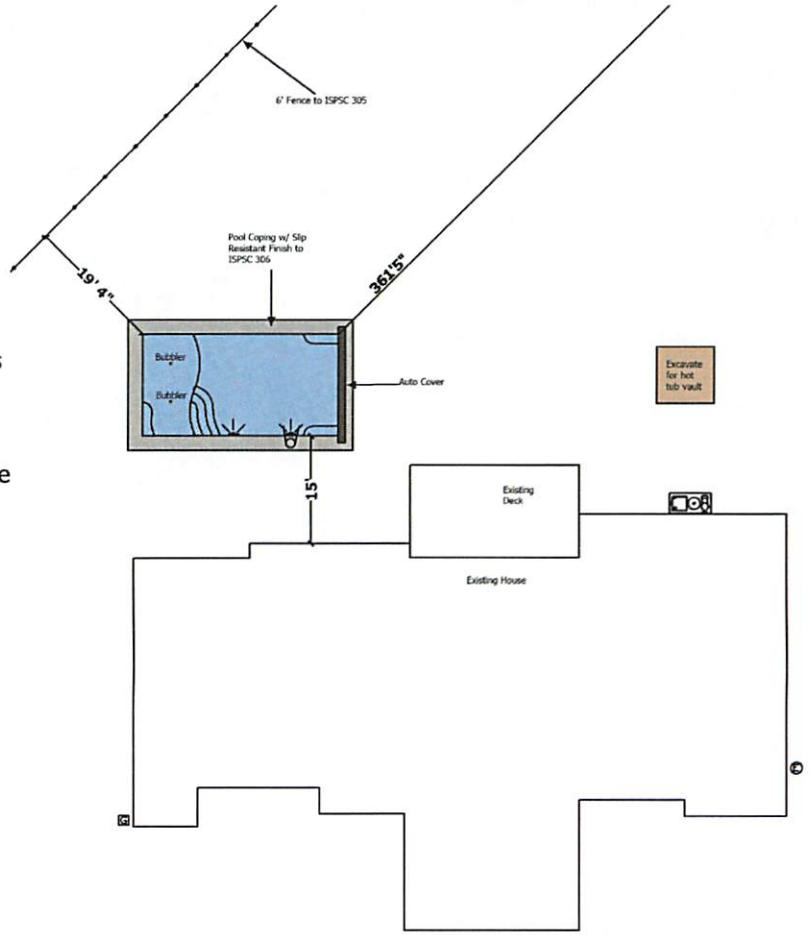
By signing below, I state that I have read and agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Signature	Printed Name	On Behalf Of	Date
Kristina Gale	Kristina Gale	River Pools of Salt Lake	7/15/2021

General Notes
1- Pool Equipment Bonded through Equipotential Bonding

2- Bonding to Water Using Pool Defender - Meets NEC 608.26CE

3- Equipment include: Natural Gas Boiler, Electrical Control Panel w/ Disconnect, GFCI Outlet, Variable Speed Pump, Salt Chlorination System



RECEIVED
JUL 16 2021
By

Scale: 1/16" = 1 ft

River Pools
CATCH THE WAVE of Salt Lake

Contractor Information

Designer: Stephanie Hansen
Address: 5022 S Meadow View Drive
City: Taylorsville
State/Zip: Utah, 84123
Phone: (385) 743-8580
Cell:
Email: eric@riverpoolsandspas.com
Alternate Contact:
License #: 10759526-5501

Pool Information

Length: 28'
Width: 15'
Depth: 4'1" - 5'8"
Perimeter: 86'
Square Footage: 420'
Capacity: 10,000 gallons
Material: Fiberglass
Lights: 2

Customer Information

Customer Name: Miller Family
Address: 254 N 850 E
City: Providence
State/Zip: UT / 84332
Phone: (435) 757-0473
Cell:
Email: brentm@wmiller.com
Alternate Contact:
Job #:

Symbol Legend

- Skimmer
- 12V LED Low Voltage light
- Natural Gas Heater
- Filter
- Pump
- Electrical PanelMeter
- Electrical Service Line
- Gas Meter/Hookup
- Gas Service Line

Date: 7/06/21

Cache County Development Services
179 North Main Suite 305
Logan, UT 84321

To Whom It May Concern:

We the undersigned property owners hereby appoint Leslie Portela
as our agent in regards to the proposed project named Miller Pool
located at 245 N. 850 E. Providence, UT 84332, with
Tax ID#(s) _____.

By appointing an agent, we understand that they are authorized to make decisions regarding said development and will be the point of contact should issues/questions arise during the review period.

Furthermore, by signing you also acknowledge that your greenbelt taxation status and value of your property may change by proceeding with this application. Please contact the County Assessor's Office for more information regarding taxation status.

Print Name	Signature
Date	Address
Print Name	Signature
Date	Address
Print Name	Signature
Date	Address
Print Name	Signature
Date	Address
Print Name	Signature
Date	Address

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 22 Sep. 2020 at 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

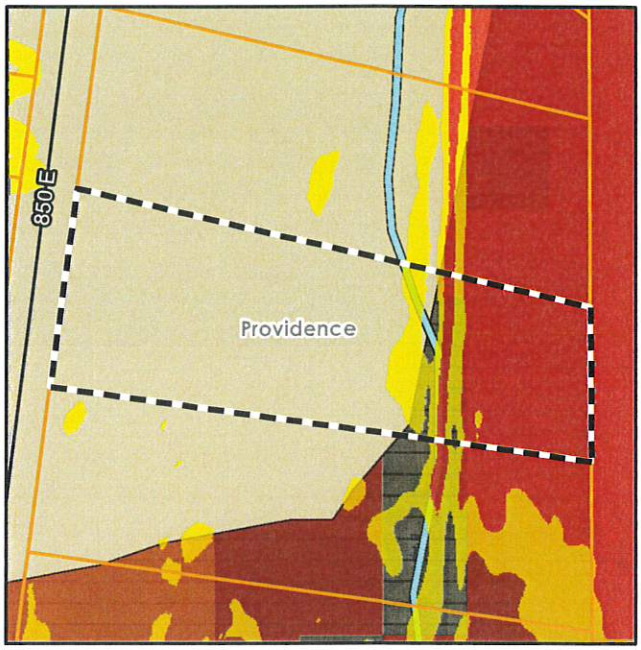
Owner Address: PO BOX 3820
LOGAN, UT 84323-3820

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 Legality Review: Incorporated Area
Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

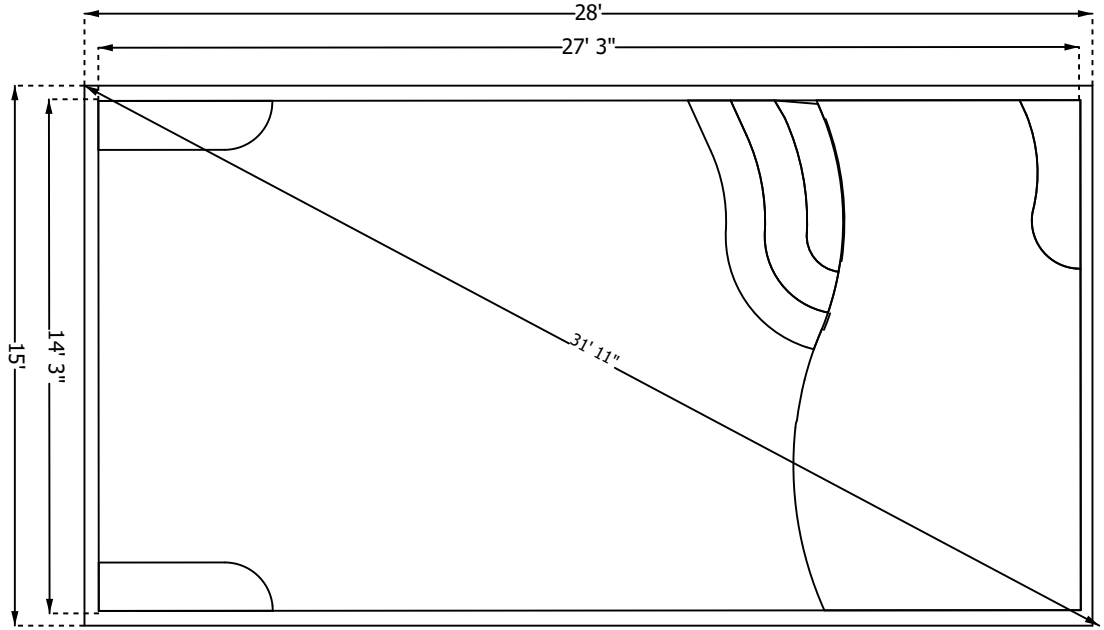
Moderate Slopes	Fault Lines	Wildfire Hazard Areas
Steep Slopes	Landslides	

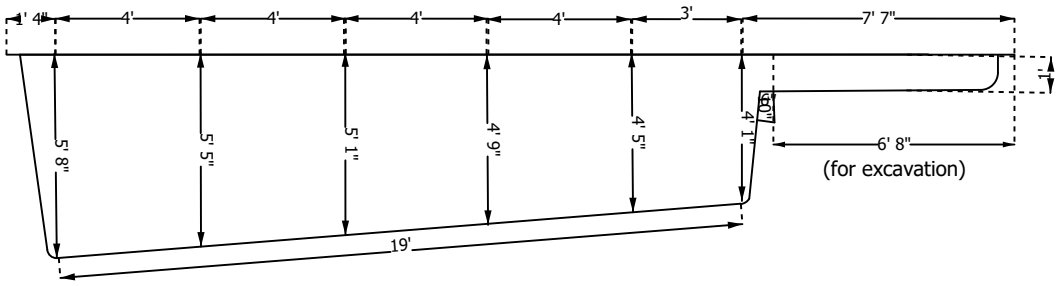
This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated 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.

River Pools
CATCH THE WAVE

D28





River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	15' x 28'	14' 3" x 27' 3"	80'	388'	4' 1" - 5' 8"	10,200	2,350 LBS

Scale: 3/16" = 1 ft

1. MATERIALS:
   (a). RESINS SHALL BE TYPE B POLYESTER (UNO).
   (b). REINFORCEMENT SHALL BE CLASS 'E' GLASS FIBER, MIN GLASS CONTENT OF TOTAL SHELL THICKNESS – 30% BY WEIGHT.
2. SHELL SHALL BE SPRAY MOULDED & HAND LAID WITH:
   (a). .03" GEL COAT (NPG).
   (b). .12" BARRIER COAT (VINYL ESTER).
   (c). STRUCTURAL LAYER WHICH WILL GIVE TOTAL BARRIER/STRUCTURAL THICKNESS NOMINATED ON DRAWING.
3. ALL LAYERS SHALL BE ROLLED OUT TO COMPLETELY BOND REINFORCING & RESINS & EXPEL AIR.
4. STRUCTURAL LAMINATE SHALL HAVE:
   (a). FLEXURAL STRENGTH OF 11,000 psi.
   (b). TENSILE STRENGTH OF 6,100 psi.
   (c). MODULES ELASTICITY OF 632,000 psi.

1 FIBERGLASS SHELL REQUIREMENTS

Scale: NO SCALE

RIVER POOLS USA - POOL DIMENSIONS

POOL MODEL	LENGTH	WIDTH	SHALLOW DEPTH	DEEP END DEPTH	SHEET NUMBER
C35	35'-0"	16'-0"	3'-8"	5'-11"	2.0
C40	40'-0"	16'-0"	3'-8"	6'-3"	2.0
D24	24'-0"	12'-0"	4'-4 1/2"	5'-2 1/2"	2.0
D28	28'-0"	15'-0"	4'-0"	5'-8"	2.0
D32	32'-0"	15'-0"	4'-1"	6'-0"	2.0
D36	36'-0"	16'-0"	4'-1 1/2"	6'-2"	2.1
D40	40'-0"	16'-0"	4'-1 1/2"	6'-5 1/2"	2.1
G36	36'-0"	16'-0"	3'-8"	5'-5 1/2"	2.1
I25	25'-0"	12'-0"	3'-8"	5'-3"	2.1
I25-S	25'-0"	12'-0"	4'-3"	5'-3 1/4"	2.1
I30	30'-0"	14'-0"	3'-9"	5'-6"	2.2
L36	36'-0"	16'-0"	4'-0"	5'-4"	2.2
M35	34'-11"	13'-11"	3'-8"	5'-11"	2.1
O27	27'-0"	15'-0"	3'-8"	5'-3 1/2"	2.2
O30	30'-0"	15'-0"	3'-8"	5"-6"	2.2
R20	20'-0"	10'-0"	4'-4"	4'-4"	2.2
R24	24'-0"	12'-0"	4'-0 1/2"	5'-2 1/2"	2.3
R28	28'-0"	15'-0"	3'-8"	5'-8"	2.3
R32	32'-0"	15'-0"	3'-8"	6'-0"	2.3
R 36	36'-0"	16'-0"	3'-9"	6'-2"	2.3
R 40	40'-0"	16'-0"	3'-9"	6'-5 1/2"	2.3
SS08	9'-0"	9'-0"	3'-0"	3'-0"	2.4
T40	40'-0"	16'-0"	3'-9"	8'-6"	2.4
TL09	9'-0"	9'-0"	0'-10"	0'-10"	2.4
TL15	15'-0"	10'-0"	12"	12"	2.4

1. THE FIBERGLASS POOL SHELL SHALL BE MANUFACTURED BY RIVER POOLS USA & INSTALLED BY A QUALIFIED & LICENSED POOL CONTRACTOR. THE POOL SHALL BE INSTALLED PER THE "RIVER POOLS USA INSTALLATION MANUAL".
2. POOL SHALL CONFORM TO REQUIREMENTS OF IRC 2015 & LOCAL BUILDING CODE.
3. THE POOL SHELL MAY BE DAMAGED IF THE POOL WATER IS DROPPED BELOW NORMAL OPERATING LEVEL. CONSULT THE MANUFACTURER PRIOR TO EMPTYING THE POOL.
4. POOL SHALL BE PLACED ON COMPACTED 2–4" THICK BED OF GRANULAR BACKFILL WITH 100% PASSING THE 1" SIEVE AND A MAXIMUM OF 10% PASSING THE #200 SIEVE. BED SHALL BE PLACED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 PSF.
5. WALLS SHALL BE BACKFILLED WITH GRANULAR BACKFILL WITH 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE #200 SIEVE. BACKFILL SHALL BE INSTALLED IN 1' LIFTS.
   MAINTAIN WATER & BACKFILL LEVEL WITHIN 1' OF EACH OTHER.
6. STEPS OR LADDERS SHALL BE PROVIDED PER LOCAL CODE.
7. INSTALLATION CONTRACTOR SHALL PROVIDE POOL DECK & POOL BARRIERS AS REQUIRED BY LOCAL CODE.
8. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 psi & SHALL BE BONDED TO GROUNDING GRID WITH APPROVED UL LISTED CONNECTORS & #8 SOLID COPPER WIRE.
9. CONCRETE SHALL BE MIN. 3,000 psi AT 28 DAYS.

