

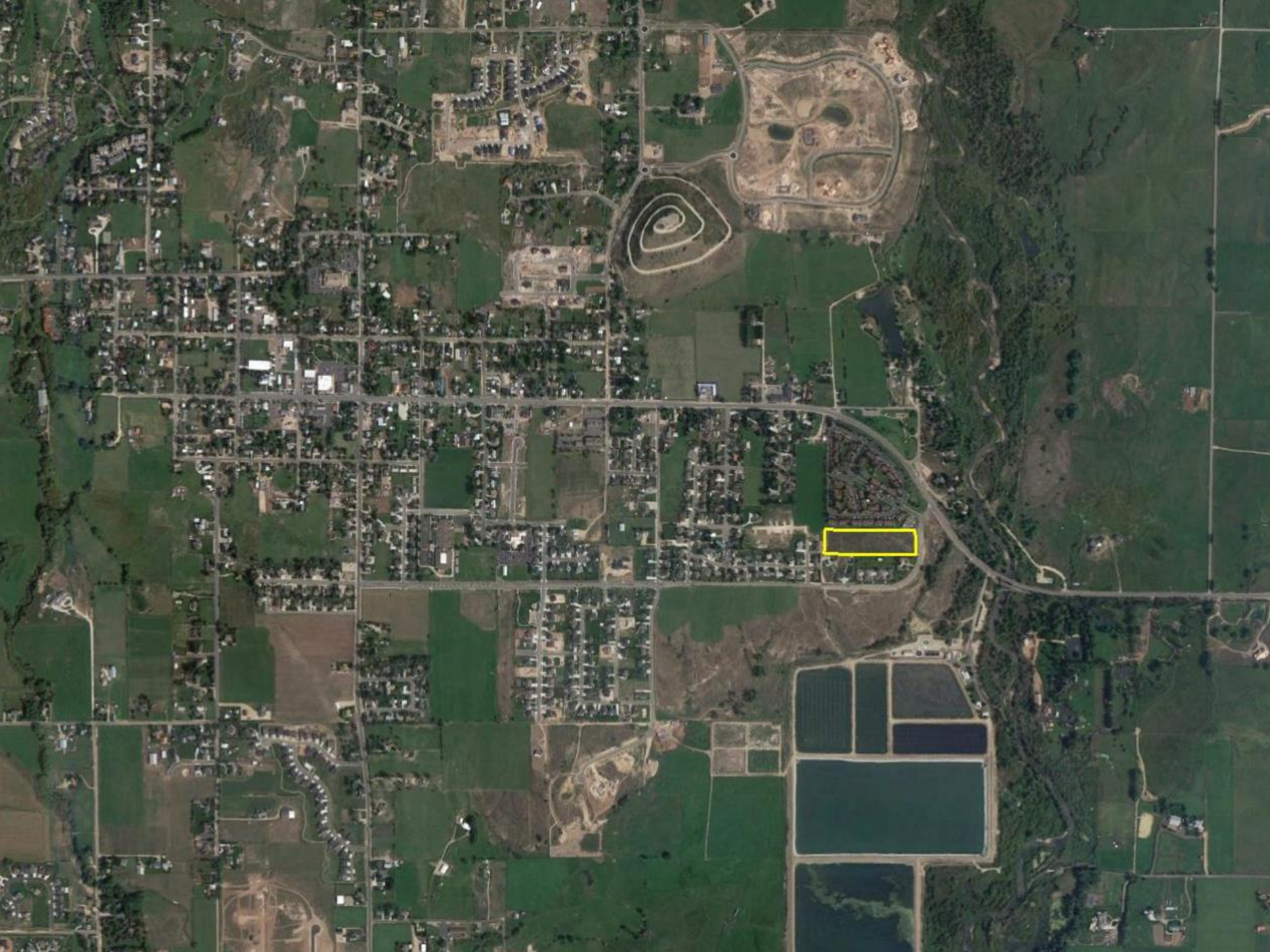
# RISING HEIGHTS

SMALL-SCALE SUBDIVISION

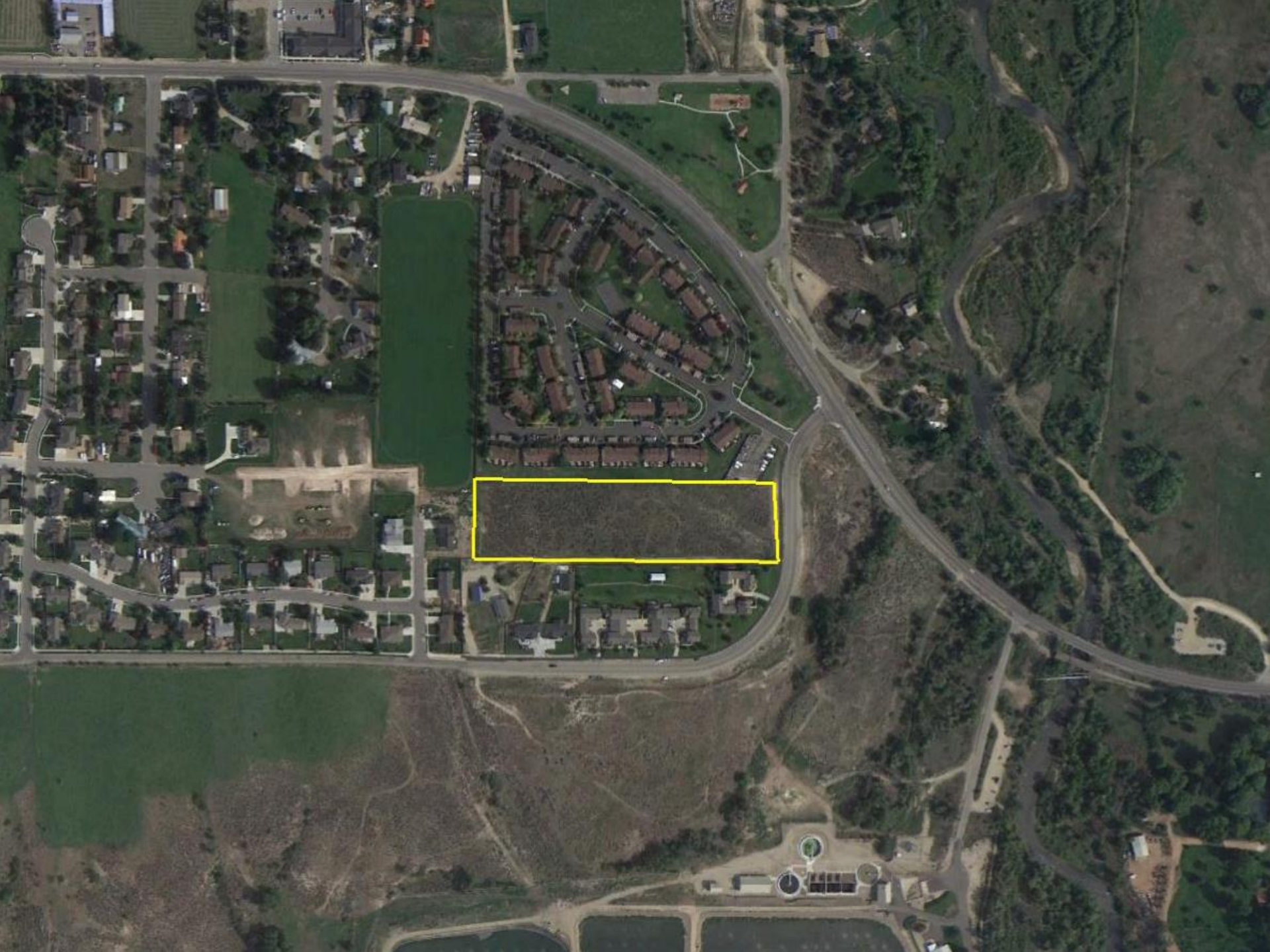


# LAND USE SUMMARY

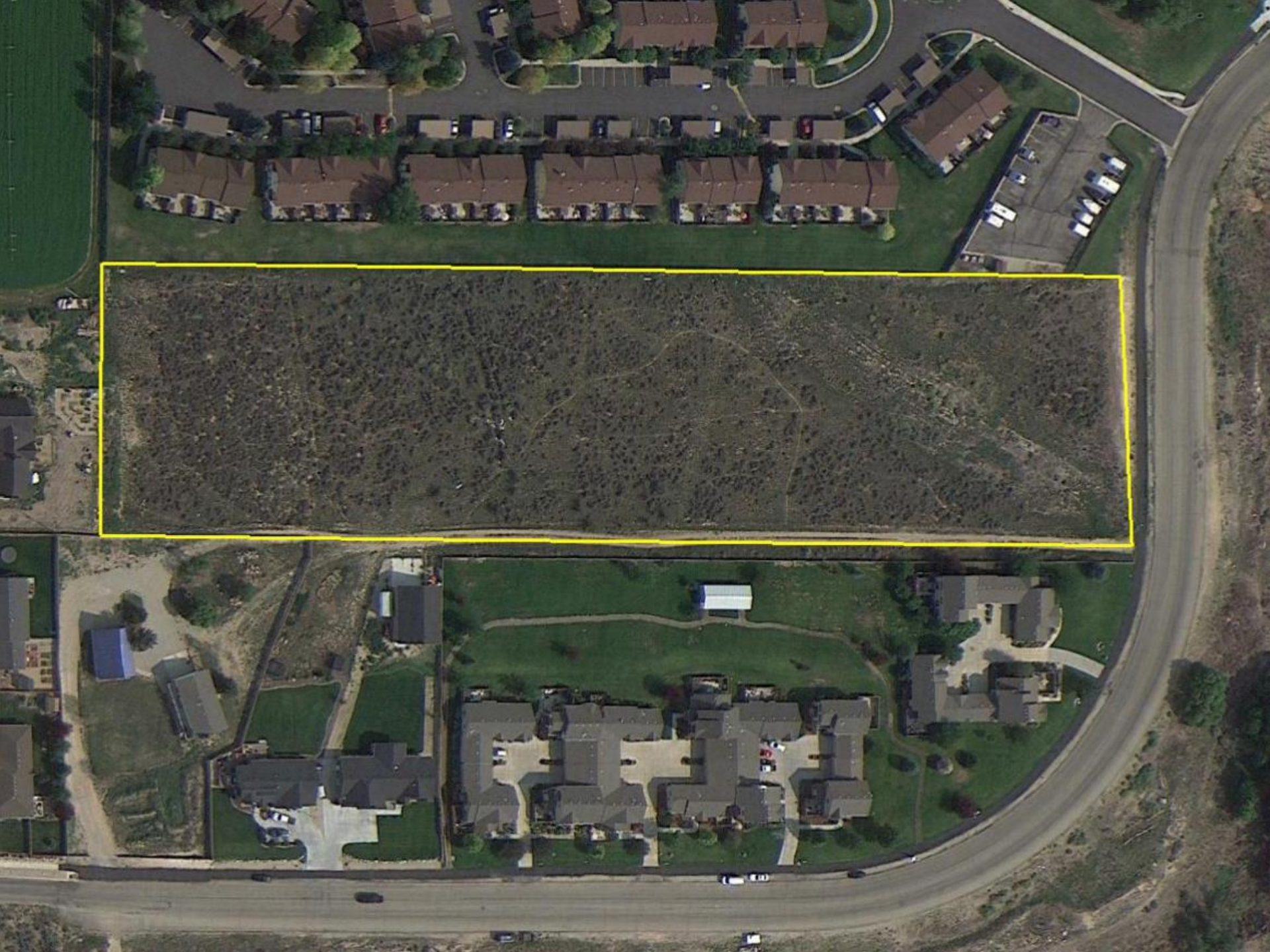
- 4.78-acre parcel
- RA-1-11 zoning
- Proposal contains one lot
- Site of a future school
- Frontage on Michie Lane
- Sensitive lands – minor localized areas of greater than 25% slope
- The lot will connect to the Midway Sanitation District's sewer line, Midway City's culinary water line, and Midway Irrigation Company's secondary water line














