

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

June 2, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson, Kara Everton, Pam June, Chad Kendrick, Spencer Munyon, Nora Munyon, Christian & Laura Taylor, Scott Seely

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for June 2, 2022, at 8:00p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer and Matt Anderson (Alt.) were present. Commissioner Lewis and Thompson were absent, and Commissioner Ripplinger excused. Treasurer Tara Hobbs and Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda June 2, 2022.** Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Farmer, and Anderson voted in favor with Commissioner Larry Lewis and Rachel Thompson absent and Commissioner Darcy Ripplinger excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for May 5, 2022, **Commissioner Anderson moved to approve the minutes.** Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Farmer, and Anderson voted in favor with Commissioner Larry Lewis and Rachel Thompson absent and Commissioner Darcy Ripplinger excused.

Commissioner Larry Lewis arrived at this point.

5.A. Sign Permit: Yesco for CampSaver, 765 W 1940 #100 Millville UT 84326

The sign is coming over from the old Camp Saver building and measures at 6' x 12'. The requirements are not readily found as to how big the smooth area is on the new building.

Commissioner Dickey moved to approve the Sign Permit contingent on the sign fitting in the required signage area and approved through the Zollinger Complex. Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis and Anderson voted in favor with Commissioner Rachel Thompson absent and Commissioner Darcy Ripplinger excused.

5.B. Zoning Clearance- New Home- Immaculate Construction- Spencer Munyon, 95 W 750 N, Millville UT 84326, Zollinger Estates Lot #2

New home plans meet all setback requirements. The basement may be turned into an apartment later. Commissioner Greenhalgh informed Spencer that when an apartment is in place, he should contact the city for any additional fees that may be in place. Commissioner Greenhalgh also informed Spencer to tell the builder how important the orange paper is. Chad will come and check to ensure everything is in place

before final sign off and Certificate of Occupancy can be obtained. Commissioner Anderson informed the homeowner that one driveway is code even if he is renting an apartment.

Commissioner Lewis moved to approve the Zoning Clearance for Immaculate Construction- Spencer Munyon, 95 W 750 N, Millville UT 84326, Zollinger Estates Lot #2. Commissioner Anderson seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, and Anderson voted in favor with Commissioner Rachel Thompson absent and Commissioner Darcy Ripplinger excused.

5.C. Zoning Clearance: New Home- Western Trades Construction- 561 N 250 E, Copperleaf Lot #4

Western Trades Construction is the builder and Ascentive Homes LLC is the property owners. Christian Taylor is the owner of Western Trades Construction. This is a spec home. The commission was informed that this is a Hillside Overlay lot that has been approved through the city engineers. From the threshold it looks like a single level but going down the hill it is 3 levels. The setbacks are right on the limit of 15' and the commission suggested having surveyor come out to properly stake the property, and to mark the footings on the foundation before the walls are placed. Commissioner Lewis stated that Cache County does not allow the home to encroach on the setbacks including a window well, but because Millville City requires 15' setbacks a window well will be cleared. A dryline is part of BRHD approval. Christian stated that the new owner will receive the \$2000 refund for landscaping. Chad Kendrick said that the trailer needs to be removed.

We moved on to section 5.D and then came back to discuss the fence on the back lot and side lot is encroaching on their own property. Commissioner Greenhalgh stated that this owner can get a surveyor and then the adjoining property can get a surveyor to see if they align. Civil Engineers did the original survey and came back and redid this properties survey. Commissioner Greenhalgh stated that all the property lines were based on the subdivision plat. This lot is .32 acres and has been approved through Franson Engineers but in our city code it specifies that a Class 2 slope requires .5 acres. Because this is a pre-approved subdivision, and lots have been surveyed we will still approve but advised the homeowner to stick with what the engineers stated.

Commissioner Farmer moved to approve the Zoning Clearance. Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, and Anderson voted in favor with Commissioner Rachel Thompson absent and Commissioner Darcy Ripplinger excused.