2 CONSTRUCTION NOTES

Scale: NO SCALE

DRAWING INDEX

SHEET 1.0 – FIBERGLASS SHELL REQUIREMENTS,CONSTRUCTION NOTES & POOL DIMENSIONS
SHEET 2.0 – POOL DIAGRAMS
SHEET 2.1 – POOL DIAGRAMS
SHEET 2.2 – POOL DIAGRAMS
SHEET 2.3 – POOL DIAGRAMS
SHEET 2.4 – POOL DIAGRAMS
SHEET 3.0 – POOL DETAILS
SHEET 4.0 – CODE ANALYSIS

6/16/2021
PROFESSIONAL ENGINEER
No. 10963040-2202
DAN J HOTEK
STATE OF UTAH

River Pools
CATCH THE WAVE

In the beginning God created the heavens and the earth. Genesis 1:1

ENGINEERING TECHNIQUES

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Dan J. Hotek, P.E.
President/Structural Engineer

REVISIONS

REV:	DATE:	COMMENT:	BY:

PROJECT ADDRESS:

Brent Miller
245 N 850 E
Providence, UT 84332

PROJECT No.:	ET17-186
DRAWN BY:	SA
CHECKED BY:	DJH
DATE:	04/30/2019
SCALE:	AS NOTED
CAD I.D.:	XXXXX

PROJECT: RIVER FIBERGLASS POOLS
TYPICAL NOTES AND DETAILS

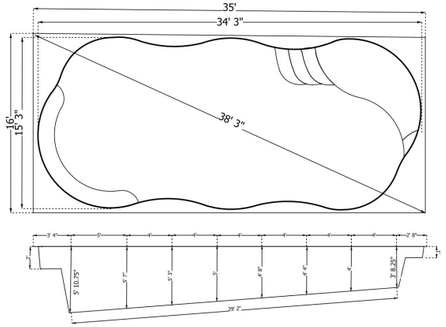
ADDRESS: RIVER POOLS AND SPAS
196 Selftown Road Warsaw, VA 22572
888-358-7665 804-333-9192 804-333-9697 (fax)

SHEET TITLE:
RIVER POOLS USA NOTES AND DETAILS

SHEET NUMBER:
1.0
OF 8

River Pools CATCH THE WAVE

C35

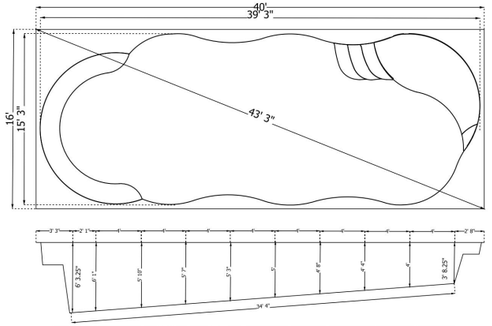


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	16' X 35'	15' X 34' 3"	87'	453'	3' 8.25" - 5' 10.75"	14,500	3,200 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

C40

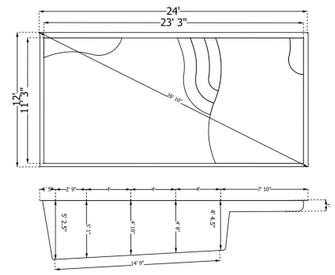


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	16' X 40'	15' 3" X 39' 3"	97'	518'	3' 8.25" X 6' 3.25"	17,000	3,600 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

D24

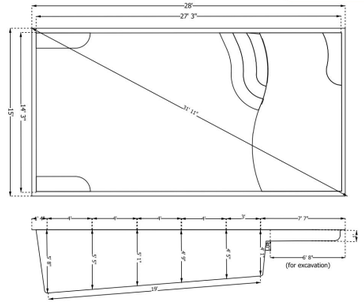


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	12' X 24'	11' 3" x 12' 3"	70'	264'	4' 4.5"-5' 2.5"	7,000	1,800 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

D28

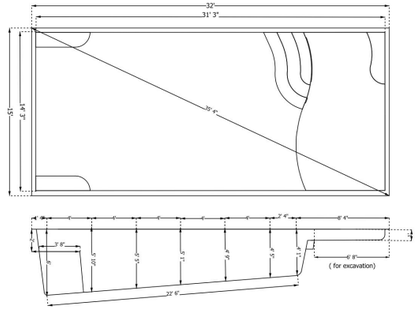


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	15' x 28'	14' 3" x 27' 3"	80'	388'	4' 1" - 5' 8"	10'200	2,350 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

D32



River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	15' X 32'	14' 3" X 31' 3"	91'	445'	4' 1" - 6' 0"	12,500	2,720 LBS

Scale: 3/16" = 1 ft

1 POOL DIAGRAMS

Scale: NO SCALE

6/16/2021

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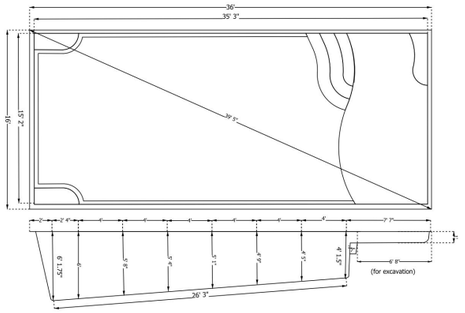
ADDRESS:
RIVER POOLS AND SPAS
196 Selftown Road Warsaw, VA 22572
888-358-7665 804-333-9192 804-333-9197 (fax)

SHEET TITLE:
RIVER POOLS USA
NOTES AND DETAILS

SHEET NUMBER:
2.0
OF 8

River Pools CATCH THE WAVE

D36

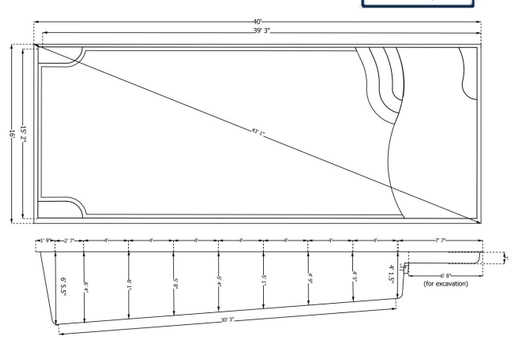


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	16' X 36'	15' 2" X 35' 3"	101'	539'	4' 1.5" X 6' 1.75"	13,900	3,500 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

D40

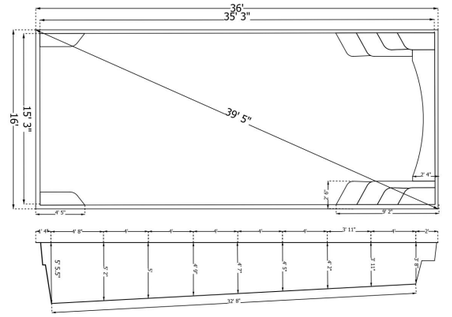


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	16' X 40'	15' 2"X 39' 3"	109'	600'	4' 1.5" X 6' 5.5"	17,800	4,100 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

G36

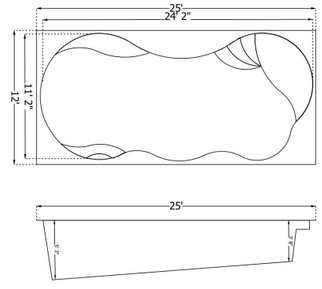


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	16' X 36'	15' 3" X 35' 3"	101'	538'	3' 8" - 5' 5.5"	18,200	3,250 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

125

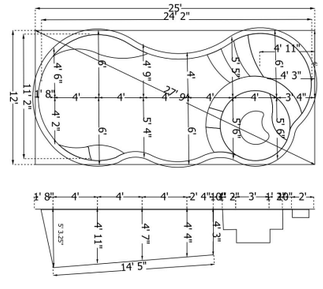


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	12' X 25'	11' 2" X 24' 2"	64'	226'	3' 8" - 5' 3"	6,050	1,800 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

125s

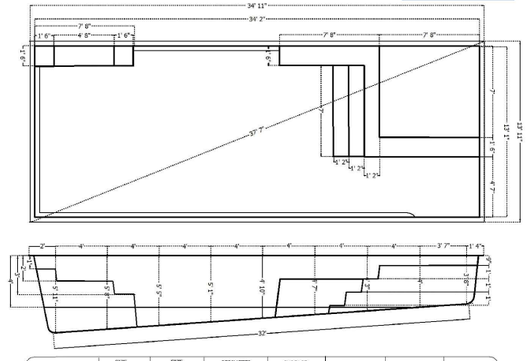


River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	12' X 25'	11' 2" X 24' 2"	64'	226'	4'3"- 5'3.25"	5,200	2,000 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

M35



River Pools CATCH THE WAVE	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	14' X 35'	13' 1" X 34' 2"	95'	450'	3' 8" - 5' 11"	12,000	2850 lbs

Scale: 7/32" = 1 ft

1 POOL DIAGRAMS

Scale: NO SCALE

6/16/2021

PROFESSIONAL ENGINEER
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DAN J HOTEK
STATE OF UTAH

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REVISIONS

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Brent Miller
245 N 850 E
Providence, UT 84332

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PROJECT:
RIVER FIBERGLASS POOLS
TYPICAL NOTES AND DETAILS

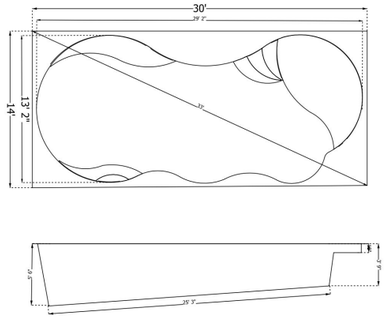
ADDRESS:
RIVER POOLS AND SPAS
196 Selftown Road Warsaw, VA 22572
888-358-7665 804-333-9192 804-333-9197 (fax)

SHEET TITLE:
RIVER POOLS USA
NOTES AND DETAILS

SHEET NUMBER:
2.1
OF 8

River Pools CATCH THE WAVE

I30

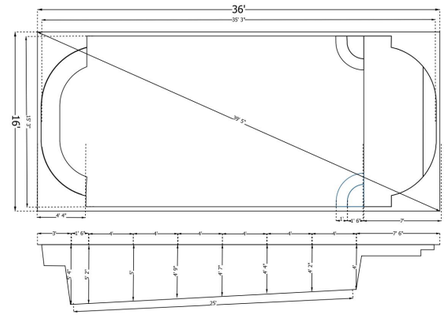


	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	14' x 30'	13' 2" X 29' 2"	76'	312	3' 9" - 5' 6"	7,947	2,000 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

L36

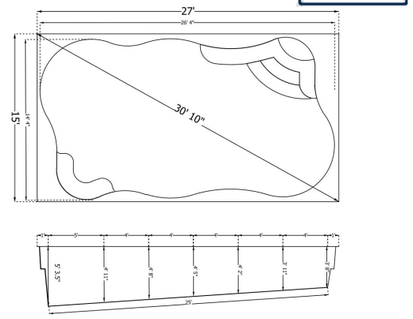


	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	16' X 36'	15' 3" X 35' 3"	93'	502'	4' 0" - 5' 4"	12,900	3,100 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

027

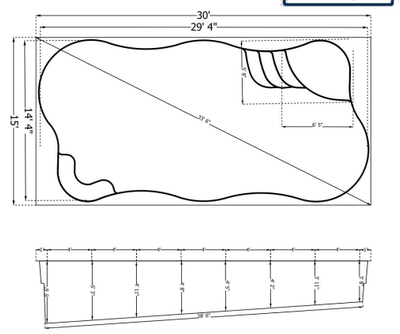


	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	15' X 27'	14' 4" X 26' 4"	73'	326'	3' 8"- 5' 3.5"	8,500	2,180 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

030

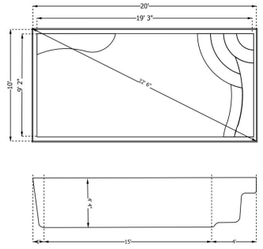


	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	15' X 30'	14' 4" X 29' 4"	80'	364'	3' 8"- 5' 6"	10'000	2,380 LBS

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

R20



	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	10' X 20'	9' 2" X 19' 3"	58'	180'	4'4" FLAT	5,750	1,250 lbs

Scale: 3/16" = 1 ft

1 POOL DIAGRAMS

Scale: NO SCALE

6/16/2021

PROFESSIONAL ENGINEER
No. 10963040-2202
DAN J HOTEK
STATE OF UTAH

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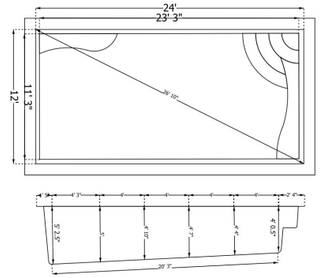
PROJECT:
RIVER FIBERGLASS POOLS
TYPICAL NOTES AND DETAILS

ADDRESS:
RIVER POOLS AND SPAS
196 Selftown Road Warsaw, VA 22572
888-358-7665 804-333-9192 804-333-9197 (fax)

SHEET TITLE:
RIVER POOLS USA
NOTES AND DETAILS

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2.2
OF 8

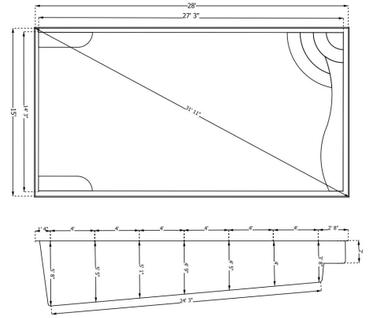
R24



	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	12' X 24'	11' 3" X 23' 3"	70'	264'	4' 0.5"-5' 2.5"	8,500	1,750 LBS

Scale: 3/16" = 1 ft

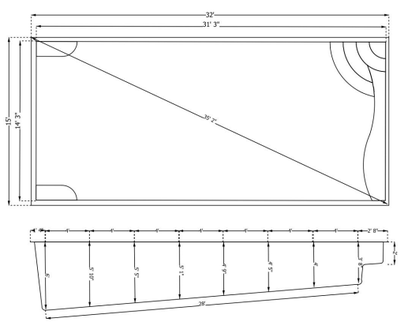
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	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	15' X 28'	14' 3" X 27' 3"	80'	388'	3' 8" - 5' 8"	12,500	2,350 LBS

Scale: 3/16" = 1 ft

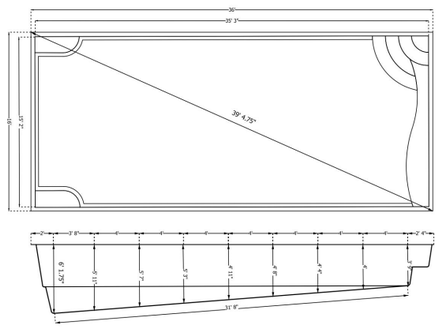
R32



	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	15' X 32'	14' 3" X 31' 3"	91'	445'	3' 8" - 6'	14,500	2,860 LBS

