



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: December 13, 2022

NAME OF PROJECT: Ameyalli Resort Development

NAME OF APPLICANT: Midway Mtn. Spa LLC

AUTHORIZED REPRESENTATIVE: Chuck Heath

AGENDA ITEM: Ameyalli Resort Phase 1 Preliminary

LOCATION OF ITEM: Approximately 800 North 200 East

ZONING DESIGNATION: Recreational and Resort Zone (RZ)

ITEM: 3

Chuck Heath, representative for Midway Mtn Spa LLC, has submitted a final application for Phase 1 of Ameyalli Resort on 28.87-acres. The final plan includes 24 duplex units and 2 family lodges, private road, public and private trails, and other resort related amenity improvements. The property is located at approximately 800 North 200 East and is in the Resort Zone.

BACKGROUND:

Chuck Heath of Midway Mtn Spa LLC is requesting final approval of Phase 1 of the Ameyalli Resort master plan (FKA Mt. Spa). The master plan includes a resort building, hotel rooms, cottage units, duplex units, family lodges, public and private trails, and other resort related amenities. The applicant will be bringing utilities into the property as well as constructing a connector road to Burgi Lane and to 600 North. Phase 1 includes approximately 16 acres. This phase includes 24 duplex units, two family lodges, private and public trails, open space, and other resort related amenity improvements. Phase 1 includes a major infrastructure improvement which is the road from 600 North to Burgi

Lane. The main road connecting Burgi Lane to 600 North will need to be constructed along with phase 1 to comply the access requirements for the phases. The resort core is 28.87-acres in size and is being developed in four phases. All roads in the development will be private roads. There will be 15.95-acres (55.2%) of open space included in the development. There will also be a mix of public and private trails throughout the development.

The applicant has stated that the intent is that all units are rentable, including duplex units and family lodges in phase 1. The City has received a preliminary plat, which is required for final approval, and the proposed plat will be a planned unit development plat with building pads for each of the units. The applicant has stated that, through Ameyalli's Codes, Covenants, and Restrictions (CC&Rs), the units will not be lived in year-round but will be vacation properties that are put into a rental pool when not being used by the owner. Because hotel rooms and nightly rentals are a benefit to the community in various ways (resort tax, transient room tax, patrons for restaurants and commercial businesses), the resort zone limits residential units that allow stays of 30 days or longer to 10% of the gross master plan floor area. The total building square footage of the property is 212,445 square feet which limits the number of duplexes units that could be lived in more than 30 days to about 16 units. The rest of the units in the resort which includes the eight other duplexes, two family lodges, all the cottages, hotels, and presidential suite would need to be rented on a less than 30-day basis.

The Mountain Spa was established in the 1880s and operated as a resort focused on pools, using the geothermal water found on site, and as a gathering area for the community. The resort was active until the 1980s and then shut down. The site has gone into disrepair and the recreational facilities and buildings are now dilapidated.

There has been interest in developing the property since that time. One of the most recent proposals that received approvals from the City was in 2008 when a large resort was proposed on the property. The approved resort included hotels, promenade, bungalows, and the Old Mountain Spa Village. The approval also included a planned unit development (PUD) in the area zoned R-1-22 which was approved for 63 units. Since the approval, the entitlement for the resort has lapsed until in the past few years when a collaboration was formed between Chuck Heath, Summit Land Conservancy, Midway, and Wasatch County. The four entities all worked together and were able place conservation easements on roughly 46 acres (Lot 2 and Lot 4 of the Mountain Spa Rural Preservation Subdivision and an 8.81 parcel in the center of the resort core).

The Mountain Spa property itself is fascinating because of the natural environment features found on the property. The property has geothermal springs and craters filled with warm water. There is a large area of pot rock around the springs and craters which are considered a major geologic feature area by Midway City and protected as part of the sensitive lands code. There are also wetland areas on the property along with agricultural area that includes about 15 acres of irrigated field and a large pasture located on the north end of the property (now preserved with a conservation easement). Because of these features and because of the Mountain Spa's prominent location on the north end of

Midway, the City has planned for trails to cross the property in two locations. There is a large linear park trail that is planned to connect from the Valais Park in the north to the Watts Remund Farms PUD in the south. This trail will connect the north end of the City down to Main Street and will create a trail that will generally not parallel roads and will create a safe environment for pedestrians to travel from one area of the Midway to another. The City has also planned a trail along River Road and has recently installed a temporary trail in the River Road right-of-way. It is anticipated that with this proposal a new trail will be constructed on the Mountain Spa property along the River Road right-of-way that will be farther from the road and will create a safer pedestrian experience for the trail. The City has also secured an easement and funding to connect the River Road trail with the linear park trail on the property that would run east and west across the southern boundary of Lacy Lane Estates.

The property fronts two of the busiest roads in Midway which includes River Road and Burgi Lane. These two roads act as the entry into Midway and by preserving the properties as open space, Midway has ensured a beautiful and natural entry corridor to the City that benefits residents and tourists alike.

The Mountain Spa resort is an important heritage landmark in Midway. The Mountain Spa can be an important economic driver in Midway for both economic activity that has a residual impact on other businesses but also an important tax revenue source for the City which, in turn, helps keep property taxes low which is a benefit to all residents of Midway.

