

# ***MILLVILLE PLANNING COMMISSION MEETING***

**City Hall - 510 East 300 South - Millville, Utah**

**Dec 20, 2018**

## **1. Roll Call:**

Chairman Garrett Greenhalgh, Commissioners Bonnie Farmer and Matt Anderson (Alt.).

## **Others Present:**

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Scott Robison, Jessie Williamson, Chad Mano, Councilman Daniel Grange, Adam Mackelprang, and Chad Kendrick. Secretary Adria Davis recorded the minutes.

Recorder Corey Twedt and Mayor David Hair arrived near the end of the meeting.

## **2. Opening Remarks/Pledge of Allegiance**

Chairman Greenhalgh opened the meeting at 8:01 p.m.

He led those present in the Pledge of Allegiance.

**Commissioner Rachel Thompson arrived at the meeting at this time.**

## **3. Review and Approval of agenda**

The agenda for the Planning Commission meeting of Dec 20, 2018 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Anderson (Alt.) seconded. Commissioners Greenhalgh, Farmer, Thompson and Anderson (Alt.) voted in Favor with Commissioners Dickey and Lewis excused.

## **4. Review and Approval of the Minutes of the Planning Commission Meeting**

The minutes for the meeting of Dec 6, 2018 were reviewed. A motion was made by Commissioner Thompson to approve the minutes as outlined. Commissioner Anderson (Alt.) seconded. Commissioners Greenhalgh, Farmer, Thompson and Anderson (Alt.) voted in Favor with Commissioners Dickey and Lewis excused.

## **5.A. Zoning Clearance – Visionary Homes, Mano residence at 121 S 200 W Millville.**

The home in consideration is currently in a flood zone.

Jessie Williamson, the representative from visionary homes, presented a new 100 year flood analysis map that was completed by Alliance Consulting Engineers. (See attached) The engineer Adam Mackelprang was also present to explain the circumstances.

They are claiming that according to this new map the home is not in a flood zone. They will be presenting this map and survey work to FEMA to have the boundaries changed, however the process can take up to 4 months. They would like to get started on building the home while the rest of the paperwork is processing.

The home needs to be built one foot above the base flood elevation. The elevation is what is in question as the new map shows it lower than the existing FEMA map.

The commissioners didn't feel comfortable overriding the current ordinances that state it must be one foot above base flood level if in a flood zone, and it currently IS in a flood zone. However, the Mayor of the city is the Flood Plain Administrator and can make that determination. The commissioners decided to wait for the Mayor to arrive at the meeting before moving forward.

Chairman Greenhalgh moved to table the issue until the Mayor arrives. Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thompson and Anderson (Alt.) voted in Favor with Commissioners Dickey and Lewis excused.

**5.B. Set Public Hearing for Zollinger Industrial Subdivision Preliminary Plat.**

Commissioner Thompson made a motion to set a Public Hearing for the Zollinger Industrial Subdivision Preliminary Plat for 8:05 pm on Jan 3, 2019. Commissioner Farmer seconded. Commissioners Greenhalgh, Farmer, Thompson and Anderson (Alt.) voted in Favor with Commissioners Dickey and Lewis excused.

**5.C. Set Public Hearing for Cripple Creek Estates Preliminary Plat.**

Commissioner Thompson made a motion to set a Public Hearing for the Cripple Creek Estates Preliminary Plat for 8:10 pm on Jan 3, 2019. Commissioner Anderson (Alt.) seconded. Commissioners Greenhalgh, Farmer, Thompson and Anderson (Alt.) voted in Favor with Commissioners Dickey and Lewis excused.

**5.D. Proposed changes to the General Plan Transportation Map**

Councilman Grange explained that Nibley wants to fix the T-intersection at 3200 South. They are proposing a continuance of the 3200 South road heading east into Millville that connects to our city by way of 2 roundabouts ultimately joining into 200 South in Millville.

Mayor Hair has proposed a better solution of connecting 3200 South directly east crossing the river and joining into 300 South in Millville. This would involve making 300 south a collector road and also possibly allow the connection of Nibley's sewer line into Millville.

The beginning step to any of this development is to update the General Plan Transportation Map to show 300 South as a collector road, which would allow the city to apply for Grant money to move forward.

Chairman Greenhalgh made a motion to set a Public Hearing to obtain the citizens' input on these changes at 8:15 pm on Jan 3, 2019. Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thompson and Anderson (Alt.) voted in Favor with Commissioners Dickey and Lewis excused.

**5.E. Other**

As the Mayor had not yet arrived, and it was nearing the end of the meeting, the Chairman returned to the building permit for the Mano residence.

The flood zone was reviewed again with Visionary's engineer (Mackelprang).

The commissioners were very concerned about the area being built in where it has had multiple instances of flooding. Commissioner Thompson mentioned she has recently been in this area to help sandbag and has seen this river flood twice in her lifetime. Also the ground water can be an issue as she personally has multiple sump pumps at her own residence.

Chairman Greenhalgh was concerned with the elevation of the home and warned that a basement was a bad idea and advised against it.

The homeowner, Chad Mano, stated that the home would have a basement. After repeated warnings from the commissioners about the flooding potential of this area, Mr. Mano said "We have done our due diligence and are comfortable with it."

All the commissioners wanted to be on record stating that Mr. Mano had been warned of the flooding potential and was taking the risk onto himself in building here.

Commissioner Farmer moved to approve the zoning clearance, contingent upon the approval of the Mayor who is the Flood Plain Administrator. Commissioner Thompson seconded. Commissioners Greenhalgh, Farmer, Thompson and Anderson (Alt.) voted in Favor with Commissioners Dickey and Lewis excused.

**6. City Council Report – review minutes from the Dec 13, 2018 meeting.**

Councilman Grange explained that he had attended the Providence meetings to voice opposition to their Life Cycle Zone.

Celco has 88 acres and has petitioned to move into Providence since Millville cannot provide sewer or water for this area. This land would become part of the Life Cycle Zone and potentially develop into hundreds of housing units (cluster housing). Millville is opposing this annexation based on the housing density and heavy usage of Millville roads.

**7. Agenda Items for Next Meeting**

3 public hearings

**8. Calendaring of future Planning Commission Meeting**

The next regularly scheduled meeting will be held Thursday, Jan 3, 2019.

**9. Adjournment**

Chairman Greenhalgh moved to adjourn the meeting at 9:10 p.m.



