



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: December 6, 2022
NAME OF PROJECT: Kay's Landing
NAME OF APPLICANT: Berg Engineering
OWNER OF RECORD: Still Water Holdings LLC
AGENDA ITEM: Preliminary Approval
LOCATION OF ITEM: 1591 Stringtown Road
ZONING DESIGNATION: RA-1-43

ITEM: 10

Berg Engineering, agent for Still Water Holdings LLC, is proposing a five-lot subdivision to be known as Kay's Landing. The lot is 11.14 acres and is located at approximately 1375 South Stringtown Road and is in the RA-1-43 zone.

BACKGROUND:

This request is for preliminary approval of Kay's Landing, a large-scale subdivision on 11.14 acres that will contain five lots. All the proposed lots in the subdivision will obtain frontage along a new cul-de-sac that will be built within the subdivision. The property has been approved for annexation by the City Council and is in the process of being approved for annexation by the State. Once the property is annexed into Midway it will be zoned RA-1-43 which allows single-family dwellings on lots an acre or greater in size.

The General plan describes the RA-1-43 zone as the following:

The RA-1-43 zone (43,000 sf lot) has been established for the primary purpose of providing low-density areas in the City where livestock can be maintained. This zone is currently characterized by large lots or tracts of land with occasional dwelling units, barns, corrals, and agricultural service buildings in connection with farming operations.

LAND USE SUMMARY:

- 11.14-acres
 - 1.67 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to the lots is provided by a new public-cul-de-sac that will be built in the subdivision
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

ANALYSIS:

Access/Roads – Access will be from Stringtown Road to a new cul-de-sac that will be dedicated to Midway. The new cul-de-sac complies with the maximum cul-de-sac length of 1,300' and maximum lot count on a cul-de-sac of eleven.

Frontage and width – The land use code requires that all lots meet the minimum frontage requirements for the zone. The RA-1-43 zone requires 150' of frontage except there is a 60' minimum for frontage if 75% of the frontage is contained within the bulb of a cul-de-sac. All lots must have at least 150' of width measured at the minimum setback for the RA-1-43 zone which is 50' for single-family dwellings. All lots appear to meet these requirements.

Trails – The developer will install an 8' public trail along the street from Stringtown Road to the end of the cul-de-sac.

Geotechnical Study – A Geotechnical Study has not been submitted to the City. A report must be submitted which will be reviewed by Horrocks Engineers.

Sensitive Lands – The applicant has not identified any sensitive lands that are in the proposed development (see attached).

Culinary Water Connection – The lots will connect to existing Midway 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 600' 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. Secondary water meters are required for each lateral.

Traffic study – A traffic study is not required for this proposal since there are less than 15 lots.

Open Space - The RA-1-43 requires 15% open space and none has been included in the proposed plans. Open space will need to be designated on one of the lots that is at least two acres in size. The portion of the lot that counts towards the required open space obligation needs to be clearly identified on the plat along with a note stating that the open space is unbuildable and clarifying what uses can occur on the open space.

Storm Water – Storm water runoff will be captured and retained onsite in a pond located on lot 5. The applicant will need to ensure that the storm drain easement on lot 5 is clearly marked on the plat. The City will maintain the right to access the pond for future maintenance and emergency access. The plat will need to include a note requiring the owner of lot 5 to provide a 10' (minimum) access gate if a fence or some other type of barrier or obstruction is proposed to be erected on the lot inhibiting access over the access easement.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Lineback: I make a motion that we recommend approval of a five-lot subdivision to be known as Kay's Landing. The lot is 10.01 acres and is located at approximately 1375 South Stringtown Road and is in the RA-1-43 zone. We accept the staff report and the conditions listed in the report and we add a third condition to pay the bike lane fee.

Seconded: Commissioner Wardle

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Lineback, Osborne, Nokes, Wardle, Garland and Ream

Nays: None

Motion: Passed

WATER BOARD RECOMMENDATION:

The Water Board reviewed the proposal and made a recommendation on November 7, 2022, that 31.97 acre feet are dedicated to the City before the plat is recorded. The required water rights are sufficient for five culinary connections and the outside irrigation of the five lots based on the following formula:

- 11.14-acre parcel (485,258.4 sq. ft.)
- 9.6-acre lot area (418,176 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.92 acres (5 x 8,000 sq. ft. = 40,000 sq. ft.)
 - Irrigated acreage
 - 8.68 acres x 3 = 26.04 acre feet
 - 0.61 acres in park strip x 3 = 1.83 acre feet
 - Total irrigated acreage 9.29 (27.87 acre feet)
- 5 culinary connections
 - 4 acre feet
- 31.87 acre feet requirement

POSSIBLE FINDINGS:

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.
- The proposal does comply with the land use requirements of the RA-1-43 zoning district.
- 1.67 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- The property is restricted to five lots by a private deed restriction and by the annexation agreement.