Sensitive land area located on the property will be left undisturbed as required by the land use ordinance. These sensitive lands include 25% and greater slopes, hot pots and pot rock outcroppings. There is also a small section of the 25' wetland buffer from the wetlands located on the property that was part of the rural preservation subdivision that protrudes into this property. That will need to be accounted for and no building will be allowed within that buffer.

LAND USE SUMMARY:

- Resort Zone (RZ)
- Phase 1 approximately 16 acres (28.87 acres total)
- 11.87 acres of open space (15.95 acres of open space in entire master plan)
 - 8.81 acres are preserved in a conservation easement
- 12 duplexes (24 units), two family lodges, and amenities

- Public trails from 600 North to Burgi Lane, River Road to resort core, and crater loop trail. Trails will be 8' with a paved surface except for the hot pot trail will be a soft surface trail.
- Private roads and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City's culinary water line.
- Sensitive lands on the property include hot pots, rock outcroppings and 25% and greater slopes.

ANALYSIS:

Open Space – The code requires 55% open space which is being met with 16.06 acres of which 11.87 acres are in phase 1. Only areas that are a minimum of 100' in width qualify as open space, these areas shall not be developed except for uses specifically permitted in the code. The open space areas that will be noted on the plat will include the 100' setback area along the adjoining property boundaries.

Density – The proposed development includes the following types and quantities of density (Items in **bold** are in phase 1):

- 80 Hotel Rooms – 41,270 SF
 - 23 Cottages – 40,020 SF
 - One Presidential Suite - 3,210 SF
 - Resort Building/Spa - 48,510 SF
 - **24 Duplex Units - 66,393 SF**
 - **Two Family Lodges - 10,542 SF**
 - Farm Kitchen - 2,500 SF
- Total: 212,445 SF
 Total Bedrooms: 237 EA

Building Area –The proposed plan includes a gross building floor area of 212,445 square feet (250,000 square feet is the maximum allowed by the Memorandum of Understanding). The resort zone requires 20% of the gross floor area to be designated as commercial (42,489 square feet). Of that 20%, 25% must be uses such as retail, restaurants, clubs/taverns, or art galleries/showrooms (10,622 square feet).

Access – The development has three access points, two of which will be built to City standards, one from Burgi Lane, one from 600 North via 200 East. The third is an emergency access from Sunflower Lane. The roads will be private except the existing public road of 200 East which extends about 650' north of 600 North.

Traffic Study – The developer has submitted a traffic study which Horrocks Engineers has reviewed. Please see the attached letter from Horrocks for their comments.

Public Participation Meeting – The developers held a public participation meeting on May 4, 2022, as required by the ordinance for master plan applications. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some sloped areas and geologic sensitive lands that cannot be disturbed through the development process. The craters are defined as a “major geologic feature” in the sensitive lands ordinance and cannot be developed or disturbed, although the Crater has been developed in several ways over the past century. The developer is limited in use of the area which basically means that the pot rock cannot be modified in any way. There is also an area of the property that contains “minor geologic features” which is an area that is developable except for pot rock outcroppings over three feet in height. A few trails are planned in the craters area which must be constructed within the guidelines of the sensitive land ordinance.

Public Trails – There is an 8’ paved public trail that is planned to connect from the Burgi Hill Park in the north to the Watts Remund Farms PUD in the south. This trail will connect the north end of the City down to Main Street and will create a trail that will generally not parallel roads and will create a safe environment for pedestrians to travel from one area of the Midway to another. The City has also planned an 8’ paved public trail along River Road and has recently installed a temporary trail in the River Road right-of-way. It is anticipated that in the future, the City will rebuild the River Road trail in the public trail easement that has been dedicated to the City as part of the Mountain Spa Rural Preservation Subdivision with the funds the developer has already given to the City. The future River Road trail will be constructed in the trail easement along the River Road right-of-way that will be farther from the road and will create a safer pedestrian experience. The City has also secured a public trail easement and funding to connect the River Road trail with the linear park trail on the property that would run east and west on an easement along the Lacy Lane Estates’ southern boundary. This trail will be a soft surface trail. A log fence will also be built along the north side of the trail by funds already paid to the City by the developer. There is also a soft-surface public trail that will connect from the linear park trail that will circle the hot pot area in the conservation easement.

Private Trails – There are many 6’ private trails in the development. These trails will be used by the guests to travel from lodging areas to amenity areas. The plan specifies that the trails will either be concrete or asphalt which will work better than soft-surface trails which would not be as feasible in the varied climate of Midway.

Architecture Theme – Typically, the architectural theming for new structures in the Resort Zone must comply with the Swiss-European guidelines outlined in Section 16.13.37 of the land use code. In Chapter 16.15 (Resort Zone), the building design guideline section (16.15.4 (G) (3)) states that the building design shall reflect “The community’s architectural character choices emphasizing Swiss/European Alpine themes (or other themes as approved by the City Council after a recommendation from the Visual Architectural Committee (VAC) and Planning Commission).” The applicant proposed a theme that some may interpret as a departure from the typical Swiss/European Alpine themes. With the approval of the master plan, the developer’s proposed theming was approved for the resort. Individual buildings will be presented to the VAC for their review before building permits are submitted.