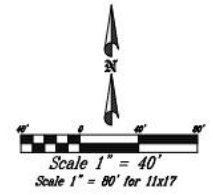
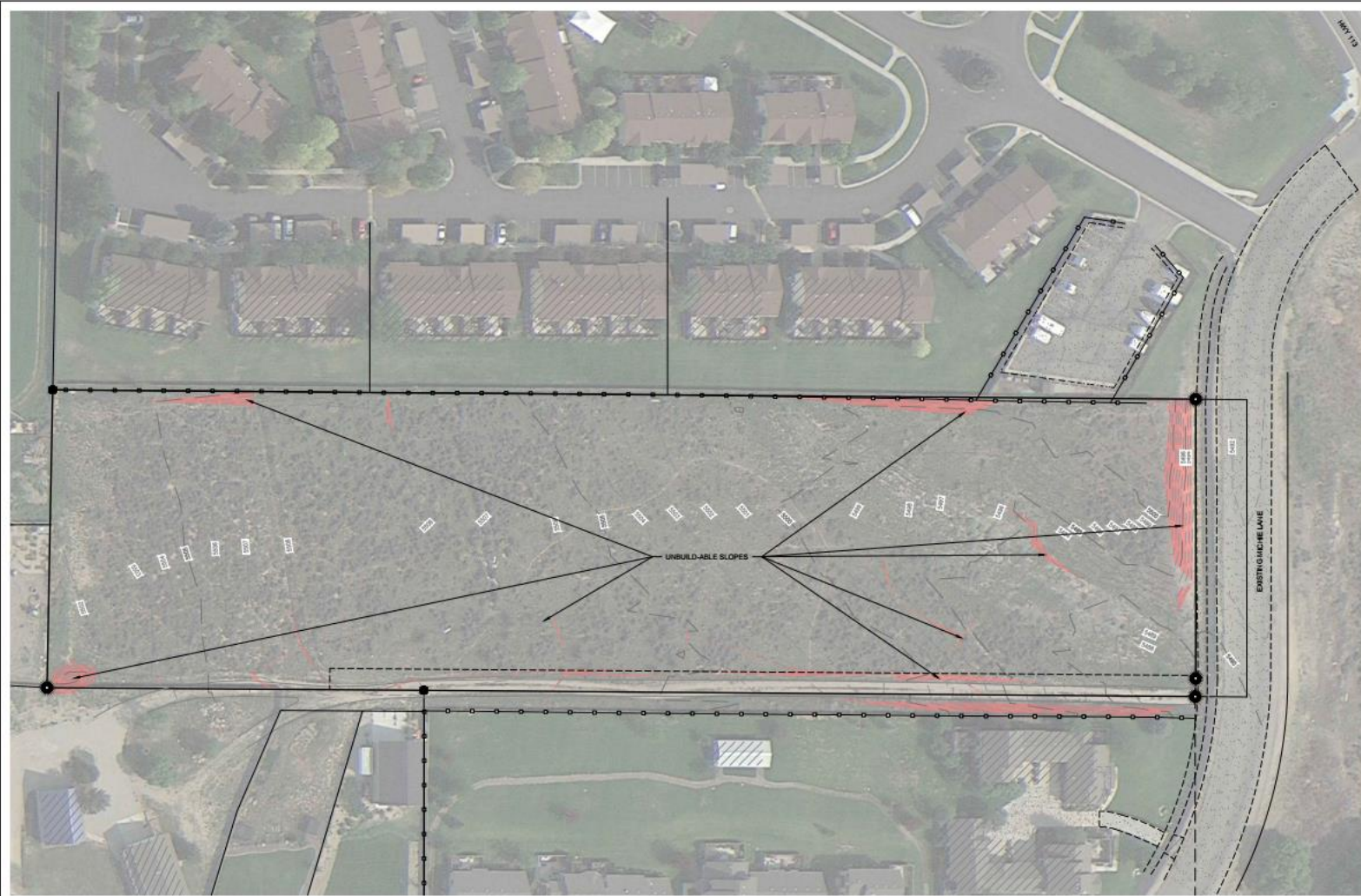


Scale 1" = 40'  
Scale 1" = 80' for 11x17

**SLOPE LEGEND:**  
 0 - 10% SLOPES  
 10 - 20% SLOPES  
 20 - 25% SLOPES  
 25% + SLOPES

THIS DOCUMENT IS INCOMPLETE  
 AND IS RELEASED TEMPORARILY  
 FOR INTERNAL REVIEW ONLY. IT IS  
 NOT INTENDED FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURPOSES.  
 PAUL G. BESS P.E.  
 SERIAL NO. 202203  
 DATE: 11 MAY 2022