Scale: 3/16" = 1 ft

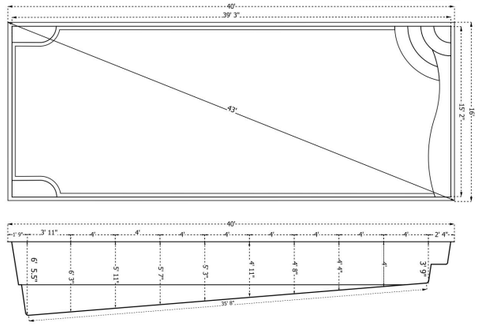
R36



	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	16' X 36'	15' 2" X 35' 3"	101'	539'	3' 9" -6' 1.75"	17,300	3,300 LBS

Scale: 3/16" = 1 ft

R40



	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
River Pools CATCH THE WAVE	16' X 40'	15' 2" X 39' 3"	109'	600'	3' 9"- 6' 5.5"	19,500	4,200 lbs

Scale: 3/16" = 1 ft

1 POOL DIAGRAMS

Scale: NO SCALE

6/16/2021

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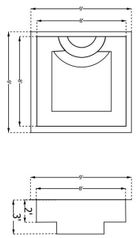
SHEET TITLE:
RIVER POOLS USA
NOTES AND DETAILS

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2.3
OF 8

River Pools CATCH THE WAVE

River Pools CATCH THE WAVE

SS08

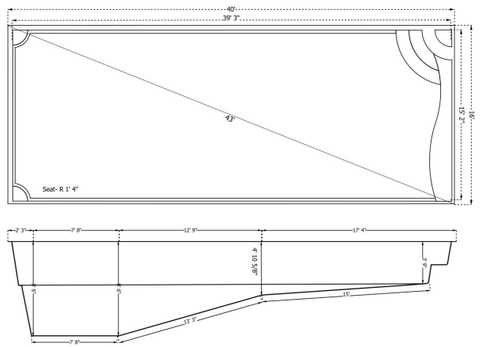


River Pools	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	9' X 9'	8' X 8'	36'	64'	3'	890	450 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

T40

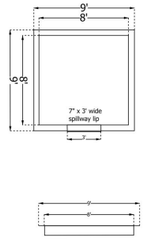


River Pools	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	16' X 40'	15' 2" X 39' 3"	109'	600'	3' 9" X 8' 6"	23,900	4,400 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

TL09 TANNING LEDGE

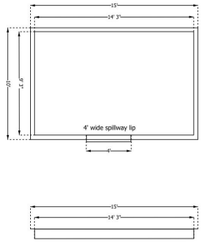


River Pools	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	9' X 9'	8' X 8'	36'	64	10"	360	300 lbs

Scale: 3/16" = 1 ft

River Pools CATCH THE WAVE

TL15 TANNING LEDGE



River Pools	SIZE (OUTSIDE)	SIZE (INSIDE)	PERIMETER FEET	SURFACE AREA	DEPTH	GALLONS	WEIGHT
	10' x 15'	9' 3" x 14' 3"	50'	133	12"	977	530 lbs

Scale: 3/16" = 1 ft

1 POOL DIAGRAMS

Scale: NO SCALE

6/16/2021

PROFESSIONAL ENGINEER
No. 10963040-2202
DAN J HOTEK
STATE OF UTAH

River Pools CATCH THE WAVE

In the beginning God created the heavens and the earth. Genesis 1:1

ENGINEERING TECHNIQUES

. . making the most of His creation !

300 SKY MEADOW LANE
Front Royal, VA 22630
Ph: (540) 635-1521
Fax:(540) 635-2321
danhotek@engtechniques.com

Dan J. Hotek, P.E.
President/Structural Engineer

REVISIONS

REV:	DATE:	COMMENT:	BY:

PROJECT ADDRESS:

Brent Miller
245 N 850 E
Providence, UT 84332

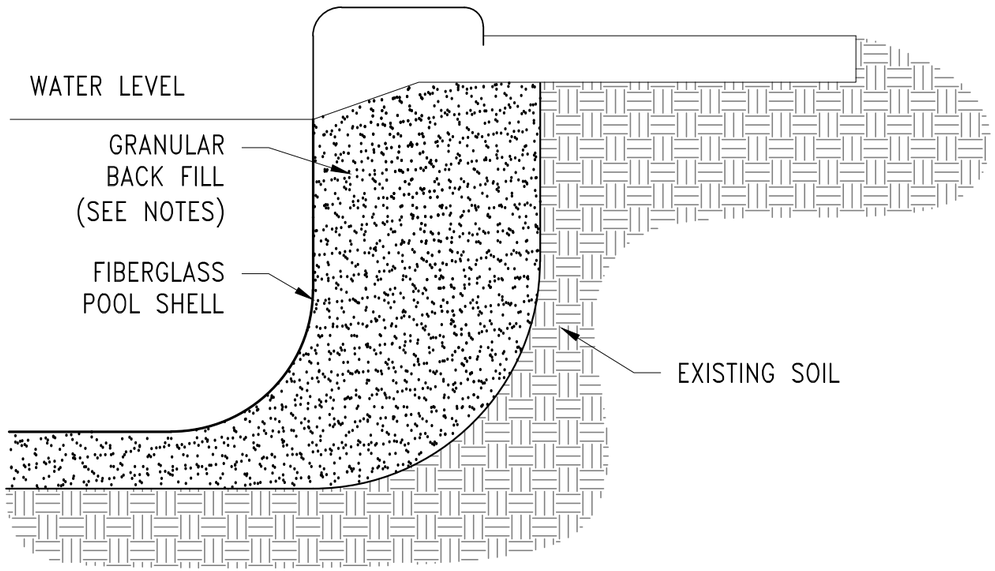
PROJECT No.:	ET17-186
DRAWN BY:	SA
CHECKED BY:	DJH
DATE:	04/30/2019
SCALE:	AS NOTED
CAD I.D.:	XXXXX

PROJECT:
RIVER FIBERGLASS POOLS
TYPICAL NOTES AND DETAILS

ADDRESS:
RIVER POOLS AND SPAS
196 Selftown Road Warsaw, VA 22572
888-358-7665 804-333-9192 804-333-9197 (fax)

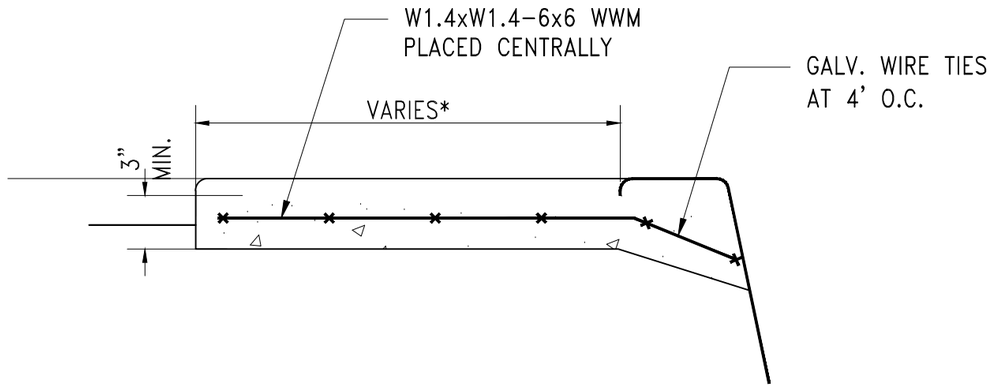
SHEET TITLE:
RIVER POOLS USA
NOTES AND DETAILS

SHEET NUMBER:
2.4
OF 8



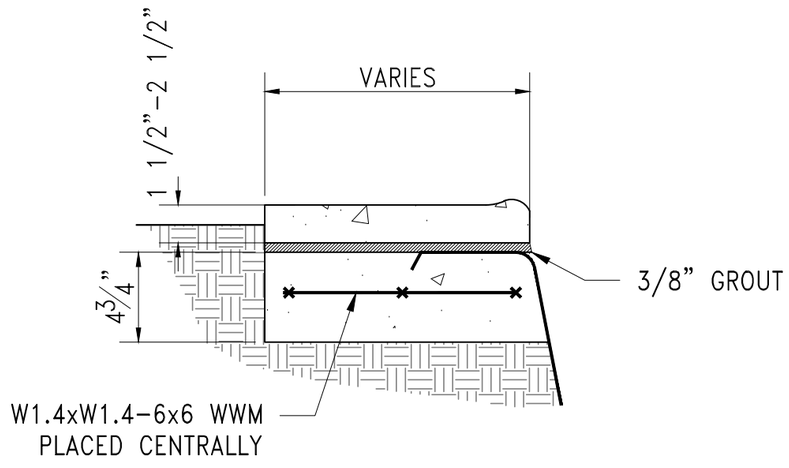
1 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



2 CONCRETE COPING DETAIL

Scale: 1 1/2" = 1'-0"



3 ALTERNATIVE FOR PAVERS

Scale: 1 1/2" = 1'-0"

6/16/2021

PROFESSIONAL ENGINEER
No. 10963040-2202
DAN J HOTEK
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Dan J. Hotek, P.E.
President/Structural Engineer

REVISIONS

REV:	DATE:	COMMENT:	BY:

PROJECT ADDRESS:

Brent Miller
245 N 850 E
Providence, UT 84332

PROJECT No.:	ET17-186
DRAWN BY:	SA
CHECKED BY:	DJH
DATE:	04/30/2019
SCALE:	AS NOTED
CAD I.D.:	XXXXX

PROJECT:
RIVER FIBERGLASS POOLS
TYPICAL NOTES AND DETAILS

ADDRESS:
RIVER POOLS AND SPAS
196 Selftown Road Warsaw, VA 22572
888-358-7665 804-333-9192 804-333-9697 (fax)

SHEET TITLE:
RIVER POOLS USA
NOTES AND DETAILS

SHEET NUMBER:
3.0
OF 8

2015 ISPSC - SWIMMING POOL CODE ANALYSIS

CHAPTER 8 – PERMANENT INGROUND RESIDENTIAL SWIMMING POOL

802.1 MATERIALS OF COMPONENTS AND ACCESSORIES
The swimming pool materials shall be suitable for the environment in which they are installed and shall be capable of fulfilling the design, installation and intended use requirements in the International Residential Code (IRC).

The subject pools are composed of fiber glass shells meeting these requirements. See "FIBERGLASS SHELL REQUIREMENTS".

802.2 STRUCTURAL DESIGN
The structural design and materials shall be in accordance with the IRC.

The subject pools meet or exceed all loads prescribed in IRC Section 301. All pool installations in Flood Hazard A or V Zones (as noted in IRC Section 322) require additional hold-down features to be designed on a case-by-case basis.

803.1 CONSTRUCTION TOLERANCES
The construction tolerance for dimensions for the overall length, width and depth of the pool shall be ± 3 inches. The construction tolerance for all other dimensions shall be ± 2 inches, unless otherwise specified by the design engineer.

The subject pools meet the noted construction tolerances. Field installation tolerances should be verified during field inspections.

804 DIVING WATER ENVELOPES
N/A The subject pools are non-diving.

805 WALLS
Walls in the shallow area and deep areas of the pool shall have a wall-to-floor transition point that is not less than 33 inches below the design waterline. Above the transition pint, the walls shall be within 11 degrees of vertical.

The subject pools have a wall-to-floor transition 41" below the design waterline and the walls are within 6 degrees of vertical.

806.1 OFFSET LEDGES-MAXIMUM WIDTH
Offset ledges shall be not greater than 8 inches in width.

The subject pools have offset ledges equal to 3 ½".

807.1 POOL FLOOR SLOPES
Floor slopes shall be in accordance with Sections 807.1.1 through 807.1.3.

The subject pools have a single 1 unit vertical to 14 unit horizontal slope either meeting or making all the subject requirements N/A.

807.2 SHALLOW END WATER DEPTHS
The design water depth as measured at the shallowest point in the shallow area shall be not less than 33 inches and not greater than 4 feet. Shallow areas designed in accordance with Sections 809.6, 809.7 and 809.8 shall be exempt from the minimum depth requirement.

The subject pools have a minimum depth of 3'-8" (44").

808 DIVING EQUIPMENT
N/A The subject pools are non-diving.

809 SPECIAL FEATURES

809.1 SLIDES
N/A The subject pools do not include integral slides.

809.2 ENTRY AND EXIT
Pools shall have a means of entry and exit in all shallow areas where the design water depth of the shallow area at the shallowest point exceeds 24 inches at the shallowest point. Entries and exits shall consist of one or a combination of the following: steps, stairs, ladders, treads, ramps, beach entries, underwaterseats, benches, swimouts and other approved designs. The means of entry and exit shall be located on the shallow side of the first slope change.

The subject pools have at least one stair at the shallow end of the pool.

809.3 SECONDARY ENTRIES AND EXITS
Where water depth in the deep area of a pool exceeds 5 feet, a means of entry and exit shall be provided in the deep area of the pool.

The subject pools have an underwaterseat in the deep end.

809.4 OVER 30 FEET WIDTH
N/A The subject pools are not in excess of 30' in width.

809.5.1 TREAD DIMENSION AND AREA
Treads shall have a minimum unobstructed horizontal depth of 10 inches and a minimum unobstructed surface area of 240 square inches.

The subject pools have treads with a minimum unobstructed horizontal depth of 10 inches and a minimum unobstructed surface area of 240 square inches.

809.5.2 RISER HEIGHTS
Risers, other than the top and bottom riser, shall have a uniform height of not greater than 12 inches (305 mm). The top riser height shall be any dimension not exceeding 12 inches (305 mm). The bottom riser height shall be any dimension not exceeding 12 inches (305 mm). The top and bottom riser heights shall not be required to be equal to each other or equal to the uniform riser height. Riser heights shall be measured at the horizontal centerline of the stairs.

The subject pools have typical riser heights of 12" and top risers of 8".

809.5.3 ADDITIONAL STEPS
In design water depths exceeding 48 inches, additional steps shall not be required.

The subject pools meet this criteria.

809.6 BEACH AND SLOPING ENTRIES
N/A The subject pools do not include beach and sloping entries.

809.6 STEPS AND SLOPING ENTRIES
N/A The subject pools do not include step and sloping entries.

809.8 ARCHITECTURAL FEATURES
N/A The subject pools do not include architectural features.

809.9 MAXIMUM DEPTH
The horizontal surface of underwater seats, benches and swimouts shall be not greater than 20 inches (508 mm) below the design waterline.

The subject pools meet this criteria.

810.1 TURNOVER RATE
The circulation system equipment shall be sized to provide a turnover of the pool water not less than once every 12 hours. The system shall be designed to provide the required turnover rate based upon the manufacturer's specified flow rate of the filter, with clean media condition of the filter.

