

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

March 18, 2021

1. Roll Call:

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) with Chairman Garrett Greenhalgh excused from the meeting

Others Present:

Development Coordinator Kara Everton, Treasurer Tara Hobbs, Recorder Corey Twedt, Pam June, Harry Meadows, Dan Hunsaker, Joe Fuhrman, Mayor David Hair

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:00 p.m.
She led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Meeting of March 18, 2021 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as outlined. Commissioner Ripplinger seconded.

Commissioners Lynette Dickey, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Chairman Garrett Greenhalgh excused from the meeting, and Larry Lewis and Rachel Thompson absent.

Commissioner Larry Lewis arrived at 8:01 pm.

4. Review and Approval of the Minutes from March 4, 2021

The Planning Commission meeting minutes were reviewed.

A motion was made by Commissioner Ripplinger to approve the minutes. Commissioner Anderson seconded.

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Chairman Garrett Greenhalgh excused from the meeting, and Rachel Thompson absent.

Commissioner Thompson arrived at 8:02 pm.

A motion was made by Commissioner Farmer to skip Agenda item 5A to item 5B to see if a representative from Immaculate Homes will be present. Commissioner Anderson seconded.

5.A. Zoning Clearance – Immaculate Homes, Jeff Berrett, Mond-Aire Lot 10, 396 E 200 N

Commissioner Anderson stated that the lot is on a triangle and asked what part the frontage is considered on and what setbacks they would need to adhere to. The lot is considered a corner lot with the frontage along the road, the other two property lines are considered sides. Currently the plans state that the home is setback 25-27' in the front and does not follow our code. The side setbacks are okay.

The commission has too many questions to approve the zoning clearance at this time.

**Commissioner Farmer made a motion to delay approval until further clarification is given.
Commissioner Lewis seconded.**

Millville City Planning Commission Minutes, March 18, 2021, Continued
Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor of the motion to delay approval with Chairman Garrett Greenhalgh excused from the meeting

5.B. Sign Permit Application- Accent Painting- 10. W 300 S

Commissioner Thompson made a motion to approve the sign permit application. Commissioner Ripplinger seconded.

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Chairman Garrett Greenhalgh excused from the meeting

5.C. Public Hearing – Annexation Policy Plan Adjustment

Commissioner Dickey moved to begin the public hearing at 8:05 p.m.

Present:

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) Development Coordinator Kara Everton, Treasurer Tara Hobbs, Recorder Corey Twedt, Pam June, Harry Meadows, Dan Hunsaker, Joe Fuhrman

Development Coordinator Everton presented the comments from Nibley city for the commission to review.

No comments made by public.

Commissioner Dickey motioned to close the public hearing. Commissioner Lewis seconded.
Public hearing closed at 8:06 pm

Recorder Twedt stated that a lot of properties overlap with other cities, and the reason for excluding these areas in the proposed adjustments is because they are in both ours and another city plan. We do not want to size our pump station for the sewer according to the current annexation plan.

A motion was made by Commissioner Farmer to recommend the proposed annexation policy plan and map to the City Council. Commissioner Thompson seconded.

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Chairman Garrett Greenhalgh excused from the meeting.

5.D. Public Hearing – Subdivision Road Treatment Requirements

Commissioner Dickey moved to open the hearing at 8:13 p.m.

Present:

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) Development Coordinator Kara Everton, Treasurer Tara Hobbs, Recorder Corey Twedt, Pam June, Harry Meadows, Dan Hunsaker, Joe Fuhrman

No comments made by public.

Commissioner Dickey motioned to close the public hearing. Public hearing closed at 8:14 pm

A motion was made by Commissioner Thompson to recommend the proposed annexation policy plan and map to the City Council. Commissioner Farmer seconded.

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in favor with Chairman Garrett Greenhalgh excused from the meeting.

5.E Cripple Creek Preliminary Plat

Commissioner Farmer asked if the hammerhead road was still required. Dan Hunsaker said that the engineer stated that it was no longer necessary, and all emergency services will be able to be met.

Commissioner Ripplinger inquired if, with this being a four-lot major subdivision, has BRHD approved it with the moratorium in place. Recorder Twedt said that the only reason it's being permitted to proceed is because of the exception from BRHD.

Dan Hunsaker said that lot four unbuildable until the sewer is installed and functional and explained the background on the agreement between Dan Hunsaker and the BRHD. It's important to note that the City of Millville will not issue a permit to build on this property until the sewer is in and completed on this property.

The lot dimensions are incorrect on the Preliminary Plat. Dan Hunsaker drew a line to show the commissioners and said that it would be corrected by Final Plat submission. The back 50 feet of the property of lot four is in the boundaries of lot three.

5.F. Celco Property Development Questions

The commission reviewed the questions that were asked and answered what we could to respond to the inquirer.

In reviewing, the commission found a few things to consider for future meetings to add into our code:

1. Open Space/Amenities requirements in subdivisions- do we require a park when the housing number reaches a certain threshold in a subdivision
 - a. In the past we have had the need of retention ponds due to the septic systems
 - b. Advised to tie the requirement to the number of homes per acre

6. City Council Report

City Council did not meet, so there are no minutes to review.

Mayor Hair updated the commission on working projects on roadways. The well is in the 'flushing phase' that cleans all the filtration systems. When that is complete, they will start pumping.

The sewer bid has been extended for another two weeks because of fluctuating pipe costs.

7. Agenda Items for Next Meeting

1. Future park/amenities/open space development questions (see Agenda 5.F. Celco Questionnaire)
2. Ezra Eames has not finished a sidewalk on Main that is supposed to go to 550 E.
3. Immaculate Homes

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, April 1, 2021 at 8:00 pm.

9. Adjournment

Chairman Dickey moved to adjourn the meeting at 8:48 p.m.

Kara@millvillecity.org

City of Millville, Utah
Sign Permit Application

Applicant Information

Application Number:

Name: <u>Matt Eckrell</u>	Telephone: <u>435-753-5974</u>
Address: <u>10 W 300 S</u>	Fax: <u>N/A</u>
City/State/ZIP: <u>Millville UT 84326</u>	e-mail: <u>utahpainter@gmail.com</u>

Description of Signage Project

Parcel No.: _____	☒ Permanent Sign
Address: <u>10 W 300 S Millville UT</u>	☐ Temporary Sign
Plan: _____ <u>I have attached the 3 choices we</u> <u>are looking at. #1 most likely</u>	

Site Plan (to be submitted with this application)

Prepared by: <u>N/A</u>	Telephone: _____
Address: _____	Fax: _____
City/State/ZIP: _____	e-mail: _____
Contact: _____	

Color Rendering (to be submitted with this application)

Prepared by: _____	Telephone: _____
Address: _____	Fax: _____
City/State/ZIP: _____	e-mail: _____
Contact: _____	

Complete Signage Plan, where applicable (to be submitted with this application)

Prepared by: _____	Telephone: _____
Address: _____	Fax: _____
City/State/ZIP: _____	e-mail: _____
Contact: _____	

More application information is required on the back side of this form.

Applicant Signature

I have submitted all required plans and reports for this application and agree to submit any other reports, plans, and information as may be deemed necessary by the Planning Commission, City Council, or City Engineer, at my expense. I have also enclosed a check, payable to Millville City Corporation, for the amount of the non-refundable Sign Permit Application fee with this application. I understand that the approval of this application is a prerequisite of approval for the Building Permit Clearance form.

