

Midway City Council
20 July 2021
Regular Meeting

Rising Ranch Subdivision /
Final Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: July 20, 2021
NAME OF PROJECT: Rising Ranch Subdivision
NAME OF APPLICANT: Samuel Castor
OWNER OF RECORD: Bow Hunting Skills LLC (Samuel Castor)
AGENDA ITEM: Final Approval
LOCATION OF ITEM: 425 Homestead Drive
ZONING DESIGNATION: R-1-22/TROD

ITEM: 11

Shelton Taylor of Summit Engineering, agent for Sam Castor, is requesting final approval of an 8-lot standard subdivision. The property is located at 425 Homestead Drive and is in the R-1-22 zone.

BACKGROUND:

This request is for final approval of a standard subdivision on 6.35 acres that will contain seven platted building lots, one 0.956 acre open-space parcel and one non-buildable parcel. The seven building lots will have frontage along existing roads, Homestead Drive and Swiss Alpine Road. The property is located in the R-1-22 zone and TROD and all seven proposed building lots comply with the requirements of the code regarding frontage and acreage. The proposed subdivision is on one 6.35 acre parcel that is wholly owned by the applicant and contains an existing residential single family dwelling.

LAND USE SUMMARY:

- 6.36-acres
- R-1-22/TROD zoning
- Proposal contains seven building lots, one open space parcel and one unbuildable lot
- Access to the proposed building lots is from Homestead Drive and Swiss Alpine Road
- 8' detached public trail along Swiss Alpine Road and future attached bike trail/lane along Homestead Drive
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

ANALYSIS:

Access – Access for the seven building lots will be from Homestead Drive and Swiss Alpine Road. Additional access will be required for the unbuildable lot if it is ever intended to become buildable.

The applicant has included an agricultural access easement on the future building parcel 8 to ensure legal access to the open space parcel for agricultural equipment.

They have also created a 5' access strip between lots 2 and 3-5 so that all property owners will have legal access to the open space parcel in the future.

Geotechnical Study – A Geotechnical Study has been submitted to the City and can be viewed at the Planning Office.

Sensitive Lands – The applicant has not identified any sensitive lands that are part of the proposed development. No new roads are being proposed at this time, so the geotechnical recommendations would only apply to home construction.

Culinary Water Connection – The lots will connect to existing city culinary water lines located in the area.

Sewer Connection – The lots will connect to existing Midway Sanitation District sewer lines located in the area.

Fire Flow - A fire hydrant will need to be located within 500' of any future dwellings, measured by the route of a fire hose from the fire hydrant to the future home site.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary water system which is already servicing the property. Laterals will be created for all seven lots. Secondary water meters are required for each lateral. The applicant has received a will-serve letter from Midway Irrigation Company.

Trails – The developer will be dedicating a 15' public trail easement with an 8' asphalt trail along the north property line of the development. This trail will be an extension of the existing 8' asphalt trail in the Maisons de Saint-Prex subdivision to the west and will connect to Homestead Drive. The trail easement will need to be shown on the plat along with language clarifying that it is a public trail.

With the installation of the new detached trail along Swiss Alpine Road, the applicant will be removing the pavement where the attached bike lane currently is, installing a swale in the newly created shoulder and revegetating the disturbed area.

After the trail improvements are accepted by the city, Midway City will accept maintenance responsibilities.

The City master trail plan shows a 5' attached asphalt bike trail along Homestead Drive. Staff is proposing that the funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Homestead Drive.

Open Space – The property is greater than six acres and therefore requires a 15% open space is required. The developer is required to provide 0.954 acres of open space and has proposed 0.956 acres. This area will be dedicated on the plat as open space and no further development will be allowed in the open space area.

The applicant has indicated that the open space parcel may be common or it may be retained in ownership by the LLC that owns the property.

The land use code requires the open space to be "attractively landscaped or actively used for agricultural purposes". The applicant has stated that in the future, a neighborhood amenity may be installed, but for now they intend to keep it in agricultural production. If something other than agricultural is proposed for the open space before plat recording, the applicant will need to provide a landscape plan and bond for any proposed improvements. The plat will include an access easement across parcel 8 to ensure that there is legal access to the open space for those who are responsible for its maintenance.

100' Setback Requirement – The land use code requires a 100' setback from the edge of the right-of-way of Homestead Drive for all residential and accessory structures. The setback line must be shown on the plat along with adequate language notifying property owners of the restriction.

Non-buildable Parcel – The proposed subdivision contains one 0.72-acre parcel that is currently deemed as non-buildable due to lack of frontage along a city standard road. If in the future the parcel can meet the minimum requirements for a buildable lot and the needed infrastructure is installed, the parcel owner can pursue having lot 8 being recognized as a building lot. In their preliminary approval of the subdivision, the City Council noted that the development agreement needs to outline the steps that the lot 8 owner would need to go through to have the lot considered a legal building lot. This will include obtaining a minimum of 115' of frontage along a road built to city standards, obtaining additional planning approval, possibly amending the development agreement, installing the necessary improvements to the parcel (sewer, culinary water, irrigation, fire hydrant, streetlights, etc.). Their intent was that the approval could be handled administratively and would not require the amending of the subdivision plat.

The 19.47-acre feet of water that is to be tendered to the City before recording of the plat includes the culinary and irrigation water needed for the non-buildable parcel.

TROD – This property is located in the Transient Rental Overlay District, which allows property owners to rent their property on a nightly basis if they obtain the necessary conditional use permit. The applicant has submitted an application for a blanket conditional use permit to allow for nightly rentals. If approved, a document should be recorded against each property letting them know that the property can be rented on a nightly basis along with the requirements in order to do so.

UDOT – The applicant is proposing to use the two existing driveway entrances to access lots 4-7 (two lots per access) which UDOT has acknowledged that they are okay with. UDOT will require the accesses to be upgraded to their current standard, along with the half width of Homestead Drive in front of the development to be widened to 26', per UDOT standards. There will not be a requirement for curb and gutter, but the applicant will need to demonstrate how they will handle drainage.

The applicant will need to work with UDOT to find out whether any additional ROW will need to be dedicated for Homestead Drive.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 19.47-acre feet are tendered to the City before the recording of the plat. The Water Board also recommended secondary water meters are installed on each lot.

