MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
March 4, 2021

1. Roll Call:
Chairman Garrett Greenhalgh, Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.). Commissioner Rachel Thompson is absent.

Others Present:
Development Coordinator Kara Everton, Treasurer Tara Hobbs, Michael Morgan, Mayor David Hair, Chad Kendrick, Garret Gasaway

2. Opening Remarks/Pledge of Allegiance
Commissioner Greenhalgh opened the meeting at 8:01 p.m.
He led all present in the Pledge of Allegiance.

3. Review and Approval of agenda
The agenda for the Planning Commission meeting of March 4, 2021 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as outlined. Commissioner Farmer seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioner Rachel Thompson absent.

4. Review and Approval of the Minutes from February 18, 2021
The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Dickey to approve the minutes. Commissioner Farmer seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioner Rachel Thompson absent.

5. Agenda Items

A. Zoning Clearance – Cook Homes, Shane Roberts, Millville Canyon Lot #10, 593 E 100 S
Height- Rambler. It doesn't specify. Gave the county setback form to the developer to fill out and turn in with zoning clearance approval. The funding is still pending for the owners. The fees will be paid once they have the funding and then they'll receive the signed form to take to the county. Commissioner Greenhalgh mentioned to make a note who gets the landscape deposit once it has been put in. Make sure a dry sewer line is notated from BRHD.

Commissioner Lewis made a motion to approve the clearance. Commissioner Ripplinger seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioner Rachel Thompson absent.

B. Zoning Clearance –Bio Minerals: Office Building, Ken Hamilton, 300 S 100 W.

The property currently has a few sheds and a barn, along with animals and an incomplete well. The proposed metal office building will be a conditioned space used for business and trainings. The warehouse will be the main operations center. Currently their operations are in the Zollinger complex. They will move everything over to this building once finished. Commissioner Greenhalgh communicated that there would need to be sign permits for any signage that they want to put up.

The current plan is to use the well as the main water source for the warehouse, excluding the bathrooms, and agriculture. The city is requiring that all bathrooms and the office be sourced by culinary water that will monitored through one water meter for both buildings. Director of Operations, Chad Kendrick, had a concern about the well water pipe and the culinary water pipe being isolated due to contamination but also the issue of them being combined in the future. He will do further research to determine if pipe color identification can be used or if the Division of Water has any other input.

Previous Development Coordinator, Randy Wall, had relayed the need for a fire hydrant. Further inquiry needs to be made to the Fire Department to see what will be required. Matt Anderson communicated that if there are fire sprinklers then the need for a hydrant isn't there. Michael Morgan spoke of his concern of product loss if the sprinklers accidentally went off. Getting a fire hydrant to the building would require and 8" line, where it would then split off to go to each building. Typically, a 1" pipe brings the water from the main pipe to the building. The concern with having such a big line would be that the water would not cycle properly and would require additional attention to flush the line often. In regard to the Water Impact Fee, the committee doesn't see the need to require more than the standard fee as the amount of culinary water will not be more than a single residence uses. From a city perspective, we would rather tap into a main line than send an 8" line down, and Director Kendrick suggests having our engineers look further into the options. Commissioner Greenhalgh mentioned a house hydrant as well. Commissioner Matt Anderson asked if there was any racking in the warehouse that would require sprinklers and advised Bio Minerals to verify with the county.

The concern of the roadway came up and Bio Minerals was informed that there would be a contingency placed on the permit that would state that a compactible surface needs to be laid before the construction of the building ensues. A few options were given and the understanding that Bio Minerals would install that road was given.

Verification that there will be a storm water impact fee paid to Millville but that the owner will have a NOI given to the state as well as a permit with the state. Advice to follow the requirements perfectly were given as a lot of people have their eyes on the ditch and river and are concerned with development in the area. Further verification that a dry line for the sewer are on the plans and BRHD has issued a septic permit.

Commissioner Dickey made a motion to approve the clearance, with the contingency that Biominerals put in a hard packed surface such as a compacted road base before any construction on the building begins. Commissioner Anderson seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioner Rachel Thompson absent.

C. Zoning Clearance –Bio Minerals: Warehouse, Ken Hamilton, 300 S 100 W

Commissioner Lewis made a motion to approve the clearance, with the contingency that Biominerals has to put in a hard packed surface such as a compacted road base before any construction on the building begins. Commissioner Ripplinger seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioner Rachel Thompson absent.

D. Annexation Policy Plan- Set a Public Hearing

Commissioner Lewis made a motion to set a public hearing for March 18, 2021 at 8:05 Commissioner Dickey seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioner Rachel Thompson absent.

E. Subdivision Road Treatment Requirements- Set a Public Hearing

The committee would like to recommend the following changes the ordinance:

1. Developers will be responsible for paying a refundable fee for the installation of the sealing of the asphalt. If the developer does not seal the asphalt 2 years from the date of original install, then the city will keep the deposit and seal it themselves.
2. In regard to this sentence:
   Pursuant to either seal option stated above, the City's Public Works Director shall determine the type of seal coat to be used (chip seal, slurry seal, etc.) based on "best practice" for the type of street to be sealed.
   They would like the option "chip seal" to be removed.
3. Finally, they would like it to specify that the date of seal needs to be "no later than two (2) years after the *date that the asphalt was put in* of the subdivision"

Commissioner Ripplinger made a motion to set a public hearing for March 18, 2021 at 8:10 Commissioner Farmer seconded.

Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioner Rachel Thompson absent.

F. Other

There was a questionnaire given to us from a developer interested in purchasing a part of Celco development. Recorder Corey Twedt asked that it be reviewed and answered. The committee felt they needed to review and answer questions over the next few weeks and then come back to review.

6. City Council Report – review minutes from the February 25, 2021 meeting

7. Agenda Items for Next Meeting

A. Public Hearing
1. Annexation Policy Plan
2. Subdivision Road Treatment Requirements

B. Celco Property Development Questions

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, March 18, 2021 at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:40 p.m.

00929

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Cook Homes Inc.
APPLICANT'S NAME

2. P.O. Box 353
MAILING ADDRESS

Logan UT 84323
CITY STATE ZIP CODE

3. _____ 4. 435-764-4779
HOME TELEPHONE BUSINESS TELEPHONE

5. Shane Roberts
OWNER'S NAME (if different from applicant)

6. Single Family Residence
TYPE OF STRUCTURE

7. 2,190 8. R-1
SQUARE FOOTAGE ZONE

9. Millville Canyon Ridge Lot #10
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 - 199 - 0010
TAX IDENTIFICATION NUMBER

11. 593 E. 100 S.
ADDRESS OF CONSTRUCTION

12. .49 Acres 13. _____
LOT SIZE LOT ELEVATION

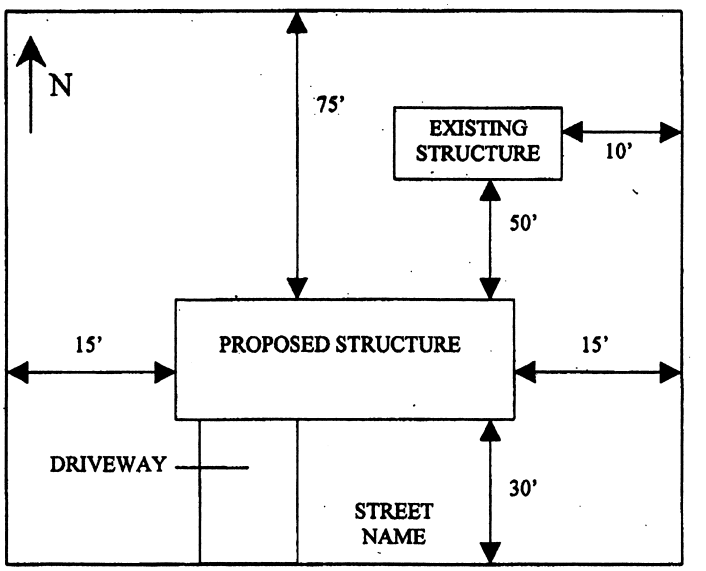
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)

15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)

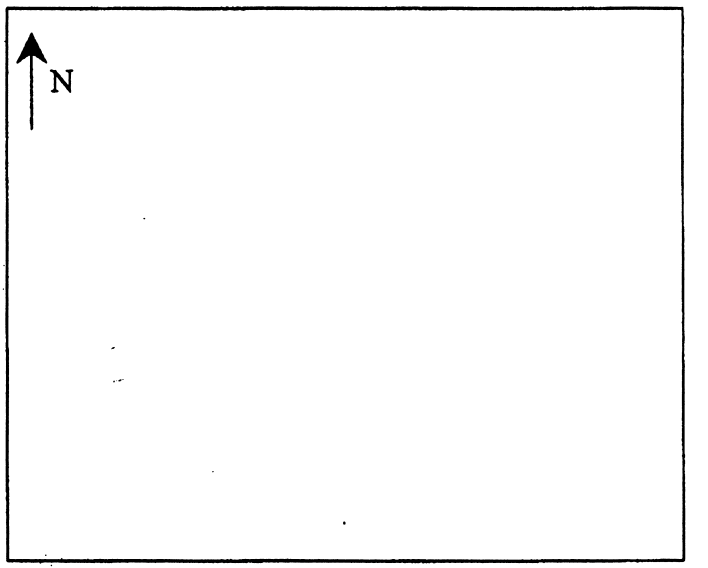
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)

17. _____
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



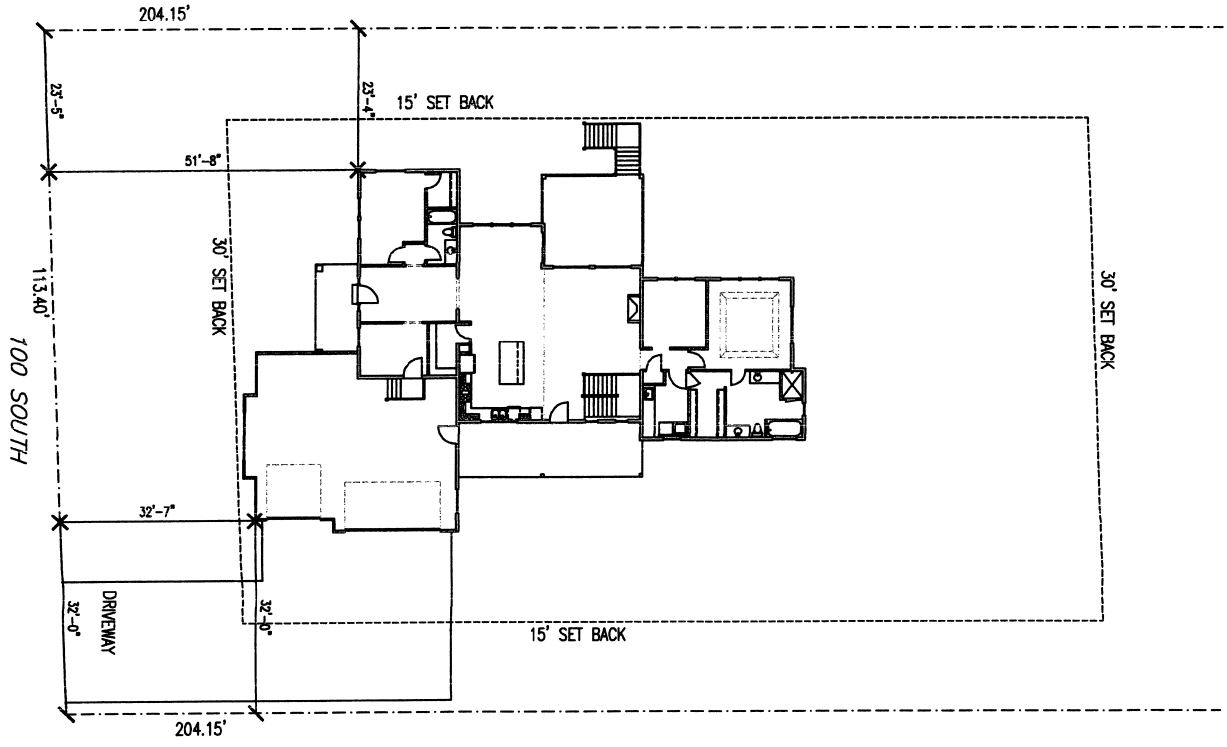
PLOT PLAN

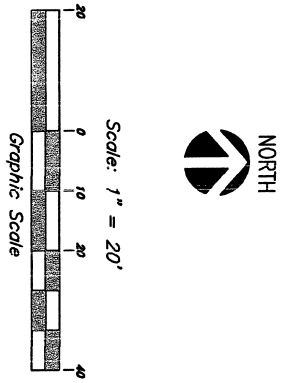


APPROVED – PLANNING AND ZONING DATE

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)





ST SHEET JOB: ROBERTS SCALE: 1/8"=1'-0" DATE: 07-28-2020	ROBERTS RESIDENCE 593 EAST 100 SOUTH MILLVILLE, UTAH	LAKMAN HOME DESIGNS TIM LAKMAN (801)-205-0382	

MILLVILLE CANYON RIDGE SUBDIVISION 2nd AMENDMENT

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
Millville, Cache County, Utah
Containing 20.12 Acres (7.86 Acres in 13 Residential Lots and an Agricultural Remainder Containing 12.26 Acres)