Applicant: _____

Date: _____

3/12/21

City Review (to be completed by city personnel)

Y _____ N

Signature of Reviewer

- ☐ ☐ Received Sign Permit Application fee.
- ☐ ☐ Submitted Building Permit Clearance form.
- ☐ ☐ Requires other reports, plans, or information. List:

Conditions

Approval of Sign Permit Application (vote of the Planning Commission)

Y _____ N

Signatures

- ☐ ☐ Planning Commission grants Approval.
- ☐ ☐ Applicant agrees to the Conditions.

ACCENT PAINTING

435-753-5974

10 W. 300 S. Millville, UT 84326



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435-753-5974

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MILLVILLE CITY ANNEXATION POLICY PLAN

I. The Character of the Community

Mormon Pioneers originally settled the Millville area in 1860. The area spawned large successful farms and agriculture continued as the basic industry and lifestyle until recently.

The general area occupied by Millville is bordered on the west by the Blacksmith Fork River, on the southwest by Nibley City, on the north by Providence City and on the east by Providence City and the Wasatch Mountains. Within this unique and aesthetically beautiful setting exists diverse ecosystems supporting a wide range of wildlife habitat. Meanwhile, a short distance away to the east projects the Wasatch National Forest containing stands of Pine and Quaking Aspen trees. Millville is a family-oriented community known for its pastoral setting, rural atmosphere and small-town character.

Millville has experienced growth in the last decade as urban development continues to expand. The majority of residential dwellings are single-family detached units in standard subdivisions or within the current grid system.

Commercial and industrial activity is limited in Millville. Future expansion of the City may include residential, commercial, industrial and agricultural areas.

Neighborhoods within which residents feel a sense of identity with the adjacent municipality should not be excluded from the municipality or divided between municipalities.

II. The Need for Municipal Services in Developed and Undeveloped Unincorporated Areas

The areas considered for annexation are located within the areas illustrated on the included map. If annexed into Millville, municipal services would be able to be provided either by the City or by Special Service Districts. New annexations may include certain areas which are largely undeveloped, and which contain unique features and characteristics. Such areas may include open space, riparian areas, foothills, view areas and natural resource areas. Expansion of the City into these areas will allow appropriate preservation while blending in development and providing appropriate growth and management opportunities to benefit property owners and the residents of Millville City.

Millville City believes it is in the interest of its residents and will promote public health, safety and welfare to assume the responsibility for providing municipal services to the expansion area shown on the included map. The provision of municipal services to this area will assure the City

of the ability to protect the interests of its residents in maximizing the benefit of the economies of scale in the provision of municipal services and in minimizing the harmful impacts of conflicting uses of land that may be proposed or occur within the expansion area.

The expansion area is currently served by Cache County. Existing residents receive culinary water from springs and wells. Providing water, sewer and storm drainage services to the expansion area would present no serious difficulties for Millville City. The infrastructure needed to provide these utilities will be constructed when annexations or development occur.

Annexation should include areas in which services can be provided efficiently. The annexation should not create topographically isolated areas, areas for which the provision of services would be costly or difficult, or an area in which ground water runoff would create multi-jurisdictional problems.

III. Plans and Time Frame for Extension of Municipal Services

The expansion area is close to the existing community and utility infrastructure of Millville City. Major traffic facilities extend to these areas along which all services, whether on, beneath, or above ground, could be extended. Fire, law enforcement, sewer, street maintenance and similar municipal services not dependent on the extension of infrastructure could be commenced when appropriate. Extension of infrastructure would be undertaken where needed as capital improvement funds become available. Municipal services would follow development and the City's budget capability.

Areas not now considered for new infrastructure and services beyond the City's budget capability would be serviced over a period of time as development takes place.

When development proposals are submitted for specific urban developments, agreements for the provision of services and improvements are to be entered into between the City and the developer resolving issues before final approvals are given. All developments are required to provide supporting site-specific infrastructure related to that development (not system of citywide improvements that benefit the community as a whole.)

IV. How Services will be Financed

The financing of services for annexed areas will be accomplished by various means. The City will place requirements on developers in such areas to install public improvements as set forth in Millville City's annexation policy and ordinances.

Previously developed areas for which annexation petitions are submitted to the City will be reviewed for adequacy of services before approval. If deficiencies are discovered, the financing of improvements may be determined by agreements between the City, the petitioners,

property owners and/or developers of adjacent property. The financing may be accomplished by various means; i.e., the City's General Fund, debt financing, special improvement districts, or be developer contributions. General government and public safety services will be provided to such areas as soon as possible. Inter-local cooperation agreements may be used to cover transition periods.

Lands that are the subject of petitions for annexations that are undeveloped and not serviced will be reviewed carefully by the City Engineer and appropriate City departments to determine the most feasible means of financing infrastructure and needed improvements. In most cases, the developer of the property will finance installation of such improvements and services.

V. An Estimate of a Tax Consequence to Residences Both Currently Within the Municipal Boundaries and in the Expansion Area

The areas presented herein as favorable for annexation to Millville represent a variety of terrain within potential development areas. City services will be provided to annexed areas within a reasonable time frame. Some of the land within these areas may be suitable for industrial/commercial development and could be considered for such. Millville's property tax base relies primarily upon taxing of residential property. The development of additional non-residential uses in some newly annexed areas could ultimately result in some relief for the residential properties throughout the City.

It is generally believed that annexation in the general areas shown, if monitored by the City to assure a satisfactory balance of land uses, would not alter the distribution of taxes to any great extent. It is recognized also that the potential exists for commercial development and the generation of sales tax to augment the City's revenues.

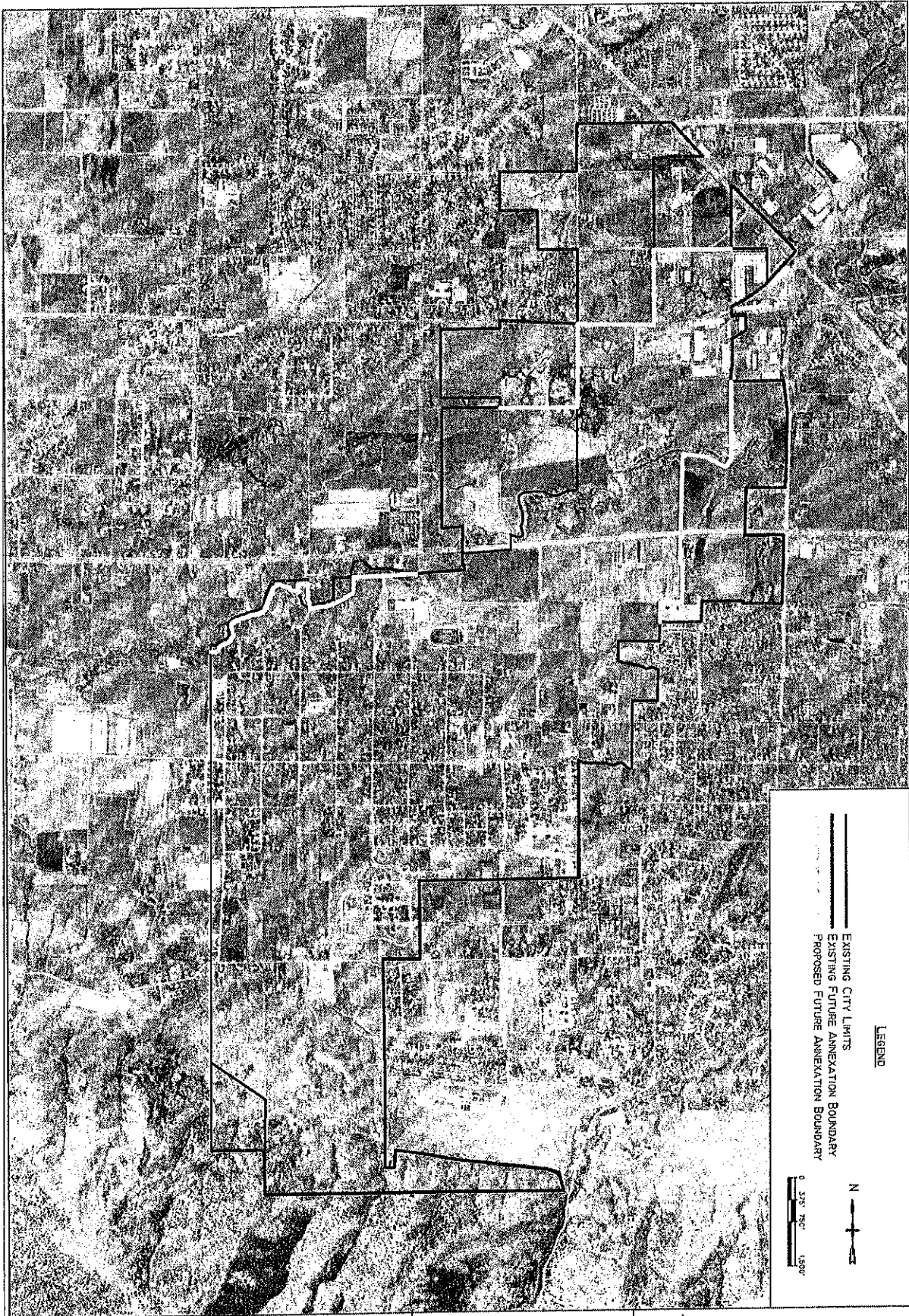
Exact analysis of the tax consequences of any annexation will not be possible until a specific petition is presented to the City, which describes the land and proposed land uses.