5.D. Other

- Larry Lewis has a friend's friend that is building a "shed" off 55 W. 450 N. There is someone who stated that they were building a nice apartment in the back. Commissioner Anderson said he remembered asking about it and it was meant to be a nice activity space. The commission questioned how to enforce this issue as we are having in multiple areas in the city.
Commissioner Greenhalgh suggested writing a letter to the homeowners reminding that Millville City does not allow accessory dwellings of any sort are not allowed. Commissioner Farmer suggested that the meeting that she attended last month seemed that to get approval it was an in-depth process to gain approval. Currently, our accessory *buildings* can be on the drip line, but any *dwellings* cannot be that close to the property line. The commission does agree that further review needs to take place because this issue is coming up a lot. Commissioner Farmer will research and report at the next meeting.
- Scott Seely lives at 209 N Main St. He told the commission that his home has been quite a project knowing that the sewer is coming in. He has completed his home all but the west side of his home. One concern is that the location of his septic system is in a different location between

what the engineers are stating (per BRHD) on the sewer project and what the original homeowners think it is located. Scott cannot complete a carport due to the line that the sewer project shows it is coming onto his property. He also needs to bring in electrical around the same spot. The commission began by stating that the septic system needs to be found first. Scott stated that he was told at the Public Hearing that 60% of the septic systems are accurate. Chad Kendrick said that number is way off and the projections are more accurate than that. Suggestions were made as to help locate the septic system through a metal detector, or through a fishing-like contraption that is flushed down the toilet to help locate it. Scott stated his frustrations with BRHD isn't available through phone or in person. The commission did state that it is the homeowner's responsibility to locate the septic system. Chad Kendrick suggested Scott be more aggressive in finding his septic tank because the city's responsibility is to bring the sewer line through the streets and stub to the property line, but it is the homeowner's responsibility to bring the lateral connection to the home. Scott said that he was approved for the grant and that prevents him from installing the dryline himself. Scott reiterated his frustrations with the lack of communication and feels like the city citizens are not knowledgeable enough to ask the right questions and they may not know what they're getting into. Chad Kendrick stated that the citizens had multiple opportunities through the city council meetings and public hearings to gather more information and ask any questions they had to understand this project more. Scott said that he was told that the sewer would be 18-1/2' deep on 200 North but he isn't sure on Main Street. The commission reiterated that Scott's priority needs to be finding his septic tank. Scott was under the impression that a carport was a part of the Zoning Clearance he received in 2018 and that is untrue. He will move forward with finding his septic tank, and finish what he needs to on the house to get his deposit back.

- Lynette Dickey mentioned that Barbara Undhjem has an irrigation headgate that she cannot lift and open. Scott Seely is the water master and will go and look at it.

City Council Report- May 26, 2022

Agenda Items for Next Meeting

- Gary Stauffer Subdivision

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, June 16, 2022**, at 8:00 pm. Commissioner Anderson may be gone.

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:36 p.m.



MILLVILLE CITY

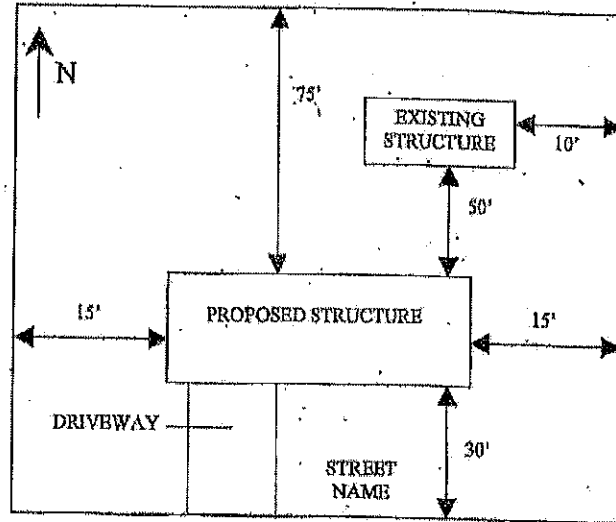
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