The subject pools provide a turnover of the pool water not less than once every 4 hours.

810.2 STRAINER REQUIRED
Pressure filter systems shall be provided with a strainer located between the pool and the circulation pump.

The subject pools provide a strainer located between the pool and the circulation pump.

811.1 ROPE AND FLOAT
N/A The subject pools do not have a break in the floor slope.

1 CODE ANALYSIS
Scale: NO SCALE

6/16/2021
PROFESSIONAL ENGINEER
No. 10963040-2202
DAN J HOTEK
STATE OF UTAH

River Pools
CATCH THE WAVE

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Dan J. Hotek, P.E.
President/Structural Engineer

REVISIONS			
REV:	DATE:	COMMENT:	BY:

PROJECT ADDRESS:
Brent Miller
245 N 850 E
Providence, UT 84332

PROJECT No.:	ET17-186
DRAWN BY:	SA
CHECKED BY:	DJH
DATE:	04/30/2019
SCALE:	AS NOTED
CAD I.D.:	XXXXX

PROJECT: RIVER FIBERGLASS POOLS
TYPICAL NOTES AND DETAILS

ADDRESS: RIVER POOLS AND SPAS
196 Selftown Road Warsaw, VA 22572
888-358-7665 804-333-9192 804-333-9197 (fax)

SHEET TITLE: RIVER POOLS USA NOTES AND DETAILS

SHEET NUMBER: 4.0
OF 8

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: July 21, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a townhome building (4-plex) at 555 N through 565 N, 100 E, Providence UT. (Vineyard Townhome Bldg. 12)

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 555 through 565 N 100 E., Providence UT
Parcel ID #: 02-301-0089 to 92	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received July 9, 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 July 12, 2021.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. 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.

DRAFT

3. This conditional use is for the townhomes building only as shown on the plat map date stamped July 12, 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 7/9/21

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 12, 555-565 N 100 E, Units 89-92 Parcel Tax I.D. 02-301-0089 to 92
Zone_____ Height 31' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW
#89: 555 N 100 E #91: 563 N 100 E #90: 559 N 100 E #92: 565 N 100 E

Written Statement of Request (attach additional sheets if necessary)

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

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

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

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

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

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

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

Jessica Williamson	Jessica Williamson/VHD LLC	7/9/21
Signature of Applicant	Printed Name	Date

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

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

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

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

FOR OFFICE USE ONLY
Date 7/9/21
Payment Form Check
Amount $100.00
Receipt # 202510
Clerk RCG

Multi – Family Design Application

Date: 7/9/21

Required Submittals

(See attached Providence City Code 10-8-9 for details)

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.

JW Initial Application fees do not include professional firm fees, which will be billed separately.

Construction Type	Application	Filing Fee $100	11x17 Site Plan (existing buildings, dimensions, setbacks)	11x17 Landscaping Plan	11x17 Parking Plan	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
Single-Family Attached Townhome							
Single-Family Attached Condominium							
Multi-Family Apartment							
Multi-Family Duplex							

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: Same
Mailing Address:
Telephone: Email:

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 Same
Address
Phone Email

Project Information
#89: 555 N 100 E #91: 563 N 100 E
#90: 559 N 100 E #92: 565 N 100 E
Address: Bldg 12, 555-565 N 100 E, Units 89-92
Subdivision: Vineyard Property Tax ID: 02-301-0089 to 92
Valuation: $495,000 Occupancy Classification: Multi-family Type of Construction: Residential
Zone Height 31' Initial JW
Set Backs (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

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

Property owner and contractor shall have responsibility to determine grades, 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

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 — 7/9/21
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.

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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
Multi-Family Design	✓		✓					$100

[1] Filing Fees do not include professional firm review fees. Those will be billed to the applicant separately
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[3] Construction drawings are reviewed/approved by the City Engineer and Public Works Director
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[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.

Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTR397985 Permit issued to: VHD LLC

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit: https://secure.utah.gov/account/log-in.html. 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.

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. JURISICTIONAL 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. GEOLGICAL 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 state 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 might 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 the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

Applicant Signature: Jessica Williamson Date: 7/9/21

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. **Zoning requirements**
   a. Site plan required to be on site at footing inspection
   b. Property corners to be marked and staked for inspection
2. **Lot ID**
   a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.
3. **Toilets**
   a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.
4. **Water Meter**
   a. Unauthorized use of City water will result in a fine and a stop work order on the property.
   b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.
5. **Streets/Sidewalks**
   a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
   b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
   c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
   d. Construction sites should be kept clean and all debris contained to that site.
6. **Elevations**
   a. I accept responsibility for all the soils and hazard conditions to 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 agreed to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson	Jessica Williamson	VHD LLC	7/9/21
Signature	Printed Name	On Behalf Of	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 555-565 N 100 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 and cost to the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. 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 and at reasonable times, through applicants property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

Jessica Williamson	Jessica Williamson	VHD LLC	7/9/21
Signature	Printed Name	On Behalf Of	Date

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

I hereby apply to Providence City for permission to connect my premises at 555-565 N 100 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.

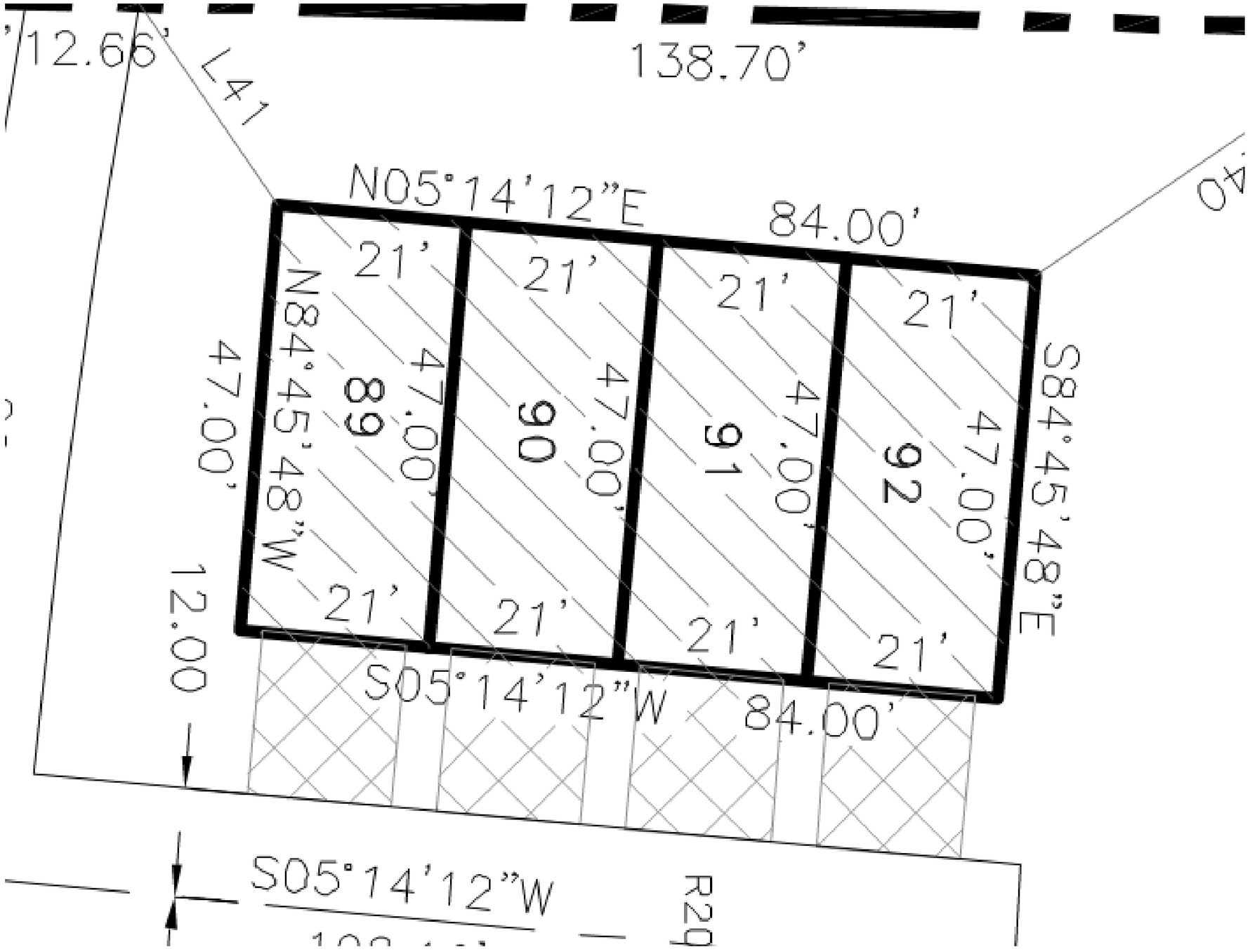
3. Before making connection with the sewer system, applicant shall cause the plumbing upon the premises to be inspected by the municipality, and if it is not approved, it shall be rectified at the applicant's expense.

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	Jessica Williamson	VHD LLC	7/9/21
Signature	Printed Name	On Behalf Of	Date


12.66'
L41
138.70'
N05°14'12"E
84.00'
21'
21'
21'
21'
N84°45'48"W
47.00'
88
89
90
91
92
S84°45'48"E
47.00'
21'
21'
21'
21'
12.00'
S05°14'12"W
84.00'
S05°14'12"W

Vineyard Townhome
Bldg. 12, Phase 3
Units #89-90
#89: 555 N 100 E
#90: 559 N 100 E
#91: 563 N 100 E
#92: 565 N 100 E



Fossil Beige

SW 7005
Pure White



Rustic Series
River Rock

Siding Legend		
Siding Type:	Sq. Footage:	Percentage:
Stone	371	31%
Hd. Bd. B&B	373	31%
Hd. Bd. Lap	196	17%
Hd. Bd. Panel	107	9%
Vert. Hd. Bd	132	12%
Total:	1179	100%



VINEYARD PHASE 3
FINAL PLAT

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

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



ADDRESS/LOT AREA TABLE		
LOT	ADDRESS	LOT AREA
84	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	564 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	

LEGEND

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

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

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

RECEIVED
JUL 12 2021
By

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____day of _____ 2020.

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

NOTES

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

LEGAL DESCRIPTION

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

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

thence S 06°55'23" E 33.86 feet; thence S 03°19'36" W 19.12 feet;
thence S 86°02'03" E 33.78 feet to the boundary of Vineyard, Phase 1;
thence along the boundary of Vineyard, Phase 1 the next nine courses:
1) thence S 01°59'43" W 139.68 feet; 2) thence N 89°05'49" W 7.36 feet;
3) thence Westerly, 34.63 feet along a curve to the right having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears N 87°48'15" W 34.63 feet;
4) thence N 86°30'42" W 10.74 feet; 5) thence S 00°18'12" E 186.00 feet;
6) thence S 89°39'26" E 17.30 feet; 7) thence S 00°20'34" W 30.00 feet to the south right of way line of 520 North Street;
8) thence S 00°30'34" W 87.52 feet;
9) thence Westerly, a distance of 182.93 feet along a non tangent curve to the left of which the radius point lies S 02°11'21" E, with a radius of 533.00 feet, having a central angle of 17°30'51" and a chord that bears S 79°03'13" W 162.29 feet;
thence N 89°28'28" W 102.70 feet; thence N 83°53'11" W 140.98 feet;
thence N 01°10'17" E 517.35 feet; thence S 89°05'49" E 394.98 feet to the point of beginning, containing 4.789 acres, more or less.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 3, do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat , subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.
A) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.
In witness whereof the undersigned have hereunto set their signatures this _____ day of _____ 20_____.

_____
Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss

On this ___ day of _____, in the year 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

LAND USE AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE LAND USE AUTHORITY

_____

MAYOR APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE CITY MAYOR

_____
PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE CITY ENGINEER

_____
PROVIDENCE CITY ENGINEER

UTILITIES APPROVAL

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

_____
CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE
_____
ROCKY MNTN POWER REPRESENATIVE
_____
DOMINION ENERGY REPRESENTATIVE
_____
COMCAST CABLE REPRESENTATIVE
_____
CENTURY LINK REPRESENATIVE

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

SETBACKS

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

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

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recarded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____
Index _____
Filed in: File of plats County Recorder