VI. The Interest of All Affected Entities

Prior to the approval of any property for annexation, petitioners may be required by the City to provide recommendations from neighboring local governmental jurisdictions regarding the proposal and potential impact of annexation on the general County economic needs, goals or objectives. Applicants for annexation may also have to identify any special districts or county departments that are currently providing services to the property. If the proposed area is receiving services that are to be assumed by Millville City, a statement should be included indicating that steps can be taken to assure an effective transition in the delivery of services. A timetable for extending services should be included if the City is unable to provide services immediately. If the proposal includes a specific urban development, an agreement for the

provision of services and improvements should be concluded between the City and the applicant.

All affected entities as defined by Utah State Code may review the proposed annexation policy plan or amendments thereto and may submit oral or written comments and recommendations to the Planning Commission as invited to do so by notice posted and mailed pursuant to State Law. The City shall address any comment made by affected entities at or within 10 days after the public meeting that is held by the Planning Commission to receive said input from affected entities as stated in the law.

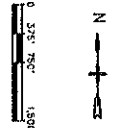


LEGEND

EXISTING CITY LIMITS

EXISTING FUTURE ANNEXATION BOUNDARY

PROPOSED FUTURE ANNEXATION BOUNDARY



DATE: MARCH 3, 2021

SCALE: Annexation Boundary.dwg

0:20041 MILLVILLE General Engineering/Annexation

MILLVILLE CITY

PROPOSED FUTURE

ANNEXATION ADJUSTMENTS



MILLVILLE CITY CODE
TITLE 16 - SUBDIVISIONS
CHAPTER 16.24 - IMPROVEMENTS

16.24.010: APPROVAL OF FINAL PLAT

16.24.020: DESIGN BY PROFESSIONAL ENGINEER

16.24.030: ON SITE REPRESENTATIVE

16.24.040: INSTALLATION OF IMPROVEMENTS

16.24.050: PARKS AND OPEN SPACE

16.24.060: AS BUILT PLANS

16.24.010: APPROVAL OF FINAL PLAT

Prior to the approval of any final plat by the city council, the subdivider shall either:

- A. Guarantee the installation of the necessary public facilities by complying with the provisions of subsection 16.20.020C of this title regarding financial guarantees of improvements; or
- B. Execute a standard contract on forms provided by the city and request that the city council proceed according to the provisions of subsection 16.20.020G of this title regarding delaying the recording of the final plat until improvements are installed and approved.
 - 1. The standard contract shall, among other things, specify that the required improvements be installed within the time stated, in accordance with the requirements of the Utah department of environmental quality.
 - 2. The time specified for the completion of the required improvements shall not exceed twelve (12) months from the date the final plat was approved by the city

council. Requests for extensions may be approved by the city council. (Ord. 2008-4, 2008: Ord. 94-3 § 1)

16.24.020: DESIGN BY PROFESSIONAL ENGINEER

All public improvements must be designed under the direction of a professional engineer, licensed to do such work in the state of Utah. All design documents must be certified and sealed with the professional engineer's stamp. (Ord. 2008-4, 2008: Ord. 2002-2 § 2, 2002)

16.24.030: ON SITE REPRESENTATIVE

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. (Ord. 2008-4, 2008: Ord. 94-3 § 1)

16.24.040: INSTALLATION OF IMPROVEMENTS

The subdivider shall install, at his or her expense, the following improvements within twenty four (24) months and in accordance with plans, specifications, and data as specified in the "Manual Of Design And Construction Standards" and as approved by the city engineer. The construction and installation of all improvements shall be under the supervision and inspection of the city engineer or his agents and the owner shall be required to pay the cost of engineering and inspection services prior to the issuance of final acceptance of subdivision improvements by the city.

- A. Sewage Disposal: The subdivider shall provide an approved sewage disposal system for all lots within the subdivision by the following means as determined by the city engineer:

Individual Sewage Facilities: The subdivider shall be responsible to either install individual sewage facilities for each and all lots in the subdivision at his or her expense or require that such facilities be installed as a part of the construction of buildings or structures.

- B. Storm Drainage System: There shall be constructed, at the owner's and subdivider's expense, a storm drainage system adequate to serve the area, including anticipated extension of use to serve additional areas. The storm drainage system shall be designed and constructed in accordance with the "Millville City Manual Of Design And

Construction Standards" and at the grades approved by the city. Design of specific system components may be required to be designed by the city engineer and paid for by the developer if so desired by the city. The drainage systems could, upon inspection, approval and acceptance by the city, become the property of the city. In the storm drainage system design phase, consideration shall be given to alternatives and principles of stormwater management in accordance with the Utah pollutant discharge elimination system (UPDES) permit or as determined by the city engineer.

Under some circumstances the city may require, as a condition for approval of the plat, installation of a storm drain that is larger than necessary to meet the needs of the platted area or the area being subdivided as shown by the preliminary plat or site plan, but necessary to complete the city storm drainage system as it relates to both the area being platted and other areas.

- C. Water Distribution System: There shall be constructed, at the owner's and subdivider's expense, a water distribution system (including fire protection) to adequately serve all lots or parcels of land within the platted area with due regard to the present and reasonably foreseeable needs of the entire area shown in the preliminary plat or site plan, and shall connect the same to existing water mains. The water distribution system shall be designed and constructed in accordance with the "Millville City Manual Of Design And Construction Standards" and may include pumping stations and storage facilities. Design of specific system components may be required to be designed by the city engineer and paid for by the developer if so desired by the city.
- D. Streets, Street Grading ~~And Surfacing~~: The owner of land being platted shall, at his or her expense, provide the grading of the entire street rights of way and alleys and provide appropriate paving including curb and gutter on all streets. The street improvements shall be designed and constructed in accordance with the "Millville City Manual Of Design And Construction Standards" and shall adequately reflect the classification of the street, its location and anticipated volume of traffic. Design of specific improvements may be required to be designed by the city engineer and paid for by the developer if so desired by the city.