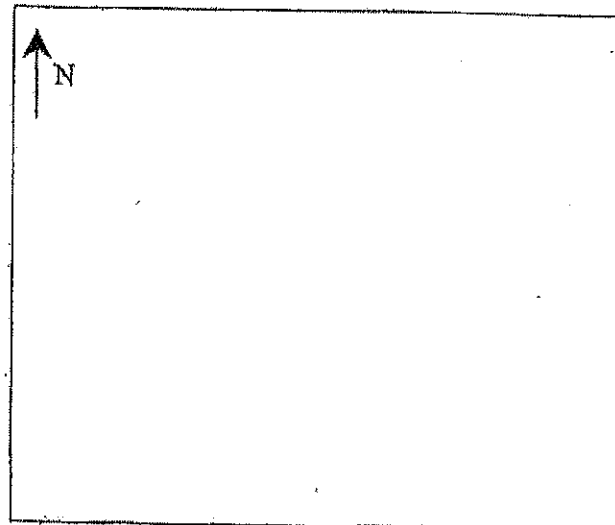
APPLICATION INFORMATION

1. Immaculate Construction
APPLICANT'S NAME
2. 2 N. Main #1
MAILING ADDRESS
- Providence RI 04332
CITY STATE ZIP CODE
3. 435-512-8320 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. Spencer & Maren Munyan
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 3716 8. R1
SQUARE FOOTAGE ZONE
9. Zollinger Estates lot 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0002
TAX IDENTIFICATION NUMBER
11. 750 N. 95 W.
ADDRESS OF CONSTRUCTION
12. 1.51 Acres 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ STUB SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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

ESTABLISHED 1860

MILLVILLE

Post Office Box 308

Millville, Utah 84326

Zoning Clearance for Building Permit # _____

Single Family and Two-Family Residential (R-1) Zoning Clearance Requirements Checklist

Please initial each item and then sign the last page:

1. ☒ You have been informed of the application process and understand the steps you are required to take.
2. ☒ A display will be provided by Millville City with the Storm Water weekly checklist, SWPPP, and the Millville City Building & Inspection form. The display will be mounted over your water barrel.
- 2.a ☒ SWPPP.
3. ☒ Application for Water Service.
4. ☒ One (1) complete, full size set of building plans are required by the City ~~(24x36)~~ 11x17
5. ☒ One (1) completed, septic tank approval form from Bear River Health Department.
6. ☒ 8 copies plus original of the completed Zoning Clearance for building permit form, Form # 101 - 15 Nov 2003.
7. ☒ 8 copies of the site plan (11" x 17")
8. ☒ 1 copy of the plat in which the lot is located (11" x 17")
9. ☒ Not more than one (1) main building may be placed on a lot or parcel.
10. ☒ The minimum lot sizes are as follows:

Slope Class 1 (20% grade or less):	14,000 square feet
Slope Class 2 (grade greater than 20% to 23%):	20,000 square feet
Slope Class 3 (grade greater than 23% to 27%):	26,000 square feet
Slope Class 4 (grade greater than 27% to 30%):	32,000 square feet
Slope Class 5 (grade greater than 30%):	no building permitted
11. ☒ Frontage: The minimum frontage for the lot is 108 feet.

Corner Lot Setbacks:

12. (B) Front Setback: The structure is required to be set back 30 feet from the front property line.
- Rear Setback: The structure is required to be set back 20 feet from the rear property line.
- Side Setback: The structure is required to be set back 15 feet from the side property line abutting an interior lot and 20 feet from the side property line abutting a public street.

Interior Lot Setbacks

13. (B) Front Setback: The structure is required to be set back 30 feet from the front property line.
- Rear Setback: The structure is required to be set back 30 feet from the rear property line.
- Side Setback: The structure is required to be set back 15 feet from the side property line.
14. (B) Height: The height of the structure shall be no more than 35 feet as measured from the front door threshold.
15. (B) The grassy swales (shallow depressions) in the City right-of-way adjacent to the streets are installed to convey storm water runoff safely away from your property and to control potential flooding. They may not be filled in or modified without express written approval from Millville City.
16. (B) Corrals, barns, stables, coops, kennels (as defined by City code) and any other buildings used to accommodate animals must be at least 50 feet from all adjoining property lines and 75 feet from any residential building.
17. (B) There shall be a minimum of 960 square feet of floor space for a single story dwelling (excluding basements, open porches and garages).
18. (B) All dwellings for human occupancy shall have at least one dimension measuring 20 feet (measured in depth or width), have a pitched roof, be attached to a permanent concrete foundation, and meet the minimum Uniform Building Code requirements.
19. (B) Retaining walls for cuts and fills over four (4) feet in height or (6) six feet for the combined height of cut and fill cross section will be designed by a certified engineer and approved by the City Council upon the affirmative recommendation of the City Engineer.
20. (B) A Hillside Development Permit from the Planning and Zoning Commission is required for lots sloped over twenty percent (20%).
21. (B) Landscaping must be completed within two (2) years of occupancy of the building.
22. (B) Permits expire 12 months from the date of issuance, or after 180 days if construction has not begun.
23. (B) Lot corners shall be marked by a distinctive survey corner marker. Eighteen (18") to twenty-four inch (24") by five-eighths inch (5/8") rebar, (#5 rebar) with surveyor's official cap.

