NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **March 18, 2021** at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m**.

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from March 4, 2021
5. Agenda Items
   - A. Zoning Clearance- Immaculate Homes, Jeff Berrett, Mond-Aire Lot 10, 396 E 200 N.
   - B. Sign Permit Application- Accent Painting, 10 W 300 S
   - C. **Public Hearing**- Annexation Policy Plan Adjustment **8:05 pm**
   - D. **Public Hearing**- Subdivision Road Treatment Requirements **8:10 p.m.**
   - E. Cripple Creek Preliminary Plat
   - F. Celco Property Development Questions
   - G. Other
6. City Council Report- No meeting to report on
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- April 1, 2021
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on/before March 15, 2021 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.

Kara Everton, Secretary
Millville City Planning Commission

PUBLIC HEARING

The Millville City Planning Commission will hold a public hearing on **March 18, 2021** starting at **8:05 p.m.** at the Millville City Office, 510 East 300 South, Millville, Utah 84326, for the purpose of receiving public input regarding changes to the Millville Annexation Plan and changes to City Code 16.24.

Copies of the information pertaining to the hearing are available for inspection on the city website at http://millvillecity.org or by contacting the Planning Commission Secretary Kara Everton at (480) 528-1467. Interested persons are encouraged to attend and make comment or submit written comment prior to the hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three working days prior to the meeting.

Kara Everton
Millville City Development Coordinator

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.

DRAFT

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.

DRAFT

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

DRAFT

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.

DRAFT

00952

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Immaculate Construction
APPLICANT'S NAME

2. 2 N. Main #1
MAILING ADDRESS

Providence | Ut | 84332
CITY | STATE | ZIP CODE

3. 512-8320
HOME TELEPHONE

4.
BUSINESS TELEPHONE

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

6. Residential
TYPE OF STRUCTURE

7. 3086
SQUARE FOOTAGE

8. Res.
ZONE

9. Mond-Aire Lot 10
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 - 194 - 0010
TAX IDENTIFICATION NUMBER

11. 396 E. 200 N.
ADDRESS OF CONSTRUCTION

12. .35 Acre
LOT SIZE

13.
LOT ELEVATION

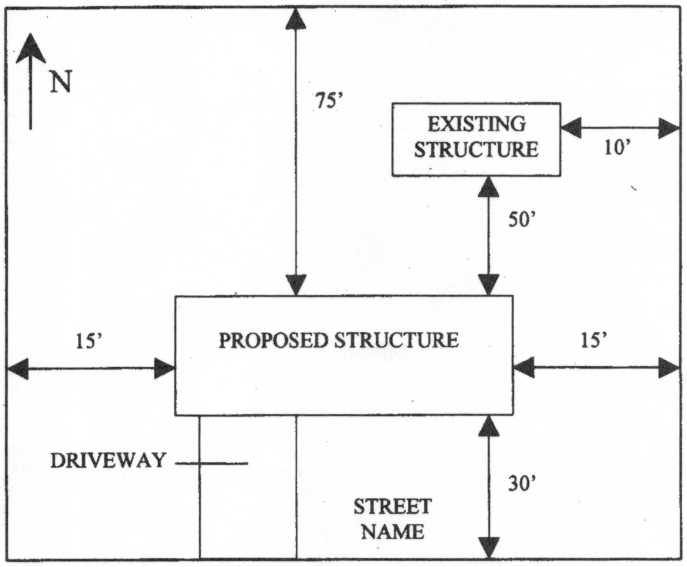
14. SEWER ☐ (choose one) SEPTIC TANK ☒ N/A ☐

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

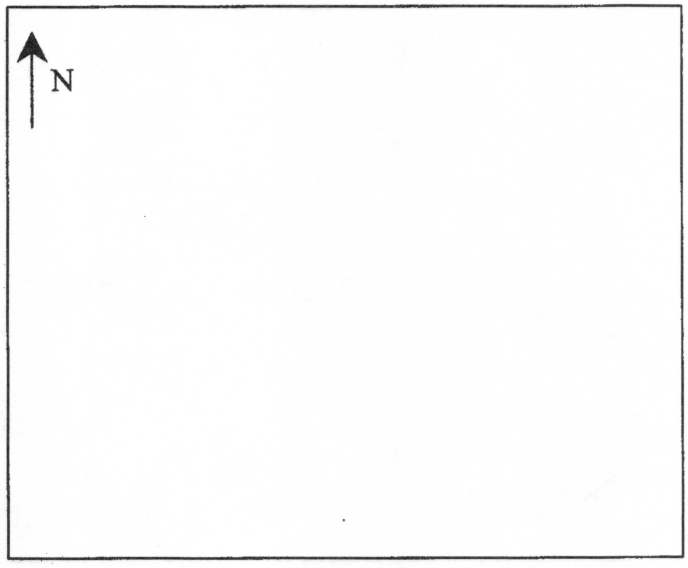
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐ (specify in remarks)

17.
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



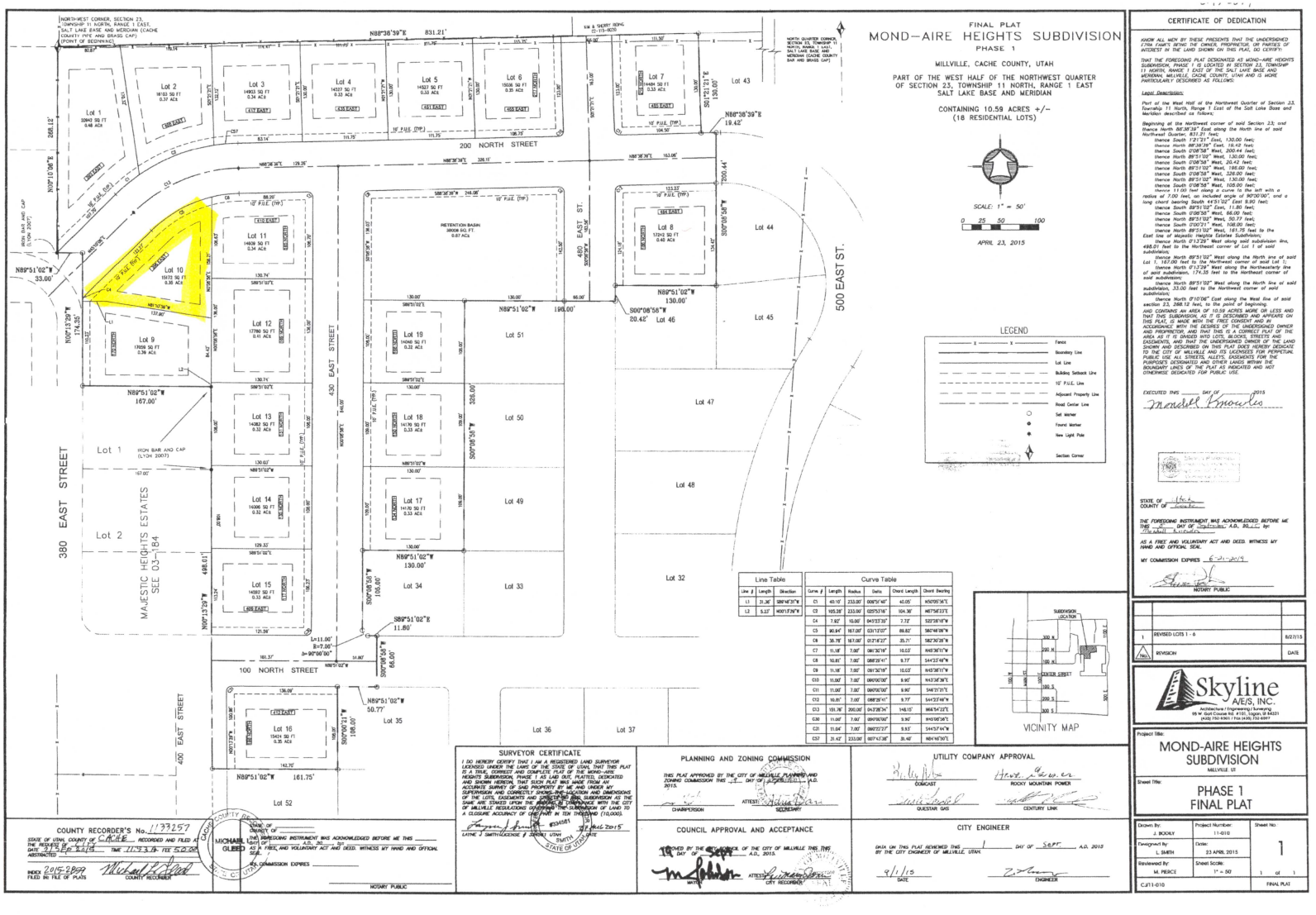
PLOT PLAN



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.



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (THE) OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS MOND-AIRE HEIGHTS SUBDIVISION, PHASE 1 IS LOCATED IN SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MILLVILLE, CACHE COUNTY, UTAH AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Legal Description:

Part of the West Half of the Northwest Quarter of Section 23, Township 11 North, Range 1 East of the Salt Lake Base and Meridian described as follows;

Beginning at the Northwest corner of said Section 23; and thence North 88°38'39" East along the North line of said Northwest Quarter, 831.21 feet;
thence South 13°21'21" East, 130.00 feet;
thence North 88°38'39" East, 19.42 feet;
thence South 01°08'58" West, 200.44 feet;
thence North 89°51'02" West, 130.00 feet;
thence South 01°08'58" West, 20.42 feet;
thence North 89°51'02" West, 180.00 feet;
thence South 01°08'58" West, 328.00 feet;
thence North 89°51'02" West, 130.00 feet;
thence South 01°08'58" West, 105.00 feet;
thence 11.00 feet along a curve to the right with a radius of 7.00 feet, an included angle of 90°00'00", and a long chord bearing South 44°51'02" East 9.90 feet;
thence South 89°51'02" East, 11.80 feet;
thence South 01°08'58" West, 65.00 feet;
thence North 89°51'02" West, 50.77 feet;
thence South 13°09'21" West, 108.00 feet;
thence North 89°51'02" West, 161.75 feet to the East line of Majestic Heights Estates Subdivision;
thence North 0°13'29" West along said subdivision line, 488.01 feet to the Northwest corner of Lot 1 of said subdivision;
thence North 89°51'02" West along the North line of said Lot 1, 167.00 feet to the Northwest corner of said Lot 1;
thence North 0°13'29" West along the Northeasterly line of said subdivision, 174.50 feet to the Northeast corner of said subdivision;
thence North 89°51'02" West along the North line of said subdivision, 33.00 feet to the Northwest corner of said subdivision;
thence North 0°10'06" East along the West line of said section 23, 288.18 feet, to the point of beginning.