Setbacks – The proposed development is designed with the setbacks from the Resort Zone code. The code requires 100’ setbacks from all boundary lines surrounding the original Mountain Spa property. This includes the areas along the southern boundary, Sunflower Farms, property to the west that fronts Center Street, and along the boundary with the Lacy Lane Estates. The four Mountain Spa Rural Preservation lots that were developed by the applicant and were part of the original Mountain Spa Resort property, all have minimal setbacks because those properties are part of the master proposal and are considered part of the resort property as approved in the previous plan (2008 master plan approval). Internal road setbacks are as approved by the City Council. Most of the units are setback from the private road about 15-20 feet but there are two buildings that have a minimal setback of about 10’ from the edge of the private road. The two-family lodges are setback about 12’.

Height of structures – Structures cannot exceed 35’ in height measured from natural grade. The code does allow specific architectural elements to reach a maximum height of 52.5’.

Building Area Dimensional Limitations – The code requires that building coverage not exceed 12,000 square feet per acre or greater than 27.5% of an acre. The applicant has submitted a plan that states that the average building coverage 212,445 square feet (4.88 acres) per acre which is 16.9% per acre.

Memorandum of Understanding requirements – Summit Land Conservancy and Chuck Heath entered into a Memorandum of Understanding (MOU) regarding development of the Mountain Spa Property. The MOU dictates previously mentioned items such as building footprint area and height. It also requires the following:

- Restore and maintain the historic “Mountain Spa” pole sign.
- Construct the previously mentioned trails.
- Restore natural hot spring water to at least one of the craters in the protected pot rock area.
- Demolish and clean up the old buildings and derelict swimming pools in and around the protected pot rock area, leaving the two-story historic stone building intact.

- Provide for the preservation of wildlife habitat, particularly the wetland areas on the northwest of the property.

Parking in Phase 1 – 13 parking stalls will be built in front of the family pool area. Each of the duplex units and family lodges will include a 2-car garage. Because of the minimal setbacks for some of the structures, there will not be room to park in the driveway areas in front of the garages for some of the units.

Water Rights – Master plans require that water rights be held in escrow with the City before the master plan agreement can be recorded. The required water rights per phase are then dedicated to the City before the recording of each plat. The Water Advisory Board reviewed the project on May 2, 2022, to preliminarily determine the water required for the proposal. In that meeting, the Water Board recommended that 119.62 acre feet (106.72 culinary and 12.97 outside irrigation) will be required for the entire project which includes culinary connections and outside irrigation. Since that meeting, plans have been revised and updated so the current recommendation is no longer accurate. On October 3, 2022, the Water Board reviewed and made a recommendation that 124.85 acre feet (92.23 culinary and 25.62 outside irrigation) must be held in escrow for the entire master plan. They also recommended to the City Council that 36.5 acre feet are dedicated for Phase 1 (26 culinary connections, water features, and 3.16 acres of irrigated area).

Landscaping Plan – A detailed landscaping plan has been submitted which shows irrigated areas, ground covers, and types and quantities of trees. The code requires 15 trees per acre for non-hard-surface common areas. Based on the plan, 326 trees are required. Phase 1 includes 257 of the required 326 trees. All trees in Phase 1 comply with requirements that evergreens are at least 6' tall and deciduous trees have a caliper of at least 2". One area of attention is in the north end of the resort where the private road makes a 90 degree turn next to Lacy Lane Estates. This area is of concern because of the potential light nuisance that is created by vehicles leaving the resort and heading to Burgi Lane. The lights from the vehicle will shine directly into the back of couple of Lacy Lane homes and will affect several others unless the nuisance is mitigated. The developer, staff and Lacy Lane Estates HOA, and residents of Lacy Lane have held several meetings to work on a landscape plan and stone wall plan that works for all parties. It is unknown if all the residents of Lacy Lane agree on the plan but the feedback that staff has received has all been positive on the proposed plan.

Off-Site Storm Drain Basin – Part of creating a landscaping plan that helps shield residents of Lacy Lane from light and noise nuisances created by Ameyalli, and part of creating the space necessary for the landscaping required rerouting of the proposed public trail. To create the spacing for both, a solution developed that placed Ameyalli's storm water basin in the common area of Lacy Lane. This plan is currently being voted on the HOA and, if approved, an easement will need to be granted by the HOA to Ameyalli for access and maintenance purposes. If the vote fails, then Ameyalli will return to their original plan of an on-site storm drain basin

but the trail and landscaping on Ameyalli will need to be modified from the proposed plans.

Geotechnical Report – The City has received a geotechnical report for the property that was prepared by Earthtec which has been reviewed by Horrocks Engineers. The City has also received a report on ground penetrating radar of the site.

WATER BOARD RECOMMENDATION:

The Water Advisory Board reviewed the project on October 3, 2022, to determine the water required for the proposal. They recommended that 124.85 acre feet (99.23 culinary and 25.62 outside irrigation) will be required for the entire project which includes culinary connections and outside irrigation. They also recommended to the City Council that 36.5 acre feet are dedicated for Phase 1 (26 culinary connections, water features, and 3.16 acres of irrigated area).

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect resort tax.
- The public trail system in the development will benefit the entire community by creating public trails across the property.
- Amenities will be created that will be accessible year-round which will invite more tourists to visit the resort in all seasons.
- The exact amount of required water rights has yet to be determined.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with code and master plan requirements.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the Planning Commission 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. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does not comply with code and master plan requirements.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITION:

1. The off-site storm drain easement must be recorded before the plat is recorded for Phase 1.

September 13, 2022

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049
(Sent by Email)

Subject: Ameyalli – Phase 1 Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed Phase 1 of the Ameyalli Resort for Preliminary approval. The proposed resort is located within the recently plated Mountain Spa Rural Preservation development and is located at approximately 800 North and 200 East. Phase 1 consists of 24 duplex units located within 12 structures and 2 family lodges located within 2 structures. Phase 1 has a total of 108 bedrooms. The proposed resort is located within 28.87 acres. The following issues should be addressed with Preliminary approval.