- 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. 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. Geotechnical study must be submitted with final application submittal.
2. 15% open space must be designated on the plans.
3. The developer must contribute to the bike lane fee, the amount approved by the City Engineer, before the plat is recorded.

November 8, 2022

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

Subject: Kays Landing – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the above development preliminary plan. The proposed development is located near Cascade Springs Drive & Stringtown Road. The entire development is 17.29 acres and contains 5 lots. The following comments should be addressed.

General Comments:

- A geotechnical report is required prior to submittal for final approval.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- An 8-inch waterline will provide water to the subdivision. This waterline will connect to the existing 10-inch waterline within Stringtown Road.

Irrigation

- The existing irrigation line in Stringtown Road ends at Cascade Springs Drive. Install a new 8" irrigation line in Stringtown Road from Cascade Springs Drive to the entrance and into the subdivision.
- The existing 8" irrigation line running north and south through Lot 1 needs to be abandoned within the lot limits. The development shall connect the new 8" irrigation line to existing 8" irrigation line on south side of property.

Road

- This subdivision is proposing to use the Local Rural cross section with the flat concrete curb & gutter.
- The road within this subdivision will be a public road.
- No improvements will be required on Stringtown road.
- Property is being proposed to be dedicated on the east side of Stringtown Road for a proposed 35-foot ROW half width.

Trails

- An 8-foot asphalt public trail will be installed within the subdivision.

Storm Drain

- The storm drain system within this subdivision is public and proposing to use catch basins, sumps, and a retention basin to collect the storm water.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (send via email)

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

Kays Landing Preliminary Approval

November 1, 2022

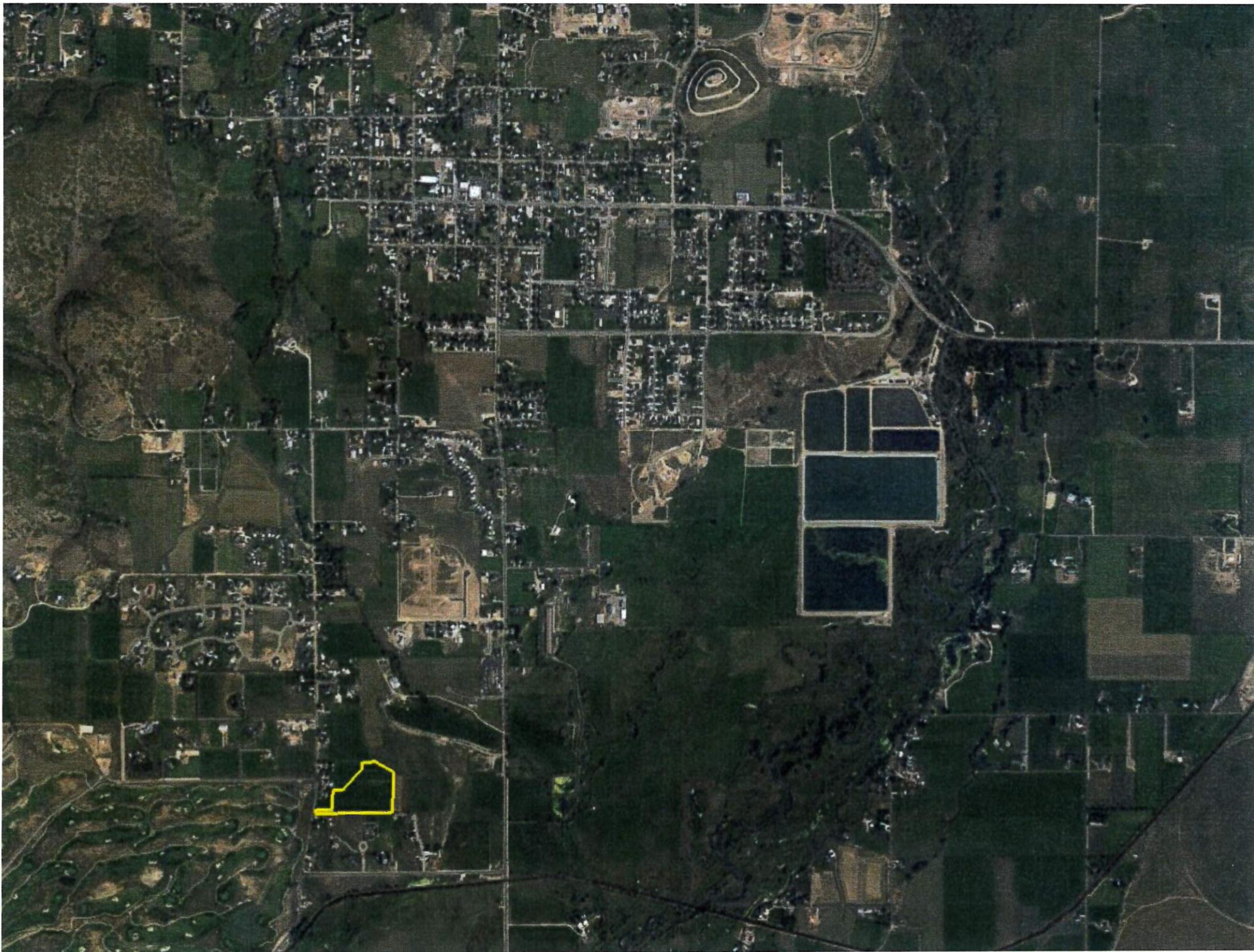
Michael Henke Midway City Planning Director,