AND CONTAINS AN AREA OF 10.59 ACRES MORE OR LESS AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED HEREON HEREBY DEDICATES TO THE USE OF MILLVILLE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS ____ DAY OF ____ 2015

STATE OF UTAH
COUNTY OF Cache

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF September A.D. 2015 BY: Mondell Broadbent

AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-21-2019

NOTARY PUBLIC

Line Table		
Line #	Length	Direction
L1	31.36'	S86°48'37"W
L2	5.23'	N00°13'29"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	40.10'	233.00'	009°51'46"	40.05'	N05°05'36"E
C2	105.28'	233.00'	025°53'16"	104.36'	N07°56'23"E
C4	7.82'	10.00'	044°48'39"	7.73'	S22°28'16"W
C5	80.64'	167.00'	027°40'22"	79.86'	S86°48'38"W
C6	35.78'	167.00'	012°16'27"	35.71'	S80°36'38"W
C7	11.18'	7.00'	091°30'19"	10.03'	N45°36'11"W
C8	10.81'	7.00'	088°28'41"	9.77'	S44°23'48"W
C9	11.18'	7.00'	091°30'19"	10.03'	N45°36'11"W
C10	11.00'	7.00'	090°00'00"	9.90'	N45°36'38"E
C11	11.00'	7.00'	090°00'00"	9.90'	S44°23'21"E
C12	10.81'	7.00'	088°28'41"	9.77'	S44°23'48"W
C13	151.78'	200.00'	043°28'34"	148.15'	N68°54'22"E
C30	11.04'	7.00'	090°30'00"	9.94'	N45°08'58"E
C31	11.04'	7.00'	090°22'21"	9.93'	S44°53'46"W
C57	31.42'	233.00'	007°43'28"	31.40'	N85°46'30"E

SURVEYOR CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE MOND-AIRE HEIGHTS SUBDIVISION, PHASE 1 AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN CONFORMITY WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO A CLOSURE ACCURACY OF ONE PART IN TEN THOUSAND (10,000).

LAYNE J. SMITH LICENSE # 330561 STATE OF UTAH
DATE 22 Sept 2015

PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS 9 DAY OF September A.D. 2015.

CHAIRPERSON ____ ATTEST: ____ SECRETARY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE COUNCIL OF THE CITY OF MILLVILLE THIS 16 DAY OF Sept A.D. 2015.

MAYOR ____ ATTEST: ____ CITY RECORDER

UTILITY COMPANY APPROVAL

COMCAST ____ ROCKY MOUNTAIN POWER

QUESTAR GAS ____ CENTURY LINK

CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS 1 DAY OF Sept A.D. 2015 BY THE CITY ENGINEER OF MILLVILLE, UTAH.

9/1/15 DATE ____ ENGINEER

COUNTY RECORDER'S No. 1173257

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF Cache Title
DATE 9-28-2015 TIME 11:23:31 FEE $20.00
ABSTRACTED
INDEX 2015-28B9
FILED IN FILE OF PLATS
MICHAEL GLEED COUNTY RECORDER

STATE OF ____
COUNTY OF ____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ A.D., 20__ BY ____ AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS BY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES ____
NOTARY PUBLIC

1	REVISED LOTS 1 - 6	9/27/15
NO.	REVISION	DATE

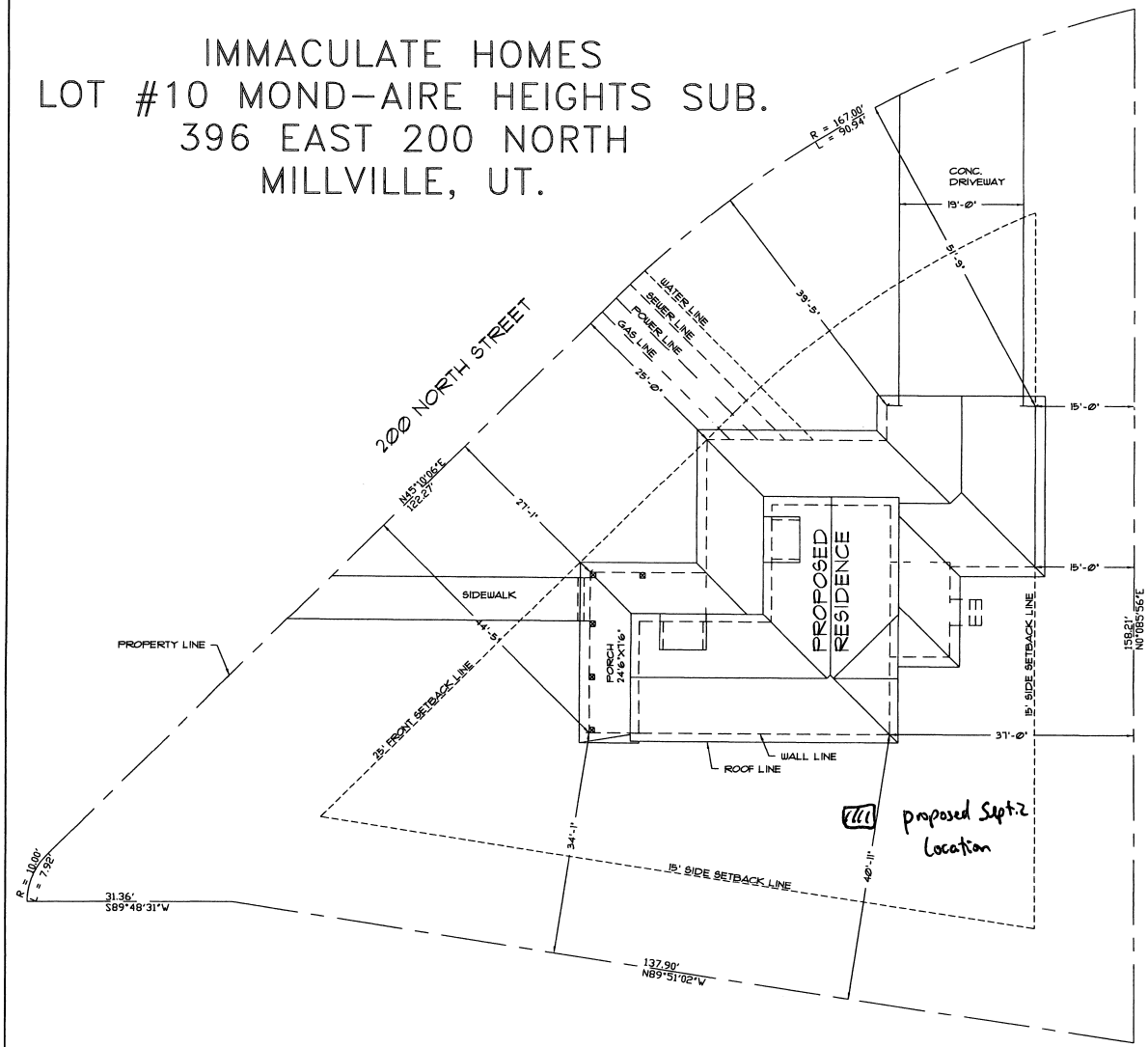
Skyline A/E/S, INC.
Architecture / Engineering / Surveying
99 W. Golf Course Rd. #101, Logan, UT 84321
(435) 753-8901 / Fax (435) 753-8997

Project Title:
MOND-AIRE HEIGHTS SUBDIVISION
MILLVILLE, UT

Sheet Title:
PHASE 1 FINAL PLAT

Drawn By: J. BOOLY	Project Number: 11-010	Sheet No: 1
Reviewed By: L. SMITH	Date: 23 APRIL 2015	
Reviewed By: M. PIERCE	Sheet Scale: 1" = 50'	1 of 1
C:\11-010		FINAL PLAT

IMMACULATE HOMES
LOT #10 MOND-AIRE HEIGHTS SUB.
396 EAST 200 NORTH
MILLVILLE, UT.



CONTENT:

1. PLOT PLAN & COVER PAGE
2. FOUNDATION/BASEMENT FLOOR PLAN
3. MAIN FLOOR PLAN
4. UPPER FLOOR PLAN, ROOF, & UPPER FLOOR FRAMING PLANS
5. FRONT & LEFT ELEVATIONS
6. REAR & RIGHT ELEVATIONS
7. ELECTRICAL FLOOR PLANS

SPECIFIC ITEMS FOR APPROVAL	BUYER INITIALS
WINDOW SIZES	
WINDOW OPERATION	
DOOR SIZES	
DOOR OPERATION	
GARAGE DOOR SIZES	
HOSE BIB LOCATIONS	
BREAKER PANEL LOCATION	
COLD STORAGE DISCLAIMER	
FRENCH DOOR DISCLAIMER	

N

PLOT PLAN
SCALE: 1" = 8'

~~FINELINE DESIGN~~
& DRAFTING

TITLE: PLOT PLAN & COVER PAGE
DRWG SIZE: D DATE: 8/12/21
DRAWN BY: D. CROSSLEY (435)755-6647
DRWG #: 1 OF 7 COPYRIGHT © 2020

kara@millvillecity.org

City of Millville, Utah

Sign Permit Application

Applicant Information **Application Number:**

Name: Matt Fackrell Telephone: 435-753-5974

Address: 10 W 300 S Fax: N/A

City/State/ZIP: Millville UT 84326 e-mail: utahpainter@gmail.com

Description of Signage Project

Parcel No.: ☒ Permanant Sign

Address: 10 W 300 S Millville UT ☐ Temporary Sign

Plan: I have attached the 3 choices we are looking at. #1 most likely

Site Plan (to be submitted with this application)

Prepared by: N/A 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 appliciation 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 prerequesite 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

ACCENT PAINTING

435-753-5974

10 W. 300 S. Millville, UT 84326

ACCENT PAINTING

435-753-5974

10 W. 300 S. Millville, UT 84326

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 in 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.

