

Providence Sewer Lines in Millville City Limits

Inter-local Agreement

This inter-local agreement ("Agreement"), made by and between the city of Millville and the city of Providence for the purpose of assigning maintenance and ownership responsibilities to Providence city's sewer line that runs through Millville city limits.

Whereas, Providence City owns a sewer line that runs through Millville City limits in the area of 300 E and 600 N.

Whereas, a portion of the sewer line will be located under a new section of a public Millville city road from the East edge of the cul-de-sac at 600 North moving westward to 300 East then turning North until the Providence City border.

Whereas, a portion of the current sewer line will be relocated as shown on the attached plat map.

Whereas, there will be pavement, sidewalk, curb, and gutter above the sewer line.

Whereas, Providence City may have need in the future to repair/maintain this sewer line under said improvements.

Now therefore, Millville City and Providence City agree as follows:

1-Providence City will provide Millville City proper written notice before commencing any project that will damage any pavement, sidewalk, curb, and/or gutter.

2-Providence City will provide Millville City a written estimate of time and damages they may incur in repairing/maintaining their sewer line.

3-Providence City will coordinate with Millville City on the repairs of any pavement, sidewalk, curb, and/or gutter.

4-Providence City will repair said improvements to the conditions required by Millville City Design Standards 2.0 (Street Design) and 9.01 (Easements).

5-Providence City will do said repairs at their own expense.

6-Millville City will provide a new 20' easement around the new sewer line route.

7-The previous 20' easement in Millville City will be removed.

8-Millville City will likewise provide Providence City with adequate notice if the sewer line will be affected in any way due to Millville City requirements.

9-Millville City will cover the costs should the sewer line be affected for Millville City needs.

10-Millville City will provide Providence City a written agreement for easement through the property.

By signing below, both cities agree to abide by the terms of this inter-local agreement.

City of Millville

By: _____

Title: _____

Date: _____

City of Providence

By: _____

Title: _____

Date: _____



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February 24, 2016

Zan Murray S.E.
City Manager, Providence City
15 South Main
Providence, UT 84332

RE: **Views at Copperleaf Subdivision Ordinance Review**

Dear Zan:

This document outlines the responses to the comments from the City pertaining to the Preliminary Plan.

Subdivision Ordinance Review:

- B. The preliminary plat drawing shall be prepared on twenty four inch by thirty six inch (24" x 36") paper at a scale of one inch equals one hundred feet (1" = 100') or larger for subdivisions where the majority of lots are less than five (5) acres in size. The scale may be reduced to one inch equals two hundred feet (1" = 200') for subdivisions in which the minimum lot size is five (5) acres or more. The design shall conform to the design criteria stipulated in chapter 16.28 of this title. The preliminary plat is to be formatted and scaled in a manner similar to the final plat submittal. See subsection 16.20.010D of this title. **-Complete**
1. The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the county; **-Complete**
 2. Date of preparation, scale and north arrow. The top of each sheet shall represent north wherever possible; **-Complete**
 3. A vicinity map drawn at a scale of one inch equals one thousand feet (1"=1,000') or one inch equals two thousand feet (1"=2,000'), showing the location of the proposed subdivision in the city and its relationship to surrounding development; **-Vicinity Map boundary does not conform with the subdivision boundary.**
 - The vicinity map boundary was adjusted to match the subdivision boundary.
 4. A legal description of the subdivision boundary; **-Provided, but not checked due to insufficient information to check closure on the plat. This will be required for final plat.**
 - Final plat will have sufficient information to check the closure on the plat.
 5. The boundary lines of the subdivision shown in a heavy, solid line and referenced to section or quarter section lines; **-Basis of bearing of the survey based on two monuments is not shown on the plat. This will be required at the final plat. The subdivision boundary is unclear along 300 East through parcels 02-129-007 and 02-129-0035. This needs to be clarified on the plat.**
 - The basis of bearing of the survey based on two monuments will be added for the final plat. A note was added to the plat clarifying the subdivision boundary along 300 East. The developer will get the easement necessary for 300 East to run through parcels 02-129-0007 and 02-129-0035.