All streets or roads shall be of such width and shall be so constructed as to meet the standards of the public body responsible for the maintenance thereof as provided in section 16.28.020 of this title.

- E. Streetlights, Street Name Signs And Traffic Control Signs: The owner shall, at his or her expense, install all streetlights, street name signs and traffic control signs. All lights and signs shall be installed so as to meet the standards provided in chapter 16.28 of this title. Streetlights, street signs and traffic control signs shall be installed prior to any occupancy permit being issued for any building, in any subdivision.

- F. Fire Hydrants: The owner and subdivider shall, at his or her expense, install all fire hydrants.
- G. Utilities; Gas, Electricity And Telephone, Etc.: It is the responsibility of the owner or subdivider to install all other necessary utilities. The utilities shall be installed under the supervision of the city engineer and the agency responsible for the particular utility. All utilities shall be installed underground, except that major overhead power lines may be located along major streets or other specifically designed streets or transmission corridors.
- H. Other Facilities Or Improvements: The owner or subdivider shall, at his or her expense, install any other facility or improvement as may be specified on the preliminary plat, site plan, or in a contract and agreed to by the subdivider.
- I. Monuments: Refer to the "Millville City Manual Of Design And Construction Standards" latest revision for monument requirements.
- J. Supplemental On Site/Off Site Street Construction:
1. The developer or subdivider shall be responsible for and bear the expense of all street, curb, gutter and sidewalk construction within the development.
 2. The extent of development of streets which are contiguous to, traverse, or provide access to areas which are to be subdivided or developed shall be determined by the commission, subject to review and approval by the city council. The transportation and land use maps of the master plan for the city shall be consulted in each particular case to determine whether a particular street which traverses or is contiguous to a subdivision or development, or provides access to a subdivision or development, should be developed to major or minor street standards. Such streets may be on site or off site of the property being improved or platted. The commission may deviate from the master plan in those particular cases in which the required standard of development for such streets is not in accord with estimated traffic demands, considering further requirements for ingress and egress and safety.
 3. In the event that the commission approves construction of half streets, the developer must, at a minimum, construct half a street with pavement, shoulder, curb, gutter and sidewalk built to proper specifications for that particular street designation. Additionally, the subgrade preparation, subbase, base course and asphalt will be in accordance with the particular street designation, all at the developer's expense. The developer must also leave the surface of the deeded adjoining land in a condition which would be compatible with future construction

of the remaining lanes, subject to the inspection and approval of the city engineer.

4. The following provisions apply to all streets when the commission has determined that deviation from the master plan is not permitted:
 - a. Streets contiguous to an area being platted or improved, and that provide access to such areas being platted or improved, shall be required to be constructed or improved to the standard specified in the MDCS of this title for the appropriate street classification as designated on the transportation and land use map as part of the plat or improvement. Such streets may be on site or off site of the property being improved or platted.
 - b. Streets which are required to be constructed or improved under this section shall be constructed or improved at the expense of the developer and at no expense to the city. In addition, full width of street construction shall be required for streets constructed or improved under this section. The city shall require that adjacent property owners, whose property has not yet been platted or improved and who will benefit from the street construction or improvements, will reimburse the developer, who constructed or improved the streets under this section, an equitable portion of the costs of the construction or improvement. The city council shall determine what, if any, adjacent property has benefited and shall also determine the equitable amount which an adjacent property owner shall pay to the developer who constructed or improved streets pursuant to this section. The sum of amounts paid by adjacent property owner(s) shall not exceed fifty percent (50%) of the original cost of the streets constructed or improved under this section. An owner of adjacent property which has been determined to have benefited shall not be required to pay his or her equitable share of the costs of such construction or improvement until such time as the benefited property is improved and/or developed. Adjacent property presently improved shall be exempt from payment for streets constructed or improved under this section.
 - c. Streets recommended for construction or improvement under this section shall be reviewed by the commission with final approval by the city council.

- K. Extension Of Public Works Facilities: The extension of any public works facilities, including, but not limited to, streets, roads, bridges, storm drains, water mains, sewer lines, secondary water systems and the like, shall be installed by the developer or

subdivider of any subdivision when such extensions made necessary by reason of the impact of the subdivision or development. The necessity of all such extensions, and the scope thereof, shall first be determined by the city engineer. The developer or subdivider shall not be entitled to compensation or reimbursements for such improvements or extensions to the extent that such improvements or extensions were necessitated by the prospective impact of the development or subdivision. However, the developer or subdivider may be reimbursed for extensions and/or improvements which the developer may be required to make which exceeds the anticipated impact of the proposed subdivision or development.

- L. Seal Coat on Asphalt Surfaces: Provisions for sealing all asphalt surfaces within the subdivision shall be determined during the subdivision development plan approval process. Developers may seal asphalt using one of the following methods:
1. Ancillary Agreement. The developer may enter into an ancillary agreement with the City in which the developer provides to the City a predetermined guarantee for improvements in exchange for the City agreeing that the developer will seal all asphalt within the subdivision no later than two (2) years after asphalt is installed in the subdivision. Under an ancillary agreement, the developer will provide the City with a refundable payment for the cost of the asphalt sealing. The payment will be refunded to the developer after City-approved completion of the sealing. If not completed within the two (2) years time requirement, the City will use the money to complete the sealing and no refund will be given to the developer; or
 2. Seal Coat Fee. The developer may pay a seal coat fee to the City, and the City will seal all asphalt in the subdivision. The seal coat fee shall be equal to the square footage of road surfaces in the subdivision multiplied by the cost per square foot for the type of seal coat to be used. The fee per square foot shall be set by resolution of the City Council and modified as needed from time to time.

Pursuant to either seal option stated above, the City's Public Works Director shall determine the type of seal coat to be used based on "best practice" for the type of street to be sealed. If a developer selects the seal coat fee option, the use of the fees collected for the actual application of the approved seal coat shall be at the discretion of the City as determined by the City's municipal budget. The seal coat fee shall be used by the City to accomplish the initial seal coating for the subdivision no later than two (2) years after the completion of the subdivision. (Ord. 2021-1, 2020: 2008-4, 2008: Ord. 2004-9, 2004: Ord. 2002-2 § 2, 2002: Ord. 2000-17 § 2: Ord. 94-3 § 1)

16.24.050: PARKS AND OPEN SPACE

- A. Common Open Space: In large subdivisions, the city may approve, upon application by the subdivider, the clustering of houses and aggregation of open spaces to better use the land within the subdivision. In such cases the following conditions will apply:

Provision For Common Open Space: The subdivider shall submit for city approval plans defining the locations, extent, intended uses, intended improvements, schedule for installing and plan for financing improvements of any open spaces and common areas. The subdivider shall propose and the city shall determine whether ownership and maintenance responsibility of such open spaces shall be conveyed to the city or to some other entity. (Ord. 2008-4, 2008: Ord. 94-3 § 1)

16.24.060: AS BUILT PLANS

- A. Prior to the approval and acceptance of any completed improvements, as built plans must be submitted to the city engineer. The plans shall be submitted on twenty four inch by thirty six inch (24" x 36") Mylar and shall be accompanied by two (2) sets of prints and one copy in electronic format. The plan submittal shall contain:

1. A cover sheet;
2. The subdivision plat;
3. The overall grading plan;
4. The overall street plan;
5. The overall water system;
6. The overall drainage plan;
7. Additional detail sheets as necessary at an appropriate scale, with title block and sheet numbers in the lower right hand corner of each page and showing the detailed location of all utilities to include service lines to lots. A permanent benchmark shall be described on each sheet.
8. Submission is to comply with the "Manual Of Design And Construction Standards" format.