PLANNING COMMISSION APPROVAL

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

_____ _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE CITY ATTORNEY

_____
PROVIDENCE CITY ATTORNEY

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

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

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

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

DRAWING TITLE: FINAL PLAT

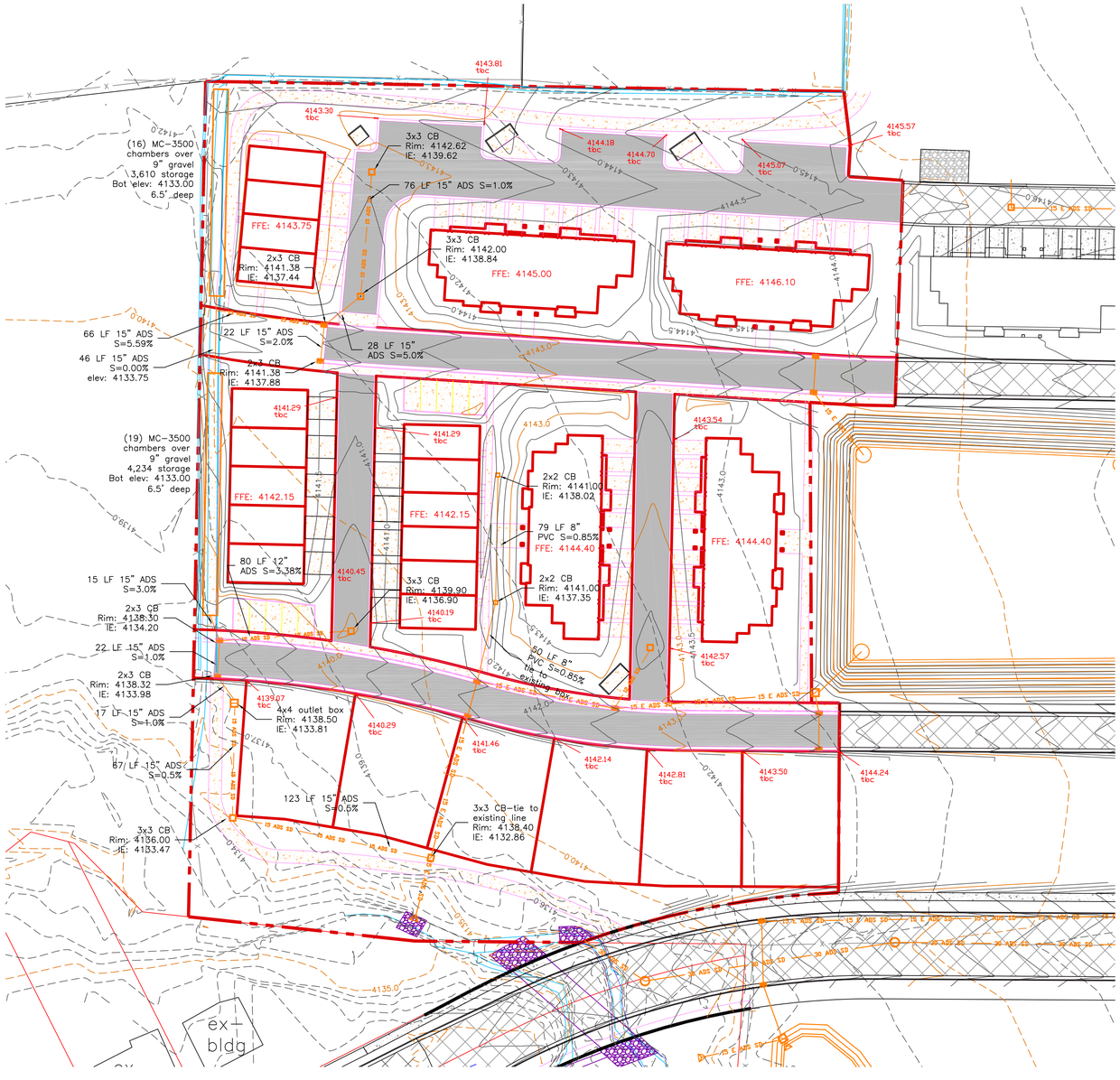
DATE : DEC.2020
DRAWING No. 1

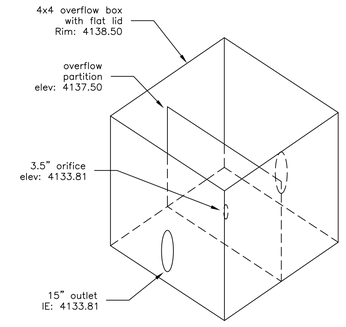
VINEYARD PHASE 3
GRADING/DRAINAGE PLAN

N

0 40 80

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





OVERFLOW BOX DETAIL

Pond C										
Drainage Area to Pond:				3.43	acres					
Weighted 'C' value for Pond Drainage Area:				0.50						
Allowable Infiltration Rate:				1.0	inches/hr =	0.0014	ft/min	per NRCS		
Pond Bottom Area:			20	ft x	148	ft =	2960	sq. ft.		
Allowable Discharge Rate:				0.1	cfs/acre					
100-Year Return Period										
Interval (min)	Precip.* Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft^3/in)	Accum. Inflow (ft3/min)	Allowable Discharge (ft^3/min)	Accum. Discharge (ft^3)	Required Storage (ft^3)	(ac-ft)
5	5.53	0.46	3.43	0.5	6225	2869	25	123	2745	0.06
10	4.21	0.70	3.43	0.5	6225	4368	25	247	4121	0.09
15	3.48	0.87	3.43	0.5	6225	5422	25	370	5052	0.12
30	2.34	1.17	3.43	0.5	6225	7284	25	741	6543	0.15
60	1.45	1.45	3.43	0.5	6225	9027	25	1481	7545	0.17
120	0.85	1.69	3.43	0.5	6225	10521	25	2963	7558	0.17
180	0.60	1.80	3.43	0.5	6225	11206	25	4444	6761	0.16
360	0.37	2.19	3.43	0.5	6225	13634	25	8889	4745	0.11
720	0.23	2.75	3.43	0.5	6225	17108	25	17778	0	0.00
1440	0.15	3.48	3.43	0.5	6225	21665	25	35555	0	0.00
Values taken from NOAA										

LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
NO. 368590
ADAM T. MACKELPRANG
STATE OF UTAH
Adam Mackelprang
8-5-2020

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

OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
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No.	REVISIONS/ SUBMISSIONS	DATE

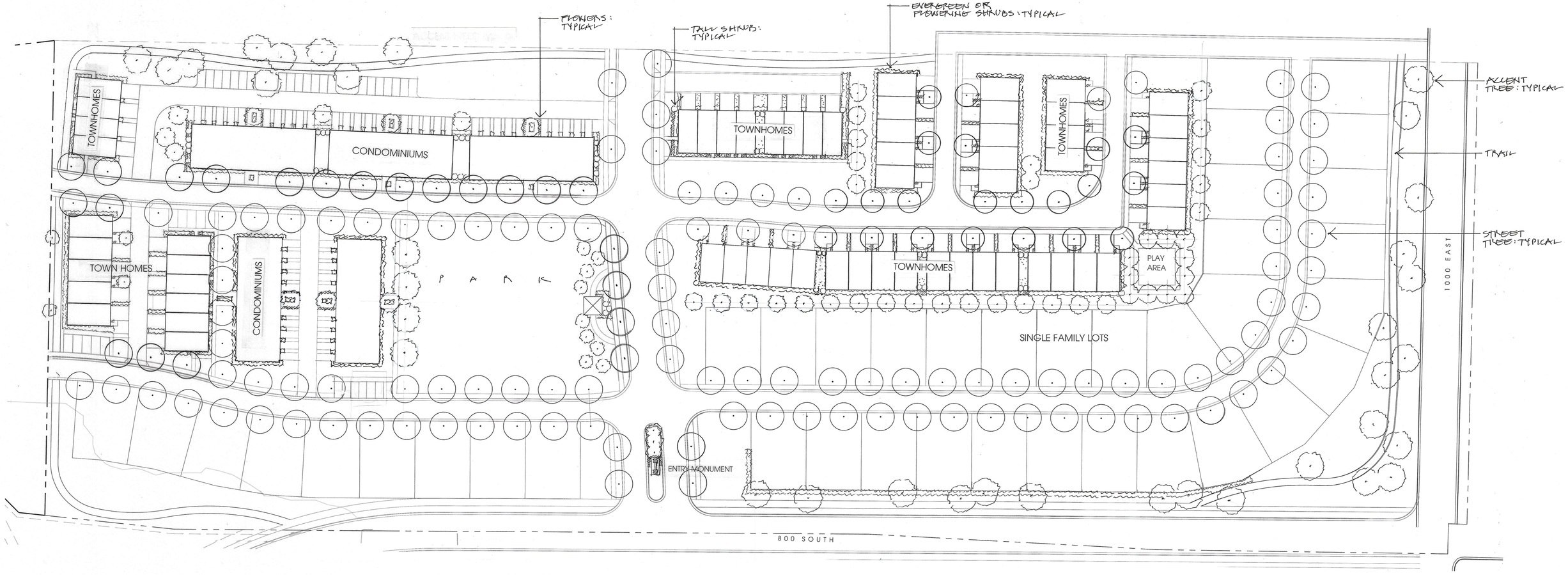
DRAWN :
REVIEWED :
PROJECT NO. :
CAD FILE :

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

DRAWING TITLE
GRADING/DRAINAGE PLAN

DATE : OCT,2019

DRAWING No.
4



Site Tabulation . Vineyard . Providence, Utah . Ironwood Construction

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

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

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

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

Lawn

North 1" = 50 Feet

50 25 0 50 100

15 MARCH 2019
Preliminary Planting Plan

VINEYARD

Providence, Utah

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

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: July 21, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 144 E. 520 N., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 144 E. 520 N. Providence UT (Lot 78)
Parcel ID #: 02-301-0078	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received July 14, 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 July 16, 2021.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

DRAFT

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

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

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

Initial JW **Name** Jessica Williamson

Date 7/14/21

SUBMITTAL REQUIREMENTS **Staff Check**

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

Applicant Information (all information MUST be provided)

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

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

Property Information
Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 144 E 520 N Parcel Tax I.D. 02-301-0078
Zone _____ Height 23' Initial JW
Setbacks (front yard) 21' (side yard) 8' & 8' (rear yard) 11' 11" Initial JW

Written Statement of Request (attach additional sheets if necessary)

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

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

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

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

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

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

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

Jessica Williamson	Jessica Williamson/VHD LLC	7/14/21
Signature of Applicant	Printed Name	Date

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

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

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

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

Residential Site Plan Application

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

Date: 7/14/21

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 Information

Address: 144 E 520 N

Subdivision: Vineyard Parcel Tax ID: 02-301-0078

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

3,650 Initial JW

Zone_____ Height 23' Initial JW

Setbacks (front yard) 21' (side yard) 8' & 8' (rear yard) 11' 11" Initial JW

Contractor Information

Name: VHD LLC

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

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

Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTR397985 Permit issued to: VHD LLC

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

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

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

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

Initial JW

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

All Applicants Must Read the Following Before Signing This Application

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

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

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

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

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

Signature of Applicant	Printed Name	Date
Jessica Williamson	Jessica Williamson/VHD LLC	7/14/21

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

Signature	Printed Name	On Behalf Of	Date
Jessica Williamson	Jessica Williamson/VHD LLC		7/14/21

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 144 E 520 N to the Providence City water system and receive water services thereby provided. I agree to the following:

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

Jessica Williamson	Jessica Williamson/VHD LLC		7/14/21
Signature	Printed Name	On Behalf Of	Date

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

I hereby apply to Providence City for permission to connect my premises at 144 E 520 N to the Providence City sewer system. I agree to the following:

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

Jessica Williamson	Jessica Williamson/VHD LLC		7/14/21
Signature	Printed Name	On Behalf Of	Date

VISIONARY HOMES

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

VIN003078 LYNDHURST
SITE PLAN

Vinyard Subdivision
Phase 3, Lot 78, 5,040 SF
Parcel # 02-301-0078

144 East 520 North
Providence, Utah 84332

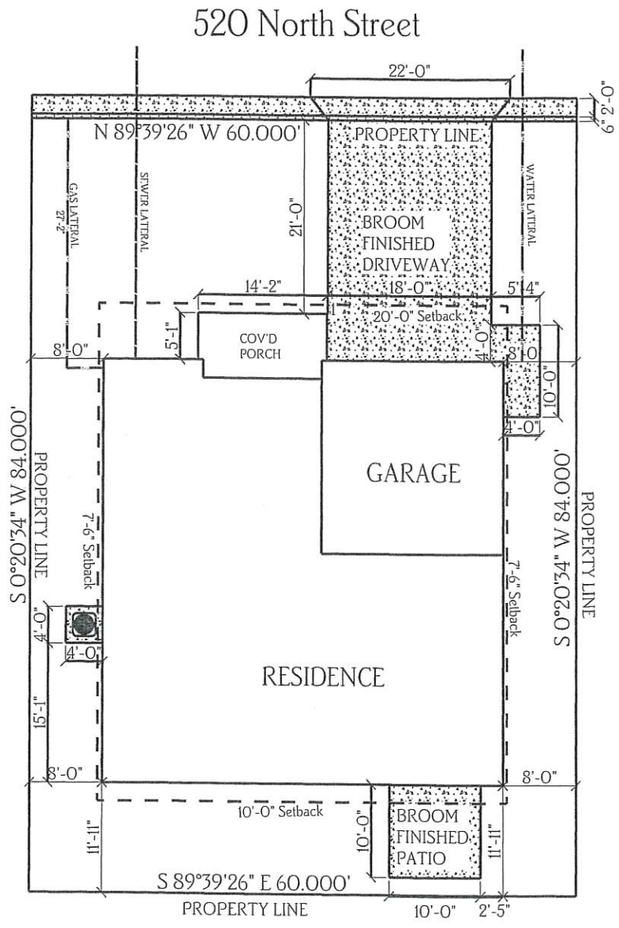
SCALE

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

GAS APPLIANCES TO BE INSTALLED:

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

TOTAL BTU LOAD - 130,000 BTU

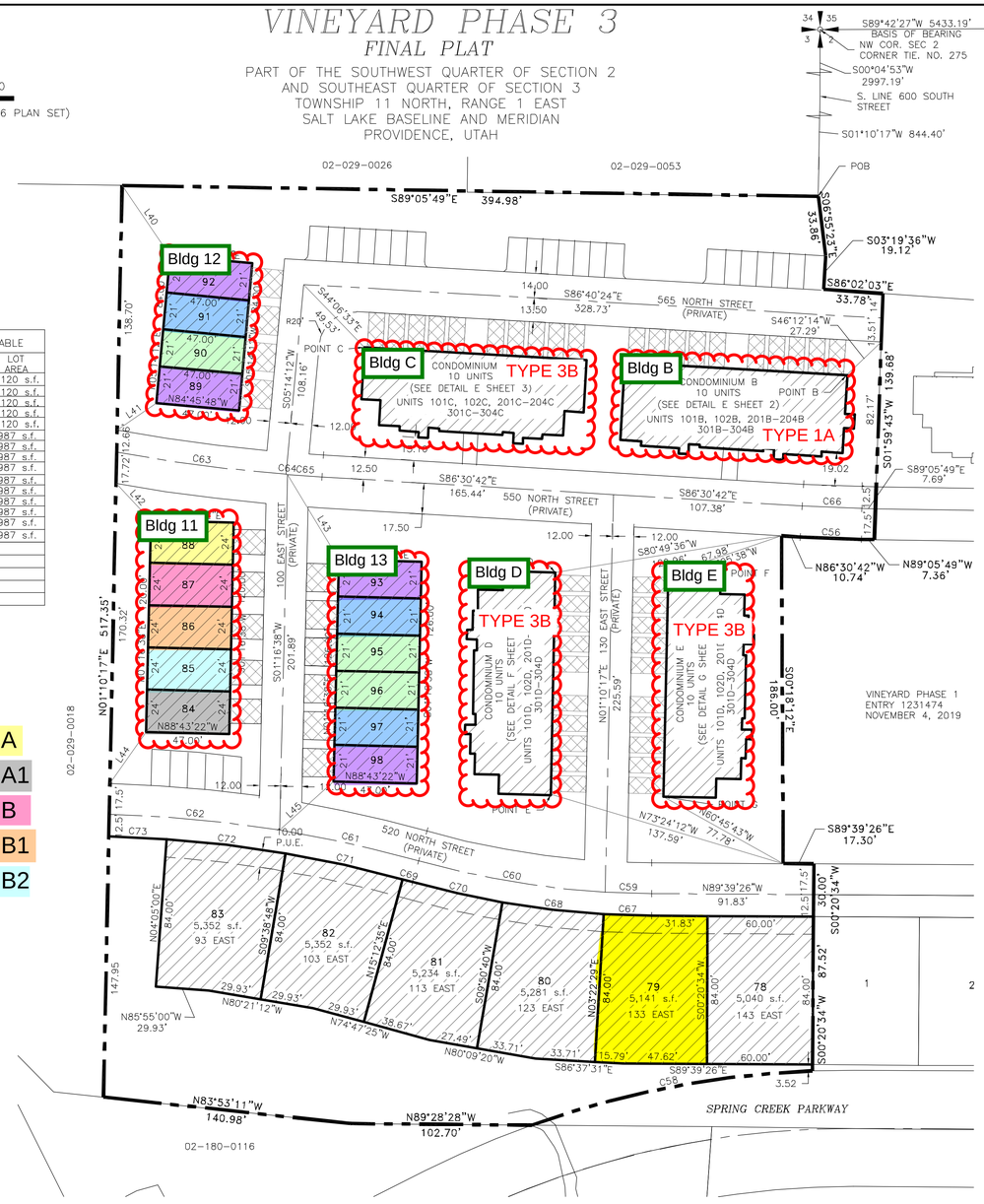


RECEIVED
JUL 14 2021
By

VINEYARD PHASE 3
FINAL PLAT

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

0 40 80
SCALE: 1"=40' (24x36 PLAN SET)



ADDRESS/LOT AREA TABLE		
LOT	ADDRESS	LOT AREA
84	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	564 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	

SITKA A
SITKA B
SITKA B1
HARRISON A
HARRISON A1
HARRISON B
HARRISON B1
HARRISON B2

LEGEND

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

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

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

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____day of _____ 2020.