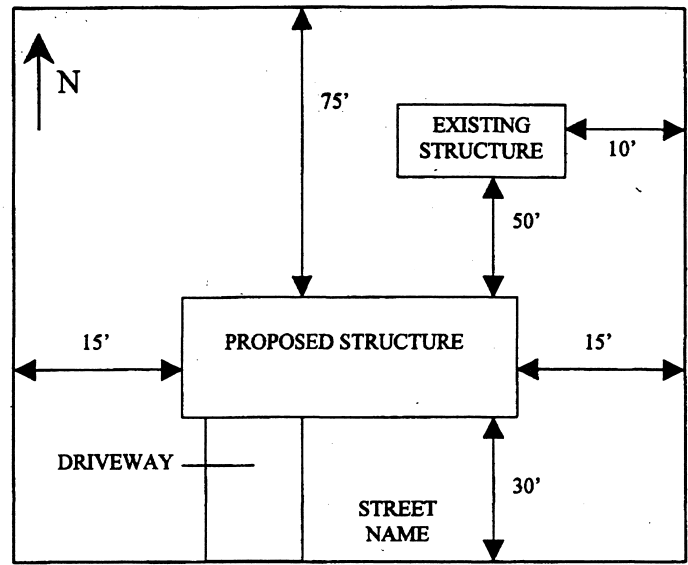
00829

**MILLVILLE CITY**  
**ZONING CLEARANCE FOR BUILDING PERMIT**  
**THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL**

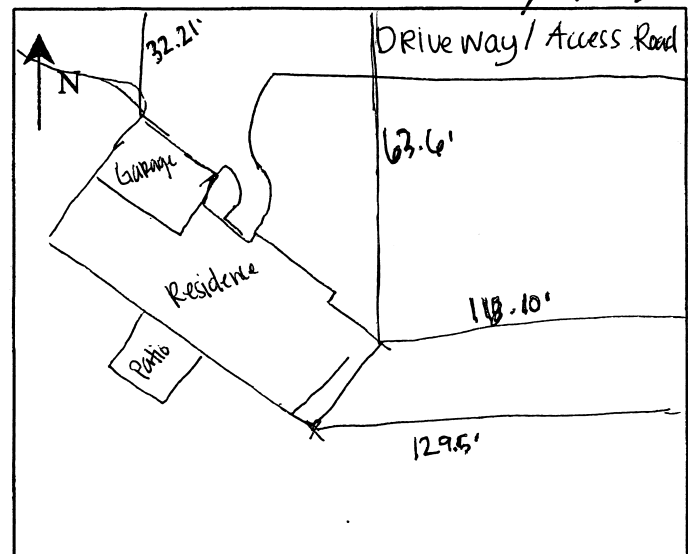
**APPLICATION INFORMATION**

1. Visionary Homes - Mano Residence  
APPLICANT'S NAME
2. 50 E 2500 N Ste. 101  
MAILING ADDRESS
- North Logan UT 84341  
CITY STATE ZIP CODE
3. 425-752-1420 ext. 204  
HOME TELEPHONE BUSINESS TELEPHONE
5. Chad & Rachel Mano  
OWNER'S NAME (if different from applicant)
6. Single Family Dwelling  
TYPE OF STRUCTURE
7. 4020 sq. ft. 8. \_\_\_\_\_  
SQUARE FOOTAGE ZONE
9. \_\_\_\_\_  
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0024  
TAX IDENTIFICATION NUMBER
11. 121 S 200 W  
ADDRESS OF CONSTRUCTION
12. 5.55 acres, 241,750 sq. ft. 13. \_\_\_\_\_  
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐  
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐  
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐  
(specify in remarks)
17. \_\_\_\_\_  
REMARKS

**SAMPLE PLOT PLAN**  
(numbers do not represent required setbacks)



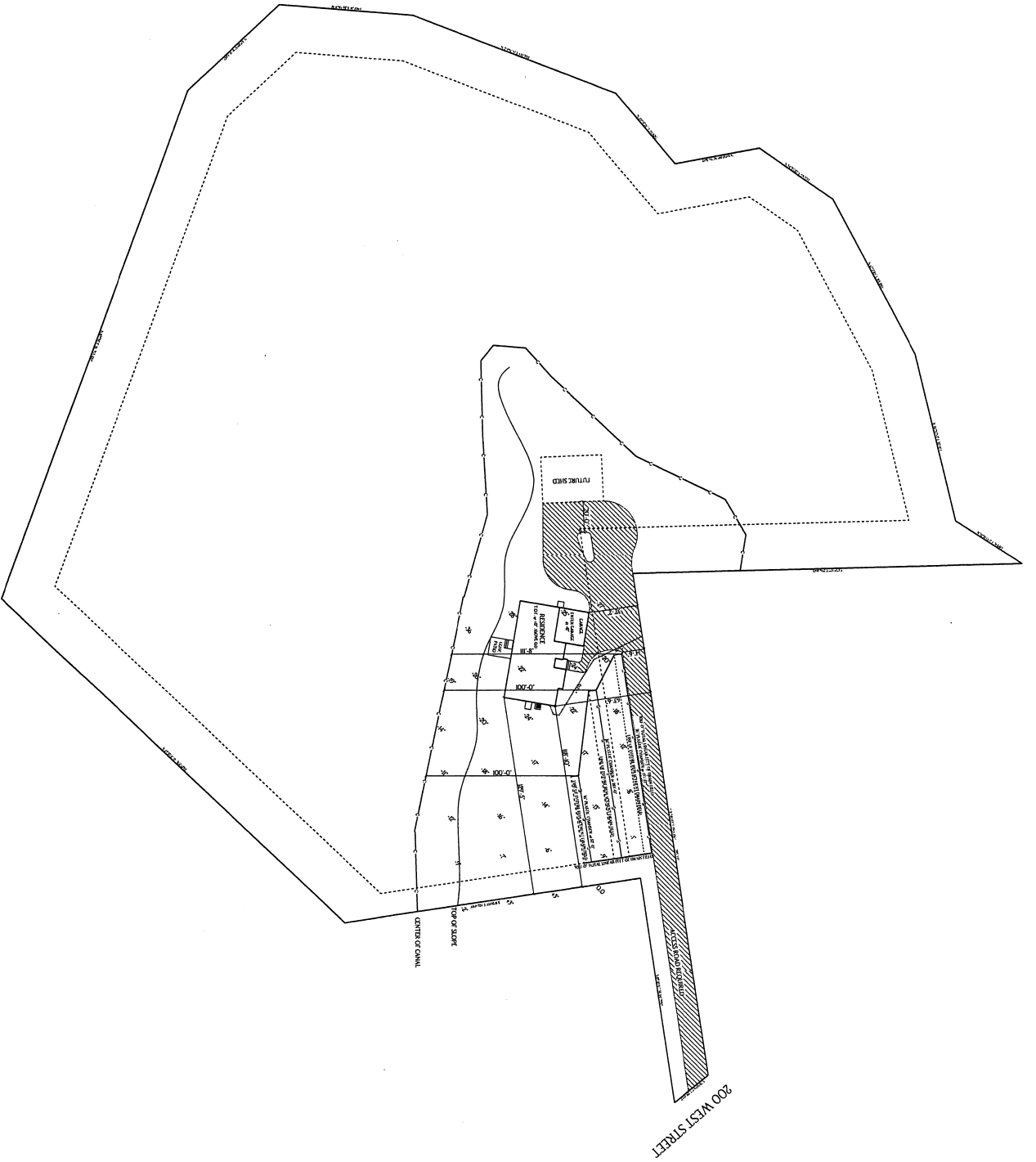
**PLOT PLAN** height 20' 6"



APPROVED - PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_

FEES PAID - TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)