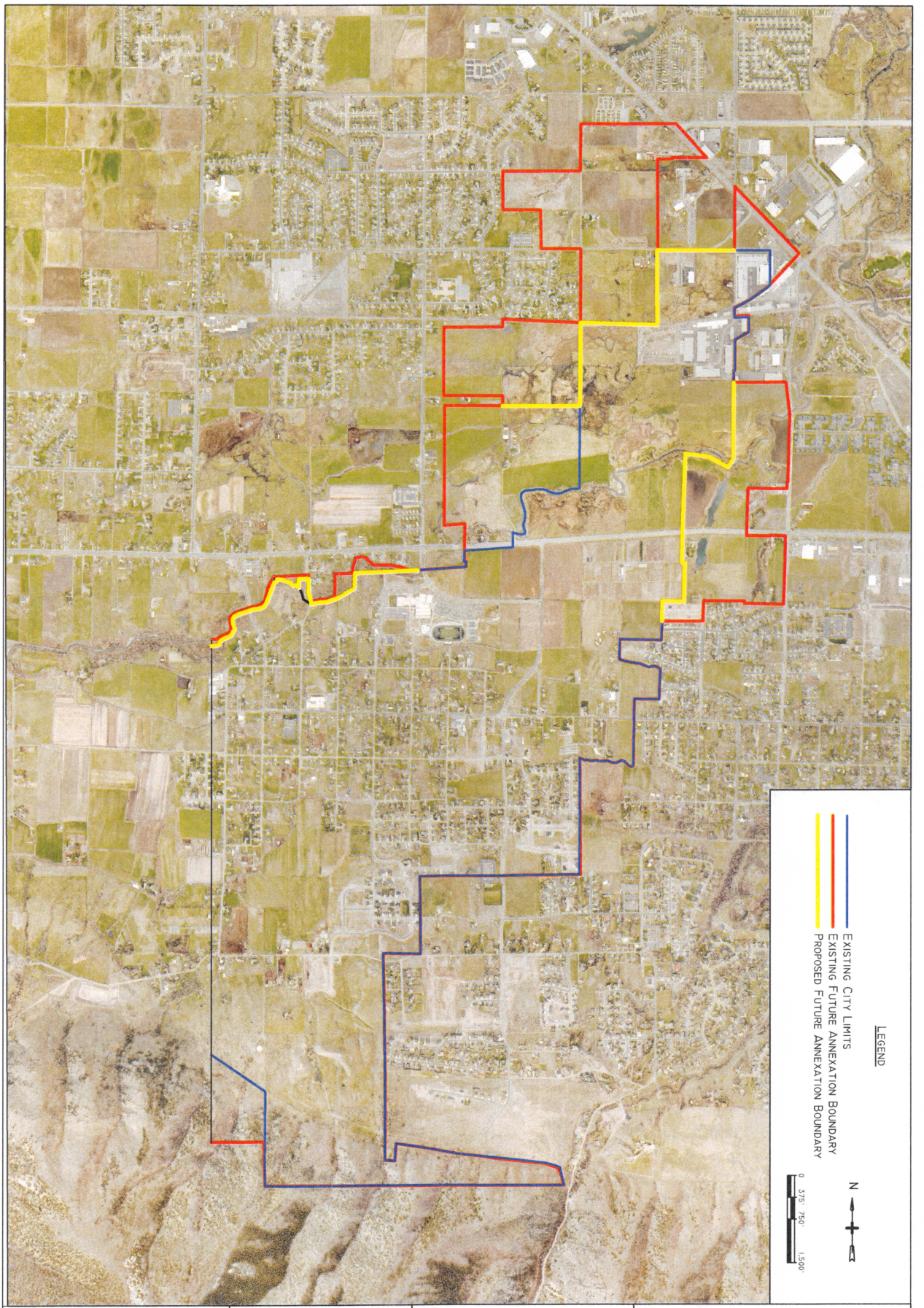
Exact analysis of the tax consequences of any annexation will not be possible until a specific petition is presented to the City, which describes the land and proposed land uses.

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.



DATE: MARCH 3, 2021 SCALE: Annexation Boundary.dwg O:\20041 MILLVILLE General Engineering\Annexation	MILLVILLE CITY PROPOSED FUTURE ANNEXATION ADJUSTMENTS	FRANSON CIVIL ENGINEERS

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)

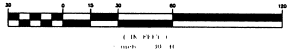
CRIPPLE CREEK ESTATES FIRST AMENDMENT

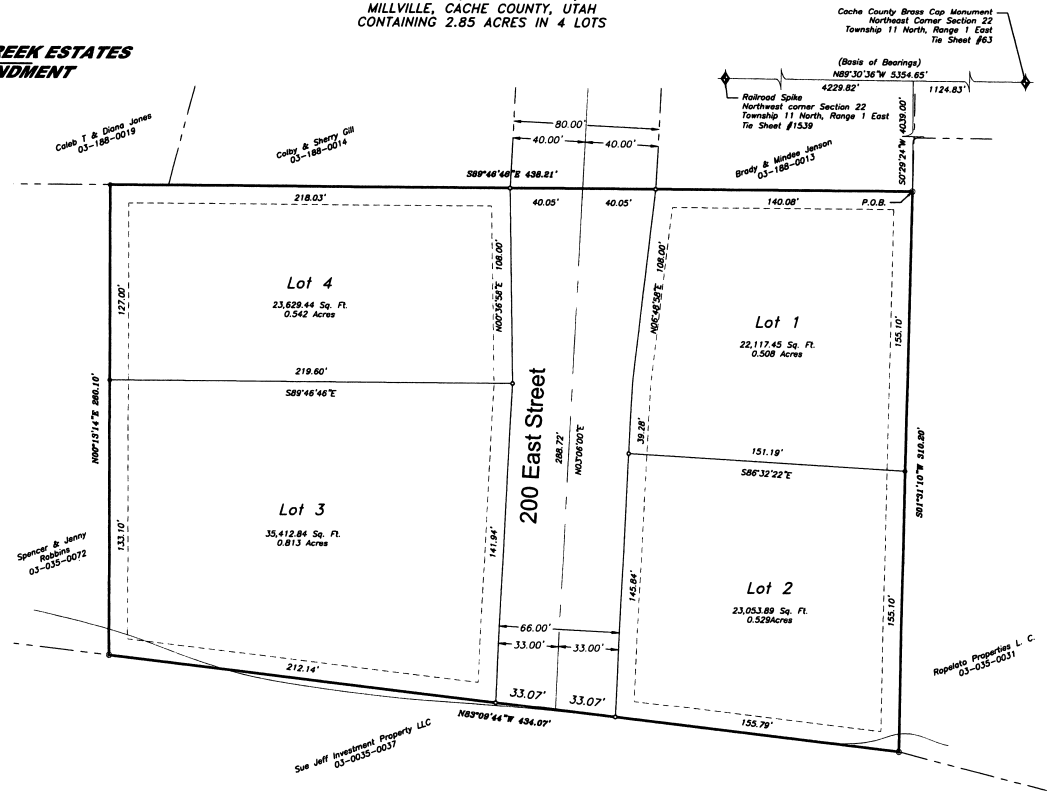
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&M.
MILLVILLE, CACHE COUNTY, UTAH
CONTAINING 2.85 ACRES IN 4 LOTS

CRIPPLE CREEK ESTATES
FIRST AMENDMENT

February 24, 2021

GRAPHIC SCALE





GENERAL NOTES:

1. Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.
2. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
3. Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
   (1) a recorded easement or right-of-way
   (2) the law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or any other provision of law.
4. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
5. Building setbacks will be as required at the time that the building permit is applied for.
6. Sidewalks are designed to be installed in accordance with the "Millville City Manual of Design and Construction Standards", "Concrete Sidewalk Minimum Standards for New Subdivisions and Sidewalks in Millville City Right Of Way".

FINAL PLAT LEGEND:

- SUBDIVISION AMENDMENT BOUNDARY
- LOT LINES
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE
- Found Brian Lyon Rebar/Cap
- Section Corner
- Set ⅝" Rebar W/Cap

Prepared For: Daniel Hunsaker
P.O. Box 82
Wellsville, Utah 84339

Property Owner: Daniel Hunsaker
P.O. Box 82
Wellsville, Utah 84339

Project No. 21-040
Prepared by HB, 2/24/21

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF CRIPPLE CREEK ESTATES FIRST AMENDMENT AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND (10,000).

SIGNATURE _____ DATE _____

DRAFT

Owner's Dedication

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING THE OWNER, PROPRIETOR, OR PARTY OF INTEREST IN THE LAND SHOWN IN THIS PLAT DO HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS

CRIPPLE CREEK ESTATES FIRST AMENDMENT

IS LOCATED IN SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MILLVILLE, CACHE COUNTY, UTAH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

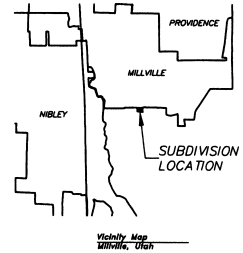
Subdivision Amendment Boundary

ALL OF LOT 3, CRIPPLE CREEK ESTATES. MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A BRIAN LYON REBAR AND CAP, SAID POINT BEING NORTH 89°30'36" WEST 1,124.83 FEET AND SOUTH 0°29'24" WEST 4,039.00 FEET FROM THE NORTHEAST SECTION CORNER OF SECTION 22 (BASIS OF BEARING BEING NORTH 89°30'36" WEST BETWEEN THE CACHE COUNTY BRASS CAP MONUMENT AT THE NORTHEAST CORNER AND THE RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION) RUNNING THENCE, SOUTH 01°31'10" WEST 310.20 FEET TO A BRIAN LYON REBAR AND CAP; THENCE, NORTH 83°09'44" WEST 434.07 FEET TO A BRIAN LYON REBAR AND CAP; THENCE, NORTH 00°13'14" EAST 280.10 FEET TO A FENCE CORNER; THENCE, SOUTH 89°46'46" EAST 438.21 FEET TO THE POINT OF BEGINNING. CONTAINING 124,023.61 SQUARE FEET / 2.847 ACRES

THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF MILLVILLE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 2021.

_____



Vicinity Map
Millville, Utah

UTILITY APPROVAL SIGNATURES

The utility easements shown on this plat have been reviewed and approved. We are in agreement with placing all of the utilities underground within the easements as shown on this plat, and are willing to provide the needed services for this development.

DOMINION ENERGY	DATE
ROCKY MOUNTAIN POWER	DATE
COMCAST	DATE

FORESIGHT
LAND SURVEYING
2005 North 600 West, Logan, Utah
435-753-1910

ACKNOWLEDGMENT

state of UTAH
County of CACHE
on this ____day of _____, _____
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication,____ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

_____
NOTARY PUBLIC

MILLVILLE CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THIS PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE.

SIGNED THIS _____ DAY OF _____, 2021

_____
ATTORNEY

MILLVILLE CITY ENGINEER CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY CITY ORDINANCE AND STATE LAW.

SIGNED THIS _____ DAY OF _____, 2021.

_____
MILLVILLE CITY ENGINEER

BEAR RIVER HEALTH DEPARTMENT APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT ON THE _____ DAY OF _____, 2021.

SIGNED THIS _____ DAY OF _____, 2021.

_____
TITLE:

MILLVILLE CITY PLANNING AND ZONING COMMISSION

THIS PLAT WAS RECOMMENDED FOR APPROVAL/DENIAL BY THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2021.

SIGNED THIS _____ DAY OF _____, 2021.

_____
CHAIRPERSON

MILLVILLE CITY COUNCIL

THIS PLAT WAS APPROVED AND ACCEPTED BY THE MILLVILLE CITY COUNCIL ON THE ____ DAY OF _____, 2021.

_____
COUNCIL CHAIRPERSON

SIGNED THIS _____ DAY OF _____, 2021.