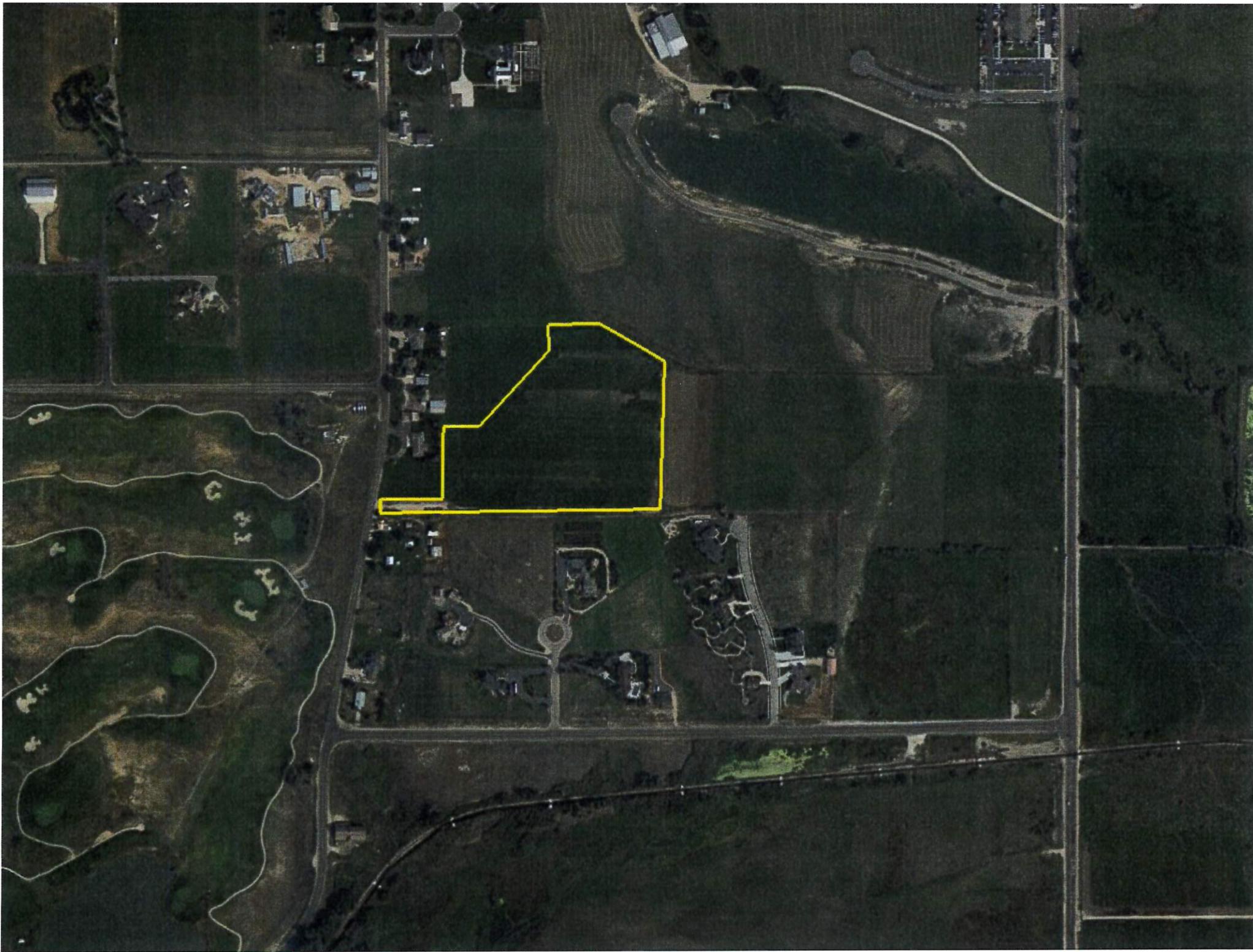
I have reviewed the preliminary plans for Kays Landing for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