03-199

T.U. 007

Electronic Only

July 12, 2017

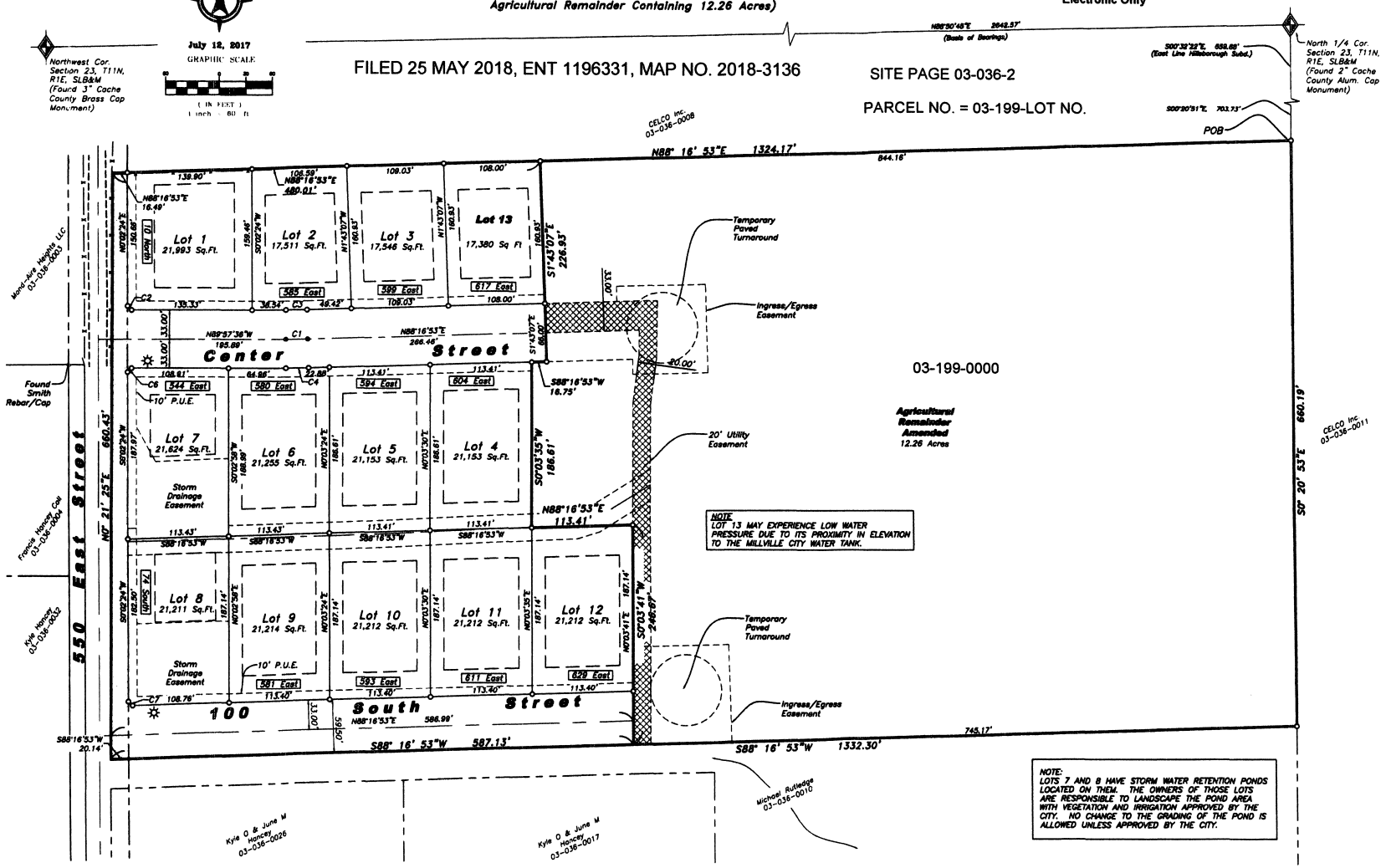
GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

FILED 25 MAY 2018, ENT 1196331, MAP NO. 2018-3136

SITE PAGE 03-036-2

PARCEL NO. = 03-199-LOT NO.



00916

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Phil Williams
APPLICANT'S NAME

2. 455 Glenwood Circle
MAILING ADDRESS

Providence UT 84332
CITY STATE ZIP CODE

3. 435-770-2382 4. _____
HOME TELEPHONE BUSINESS TELEPHONE

5. Bio Minerals Technologies, Inc.
OWNER'S NAME (if different from applicant)

6. Metal Building
TYPE OF STRUCTURE

7. 12,000 for Warehouse 8. Commercial
SQUARE FOOTAGE ZONE

9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. — — _____
TAX IDENTIFICATION NUMBER

11. 100 West 300 South Millville, UT
ADDRESS OF CONSTRUCTION

12. 1.391 Acres 13. _____
LOT SIZE LOT ELEVATION

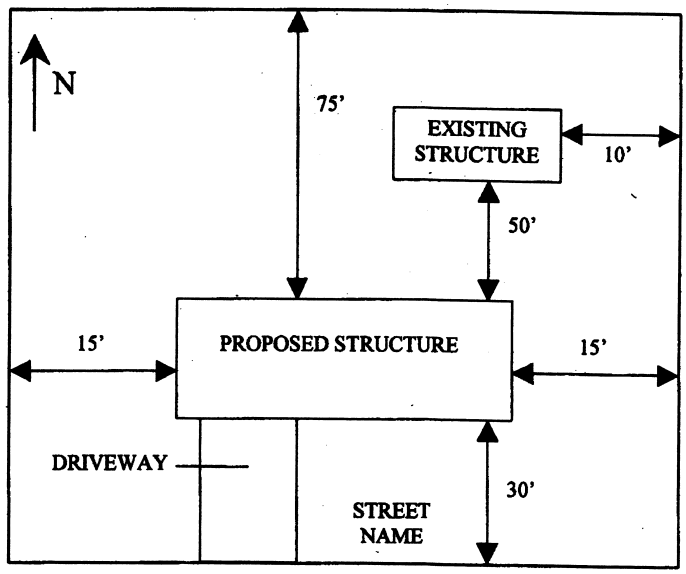
14. SEWER X (choose one) SEPTIC TANK ☐ N/A ☐

15. CITY WATER X (choose one) PRIVATE WELL ☐ N/A ☐

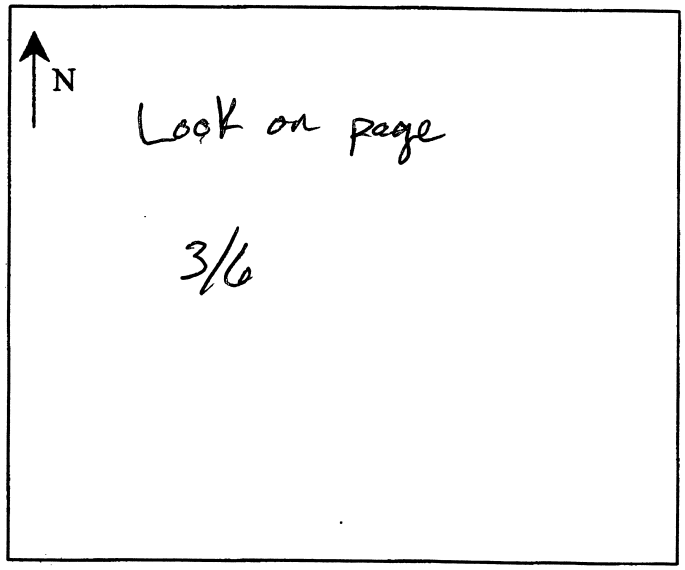
16. ELECTRICITY X GAS ☐ OTHER UTILITY ☐ (specify in remarks)