PLANNING COMMISSION MOTION:

Motion: Commissioner Ream: I make a motion that we recommend approval of final application of an 8-lot standard subdivision. The property is located at 425 Homestead Drive and is in the R-1-22 zone. We accept the findings in the staff report with the addition on finding 5 to read, Homestead Drive half width adjacent to development will be widened to 26' as per UDOT requirement to finding and we incorporate the 4 conditions that are listed in the Staff report.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners Cliften, Bouwhuis, Ream, Wardle and Garland

Motion: Passed

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone
- A public trail will be built as part of the subdivision that will benefit members of the community
- 0.956 acres of open space will be created as part of the development
- Homestead Drive half width adjacent to development will be widened to 26'
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

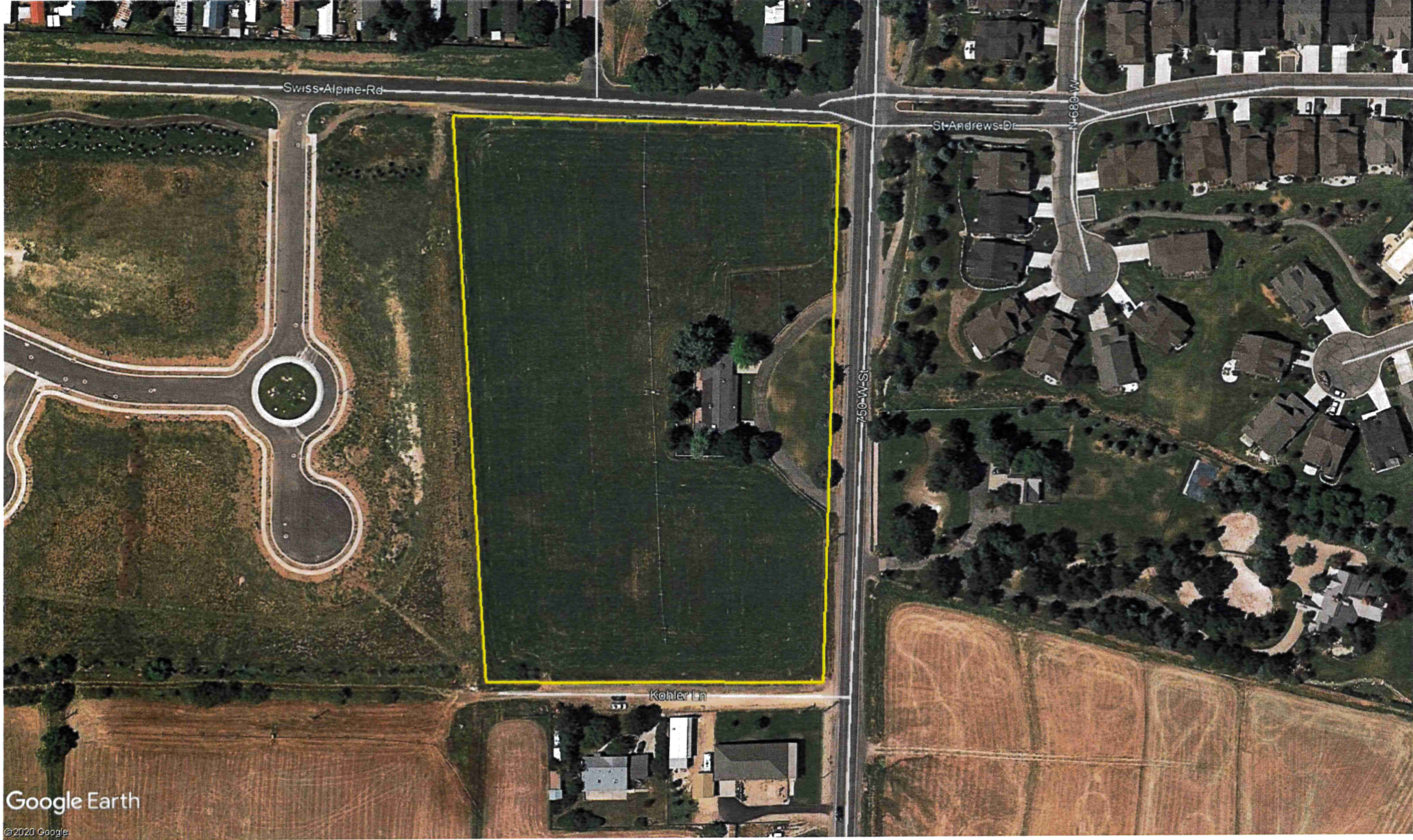
PROPOSED CONDITIONS:

1. Include plat note that precludes access to lot 3 from Homestead Drive.
2. Funds to build the 5' bike lane along Homestead Drive adjacent to this project are added to the general trails fund and will be used when the bike lane is completed in the future as part of a larger improvement project.
3. The plat and development agreement must clearly state that parcel 8 is not currently considered a building lot and what needs to occur for the parcel to become buildable. This will include at a minimum the need for additional planning approval, possibly amending the development agreement, obtain a minimum of 115' frontage along a road built to city standards, lot improvements that include a sewer connection, culinary water connection, irrigation connection, adequate access to a fire hydrant, etc.
4. Trail easement along Swiss Alpine Road to be a min. of 15'