_____
ATTEST:

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME:_____ FEE:_____
ABSTRACTED_____
INDEX_____ _____
FILED IN: FILE OF PLATS COUNTY RECORDER

DAN HUNSAKER

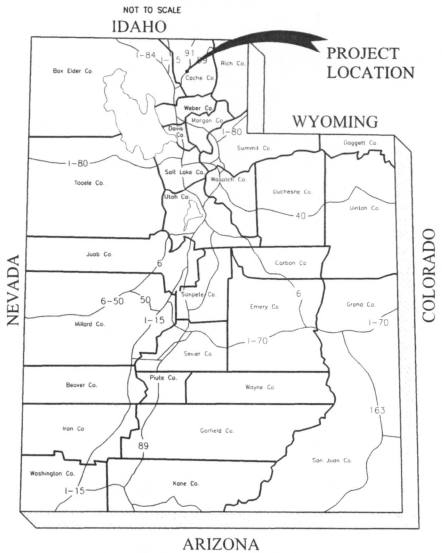
CRIPPLE CREEK SUBDIVISION

MILLVILLE, UT

2021

AREA MAP

NOT TO SCALE



STATE OF UTAH

LOCATION MAP

NOT TO SCALE



SHEET INDEX

1 - GENERAL:	DWG. NO.	SHEET NO.
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UTILITIES PLAN	UT1	4
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DETAILS	D1	6
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4 - STORM WATER POLLUTION PREVENTION PLAN (SWPPP):		
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SWPPP DETAILS	SP2	9

LICENSED PROFESSIONAL ENGINEER
No. 334535
Scott L. Archibald
02/24/2021
STATE OF UTAH

PREPARED BY:
SUNRISE ENGINEERING, INC.
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL (435) 563-3734

SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
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 AND DETAILS (APWA SPECIFICATIONS AND DETAILS) AND ANY SUPPLEMENTS TO THE APWA SPECIFICATIONS AND DETAILS BY MILLVILLE CITY UNLESS SPECIFICALLY STATED OTHERWISE IN THESE PLANS.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING PERMITS, RENEWAL OF LAPSED PERMITS, AND OBTAINING ANY NEW PERMITS, INCLUDING, BUT NOT LIMITED TO A DUST CONTROL PERMIT, AND TRAFFIC CONTROL PERMITS AS REQUIRED BY MILLVILLE CITY.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR INSPECTION AND TESTING.

4. THE CONTRACTOR SHALL NOTIFY MILLVILLE CITY'S INSPECTION DEPARTMENT 24 HOURS PRIOR TO CONSTRUCTION. CONSTRUCTION CONCEALED WITHOUT THE REQUIRED INSPECTION SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT (800) 662-4111 AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION BEGINS.

6. THE CONTRACTOR SHALL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY O.S.H.A. SUNRISE ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.

7. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKEOFF QUANTITIES. QUANTITIES IF SHOWN HEREON ARE ESTIMATES ONLY AND AS SUCH ARE NOT TO BE USED FOR BID PURPOSES.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION OF THE PROPER AUTHORITY(S) IF THERE ARE OBSTRUCTIONS TO PROPOSED IMPROVEMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY EXISTING ITEM REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED IN THE SAME OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF SERVICE AND/OR RELOCATION OF UTILITIES IN CONFLICT WITH PROPOSED CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

10. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL ON AND AROUND THE CONSTRUCTION SITE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

11. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING PUBLIC STREETS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, AND TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES. NO WORK WILL BE CONSIDERED COMPLETE UNTIL ALL PAVEMENTS HAVE BEEN SWEPT CLEAN OF DIRT AND DEBRIS.

12. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS AT LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.

13. THE CONTRACTOR SHALL PROVIDE A LICENSED SURVEYOR FOR THE SURVEYING/CONSTRUCTION STAKING OF ALIGNMENT AND GRADE FOR EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.

14. EXACT POINT OF MATCHING, TERMINATION AND OVERLAY, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE ENGINEER OF RECORD OVERSEEING THE PROJECT CONSTRUCTION.

15. ANY AMBIGUITIES OR DEFICIENCIES DISCOVERED ON THESE PLANS ARE TO BE RESOLVED BY SUNRISE ENGINEERING OR ITS APPOINTED 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	AGGREGATE BASE COURSE
AC	ASPHALT CONCRETE
BC	BACK OF CURB
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HAND HOLE
BCR	BEGIN CURB RETURN
BM	BENCHMARK
BTM	BOTTOM
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CY	CUBIC YARD
D/W	DRIVEWAY
DWG	DRAWING
DTL	DETAIL
E	EAST
ECR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST	EXISTING
FC	FACE OF CURB
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FO	FIBER OPTIC
FPS	FEET PER SECOND
FT	FOOT, FEET
G	GAS, GUTTER, GRADE
GB	GRADE BREAK
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HW	HIGHWATER
IN.	INCH, INCHES
INV	INVERT
IRRIG	IRRIGATION
L	LENGTH
LF	LINEAR FEET
LT	LEFT
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MH	MANHOLE
MJ	MECHANICAL JOINT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
OHE	OVERHEAD ELECTRIC
OPNG	OPENING
P/L	PROPERTY LINE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCC	PORTLAND CEMENT CONCRETE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
RGRCP	RUBBER GASKETED REINFORCED CONCRETE PIPE
RJ	RESTRAINED JOINT
RT	RIGHT
S	SEWER, SLOPE, SOUTH
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWK	SIDEWALK
SY	SQUARE YARD
TAN	TANGENT
TBC	TOP BACK OF CURB
T, TEL	TELEPHONE
TL	TRUE LENGTH
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VNAE	VEHICLE NON-ACCESS EASEMENT
Vr	VOLUME REQUIRED
Vp	VOLUME PROVIDED
W	WATER, WEST, WITH
XFMR	TRANSFORMER

LEGEND

EXISTING	PROPOSED
EXISTING CONCRETE	PROPOSED CONCRETE
EXISTING PAVEMENT	PROPOSED PAVEMENT
EXISTING IRRIGATION LINE	EXISTING IRRIGATION LINE
EXISTING SEWER LINE	PROPOSED SEWER LINE
EXISTING STORM DRAIN	PROPOSED STORM DRAIN
EXISTING WATER LINE	PROPOSED WATER LINE
EXISTING OVERHEAD ELECTRIC	PROPOSED OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC	PROPOSED UNDERGROUND ELECTRIC
EXISTING CABLE (TV) LINE	PROPOSED CABLE (TV) LINE
EXISTING FIBER OPTIC LINE	PROPOSED FIBER OPTIC LINE
EXISTING UNDERGROUND TELEPHONE	PROPOSED UNDERGROUND TELEPHONE
EXISTING GAS LINE	PROPOSED GAS LINE
EXISTING BARBED WIRE FENCE	PROPOSED BARBED WIRE FENCE
EXISTING EASEMENT	PROPOSED EASEMENT
EXISTING FLOWLINE	PROPOSED FLOWLINE
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
X 1443.08 EXISTING SPOT ELEVATION	X1443.08 PROPOSED SPOT ELEVATION
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING BRASS CAP MONUMENT	PROPOSED (PLACED) BRASS CAP MONUMENT
EXISTING SIGN	PROPOSED SIGN
EXISTING IRRIGATION MANHOLE	PROPOSED IRRIGATION MANHOLE
EXISTING IRRIGATION VALVE	PROPOSED IRRIGATION VALVE
EXISTING DRYWELL	PROPOSED DRYWELL
EXISTING SEWER CLEANOUT	PROPOSED SEWER CLEANOUT
EXISTING SEWER MANHOLE	PROPOSED SEWER MANHOLE
EXISTING CATCH BASIN	PROPOSED CATCH BASIN
EXISTING STORM DRAIN MANHOLE	PROPOSED STORM DRAIN MANHOLE
EXISTING STORM DRAIN W/ STRUCTURE	PROPOSED STORM DRAIN W/ STRUCTURE
EXISTING AIR VAC	PROPOSED AIR VAC
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING UNKNOWN MANHOLE	PROPOSED FITTINGS
EXISTING GATE VALVE	PROPOSED GATE VALVE
EXISTING REDUCER	PROPOSED REDUCER
EXISTING WATER MANHOLE (OR WELL)	PROPOSED WATER MANHOLE (OR WELL)
EXISTING WATER METER	PROPOSED WATER METER
EXISTING CABLE MANHOLE	PROPOSED CABLE MANHOLE
EXISTING ELECTRIC MANHOLE	PROPOSED ELECTRIC MANHOLE
EXISTING GUY WIRE	PROPOSED GUY WIRE
EXISTING LIGHT POLE	PROPOSED LIGHT POLE
EXISTING POWER POLE	PROPOSED POWER POLE
EXISTING TELEPHONE MANHOLE	PROPOSED TELEPHONE MANHOLE
EXISTING GAS MANHOLE	PROPOSED GAS MANHOLE
EXISTING GAS METER	PROPOSED GAS METER
EXISTING GAS RISER	PROPOSED GAS RISER
EXISTING GAS VALVE	PROPOSED GAS VALVE
EXISTING VEGETATION	PROPOSED VEGETATION

OTHER

- GRADE BREAK
- HIGH WATERLINE
- LOT LINE
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- SECTION LINE
- SETBACK LINE
- POINT OF VERTICAL INTERSECTION
- B / DT2 — PLAN, SECTION, OR DETAIL LABEL; DRAWING TITLE/SHEET NUMBER
- 6.56 — TBC ELEVATION (x1000')
- 6.3 — LOT ELEVATION (x1000')
- BASIN ULTIMATE OUTFALL LOCATION AND DIRECTION
- GRADE BREAK (PROFILE SYMBOL)