General Comments

- To allow Phase 1 to operate as a self-sustaining phase, the road must be constructed from 600 North to Burgi Lane.
- Snow removal and trash collection should be addressed.

Water

- Phase 1 will be served from the Gerber / Mahogany pressure zone.
- To provide the adequate fire flow, the proposed 8" water line will connect to the existing 10" Gerber zone water line within Burgi Lane, the existing 10" water line in Sunflower Lane, and the proposed upsized 8" water line in 200 East.
- The proposed 8" water lines within the development will provide fire flows of approximately 2,000 gpm. To provide these fire flows all water lines should be installed with phase one.

Roads

- Roads within the proposed Phase 1 will connect to both Burgi Lane and 200 East at 600 North, with a third emergency access connecting to Sunflower Lane. Each road will be built to Rural City Street standard. The proposed cross-section is 22' of asphalt with two 2' concrete ribbon curbs, for a total width of 26'
- The roads within the resort will be private roads with a public easement.
- Each of the improvements within 200 East, road, water, irrigation, and any private improvements will be installed and paid for by the Ameyalli Resort.
- The existing power line along 200 East should be buried as part of the Ameyalli Phase 1 improvements.
- A traffic study has been submitted and reviewed and accepted.

Pressure Irrigation

- The resort will be serviced by Midway Irrigation. To date a design for the booster pump has not been provided to the developer.

- Prior to Phase 1 receiving Final approval the design for the irrigation pumping system should be submitted to and accepted by the Developer. This should be both the pump design and the pump and pipeline location.

Trails

- An 8' paved public trail running north to south from Burgi Lane through the development and connecting to 600 North is shown on the proposed plans. This trail will provide connectivity from existing trails on Burgi Lane, and 600 North to the Valais Park. The trail will be a valuable link to the Midway City trails system. The trail is shown to be completed as part of Phase 1.

Storm Drain


- The storm drain system will be a private. The system will collect and retain all storm water onsite through catch basins and retention basins. The storm drain system will be a private system maintained by the owner.

Sewer

- All units within this development will be serviced by Midway Sanitary District.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.
Midway City Engineer

cc: Berg Engineering (Sent by Email)

Midway City Corporation

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



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Ameyalli Master Plan Approval