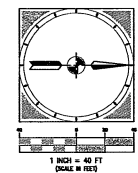
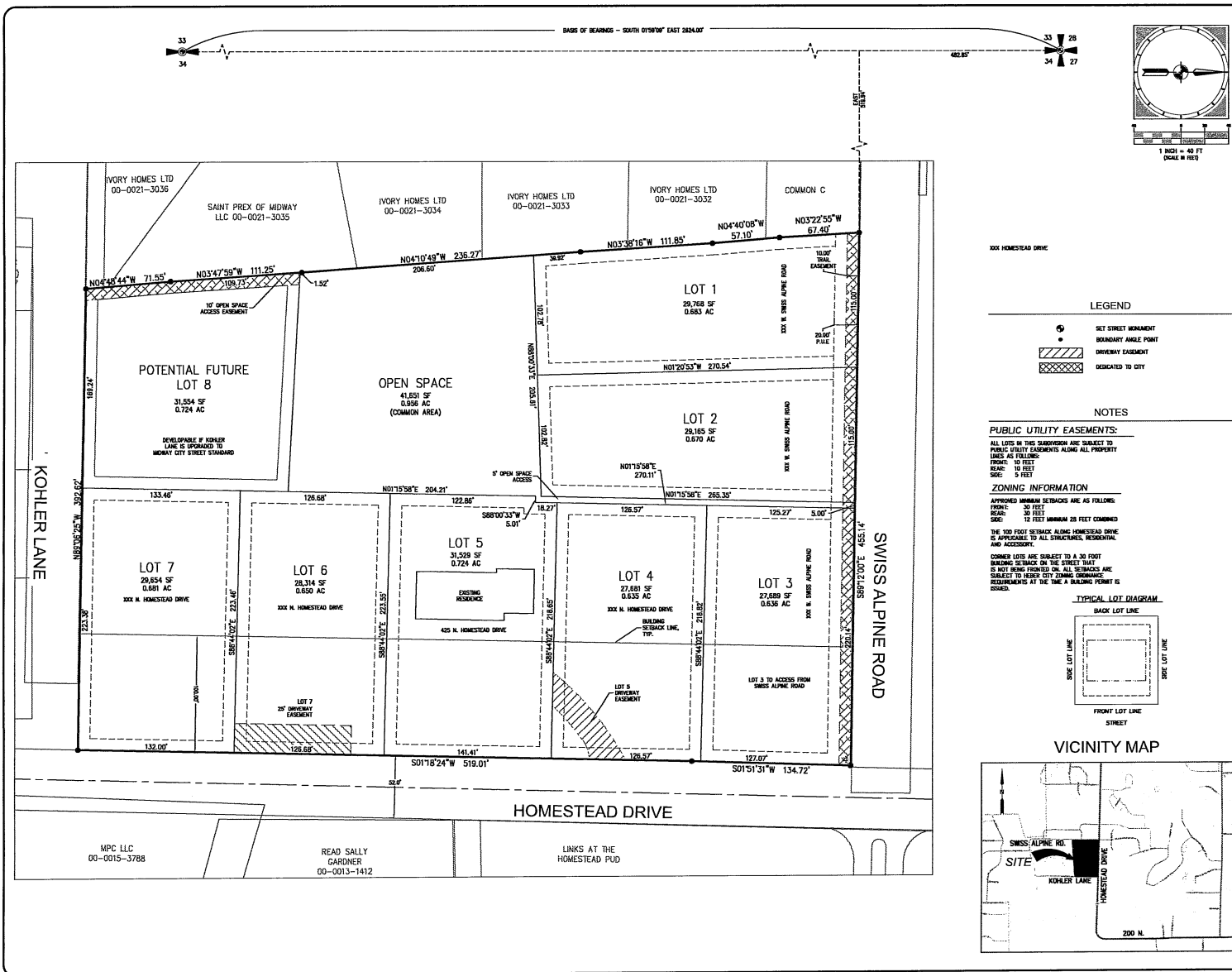
Google Earth

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Google Earth

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- LEGEND**
- SET STREET MONUMENT
 - BOUNDARY ANGLE POINT
 - DRIVEWAY EASEMENT
 - DEDICATED TO CITY

NOTES

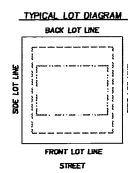
PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:

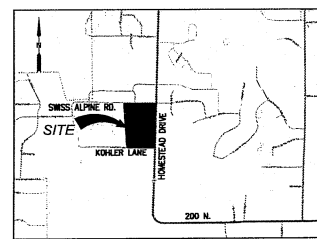
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 10 FEET
SIDE: 5 FEET

THE 100 FOOT SETBACK ALONG HOMESTEAD DRIVE IS APPLICABLE TO ALL STRUCTURES, RESIDENTIAL AND COMMERCIAL.

CORNER LOTS ARE SUBJECT TO A 30 FOOT BUILDING SETBACK ON THE STREET THAT IS NOT BEING FRONTED ON. ALL SETBACKS ARE SUBJECT TO NEHER CITY ZONING ORDINANCES REQUIRING AT THE TIME A BUILDING PERMIT IS OBTAINED.



VICINITY MAP



BOUNDARY DESCRIPTION

BEGINNING AT THE 1996 WASATCH COUNTY MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°59'00" EAST 482.85 FEET AND EAST 518.84 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING AN EXISTING FENCE CORNER AND A FOUND REBAR AND CAP REPRESENTING THE NORTHWEST CORNER OF THE WASATCH COUNTY MONUMENT RECORDING AS DEED NUMBER 2001-0001, RECORDS OF WASATCH COUNTY.

THENCE ALONG AN EXISTING FENCE AND THE SOUTH LINE OF SWISS ALPINE ROAD SOUTH 01°59'00" EAST 455.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD DRIVE (SR 222); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°59'00" WEST 134.72 FEET AND SOUTH 01°59'00" WEST 518.84 FEET TO THE NORTH BOUNDARY LINE OF THE VARIAL PROPERTY AS RECORDED IN A WARRANTY DEED AS DEED NUMBER 2003-033 OF SAID OFFICIAL RECORDS; THENCE ALONG AN EXISTING FENCE AND SAID VARIAL PROPERTY NORTH BOUNDARY NORTH 01°59'00" WEST 302.82 FEET TO A FOUND REBAR AND CAP REPRESENTING THE SOUTHWEST CORNER OF SAID WASATCH COUNTY MONUMENT; THENCE ALONG AN EXISTING FENCE ALONG THE EXISTING BOUNDARY OF SAID WASATCH COUNTY MONUMENT THE FOLLOWING COURSES: NORTH 04°40'00" WEST 75.50 FEET, NORTH 04°40'00" WEST 111.85 FEET, NORTH 04°40'00" WEST 234.27 FEET, NORTH 01°59'00" WEST 111.85 FEET, NORTH 04°40'00" WEST 75.50 FEET AND NORTH 01°59'00" WEST 87.42 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.36 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°59'00" EAST 204.40 FEET BETWEEN COUNTY MONUMENTS REPRESENTING THE NORTHWEST CORNER AND THE WEST ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 354532-2001 IN ACCORDANCE WITH TITLE 26, CHAPTER 22, OF THE PROFESSIONAL ENGINEERING AND PROFESSIONAL LAND SURVEYING LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYOR'S SEAL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT (WE) THE UNDERSIGNED OWNERS (OF THE TRACTS) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, INCLUDING PUBLIC TRAIL EASEMENTS, TO BE HEREINAFTER KNOWN AS THE RISING RANCH SUBDIVISION, DO HEREBY DEDICATE FOR THE PROPORTIONAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

SEE OWNER (OR AGENT) _____ PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREIN SHOWN.

APPROVED: MAYOR _____ DATE _____ ATTEST: CITY RECORDER _____ DATE _____
(SEE SEAL BELOW)

APPROVED: CITY ENGINEER _____ DATE _____ ATTEST: CITY ATTORNEY _____ DATE _____
(SEE SEAL BELOW)

MIDWAY SANITATION DISTRICT

CHAIRMAN _____ DATE _____

MIDWAY IRRIGATION COMPANY

CHAIRMAN _____ DATE _____

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM _____
SURVEYOR _____ DATE _____ ROS # _____

WASATCH COUNTY RECORDER

PROJECT
C20-020

SHEET
1

ISSUE DATE
8/8/2021

Summit Engineering Group Inc.
Structural • Civil • Surveying
80 WEST CENTER • PM, REG 119
P.O. BOX 100 • P.O. BOX 100
P.O. BOX 100 • P.O. BOX 100

Developer
Sam Caster
78-37-078

RECORDING INFORMATION
IT IS A CONDITION OF ANY PERMIT OR LICENSE GRANTED BY THE STATE OF UTAH THAT THE PLAT BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE LAND IS LOCATED. THE PLAT MUST BE RECORDED WITHIN THE TIME FRAME SPECIFIED BY THE STATE OF UTAH. THE PLAT MUST BE RECORDED WITHIN THE TIME FRAME SPECIFIED BY THE STATE OF UTAH.