24. **B)**

Driveways: All driveway approaches shall meet the following specifications:

Min. Width 10 feet

Max. Width 32 feet

Min. Concrete Thickness 6 inches

Min. Base Course Thickness 4 inches

Min. Distance Between Driveways: Single Family residential driveways shall be offset from other driveways by no less than twice the flare width.

Jeff Bennett

print name

[Signature]

signature

5-4-22

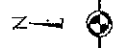
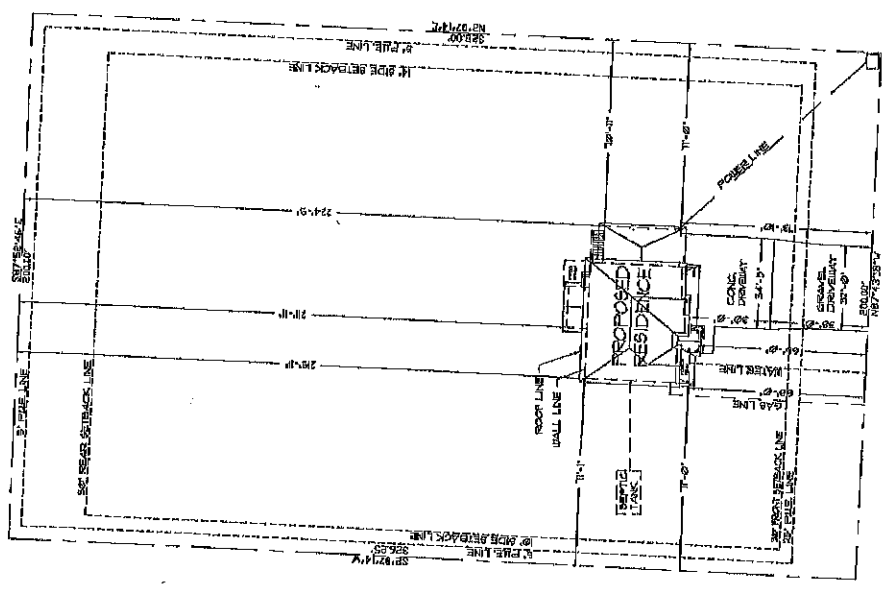
date

IMMACULATE HOMES
 LOT #2 ZOLLINGER ESTATES SUB.
 750 NORTH 95 WEST
 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

FINELINE DESIGN
 & DRAFTING
 1111 E. 1000 N. SUITE 100
 DAVIS COUNTY, UT 84304
 PHONE 435-355-1111
 FAX 435-355-1112
 E-MAIL FINELINE@FIDUT.COM



PLOT PLAN
 SCALE: 1" = 20'

PRIVATE ROAD



MILLVILLE CITY ZONING CLEARANCE FOR BUILDING PERMIT

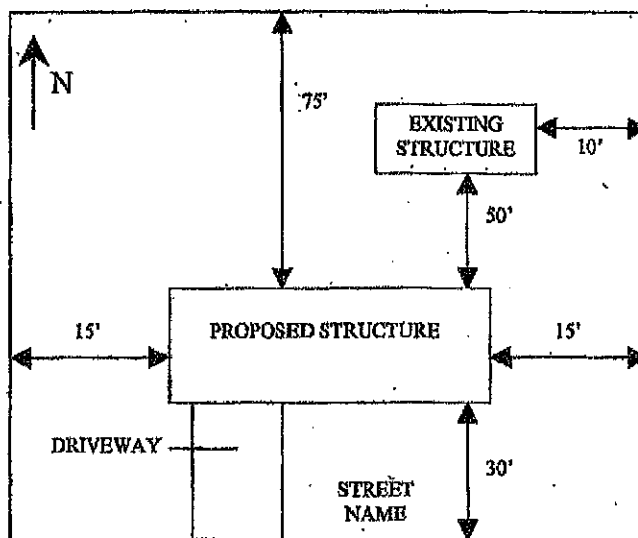
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