811 Know what's below. Call before you dig. 1-800-662-4111

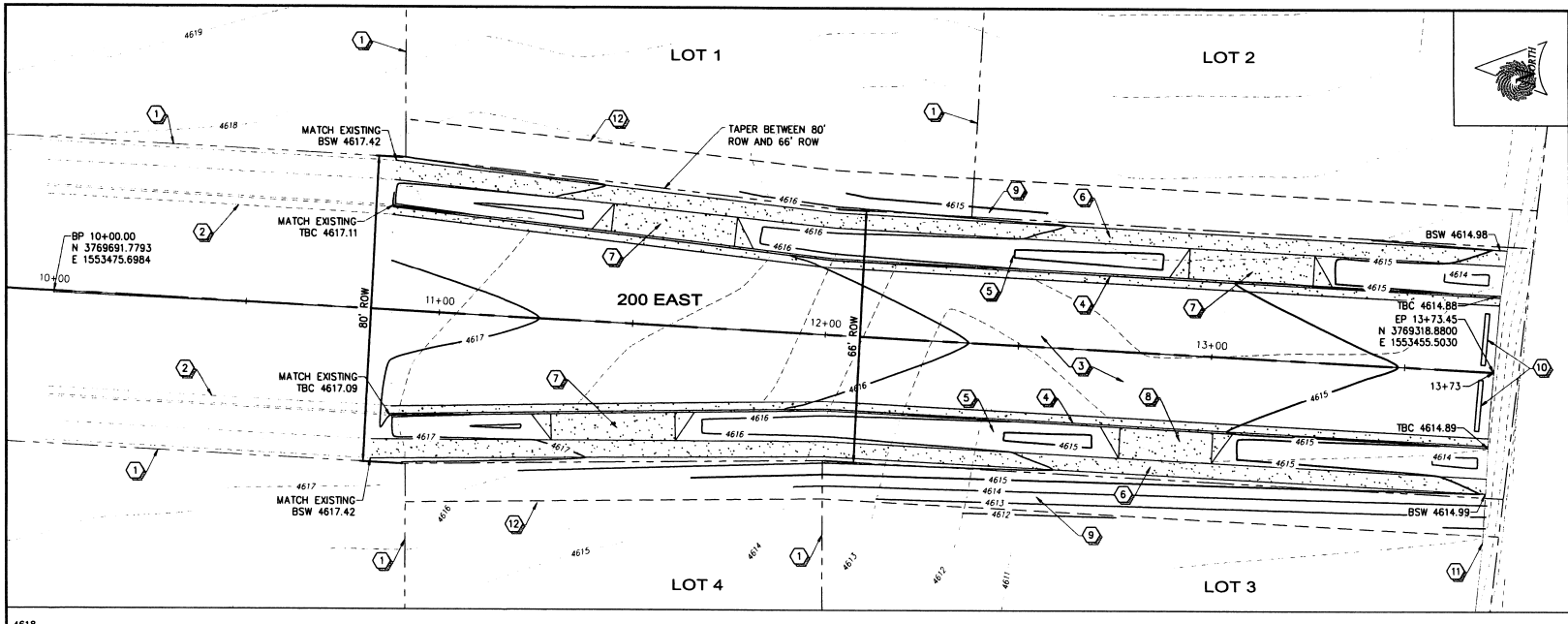
LICENSED PROFESSIONAL ENGINEER — No. 334585 — Scott L. Archibald — 02/24/2021 — STATE OF UTAH

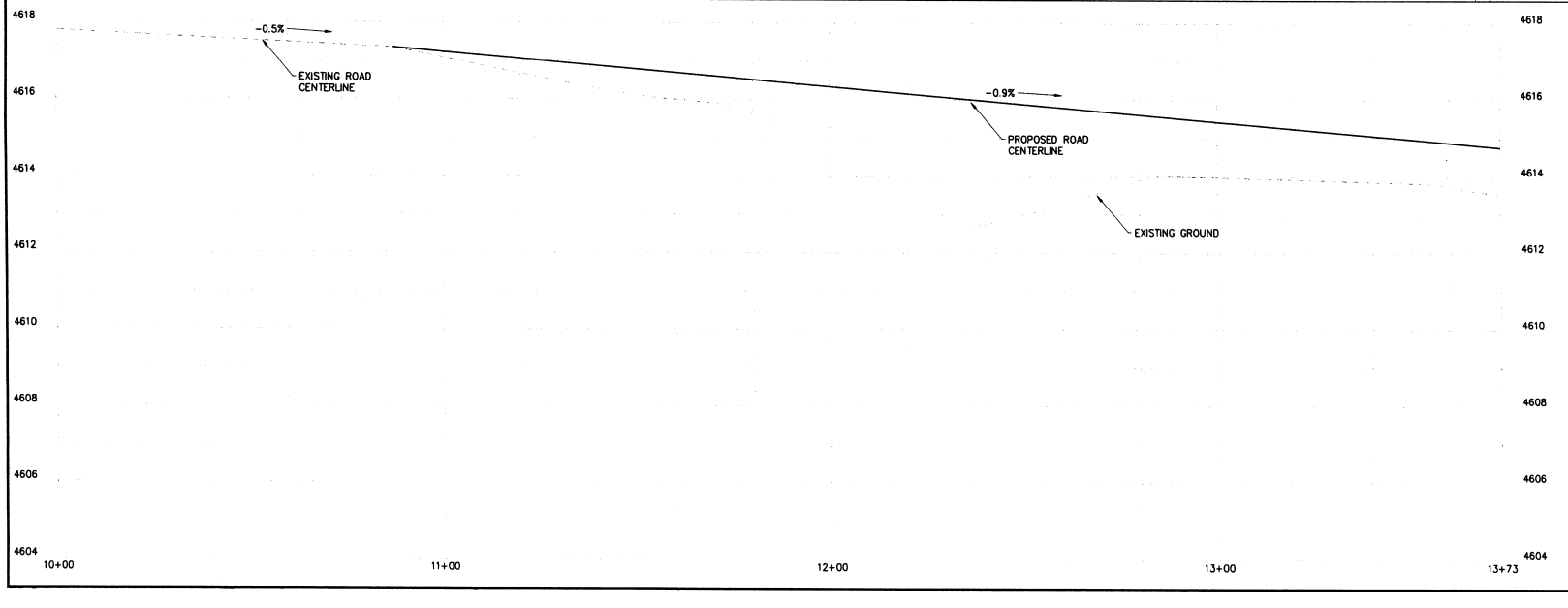
SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
www.sunrise-eng.com

DAN HUNSAKER

CRIPPLE CREEK SUBDIVISION
GENERAL NOTES,
ABBREVIATIONS, & LEGEND

SEI NO	DESIGNED	DRAWN	CHECKED	SHEET NO	
D7876	TMH		SLA	2 of 9	GN2





KEY NOTES:

1. PROPERTY LINE – SEE FINAL PLAT
2. EXISTING EDGE OF PAVEMENT (F D1)
3. PROVIDE NEW ASPHALT ROADWAY SOUTH OF EXISTING PAVEMENT (E, P D1)
4. PROVIDE NEW CONCRETE CURB AND GUTTER
5. PROVIDE NEW 8' PARK STRIP WITH SWALE, SEE SHEET SW1
6. PROVIDE 4' WIDE SIDEWALK
7. PROVIDE NEW 32' WIDE DRIVEWAY – LOCATION TBD
8. PROVIDE NEW 24' WIDE DRIVEWAY – LOCATION TBD
9. INSTALL FILL SLOPE FROM EDGE OF SIDEWALK TO EXISTING GRADE AT 3:1 MAX SLOPE
10. CONTRACTOR SHALL INSTALL TEMPORARY JERSEY BARRIERS AT END OF ROAD
11. EXISTING TOP OF BANK (A D1)
12. PUBLIC UTILITY EASEMENT

SCALE
0 15' 30'
HORIZ 1" = 15' 22 x 34
HORIZ 1" = 30' 11 x 17
VERT 1" = 5' 22 x 34
VERT 1" = 10' 11 x 17

811 Know what's below. Call before you dig. 1-800-662-4111

LICENSED PROFESSIONAL ENGINEER No. 334505 Scott L. Archibald 02/24/2021 STATE OF UTAH

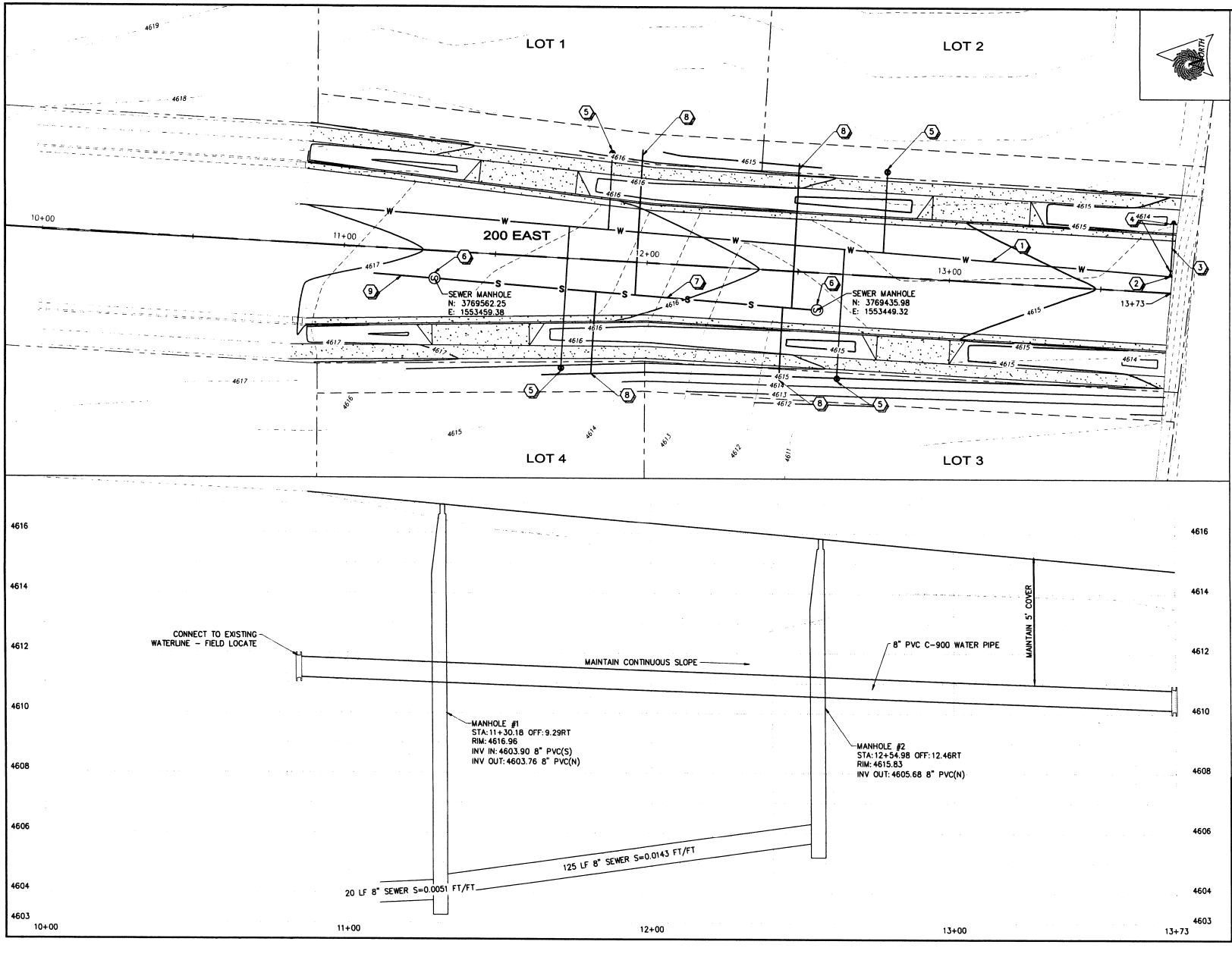
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NORTH LOGAN, UTAH 84341
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DAN HUNSAKER