RISEING RANCH SUBDIVISION PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SLB&M,
MIDWAY, WASATCH COUNTY, UTAH

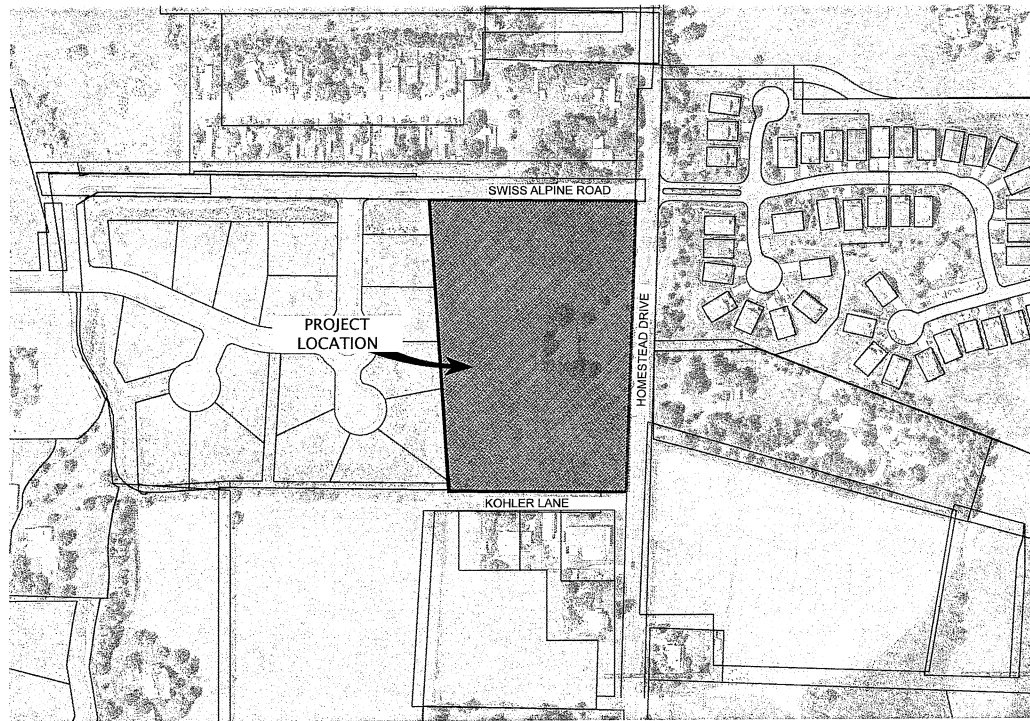
CITY ENGINEER SEAL

CLERK/RECORDER SEAL

RIISING RANCH SUBDIVISION

CONSTRUCTION PLANS

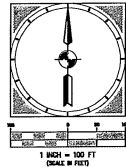
425 N HOMESTEAD DRIVE, MIDWAY CITY UTAH



VICINITY MAP

N.T.S.

SHEET INDEX	
SHEET	DESCRIPTION
C-1.1	COVER
C-1.2	GENERAL NOTES
C-2.1	EXISTING CONDITIONS/SWPPP
C-3.1	SITE PLAN
C-4.1	UTILITY PLAN
C-5.1	GRADING PLAN
C-5.2	HOMESTEAD ROAD
D-1	GENERAL UTILITY AND IRRIGATION DETAILS
D-2	SEWER DETAILS
D-3	POTABLE WATER SYSTEM DETAILS
D-4	EROSION CONTROL DETAILS

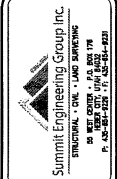


PLAN NOTES:
INSTALLATION OF ROADWAY AND APPURTENANCES THERE TO SHALL BE INSPECTED BY
MIDWAY CITY ENGINEERING DEPARTMENT. CONTRACTOR SHALL INSTALL ALL ROADWAY
FEATURES AND APPURTENANCES THEREOF PER THE FOLLOWING DOCUMENTS:

1. LATEST APPROVED MIDWAY CITY CODE
2. UTAH'S APWA SPECIFICATIONS, 2017 EDITION
3. UDOT STANDARDS/SPECS 2017 ED.



CITY ENGINEER _____
CITY PUBLIC WORKS DIRECTOR _____
CITY COUNCIL APPROVAL DATE _____
MIDWAY CITY ENGINEER _____ DATE _____