B. The following certification by the project engineer shall appear on the face of the plans:

I certify that these plans were prepared under my direct supervision and control, that they accurately represent the referred to improvements as they have been constructed in the field, and that the improvements, to the best of my knowledge, conform to the requirements of the Department of Environmental Quality, the State Highway Department, the City Engineer and other applicable agencies.

Engineer

Utah P.E. Number

(Ord. 2008-4, 2008: Ord. 94-3 § 1)

DAN HUNSAKER

CRIPPLE CREEK SUBDIVISION

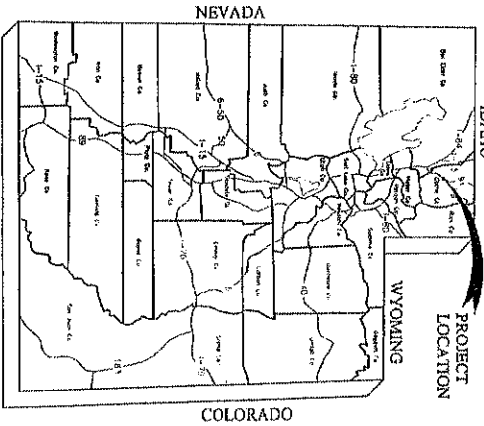
MILLVILLE, UT

2021

AREA MAP

NOT TO SCALE
IDAHO

PROJECT
LOCATION



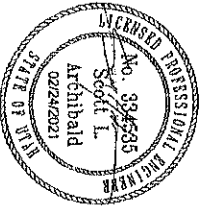
LOCATION MAP

NOT TO SCALE



APPROXIMATE PROJECT LOCATION

STATE OF UTAH

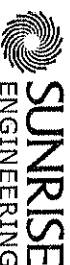


SHEET INDEX

1 - GENERAL	DWG. NO.	SHEET NO.
COVER SHEET	GNI	1
GENERAL NOTES, ABBREVIATIONS, & LEGEND	GN2	2
2 - PLAN AND PROFILE SHEETS:		
ROAD AND GRADING PLAN	RDI	3
UTILITIES PLAN	UTI	4
STORM WATER PLAN	SWI	5
3 - DETAILS:		
DETAILS	DI	6
DETAILS	DI	7
4 - STORM WATER POLLUTION PREVENTION PLAN (SWPPP)		
SWPPP SITE PLAN	SP1	8
SWPPP DETAILS	SP2	9

PREPARED BY:
SUNRISE ENGINEERING, INC.

2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL: (435) 565-3734



2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL: (435) 565-3734
WWW.SUNRISE-ENG.COM

SEI GENERAL NOTES

1. ALL SITE WORK SHALL CONFORM TO THE CURRENT EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION UNIFORM STANDARD SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND ANY SUPPLEMENTS TO THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND ANY SUPPLEMENTS SPECIFICALLY STATED OTHERWISE IN THESE PLANS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR INSPECTION AND TESTING.
4. THE CONTRACTOR SHALL NOTIFY MAINTENANCE CITY'S INSPECTION DEPARTMENT 24 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT (800) 862-4411 AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION BEGINS.
6. THE CONTRACTOR SHALL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY THE CITY OF CHICAGO, ILLINOIS, AND ANY OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKEOFF QUANTITIES. NOT TO BE USED FOR BID PURPOSES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE PROPERTIES OF ADJACENT OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
9. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE LOCATION OF SERVICE AND/OR RELOCATION OF UTILITIES IN CONFLICT WITH PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
12. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
13. THE CONTRACTOR SHALL PROVIDE A LICENSED SURVEYOR FOR THE DESIGN/CONSTRUCTION STAKING OF ALIGNMENT AND GRADE FOR EACH MAIN AND/OR FEEDER AS SHOWN ON THE PLANS.
14. EXISTING POINT OF UTILITY, TERMINATION AND OVERLAY, IF NECESSARY, SHALL BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING, MAINTAINING, AND REPLACING OF THESE PERMITS.
15. ANY ADJUSTMENTS OR DEVIATIONS DISCOVERED ON THESE PLANS ARE TO BE REPRESENTATIVE. ANY MODIFICATIONS TO THESE PLANS MADE BY ANYONE OTHER THAN SUNRISE ENGINEERING OR ITS APPOINTED REPRESENTATIVE IS SOLELY RESPONSIBLE FOR THOSE MODIFICATIONS.

ABBREVIATIONS

ABC	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG	ADG
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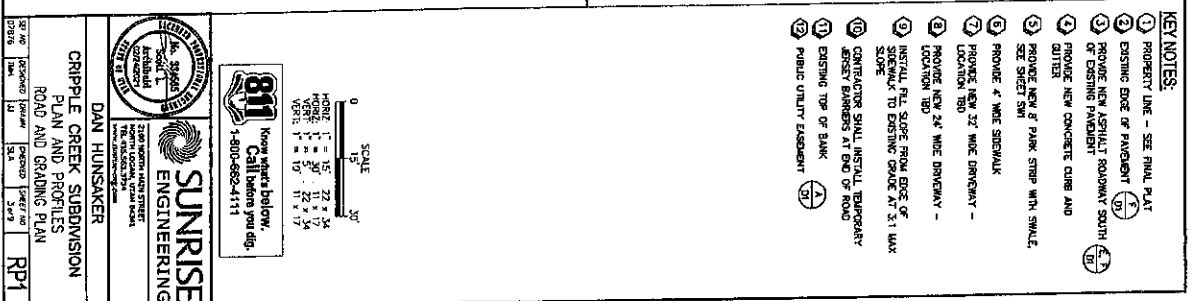
EXISTING	PROPOSED	OTHER
EXISTING CONCRETE	PROPOSED CONCRETE	GRADE BREAK
EXISTING PAVEMENT	PROPOSED PAVEMENT	NON WATERLINE
EXISTING IRRIGATION LINE	EXISTING IRRIGATION LINE	LOT LINE
EXISTING SEWER LINE	EXISTING SEWER LINE	RIGHT-OF-WAY
EXISTING STORM DRAIN	EXISTING STORM DRAIN	ROADWAY CENTERLINE
EXISTING WATER LINE	EXISTING WATER LINE	SETBACK LINE
EXISTING OVERHEAD ELECTRIC	EXISTING OVERHEAD ELECTRIC	POINT OF VERTICAL INTERSECTION
EXISTING UNDERGROUND ELECTRIC	EXISTING UNDERGROUND ELECTRIC	POINT OF VERTICAL INTERSECTION
EXISTING CABLE (TV) LINE	EXISTING CABLE (TV) LINE	POINT OF VERTICAL INTERSECTION
EXISTING FIBER OPTIC LINE	EXISTING FIBER OPTIC LINE	POINT OF VERTICAL INTERSECTION
EXISTING UNDERGROUND TELEPHONE	EXISTING UNDERGROUND TELEPHONE	POINT OF VERTICAL INTERSECTION
EXISTING GAS LINE	EXISTING GAS LINE	POINT OF VERTICAL INTERSECTION
EXISTING BARBED WIRE FENCE	EXISTING BARBED WIRE FENCE	POINT OF VERTICAL INTERSECTION
EXISTING EXISTANT	EXISTING EXISTANT	POINT OF VERTICAL INTERSECTION
EXISTING FLOWLINE	EXISTING FLOWLINE	POINT OF VERTICAL INTERSECTION
EXISTING PROPERTY LINE	EXISTING PROPERTY LINE	POINT OF VERTICAL INTERSECTION
EXISTING SPOT ELEVATION	EXISTING SPOT ELEVATION	POINT OF VERTICAL INTERSECTION
EXISTING CONTOUR	EXISTING CONTOUR	POINT OF VERTICAL INTERSECTION
EXISTING BRASS CAP MONUMENT	EXISTING BRASS CAP MONUMENT	POINT OF VERTICAL INTERSECTION
EXISTING SIGN	EXISTING SIGN	POINT OF VERTICAL INTERSECTION
EXISTING PRECIPITATION MANHOLE	EXISTING PRECIPITATION MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING PRECIPITATION VALVE	EXISTING PRECIPITATION VALVE	POINT OF VERTICAL INTERSECTION
EXISTING DRYWELL	EXISTING DRYWELL	POINT OF VERTICAL INTERSECTION
EXISTING SINKER CLEANOUT	EXISTING SINKER CLEANOUT	POINT OF VERTICAL INTERSECTION
EXISTING SINKER MANHOLE	EXISTING SINKER MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING CATCH BASIN	EXISTING CATCH BASIN	POINT OF VERTICAL INTERSECTION
EXISTING STORM DRAIN MANHOLE	EXISTING STORM DRAIN MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING STORM DRAIN W/ STRUCTURE	EXISTING STORM DRAIN W/ STRUCTURE	POINT OF VERTICAL INTERSECTION
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT	POINT OF VERTICAL INTERSECTION
EXISTING UNKNOWN MANHOLE	EXISTING UNKNOWN MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING GATE VALVE	EXISTING GATE VALVE	POINT OF VERTICAL INTERSECTION
EXISTING REDUCER	EXISTING REDUCER	POINT OF VERTICAL INTERSECTION
EXISTING WATER MANHOLE (ON WELL)	EXISTING WATER MANHOLE (ON WELL)	POINT OF VERTICAL INTERSECTION
EXISTING WATER METER	EXISTING WATER METER	POINT OF VERTICAL INTERSECTION
EXISTING CABLE MANHOLE	EXISTING CABLE MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING ELECTRIC MANHOLE	EXISTING ELECTRIC MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING GUY WIRE	EXISTING GUY WIRE	POINT OF VERTICAL INTERSECTION
EXISTING LIGHT POLE	EXISTING LIGHT POLE	POINT OF VERTICAL INTERSECTION
EXISTING POWER POLE	EXISTING POWER POLE	POINT OF VERTICAL INTERSECTION
EXISTING TELEPHONE MANHOLE	EXISTING TELEPHONE MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING GAS MANHOLE	EXISTING GAS MANHOLE	POINT OF VERTICAL INTERSECTION
EXISTING GAS METER	EXISTING GAS METER	POINT OF VERTICAL INTERSECTION
EXISTING GAS RISER	EXISTING GAS RISER	POINT OF VERTICAL INTERSECTION
EXISTING GAS VALVE	EXISTING GAS VALVE	POINT OF VERTICAL INTERSECTION
EXISTING VEGETATION	EXISTING VEGETATION	POINT OF VERTICAL INTERSECTION