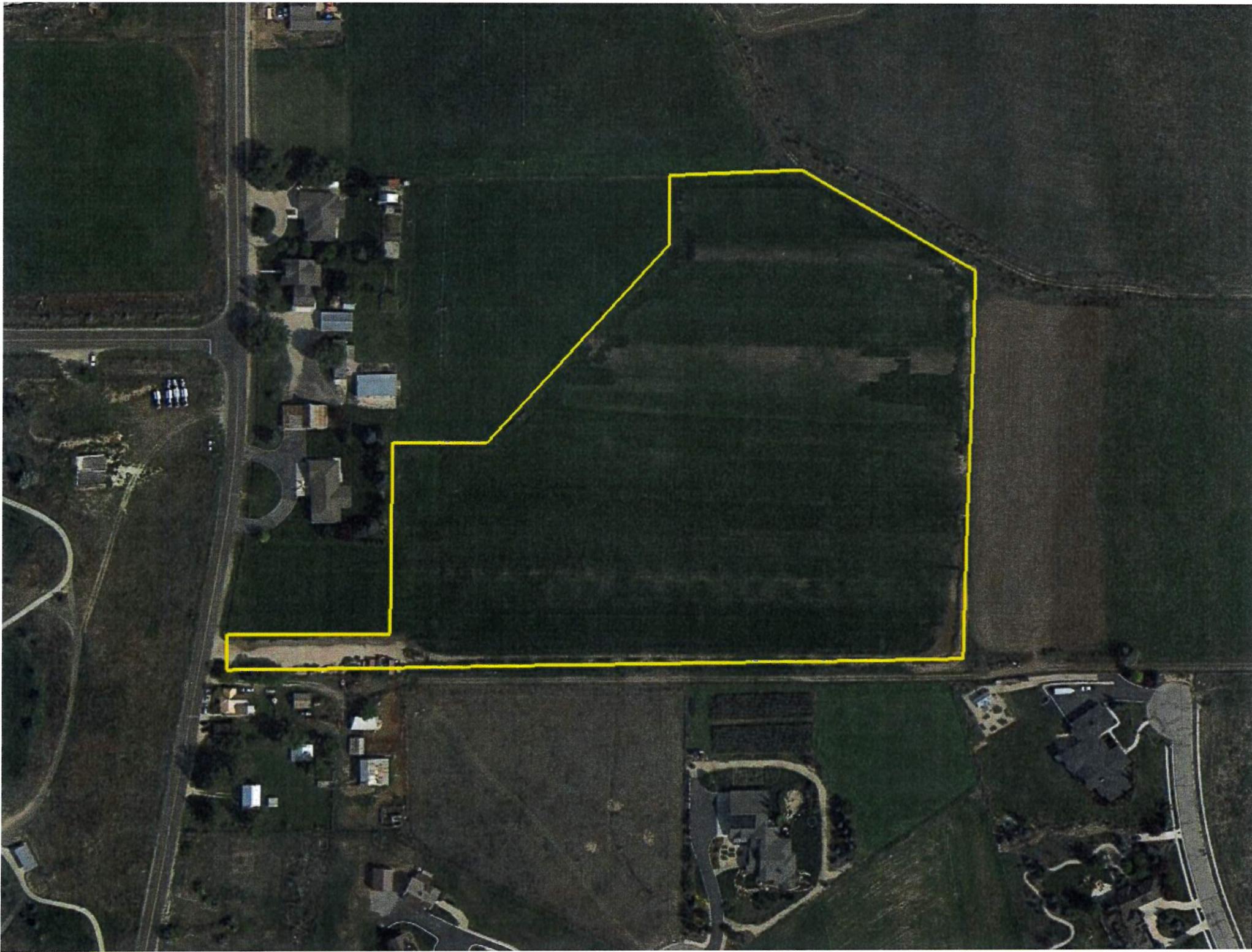
I will perform a final approval fire review of the Kays Landing plans prior to final approval.



Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

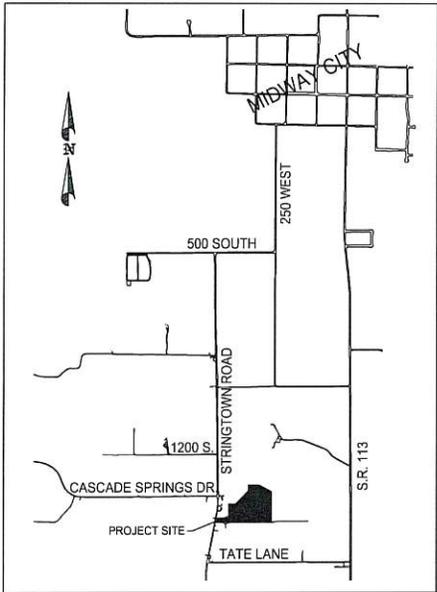






KAYS LANDING

PRELIMINARY PLAN APPLICATION



VICINITY MAP

SHEET INDEX

- 1. EXISTING CONDITIONS
- 2. PRELIMINARY SITE PLAN
- 3. PRELIMINARY UTILITY PLAN
- 4. PRELIMINARY STORM DRAIN PLAN

KAYS LANDING - PRELIMINARY PLAN APPLICATION - 5 OCTOBER 2022

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PANA, D. BERK _____ P.E.
 SERIAL NO. 282982 _____
 DATE: 3_OCT_2022 _____