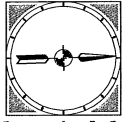


REVISIONS		DATE BY
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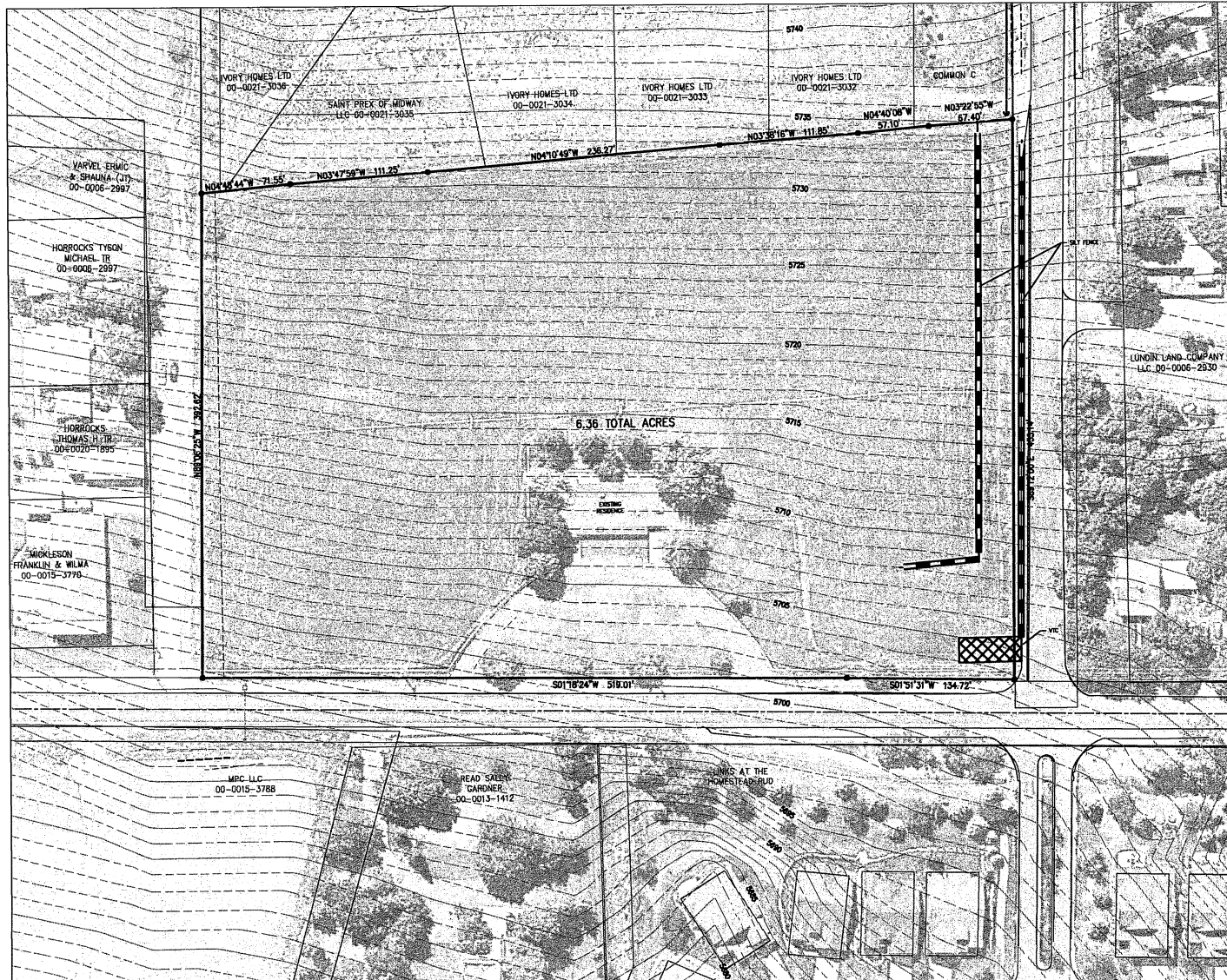
PROJECT	DATE
RIISING RANCH SUBDIVISION	

PROJECT MANAGER	DATE
BMG	
DRAWN BY	DATE
SBT	
ISSUED BY	DATE
SBT	05/07/2021

PROJECT	SHEET
RIISING RANCH SUBDIVISION	C20-020
CONSTRUCTION PLANS	C-1.1



1 INCH = 80 FT
SCALE IN FEET
HORIZONTAL SCALE:
1"=80' (20:1)
1"=120' (10:1)
VERTICAL SCALE: 1"=4'



MURRAY CITY ENGINEER DATE

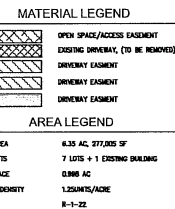
Summit Engineering Group Inc.
ENGINEERING, CONSTRUCTION, LAND SURVEYING
300 WEST CENTER, SUITE 100, BOULDER, CO 80501
P. 303.440.1111 F. 303.440.1933

APPROVED FOR SUBMITTING DESIGN

REVISIONS	DATE	BY
1		
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PROJECT ENGINEER: BING
PROJECT NUMBER: 5811
DRAWN BY: SM
CHECKED BY: SM
DATE: 5/17/2021

PROJECT: RISING RANCH SUBDIVISION
SHEET TITLE: EXISTING CONDITIONS/SMP
PROJECT: C20-020
SHEET: C-2.1



Summit Engineering Group Inc.
 STRUCTURAL • CIVIL • LAND SURVEYING
 50 WEST CENTER • P.O. BOX 178
 JAYVER CITY, UTAH 84037

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INC.**

REVISIONS		DATE	BY
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QUALITY POINTS

PROJECT ENGINEER: BMB	DRAWN BY: CJD
PROJECT MANAGER: SMT	ISSUE DATE:

PROJECT	<p> RISING RANCH SUBDIVISION </p>
SHEET TITLE	<p> SITE PLAN </p>

PROJECT	C20-020
SHEET	C-3.1



VARVEL ERMIC
& SHAUNA (JT)
00-0006-2997

HORROCKS TYSON
MICHAEL TR
00-0006-2997

HORROCKS
THOMAS H TR
00-0020-1895

MICKLESON
FRANKLIN & WILMA
00-0015-3770

EXISTING WATER M...

EXISTING SAN SEWER MH
INV IN (N): 5487.24
INV OUT (S): 5487.17

EXISTING SAN SEWER MH
INV IN (E): 5688.08
INV OUT (W): 5688.01

-HOMESTEAD DRIVE

MPC LLC
00-0015-3788

READ SALLY
GARDNER
00-0013-1412

LINKS AT THE
HOMESTEAD PUB

850 WEST STREET

IVORY HOMES LTD
00-0021-3036

SAINT PREX OF MIDWAY
LLC 00-0021-3035

IVORY HOMES LTD
00-0021-3034

00-0021-3033

IVORY HOMES LTD
00-0021-3032

COMMON C

LOT 1

LOT 2

LOT

EXIST
RESIDE

LOT

LOT

LOT 7

LOT 6

LOT

LOT

SWISS ALPINE ROAD

DRAINING SANITARY SEWER MH
 INV IN (W): 5736.58
 INV IN (S): 5736.87
 INV OUT (E): 5736.9

EXISTING SANITARY SEWER MH
 INV IN (W): 5725.74
 INV OUT (E): 5725.72

EXISTING SANITARY SEWER
INV IN (H): 5701.28
INV OUT (C): 5701.31

EXISTING SANITARY SEWER
IN IN (N): 5606.42
IN IN (N): 5608.25
IN OUT (S): 5605.17

EXISTING SANITARY SEWER
INV IN (H): 5701.28
INV OUT (C): 5701.31

EXISTING SANITARY SEWER
IN IN (N): 5606.42
IN IN (N): 5608.25
IN OUT (S): 5605.17









UTILITY INSTALLATION NOTES:


1. INSTALL ALL CUMULATIVE WATER AND SANITARY SEWER FEATURES ACCORDING TO GRANVILLE CITY OR AWWA STANDARD DETAILS. IF DETAIL IS NOT INCLUDED IN THIS PLAN SET IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE NECESSARY DETAIL SHEET TO ENSURE THAT CITY STANDARDS ARE ADHERED TO AT ALL TIMES.
2. ALL SERVICE LATERALS TO BE STAKED OUT A MINIMUM OF 10 FEET BEHIND THE SIDEWALK.
3. ALL EXISTING UTILITIES ARE SHOWN ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE DESIGN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICT BETWEEN EXISTING AND PROPOSED UTILITIES IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