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6. All property under the control of the subdivider, even though only a portion is being subdivided, diagramming the prospective street, sanitary and storm sewer, and culinary water systems of the unplatted parts; **-Not applicable**
7. A symbolic description of all monuments, both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey; **Symbols in the legend do not indicate survey markers. Corner markers to be set are not shown on the plat.**
 - All survey markers and corner markers, found or set, have been added to the legend.
8. Existing contours at a maximum interval of two feet (2') for slopes greater than two percent (2%). For slopes of two percent (2%) or less, contour intervals shall be one foot (1'), unless waived by the city engineer; **-Complete**
9. General location and extent of any significant natural features such as slopes, streams or drainageways; **-Complete**
10. Number of lots within the following slop classes labeled on the plat for hillside development overlay zone; **-Complete, lots need labeled as to which zone they are located. Cross sections of the lots may also be required.**
 - In the General Notes the lots have been labeled as to which zone they are located in. Cross sections of the lots have not been done but can be if required.
11. Floodplains as delineated on the FEMA maps. These are available in the office of the city engineer; **-No FEMA delineations in the area.**
12. Location, dimensions, numbers (and names if applicable) of existing roads, streets, sidewalks, alleys, railroad rights of way and structures within one hundred feet (100') immediately adjacent to the proposed subdivision showing how they relate to the proposed subdivision layout: **-Complete**
13. Location, size, and grades of existing sanitary and storm sewers and location and size of water mains, wells (active or abandoned), reservoirs, gas lines, pipelines, or other underground utilities or installations within the proposed subdivision or within one hundred feet (100') immediately adjacent thereto; **-The existing telephone and power line infrastructure that services existing homes is not shown on the plat.**
 - The telephone and power line data will be shown on the construction drawings. All surface information is shown.
14. Location and dimensions of all easements of record as shown on a plat signed by the county recorder's office and dated within the last thirty (30) days; **The location of the easements is not shown clearly on the plat. Will they fall within the future right-of-way? Public utility easements are only required on the lot frontage per the MDCS.**
 - The location of the easements is part of the boundary survey. Boundary survey is referenced in the Plat. Public utility easements were added to the plat along the proposed roadways. There is also a separate sheet showing all the easements from the boundary survey.
15. Location and width of proposed streets, alleys, pedestrianways and easements; **-Complete**



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16. Location, size and capacity of proposed stormwater detention and retention ponds and settling basins; **-Complete**
 17. Layout, number, frontage, and approximate dimensions of proposed lots and blocks. Do not number blocks; number lots consecutively; **-Complete-Lot 6 does not have sufficient frontage and lot 159 does not have sufficient information to check the frontage.**
 - Both lots were verified and have sufficient frontage. Lot 159 was changed to lot 17.
 18. Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use with the use noted; **-All property is in the R-1 Zone.**
 - A note stating the project is an R-1 zone is on the plat.
 19. Shall identify all lots requiring a hillside overlay permit with the letters “HO” on the plat; **-The lots are not labeled to verify the location and lot sizes per the ordinance.**
 - A note with each class and a list of all lots within that class has been added to the plat.
 20. Sidewalks will be installed on both sides of the street in accordance with the “Millville City Manual Of Design And construction Standards”, “Concrete Sidewalk Minimum Standards For New Subdivisions And Sidewalks In Millville City Right Of Way”. **-Complete**
- C. As part of the preliminary plat, preliminary design drawing of the infrastructure shall be prepared at the scale listed in the MDCS. Three (3) copies of the design drawings are required. Separate drawings for each item listed below are required. **-Drawings should conform with the layout in the MDCS.**
- Drawings have been modified to conform with the layout in the MDCS.
1. Preliminary design drawing of the stormwater system to include:
 - a. Stormwater Improvements: Plan and profile of the stormwater improvements along each street; **- Provided, however, overflows from the basins are not indicated on the plans. It will also be required to retain the 90% storm on site according to the revised MS4 Permit.**
 - Emergency overflows from the basins have been added to the plat. All basins are 100% retention.
 - b. Plan Of Subdivision: A plan of the subdivision showing the general location and extent of any significant features such as rivers, streams, creeks, arroyos, gullies, diversion ditches, spillways or reservoirs; **-Complete**
 - c. Floodplains: Floodplains as delineated on FEMA maps. These are available in the office of the city engineer; **-No floodplains exist on the site.**
 2. Preliminary design drawing of water and sewer systems along with a profile showing grades and pipe sizes including:



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- a. The profile and tentative grade of each street; **-Water lines should be listed to show a 5 foot depth of bury. Sewer relocation design profiles should be included. A letter from Providence City stating realignment of the sewer will be required before approval of the Engineer.**
 - Water lines are shown on the profiles with 5' of bury, and sewer profile is shown with the water profile. In regards to the Providence City sewer being relocated, an inter-local agreement has been drafted that Providence city is reviewing and that will also need to be reviewed by Millville City. A copy has been submitted with our packet.
- b. Locations of pipes, valves and fire hydrants; **-The private waterline will need to be replaced with C-900 pipe on the south and east side of the streets prior to construction. Locations of hydrants, valves and the private waterline are not shown on the plan. The reservoir for the private system is also not located on the plan.**
 - The private waterline was shown on the previous submittal, but has been clearly marked with a note to replace with new line. Locations of valves, hydrants and the reservoir have been added to the plat. Overflow from the private water reservoir will be retained on Jim Hart's property.
- c. Size and type of pipe: **-Private pipe sizes are not shown on the plan.**
 - Private pipe size is now shown on the plat.
3. Preliminary design drawing of proposed streets:
 - a. The plan and profile of existing and proposed grade for each street; **The street slopes exceed 10%. A discussion needs to take place to see if it is feasible to reduce the slope to 10%. Profiles do not account for cross slopes on the roads. A grade break greater than 1% is shown on 300 East. Existing street slopes are not labeled to determine other grade breaks at connection with existing streets. Minimum vertical curve length is 70 feet. There is one curve less than 70 feet on 300 East. A minimum of 132 feet of tangent is required between horizontal curves. Landing lengths should be a maximum of 3% for a length of 50 feet on residential roads and 25 feet on cul-de-sacs.**
 - All the above requirements were met, with exception to the 132 feet of tangent required between horizontal curves. This will require a variance request.
 - b. The cross sections of each street showing the width of sidewalks, curb and gutter, and the location of utility mains; **-Standard 66' cross section is planned to be used.**
 - c. Label the slopes of all street tangents. **-Street tangents are over 10%. This will need to be reviewed with the City to see if any exceptions are allowed.**
 - The street tangents have been modified to be less than 10% except for the connection to the existing 500 north street.
- D. Preliminary design drawings are to be created with the intent that they will be used for final design. Plan and profiles for streets are to be on the same sheet aligned vertically by matching station. **-Plan sheets need to be revised. See final plat requirements for signature block and format requirements on the Final Plat. See the Manual of Design and Construction Standards for the construction drawing format requirements.**
 - Plan sheets have been revised per the above comments.