STILL WATER HOLDINGS LLC KAYS LANDING	
COVER SHEET	
	
DESIGN BY: CNS DRAWN BY: DEF	DATE: 5 OCT 2022 REV: _____
SHEET 0	



- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - X EXISTING FENCE
 - EXISTING PRESURIZED IRRIGATION
 - EXISTING SEWER
 - EXISTING WATER

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY OWNERS OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	29.30'	N88°51'53"W
L2	24.88'	S62°22'36"E
L3	81.94'	S88°51'54"E



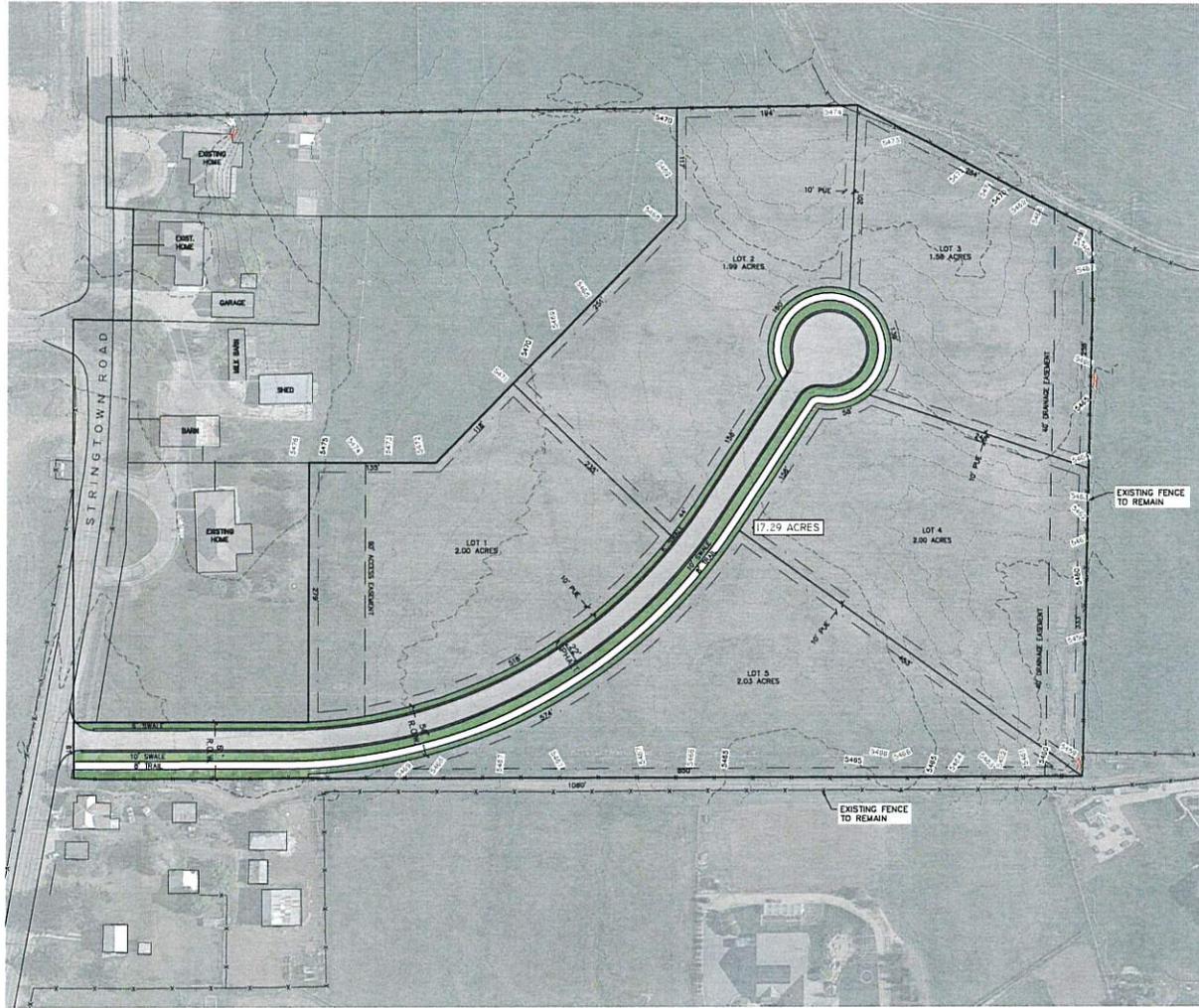
SCALE: 1"=60'