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

NOTES

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

LEGAL DESCRIPTION

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

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

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

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 3, do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat , subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.
A) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.
In witness whereof the undersigned have hereunto set their signatures this _____ day of _____ 20____.

_____
Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this ___ day of _____, in the year 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 bylows.

Notary Public Signature_____
Notary Public Full Name_____
Commission Number_____
My Commission Expires_____
A Notary Public Commissioned in Utah

LAND USE AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE LAND USE AUTHORITY

_____

MAYOR APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE CITY MAYOR

_____
PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE CITY ENGINEER

_____
PROVIDENCE CITY ENGINEER

UTILITIES APPROVAL

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

_____
CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE
_____
ROCKY MNTN POWER REPRESENTATIVE
_____
DOMINION ENERGY REPRESENTATIVE
_____
COMCAST CABLE REPRESENTATIVE
_____
CENTURY LINK REPRESENTATIVE

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____
Index _____
Filed in: File of plats County Recorder

PLANNING COMMISSION APPROVAL

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

_____ _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 2020 BY THE PROVIDENCE CITY ATTORNEY

_____
PROVIDENCE CITY ATTORNEY

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

SETBACKS

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

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

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

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

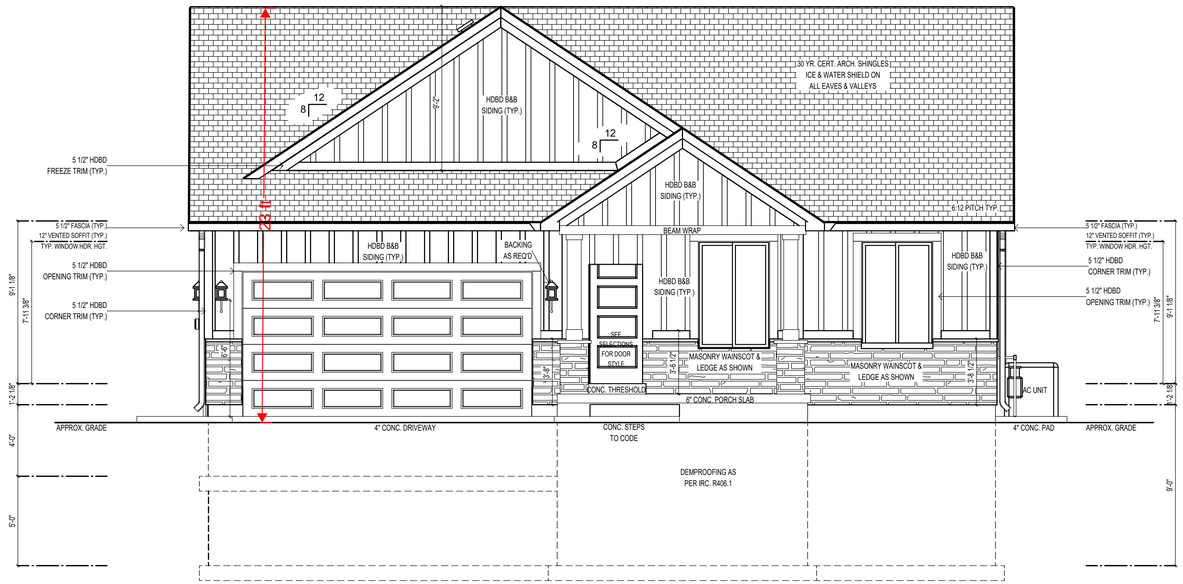
No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED :
CAD FILE :
DRAWN :
PROJECT NO. :

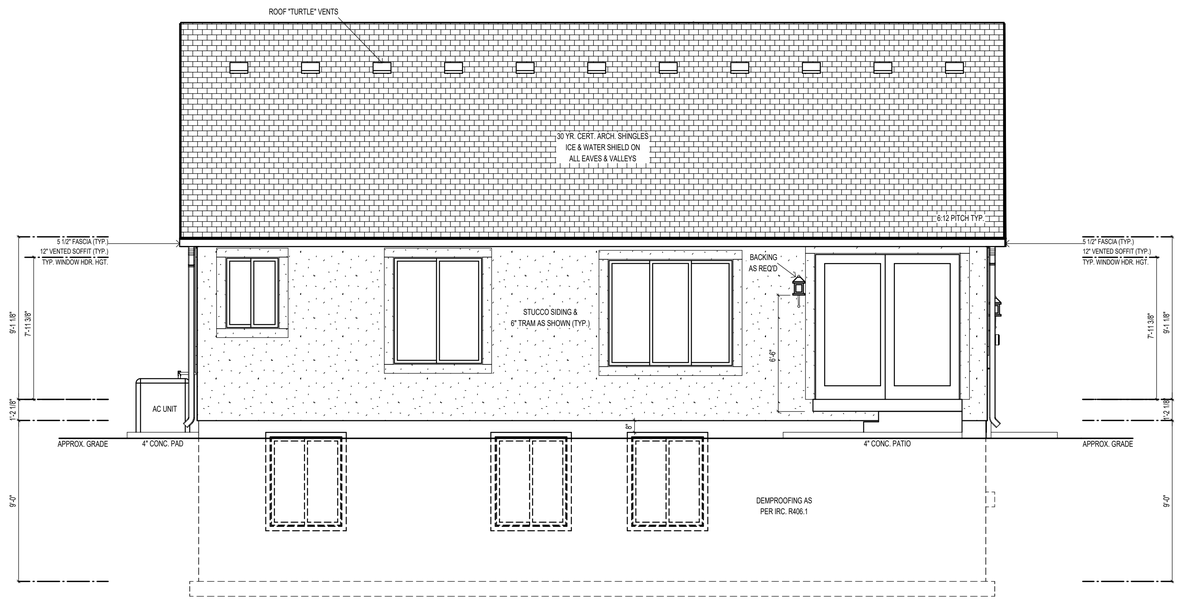
PROJECT TITLE
VINEYARD, PHASE 3
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

DRAWING TITLE
FINAL PLAT

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



FRONT ELEVATION



REAR ELEVATION

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

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum COA1

Proj: Vineyard 78
Client: Lyndhurst Spec

LYNDHURST

FRONT & REAR
ELEVATIONS

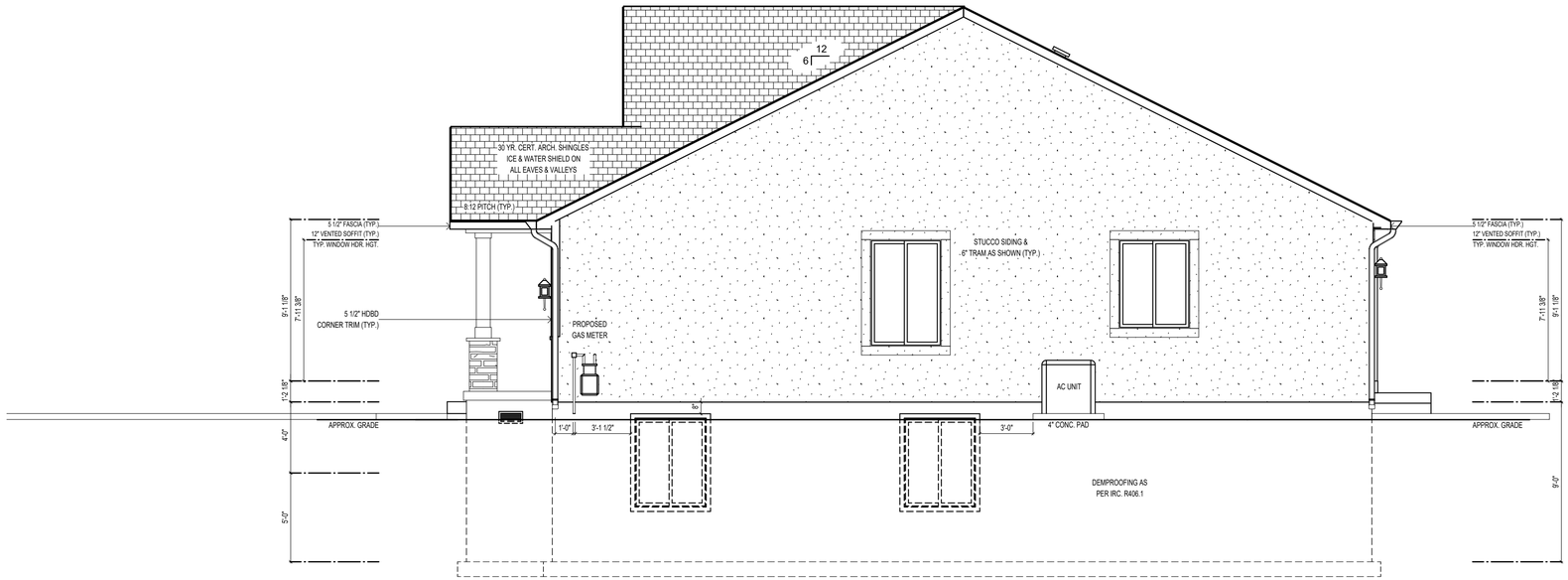
Date: 06/25/2021

Drawn By: Kellie L.
Checked by: Chase M.

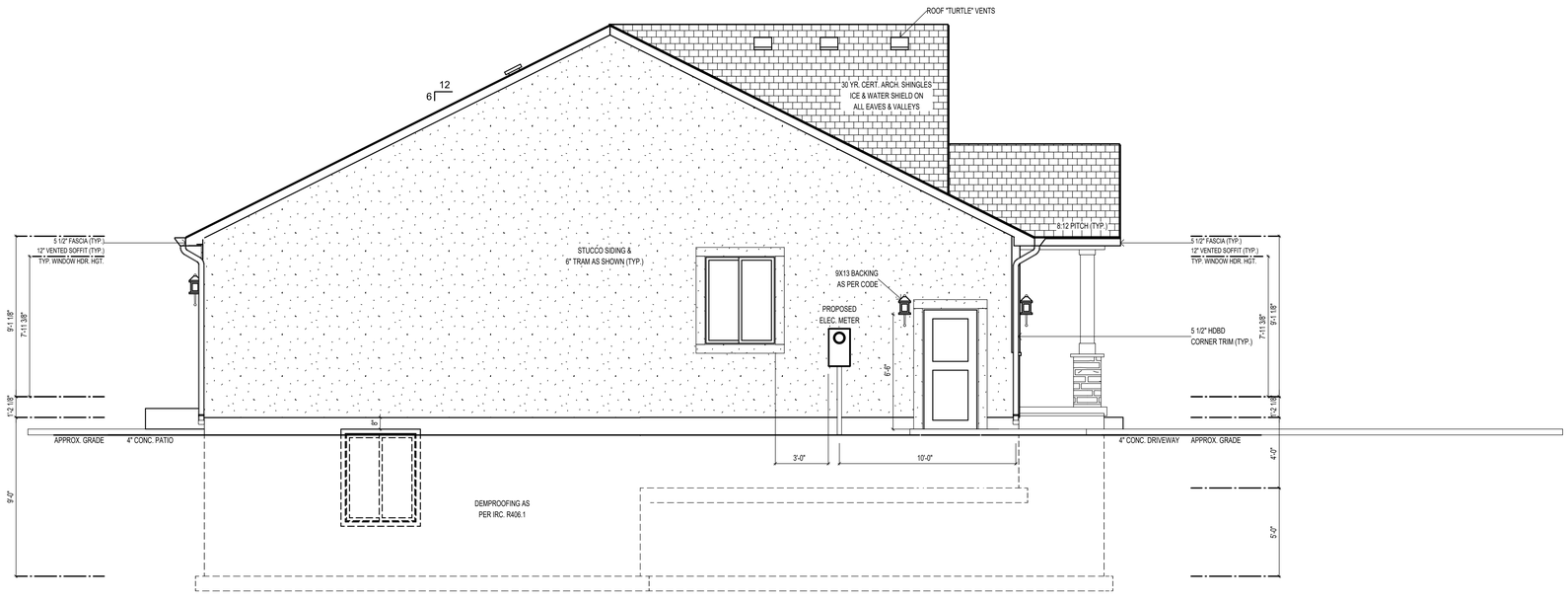
SCALE: 1/4" = 1'-0"

SHEET:

02



RIGHT ELEVATION



LEFT ELEVATION

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

visionary HOMES

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Plan current up to:
Addendum COA1

Proj: Vineyard 78
Client: Lyndhurst Spec

LYNDHURST

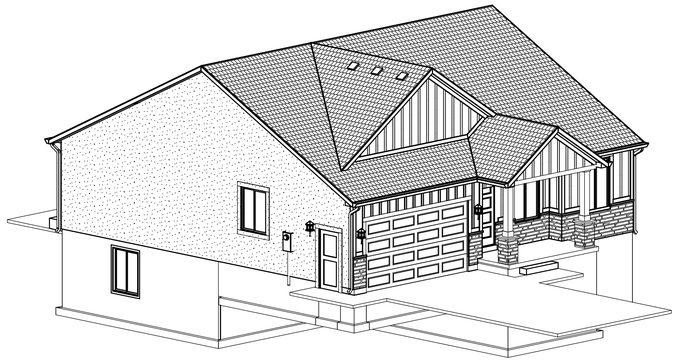
RIGHT & LEFT
ELEVATIONS

Date: 06/25/2021

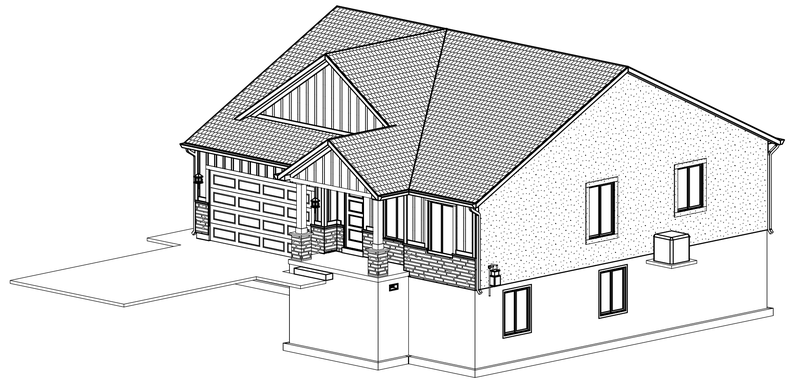
Drawn By: Kellie L.
Checked by: Chase M.