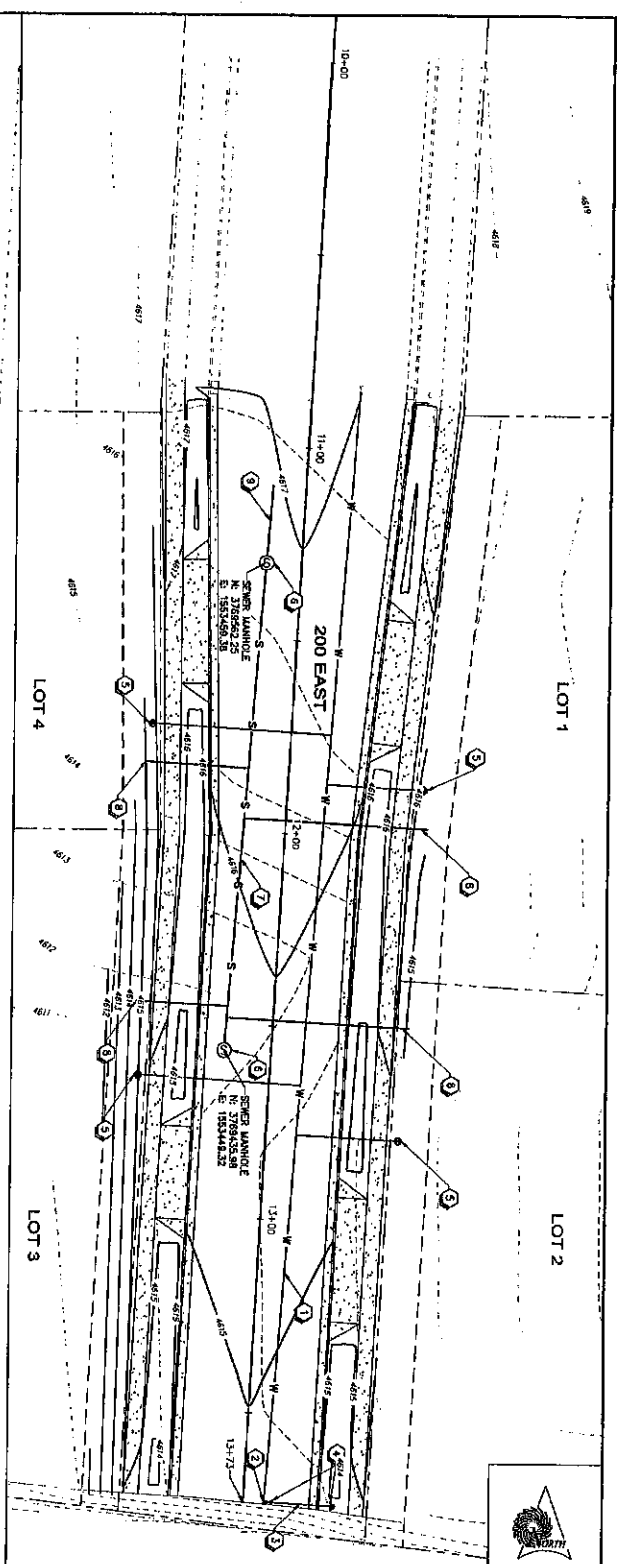
SUNRISE ENGINEERING
 2700 SOUTH HANCOCK STREET
 CHICAGO, ILLINOIS 60608
 TEL: (773) 326-1111
 FAX: (773) 326-1112

811
 Call before you dig
 1-800-882-4111

DAN HUNSAKER
 CRIPPLE CREEK SUBDIVISION
 GENERAL NOTES
 ABBREVIATIONS, & LEGEND

DATE: 03/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 SHEET: 02 OF 02





KEY NOTES:

1. INSTALL 8" PVC C-900 WATERLINE. MANHOLE DEPTH SHALL BE 5' UNLESS OTHERWISE NOTED. SHALL END EXISTING END OF WATER LINE.
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GENERAL NOTES:

1. CONTRACTOR TO PROTECT EXISTING UTILITIES. ALL DEPT. RECORDS SHALL BE OBTAINED. NOTED.
2. NOTIFY ENGINEER OF ANY OCCURRENCES IN CONSTRUCTION.
3. DESIGN OF GAS AND ELECTRIC ARE NOT SHOWN AND WILL BE PROVIDED BY OTHERS.