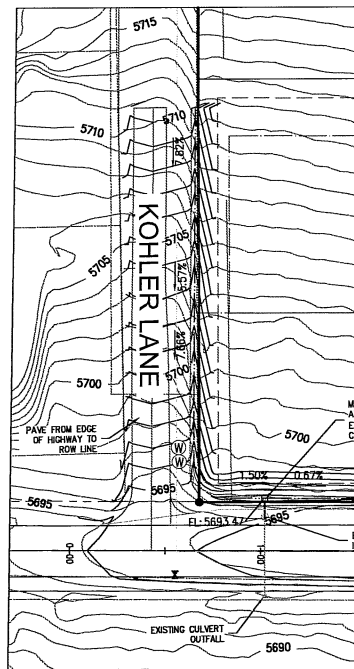
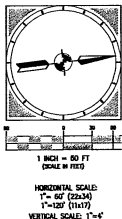
CONSTRUCTION NOTES

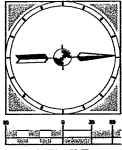
EXISTING UTILITIES HAVE BEEN SHOWN TO THE BEST OF THE ENGINEERS KNOWLEDGE. CONTRACTOR IS RESPONSIBLE TO CALL A UTILITY LOCATOR AND FIELD VERIFY ACTUAL LOCATIONS.

MATERIAL LEGEND

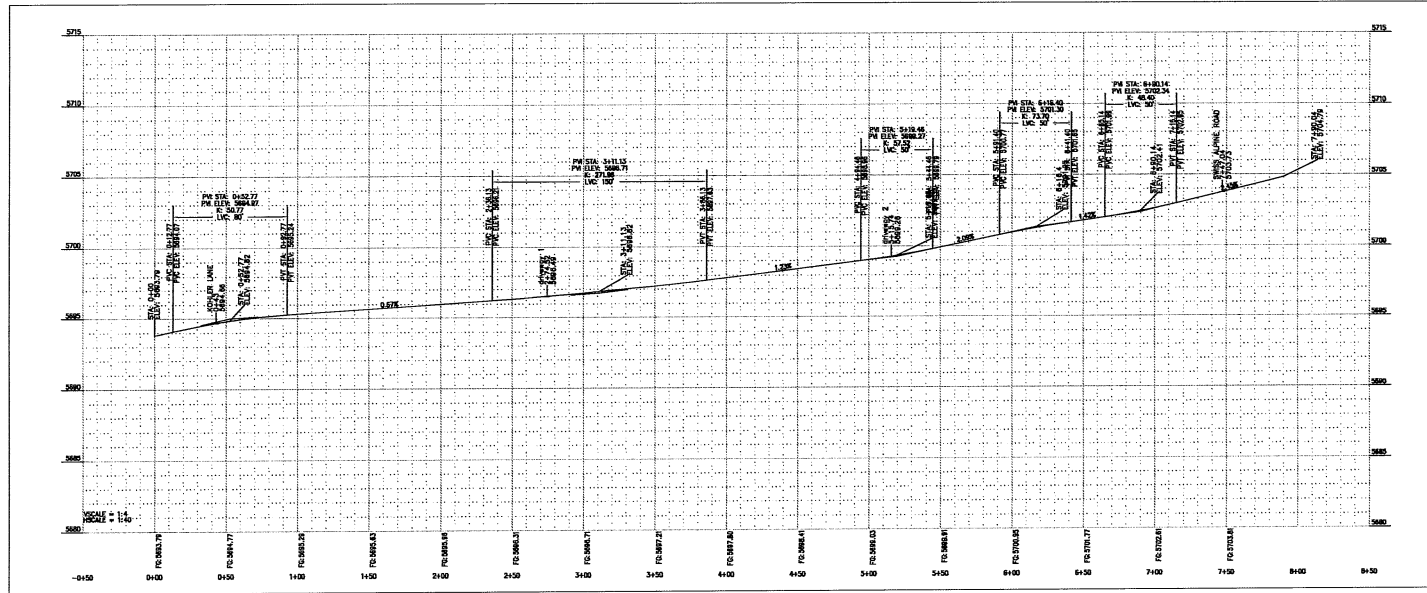
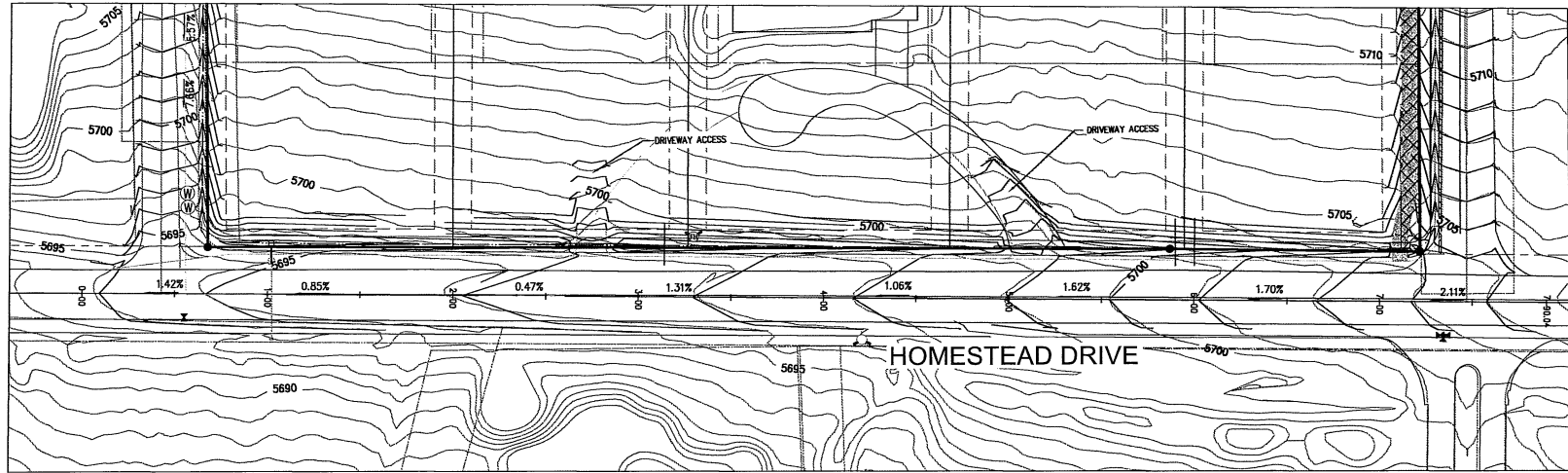
	EXISTING WATER METER
	PROPOSED WATER METER
	WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	WATER LINE/LATERAL
	SANITARY SEWER LINE/LATERAL