CRIPPLE CREEK SUBDIVISION

PLAN AND PROFILES
ROAD AND GRADING PLAN

SEI NO	DESIGNED	DRAWN	CHECKED	SHEET NO	
07876	TMH	JJ	SLA	3 of 9	RP1



KEY NOTES:

1. INSTALL 8" PVC C-900 WATERLINE. MAINTAIN 5' BURY DEPTH. CONTRACTOR SHALL FIND EXISTING END OF WATER LINE.
2. INSTALL 8x8x6 TEE – CAP SOUTH FLANGE
3. INSTALL 6" DI WATER LINE
4. INSTALL FIRE HYDRANT AND VALVE ASSEMBLY (C/D1)
5. INSTALL WATER METER AND 1" SERVICE LINE (D/D1)
6. INSTALL SEWER MANHOLE (B/D1)
7. INSTALL 8" PVC SDR35 SEWER MAIN
8. INSTALL 6" PVC SDR35 SEWER CONNECTION. MAINTAIN 2% MIN SLOPE. CLEANOUT EVERY 100' (A/D2)
9. INSTALL 20' SPARE 8" PVC SR35 SEWER PIPE FOR FUTURE CONTINUATION OF SEWER LINE

GENERAL NOTES:

1. CONTRACTOR TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS UNLESS OTHERWISE NOTED ON THESE PLANS.
2. NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PRIOR TO STAKING OR CONSTRUCTION.
3. DESIGN OF GAS AND ELECTRICAL ARE NOT SHOWN AND WILL BE PROVIDED BY OTHERS.

SCALE
0 15' 30'
HORIZ: 1" = 15' : 22 x 34
HORIZ: 1" = 30' : 11 x 17
VERT: 1" = 5' : 22 x 34
VERT: 1" = 10' : 11 x 17

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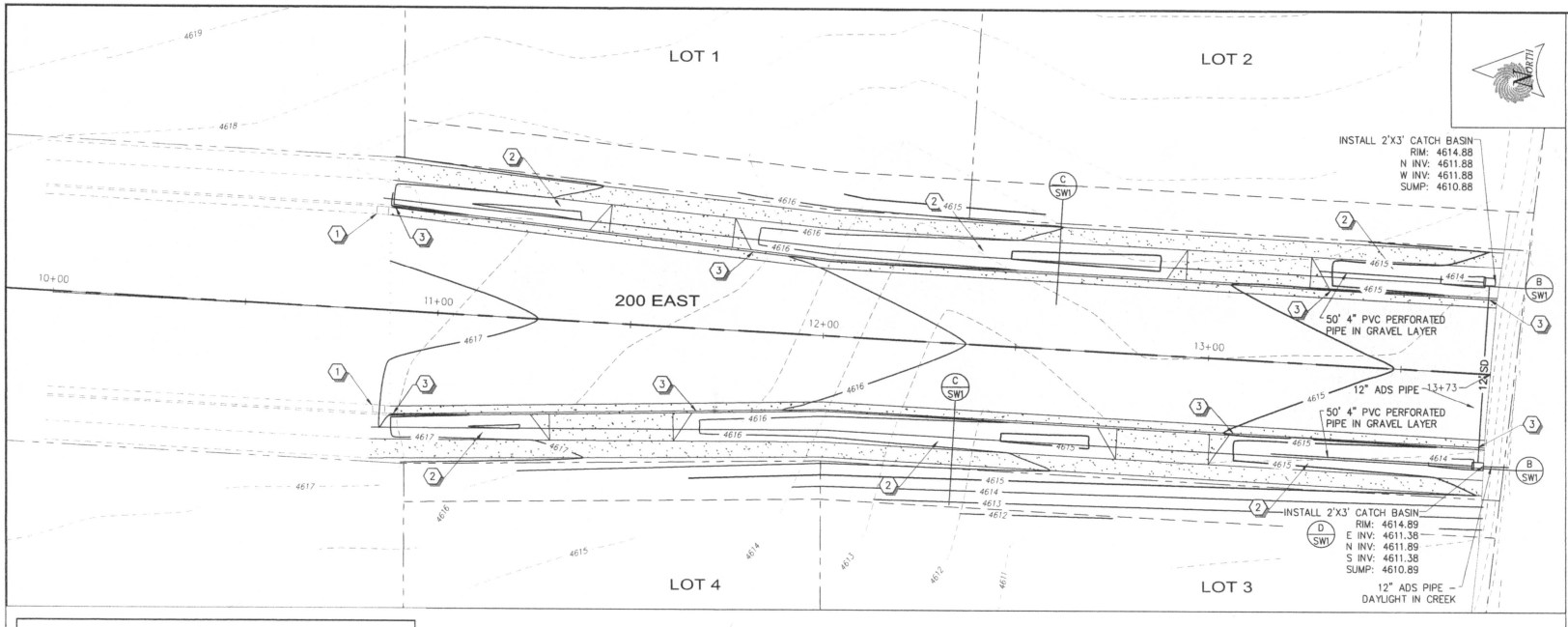
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CRIPPLE CREEK SUBDIVISION
PLAN AND PROFILES
UTILITIES PLAN

SEI NO	DESIGNED	DRAWN	CHECKED	SHEET NO	
07876	TMH	JJ	SLA	4 of 9	UT1



KEY NOTES:

1. EXISTING STORM DRAIN
2. SWALE IN PARK STRIP
3. INSTALL CURB CUT ON DOWNSTREAM SIDE OF ALL DRIVEWAYS, TREE CHECK DAMS AND BOTH ENDS OF ROAD (F SW1)

STORM WATER NARRATIVE:

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:
80TH PERCENTILE VOLUME = 1036.4 CF
100 YEAR DETENTION VOLUME = 2150.5 CF
INFILTRATION RATE = 0.4 IN/HR
= 0.032 CFS OVER SWALE AREA
DETENTION RELEASE = 0.11 CFS
ACTUAL VOLUME OF BOTH SWALES W/ 50' MAX CHECK DAM SPACING = 1500 CF
VOLUME OF GRAVEL = 61 CY
ACTUAL VOLUME OF WATER IN GRAVEL (0.4 POROSITY) = 658 CF
TOTAL ACTUAL VOLUME = 2158 CF

Subdivision/Development Storm Water Summary

Subdivision Name: Cripple Creek Subdivision Date: 2/24/2021

Type of Storm Water Storage: Detention

Drainage Basin: 1

Site Elevation: 4617 ft

Site Area: 0.571 Acres
24872.76 ft²

Pre-Development Curve Number: 74 Pasture, Grassland, or Range: Good - Soil C

Post-Development Curve Number: 95.48 Average CN

Acres	%	CN	Description
0.06	11%	74	Pasture, Grassland, or Range: Good - Soil C
0.511	89%	98	Paved Roads, Driveways, and Sidewalks - Soil C
0.571	100%	95.48	Total

Mandatory Onsite Management: 1,036.37 ft³ — 80th Percentile Storm of 0.5 Inches Over Area of Right-of-Way (20,066.82 sf)

Runoff Volume from 100-yr Event 5,201.78 ft³ — Evaluated using Autodesk Storm and Sanitary Analysis 2018

Detention Volume with Infiltration 2,150.54 ft³ — Infiltration Rate = .4 in/hr =0.032 cfs over area of infiltration swale

Pre-Development Runoff Volume 0.27 cfs

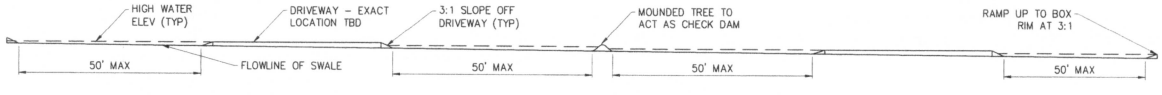
Allowable Runoff (.2 cfs/acre) 0.11 cfs

Minimum Required Storage Volume: 2,150.54 ft³

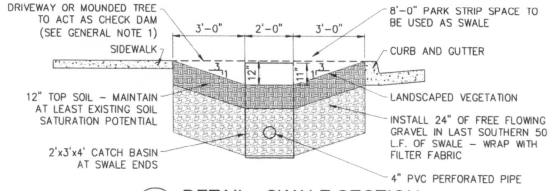
Maximum Discharge Allowed: 0.11 cfs

SUNRISE ENGINEERING

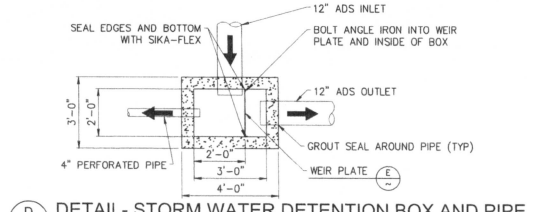
A ~ STORM WATER ANALYSIS
NOT TO SCALE



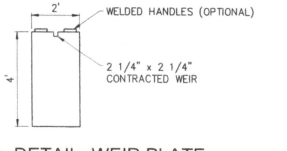
B ~ DETAIL - SWALE PROFILE
NOT TO SCALE



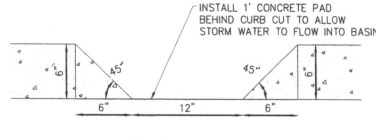
C ~ DETAIL - SWALE SECTION
NOT TO SCALE



D ~ DETAIL- STORM WATER DETENTION BOX AND PIPE
NOT TO SCALE



E ~ DETAIL- WEIR PLATE
NOT TO SCALE



F ~ DETAIL - CURB CUT
NOT TO SCALE

GENERAL NOTES:

1. 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

SCALE
0 15' 30'
HORIZ: 1" = 15' : 22 x 34
HORIZ: 1" = 30' : 11 x 17

811 Know what's below. Call before you dig. 1-800-662-4111

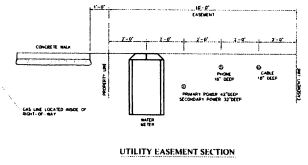
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CRIPPLE CREEK SUBDIVISION
PLAN AND PROFILES
STORM WATER PLAN

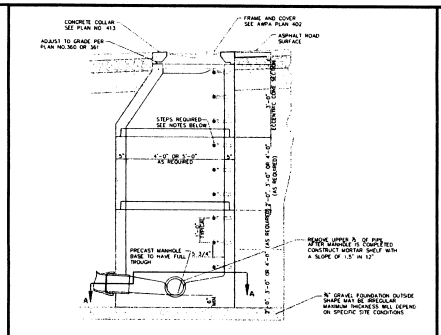
SEY NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
07876	TMH	JJ	SLA	5 of 9	SW1



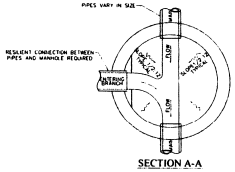
UTILITY EASEMENT SECTION

MILLVILLE CITY STANDARD PLANS
UTILITY EASEMENT SECTION
STANDARD NUMBER 249-N

A DETAIL - UTILITY EASEMENT SECTION
NOT TO SCALE



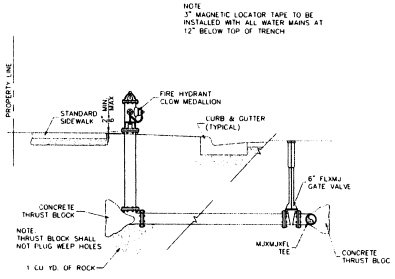
ELEVATION SECTION



SECTION A-A

MILLVILLE CITY STANDARD PLANS
SANITARY SEWER MANHOLE
STANDARD NUMBER 411-R

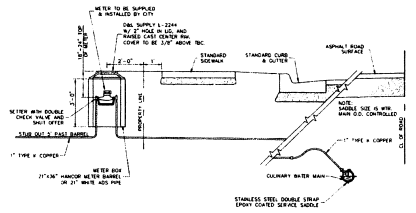
B DETAIL - SANITARY SEWER MANHOLE
NOT TO SCALE



FIRE HYDRANT WITH VALVE
SCALE N.T.S.