17. _____
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



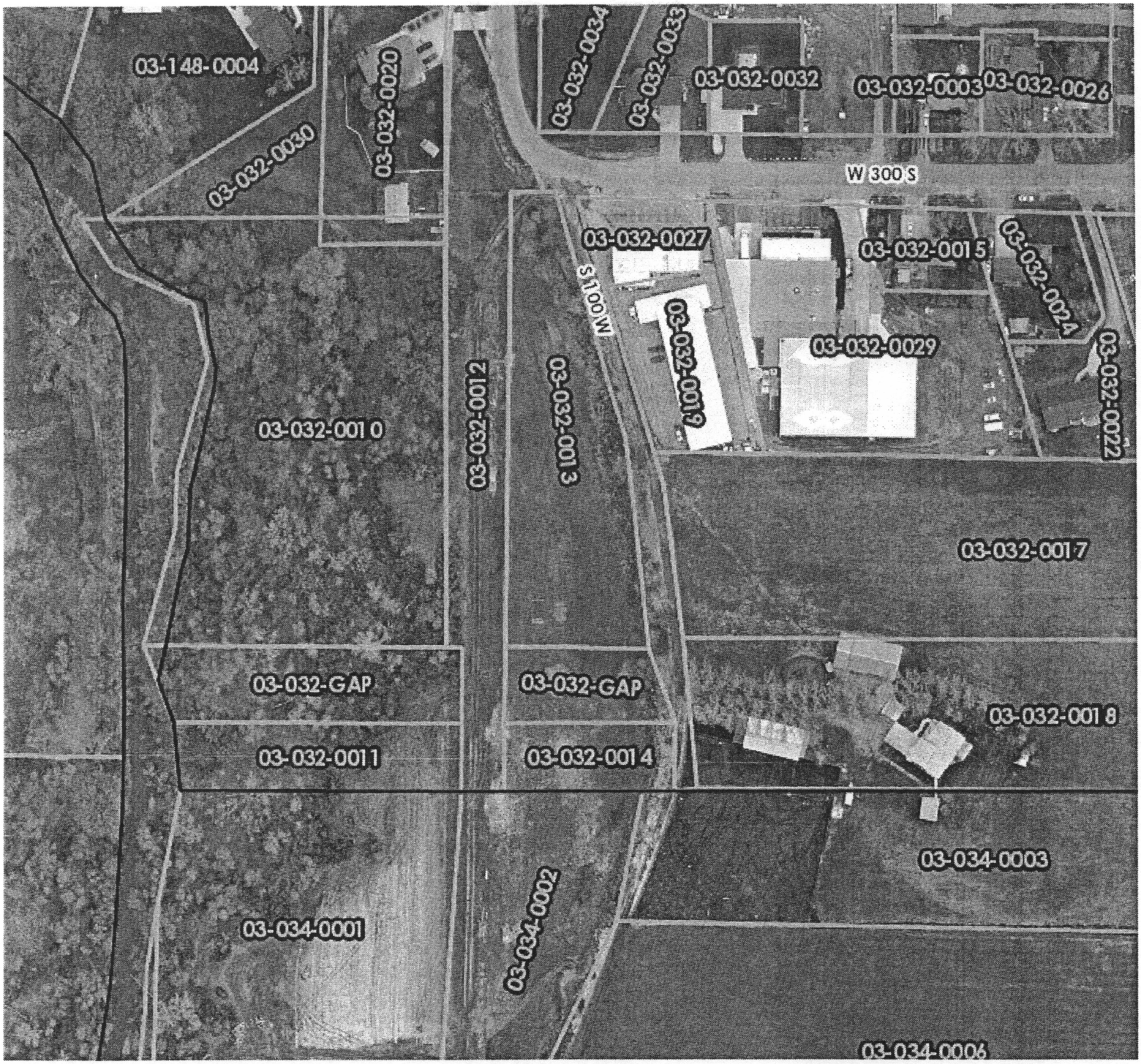
PLOT PLAN

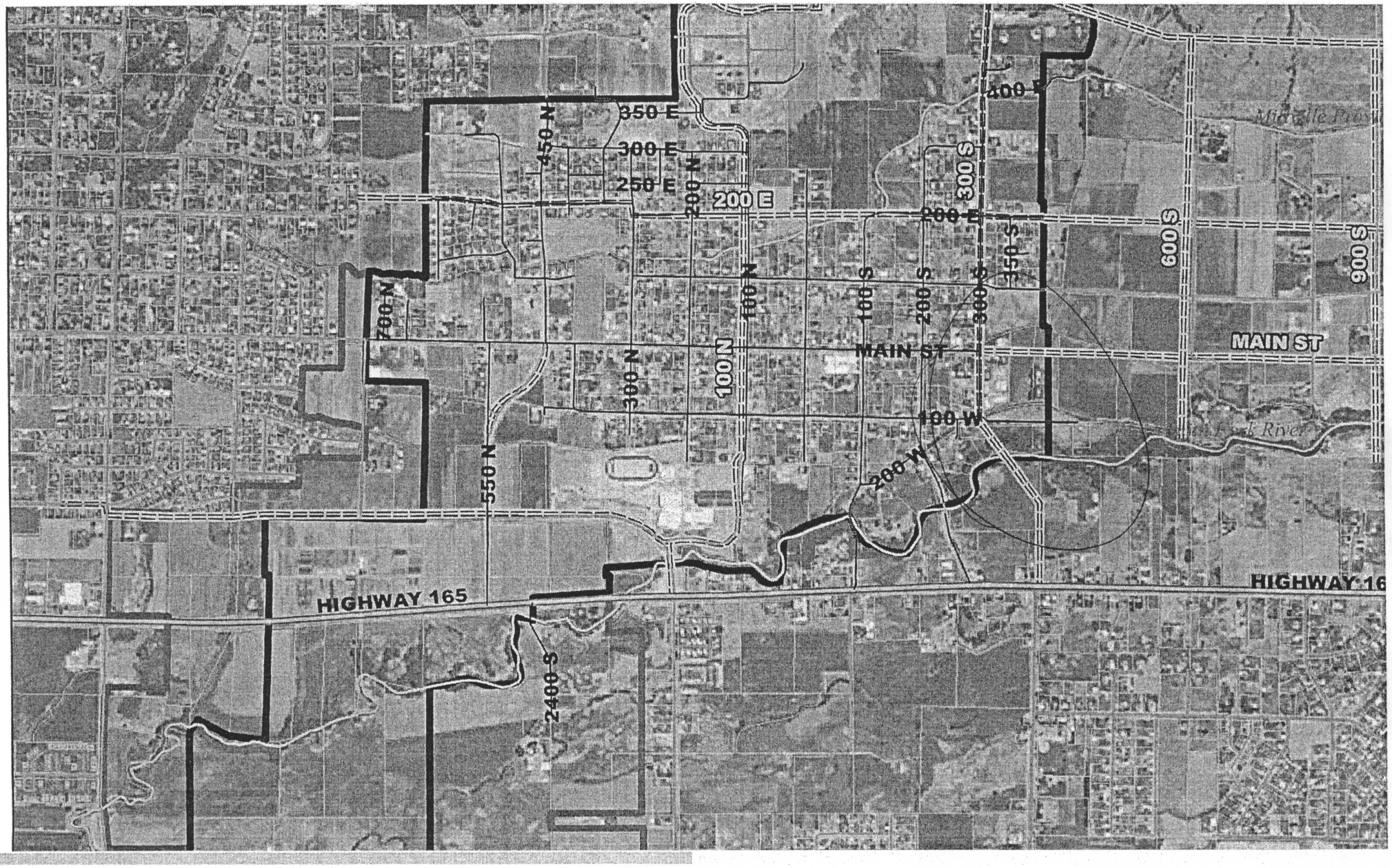


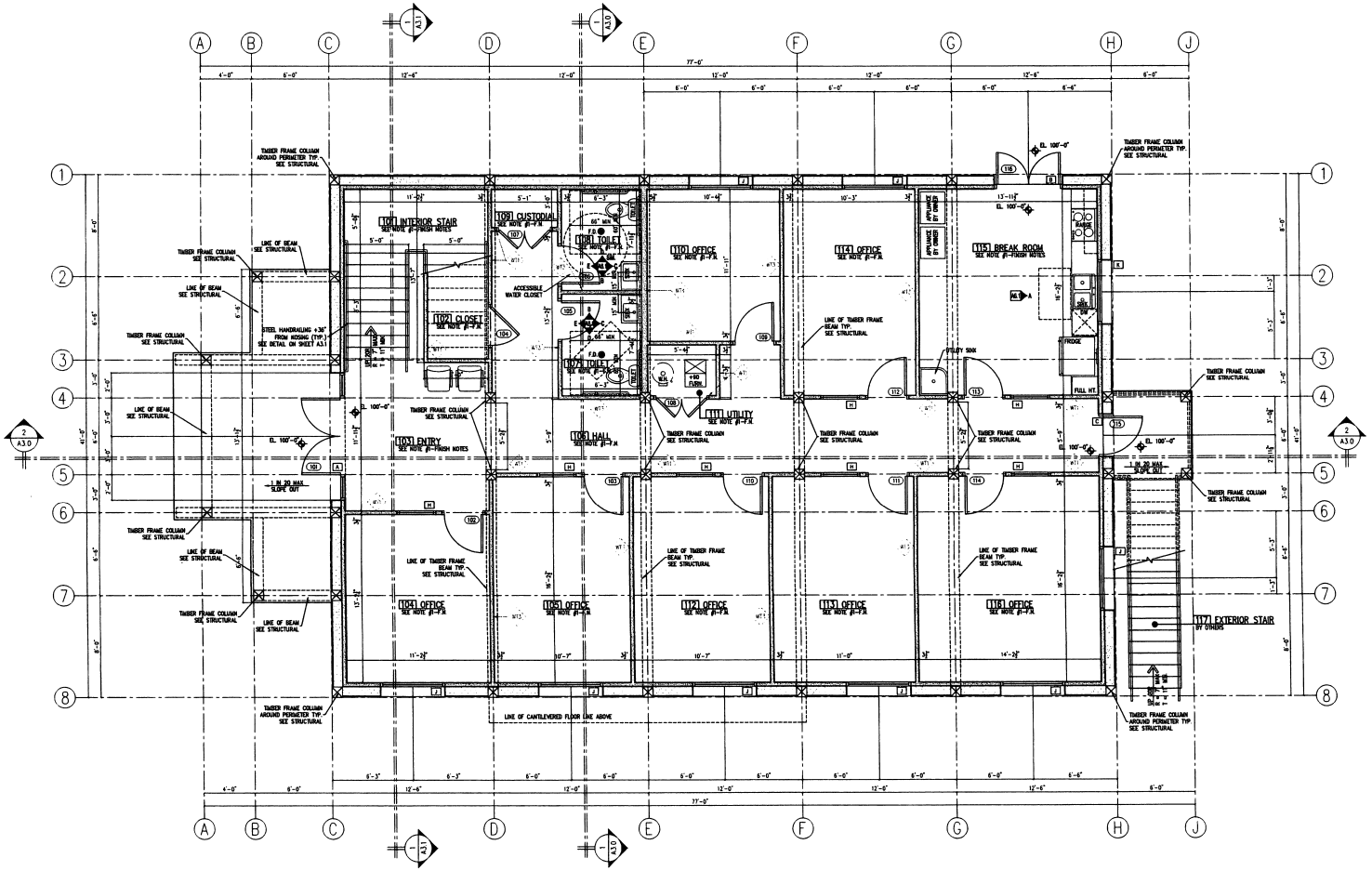
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FEES PAID – TREASURER DATE

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Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)


03-148-0004
03-032-0020
03-032-0034
03-032-0033
03-032-0032
03-032-0003
03-032-0026
03-032-0030
W 300 S
03-032-0027
03-032-0015
03-032-0024
S 100 W
03-032-0019
03-032-0029
03-032-0022
03-032-0012
03-032-0013
03-032-0010
03-032-0017
03-032-GAP
03-032-GAP
03-032-0018
03-032-0011
03-032-0014
03-034-0003
03-034-0002
03-034-0001
03-034-0006


350 E
300 E
250 E
200 E
400 E
450 N
200 N
300 S
200 S
350 S
600 S
900 S
700 N
100 N
100 S
200 S
300 S
MAIN ST
300 N
100 W
200 W
550 N
HIGHWAY 165
2400 S



1 LEVEL 1 FLOOR PLAN

LEVEL 1 FLOOR LINE EL. 100'-0"
SQUARE FOOTAGE: 2,480 S.F.

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

GENERAL NOTES:

1. AT ALL FLOOR TRANSITIONS PROVIDE A BRUSHED CHROME SCHLUTER STRIP. PROVIDE A MARBLE THRESHOLD AT ALL MECHANICAL/UTILITY ROOM/RESTROOM TRANSITIONS WHERE TILE IS INSTALLED - VERIFY W/ OWNER.
2. SEE SHEETS A4.0-A4.2 FOR DOOR/WINDOW SCHEDULE & DETAILS.
3. SEE SHEET A3.2 FOR WALL TYPES.ALL EXTERIOR WALL TYPES TO BE (U.O.N.) - VERIFY EXACT WALL SYSTEM AND REQUIREMENTS WITH MANUFACTURE MFGR. - OWNER TO VERIFY.
4. ACCESSIBLE RAMPS SHALL HAVE A LANDING AT THE TOP & BOTTOM OF EACH RAMP RUN. THE CLEAR LENGTH OF THE LANDING SHALL BE 60" MINIMUM WHILE THE CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE RISE FOR ANY RAMP RUN SHALL BE 30" MAX. THE CROSS SLOPE OF RAMP RUNS AND THE SLOPE OF LANDINGS SHALL NOT BE GREATER THAN 1:48.
5. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS.
6. SOILS ENGINEER TO PROVIDE INSPECTION OF THE SITE ONCE EXCAVATION HAS TAKEN PLACE TO DETERMINE IF ANY PERIMETER DRAINAGE SYSTEM AND WATERPROOFING MEMBRANE IS REQUIRED.
7. PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN NON-TEMPERED SPACES. SEE MECH / ELEC DRAWINGS
8. ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
9. GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.
10. SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDOWN AND STRAP LOCATIONS. VERIFY CONNECTION DETAILS WITH TIMBER FRAME MFGR.
11. RETURN THE ENDS OF ALL HANDRAILS TO EITHER THE WALL OR THE FLOOR TYP.- CONTRACTOR TO VERIFY WITH OWNER ON STYLE/FINISH.
12. DOORS TO BE FRAMED SUCH THAT 18" OF CLEAR SPACE EXISTS ON THE PULL SIDE ON THE PUSH SIDE 12" OF CLEAR SPACE SHALL BE PROVIDED IF BOTH A CLOSER AND LATCH ARE USED.
13. FRAMING CONTRACTOR TO PROVIDE BACKING FOR ALL WALL-MOUNTED ITEMS.

INTERIOR FINISH SCHEDULE:

FLOOR

- F1 WOOD FLOOR/ LVT - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F2 CERAMIC/PORCELAIN TILE - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F3 CARPET TILE - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F4 CONCRETE - SEALED

BASE

- B1 RUBBER BASE - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B2 WOOD BASE - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B3 CARPET BASE (MATCH CARPET TILE) - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B4 TILE BASE TO MATCH FLOOR TILE - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

WALL

- W1 PAINTED GYP. BOARD (SEE PLANS FOR ANY FIRE RATING, SMOOTH FINISH - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- W2 WOOD COLUMNS - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- W4 WALL COVERING - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

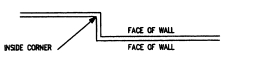
CEILING

- C1 PAINTED GYP. BOARD (SEE PLANS FOR ANY FIRE RATING, SMOOTH FINISH - CONTRACTOR TO VERIFY W/ OWNER
- C2 STRUCTURE EXPOSED SEE REFLECTED CEILING PLANS FOR CEILING FINISHES - CONTRACTOR TO VERIFY W/ OWNER
- C3 ACOUSTICAL CEILING TILE ON SUSPENDED GRID SYSTEM (NON-RATED) - REVEAL EDGE - CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

NOTE: SCHLUTER STRIPS @ ALL CARPET TO TILE TANSITIONS
NOTE: PROVIDE AIM CERTIFIED PREMIUM GRADE CABINETS AND CASEWORK - VERIFY W/ OWNER

FINISH NOTES:

1. FOR ALL MATERIALS, COLORS, ACCENT WALLS, PATTERNS, ETC. CONTRACTOR TO COORDINATE W/ OWNER.
2. ALL FINISH COLORS AND MATERIALS TO BE SUBMITTED TO THE OWNER FOR APPROVAL
3. WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE SHOWS ONLY THE EXTERIOR LAYER, AND MAY NOT LIST THE ENTIRE WALL SYSTEM - (FOR COMPLETE SYSTEM & RATING CONSTRUCTION, SEE WALL TYPES / SECTIONS)
4. USE WATER-RESISTANT GYPSUM BOARD AND EPOXY PAINT AT ALL WET-WALL LOCATIONS (I.E., RESTROOM, KITCHEN, BREAKROOM, DRINKING FOUNTAIN).
5. PROVIDE SCHLUTER TRANSITION STRIPS AT ALL CARPET TO TILE TRANSITIONS. STAINLESS STEEL - VERIFY W/ OWNER
7. WINDOW COVERINGS, FURNISHINGS AND EQUIPMENT ARE BY OWNER
8. PROVIDE ADA COMPLIANT SIGNAGE. OTHER INTERIOR AND EXTERIOR SIGNAGE AND GRAPHICS BY OWNER
9. RESTROOM PARTITIONS AND ACCESSORIES TO BE STAINLESS STEEL, BRUSHED. - VERIFY W/ OWNER
10. FINISHES / COLORS TO TERMINATE ON INSIDE CORNERS ONLY. SEE BELOW.