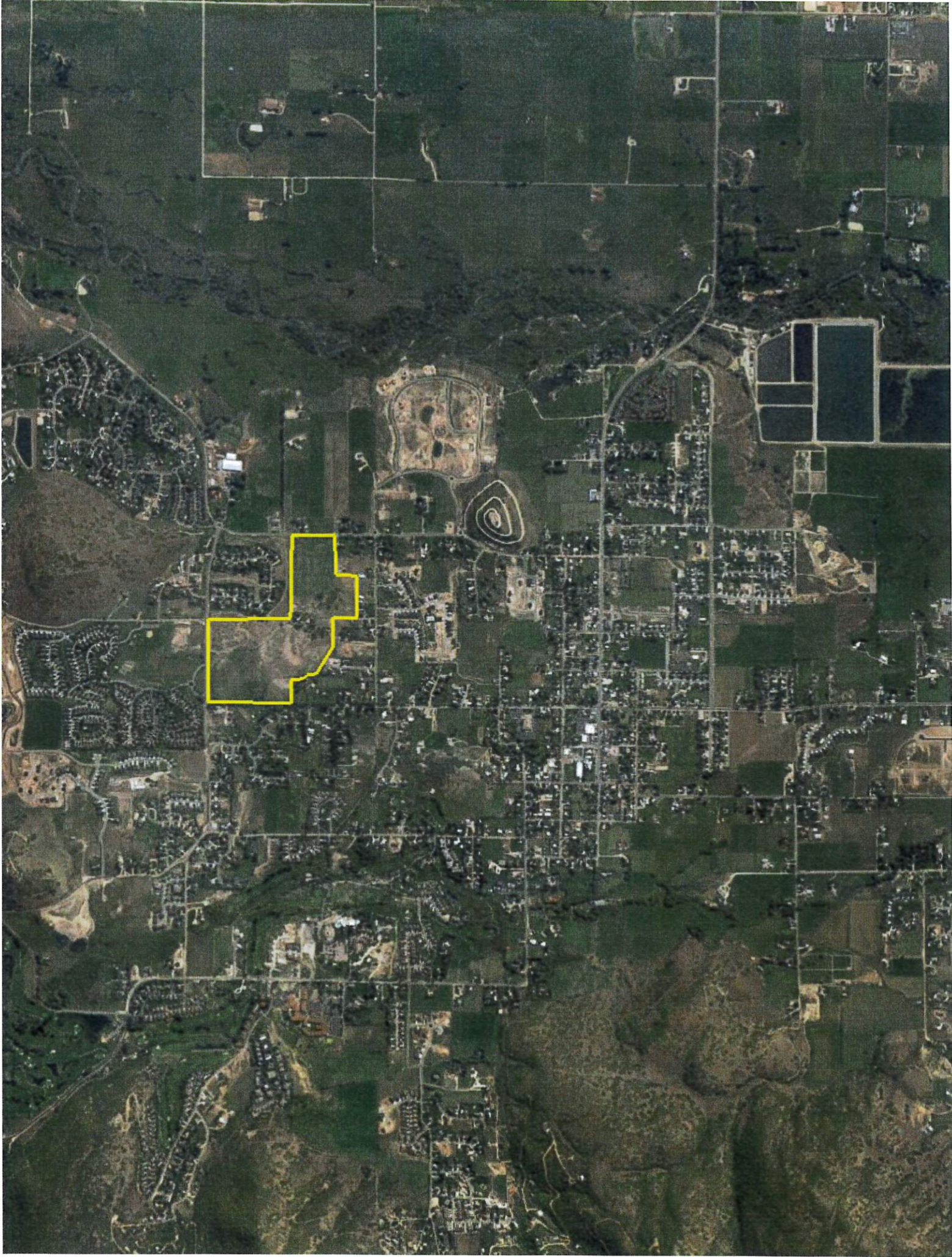
July 6, 2022

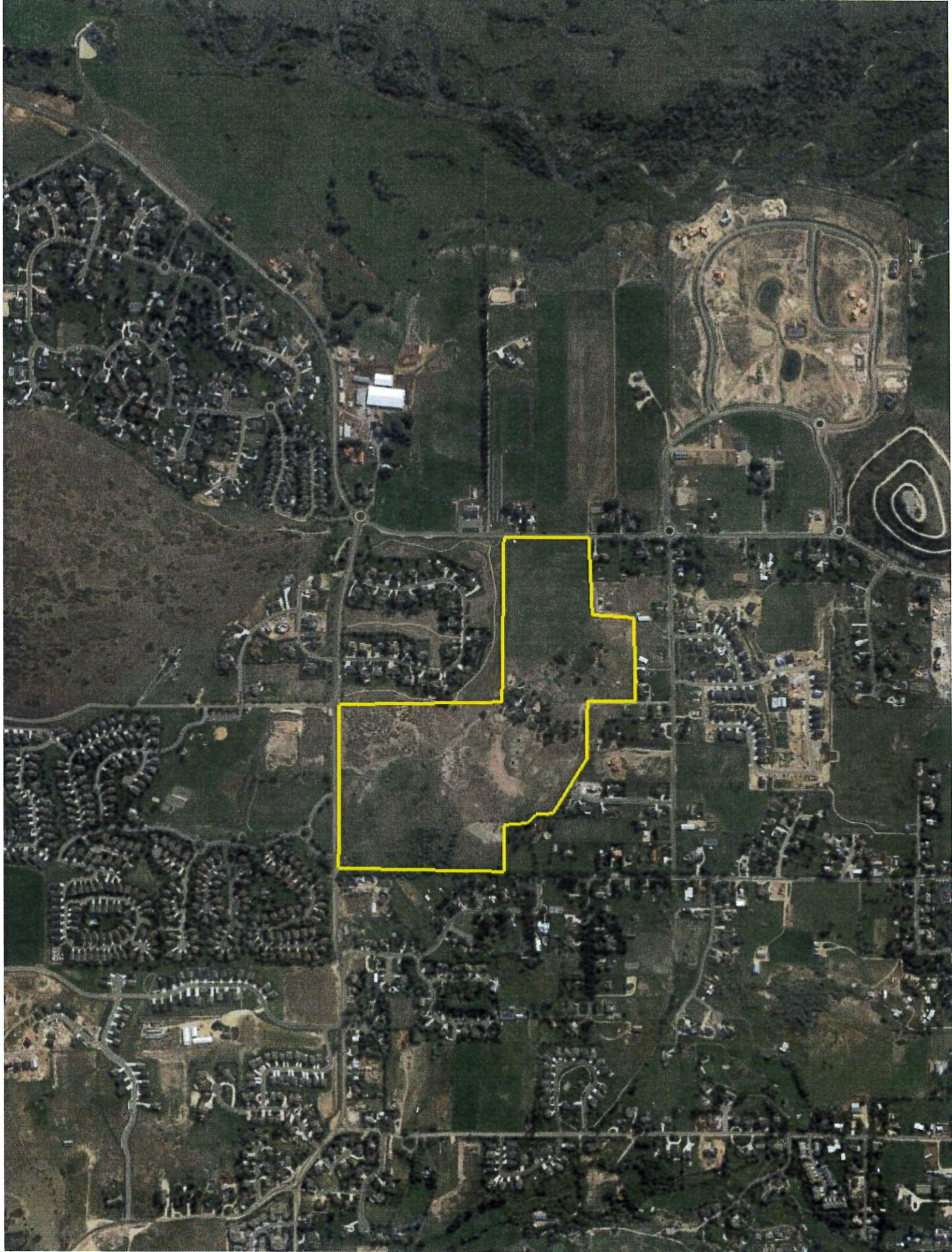
Michael Henke Midway City Planning Director,