 Summit Engineering Group Inc. ENGINEERING • CIVIL • LAND SURVEYING 200 WEBER CITY DRIVE, SUITE 100 P.O. BOX 100 • WYOMING, WY 83001-0100 P. 406-381-1222 • F. 406-381-1223	
PROJECT: SPRINKLER SYSTEM CLIENT: SPRINKLER SYSTEM DATE: 10/10/2021	
PROJECT ENGINEER: SMIT PROJECT MANAGER: SMIT DRAWN BY: CJD ISSUE DATE: 10/10/2021	
SHEET TITLE: UTILITY PLAN	
PROJECT: SPRINKLER SYSTEM CLIENT: SPRINKLER SYSTEM DATE: 10/10/2021	
PROJECT ENGINEER: SMIT PROJECT MANAGER: SMIT DRAWN BY: CJD ISSUE DATE: 10/10/2021	
SHEET TITLE: UTILITY PLAN	





HORIZONTAL SCALE:
1" = 80' (20.34)
1" = 200' (51.81)
VERTICAL SCALE: 1" = 4'



MURRAY CITY ENGINEER DATE

Summit Engineering Group Inc.
INCORPORATED - OHIO - LAND SURVEYING
30 WEST EXETER - P.O. BOX 178
P.O. BOX 178
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30 WEST EXETER - P.O. BOX 178
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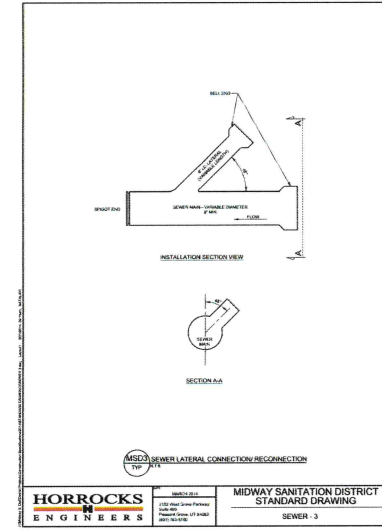
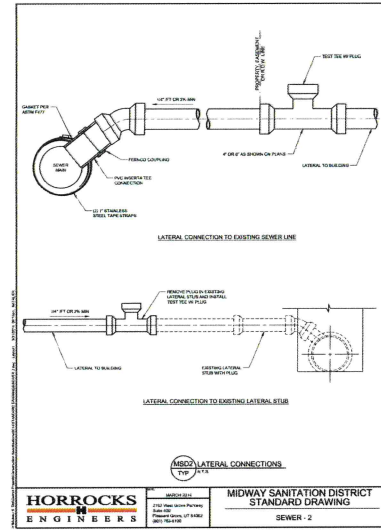
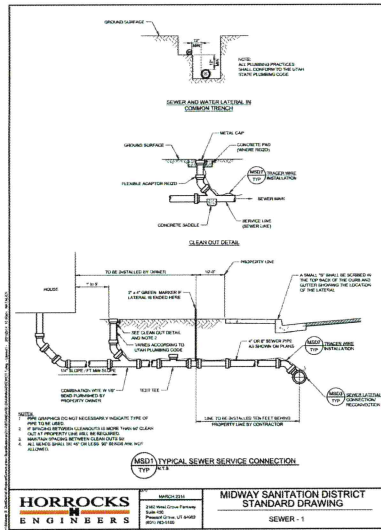
REVISIONS	DATE BY
1	
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6	
7	
8	

PROJECT ENGINEER
PROJECT MANAGER
DRAWN BY
CHECKED BY
DATE

PROJECT
RISING RANCH SUBDIVISION
C20-020

SHEET
C-5.2

PROJECT
RISING RANCH SUBDIVISION
C20-020
SHEET
C-5.2



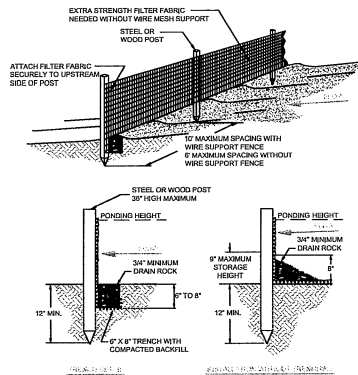
Summit Engineering Group Inc.
 STRUCTURAL, CIVIL, LAND SURVEYING
 50 WEST CENTER - P.O. BOX 176
 P. 402-504-2222 - F. 402-504-2223

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DESIGNER: BMB
CHECKER: BMB
DATE: 05/17/2021

PROJECT: RISING RANCH SUBDIVISION
SHEET: DET-2
REVISIONS:

PROJECT: C20-020
SHEET: DET-2

SILT FENCE DETAIL



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FLOW EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9\"/>

SILT FENCE NOTES:

1. POSITION THE SILT FENCE 5 FT BEYOND THE TOE OF SLOPE. INSTALL SILT FENCE AT TOE OF SLOPE WHEN PLACING WITHIN OR IMMEDIATELY ADJACENT TO A WETLAND.
2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING LOW POINTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE EXCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
3. SECURE FIRMLY INTO GROUND BY EXCAVATING TRENCH, PLACING SILT FENCE FABRIC THEN BACKFILLING WITH EXCAVATED TRENCH MATERIAL.
4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
6. SILT FENCE INSTALLATION EQUIPMENT MAY BE USED AS AN ALTERNATIVE INSTALLATION METHOD IF BOTTOM 8 INCHES OF SILT FENCE FABRIC IS TRENCHED FIRMLY INTO GROUND AND MEETS ALL OTHER REQUIREMENTS.
7. RUN THE ENDS OF THE FENCE SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
8. DO NOT PLACE SILT FENCE ACROSS AREAS OF CONCENTRATED FLOWS.
9. AVOID USING SPICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST THE 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.

EROSION CONTROL NOTES

Erosion Control – UPDES Plan shall be prepared and submitted by the Contractor to the State outlining how erosion and siltation will be controlled. A copy of the plan must be on site at all times.

The Contractor shall be responsible for implementing the plan and installing and maintaining erosion control facilities with each phase of work. Should silt leave the site or erosion occur, it will be the Contractor's responsibility to take corrective action and repair any damage caused by the silt or erosion immediately.

All costs associated with the preparation, modification and approval of the plan will be the responsibility of the Contractor.

Controlling sediment transport and preventing and/or correcting problems associated with erosion and runoff processes which could occur both during and after project construction will be closely monitored. Periodic maintenance and inspection of sediment control devices will be scheduled through the scheduled completion of work.

Particular attention shall be given to existing drainage patterns which run through disturbed areas and over extreme slopes. These patterns will be identified to isolate problem areas where water will concentrate. Provisions shall be made to channel runoff away from new or existing improvements to prevent undermining and general site erosion. These provisions shall be stabilized and shall remain in place until the permanent storm drainage facilities are installed and functional.