CITY SUBMITTAL SET - 02/2021

REVISIONS

DRAWN BY AS

HARRIS ARCHITECTURE
3320 N UNIVERSITY AVENUE #201, PROVO UT 84604 | 801.377.6383 | WWW.HARRIS-ARCHITECTURE.COM

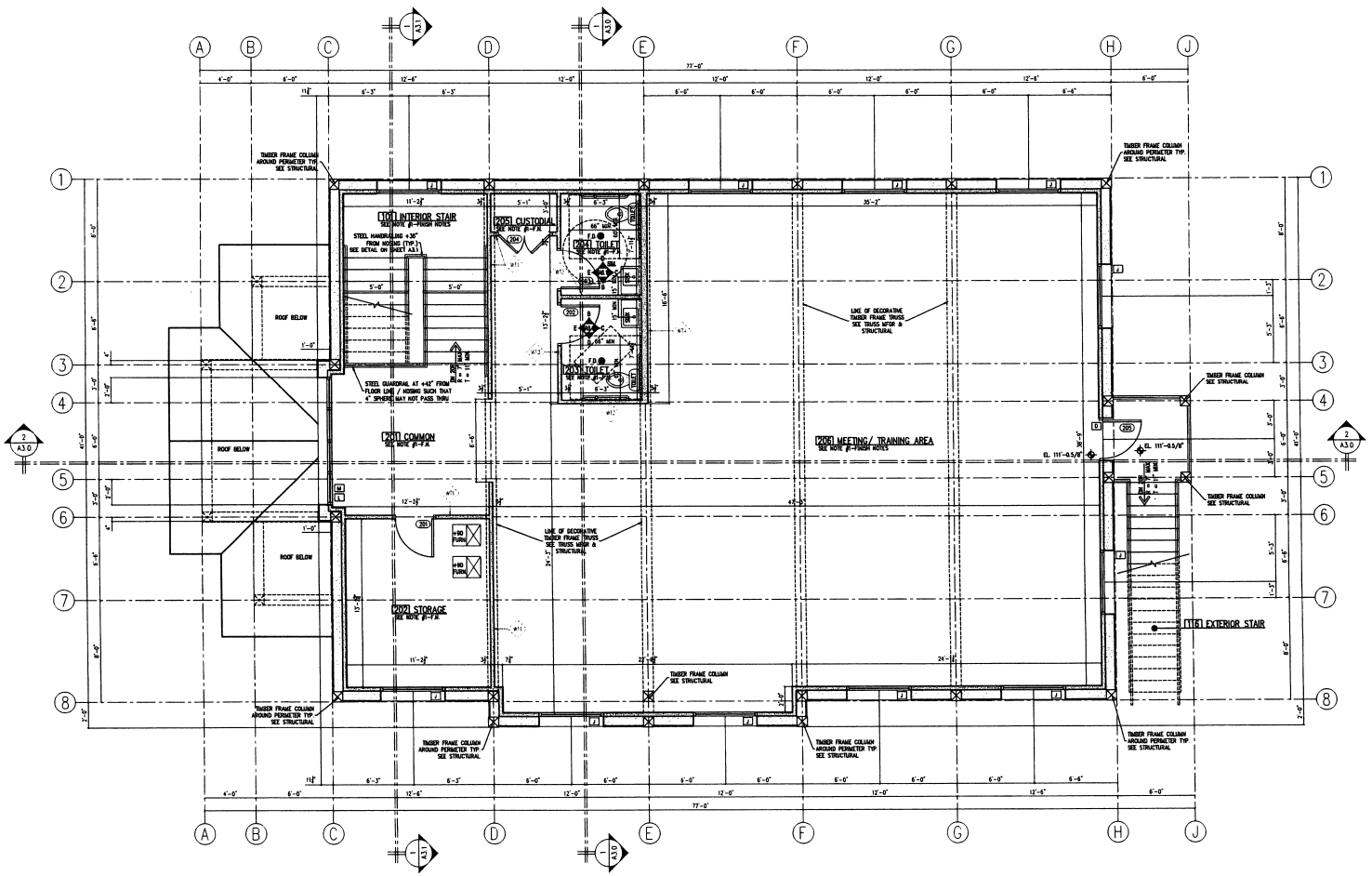
A NEW PROJECT FOR
BIO MINERALS TECHNOLOGIES
LEVEL 1 FLOOR PLAN

FEB. 2021
MILLVILLE, UT

A1.1

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 2/17/2021 G:\ACAD\PROJ\BIO MINERALS TECHNOLOGIES\Working\BIO MINERALS_A1.1.LAY1.dwg



1 LEVEL 2 FLOOR PLAN

LEVEL 2 FLOOR LINE EL. +111'-0.5/8"
SQUARE FOOTAGE: 2,542 S.F.

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

GENERAL NOTES:

1. AT ALL FLOOR TRANSITIONS PROVIDE A BRUSHED CHROME SCHLUTER STRIP. PROVIDE A MARBLE THRESHOLD AT ALL MECHANICAL/UTILITY ROOM/RESTROOM TRANSITIONS WHERE TILE IS INSTALLED – VERIFY W/ OWNER.
2. SEE SHEETS A4.0–A4.2 FOR DOOR/WINDOW SCHEDULE & DETAILS.
3. SEE SHEET A3.2 FOR WALL TYPES.ALL EXTERIOR WALL TYPES TO BE (U.O.N.) – VERIFY EXACT WALL SYSTEM AND REQUIREMENTS WITH HEMPITECTURE MFGR. – OWNER TO VERIFY
4. ACCESSIBLE RAMPS SHALL HAVE A LANDING AT THE TOP & BOTTOM OF EACH RAMP RUN. THE CLEAR LENGTH OF THE LANDING SHALL BE 60" MINIMUM WHILE THE CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE RISE FOR ANY RAMP RUN SHALL BE 30" MAX. THE CROSS SLOPE OF RAMP RUNS AND THE SLOPE OF LANDINGS SHALL NOT BE GREATER THAN 1:48.
5. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS.
6. SOILS ENGINEER TO PROVIDE INSPECTION OF THE SITE ONCE EXCAVATION HAS TAKEN PLACE TO DETERMINE IF ANY PERIMETER DRAINAGE SYSTEM AND WATERPROOFING MEMBRANE IS REQUIRED.
7. PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN NON-TEMPERED SPACES. SEE MECH / ELEC DRAWINGS
8. ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
9. GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.
10. SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDOWN AND STRAP LOCATIONS. VERIFY CONNECTION DETAILS WITH TIMBER FRAME MFGR.
11. RETURN THE ENDS OF ALL HANDRAILS TO EITHER THE WALL OR THE FLOOR TYP.– CONTRACTOR TO VERIFY WITH OWNER ON STYLE/FINISH.
12. DOORS TO BE FRAMED SUCH THAT 16" OF CLEAR SPACE EXISTS ON THE PULL SIDE ON THE PUSH SIDE 12" OF CLEAR SPACE SHALL BE PROVIDED IF BOTH A CLOSER AND LATCH ARE USED.
13. FRAMING CONTRACTOR TO PROVIDE BACKING FOR ALL WALL-MOUNTED ITEMS.

INTERIOR FINISH SCHEDULE:

FLOOR

- F1 WOOD FLOOR/ LVT – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F2 CERAMIC/PORCELAIN TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F3 CARPET TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F4 CONCRETE – SEALED

BASE

- B1 RUBBER BASE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B2 WOOD BASE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B3 CARPET BASE (MATCH CARPET TILE) – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B4 TILE BASE TO MATCH FLOOR TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

WALL

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- W4 WALL COVERING – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

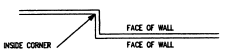
CEILING

- C1 PAINTED GYP. BOARD (SEE PLANS FOR ANY FIRE RATING, SMOOTH FINISH – CONTRACTOR TO VERIFY W/ OWNER
- C2 STRUCTURE EXPOSED SEE REFLECTED CEILING PLANS FOR CEILING FINISHES – CONTRACTOR TO VERIFY W/ OWNER
- C3 ACOUSTICAL CEILING TILE ON SUSPENDED GRID SYSTEM (NON-RATED) – REVEAL EDGE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

NOTE: SCHLUTER STRIPS @ ALL CARPET TO TILE TANSITIONS
NOTE: PROVIDE AIR CERTIFIED PREMIUM GRADE CABINETS AND CASEWORK – VERIFY W/ OWNER

FINISH NOTES:

1. FOR ALL MATERIALS, COLORS, ACCENT WALLS, PATTERNS, ETC. CONTRACTOR TO COORDINATE W/ OWNER.
2. ALL FINISH COLORS AND MATERIALS TO BE SUBMITTED TO THE OWNER FOR APPROVAL
3. WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE SHOWS ONLY THE EXTERIOR LAYER, AND MAY NOT LIST THE ENTIRE WALL SYSTEM – (FOR COMPLETE SYSTEM & RATING CONSTRUCTION, SEE WALL TYPES / SECTIONS)
4. USE WATER-RESISTANT GYPSUM BOARD AND EPOXY PAINT AT ALL WET-WALL LOCATIONS (I.E., RESTROOM, KITCHEN, BREAKROOM, DRINKING FOUNTAIN).
5. PROVIDE SCHLUTER TRANSITION STRIPS AT ALL CARPET TO TILE TRANSITIONS, STAINLESS STEEL – VERIFY W/ OWNER
7. WINDOW COVERINGS, FURNISHINGS AND EQUIPMENT ARE BY OWNER
8. PROVIDE ADA COMPLIANT SIGNAGE. OTHER INTERIOR AND EXTERIOR SIGNAGE AND GRAPHICS BY OWNER
9. RESTROOM PARTITIONS AND ACCESSORIES TO BE STAINLESS STEEL, BRUSHED. – VERIFY W/ OWNER
10. FINISHES / COLORS TO TERMINATE ON INSIDE CORNERS ONLY. SEE BELOW.



CITY SUBMITTAL SET - 02/2021

REVISIONS

DRAWN BY
AS

HARRIS ARCHITECTURE
3520 N UNIVERSITY AVENUE #200 PROVO UT 84604 | 801.377.6313 | WWW.HARRISARCHITECTURE.COM

A NEW PROJECT FOR:
BIO MINERALS TECHNOLOGIES
LEVEL 2 FLOOR PLAN

FEB. 2021
MILLVILLE, UT

A1.2

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 2/17/2021 C:\ACAD\Plan\BIO MINERALS TECHNOLOGIES\Working\BIO MINERALS_A1.2_LV1.2.dwg

BIO MINERALS TECHNOLOGIES
IMPROVEMENT PLAN

MILLVILLE CITY

CACHE COUNTY

GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS AND AS AMENDED BY THE MILLVILLE CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE MILLVILLE CITY ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION.
3. CONTRACTOR SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AND BARRICADING AS PER THE LATEST VERSION OF THE MUTCD.
4. CALL THE BLUE STAKE CENTER 811, 48 HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER FOR THE COORDINATION OF ANY RELOCATION OF POWER POLES AND OTHER UTILITIES.
6. MILLVILLE CITY IS NOT RESPONSIBLE FOR SURFACE FLOODING. ANY STRUCTURE SHALL BE CONSTRUCTED SO THAT THE MAIN FINISH FLOOR IS AT LEAST 1.0' ABOVE THE CENTERLINE OF THE ADJOINING ROAD.

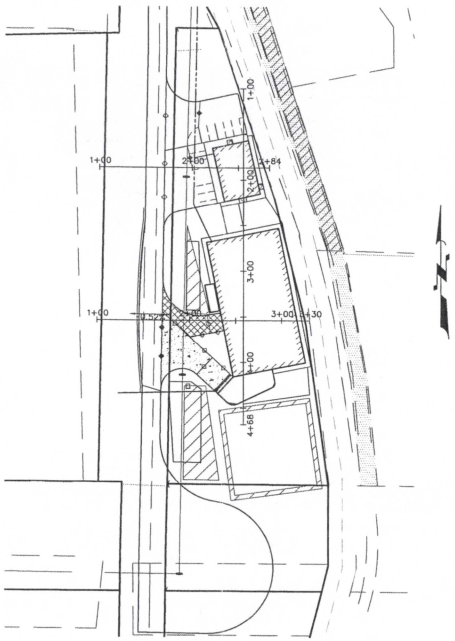
WATER PLAN GENERAL NOTES

1. BEDDING MATERIAL AND THE PLACEMENT OF THE BEDDING MATERIAL MUST MEET ALL APWA AND MILLVILLE CITY REQUIREMENTS AND HAVE APPROVAL OF MILLVILLE CITY ENGINEER 24 HOURS PRIOR TO ANY PIPE INSTALLATION. HAUNCHING AND INITIAL BACKFILL MUST BE APPROVED BY THE MILLVILLE CITY ENGINEER PRIOR TO FINAL BACKFILL.
2. FIRE HYDRANTS SHALL BE REQUIRED FOR ALL SUBDIVISIONS. FIRE HYDRANTS SHALL BE LOCATED NO MORE THAN FIVE HUNDRED (500) FEET APART AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND TOWN ENGINEER. TO ELIMINATE FUTURE STREET CUTS, ALL UNDERGROUND UTILITIES FOR FIRE HYDRANTS, TOGETHER WITH THE FIRE HYDRANTS THEMSELVES AND ALL OTHER WATER SUPPLY IMPROVEMENTS SHALL BE INSTALLED BEFORE ANY FINAL PAVING OF A STREET SHOWN ON THE SUBDIVISION PLAT.
3. MILLVILLE CITY HAS ADOPTED THE "MILLVILLE CITY CULINARY WATER SYSTEM STANDARD INSTALLATION DRAWINGS AND SPECIFICATIONS" WHICH HAS BEEN APPROVED BY THE UTAH DIVISION OF DRINKING WATER AS THE STANDARD BY WHICH THE CULINARY DISTRIBUTION SYSTEM IMPROVEMENTS FOR MILLVILLE CITY IS TO BE CONSTRUCTED. CONTRACTOR SHALL ACQUIRE, AND MAINTAIN AT THE SITE, A SET OF THE MILLVILLE CITY CULINARY WATER SYSTEM STANDARD INSTALLATION PLANS AND SPECIFICATIONS DURING THE ENTIRE TIME THAT THE CONTRACTOR IS INSTALLING THE CULINARY WATER SYSTEM IMPROVEMENTS THAT ARE TO DEDICATED TO MILLVILLE CITY. A COPY OF SAID STANDARD CULINARY WATER SYSTEM INSTALLATION STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE CITY ENGINEER.
4. ALL CULINARY WATER DISTRIBUTION LINES SHALL BE 8 INCH DIAMETER CLASS 200 PSI SDR 21 PVC. 5' MINIMUM BURY.

PAVING NOTES

SUBGRADE MUST MEET ALL APWA SPECIFICATIONS AND MILLVILLE CITY REQUIREMENTS AND HAVE APPROVAL OF THE CITY ENGINEER 24 HOURS PRIOR TO PLACING BASE COURSE MATERIAL. THE FINISHED BASE COURSE MUST MEET MILLVILLE CITY REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO PLACEMENT OF ASPHALT.

ROADWAY EXCAVATION PER SOILS REPORT. PAVEMENT, SUB-BASE AND GRANULAR BORROW PER SOILS REPORT BY CMT ENGINEERING LABORATORIES, REPORT DATED NOV. 27TH, 2019.