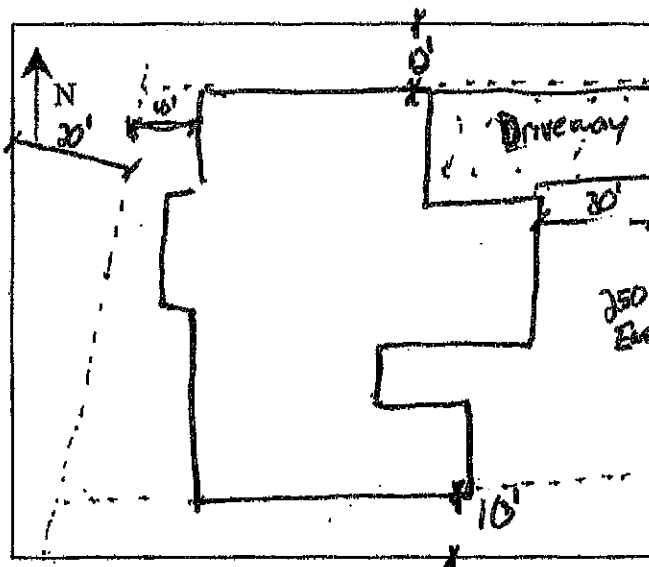
1. Western Trades Construction
APPLICANT'S NAME
2. 543 N. 470 E.
MAILING ADDRESS
- Providence Ut 84332
CITY STATE ZIP CODE
3. (435) 999-9686 4. (435) 999-9686
HOME TELEPHONE BUSINESS TELEPHONE
5. Ascentive Homes LLC
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 5939 SF 8. ZONE
SQUARE FOOTAGE
9. Copper Leaf #4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0004
TAX IDENTIFICATION NUMBER
11. 561 N 250 E. Millville, UT 84306
ADDRESS OF CONSTRUCTION
12. .32 ac. 13. LOT ELEVATION
LOT SIZE
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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



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

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

Permit to Install Septic System

Owner: Ascentive Home LLC
Property Address: 561 North 250 East Millville UT 84326
City: Millville
County: Cache
Tax ID: 02-287-0004
Phone #: (435) 999-9686
Subdivision and lot #:

DATE 12/20/21
PLANS REVIEWED BY:

Ben Harker
Ben Harker No. 9163681-2001

Licensed Environmental Health Specialist
Bear River Health Department

Type of system: Basic, Seepage Pit
Minimum septic tank size: 1,500 Gallons
Maximum depth of Absorption trenches or pit: 13 feet
Elevation of top of sewer pipe exiting foundation: ~42 inches or shallower
Minimum absorption area: 2 drywell rings

Comments/instructions:

Inspection required before cover, 48 Hours advanced notice required for inspection.
System must be installed at least 100 feet from wells, springs, ditches or other natural waterways.
Top of septic tank to be installed no deeper than 54 inches below natural grade. Shallower is preferred, if possible.
Gravity flow main level and lift basement plumbing to tank with a lift pump.
Install dry sewer line for future sewer connection (Consult with Millville City for appropriate depth of dry sewer)