STILL WATER HOLDINGS LLC
KAYS LANDING
EXISTING CONDITIONS

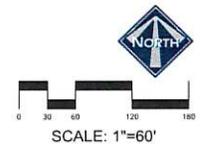
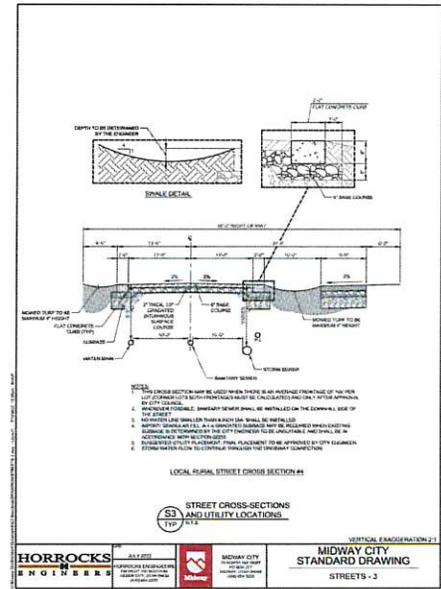


DESIGN BY: PJB DATE: 5.OCT.2022 SHEET: 1
DRAWN BY: DJC REV.

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PAUL D. BERG P.E.
SERIAL NO. 203995
DATE: 3.OCT.2022



AREA
TOTAL PROJECT AREA 11.14 ACRES



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PAUL G. BERG P.E.
 SERIAL NO. 285895
 DATE: 3. OCT. 2022

STILL WATER HOLDINGS LLC
KAYS LANDING

SITE PLAN

BERG ENGINEERING
 280 E Main St. Suite 204
 Midway, UT 84059
 ph 435.657.9749

DESIGN BY: POB DATE: 5/10/2022 SHEET: 2
 DRAWN BY: DEJ REV:

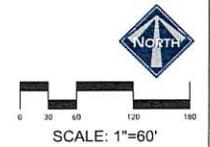


AREA
TOTAL PROJECT AREA 17.29 ACRES

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - EXISTING SEWER
 - EXISTING WATER
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED STORM
 - PROPOSED PRESSURIZED IRRIGATION
 - FIRE HYDRANT
 - WATER METER

- STORM DRAIN SYSTEM NOTES:**
- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN 2022 EDITION.
- DESIGNATED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 DIPS PURPLE PIPE.
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4".
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- CLEANLY WATER NOTES:**
- ALL CLEANLY WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
 - ALL CLEANLY WATER MAIN SHALL BE AWWA C900 DR18 BLUE PIPE.
- POWER, GAS AND PHONE NOTES:**
- OWNER AND CONTRACTOR ARE RESPONSIBLE TO OBTAIN THE FINAL DESIGN FOR POWER, GAS AND PHONE UTILITIES FROM THE UTILITY COMPANIES.
 - CONTRACTOR IS RESPONSIBLE TO DETERMINE THE POT HOLE TRENCHING NEEDED FOR EACH UTILITY COMPANY TO INSTALL THEIR LINES.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE POWER, GAS AND PHONE UTILITY TRENCHES TO EACH LOT. ONLY LOCATIONS FOR WATER, SEWER AND IRRIGATION ARE SHOWN ON THIS PLAN.

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ON-SITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL B. BERG P.E.
 SERIAL NO. 233285
 DATE: 3.OCT.2022

STILL WATER HOLDINGS LLC
 KAY'S LANDING
 UTILITY PLAN

BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84809
 ph 435.657.9749

DESIGN BY: PDB DATE: 5.OCT.2022 SHEET: 3
 DRAWN BY: DEJ REV: _____

October 5, 2022

Key's Landing Storm Drain Calculations

KEY'S LANDING SUBDIVISION LOCATIONS

Subdivision	17.29 acres	(Does not include farm)
Drainage Easement	0.77 acres	
Drainage Area	16.52	
Road R/W	1.53 acres	
Homes and Driveways	0.91 acres	
Landscape Yard	14.13 acres	(Assumes 8,000 sq ft per lot)

Storm water from the 0.46-acre will be collected in a retention pond on Lot 5. 100 Year W.R. is required to the retention pond. Percolation rate of 2.0 inches per hour used for 2.0 inch pipe per Upper Valley Soil.