SITE MAP
NTS

LEGEND

———	PROPERTY LINE
— — —	MONUMENT LINE
— — —	EASEMENT LINE
——— ———	BUILDING SETBACK LINE
⊙	ALM CAP
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET LS 9569390-2201
⊗	EXISTING WATER VALVE
W	WATER MAIN
SS	SEWER MAIN
G	NATURAL GASLINE
BSL	BUILDING SETBACK LINE
TPOB	TRUE POINT OF BEGINNING
OHE	OVER HEAD ELECTRIC POWER

SHEET INDEX

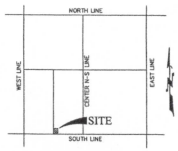
DESCRIPTION	SHEET NO	
COVER SHEET	CS01	1
DETAILS AND NOTES	DT01	2
SITE PLAN	SP01	3
GRADING & DRAINAGE PLAN	GP01-02	4-5
STORM WATER POLLUTION PREVENTION PLAN	SW01	6

COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE
ROCKY MOUNTAIN POWER	MELISSA JOHNSON	(435) 563-2912
CENTURYLINK	CENTURYLINK STAFF	(800) 573-1311
COMCAST CABLE	TIMOTHY JACKSON	(801) 401-3038
DOMINION ENERGY	CRISTI FIEDEL	(435) 755-2206

R.B. WILLIAMS & ASSOCIATES, INC. NOTES TO CONTRACTOR

1. ANY AMBIGUITIES OR DEFICIENCIES DISCOVERED ON THESE PLANS ARE TO BE RESOLVED BY R.B. WILLIAMS & ASSOCIATES, INC. ANYONE ELSE WHO MODIFIES THE PLANS OR THE DESIGNS ON THEM OR RESOLVES AMBIGUITIES OR DEFICIENCIES BECOMES RESPONSIBLE FOR HIS MODIFICATION OR DECISION.
2. THE ENGINEER MAKES NO GUARANTEE REGARDING THE LOCATION OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CALL BLUE STAKE FOR ALL UTILITIES.
3. THE CONTRACTOR IS RESPONSIBLE TO MAKE HIS OWN ESTIMATE OF EARTHWORK REQUIREMENTS FOR THE PROJECT AND IS RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS REQUIRED TO ACCOMPLISH THE GRADING AS SHOWN ON THESE PLANS AT NO EXTRA COST TO THE OWNER.
4. THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR IS TO DETERMINE HIS OWN QUANTITIES.



VICINITY MAP
T 11N, R 1E, S 22
(N.T.S.)

OWNER

BIO MINERALS TECHNOLOGIES, INC
695 W 1700 S, #103
LOGAN, UT 84321
CONTACT: KENNETH HAMILTON
PHONE: (435) 752-5215

ENGINEER

R.B. WILLIAMS AND ASSOCIATES, INC.
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

BENCHMARK

5/8" REBAR AT THE SE PROPERTY CORNER LOT 10, SAM'S TOWN P2
APN: 01-155-0010
ELEVATION=4847.68' (NAVD 88)

ZONING:

CITY OF MILLVILLE ZONING CODE: CS

BUILDING SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 0'

BASIS OF BEARING

THE NORTH LINE OF SECTION 22, T11N, R1E, SLB&M.

BEARS: N 89°30'36" W

SITE INFORMATION

AREA OF THE SUBJECT PROPERTY IS: 117,515.93 SF OR 2.6978 AC

APN: 03-032-0013

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION AS SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED PROFESSIONAL ENGINEER REG. NO. DATE

APPROVALS

THE AUTHORIZED REPRESENTATIVES OF THE FOLLOWING AGENCIES HEREBY ACKNOWLEDGE OR HAVE ACKNOWLEDGED THEY HAVE REVIEWED AND APPROVED THE DESIGN SHOWN BY THESE DRAWINGS. CONSTRUCTION MAY BEGIN AFTER ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.

MILLVILLE CITY ENGINEER _____ DATE _____

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

DATE	7/14/20
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	

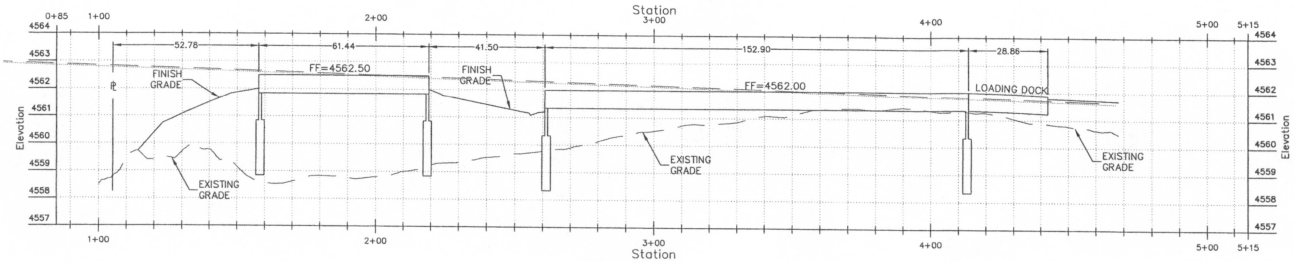
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CS01

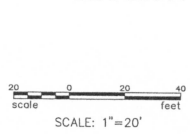
SHEET NO.
1/6

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

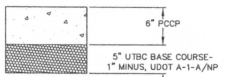
SECTIONS & DETAILS



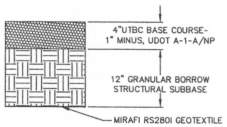
SECTION A-A VERT.: 1"= 2' HORZ: 1"=20'



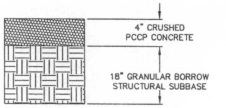
PAVEMENT SECTION - A
N.T.S.



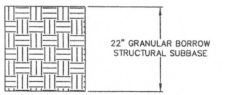
PAVEMENT SECTION - B
N.T.S.



GRAVEL SECTION - 1
N.T.S.

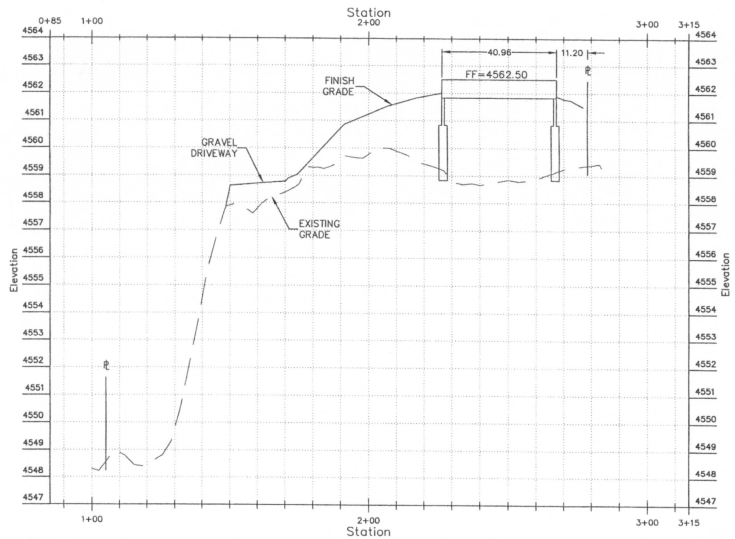


GRAVEL SECTION - 2
N.T.S.

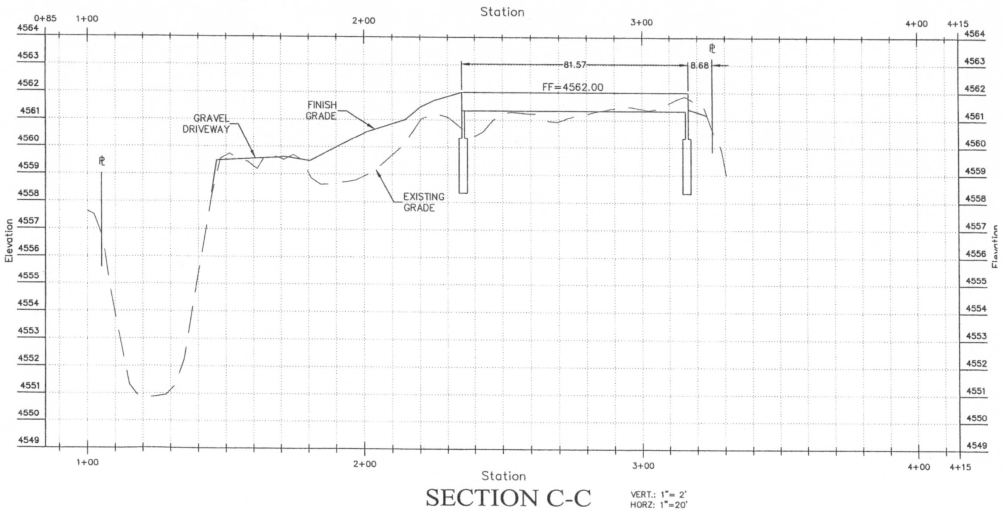


GRAVEL SECTION - 3
N.T.S.

SCALE: 1"=20'



SECTION B-B VERT.: 1"= 2' HORZ: 1"=20'



SECTION C-C VERT.: 1"= 2' HORZ: 1"=20'

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE
SECTIONS & DETAILS

REVISIONS:	
DATE	7/14/20
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	20002DT01.DWG

DT01

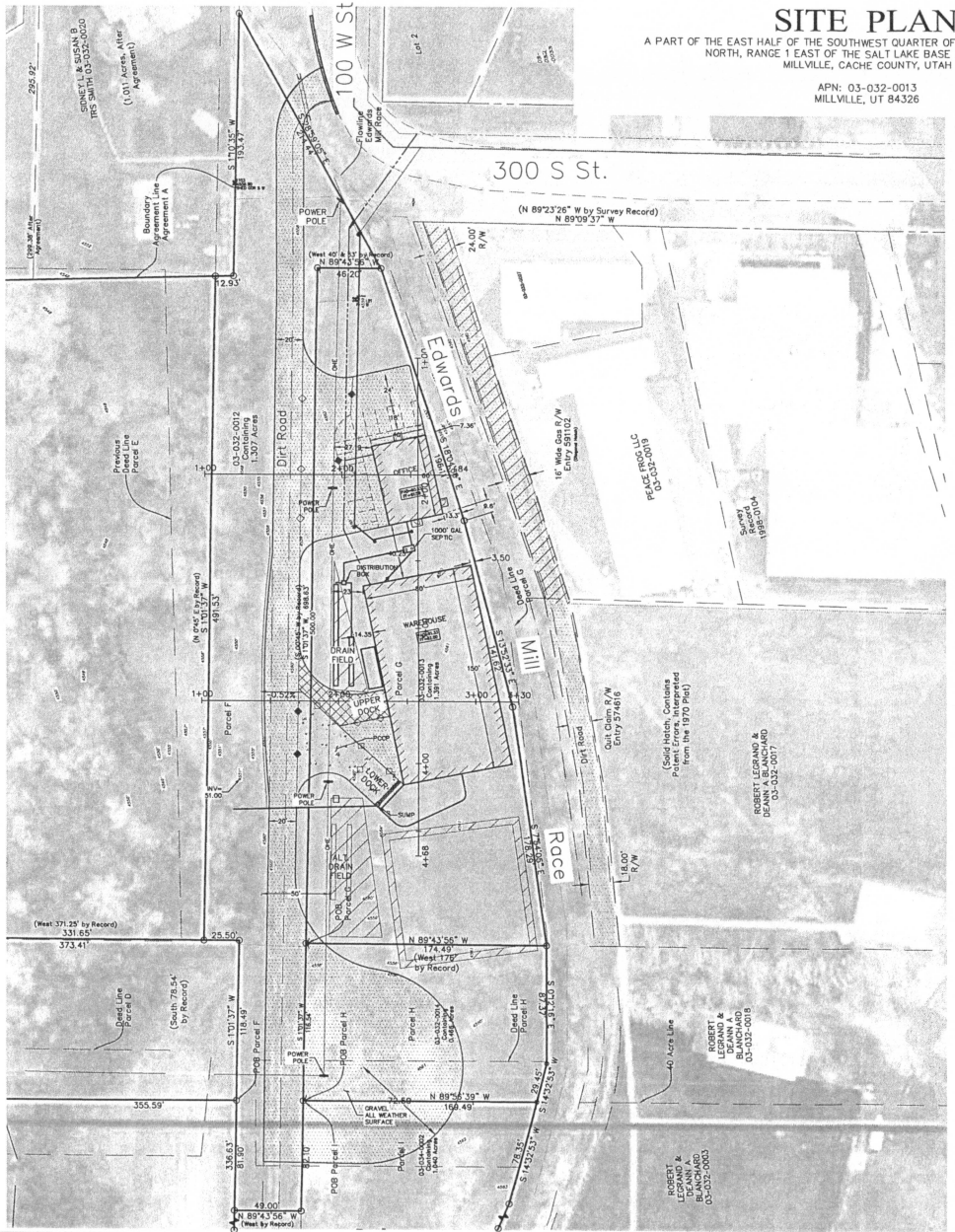
SHEET NO.
2/6

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

SITE PLAN

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MILLVILLE, CACHE COUNTY, UTAH

APN: 03-032-0013
MILLVILLE, UT 84326



LEGAL DESCRIPTION

PARCEL F:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING ON THE ABANDONED WEST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AT A POINT LOCATED 355.59 FEET SOUTH 89°56'39" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 118.49 FEET ALONG SAID ABANDONED WEST RIGHT--OF--WAY LINE; THENCE NORTH 89°43'56" WEST (WEST BY RECORD) 25.50 FEET; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 491.53 FEET; THENCE NORTH 88° EAST 12.93 FEET; THENCE NORTH 01°10'35" EAST 193.47 FEET; THENCE SOUTH 28°59'05" EAST 214.44 FEET (SOUTHERLY BY RECORD) ALONG THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE NORTH 89°43'56" WEST 46.20 FEET (WEST 40.00 FEET BY RECORD) TO THE ABANDONED EAST RIGHT-OF-WAY LINE OF SAID U.I.C.R.R.; THENCE SOUTH 01°01'37" WEST (SOUTH 00°45' WEST BY RECORD) 698.63 FEET ALONG SAID ABANDONED EAST RIGHT--OF--WAY LINE; THENCE NORTH 89°43'56" WEST (WEST BY RECORD) 49.00 FEET TO SAID ABANDONED WEST RIGHT--OF--WAY LINE; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 81.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1.307 ACRES.