MILLVILLE CITY STANDARD PLANS
FIRE HYDRANT WITH VALVE
STANDARD NUMBER 511-R

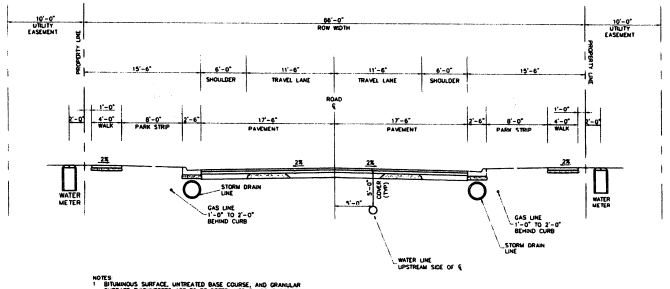
C DETAIL - FIRE HYDRANT WITH VALVE
NOT TO SCALE



TYPICAL WATER CONNECTION
SCALE N.T.S.

MILLVILLE CITY STANDARD PLANS
1" METER
STANDARD NUMBER 521-R

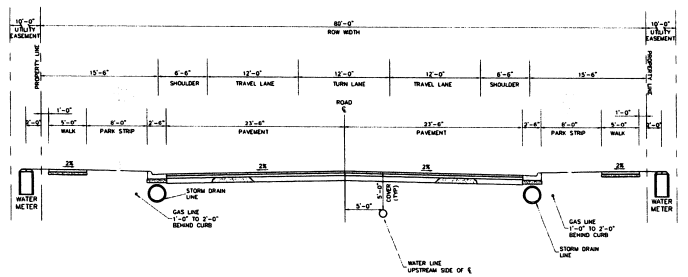
D DETAIL - 1" METER
NOT TO SCALE



RESIDENTIAL
66 FOOT RIGHT-OF-WAY

MILLVILLE CITY STANDARD PLANS
RESIDENTIAL
66 FOOT RIGHT-OF-WAY
STANDARD NUMBER 250-N

E DETAIL - RESIDENTIAL 66 FOOT RIGHT-OF-WAY
NOT TO SCALE



COLLECTOR
80 FOOT RIGHT-OF-WAY

MILLVILLE CITY STANDARD PLANS
COLLECTOR
80 FOOT RIGHT-OF-WAY
STANDARD NUMBER 250-N

F DETAIL - COLLECTOR 80 FOOT RIGHT-OF-WAY
NOT TO SCALE

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LICENSED PROFESSIONAL ENGINEER
No. 334585
Scott L. Archibald
02/24/2021
STATE OF UTAH

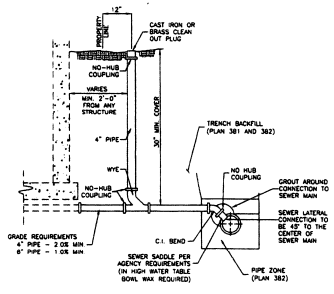
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DAN HUNSAKER
CRIPPLE CREEK SUBDIVISION
DETAILS

SEI NO	DESIGNED	DRAWN	CHECKED	SHEET NO	
07876	TMH	JJ	SLA	6 of 9	D1

Sewer lateral connection

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.
3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



APWA Utah Chapter

Sewer lateral connection

Plan 431 January 2011

A ~ DETAIL - SEWER LATERAL CONNECTION
NOT TO SCALE

811 Know what's below. Call before you dig. 1-800-662-4111

LICENSED PROFESSIONAL ENGINEER No. 334585 Scott L. Archibald 02/24/2021 STATE OF UTAH

SUNRISE ENGINEERING

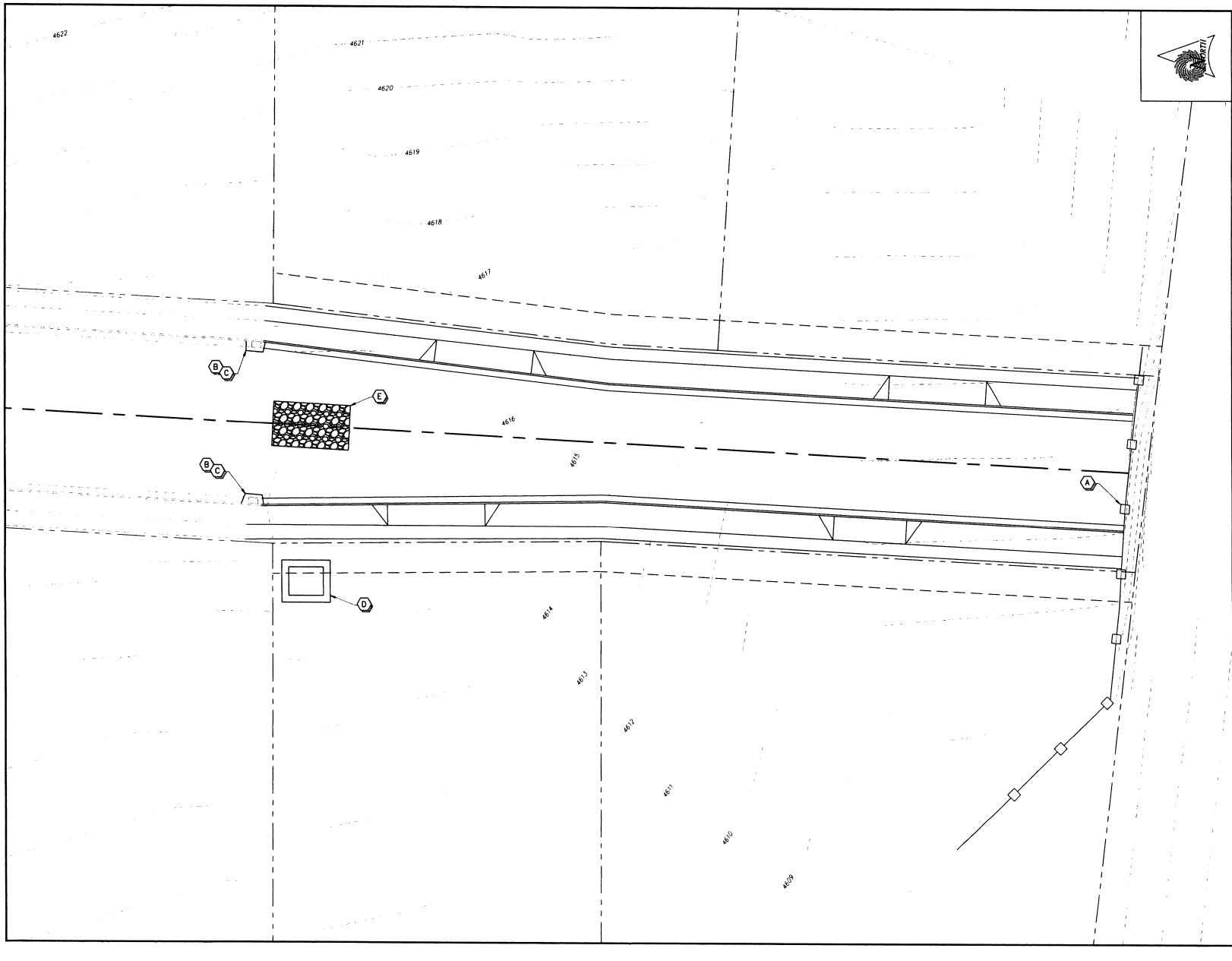
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
www.sunrise-eng.com

DAN HUNSAKER

CRIPPLE CREEK SUBDIVISION

DETAILS

SEI NO	DESIGNED	DRAWN	CHECKED	SHEET NO	
D7876	TMH	JJ	SLA	7 of 9	D2



LEGEND

- UMITS OF DISTURBANCE
- SILT FENCE
- STORM WATER FLOW
- WASH DOWN AREA
- STORAGE/ WASHOUT AREA
- GRAVEL SOCK

CONSTRUCTION NOTES

- (A) CONSTRUCT SILT FENCE PER DETAIL A
- (B) CONSTRUCT INLET PROTECTION PER DETAIL B
- (C) CONSTRUCT GRAVEL SOCK FILTER PER DETAIL C
- (D) CONSTRUCT STORAGE/WASHOUT AREA PER DETAIL D
- (E) CONSTRUCT WASH DOWN AREA PER DETAIL E

NOTES

1. THIS MAP & ASSOCIATED DETAILS ARE TO BE USED IN CONJUNCTION WITH THE STORM WATER POLLUTION PREVENTION PLAN THAT HAS BEEN PREPARED FOR THIS SPECIFIC PROJECT.
2. CONSTRUCTION WASTE WILL BE HAULED OFF-SITE AND DISPOSED OF PER STATE REGULATIONS.
3. DUST CONTROL- CONTRACTOR SHALL USE WATER AS NEEDED FOR DUST SUPPRESSION. DUST CONTROL SHALL BE IN ACCORDANCE WITH STATE AIR QUALITY REGULATIONS.
4. ALL CONSTRUCTION BMP'S ARE TO BE INSPECTED AND MAINTAINED AS OUTLINED IN THE SWPPP DOCUMENT.
5. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
6. TEMPORARY EROSION PROTECTION- ANY EXPOSED SLOPES WHERE FURTHER WORK IS NOT EXPECTED FOR 28 DAYS SHALL BE MULCHED OR TEMPORARY SEEDED.