**VISIONARY HOMES**

501 2500 N. St-101  
North Logan, UT 84341  
(435) 782-1480

**MANO RESIDENCE  
SITE PLAN**

101 South 200 West  
Mellville, UT 84526

Parcel #03-009-0004

**SCALE**

3/8" = 1'-0"  
1" = 12'-0"

**GAS APPLIANCES TO BE INSTALLED:**

- 1. 50 Gal Water Heater - 38,000 BTU
- 2. 30% EIT Furnace (Basement) - 44,000 BTU
- 3. 50% EIT Furnace (Main) - 54,000 BTU
- 4. Gas Range - 55,000 BTU

**TOTAL BTU LOAD - 210,000 BTU**

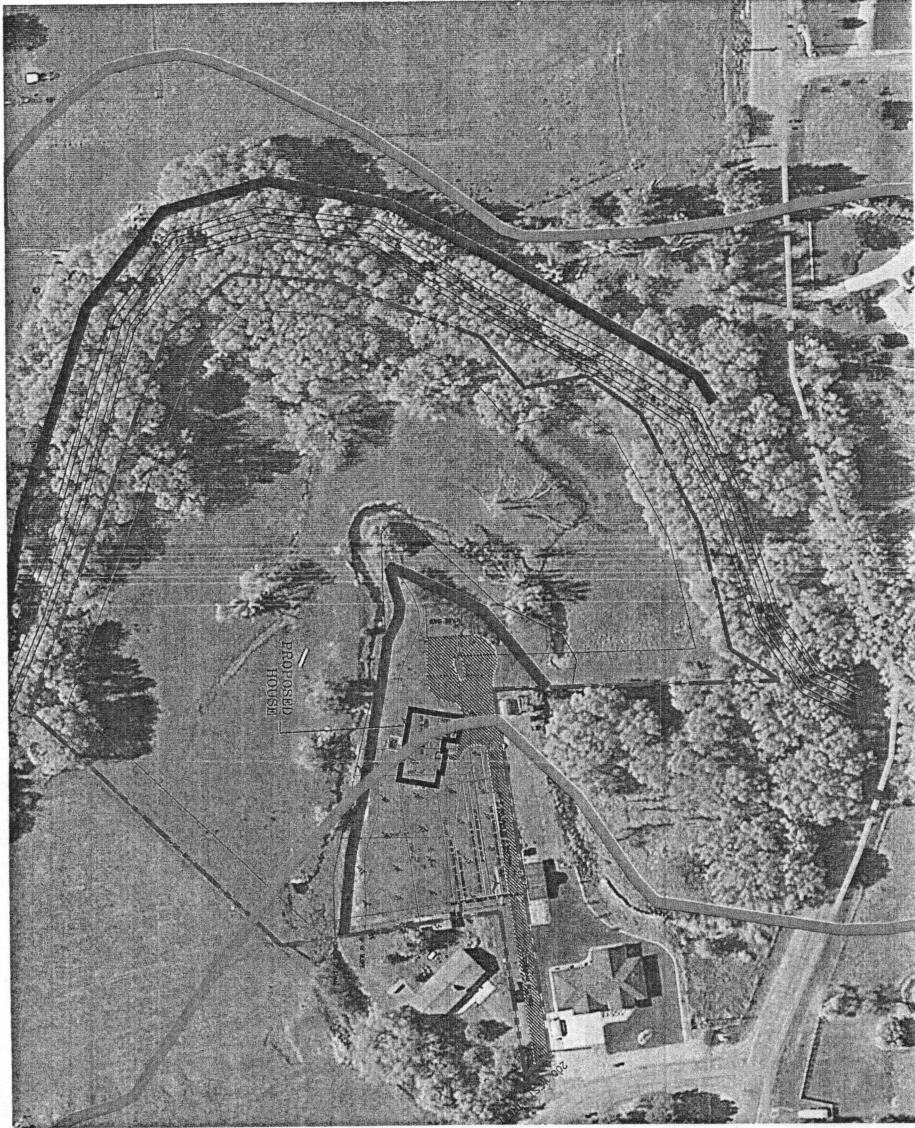
**40% PRESSURE REQUIRED**

MANO RESIDENCE PARCEL #03-029-0024  
100YR FLOOD ANALYSIS

121 SOUTH 200 WEST  
MILLVILLE UTAH



0 25 50 100  
SCALE: 1"=50' (GRAPHIC PLAN SET)  
SCALE: 1"=100' (TEXT PLAN SET)



LEGEND

- PROPERTY BOUNDARY LINE
- FLOOD LIMIT PER CURRENT FEMA MAP (ZONE A)
- FLOOD LIMITS PER HEC 4.1 ANALYSIS
- BLACKSMITH FORK RIVER
- ROAD CENTERLINE

MANO RESIDENCE  
PARCEL #03-029-0024  
121 SOUTH 200 WEST  
MILLVILLE UTAH

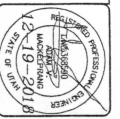
DRAWING TITLE  
**100YR FLOOD ANALYSIS**

| NO. | REVISIONS / SUBMISSIONS | DATE |
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REVISION 1:      DRAWN:      PROJECT NO. 1:  
DATE FILE:      PROJECT NO. 1:

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**ACE** ALLIANCE CONSULTING  
ENGINEERS  
150 EAST 200 NORTH SUITE 6  
LOGAN, UTAH 84301  
(435) 788-1121  
alliancelogans@yahoo.com



## MEMORANDUM

DATE: December 12, 2018  
TO: Millville City  
CC: Chad Kendrick  
FROM: Zan Murray S.E.  
SUBJECT: Zollinger Industrial Subdivision

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I have reviewed the Zollinger Industrial Subdivision final plat and have outlined the remaining items to be addressed. This review includes updated comments on items from the pre-application review performed on November 14, 2018, as well as new items associated with a final plat review.

Below, the items outlined in the pre-application review are in bold, and updated comments are standard font.

1. Water availability to the site, including water source and water rights, should be addressed. I believe these will be handled by the Zollinger water system but we should make sure there are adequate provisions made for the site so if lots are sold, the water supply will be adequate.
  - **Connections have been shown on sheet C-2.1. From the Concept Meeting, we understand that the water supply is from the Zollinger private water system. Adjacent property boundaries should also be included on all sheets, as it appears the proposed utility locations may be within property owned by JR Farms LLC.**
2. Sewer availability should be addressed. Where will the sewer go? Will septic systems be used? If so, has the Health Department reviewed the feasibility of the site? Documentation will be required.
  - **"Proposed Septic Drain Fields" are outlined on the sheet C-2.0. However, septic tank locations are not defined. Documentation is not attached outlining a review from the Health Department and no septic systems are outlined on lots 3 or 4. Bear River Health Department will need to sign the plans per the ordinance.**
3. The C-M zoning is a spot zone surrounded by agriculture. This can create some problems should be addressed by the planning and zoning committee.
  - **As an existing development, there isn't a way to deal with this item now. It should be considered in the future when additional development occurs to correct the problem.**
4. Storm water management should be addressed for any completed and proposed development.
  - **Item 12, "Storm Water Retention," appears to point to every turfed location. Clarification for the retention capabilities of these areas should be addressed. For example, the area between parking lots appears to be draining toward the proposed**