PARCEL G:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

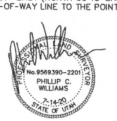
BEGINNING ON THE ABANDONED EAST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AT A POINT LOCATED 404.59 FEET SOUTH 89°56'39" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND 116.54 FEET NORTH 01°01'37" EAST (NORTH 00°45 EAST BY RECORD) FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 500.00 FEET ALONG SAID ABANDONED EAST RIGHT--OF--WAY LINE; THENCE SOUTH 89°43'56" EAST 46.20 FEET (EAST 53.00 FEET BY RECORD) TO THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE ALONG SAID WESTERLY EMBANKMENT THE FOLLOWING THREE (3) COURSES: (1) SOUTH 18°04'36" EAST 196.11 FEET; (2) SOUTH 13°52'33" EAST 141.62 FEET; (3) SOUTH 07°54'05" EAST 178.29 FEET; THENCE NORTH 89°43'56" WEST 174.49 FEET (WEST 176 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 1.391 ACRES.

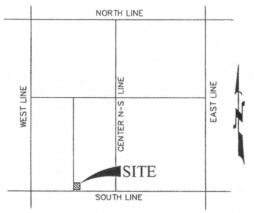
PARCEL H:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION WITH THE ABANDONED EAST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, SAID POINT IS LOCATED 404.59 FEET SOUTH 89°56'39" EAST ALONG SAID NORTH LINE FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 116.54 FEET ALONG SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°43'56" EAST (EAST BY RECORD) 174.49 FEET TO THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE ALONG SAID WESTERLY EMBANKMENT THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°12'16" EAST 87.37 FEET; (2) SOUTH 14°32'53" WEST 29.45 FEET TO THE INTERSECTION WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°56'39" WEST 169.49 FEET TO THE POINT OF BEGINNING. CONTAINING 0.466 ACRES.

PARCEL I:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION WITH THE ABANDONED EAST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, SAID POINT IS LOCATED 404.59 FEET SOUTH 89°56'39" EAST ALONG SAID NORTH LINE FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 89°56'39" EAST (EAST BY RECORD) 169.49 FEET TO THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE ALONG SAID WESTERLY EMBANKMENT THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 14°32'53" WEST 78.35 FEET; (2) SOUTH 23°5'21" WEST 144.79 FEET; (3) SOUTH 44°57'33" WEST 90.42 FEET; (4) NORTH 89°43'56" WEST (WEST BY RECORD) 33.64 FEET TO SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE SOUTH 01°01'37" WEST (SOUTH 00°45' WEST BY RECORD) 64.58 FEET ALONG SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE NORTH 88°58'23" WEST 49.00 FEET TO THE ABANDONED WEST RIGHT-OF-WAY LINE OF SAID U.I.C.R.R; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 254.73 FEET ALONG SAID ABANDONED WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89°43'56" EAST (EAST BY RECORD) 49.00 FEET TO SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 82.10 FEET ALONG SAID ABANDONED EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.040 ACRES.





VICINITY MAP

T 11N, R 1E, S 22
(N.T.S.)

OWNER

KENNETH & GINA HAMILTON
420 EDGEWOOD PL
PROVIDENCE, UT 84332

SURVEYOR

R.B. WILLIAMS & ASSOCIATES, INC.
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382
EMAIL: PHIL@RBWILLIAMS.COM

ZONING:

CITY OF MILLVILLE ZONING CODE: CS

BUILDING SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 0'

BASIS OF BEARING

THE NORTH LINE OF SECTION 22, T11N, R1E, SLB&M.

BEARS: N 89°30'36" W

SITE INFORMATION

AREA OF THE SUBJECT PROPERTY IS:
117,515.93 SF OR 2.6978 AC

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ALM CAP
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET LS 9569390-2201
- EXISTING WATER VALVE
- W WATER MAIN
- SS SEWER MAIN
- G NATURAL GASLINE
- BSL BUILDING SETBACK LINE
- TPOB TRUE POINT OF BEGINNING
- OHE OVER HEAD ELECTRIC POWER

40 0 40 80
scale feet

SCALE: 1"=40'

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.



PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE
SITE PLAN

REVISIONS:

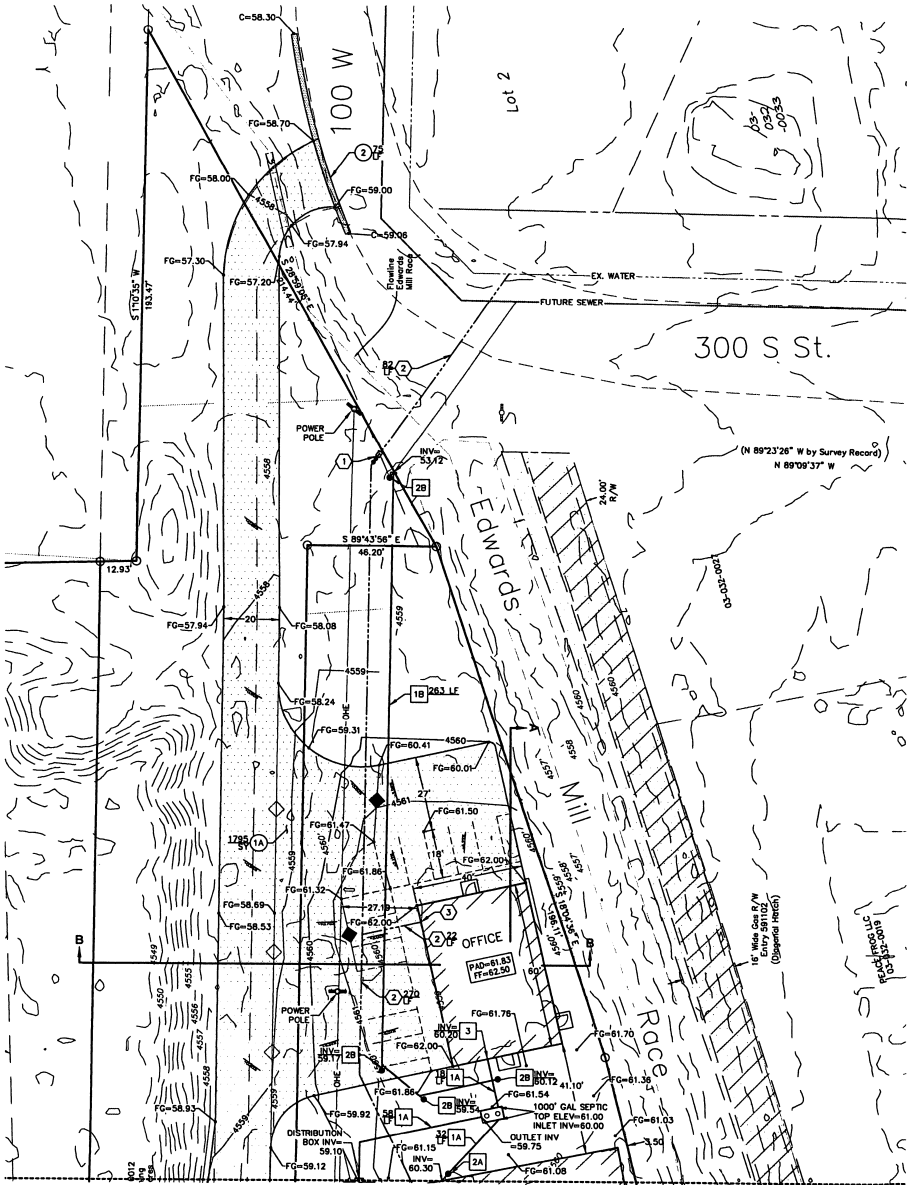
DATE	7/14/20
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	

20002SP01.DWG

SP01

SHEET NO.
3/6

GRADING & DRAINAGE PLAN



	CONSTRUCTION NOTES	
1A	4" UTBC / 12" GRANULAR BORROW / MIRAFI RS280I GEOTEXTILE. OR OTHER APPROVED ROADWAY SECTION AS SHOWN ON SHEET DT01. EXCAVATION AND COMPACTION PER SOILS REPORT.	1795 SY
2	2.5' RIBBON CURB, 9" THICK	75 SF
	WATER NOTES	
1	3/4" WATER SERVICE PER MILLVILLE STANDARD 1 INCH CTS CLASS 200 POLY PIPE TO METER. 1" SERVICE LINE FROM METER TO OFFICE. 18" METER BOX - WHITE POLYTHYLENE CORRUGATED. ROMAC TYPE 202NS SADDLE, WITH BACKFLOW PREVENTION DEVICE PER CITY STANDARDS.	1 EA
2	1 INCH CTS CLASS 200 POLY PIPE.	374 LF
3	CONNECT TO BUILDING CONNECTION	2 EA
	SEWER NOTES	
1A	4" SDR SEWER LINE	108 LF
1B	6" SDR SEWER LINE	263 LF
2A	4" CLEANOUT PER CITY STANDARDS	1 EA
2B	6" SEWER CLEANOUT PER CITY STANDARDS	4 EA

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ALM CAP
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET LS 9569390-2201
- EXISTING WATER VALVE
- W — WATER MAIN
- SS — SEWER MAIN
- G — NATURAL GASLINE
- BSL — BUILDING SETBACK LINE
- TPOB — TRUE POINT OF BEGINNING
- OHE — OVER HEAD ELECTRIC POWER

20 0 20 40
scale feet

SCALE: 1"=20'

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

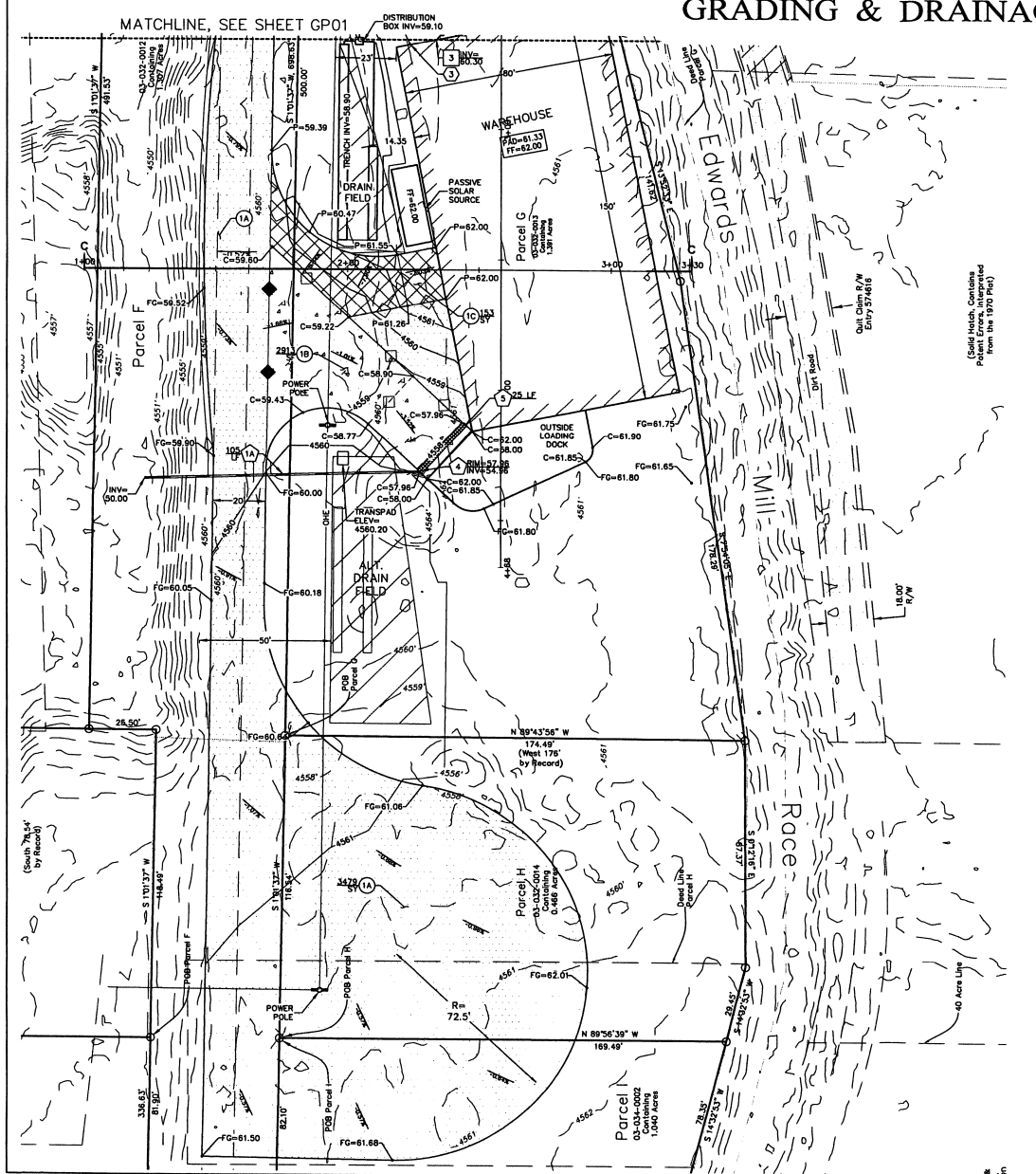
SHEET TITLE
GRADING & DRAINAGE PLAN

REVISIONS:	
DATE	7/14/20
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	20002GP01.DWG