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

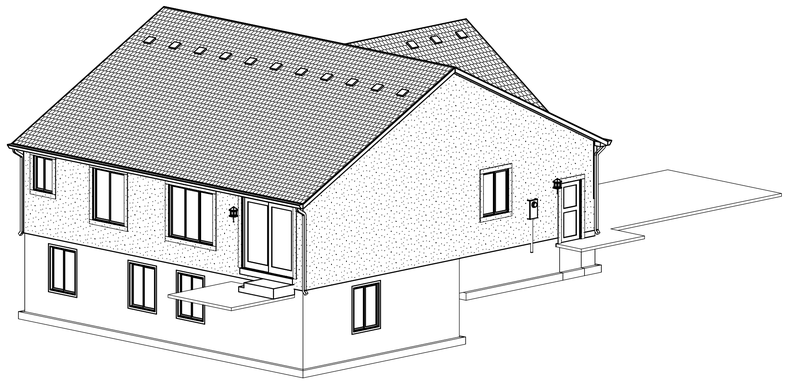
SHEET:
03



FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION

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

visionary HOMES

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Plan current up to:
Addendum COA1

Proj: Vineyard 78
Client: Lyndhurst Spec

LYNDHURST

PERSPECTIVE VIEWS

Date: 06/25/2021

Drawn By: Kellie L.
Checked by: Chase M.

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

SHEET:

04

Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

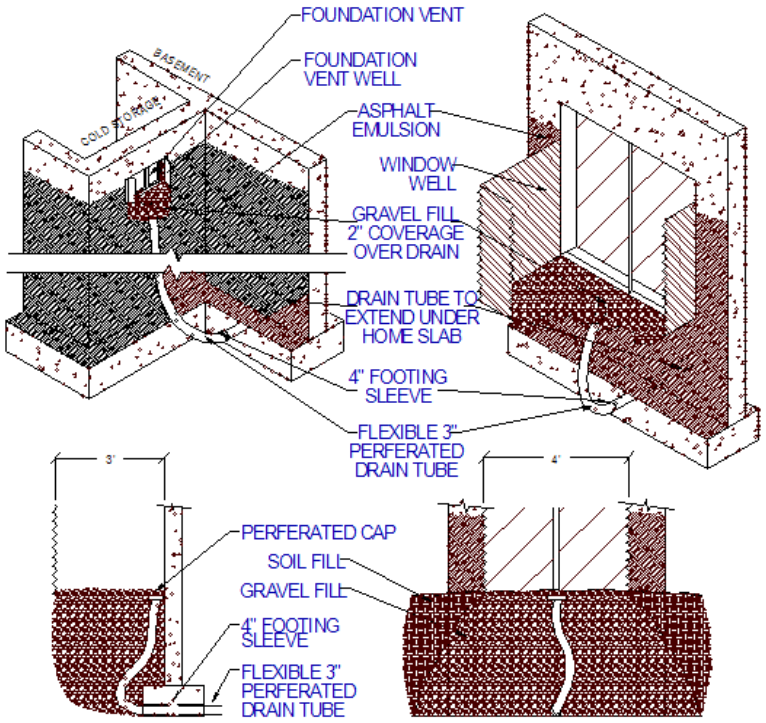
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

9 WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: July 21, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 94 E. 520 N., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 94 E. 520 N. Providence UT (Lot 83)
Parcel ID #: 02-301-0083	**General Plan**: LCR	**Zone**: LCR

Background Information:
Complete Application was received July 8, 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 July 12, 2021.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

DRAFT

    a. See submitted mitigation letter and Window Well Drain Detail
3. This conditional use is for the residence only as shown on the site plan date stamped July 8, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted, or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

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

Initial JW **Name** Jessica Williamson

Date 7/7/21

SUBMITTAL REQUIREMENTS **Staff Check**

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

Applicant Information (all information MUST be provided)

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

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

Property Information
Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 94 E 520 N Parcel Tax I.D. 02-301-0083
Zone _____ Height 30' Initial JW
Setbacks (front yard) 20' 1" (side yard) 16' 11" & 12' 6" (rear yard) 15' 2" Initial JW

Written Statement of Request (attach additional sheets if necessary)

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

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

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

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

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

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

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

Jessica Williamson	Jessica Williamson/VHD LLC	7/7/21
Signature of Applicant	Printed Name	Date

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

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

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

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

Residential Site Plan Application

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

Date: 7/7/21

Required Submittals

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

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

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

*May not apply in all cases

Applicant Information

Name: VHD LLC

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

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

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

Name: _____

Mailing address: _____

Telephone: _____ Email: _____

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

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

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

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

Project Information

Address: 94 E 520 N

Subdivision: Vineyard Parcel Tax ID: 02-301-0083

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

3,725 Initial JW

Zone _____ Height 30' Initial JW

Setbacks (front yard) 20' 1" (side yard) 16' 11" & 12' 6" (rear yard) 15' 2" Initial JW

Contractor Information

Name: VHD LLC

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

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

Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTR397985 Permit issued to: VHD LLC

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

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

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

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

Initial JW

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

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

Signature of Applicant	Printed Name	Date
Jessica Williamson	Jessica Williamson/VHD LLC	7/7/21

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

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

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 94 E 520 N to the Providence City water system and receive water services thereby provided. I agree to the following:

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

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

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

I hereby apply to Providence City for permission to connect my premises at 94 E 520 N to the Providence City sewer system. I agree to the following:

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

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

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

VIN03083 RENFROW
SITE PLAN

Vineyard Subdivision
Phase 3, Lot 83, 5,352 SF
Parcel: 02-301-0083

94 East 520 North
Providence, Utah 84332

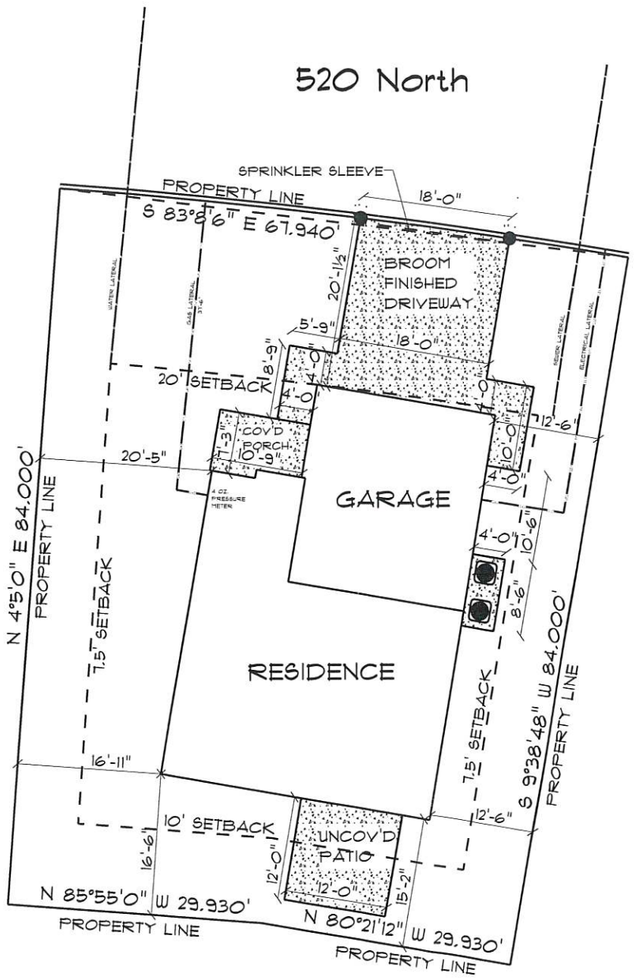
SCALE

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

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 42,000 BTU
3. Gas Range - 60,000 BTU

TOTAL BTU LOAD - 142,000 BTU

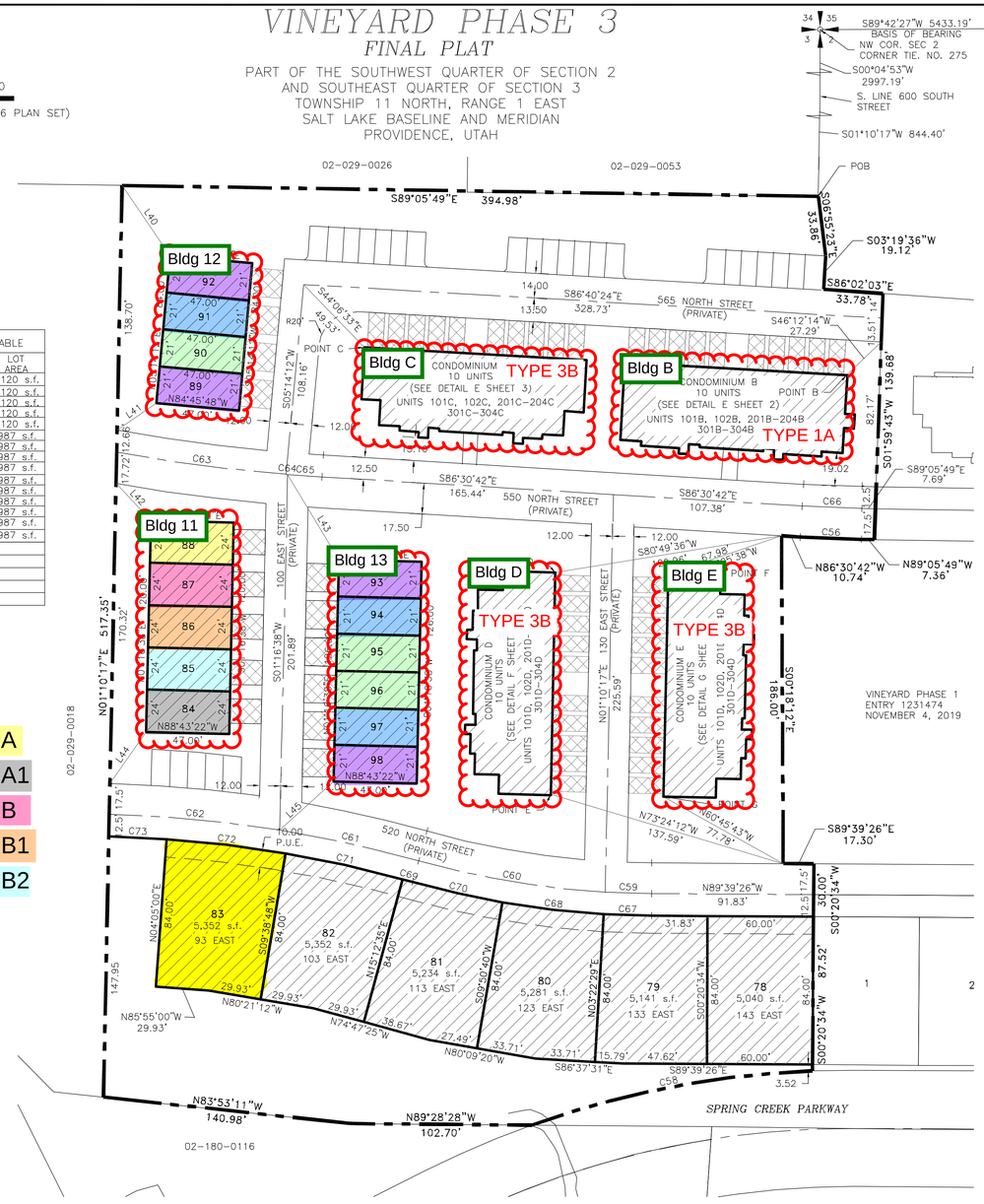


RECEIVED
JUL 08 2021
By

VINEYARD PHASE 3
FINAL PLAT

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

0 40 80
SCALE: 1"=40' (24x36 PLAN SET)



VINEYARD PHASE 1
ENTRY 1231474
NOVEMBER 4, 2019

ADDRESS/LOT AREA TABLE		
LOT	ADDRESS	LOT AREA
84	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	564 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	

SITKA A
SITKA B
SITKA B1
HARRISON A
HARRISON A1
HARRISON B
HARRISON B1
HARRISON B2

LEGEND

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

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

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

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____day of _____ 2020.

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

NOTES

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

LEGAL DESCRIPTION

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

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

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

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 3, do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat , subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.
A) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.
In witness whereof the undersigned have hereunto set their signatures this _____ day of _____ 20____.

_____
Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this ___ day of _____, in the year 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 bylows.
Notary Public Signature_____
Notary Public Full Name_____
Commission Number_____
My Commission Expires_____
A Notary Public Commissioned in Utah

LAND USE AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE LAND USE AUTHORITY

_____

MAYOR APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE CITY MAYOR

_____
PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _____DAY OF _____, 2020 BY THE PROVIDENCE CITY ENGINEER

_____
PROVIDENCE CITY ENGINEER

UTILITIES APPROVAL

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

_____
CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE
_____
ROCKY MNTN POWER REPRESENTATIVE
_____
DOMINION ENERGY REPRESENTATIVE
_____
COMCAST CABLE REPRESENTATIVE
_____
CENTURY LINK REPRESENTATIVE

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of _____
Date _____ Time _____ Fee _____
Entry _____
Index _____
Filed in: File of plats County Recorder

PLANNING COMMISSION APPROVAL

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

_____ _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 2020 BY THE PROVIDENCE CITY ATTORNEY

_____
PROVIDENCE CITY ATTORNEY

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

SETBACKS

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

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

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

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

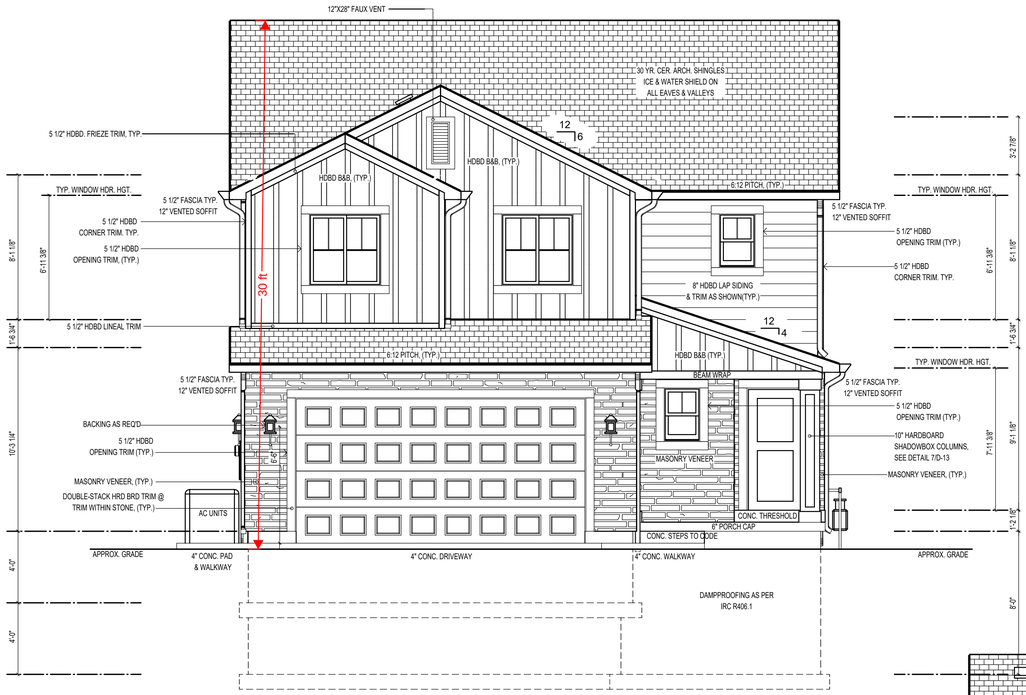
No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED :
CAD FILE :
DRAWN :
PROJECT NO. :