**drain fields, but is labeled "Storm Water Retention." Storm retention volume calculations should be included.**

5. Roadway access from 800 West needs to be reviewed by the roadway owner (Cache County).
  - **Provide documentation that Cache County has reviewed and approve of this design.**
6. Traffic studies may need to be performed to determine the effects on 800 West. Logan City and Cache County should be included in this discussion.
  - **Please provide documentation from Logan City and Cache County.**
7. The ownership of 1940 South should be discussed. If it is public, the setback to existing buildings should be 30' according to Millville code 17.26.050.2.9. A turnaround per the ordinance will be required as well. The road is not shown being extended to the property line.
  - **The intent is to dedicate 1940 as a public street. It has been agreed that the roadway will be plowed by Zollingers. We have reviewed the turnaround requirements for garbage removal with the Environmental Department at Logan City. They are fine with the development layout since it is commercial. Note that the site design should limit backing of garbage trucks to 150 feet.**
8. Screening of trash should be planned for to reduce pollution of neighboring properties.
  - **This should be identified on the site plan for Lots 3 and 4.**
9. A perimeter wall is required adjacent to Ag land unless waived by Millville City.
  - **The neighboring property owner has not indicated a concern at this time. He may do so at the public hearing.**
10. A lighting plan should be provided for the lots.
  - **Street lamp locations have been outlined, but parking lot lighting plans have not been addressed. Please provide this with the site plan designs for the zoning clearances on Lots 3 and 4.**

**Preliminary Plat items to be addressed include:**

11. Contour lines on a Preliminary Plat Drawings
12. Show Utility connections and routing to Lots 3 and 4.
13. Provide Verification that the water system can meet the State Rules for water pressure and fire flow.
14. Show curb and gutter grades along the City to indicate slope of the road for conformance with the Ordinance and Standards.

**Additional items to be addressed as a result of a final plat review are as follows:**

15. The point of beginning is not indicated on the drawing to correspond with the survey tie.
16. Include a symbol in the legend for the monuments that will be set at each lot corner.
17. A Bear River Health Department Block needs to be included.
18. The front setback on Lot 3 should be 30 feet. Show the other required setbacks on the lots.



J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

**J-U-B ENGINEERS, INC.**

- 19. A legend should be included for sheets C-2.0, 2.1, and 2.3**
- 20. Notes 2, 8, and 10 of the Utility Construction Notes refer to sheet C-5.1. C-5.1 is not included in this submission.**
- 21. Note 1 of the Utility General Notes refers to sheet C-0.1. C-0.1 is not included in this submission.**
- 22. Note 2 of the Utility General Notes refers to sheet C-3.1. C-3.1 is not included in this submission.**
- 23. Please show the fence referred to on the Sections on the associated plan view drawing. Also show the property line on both the plan view and section view as well (See note 1)**
- 24. Contours should be included on the drawings as outlined in the City Code.**
- 25. It appears the submission does not include all sheets. Proposed sidewalk, curb and gutter, etc. are not called out on any of the sheets.**

Please feel free to contact me if you have any further questions.

# CERTIFICATE OF DEDICATION

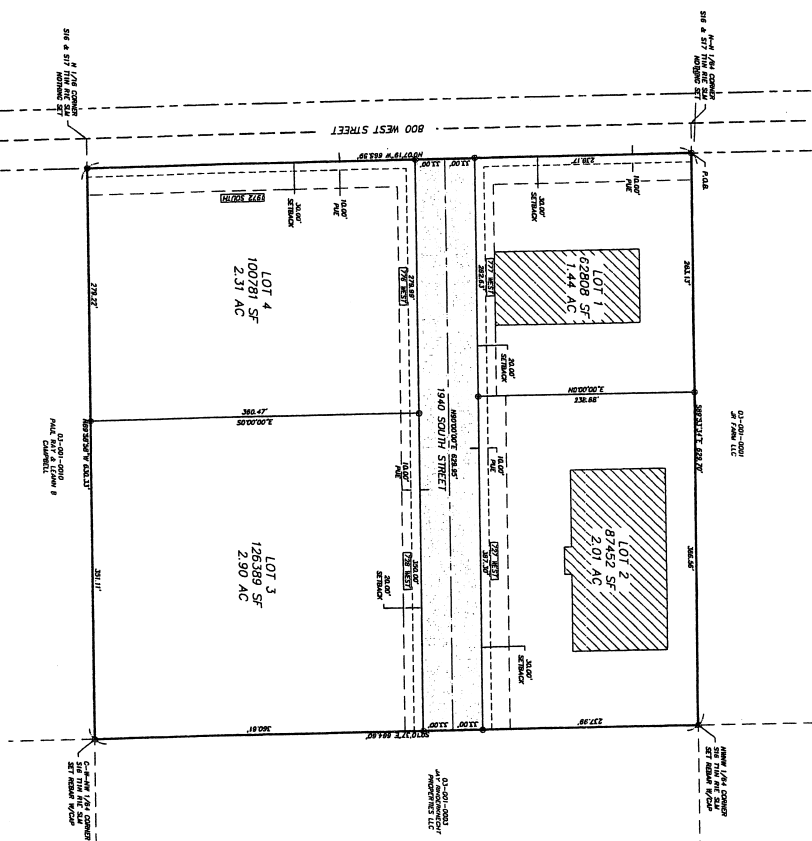
[illegible][illegible]

COUNTY OF COCKE \$

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2016, BEST  
KNOWING AND LEGALLY QUALIFIED, A NOTARY PUBLIC, STATE OF TENNESSEE,  
HABET TOLLIVER, HUSBAND JAMES T. TOLLIVER, 2000, LLC, THE PERSON  
PROPOSED ON THE BASIS OF SUFFICIENT EVIDENCE, TO BE THE PERSON  
TO SIGN THE INSTRUMENT, AND THE INSTRUMENT, AND THE INSTRUMENT  
DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID GLOBAL PROPERTY  
2000, LLC, BY AUTHORITY OF ITS OWNERS AND SAID COMPANY, DECLINED  
SHE:

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC NAME: \_\_\_\_\_  
NOTARY PUBLIC NUMBER: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF TENNESSEE

The map shows the Sacramento River and San Joaquin River, with various locations marked. Key locations include Sacramento, Colusa, and Sutter. The map also shows the location of the study area, which is a 1000-acre area in the Sacramento River Delta. The map includes a scale bar (0 to 10 miles) and a north arrow. The map is labeled with 'STUDY AREA' and 'SACRAMENTO RIVER DELTA'.

[illegible]

COUNTY RECORDER'S NO. \_\_\_\_\_ THIS PAGE APPROVED BY THE CITY OF MULTNOMAH PLANNING AND ZONING  
STATE OF OREGON, COUNTY OF CLATSOP, RECORDED AND FILED AT THE COMMISSIONER HIS \_\_\_\_\_ ON \_\_\_\_\_ A.D. 2016  
DATE OF \_\_\_\_\_  
\_\_\_\_\_ TIME \_\_\_\_\_  
\_\_\_\_\_ FEE \_\_\_\_\_  
\_\_\_\_\_ ABSTRACTED \_\_\_\_\_  
\_\_\_\_\_ INDEX \_\_\_\_\_  
FILED IN FILE OF PLATS \_\_\_\_\_  
MICHAEL GLEZ, COUNTY RECORDER  
CHAMBERSON \_\_\_\_\_ SECRETARY

APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
 DAY OF \_\_\_\_\_, A.D. 2018.