SCALE

0 15 30

HORIZONTAL: 1" = 15'

VERTICAL: 1" = 30'

811 Know what's below. Call before you dig. 1-800-852-4111

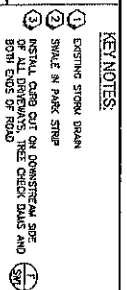
SUNRISE ENGINEERING

200 NORTH 1000 STREET
SUITE 100
DALLAS, TEXAS 75201
TEL: 469-555-5700
FAX: 469-555-5701

DAN HUNSAKER

CRIPPLE CREEK SUBDIVISION
PLAN AND PROFILES
UTILITIES PLAN

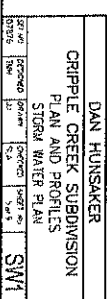
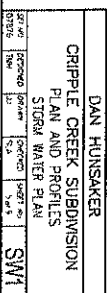
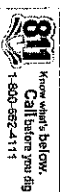
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BY: JMH
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BY: JMH

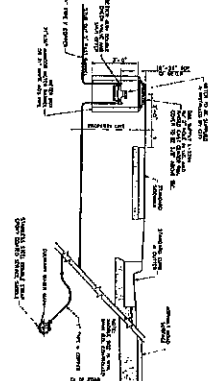


THE AREA ANALYZED FOR STORM WATER INCLUDES THE CITY RIGHT-OF-WAY AND THE DRIVEWAYS FOR LOTS 1-4. THE LOTS THEMSELVES WERE NOT INCLUDED DUE TO THE SLOPE OF THE GROUND AND NATURE OF DEVELOPMENT ON THOSE LOTS. THE TOTAL AREA ANALYZED WAS 24.873 SF.

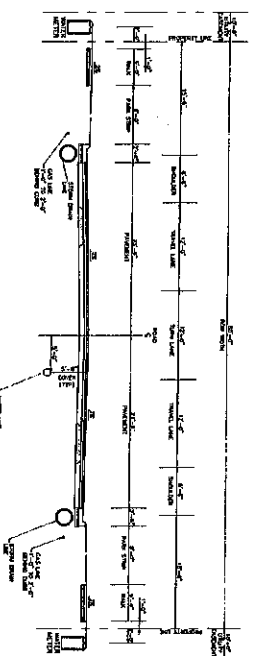
THE FOLLOWING VALUES WERE CALCULATED:
 BOTH PERCENTILE VOLUME = 1036.4 CF
 10-YEAR DETENTION VOLUME = 2150.5 CF
 INFILTRATION RATE = 0.4 IN/HR
 = 1032 CFS OVER SHALE AREA
 DETENTION RELEASE = 0.11 CFS
 ACTUAL VOLUME OF BOTH SHALES
 VS. 50 MAX CHECK DAM SPACING = 1500 CF
 VOLUME OF SHALES 11.1 CF
 VOLUME OF SHALES 11.1 CF
 (0.4 PERCENT) = 44.5 CF
 TOTAL ACTUAL VOLUME = 2155 CF

EXACT DRIVEWAY LOCATION TO BE DETERMINED.
IF THERE ARE MORE THAN 50 BETWEEN
DRIVEWAYS, DEVELOPER SHALL INSTALL A CITY
APPROVED TREE WITH MOUNDED UP SOIL TO
ACT AS SWALE CHECK DAM





TYPICAL WATER CONNECTION



COLLECTOR
80 FOOT RIGHT-OF-WAY

DETAIL - COLLECTOR 80 FOOT RIGHT-OF-WAY

 Know what's below, Call before you dig. 1-800-682-4111	 SUNRISE ENGINEERING	 DAN HUNSAKER CRIPPLE CREEK SUBDIVISION	DETAILS	<table border="1"> <tr> <td>SD NO</td> <td>1203000</td> <td>DATE</td> <td>04/06/05</td> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>DT</td> <td>07/05/05</td> <td>BY</td> <td>6/1/05</td> <td></td> <td></td> </tr> </table>	SD NO	1203000	DATE	04/06/05	SCALE	AS SHOWN	DT	07/05/05	BY	6/1/05		
SD NO	1203000	DATE	04/06/05	SCALE	AS SHOWN											
DT	07/05/05	BY	6/1/05													

431

DETAIL - SEWER LATERAL CONNECTION

NOT TO SCALE

431

DETAIL - SEWER LATERAL CONNECTION

NOT TO SCALE

431

DETAIL - SEWER LATERAL CONNECTION

NOT TO SCALE

811

Xing what's below.
Call before you dig.
1-800-852-4113

SUNRISE

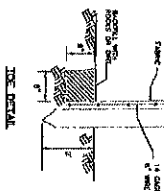
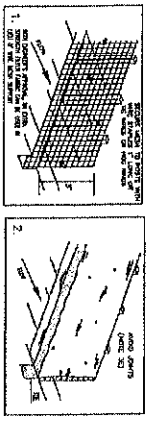
ENGINEERING

DAN HUNSAKER

CRIPPLE CREEK SUBDIVISION

DETAILS

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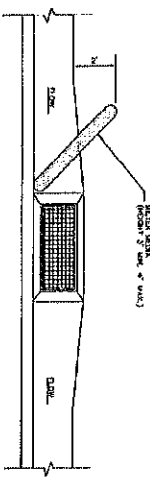


A DETAIL - SILT FENCE
NOT TO SCALE

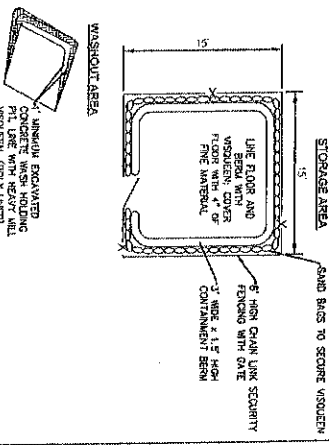
- NOTES:**
1. DO NOT DISPOSE OF WASH-OUT INTO THE STREET, STORM DRAINS, DITCHES, OR WATERCOURSES. WASH-OUT CONCRETE TRAVEL MATERIALS IN THE DESIGNATED AREA AND AS DIRECTED BY THE PROJECT MANAGER.
 2. DO NOT DISPOSE OF WASH-OUT INTO DITCHES, STORM DRAINS, OR WATERCOURSES. WASH-OUT CONCRETE TRAVEL MATERIALS IN THE DESIGNATED AREA AND AS DIRECTED BY THE PROJECT MANAGER.
 3. DO NOT DISPOSE OF WASH-OUT INTO DITCHES, STORM DRAINS, OR WATERCOURSES. WASH-OUT CONCRETE TRAVEL MATERIALS IN THE DESIGNATED AREA AND AS DIRECTED BY THE PROJECT MANAGER.
 4. WASH-OUT AREAS SHALL BE SECURED WITH CHAINS AND LOCKS TO PREVENT ACCESS BY THE PUBLIC.
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C DETAIL - GRAVEL SOCK PLACEMENT
NOT TO SCALE

- NOTES:**
1. GRAVEL SOCK SHALL BE PLACED AT THE END OF THE SILT FENCE.
 2. GRAVEL SOCK SHALL BE PLACED AT THE END OF THE SILT FENCE.
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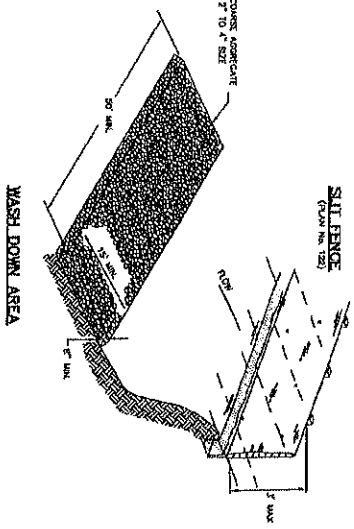


B DETAIL - STORAGE/WASHOUT AREA
NOT TO SCALE



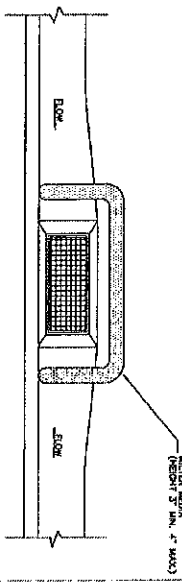
- NOTES:**
1. DO NOT DISPOSE OF WASH-OUT INTO THE STREET, STORM DRAINS, DITCHES, OR WATERCOURSES. WASH-OUT CONCRETE TRAVEL MATERIALS IN THE DESIGNATED AREA AND AS DIRECTED BY THE PROJECT MANAGER.
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 10. WASH-OUT AREAS SHALL BE SECURED WITH CHAINS AND LOCKS TO PREVENT ACCESS BY THE PUBLIC.