Excavation and embankment operations shall proceed in such a manner so that finishing of slopes, including revegetation, shall be accomplished as soon as possible after rough grading. All slopes 2:1 or flatter shall be scarified with heavy equipment, leaving tracks perpendicular to the slope.

Cut and fill slopes shall be 2:1 maximum unless rock is encountered. Cut slopes in rock may be steepened, depending upon geotechnical considerations. The tops of all cut slopes in soil shall be rounded for a horizontal distance of three feet beyond the catch point. Slope rounding shall occur as the slope is being brought down.

The overall shape, height and grade of any cut and/or fill slope shall be developed in concert with the existing natural contours, scale, and vegetation of natural terrain.

Disturbed areas, both on and off-site shall be revegetated. These areas shall include, but not be limited to all unsurfaced areas within the flagged limits of disturbance staging and storage areas, material waste areas, underground utility construction areas, benched areas including retaining wall benches, and temporary or existing access roads used for construction activities. Rock cuts steeper than 1:1 will not be revegetated.

Controlled outlets shall direct collected runoff through silt fences or straw bales.

Seed shall be applied at a rate so that germination and subsequent coverage reaches 80 percent in a representative 10'x10' area. If coverage does not reach 80 percent, reseeding must occur, before revegetation.

All ditches and swales between 5% and 8% shall be armored with a straw type erosion control/revegetation stabilization mat to promote revegetation.

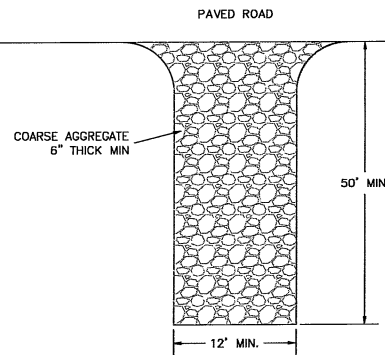
Rip rap of appropriate size will be constructed into roadside runoff swales exceeding 8%.

Rip rap shall be located for water dispersal at culvert outlets.

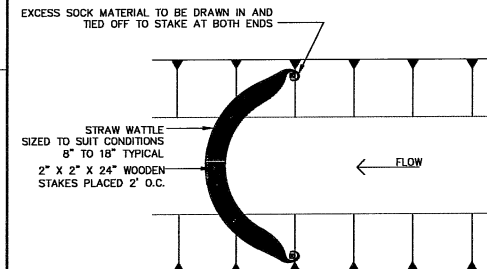
	Percent of Mix
Slender wheatgrass (<i>Agropyron trachycalum</i>)	25%
	20%
	15%
	15%
	10%
	8%
	7%
	100%

Seeding rate to be 35 pounds per acre of the above listed seed mix.

CONSTRUCTION ACCESS DETAIL



STRAW WATTLE DETAIL



NOTES:

1. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
2. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
3. CHECK DAM CAN BE DIRECT SEEDING AT THE TIME OF INSTALLATION.

June 8, 2021

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Rising Ranch Subdivision – Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Rising Ranch subdivision plans for Final Approval. The proposed development is located South of Swiss Alpine Road and West of Homestead Drive. The following comments should be addressed.

General Comment

- The proposed subdivision consists of 7 lots, 6 new lots and an existing home located on lot 5. The subdivision has a potential for an 8th lot in the future. All redlines comments shall be addressed and turned into the City Engineer.

Water

- The proposed development will be served from the Alpenhof Pressure Zone.
- Lots 1 and 2 will require a new 8" line be installed from the intersection of 850 West and Swiss Alpine Road.
- Lots 3 – 7 will be serviced off the existing culinary water line located within Homestead Drive.

Roads

- The proposed development will not construct any new roads, lots 1 – 3 will front Swiss Alpine Road and lots 4 – 7 will front Homestead Drive.
- Lot 4 and 5 will have a shared driveway access and lots 6 and 7 will share a driveway access.
- Proposed future Lot 8 can only be accessed by Kohler lane. It will only be accessible once Kohler Lane is updated to Midway City Street Standard.

Trails

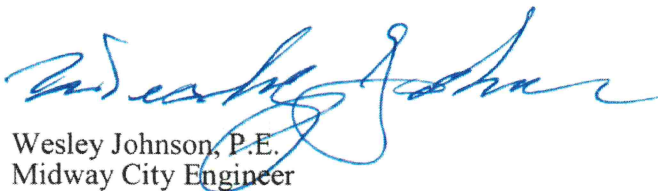
- It is proposed that the development install a detached 8' public trail adjacent to Swiss Alpine Road. This trail will connect onto the trail from St. Prex subdivision and terminate at Homestead Drive.
- The development will be required to remove the existing attached trail and rumble strip.
- The development shall participate funds into the Midway City General Trail Fund for the equivalent of a 5' bike lane across the frontage of Homestead Drive.

Storm Drain

- Since no new roads are being built with this subdivision, the existing shoulder and borrow ditch will accommodate the storm drain for this subdivision.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Shelton Taylor Summit Engineering

Exhibits

Exhibit 1 – Midway Irrigation Will Serve

Exhibit 1

Midway Irrigation Company Will Serve Letter.
May 26, 2021

Project Name: Rising Ranch Subdivison
Address: Homestead Drive, Midway, Utah.

Name of Developer: Sam Castor

Parcel Size: 6.6 Acres

Present Land Use:

Amount of Irrigated Land: 6.60 Acres

Amount of Non-Irrigated Land: 0.0 Acre

Scope of the proposed project:

Number of ERUs: 8

Amount of Irrigated Land: 4.89 Acres

Amount of Non-Irrigated Land:

Home sites, Roads & Trails– 1.47 Acres

Historic Non-Irrigated- 0.0 Acres

Water Requirement:

Culinary Quality Number of Acre Feet: 4.8 Acre Feet

Irrigation Quality Number of Acre Feet: 14.67 Acre Feet

Water Rights Available to the project: 6.50 Shares of Midway
Company Stock

Project Water Allocation:

Culinary Water Provider: Midway City

Water Rights Required: 4.8 ac. ft.

Infrastructure Requirements:

Secondary Water Provider: Midway Irrigation Company.

Water Rights required: 14.67 acre-feet

Project Approval Required Conditions:

1. Transfer 4.8 acre-feet of Midway Irrigation Water Right to Midway City for culinary water requirements.
2. Transfer 14.67 acre-feet of Midway Irrigation Water Right to Midway City for secondary irrigation water requirements.
3. Developers will be required to connect to Midway Irrigation Company Main Line under the condition that it is completed under the direction of the Company's Manager and in accordance with the company's construction guide line and policies.
4. Developers must install secondary water meters on each lot. The installation must be in accordance with the company's construction guide line and policies.
5. The final plat will not be approved or signed until all conditions are met.

Steve Farrell, President
Midway Irrigation Company