ATTEST:

\_\_\_\_\_  
 CITY RECORDER

\_\_\_\_\_  
 MAYOR

DATA ON THIS PLAY REVIEWED THIS DAY OF \_\_\_\_\_  
A.D. 2018 BY THE CITY ENGINEER OF MILLVILLE, UMA.

|                      |       |
|----------------------|-------|
| DOMINION ENERGY      | DATE: |
| ROCKY MOUNTAIN POWER | DATE: |
| CENTURY LINK         | DATE: |
| CONQUEST CORPORATION | DATE: |

1



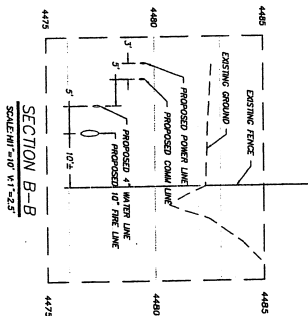
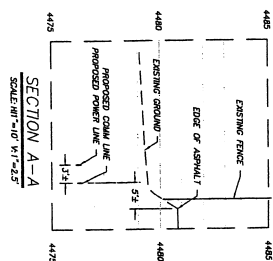
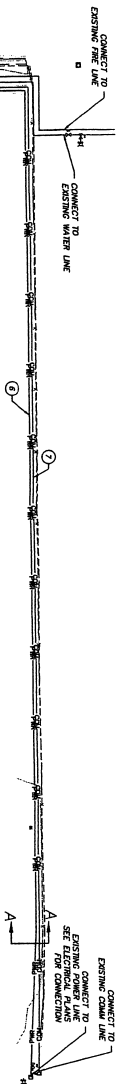
GRAPHIC SCALE 1" = 30'

1. SEE SHEET C-0.1 FOR GENERAL NOTES AND LEGEND.

- ① INSTALL 4" WATER SERVICE LINE TO DRAIN FIELD
- ② INSTALL 4" WATER MAIN. SEE DETAIL 5/6-5.1.
- ③ INSTALL 2" WATER SERVICE LINE PER MALLETT CITY STANDARD DRAINING 521-R.
- ④ INSTALL 2" WATER MAIN PER MALLETT CITY STANDARD DRAINING 521-R.
- ⑤ INSTALL GAS LINE.
- ⑥ INSTALL POWER LINE. SEE ELECTRICAL PLANS.
- ⑦ INSTALL CABLE LINE.
- ⑧ INSTALL 10" RIGID LINE. SEE DETAIL 5/6-5.1.
- ⑨ INSTALL FINE HOODFAST PER MALLETT CITY STANDARD DRAINING 521-R.
- ⑩ INSTALL FINE LINE TO BUILDING. SEE DETAIL 5/6-5.1.
- ⑪ INSTALL RISER.
- ⑫ STORM WATER RETENTION.
- ⑬ INSTALL DOWN PIPE.

|                    |  |
|--------------------|--|
| SHEET DESCRIPTION: |  |
|--------------------|--|

C-2.0



SEE SHEET C-2.0 FOR UTILITY CONNECTION

**UTILITY GENERAL NOTES:**

1. SEE SHEET C-2.1 FOR GENERAL NOTES AND LEGEND.
2. SEE SHEET C-2.1 FOR STORM DRAIN LAYOUT.
3. SEE ELECTRICAL PLANS FOR ELECTRICAL DETAILS.
4. SEE PLUMBING PLANS FOR BUILDING CONNECTIONS.



**UTILITY PLAN**

GRAPHIC SCALE 1" = 50'

**UTILITY CONSTRUCTION NOTES:**

1. INSTALL 4" SEWER SERVICE LINE TO DRAIN FIELD
2. INSTALL 4" WATER MAIN SEE DETAIL 5/C-5.1.
3. INSTALL 2" WATER SERVICE LINE FOR MULTIPLE CITY STANDARD DRAWING 521-B
4. INSTALL 2" WATER MAIN FOR MULTIPLE CITY STANDARD DRAWING 521-B
5. INSTALL GAS LINE
6. INSTALL POWER LINE SEE ELECTRICAL PLANS
7. INSTALL COAL LINE
8. INSTALL 10" FINE LINE SEE DETAIL 5/C-5.1.
9. INSTALL FINE INTERMITTENT MULTIPLE CITY STANDARD DRAWING 521-B
10. INSTALL 6" FINE LINE TO BUILDING SEE DETAIL 5/C-5.1.
11. INSTALL 1250V.



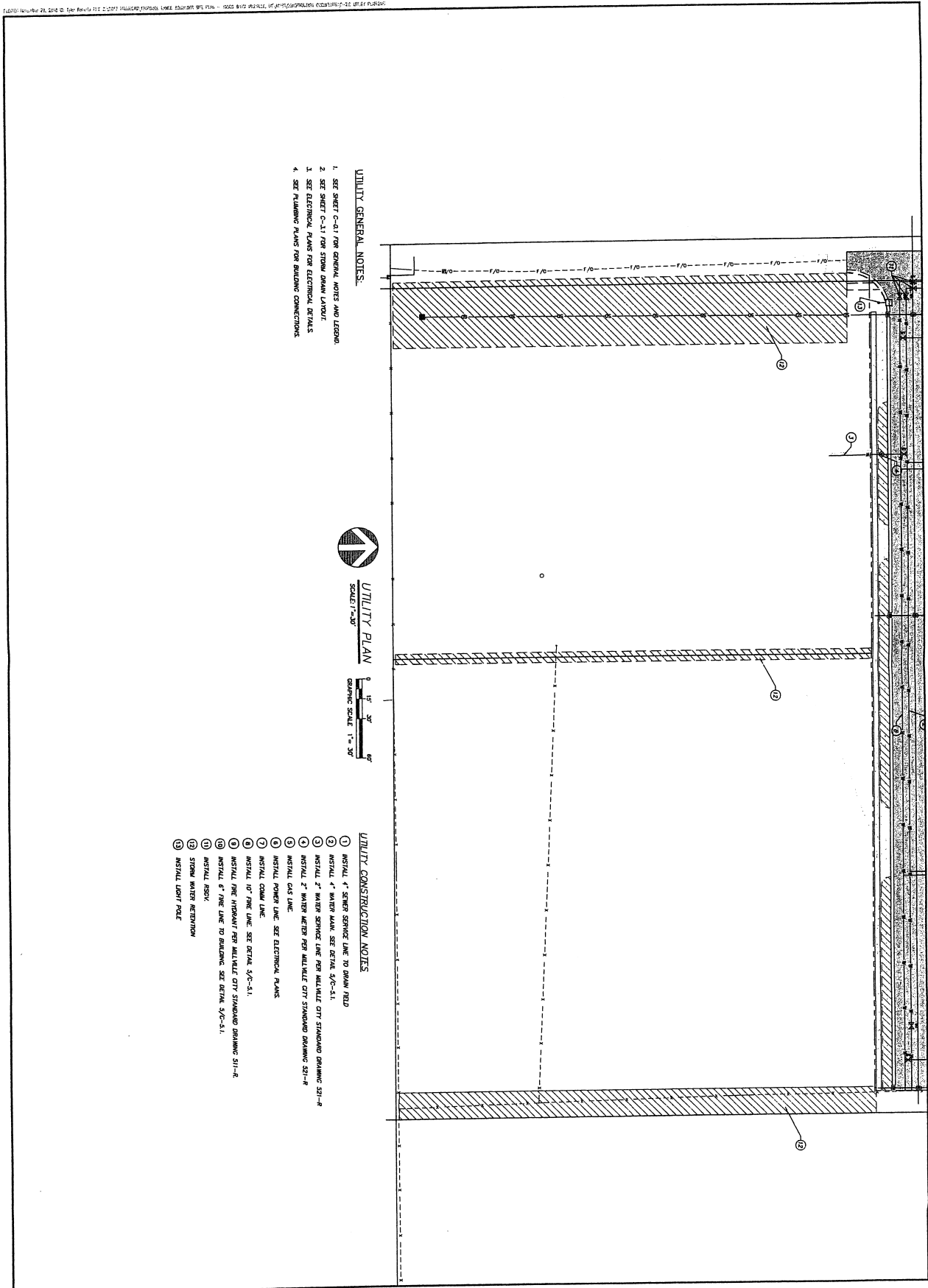
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**UTILITY PLAN**