GP01

SHEET NO.
4/6

GRADING & DRAINAGE PLAN



	CONSTRUCTION NOTES	
1A	4" UTBC / 12" GRANULAR BORROW / MIRAFI RS280I GEOTEXTILE, OR OTHER APPROVED ROADWAY SECTION AS SHOWN ON SHEET DT01. EXCAVATION AND COMPACTION PER SOILS REPORT.	3479 SY
1B	6" PCCP. / 5" UTBC	291.3 SF
1C	3" H.M.A. / 5" UTBC / 6" GRANULAR BORROW / MIRAFI RS280I GEOTEXTILE.	153 SY
	WATER NOTES	
3	CONNECT TO BUILDING CONNECTION	1 EA
	SEWER NOTES	
	CONNECT TO BUILDING SEWER CONNECTION	1 EA
	STORMWATER NOTES	
1A	8" HDPE STORMDRAIN PIPE	105 LF
4	SUMP PER DETAIL THIS SHEET	1 EA
5	TRENCH DRAIN NEENAH R-4990-GX OR EQUAL	25 LF

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ALM CAP
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET LS 9569390-2201
- EXISTING WATER VALVE
- W WATER MAIN
- SS SEWER MAIN
- G NATURAL GASLINE
- BSL BUILDING SETBACK LINE
- TPOB TRUE POINT OF BEGINNING
- OHE OVER HEAD ELECTRIC POWER

20 0 20 40 scale feet

SCALE: 1"=20'

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVO, UTAH 84332
PHONE (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.

PROJECT IMAGE

BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

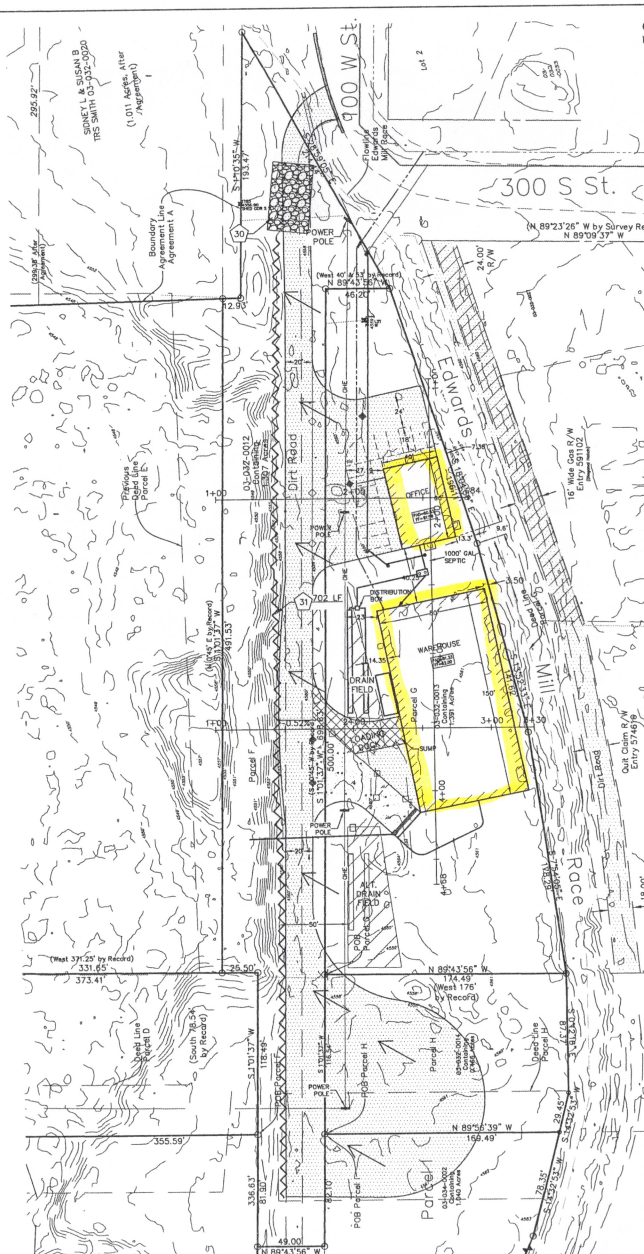
SHEET TITLE
GRADING & DRAINAGE PLAN

REVISIONS:

DATE	7/14/20
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	
20002GP02.DWG	

GP02

SHEET NO. 5/6



STORM WATER POLLUTION PREVENTION PLAN

APN: 03-032-0013
MILLVILLE, UT 84326

PROJECT LOCATION

SEC OF 100 WEST & 300 SOUTH, MILLVILLE, CACHE COUNTY, UTAH.
A PART OF THE SW ¼ OF SEC 22, T11N, R1E SLB&M.
LATITUDE: 41.675432°, LONGITUDE: -111.826280°

PROJECT NARRATIVE

THE PROJECT CONSISTS OF A NEW PRIVATE DRIVE ALONG THE WEST BOUNDARY OF THE SUBJECT PARCEL, AN OFFICE BUILDING, A WAREHOUSE AND APPURTENANT SEWER AND WATER UTILITIES. DRAINAGE FROM THE SITE WILL BE FILTERED VIA SILT FENCE ALONG THE WEST EDGE OF THE NEW DRIVEWAY. A WASHOUT STATION IS PROVIDED AT THE ENTRANCE OF THE PRIVATE DRIVE AT 300 SOUTH.

STORMWATER NOTES

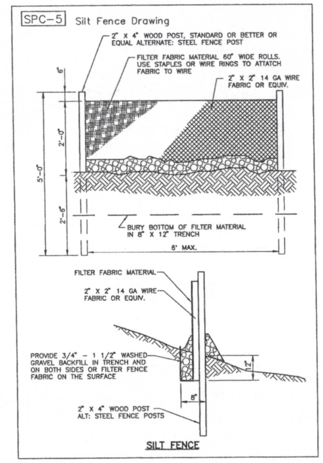
30	STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET.	1 EA
31	TEMPORARY SILT FENCE PER DETAIL THIS SHEET	702 LF

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SURVEY MONUMENT AS NOTED
- PROPERTY PIN FOUND AS NOTED
- PROPERTY PIN NOT FOUND
- SLOPE ARROW
- SUBGRADE CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE

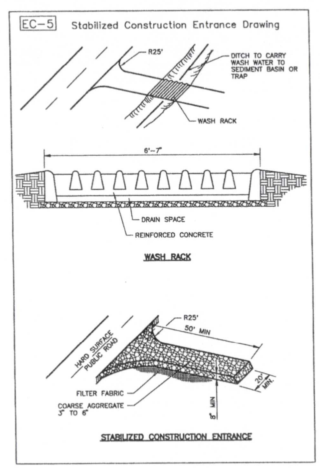
SCALE: 1"=40'

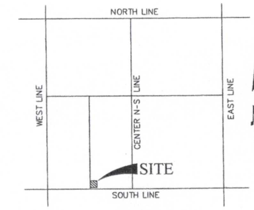
SPC-5 Silt Fence Drawing



SILT FENCE

EC-5 Stabilized Construction Entrance Drawing





VICINITY MAP

T 11N, R 1E, S 22
(N.T.S.)

OWNER

KENNETH & GINA HAMILTON
420 EDGEWOOD PL
PROVIDENCE, UT 84332

ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382
EMAIL: PHIL@RBWILLIAMS.COM

ZONING:

CITY OF MILLVILLE ZONING CODE: CS

BUILDING SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 0'

BASIS OF BEARING

THE NORTH LINE OF SECTION 22, T11N, R1E, SLB&M.

BEARS: N 89°30'36" W

SITE INFORMATION

AREA OF THE SUBJECT PROPERTY IS: 117,515.93 SF OR 2.6978 AC

TAX PARCEL NO.: 03-032-0013

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME: BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE: STORM WATER MANAGEMENT PLAN

REVISIONS:

DATE	7/14/20
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	

20002SW01.DWG

SW01

SHEET NO. 6/6

Bear River Health Department

Cache/Rich Counties
85 E 1800 N
North Logan, UT 84341
(435) 792-6570

Box Elder County
817 W 980 S
Brigham City, UT 84302
(435) 734-0845

Permit to Install Septic System

Owner:	Bio Minerals Technology
Property Address:	300 South 100 West
City:	Millville
County:	Cache
Tax ID:	03-032-0013
Phone #:	435-760-1046
Subdivision and lot #:	Click here to enter text.

DATE 3-4-19
PLANS REVIEWED BY:
Grant Koford No. 115450-2001
Licensed Environmental Health Scientist
Bear River Health Department

Type of system:	Shallow/Conventional
Minimum septic tank size:	1000
Maximum depth of Absorption trenches or pit:	12 inches
Elevation of top of sewer pipe exiting foundation:	6 inches above natural grade
Minimum absorption area:	100 lin. ft. of drainfield with 36 inch wide trench

Comments/instructions: 1000 gal. septic Tank

System designed to serve 10 employees with no laundry, process or tote wash water going into the septic system. Toilet and sink water only. Dry sewer line installed for future municipal sewer connection

CONSTRUCTION GENERAL REQUIREMENTS

- Prior to installation, all minimum setback distances and the elevation of sewer exiting the foundation shall be field verified. If there are any issues, contact the health department before proceeding with the installation.
- The gravel fill used in the absorption trenches or pit shall be free from fines, dust, sand, or organic material.
- Absorption area excavations and piping shall be level.
- Sewer pipes shall be installed on a foundation of undisturbed earth, or stabilized earth that is not subject to settling.
- Absorption systems may not be excavated when the soil is wet enough to smear or compact easily.
- The absorption area shall be protected from soil compaction prior to and during construction.
- All smeared or compacted surfaces should be raked to a depth of 1 inch, and loose material removed before the absorption system components are placed in the excavation.
- If the septic tank burial depth is greater than four feet, Risers will need to be installed on the inlet and outlet side, and a septic tank approved for greater than a four-foot burial depth must be used.
- Building sewer placed under driveways or other areas subjected to heavy loads shall be constructed to ensure against crushing or disruption of alignment.
- Final grading shall prevent ponding throughout the entire system area and promote surface water runoff.

Permit expires one year from date of approval. By signing this permit, owner agrees to install system as specified. Any changes must be approved by the Health Department before construction. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards. An inspection is required before backfilling.

Signature _____ **Date** 3-5-19

I have already spoken with Bear River Health and am just waiting for an appointment with Grant to restamp the permit. The design hasn't changed.

Mike

00897

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Bio Minerals Technologies (Ken Hamilton)
APPLICANT'S NAME

2. 695 W 1700 S. BLDG 28, STE 103
MAILING ADDRESS

LOGAN UT 84321
CITY STATE ZIP CODE

3. 435-770-7693 HOME TELEPHONE
4. 435-753-2086 BUSINESS TELEPHONE

5. Kenneth Hamilton
OWNER'S NAME (if different from applicant)

6. Warehouse
TYPE OF STRUCTURE

7. 11,993 SQUARE FOOTAGE
8. C-G ZONE

9. SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 - 032 - 0013
TAX IDENTIFICATION NUMBER

11. Approx 300 S. 100 W.
ADDRESS OF CONSTRUCTION

12. 3.17 acres LOT SIZE
13. 4560 LOT ELEVATION

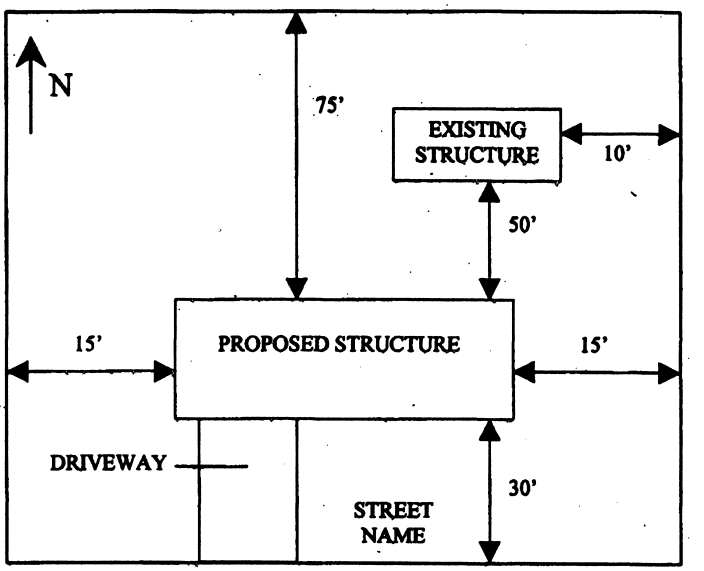
14. SEWER ☑ (choose one) SEPTIC TANK ☑ N/A ☐