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- E. The preliminary plat shall be submitted in twelve (12) copies to the commission for review by the commission. The city planner will distribute plats to utility companies, and other affected entities.
-See **City Planner comments**.
- Done
- F. All fees must be paid prior to consideration. The following information and material shall be a part of any preliminary plat submittal and shall accompany the preliminary plat drawing in a three (3) ring binder with the subdivision name on the cover and spine:
1. Names of Developer Or Subdivider: The written names, addresses, and phone numbers of the developer or subdivider, and the individual or firm responsible for the preparation of the preliminary plat;-See **City Planner comments**.
 - Done.
 2. Name Of Agent: The developer shall designate, in writing, the name of the agent who shall be available at all times during construction and who shall not be replaced without a written notice to the city engineer. The agent will be the developer's representative at the site and shall have the authority to act on the developer's behalf;-See **City Planner comments**.
 - Done.
 3. Zoning And land use: Existing zoning and land use of proposed subdivision and immediately adjacent areas;-See **City Planner comments**
 - Done.
 4. Summary Of Number Of Lots: A summary of the total number of acres, number of lots, number of lots within the hillside overlay, acreage of commercial or industrial areas, acreage of open space, amount of land in right of way and other descriptive material useful in reviewing the proposed subdivision;-See **City Planner comments**.
 - Done
 5. Development And Maintenance Responsibility: Three (3) copies of a statement describing the development and maintenance responsibility for any private streets, ways or open space, and retention/detention ponds; **See binder for information**.
 - See Binder. There are no open space areas. All lots will be owned by lot owners.
 6. Recommendations: Three (3) copies of the recommendations of a qualified professional engineer or the affected soil conservation district regarding soil suitability, erosion control, sedimentation and flooding problems:-**Information not received yet**
 - See note 14 on plat regarding this
 7. Schedule Of phasing: Three (3) copies of a description of the phasing and scheduling of phases for the development if it is to be constructed in separate phases: **See binder for information**
 - No Phasing



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8. Petition For Annexation: One copy of a petition for annexation to the city if the land to be subdivided is contiguous to, either itself or as part of a larger tract, the boundaries of the city; **Not applicable**
9. Request For City Zoning: One copy of a request for appropriate city zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed; **-Zoning is correct at this time.**
10. Owners Of Subdivided Lots: One copy of a list of the names and addresses of all owners of subdivided lots and unplatted land contiguous to or within six hundred feet (600') of the boundary of the proposed subdivision; **-See City Planner comments**
 - Per owner. See binder.
11. Subdivision Application: One copy of a subdivision application on the standard forms provided; **-See City Planner comments**
 - Per owner.
12. Preliminary Plat Checklist: One copy of the completed preliminary plat checklist on the standard forms provided; **-See City Planner comments**
 - Per owner.
13. Lots Within Hillside Overlay Zone: As applicable, all lots identified as within the hillside overlay zone; **-See City Planner comments**
 - See general note 13 on preliminary plat.
14. Erosion plan: Erosion control plan as approved by the city engineer; **See binder for more information**
 - See Storm Drain Plan.
15. Dust Plan: Dust control plan as approved by the city engineer. **-See binder for information.**
 - See note on Erosion Control Plan.

Storm drainage Calculations

1. The percolation rate will need to be verified with tests at each pond location.
 - These will be done for construction documents.
2. The hardscape areas are too small for the area. A minimum roof size of 3,000 square feet and driveway surface of 30 feet x 30 feet should be used.
 - The above mentioned hardscape areas have been updated in the calculations and have been added to the plat.
3. The area of the pond bottom should be indicated on the plan for review purposes.
 - This will be added to the construction drawings.
4. Overflows from the ponds to a public right of way must be provided.



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- This has been added.
5. Review catch basin locations to be in conformance with the MDCS.
 - This will be added to the construction drawings.
 6. Discuss provisions to address the rain on snow event for retention facilities.
 - The emergency overflows have been added.

General Plat Comments

1. Sheet Key Notes-Note 4 has a mislabeled property number (02-029-0035) and is missing property number 02-129-0028 which is also serviced by the private water system.
 - This has been fixed.
2. The MDCS indicates that subdivisions with 10 lots or more need to have connections to two existing public streets.
 - Per owner and city discussion.

The following items were also discussed:

- 1- Signed Agreements on purchasing the required land to pave through 300 East are secured and can be provided on request.
- 2- Providence City has been contacted about whether 300 East being stubbed to their boundary is something they want as it is not on their most recent master plan. They are discussing it with their P&Z and will respond soon

Sincerely,

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