**ZOLLINGER NEW BUILDING PROJECT**  
**MOUNTAIN PEAK VOLLEYBALL BLDG**  
**1950 SOUTH 800 WEST**  
**MILLVILLE, UTAH 84326**



DATE: 2/10/2011  
 SCALE: 1"=50'  
 DRAWN BY: L. J. ANDERSON  
 CHECKED BY: L. J. ANDERSON  
 PROJECT: ZOLLINGER  
 SHEET: C-2.1



- UTILITY GENERAL NOTES:**
1. SEE SHEET C-2.1 FOR GENERAL NOTES AND LEGEND.
  2. SEE SHEET C-2.1 FOR STORM DRAIN LAYOUT.
  3. SEE ELECTRICAL PLANS FOR ELECTRICAL DETAILS.
  4. SEE PLUMBING PLANS FOR BUILDING CONNECTIONS.



**UTILITY PLAN**

GRAPHIC SCALE 1" = 30'

- UTILITY CONSTRUCTION NOTES:**
1. INSTALL 4" SERVICE SERVICE LINE TO DRAIN FIELD
  2. INSTALL 4" WATER MAIN. SEE DETAIL S/C-5.1.
  3. INSTALL 2" WATER SERVICE LINE PER MOUNTAIN CITY STANDARD DRAWING S21-A
  4. INSTALL 2" WATER METER PER MOUNTAIN CITY STANDARD DRAWING S21-A
  5. INSTALL GAS LINE.
  6. INSTALL POWER LINE. SEE ELECTRICAL PLANS.
  7. INSTALL COMM LINE.
  8. INSTALL 10" FINE LINE. SEE DETAIL S/C-5.1.
  9. INSTALL FINE HYDRANT PER MOUNTAIN CITY STANDARD DRAWING S11-E
  10. INSTALL 8" FINE LINE TO BUILDING. SEE DETAIL S/C-5.1.
  11. INSTALL FIREHY.
  12. STORM WATER RETENTION
  13. INSTALL LIGHT POLE

|                     |                                                                                                                                                          |                            |  |     |      |             |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|-----|------|-------------|
| <p><b>C-2.3</b></p> | <p><b>ZOLLINGER NEW BUILDING PROJECT</b><br/> <b>MOUNTAIN PEAK VOLLEYBALL BLDG</b><br/> <b>1950 SOUTH 800 WEST</b><br/> <b>MILLVILLE, UTAH 84326</b></p> | <p><b>UTILITY PLAN</b></p> |  | NO. | DATE | DESCRIPTION |
|                     |                                                                                                                                                          |                            |  |     |      |             |

**SURETYOR'S CERTIFICATE**

HOLDING LICENSE NUMBER 7897281 IN ACCORDANCE WITH TITLE 58, CHAPTER 10, SECTION 1001, THE SURETYOR HAS REVIEWED THE APPLICATION, EXAMINED THE PLAT IN ACCORDANCE WITH OTHER COMPLETE APPLICATIONS AND LAND SURVEYORS LICENSING ACT, HAS COMPLETED AND SIGNED THIS CERTIFICATE OF REVIEW, AND HAS ADVISED THE BOARD THAT THE APPLICATION AND PLAT MEETS THE REQUIREMENTS OF THE ACT.

FOR SURETYOR ONLY  
NOT FOR BOARD OF LAND SURVEYORS OR FILING

STATE OF ALABAMA  
BOARD OF LAND SURVEYORS

1. DEVON J. ANDERSON, HOLDING NUMBER 7897281 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, MAY CLAIM THE PROPERTY AND HAVE DERIVED ALL INFORMATION AND PLACED INFORMATION AS REPRESENTED ON THE PLAN.