CONSTRUCTION GENERAL REQUIREMENTS

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

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

Signature

Christian Taylor
Christian Taylor

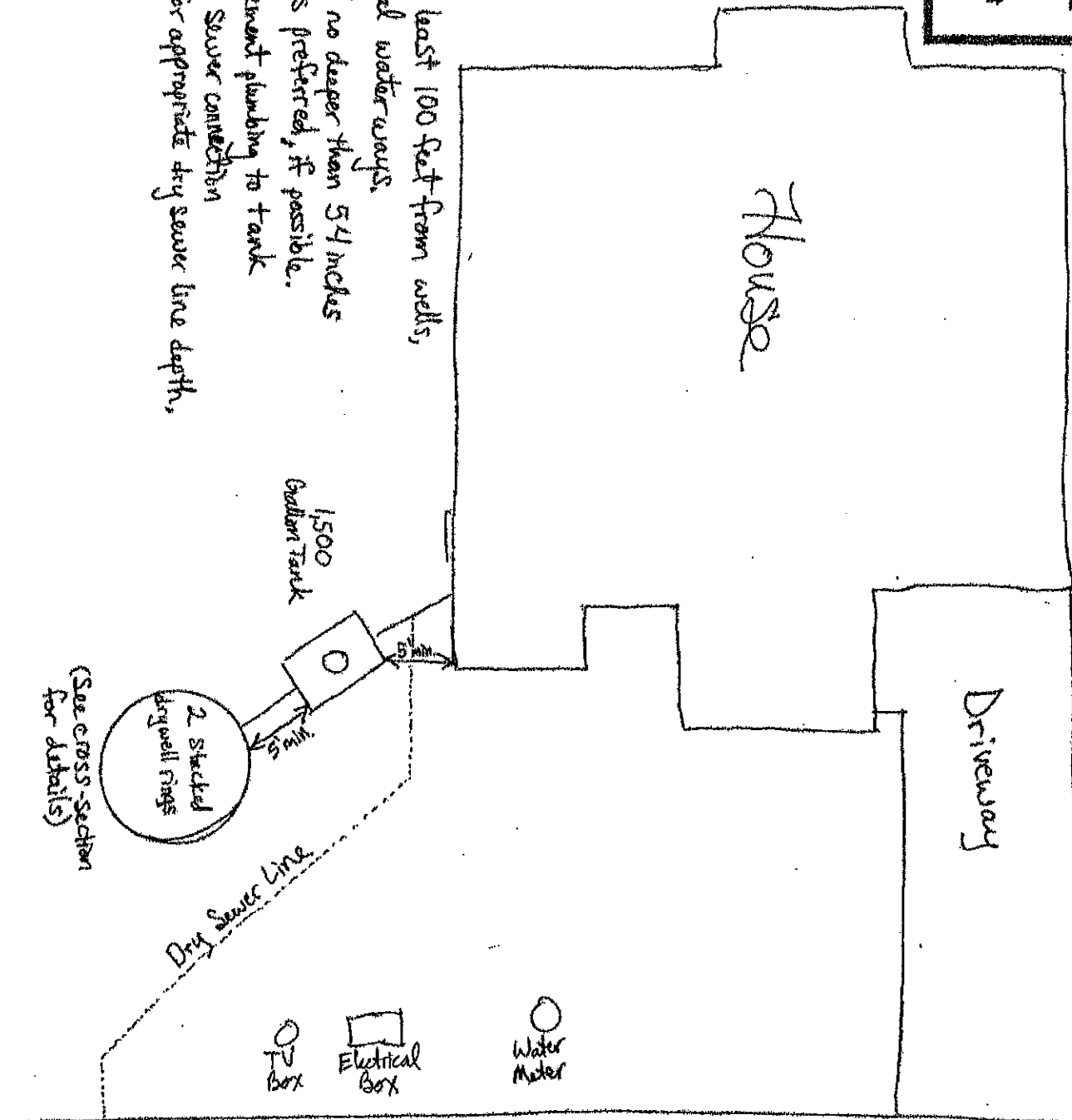
Date

12/21/21

DATE	12/20/21
PLANS REVIEWED BY:	Ben Horner
Ben Horner No. 9160691-2001	
Licensed Environmental Health Scientist Boer River Health Department	

Ascentive Homes LLC
02-287-0004
Copper Leaf Lot #4
561 N. 250 E, Millville

North
↑



- System must be installed at least 100 feet from wells, springs, ditches or other natural waterways.
- Top of septic tank to be installed no deeper than 54 inches below natural grade. Shallowers is preferred, if possible.
- Gravity flow main line and lift basement plumbing to tank
- Install dry sewer line for future sewer connection
- Consult with Millville City for appropriate dry sewer line depth,

City of Millville, Utah
**Application for Development
in a Hillside Development Overlay Zone**

Applicant Information

Application Number:

Name:	Western Trades Construction	Telephone:	435-291-0066
Address:	543 North 470 East	Fax:	
City/State/ZIP:	Providence, Utah 84332	e-mail:	christian@westerntrades.net

Description of Development Project

Parcel No.:	02-287-0004	Desired Start Date:	
Project Mngr:	Christian Taylor	Estimated Completion Date:	
Overview:	Single family dwelling with two story basement.		