RISING HEIGHTS SCHOOL	
SLOPE MAP	
 <b>ENGINEERING</b> 280 E Main St, Suite 204 Midway, UT 84049 ph 435.657.9749	
DESIGN BY: PJB	DATE: 11 MAY 2022
DRAWN BY: DEJ	REV: 4



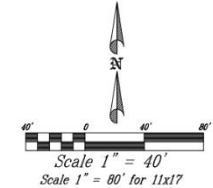
SENSITIVE LANDS NOTE:  
PROPERTY DOES CONTAIN SLOPES GREATER THAN 25%.  
PROPERTY DOES NOT CONTAIN FEMA FLOODPLAINS, HOT  
POTS, TREES OR WETLANDS.

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BIDDING, OR PERMIT PURPOSES.  
PAUL D. BIRD P.E.  
SERIAL NO. 202208  
DATE: 11 MAY 2022

RISING HEIGHTS SCHOOL	
ENVIRONMENTAL CONSTRAINTS PLAN	
 <b>ENGINEERING</b> 380 E Main St, Suite 204 Midway, UT 84049 ph: 435.657.2749	
DESIGN BY: PDB DRAWN BY: DEJ	DATE: 11 MAY 2022 REV: SHEET <b>5</b>



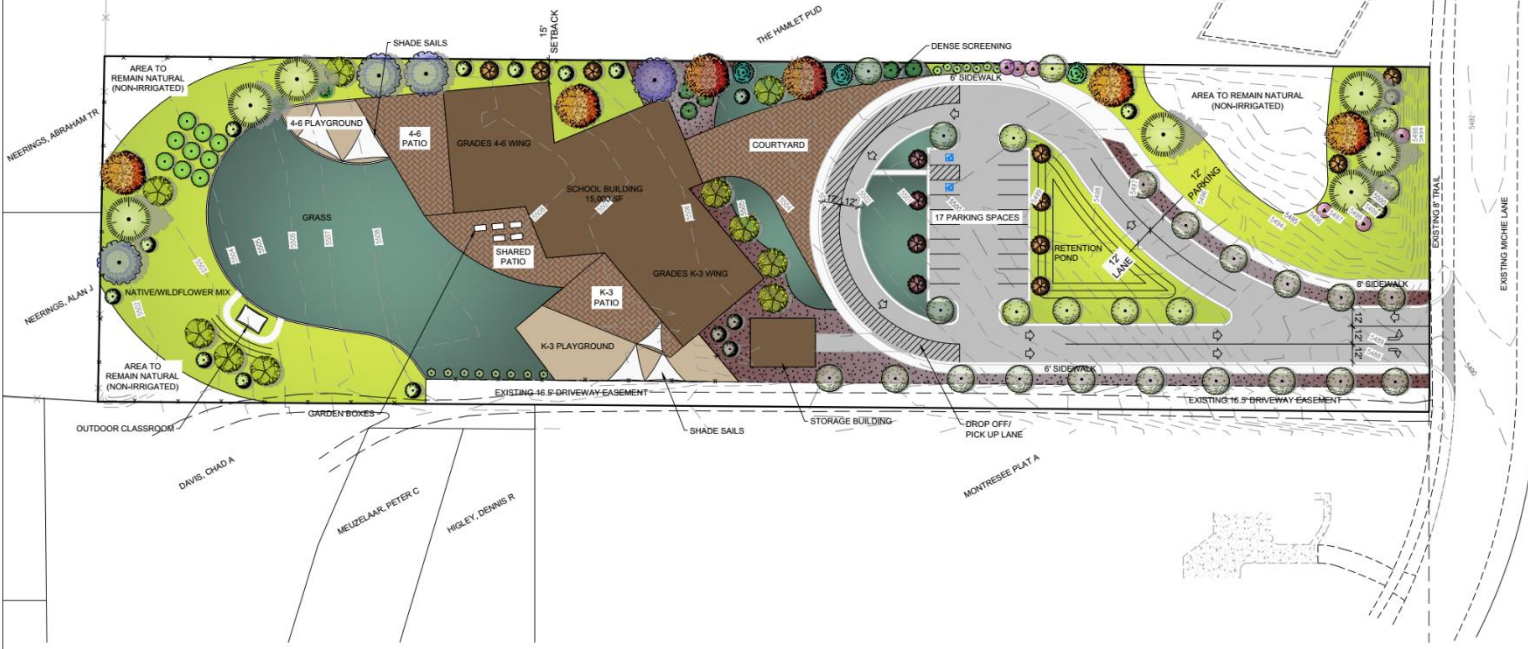
HWY 113



**SITE PLAN NOTE:**  
THIS IS A CONCEPT PLAN ONLY AND HAS NOT RECEIVED APPROVALS FROM MIDWAY CITY.

- LEGEND:**
- GRASS (0.74 ACRES)
  - NATIVE/WILDFLOWER MIX IRRIGATED (1.25 ACRES)
  - EXISTING NATIVE NON-IRRIGATED (0.33 ACRES)
  - PLANTER BEDS (0.66 ACRES)

TOTAL AREA	4.79 ACRES
BUILDING	0.34 ACRES
ROADS & PARKING	0.70 ACRES
HARDSCAPE	0.51 ACRES
LANDSCAPING (IRRIGATED)	2.65 ACRES
LANDSCAPING (NON-IRRIGATED)	0.33 ACRES
DRIVEWAY EASEMENT	0.26 ACRES