Table 1: Runoff Coefficients for Subdivision

Drainage Basin	Area (acres)	C ₁ (0.25)	Runoff (acres)	C ₂ (0.5)	Runoff (acres)	C ₃ (0.75)	Runoff (acres)	Composite Runoff Coefficient
A	16.52	1.33	0.91		14.13		0.36	

Table 2: 100 Year Storm Peak Runoff and Volume

Time Period (MFD)	Runoff Intensity (in/hr)	Area (acres)	Peak Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cfs-hr)
0-15	1.5	16.52	0.25	10.74	157.92
15-30	2.75	16.52	0.50	13.32	247.53
30-45	3.75	16.52	0.75	17.17	347.53
45-60	4.50	16.52	0.75	17.17	347.53
60-75	5.00	16.52	0.75	17.17	347.53
75-90	5.25	16.52	0.75	17.17	347.53
90-105	5.50	16.52	0.75	17.17	347.53
105-120	5.75	16.52	0.75	17.17	347.53
120-135	6.00	16.52	0.75	17.17	347.53
135-150	6.25	16.52	0.75	17.17	347.53
150-165	6.50	16.52	0.75	17.17	347.53
165-180	6.75	16.52	0.75	17.17	347.53
180-195	7.00	16.52	0.75	17.17	347.53
195-210	7.25	16.52	0.75	17.17	347.53
210-225	7.50	16.52	0.75	17.17	347.53
225-240	7.75	16.52	0.75	17.17	347.53
240-255	8.00	16.52	0.75	17.17	347.53
255-270	8.25	16.52	0.75	17.17	347.53
270-285	8.50	16.52	0.75	17.17	347.53
285-300	8.75	16.52	0.75	17.17	347.53
300-315	9.00	16.52	0.75	17.17	347.53
315-330	9.25	16.52	0.75	17.17	347.53
330-345	9.50	16.52	0.75	17.17	347.53
345-360	9.75	16.52	0.75	17.17	347.53
360-375	10.00	16.52	0.75	17.17	347.53
375-390	10.25	16.52	0.75	17.17	347.53
390-405	10.50	16.52	0.75	17.17	347.53
405-420	10.75	16.52	0.75	17.17	347.53
420-435	11.00	16.52	0.75	17.17	347.53
435-450	11.25	16.52	0.75	17.17	347.53
450-465	11.50	16.52	0.75	17.17	347.53
465-480	11.75	16.52	0.75	17.17	347.53
480-495	12.00	16.52	0.75	17.17	347.53
495-510	12.25	16.52	0.75	17.17	347.53
510-525	12.50	16.52	0.75	17.17	347.53
525-540	12.75	16.52	0.75	17.17	347.53
540-555	13.00	16.52	0.75	17.17	347.53
555-570	13.25	16.52	0.75	17.17	347.53
570-585	13.50	16.52	0.75	17.17	347.53
585-600	13.75	16.52	0.75	17.17	347.53
600-615	14.00	16.52	0.75	17.17	347.53
615-630	14.25	16.52	0.75	17.17	347.53
630-645	14.50	16.52	0.75	17.17	347.53
645-660	14.75	16.52	0.75	17.17	347.53
660-675	15.00	16.52	0.75	17.17	347.53
675-690	15.25	16.52	0.75	17.17	347.53
690-705	15.50	16.52	0.75	17.17	347.53
705-720	15.75	16.52	0.75	17.17	347.53
720-735	16.00	16.52	0.75	17.17	347.53
735-750	16.25	16.52	0.75	17.17	347.53
750-765	16.50	16.52	0.75	17.17	347.53
765-780	16.75	16.52	0.75	17.17	347.53
780-795	17.00	16.52	0.75	17.17	347.53
795-810	17.25	16.52	0.75	17.17	347.53
810-825	17.50	16.52	0.75	17.17	347.53
825-840	17.75	16.52	0.75	17.17	347.53
840-855	18.00	16.52	0.75	17.17	347.53
855-870	18.25	16.52	0.75	17.17	347.53
870-885	18.50	16.52	0.75	17.17	347.53
885-900	18.75	16.52	0.75	17.17	347.53
900-915	19.00	16.52	0.75	17.17	347.53
915-930	19.25	16.52	0.75	17.17	347.53
930-945	19.50	16.52	0.75	17.17	347.53
945-960	19.75	16.52	0.75	17.17	347.53
960-975	20.00	16.52	0.75	17.17	347.53
975-990	20.25	16.52	0.75	17.17	347.53
990-1005	20.50	16.52	0.75	17.17	347.53
1005-1020	20.75	16.52	0.75	17.17	347.53
1020-1035	21.00	16.52	0.75	17.17	347.53
1035-1050	21.25	16.52	0.75	17.17	347.53
1050-1065	21.50	16.52	0.75	17.17	347.53
1065-1080	21.75	16.52	0.75	17.17	347.53
1080-1095	22.00	16.52	0.75	17.17	347.53