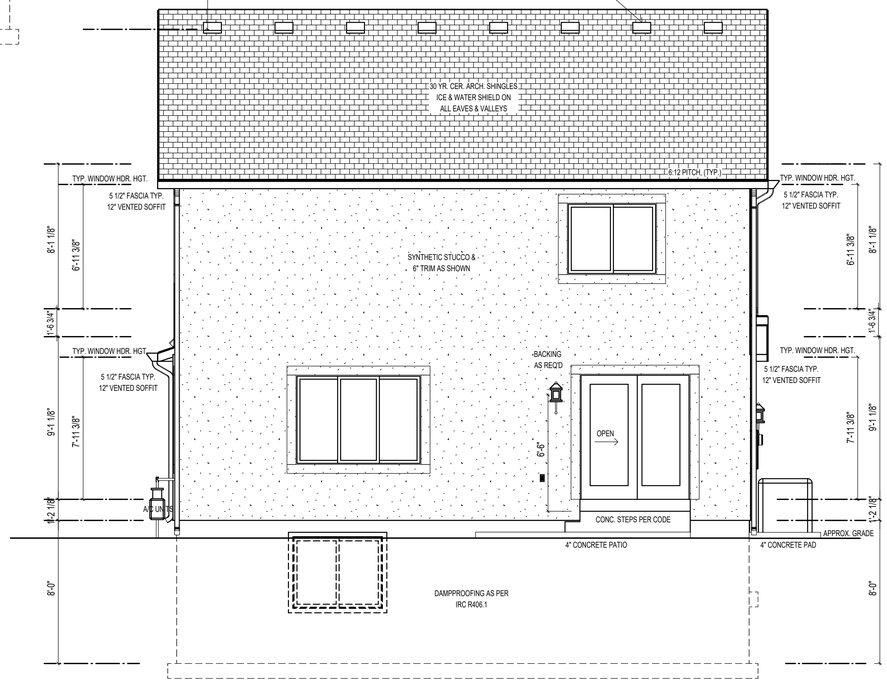
PROJECT TITLE
VINEYARD, PHASE 3
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

DRAWING TITLE
FINAL PLAT

DATE : DEC.2020
DRAWING No. 1



FRONT ELEVATION



REAR ELEVATION

FRONT EXTERIOR FINISHES		
	SQ. FT	% OF TOTAL
STONE	101.47	31.7%
B&B	158	49.3%
LAP	61	19%
TOTAL	320.47	100%

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

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Plan current up to:
Addendum C.O.A. 1

Proj: Vineyard 83
Client: Renfrow

SPRINGHILL

FRONT & REAR ELEVATIONS

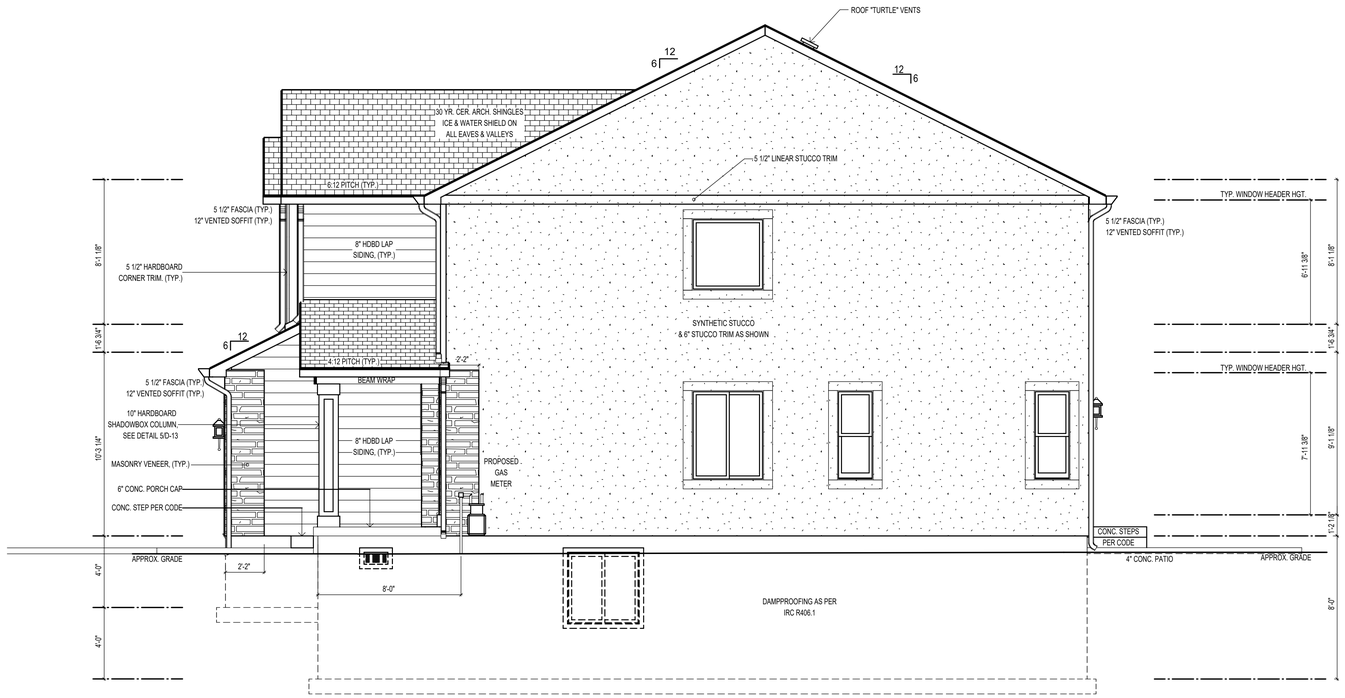
Date: 07/02/2021

Drawn By: L PARRY
Checked by: B HYER

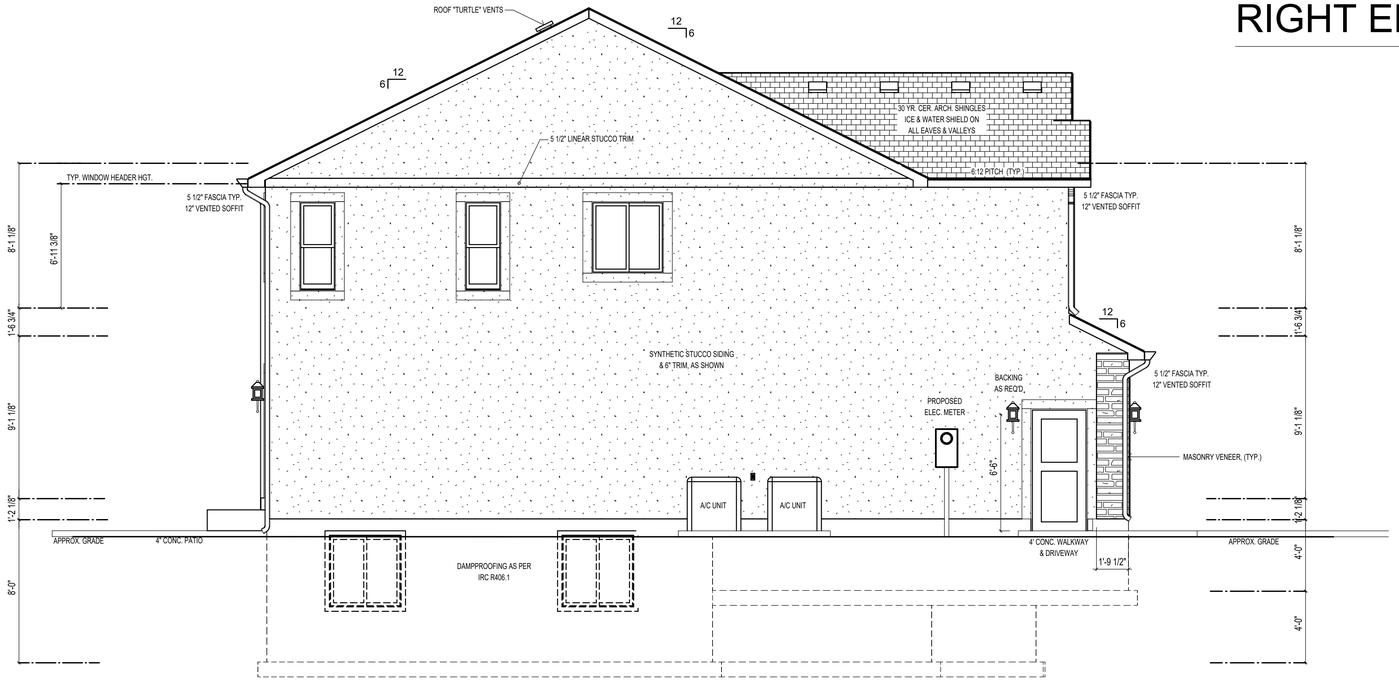
SCALE: 1/4" = 1'-0"

SHEET:

2



RIGHT ELEVATION



LEFT ELEVATION

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SPRINGHILL

RIGHT & LEFT ELEVATIONS

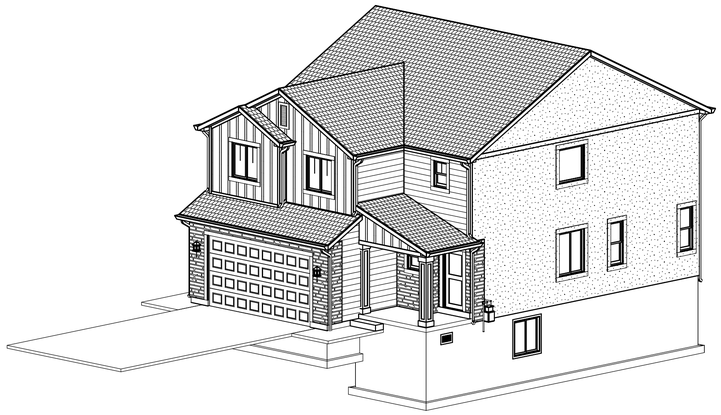
Date: 07/02/2021

Drawn By: L PARRY
Checked by: B HYER

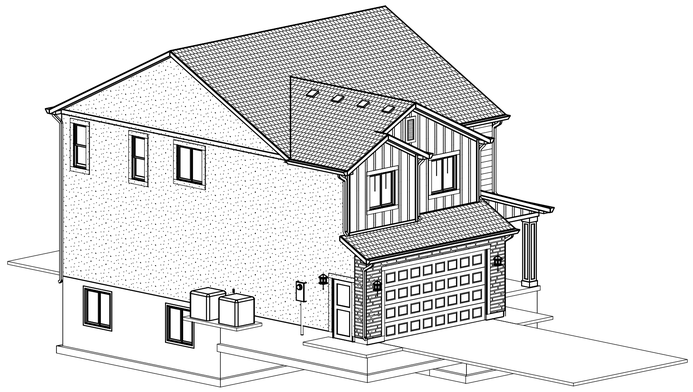
SCALE: 1/4" = 1'-0"

SHEET:

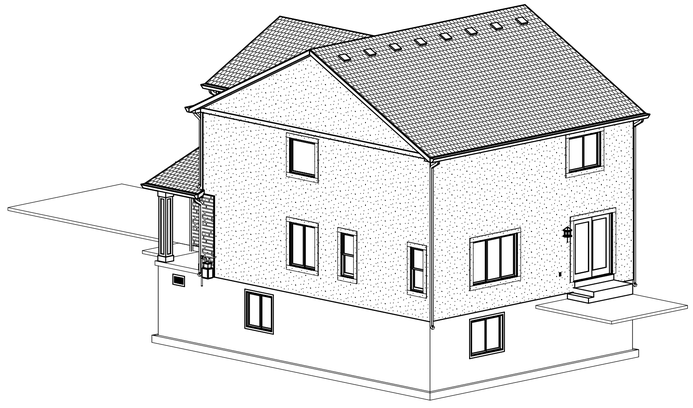
3



FRONT RIGHT ELEVATION



FRONT LEFT ELEVATION



REAR RIGHT ELEVATION



REAR LEFT ELEVATION

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SPRINGHILL

PERSPECTIVE VIEWS

Date: 07/02/2021

Drawn By: L PARRY
Checked by: B HYER

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

SHEET:

4

Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

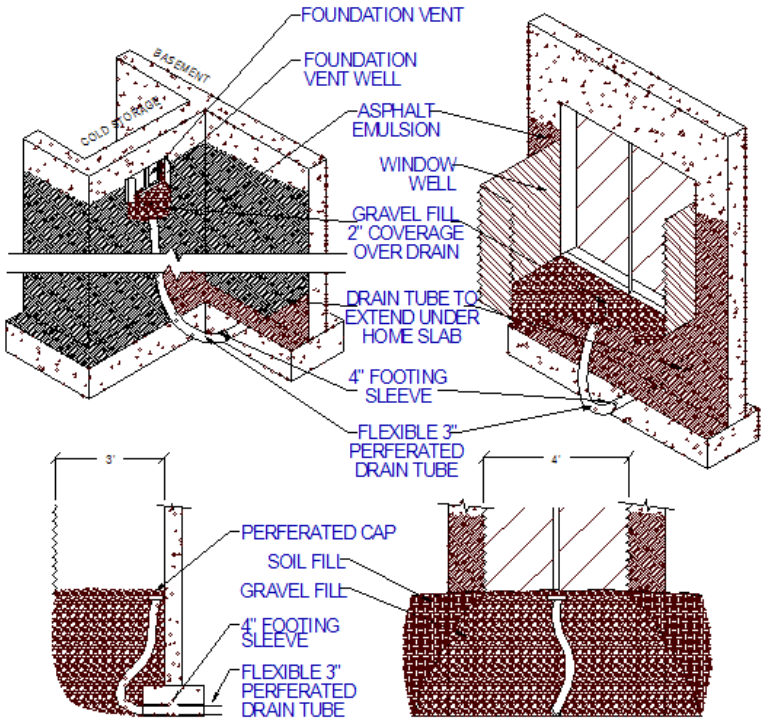
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

9 WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.