**AS SURVEYED DESCRIPTION:**  
COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 36 AND 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 89°54'23" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 36 AND 1, A DISTANCE OF 2658.21 FEET, TO THE SECTION CORNER COMMON WITH SECTIONS 36, 1, 2, AND 35, THENCE, WEST, A DISTANCE OF 40.41 FEET; THENCE, NORTH, A DISTANCE OF 278.51 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAD POINT LIES ON THE WESTERLY SIDELINE OF MICHE LANE (72 FEET WIDE); THENCE, NORTH 89°33'00" WEST, A DISTANCE OF 603.50 FEET; THENCE, NORTH 89°04'42" WEST, A DISTANCE OF 294.90 FEET; THENCE, NORTH 01°05'52" EAST, A DISTANCE OF 233.11 FEET; THENCE, SOUTH 89°32'00" EAST, A DISTANCE OF 894.28 FEET TO THE WEST LINE OF SADD MICHE LANE; THENCE, SOUTH, A DISTANCE OF 218.43 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, THROUGH A CENTRAL ANGLE OF 02°49'17", A DISTANCE OF 14.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.793 ACRES MORE OR LESS

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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 1 AUG 2022

INFORM ARCHITECTURE  
RISING HEIGHTS SCHOOL

SITE PLAN

**BERG ENGINEERING**  
380 E Main St. Suite 204  
Midway, UT 84049  
ph 435.657.9749

DESIGN BY: PDB  
DRAWN BY: DAA

DATE: 1 AUG 2022  
REV:

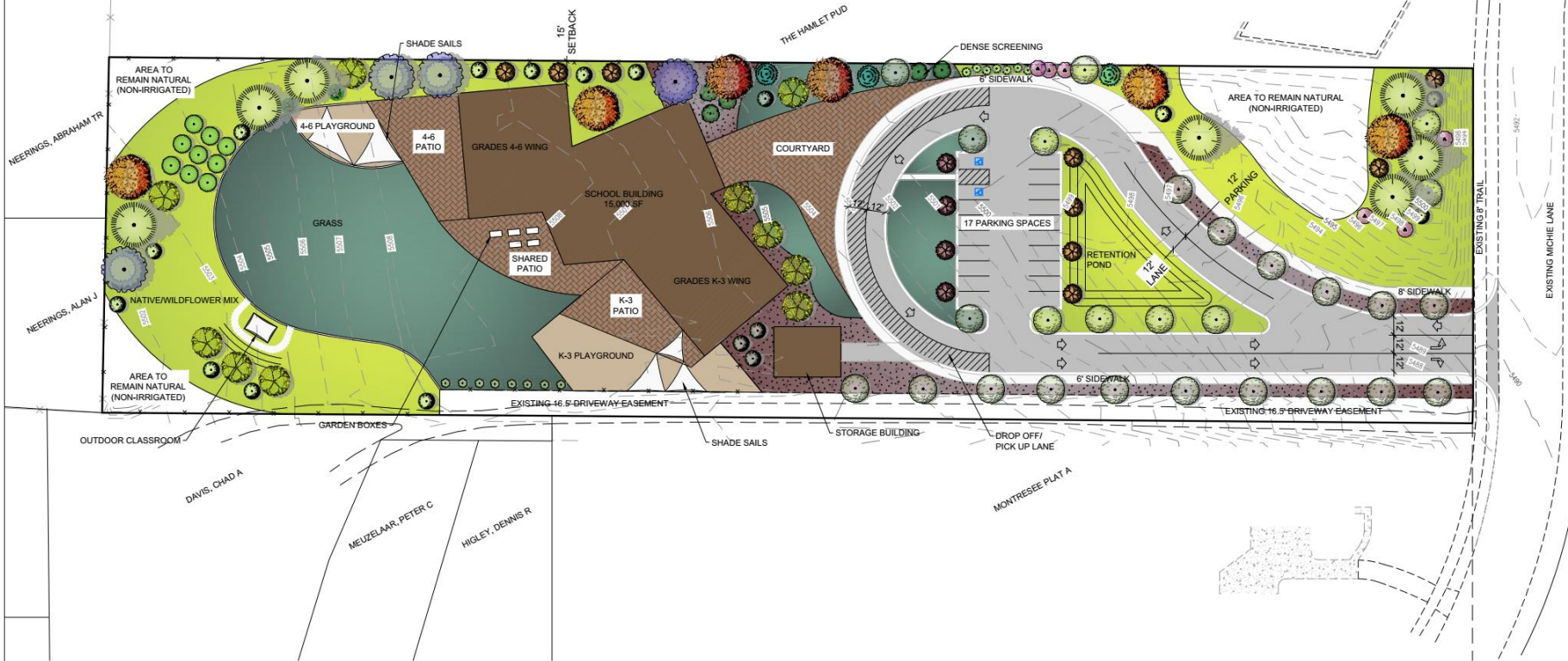
SHEET  
**1**



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**AS SURVEYED DESCRIPTION:**

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 36 AND 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, SOUTH 89°42'31" WEST, ALONG THE SECTION LINE COMMON WITH SECTIONS 36 AND 1, A DISTANCE OF 2658.21 FEET, TO THE SECTION CORNER COMMON WITH SECTIONS 36, 1, 2, AND 35; THENCE, WEST, A DISTANCE OF 40.41 FEET; THENCE, NORTH, A DISTANCE OF 278.51 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT LIES ON THE WESTERLY SIDELINE OF MICHE LANE (72 FEET WIDE); THENCE, NORTH 89°32'00" WEST, A DISTANCE OF 603.50 FEET; THENCE, NORTH 89°36'42" WEST, A DISTANCE OF 294.90 FEET; THENCE, NORTH 01°05'52" EAST, A DISTANCE OF 233.11 FEET; THENCE, SOUTH 89°32'00" EAST, A DISTANCE OF 894.28 FEET TO THE WEST LINE OF SAID MICHE LANE; THENCE, SOUTH, A DISTANCE OF 218.43 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, THROUGH A CENTRAL ANGLE OF 02°49'17", A DISTANCE OF 14.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.793 ACRES MORE OR LESS

# RECOMMENDED WATER REQUIREMENT

- 4.79-acre parcel (208,652 sq. ft.)
  - Impervious area for school, roads, parking, & hardscape
    - 1.55 acres (67,518 sq. ft.)
      - Building 0.34 acres
      - Roads & Parking 0.7 acres
      - Hardscape 0.51 acres
    - Irrigated acreage
      - 2.65 acres x 3 = 7.95 acre feet
        - Grass 0.75 acres
        - Native/Wild Flower Mix 1.25 acres
        - Planter Beds 0.66 acres
        - Non-irrigated area
- 1 culinary connection (250 day x 15 GPD x 85 people)
  - 0.98 acre feet
- 8.98 acre feet requirement



# POSSIBLE FINDINGS

- The proposed lot does meet the minimum requirements for the R-1-11 zoning district
- The proposal does meet the intent of the General Plan for the R1-1-11 zoning district
- Review for access, road connectivity, and water rights have been considered for a future school and not any other uses.
- The applicant will be required to install or bond for all unfinished improvements previous to the plat being recorded
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with 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 to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

# POSSIBLE RECOMMENDED CONDITIONS

- None