Site Plan (to be submitted with this application)

Prepared by:	Develop Architects	Telephone:	801-644-4926
Address:	1144 East 2800 North	Fax:	
City/State/ZIP:	Ogden, Utah 84414	e-mail:	info@developarchitects.com
Contact:	Chad Bailey		

Drainage Control Plan (to be submitted with this application)

Prepared by:	Develop Architects	Telephone:	801-644-4926
Address:	1144 East 2800 North	Fax:	
City/State/ZIP:	Ogden, Utah 84414	e-mail:	info@developarchitects.com
Contact:	Chad Bailey		

Geology Soils Report (to be submitted with this application)

Prepared by:	Civil Solutions Group	Telephone:	435-938-8079
Address:	498 West 100 South	Fax:	
City/State/ZIP:	Providence, Utah 84332	e-mail:	powell@csg.work
Contact:	John Powell		

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

Landscape Plan (to be submitted with this application)

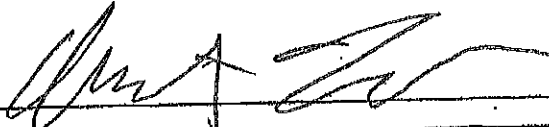
Prepared by:	Christian Taylor	Telephone:	435-290-0066
Address:	21 Amber Ave	Fax:	
City/State/ZIP:	Tremonton, Utah 84337	e-mail:	christian@westerntrades.net
Contact:			

Other Reports, if required (to be submitted with this application)

The Planning Commission, City Council, or City Engineer may require other reports, plans, or information for the evaluation of this application. On a separate sheet of paper, provide the same information for each additional report as you did for the standard required plans and reports.

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 Application Review fee with this application. I understand that after the Preliminary Approval, that the final plans for this development must be submitted to the Planning Commission for Final Approval and Clearance to obtain a Building Permit.

Applicant: 

Date:

5/12/2022

City Review (to be completed by city personnel)

		Signature of Reviewer
Y	N	
☐	☐ Received Application Review fee.	
☐	☐ Meets conditions for Hillside Development Overlay requirements.	
☐	☐ Requires traffic flow study.	
☐	☐ Requires other reports, plans, or information. List:	
☐	☐ Planning Commission recommends Preliminary Approval.	

Preliminary Approval of Application for Development (vote of City Council)

Y	N	Mayor's Signature
☐	☐ City Council grants Preliminary Approval.	

After Preliminary Approval has been granted, the next step is to submit your final development and building plans and a Building Permit Clearance form to the Planning Commission for approval.

☐ A
☐ B1
☒ D
☐ E
☐ II

PROPERTY DESCRIPTION

ADDRESS: SE 1 N 250 E
CITY/TOWN: MILLVILLE, UTAH
COUNTY: WESTERN TRADES : CHRIS WILLIAMS

ZONING BY:

PROPERTY SIZE: 26 ACRES

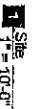
Area Schedule (Gross Building)			
Item	Unit	Area	Comments
FIRST FLOOR			
CEILING	1462.0 SF		FINISHED
WALLS	1462.0 SF		UNFINISHED
FLOOR	1714.0 SF		FINISHED
MECHANICAL	1,150 SF		FINISHED
STAIRS	524.0 SF		UNFINISHED
SECOND FLOOR			
CEILING	554.0 SF		UNFINISHED

PROPERTY DESCRIPTION

ADDRESS: RACHL MOUNTAIN
QUANTITY: NEW HOME CONSTRUCTION
ADDRESS: 1075-128 ALPES
PROPERTY: 1075-128 ALPES
PROJECT DESCRIPTION: CONSTRUCTION OF SINGLE
FAMILY RESIDENCE
PROJECT LOCATION: 17747 VERNAL CIRCLE, PUEBLO
1075-128 ALPES

BIRMINGHAM
MAIL ROOM: 1
MODEL FLOOR: 3
TOTAL: 4

CHAD SULLIVAN ARCHITECTS
871.344.4926
CHAD@CHADSVL.COM CHAD@CHADSVL.COM



ENERGY CODE

3. **Edison's roomy storage work.** The Commodore also conveniently verify all Commodore's e-mails are delivered directly to the user's mailbox.

to the fact that the paper contains a great deal of information, and the fact that the paper is a good one.

2. Food and feeding devices should be kept in an accessible and secure location.

Security Council committees that monitor implementation of the City of Peapack Board of Supervisors' resolutions.