SCALE
0 15' 30'
HORIZ: 1" = 15' : 22 x 34
HORIZ: 1" = 30' : 11 x 17

811 Know what's below. Call before you dig. 1-800-662-4111

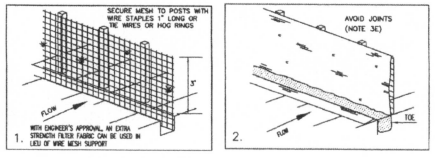
LICENSED PROFESSIONAL ENGINEER
No. 334585
Scott L. Archibald
02/24/2021
STATE OF UTAH

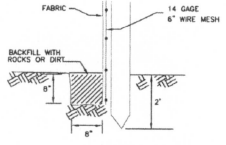
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CRIPPLE CREEK SUBDIVISION
SWPPP
SITE PLAN

SEI NO	DESIGNED	DRAWN	CHECKED	SHEET NO	
07876	TWH	JJ	SLA	8 of 9	SP1





TOE DETAIL

SILT FENCE

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
A. Perimeter Control: Place barrier at down gradient limits of disturbance.
B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
C. Protection of Existing Waterways: Place barrier at top of stream bank.
D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg.F. to 120 deg.F.
B. Burlap shall be 10 ounces per square yard of fabric.
C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
D. Re-anchor fence as necessary to prevent shortcutting.
E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

A ~ DETAIL- SILT FENCE
NOT TO SCALE

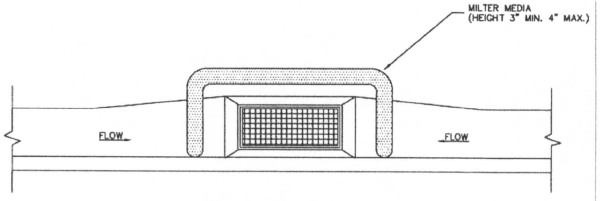
INLET PROTECTION - GRAVEL SOCK

1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

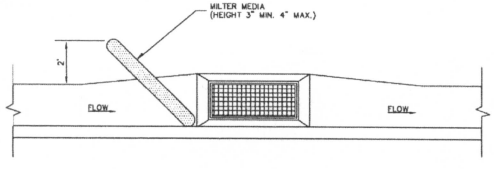
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00
A. Drop inlet protection:
1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
3. Install filter media around the entire perimeter of the inlet grate.
4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
5. Excessive flows will either flow around the media or over the top and into the inlet box.
6. Expect ponding around the inlet box.

4. MAINTENANCE:
A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
B. Remove sediment accumulated when it reaches 2 inches in depth.
C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.



DROP INLET PROTECTION DETAIL

B ~ DETAIL - INLET PROTECTION - GRAVEL SOCK
NOT TO SCALE



GRAVEL SOCK

1. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.

2. Install filter media every 200 ft. where possible.

3. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.

4. Excessive flows will flow either over or around the filter media and into the inlet box.

5. Expect ponding behind the filter media

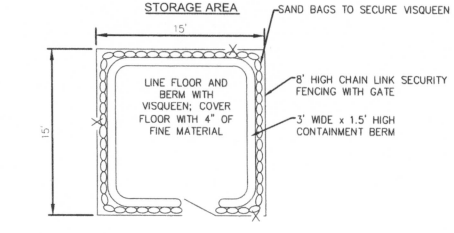
C ~ DETAIL - GRAVEL SOCK PLACEMENT
NOT TO SCALE

NOTES:

1. DO NOT DISPOSE OF WASH-OUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR WATERCOURSES. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN THE DESIGNATED AREA AND AS DIRECTED BY THE PROJECT MANAGER.

2. DIG WASH OUT PIT LARGE ENOUGH TO HOLD WASTE. LET WATER PERCOLATE THROUGH SOIL AND DISPOSE OF SETTLED, HARDENED CONCRETE.

3. JOB SUPERINTENDENT TO MONITOR ON-SITE CONCRETE WASH-OUT, WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.



WASHOUT AREA

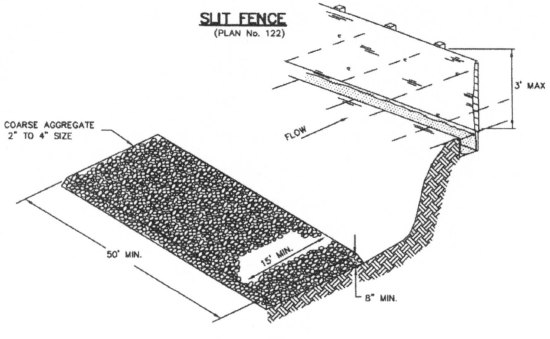


1' MINIMUM EXCAVATED CONCRETE WASH HOLDING PIT, LINE WITH HEAVY MILL VISQUEEN, (POLY LINER), WITH A MINIMUM OF 1' TALL BERMAT PERIMETER DEPTH AND AREA OF PIT TO MATCH NEEDED WASHOUTS.

D ~ DETAIL - STORAGE/WASHOUT AREA
NOT TO SCALE

1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS

2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR



WASH DOWN AREA

E ~ DETAIL - WASH DOWN AREA
NOT TO SCALE

EQUIPMENT AND VEHICLE WASH DOWN AREA

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
B. Compact subgrade.
C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
D. Install silt fence down gradient (see Detail A)

4. MAINTENANCE:
A. Requires periodic top dressing with additional stones.
B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
E. Inspect daily for loss of gravel or sediment buildup.
F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
G. Expand stabilized area as required to accommodate activities.
H. Maintain silt fence as outlined in Detail A.

811 Know what's below. Call before you dig. 1-800-662-4111

LICENSED PROFESSIONAL ENGINEER No. 334505 Scott L. Archibald 02/24/2021 STATE OF UTAH

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www.sunrise-eng.com

DAN HUNSAKER

CRIPPLE CREEK SUBDIVISION
SWPPP
SWPPP DETAILS

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
07876	TMH	JJJ	SLA	9 of 9	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

MILLVILLE

Plat Preliminary Checklist

SUBD # _____
For City use only

Cripple Creek 2020 Subdivision
Subdivision Name

	Design Engineer Checklist			Reviewing Engineer Checklist		
	Yes	No	N/A	Yes	No	N/A
Summary						
I. Number of lots 4						
II. Majority lot size ~0.5 acres						
III. Is the drawing perpared on 24"x36" ?	X			X		
A. Is scale 1"=100' or larger if majority of lots are less than 5 acres?	X			X		
B. Is scale 1"=200' or larger if minimum lot size is 5 acres or more?	X			X		
IV. Plan and profiles for streets are on same sheet aligned vertically by matching station?	X			X		
V. Have 12 copies been provided for commission review?	X			X		
VI. Have drawings been submitted digitally in .pdf format?	X			X		
Plat Page						
1. The name of the subdivision is present?	X			X		
2. Date of preparation is shown?	X			X		
3. Scale and north arrow are present?	X			X		
4. A vicinity map drawn at a scale of 1"=1,000' or 1"=2,000' showing location of subdivision is shown?	X			X		
5. A legal description of the subdivision boundary is present?	X			X		
6. Are boundary lines shown in a heavy, solid line and referenced to section or quarter section lines?	X			X		
7. The prospective street, sanitary and storm sewer, culinary water systems of the unplatted parts and entire property controlled by the subdivider are shown?	X			X		
8. A symbolic description of all monuments, both found and set, which mark the boundary of the subdivision, and a description of all control monuments is given?	X			X		
9. Existing contours are shown at a maximum interval of 2' for slopes greater than 2% or intervals of 1' for slopes of 2% or less?	X			X		
10. General location and extent of any significant natural features such as slopes, streams or drainageways are shown?	X			X		
11. Number of lots within: Slope class 1 4 Slope class 2 0 Slope class 3 0 Slope class 4 0						
A. Lot area is a minimum of 14,000 ft^2 for slope class 1?	X			X		
B. Lot area is a minimum of 20,000 ft^2 for slope class 2?			X			X
C. Lot area is a minimum of 26,000 ft^2 for slope class 3?			X			X
D. Lot area is a minimum of 32,000 ft^2 for slope class 4?			X			X
12. Floodplains as delineated on the FEMA maps are shown?			X			X

Plat Preliminary Checklist

SUBD #_____

For City use only

	Design Engineer Checklist			Reviewing Engineer Checklist		
	Yes	No	N/A	Yes	No	N/A
13. If present, the location, dimensions, numbers (and names if applicable), and how they relate to the proposed subdivision layout are shown for roads, streets, sidewalks, alleys, railroad rights of way and structures within 100' immediately adjacent the subdivision?	X			X		
14. Location, size, and grades of existing sanitary and storm sewers within the proposed subdivision or within 100' immediately adjacent thereto are shown?			X			X
15. Location and size of water mains, wells (active or abandoned), reservoirs, gas lines, pipelines, or other under ground utilities or installations within the proposed subdivision or within 100' immediately adjacent thereto are shown?	See construction dwgs					X
16. Location and dimensions of all easements of record as shown on a plat signed by the county recorder's office and dated within the last 30 days are shown?	X			X		
17. Are location and width of proposed streets, alleys, pedestrian ways and easements shown?	X			X		
18. Are location, size, and capacity of proposed stormwater detention, retention ponds, and settling basins shown?	See construction dwgs					
19. Are layout, numbers, frontage, and approximate dimensions of proposed lots and blocks shown?	X			X		
20. Are the location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use with the use noted?	X			X		
21. Have all lots requiring a hillside overlay permit been indicated with the letters "HO"?	X			X		
22. Sidewalks are designed to be installed in accordance with the "Millville City Manual of Design and Construction Standards", "Concrete Sidewalk Minimum Standards For New Subdivisions And Sidewalks In Millville City Right Of Way"?	X			X		
Separate Drawings						
I. Are 3 copies of the design drawings included?	X			X		
II. Preliminary design drawing of the stormwater system includes:						
A. Plan and profile of the stormwater improvements along each street as well as size, grading, and volumes with supporting calculations in accordance with Cache County Stormwater Design Standards (current approved edition)?	X			X		
B. A plan of the subdivision showing the general location and extent of any significant features such as rivers, streams, creeks, arroyos, gullies, diversion ditches, spillways or reservoirs?	X			X		
C. Floodplains as delineated on FEMA maps? (These are available in the office of the city engineer)	X			X		

Plat Preliminary Checklist

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:						
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			3		
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 GEOTECH			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		N/A			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. DWGS			X		
Fees						
I. Have all required fees been paid?						

Plat Preliminary Checklist

SUBD #_____

For City use only

Post Submittal

	Design Engineer Checklist			Reviewing Engineer Checklist		
	Yes	No	N/A	Yes	No	N/A
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 uplatted 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?						

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/1QuOeHxY7BHNnF5WPWIGKsLRDAZ7SxxJfFpYYrbRr4GM/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.