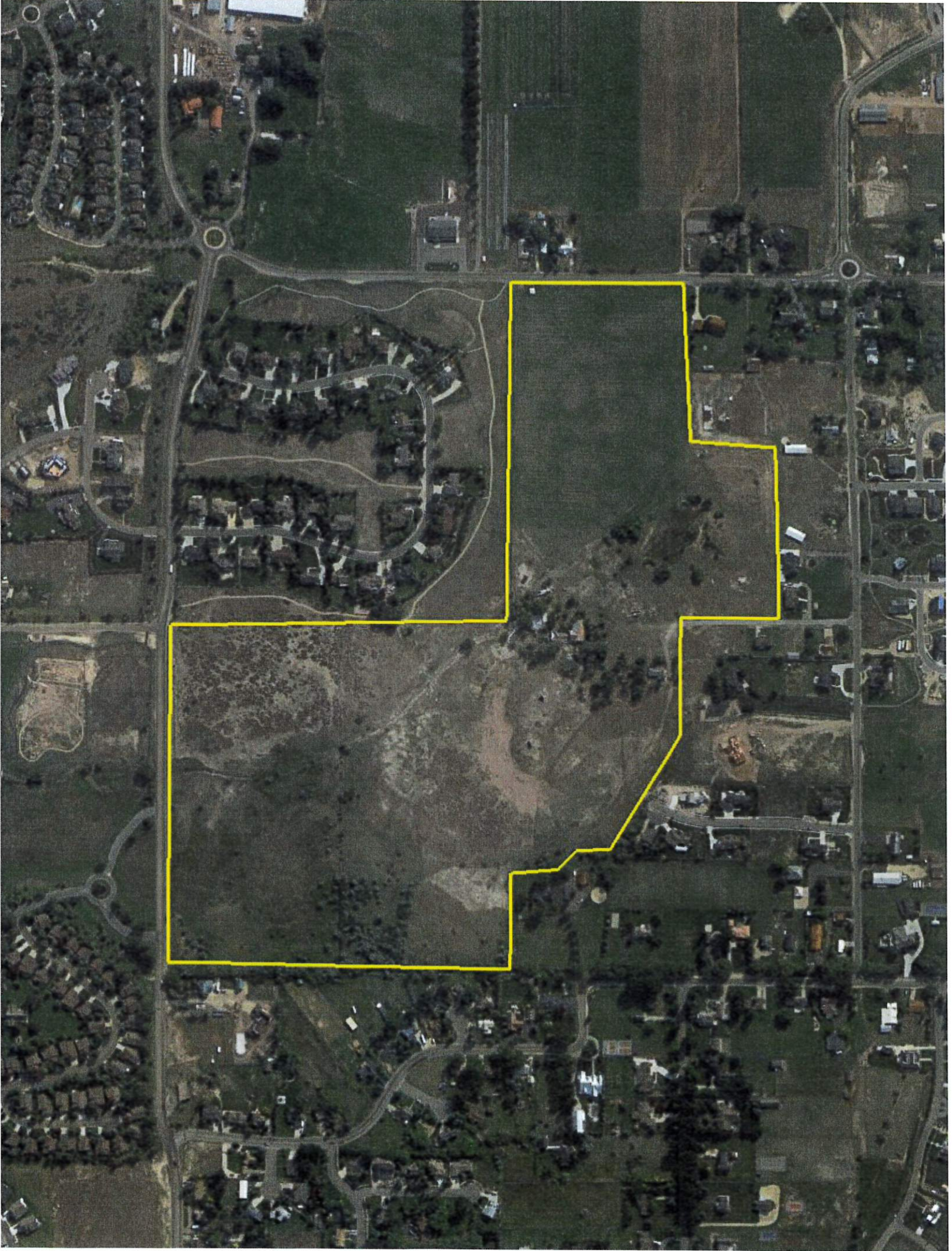
I have reviewed the master plan proposal for Ameyalli for compliance with the 2018 International Fire Code (2018 IFC). The only concern I have with the current plan proposal, the main road going between Burgi Lane and 200 East be fully connected and be asphalted, or concrete prior to allowing combustible construction activities. I have no other fire code concerns currently. Once more detailed plans are available, I will review this development for 2018 IFC code compliance verify proper hydrant location & distances from structures, road widths, etc.