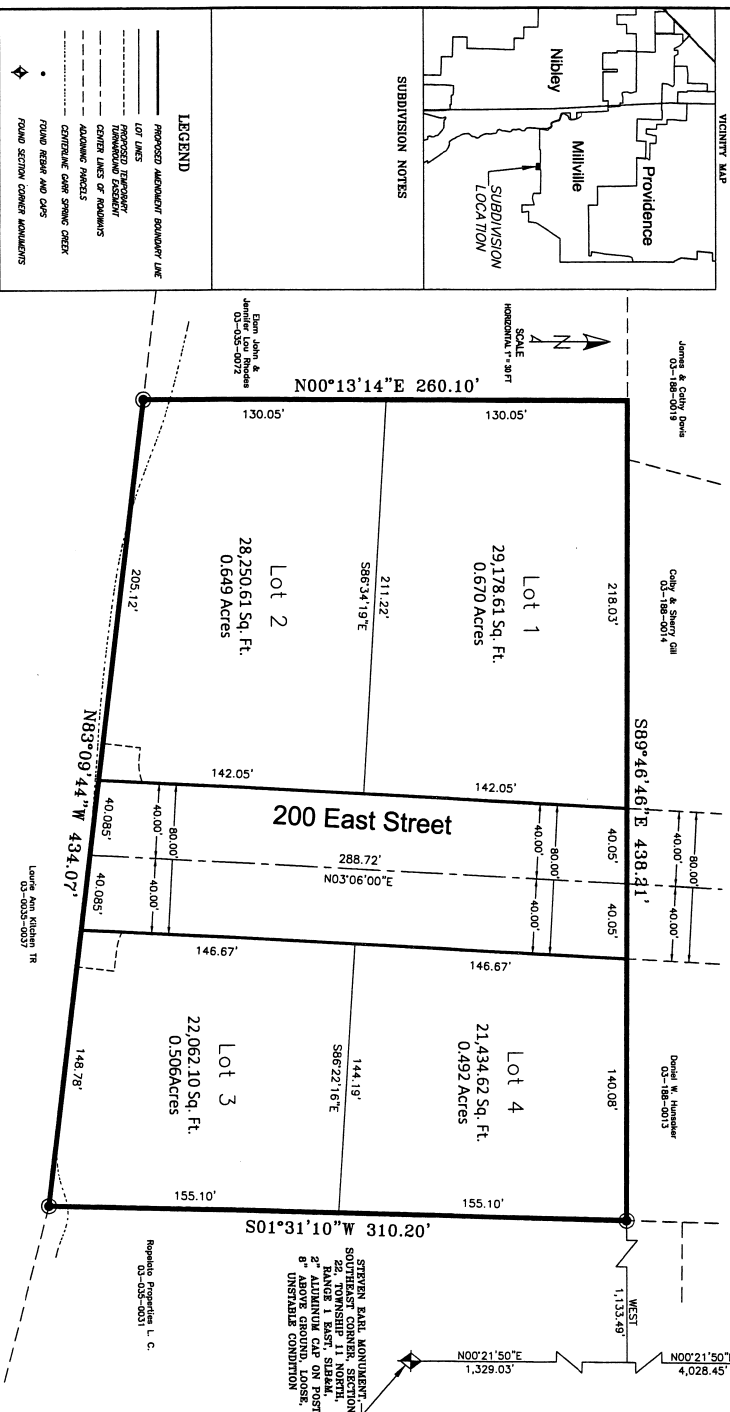
FOR SUBMITTAL ONLY  
NOT FOR PUBLIC FILING

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

FOR SUBMITTAL ONLY  
NOT FOR RECORDING & FILING



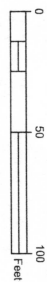
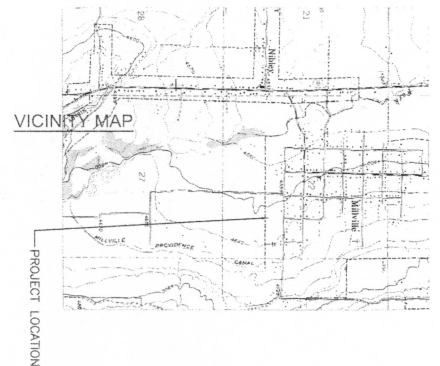
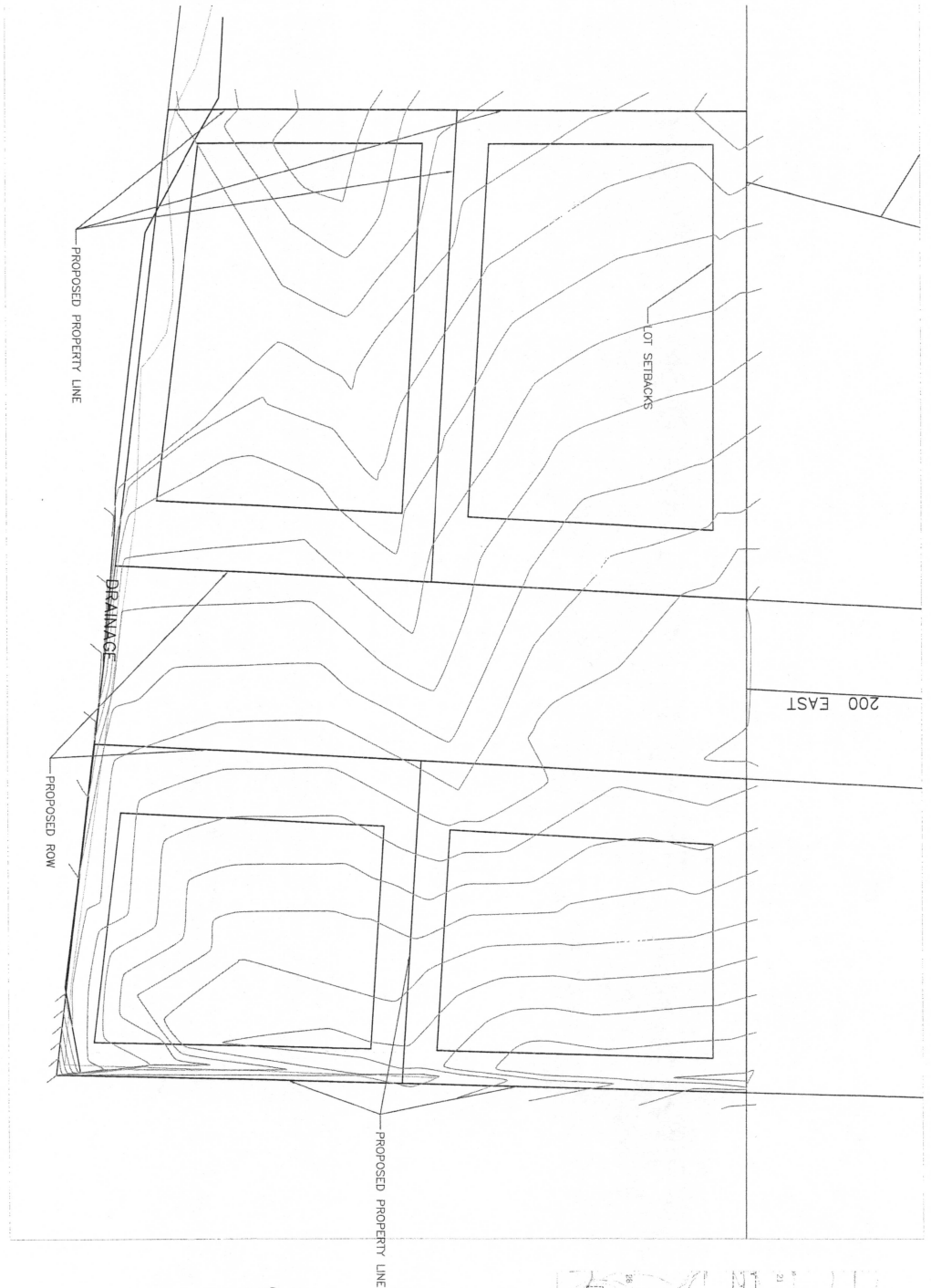
SUBDIVISION BOUNDARY DESCRIPTION

[illegible]