E DETAIL - WASH DOWN AREA
NOT TO SCALE



- NOTES:**
1. SECURE WASH DOWN AREA WITH CHAINS AND LOCKS TO PREVENT ACCESS BY THE PUBLIC.
 2. SECURE WASH DOWN AREA WITH CHAINS AND LOCKS TO PREVENT ACCESS BY THE PUBLIC.
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 10. SECURE WASH DOWN AREA WITH CHAINS AND LOCKS TO PREVENT ACCESS BY THE PUBLIC.

B DETAIL - INLET PROTECTION - GRAVEL SOCK
NOT TO SCALE



DROP INLET PROTECTION DETAIL

811
Know what's below.
Call before you dig.
1-800-852-4171

SUNRISE ENGINEERING
INC. 3860
SOUTH L
KENDALL
MI 48032
313-885-4171
313-885-4172
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313-885-4200

DAN HUNSAKER
CRIPPLE CREEK SUBDIVISION
SAMPLE DETAILS
SP2

Cripple Creek Subdivision Summary

Developer Contact Information:

Dan Hunsaker
PO Box 82
Wellsville, UT 84339
danskohomes@yahoo.com
435-764-1457

Engineer Contact Information:

Sunrise Engineering, Inc.
Project Manager: Tom Hill, EIT
Project Engineer: Scott Archibald, PE
2100 North Main
North Logan, UT 84341
435-563-3734

Subdivision Summary:

- Parcel ID Number – 03-035-0073
- Current Millville City Zoning – Residential (R-1)
- Total Subdivision Acreage – 2.847 acres
- Total Number of Lots – 4 Lots
- Total Number of Lots in Hillside Overlay – 0 Lots
- Amount of Land in Dedicated Right-of-Way of 200 East – 0.461 acres

SUBD # _____
For City use only

SUBD # _____
For City use only

For City use only

2 of 4

SUBD # _____
For City use only

	Design Engineer Checklist			Reviewing Engineer Checklist		
	Yes	No	N/A	Yes	No	N/A
III. Preliminary design drawing of water and sewer systems along with a profile showing grades and pipe sizes?	X			X		
A. Includes the profile and tentative grade of each street?	X			X		
B. Includes the locations of pipes, valves, and fire hydrants?	X			X		
C. Includes the size and type of pipe?	X			X		
IV. Preliminary design drawing of proposed streets including:						
A. The plan and profile of existing and proposed grade for each street?	X			X		
B. The cross sections of each street showing the width of sidewalks, curb and gutter or grassy swales, and the location of utility mains?	X			X		
C. The slopes are labeled for all street tangents?	X			X		
Binder Submittals						
1. Is the subdivision name on the cover and spine?	X					
2. Included is names of developer or subdivider and contact information?	X					
3. Included is name of agent and contact information?	X					
4. Included is the zoning and land use of subdivision and adjacent areas?	X					
5. Included is a summary of:	X					
A. The number of lots?	X					
B. The total number of acres?	X					
C. Number of lots within hillside overlay?	X					
D. Acreage of commercial or industrial areas?			X			X
E. Acreage of open space?			X			X
F. Amount of land in right of way and other descriptive material?			X			X
6. Included is a statement of the development and maintenance responsibility?			X			X
7. Included are recommendations for qualified professional engineer or the affected soil conservation district regarding soil suitability, erosion control, sedimentation and flooding problems?	SEE CITY			X		
8. Included is a schedule of phasing?			X			X
9. Included is a petition for annexation?			X			X
10. Included is a request for city zoning?			X			X
11. Included is a list of names and addresses of all owners of subdivided lots?			X			X
12. Included is a subdivision application?	X					X
13. Included is a preliminary plat checklist?	X			X		
14. Lots within hillside overlay zone identified on drawings?	X			X		
15. Included is an erosion plan?	SEE			X		
16. Included is a dust control plan?	Cons. Plan			X		

SUBD # _____
For City use only

1. Plat has been scheduled for consideration at next planning commission meeting?
2. Copies have been transmitted to:
 - A. The city engineer;
 - B. The school district;
 - C. Police department;
 - D. Any utility or special district;
 - E. Fire department;
 - F. Cache County zoning administrator and/or county wide planner;
 - G. U.S. army corps of engineers (if waterways or wetlands are involved);
 - H. Other entities as determined necessary.
3. Comments at end of 16 day review period have been scheduled for consideration by commission at the next regularly scheduled meeting?
4. Owners of subdivided lots and owners of unplatted land within 600' of the boundaries of the proposed subdivision have been made aware of commission meeting time and date where plat will be considered at least 7 days prior.
5. The subdivider, or authorized representative, attended the commission meeting that proposal was scheduled for consideration?
6. Has a public hearing been scheduled and publized for subdivisions requiring dedication of lands to the public or other preliminary plats identified by the commission?
7. Have all planning and zoning questions and public questions been addressed to City's satisfaction?
8. Has the commission notified the city council within 16 days in writing of its recommendation?
9. Has city council approved the preliminary plat?

[illegible]

Celco Property Development Questions

Planning and Zoning Questions

1. Development Agreement or PUD currently in place?
2. Open Space or Amenity Requirements?
 1. If applicable, when do Open Space and Amenities need to be completed?
3. Is there a fencing requirement? Not required. Click [HERE](#) for code as it relates to fencing.
(<http://millvillecity.org/wp-content/uploads/2020/02/Chapter-17.40-Landscaping-and-Fencing.pdf>)
4. Please send me the fee schedule. I found this online:
<http://millvillecity.org/wp-content/uploads/2017/12/Chapter-3.28-Municipal-Impact-Fees.pdf>. Is this the full fee schedule? [HERE](#) is a list of the fees that are currently in place.
<https://docs.google.com/spreadsheets/d/1QuOeHxY7BHnF5WPWIGKsLRDAZ7SxxJfFpYYrbRr4GM/edit#gid=0>
 1. What other fees would we be charged? For example: water dedication fees, concept plan approval fees, fire and police fees, inspection fees, etc.
 2. When are those fees charged? For example: at plat recordation, at pre-construction meeting, at building permit, etc. Prior to each stage or final approval of subdivision.
 3. Please send me a few building permits so that I can budget an average permit and see what impact fees are a part of that permit.
5. Is there a landscape requirement? If so, what is the timeline to install that (e.g. within one year the front needs to be complete etc.)? First 2 years. \$2k deposit. See Code 17.40.30 [HERE](#).
<http://millvillecity.org/wp-content/uploads/2020/02/Chapter-17.40-Landscaping-and-Fencing.pdf>
6. Is there a street tree requirement? No
7. Is there a minimum home size? 960 SF
8. Is there an architectural standard/guideline requirement? See Manual of Construction and Design [HERE](#)
<https://www.dropbox.com/s/teka7rs4zaf86n7/Millville%20Manual%20of%20Const%20Standards%20%28Entire%20Doc%29%5B1%5D.pdf?dl=0>
9. Is there a threshold for amount of lots before a pool, clubhouse, or other amenities would be required? No.