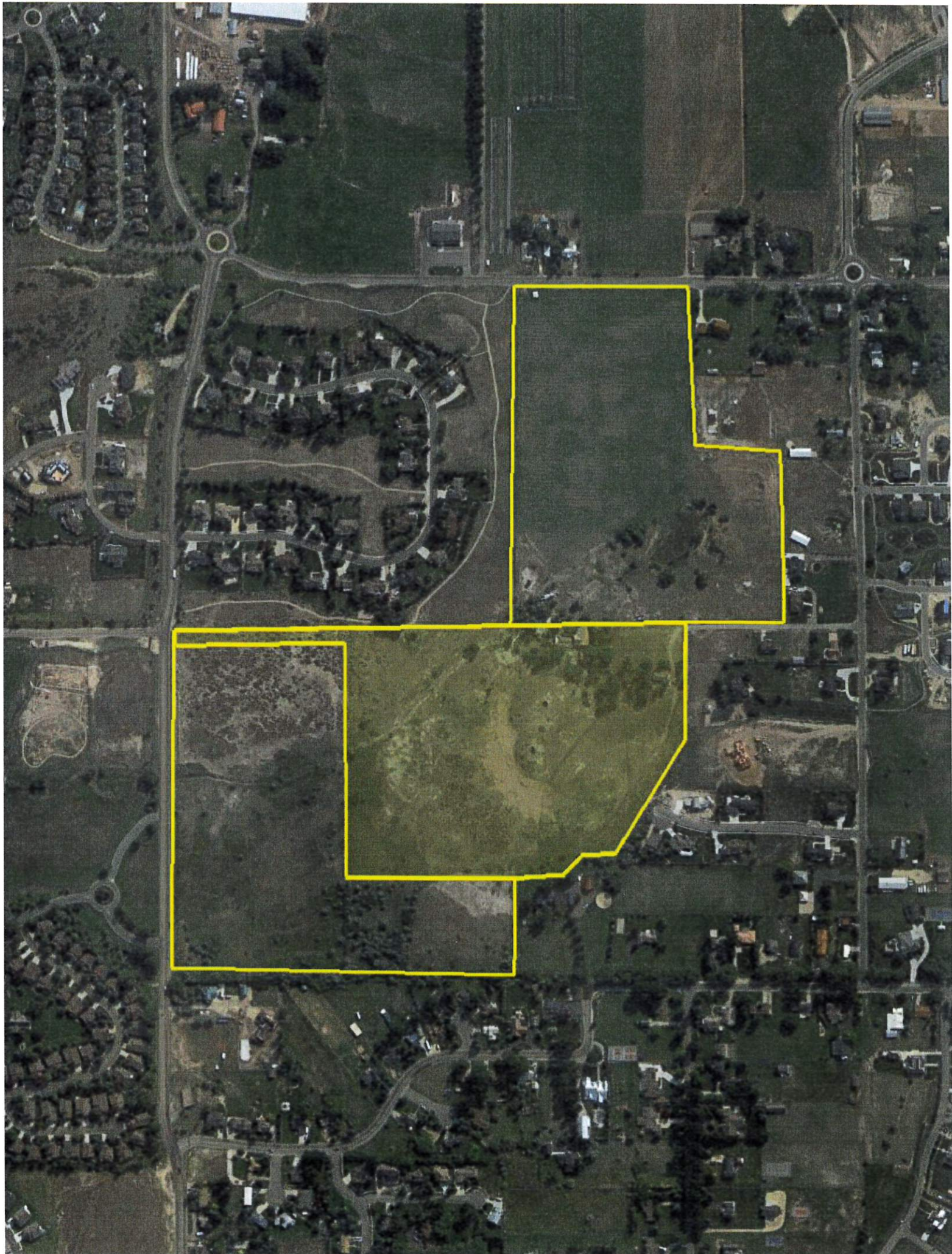
Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.









Ameyalli Vision Statement

Ameyalli's main goal is to bring Mountain Spaa and Luke's Hot Pots back to life. Historically, this land was a stronghold for both visitors and residents, but it has since been reduced to rubble. With the creation of Ameyalli, this sanctuary will be illuminated in a fresh, but connective and reminiscent way.

Another intention is that we hope to bridge the site's distinctive history and beauty simultaneously. We have taken inspiration from famous Swiss Architects like Peter Zumthor for our design, and it is important that we incorporate Midway's Swiss design while respecting the site's noteworthy topography. Our buildings will amalgamate the natural Hot Pot stone layering the area, thus having a very natural and refreshing look. Moreover, the earth-like tones and grass roofs make the development nearly disguised from the road or aerial views to enhance the site's individual landscape, instead of covering it. The 45-acres of land donated to the Summit Land Conservancy also creates a charming buffer between resident and resort property.

We hope to do justice to the site's history by paying our utmost respect to those who have used the site; from residents in recent years to Indigenous Peoples using the waters as a sacred meeting point—we want to remind everyone of its important history. We will be restoring the old Mountain Spaa sign and hopefully restoring one of the original stone buildings. We also plan to educate visitors on the site's history by posting stories, information, and experiences on our website, menus, and brochures.

A significant benefit is that Ameyalli Resort will bring in visitors from across the globe. With five-star spa amenities, mountain views, healing hot spring minerals, and an exceptional location, Ameyalli will create a world-class destination for the city of Midway. The development will have 131 units that visitors can have the opportunity to rent, ranging from large family lodges to hotel rooms perfect for couples.

Along with bringing in new tourism, Ameyalli will also be an oasis for residents of Midway. Anyone will be able to come in for the day to enjoy a spa treatment, swim in the mineral water, hike through the trail system, or have dinner at the restaurant overlooking the Wasatch Mountain Range. We've had communications with some residents of Midway, and many individuals spent their childhood at Mountain Spaa. We would love to bring this space back for them and their families to enjoy as well.

We have put extensive research into what will make this project a reality. We've divided our financials into three phases and have already raised the money needed to start developing. We raised our money through private equity to keep control and flexibility, and we have estimated the project to cost around \$89 million and take five years' time. We have additionally divided up the building into four phases: 1) Family Duplexes 2) Spa/Core Building 3) Hotel Rooms and 4) Cottages.

Our dream is for Ameyalli to become a staple of Midway. We are excited to work with Midway's city, residents, and businesses to create the best project possible. We want to bring this site back to life after being abandoned for so long. This site is very special to us, and we can't wait to open it back up to the public.

AMEYALLI RESORT DEVELOPMENT
Proposed Plan Conditions
Preliminary Resort Plan October 4, 2022

LIGHT MITIGATION STRATEGIES

All future site lighting will comply with Midway Municipal code 5.02.080 outdoor lighting and glare to help mitigate the potential impact on the surrounding residents. Please refer to page 7 of the submitted Preliminary City Application Package.