1095-1110	22.25	16.52	0.75	17.17	347.53
1110-1125	22.50	16.52	0.75	17.17	347.53
1125-1140	22.75	16.52	0.75	17.17	347.53
1140-1155	23.00	16.52	0.75	17.17	347.53
1155-1170	23.25	16.52	0.75	17.17	347.53
1170-1185	23.50	16.52	0.75	17.17	347.53
1185-1200	23.75	16.52	0.75	17.17	347.53
1200-1215	24.00	16.52	0.75	17.17	347.53
1215-1230	24.25	16.52	0.75	17.17	347.53
1230-1245	24.50	16.52	0.75	17.17	347.53
1245-1260	24.75	16.52	0.75	17.17	347.53
1260-1275	25.00	16.52	0.75	17.17	347.53
1275-1290	25.25	16.52	0.75	17.17	347.53
1290-1305	25.50	16.52	0.75	17.17	347.53
1305-1320	25.75	16.52	0.75	17.17	347.53
1320-1335	26.00	16.52	0.75	17.17	347.53
1335-1350	26.25	16.52	0.75	17.17	347.53
1350-1365	26.50	16.52	0.75	17.17	347.53
1365-1380	26.75	16.52	0.75	17.17	347.53
1380-1395	27.00	16.52	0.75	17.17	347.53
1395-1410	27.25	16.52	0.75	17.17	347.53
1410-1425	27.50	16.52	0.75	17.17	347.53
1425-1440	27.75	16.52	0.75	17.17	347.53
1440-1455	28.00	16.52	0.75	17.17	347.53
1455-1470	28.25	16.52	0.75	17.17	347.53
1470-1485	28.50	16.52	0.75	17.17	347.53
1485-1500	28.75	16.52	0.75	17.17	347.53
1500-1515	29.00	16.52	0.75	17.17	347.53
1515-1530	29.25	16.52	0.75	17.17	347.53
1530-1545	29.50	16.52	0.75	17.17	347.53
1545-1560	29.75	16.52	0.75	17.17	347.53
1560-1575	30.00	16.52	0.75	17.17	347.53
1575-1590	30.25	16.52	0.75	17.17	347.53
1590-1605	30.50	16.52	0.75	17.17	347.53
1605-1620	30.75	16.52	0.75	17.17	347.53
1620-1635	31.00	16.52	0.75	17.17	347.53
1635-1650	31.25	16.52	0.75	17.17	347.53
1650-1665	31.50	16.52	0.75	17.17	347.53
1665-1680	31.75	16.52	0.75	17.17	347.53
1680-1695	32.00	16.52	0.75	17.17	347.53
1695-1710	32.25	16.52	0.75	17.17	347.53
1710-1725	32.50	16.52	0.75	17.17	347.53
1725-1740	32.75	16.52	0.75	17.17	347.53
1740-1755	33.00	16.52	0.75	17.17	347.53
1755-1770	33.25	16.52	0.75	17.17	347.53
1770-1785	33.50	16.52	0.75	17.17	347.53
1785-1800	33.75	16.52	0.75	17.17	347.53
1800-1815	34.00	16.52	0.75	17.17	347.53
1815-1830	34.25	16.52	0.75	17.17	347.53
1830-1845	34.50	16.52	0.75	17.17	347.53
1845-1860	34.75	16.52	0.75	17.17	347.53
1860-1875	35.00	16.52	0.75	17.17	347.53
1875-1890	35.25	16.52	0.75	17.17	347.53
1890-1905	35.50	16.52	0.75	17.17	347.53
1905-1920	35.75	16.52	0.75	17.17	347.53
1920-1935	36.00	16.52	0.75	17.17	347.53
1935-1950	36.25	16.52	0.75	17.17	347.53
1950-1965	36.50	16.52	0.75	17.17	347.53
1965-1980	36.75	16.52	0.75	17.17	347.53
1980-1995	37.00	16.52	0.75	17.17	347.53
1995-2010	37.25	16.52	0.75	17.17	347.53
2010-2025	37.50	16.52	0.75	17.17	347.53
2025-2040	37.75	16.52	0.75	17.17	347.53
2040-2055	38.00	16.52	0.75	17.17	347.53
2055-2070	38.25	16.52	0.75	17.17	347.53
2070-2085	38.50	16.52	0.75	17.17	347.53
2085-2100	38.75	16.52	0.75	17.17	347.53
2100-2115	39.00	16.52	0.75	17.17	347.53
2115-2130	39.25	16.52	0.75	17.17	347.53
2130-2145	39.50	16.52	0.75	17.17	347.53
2145-2160	39.75	16.52	0.75	17.17	347.53
2160-2175	40.00	16.52	0.75	17.17	347.53
2175-2190	40.25	16.52	0.75	17.17	347.53
2190-2205	40.50	16.52	0.75	17.17	347.53
2205-2220	40.75	16.52	0.75	17.17	347.53
2220-2235	41.00	16.52	0.75	17.17	347.53
2235-2250	41.25	16.52	0.75	17.17	347.53
2250-2265	41.50	16.52	0.75	17.17	347.53
2265-2280	41.75				