15. CITY WATER ☑ (choose one) PRIVATE WELL ☑ N/A ☐

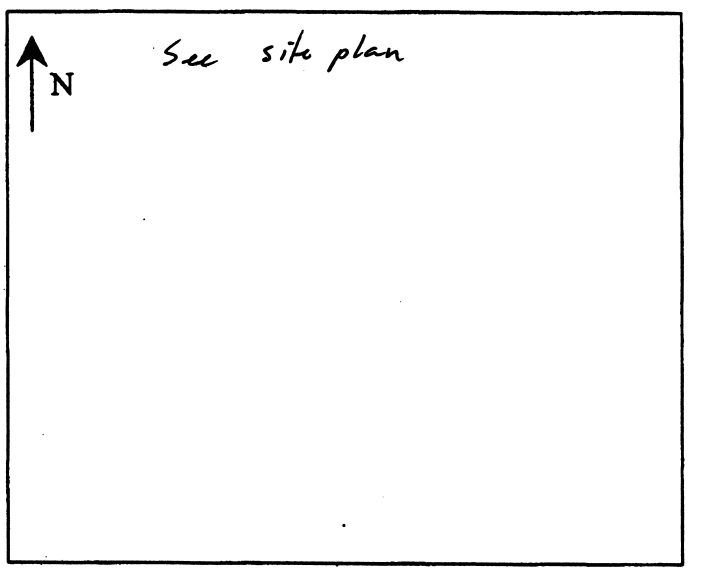
16. ELECTRICITY ☑ GAS ☑ OTHER UTILITY ☐ (specify in remarks)

17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



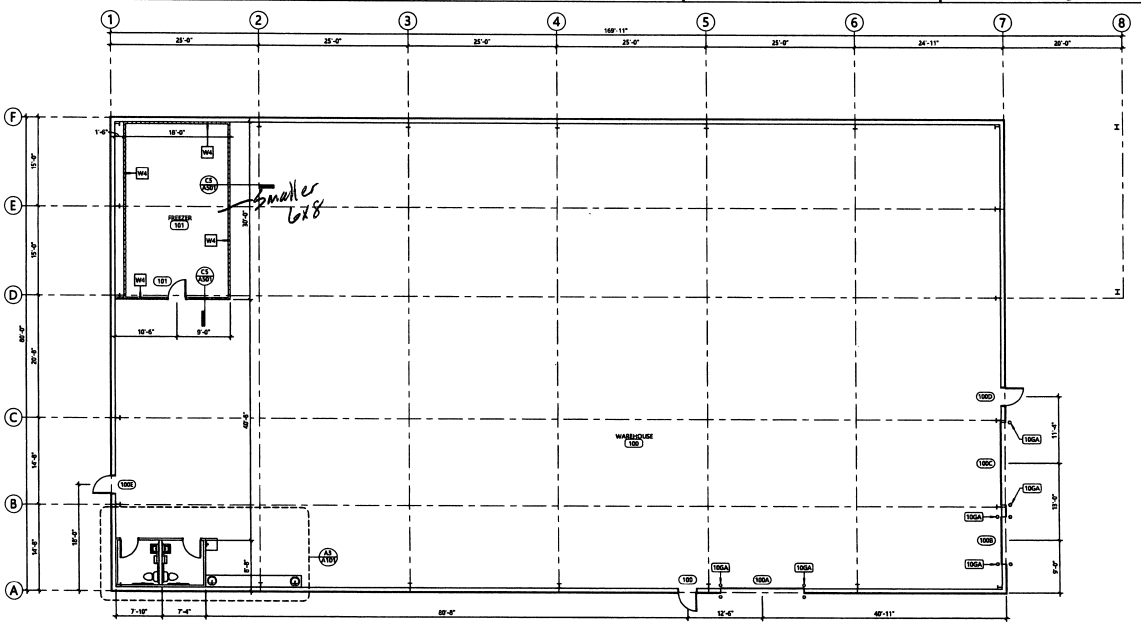
PLOT PLAN



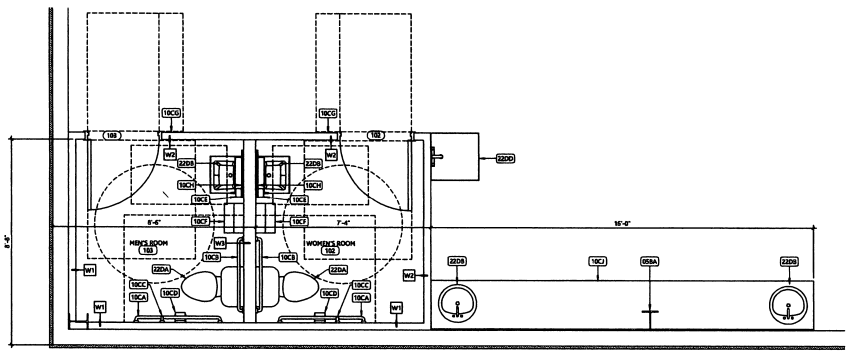
APPROVED – PLANNING AND ZONING DATE

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)



B3 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



A3 ENLARGED MAIN LEVEL FLOOR PLAN
SCALE: 1/2" = 1'-0"

KEYNOTES

#	DESCRIPTION
05BA	PRE-ENGINEERED METAL BUILDING SYSTEM - SEE DWG'S PROVIDED BY METAL BUILDING SUPPLIER
10CA	1 1/2" DIA. x 42" HORIZONTAL GRAB BAR
10CB	1 1/2" DIA. x 36" HORIZONTAL GRAB BAR
10CC	1 1/2" DIA. x 18" VERTICAL GRAB BAR
10CD	TOILET TISSUE DISPENSER-PROVIDED BY OWNER THROUGH VENDOR & INSTALLED BY CONTRACTOR
10CE	WALL MOUNTED SOAP DISPENSER-PROVIDED BY OWNER THROUGH VENDOR & INSTALLED BY CONTRACTOR
10CF	PAPER TOWEL DISPENSER-PROVIDED BY OWNER THROUGH VENDOR & INSTALLED BY CONTRACTOR
10CG	SIGN OF ACCESSIBILITY-SEE DETAIL ON GENERAL DETAIL SHEETS
10CH	3'-6" MIRROR
10CJ	LAMINATE SURFACE COUNTEROP-VERIFY FINISHES W/ OWNER
10GA	CONCRETE FILLED PIP BOLLARD, PAINT: SAFETY YELLOW
22DA	ADA TOILET-SEE GENERAL DETAILS & PLUMBING DRAWINGS
22DB	SINK-SEE PLUMBING DRAWINGS
22DD	FLOOR MOUNTED UTILITY SINK-SEE PLUMBING DRAWINGS

CARTWRIGHT
ARCHITECTS & ENGINEERS
2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753.2050
F435 753.2051
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http://www.cartwright-aec.com

JUSTIN CHARLES WRIGHT 11/5/20 LICENSED ARCHITECT

BIO MINERALS TECHNOLOGIES

MILLVILLE, UTAH

CARTWRIGHT PROJECT #	120107
DATE:	11/04/2020
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	JC

REVISIONS

#	DATE	DESCRIPTION

FLOOR PLAN

A101

CONSTRUCTION DOCS

11/05/2020 3:50:19 PM

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

MEMORANDUM

DATE: April 2, 2019

TO: Millville City Planning Commission

CC: Harry Meadows, Chad Kendrick

FROM: Zan Murray S.E.

SUBJECT: Monson Property Concept Plan

Upon request of Harry Meadows last week, he asked that J-U-B review the concept plan for site development at a property near 100 West and 300 South. This property is currently owned by the Monsons.

Situational Information

The subject property, tax ID number 03-032-0013, is situated just west of Silicon Plastics on the west side of a farm lane that extends south past 300 South to a few homes. The Blacksmith Fork River is located west of the property approximately 330 feet and is not located in the flood plain according to the FEMA Maps on the Cache County GIS website. There are no wetlands on the National Wetland Inventory Map, but there may be some jurisdictional wetlands if there are any irrigation ditches on the site.

Currently zoned C-S, Commercial Services. The setbacks on all sides of the property should be 30 feet on the north, east and west. The south setback should be a minimum of 20 feet since it is adjacent to another property in the commercial zone.

Waterlines are located at the intersection of 300 South and 100 West on the North and East side of the road. There is a small diameter service line that goes to the home south of the subject property. The meter for the home is in the ROW of 300 South. A fire hydrant is located on the north side of 300 South at 100 West.

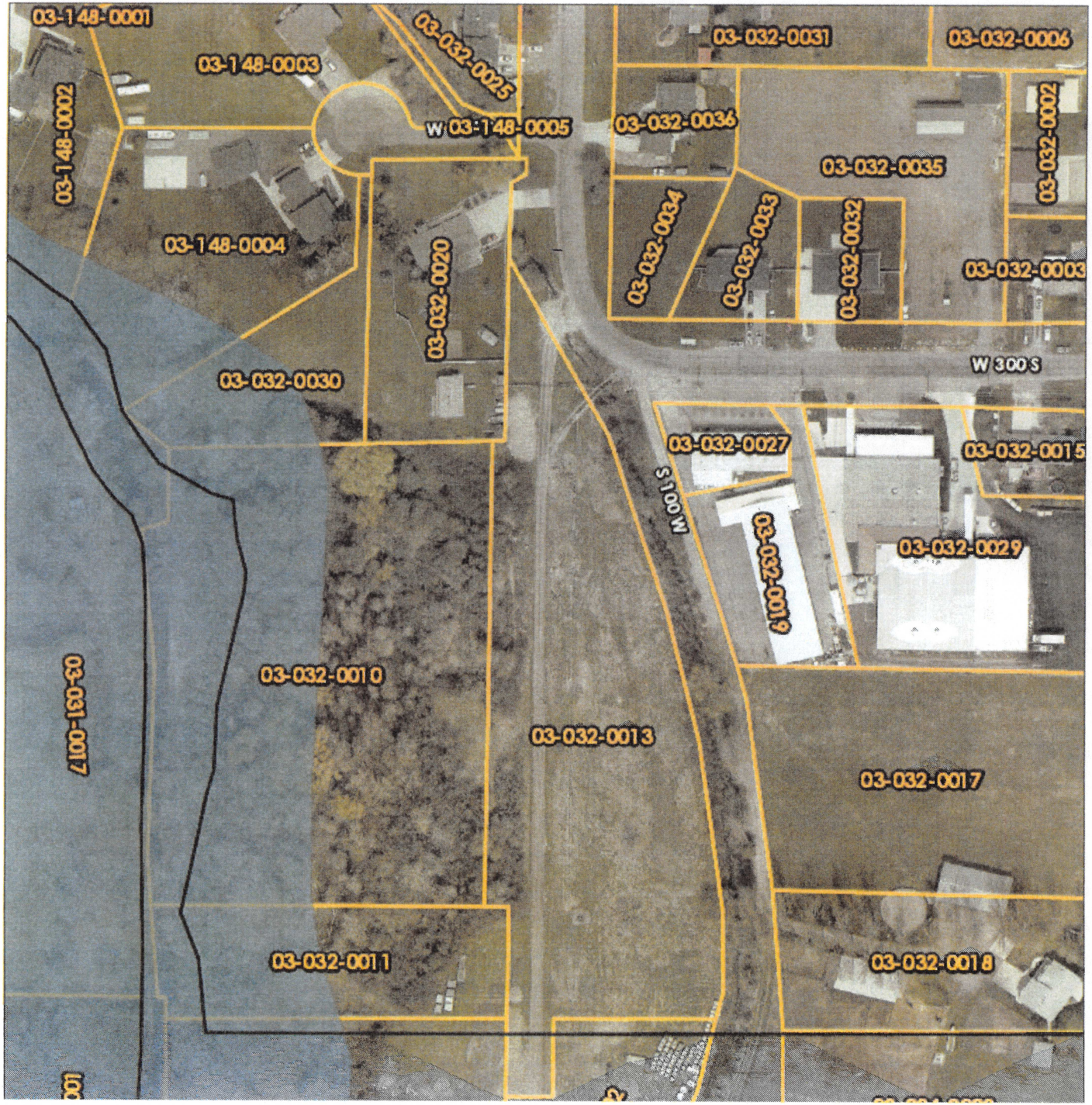
Future plans and information

All submittals for the site development will need to conform with the requirements of section 17.24.040 (26) of the Municipal Code. Depending on the intended use of the constructed facilities, certain studies may need to be performed including a geotechnical report and traffic impact study. A landscape plan may also be required. Storm water will need to be controlled to meet the City standards. Provisions to connect to the future sewer should also be considered in the site planning.

The Roadway Master Plan indicates a street being constructed along the 100 West alignment. Street improvements consistent with the City standards will be required including potential dedication of right of way.

Once more detail is learned about the use of the property, the required submittals can be determined for the project. Thanks.

Flood Plain in blue



BIO MINERALS TECHNOLOGIES, INC.

Warehouse fire protection plan

1. Hydrant Placement
   Discussed placement with Randy Wall and city engineer – intend to place fire hydrant along the private drive adjacent to the North side of the office parking area.
2. In-warehouse fire suppression
   Since the warehouse is below the 12,000 sq ft threshold, we do not plan to install sprinkler systems inside the warehouse. In previous discussions with Cache County zoning and inspection personnel, sprinklers are not required below 12,000 sq ft.
3. Fire Extingquishers
   We plan to work with city and/or county fire personnel to install any required fire extinquishers at specified locations within the deployed warehouse.

695 W 1700 S, Bldg #28, Ste #103 – Phone: 435-753-2086 – Web: www.BioMineralsTechnologies.com
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