**Prepared By:**  
**ANDERSEN SURVEYING**  
P.O. Box 237  
MADISON, UTAH 84403  
(435) 786-7042

**Prepared For:**  
Dan Hunnaker  
P.O. Box 82  
Wellsville, Utah 84336

**Property Owner:**  
Dan Hunnaker  
P.O. Box 82  
Wellsville, Utah 84336



# CRIPPLE CREEK ESTATES FIRST AMENDMENT COVER SHEET

DRAWN BY: JMA  
 CHECKED BY: JMA  
 DATE: 8-17-17  
 AT: 10:00 AM  
 FOR: 10:00 AM  
 SHEET NUMBER: 1.0

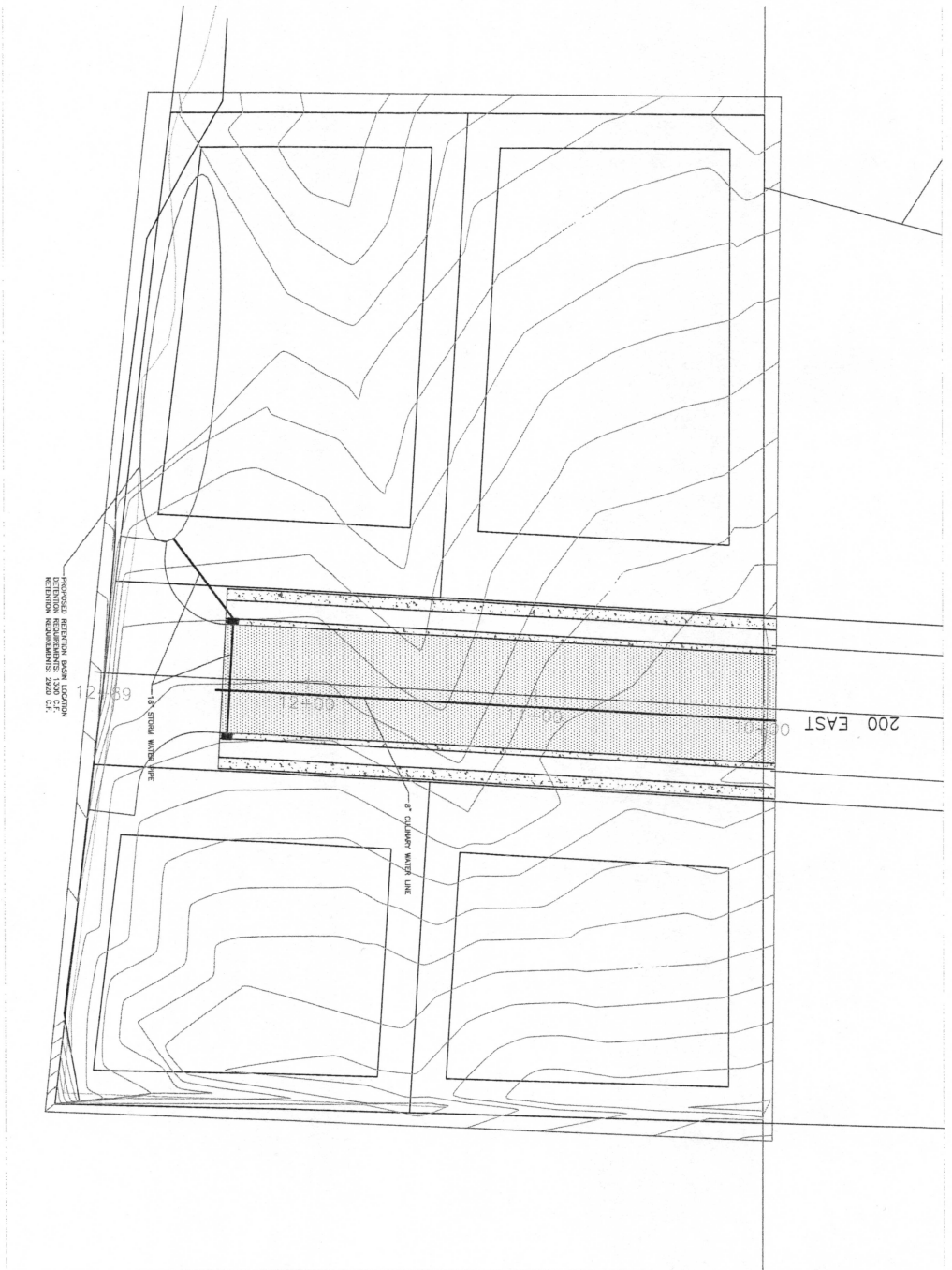
| REVISION OF DRAWINGS                                                                                                                                                          |          |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THESE PLANS. |          |         |
| NO.                                                                                                                                                                           | REVISION | BY DATE |
|                                                                                                                                                                               |          |         |
|                                                                                                                                                                               |          |         |
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ANDERSEN ENGINEERING  
 4097 COTTONWOOD CANYON RD  
 MORGAN, UTAH 84050  
 PHONE: 801.829.8238



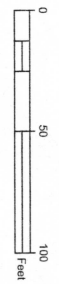
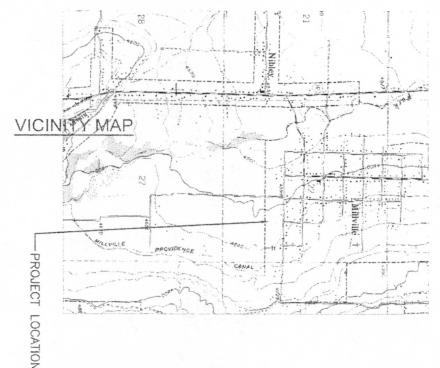


- NOTES: 1. GRADEWAY MATERIAL SHALL BE INSTALLED PER MINUTILE CITY DESIGN AND CONSTRUCTION STANDARDS. 2. BULKHEADS, WARDENS, CURBS, AND GRADUAL SLOPE INCHMENTS ARE TO BE DETERMINED BY SLOPE REPORT. 3. SLOPE SHALL BE 4:1 HORIZONTAL TO 1 VERTICAL. 4. COMMERICAL AND INDUSTRIAL STREET SECTIONS ARE DETERMINED BY A TRAFFIC ANALYSIS FOR THE PARTICULAR USE. 5. THE CITY ENGINEER SHALL HAVE A PERMANENT DESIGN RESPONSIBILITY FOR THE REPORT. 6. THE CITY ENGINEER SHALL HAVE A PERMANENT DESIGN RESPONSIBILITY FOR THE REPORT. 7. CURBS ON BOTH SIDES OF ROAD TO BE SAME ELEVATIONS. 8. THERE ARE NO FLOODPLAINS AS DELINEATED ON FEMA MAPS FOR THIS PROJECT.



- NOTES:
1. ALL UTILITIES TO BE INSTALLED PER MOUNTAIN STANDARD SPECIFICATIONS
  2. RETENTION REQUIREMENTS BASED ON 2 HOUR 100 YEAR STORM FREQUENCY

PROPOSED RETENTION BASIN LOCATION  
RETENTION REQUIREMENTS: 2000 C.F.



# CRIPPLE CREEK ESTATES FIRST AMENDMENT PRELIMINARY UTILITY PLAN

| REVISION OF DRAWINGS                                                                                                                                       |          |    |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|------|
| THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS UNLESS THEY ARE APPROVED BY THE ENGINEER PREPARING OF THESE PLANS. |          |    |      |
| NO.                                                                                                                                                        | REVISION | BY | DATE |
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ANDERSEN ENGINEERING  
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3.0

DATE: 11-1-17  
BY: JAK  
CHECKED: JAK  
APPROVED: JAK