Building on the wings: The new, smaller, more efficient, and stronger wing, used on the 100 percent by the U.S. Coast Guard, is being used on the new 100 percent by the U.S. Coast Guard.

the Commission is responsible for ensuring that all interests are

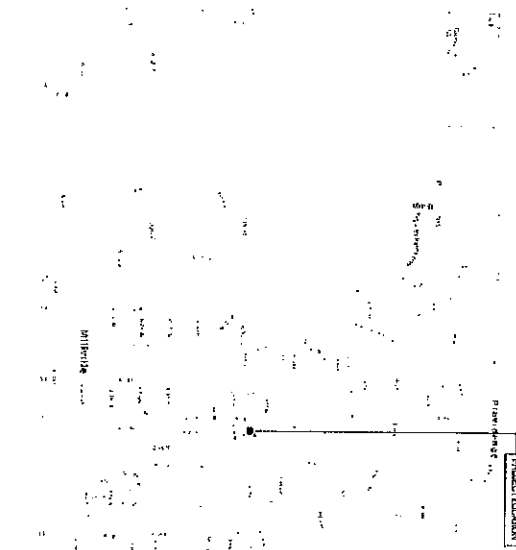
the Contractor is responsible for construction means and methods including but not limited to the safety of the workers and the public.

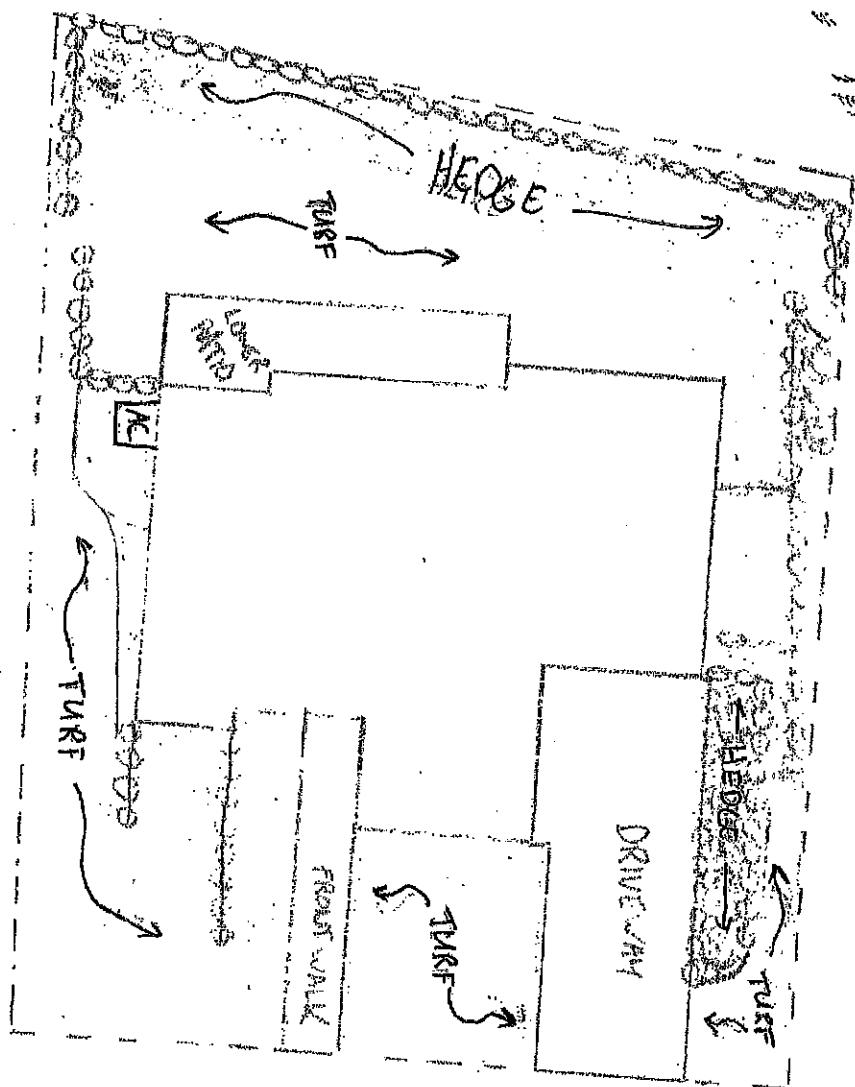
...including design, scheduling of material delivery, critical path management, on the job safety, site security, insurance for subcontractors, etc.

time work required to construct the building in accordance with local and state building codes.

The Contractor and the Architect shall not be responsible for the identification or verification of the location of the existing and proposed structures, utilities, and other features shown on the drawings. The Contractor shall be responsible for the identification and verification of the location of the existing and proposed structures, utilities, and other features shown on the drawings.

VICINITY MAP





① LANDSCAPE PLAN