LIGHT NUISANCE STRATEGIES

On Saturday, September 17, 2022, at 9:00 am, Chuck Heath met with Bill McDonald, Lacy Lane Estates Homeowners Association President, Vice President Doug Gray, and Secretary Gary Otteson. The objective of the meeting was to collaborate on strategies to help reduce the light nuisance from cars leaving the resort and shining on homes on Lacy Lane Estates. One highly favored approach would be for the developer to build a 40' x 5' HT stone wall with evergreens behind it. Furthermore, other evergreens would be planted on HOA's property, thus helping reduce the light nuisance.

AMEYALLI RESORT

PHASE 1 FINAL APPLICATION

SHEET INDEX

CIVIL ENGINEERING

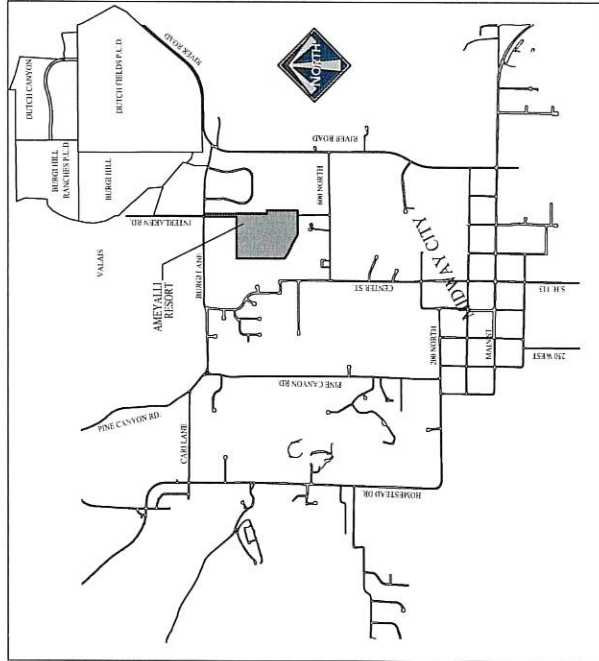
1. EXISTING CONDITIONS
2. MASTER PLAN
3. UTILITY MASTER PLAN
4. STORM DRAIN MASTER PLAN
5. PHASE 1 PLAN
6. PHASE 1 PLAN
7. 200 EAST WELLNESS DRIVE PLAN AND PROFILE 0+00 - 10+00
8. WELLNESS DRIVE PLAN AND PROFILE STA 10+00 - 20+00
9. WELLNESS DRIVE PLAN AND PROFILE STA 20+00 - 30+00
10. AMEYALLI DRIVE PLAN AND PROFILE STA 0+00 - 10+00
11. AMEYALLI DRIVE PLAN AND PROFILE STA 10+00 - 12+00
12. ROAD CONSTRUCTION DETAILS
13. PHASE 1 UTILITY PLAN
14. SUNFLOWER LANE SEWER PLAN AND PROFILE
15. WELLNESS DRIVE SEWER PLAN AND PROFILE STA 9+81 - 20+00
16. WELLNESS DRIVE SEWER PLAN AND PROFILE STA 20+00 - 30+50
17. AMEYALLI DRIVE OFFSITE SEWER PLAN AND PROFILE STA 7+00 - 10+00
18. SEWER CONSTRUCTION DETAILS
19. WELLNESS DRIVE STORM DRAIN PLAN AND PROFILE STA 8+00 - 10+00
20. WELLNESS DRIVE STORM DRAIN PLAN AND PROFILE STA 13+00 - 15+00
21. WELLNESS DRIVE STORM DRAIN PLAN AND PROFILE 20+00 - 30+50
22. AMEYALLI DRIVE STORM DRAIN PLAN AND PROFILE 4+00 - 12+00
23. STORM DRAIN CONSTRUCTION DETAILS
24. PHASE 1 WATER PLAN
25. WATER AND PRESSURIZED IRRIGATION CONSTRUCTION DETAILS
26. WATER AND PRESSURIZED IRRIGATION CONSTRUCTION DETAILS
27. STORM WATER POLLUTION PREVENTION PLAN

LANDSCAPE ARCHITECTURE

- L00. LANDSCAPE NOTES & LANDSCAPE SCHEDULE
- L01. LANDSCAPE PLAN - PHASE 1
- L02. TREE PLANTING PLAN 1 of 2
- L03. TREE PLANTING PLAN 2 of 2
- L04. SHRUB PLANTING PLAN 1 of 3
- L05. SHRUB PLANTING PLAN 2 of 3
- L06. SHRUB PLANTING PLAN 3 of 3
- L07. ROOF PLANTING PLAN - DUPLEX A & B
- L08. ROOF PLANTING PLAN - FAMILY LODGE
- L09. LANDSCAPE DETAILS
- L10. SITE DETAILS
- L11. GRADING PLAN SHEET 1 of 4
- L12. GRADING PLAN SHEET 2 of 4
- L13. GRADING PLAN SHEET 3 of 4
- L14. GRADING PLAN SHEET 4 of 4

ARCHITECTURE

- A1. DUPLEX A
- A2. DUPLEX B
- A3. FAMILY REUNION LODGE



VICINITY MAP

CHUCK HEATH
AMEYALLI PHASE I
COVER

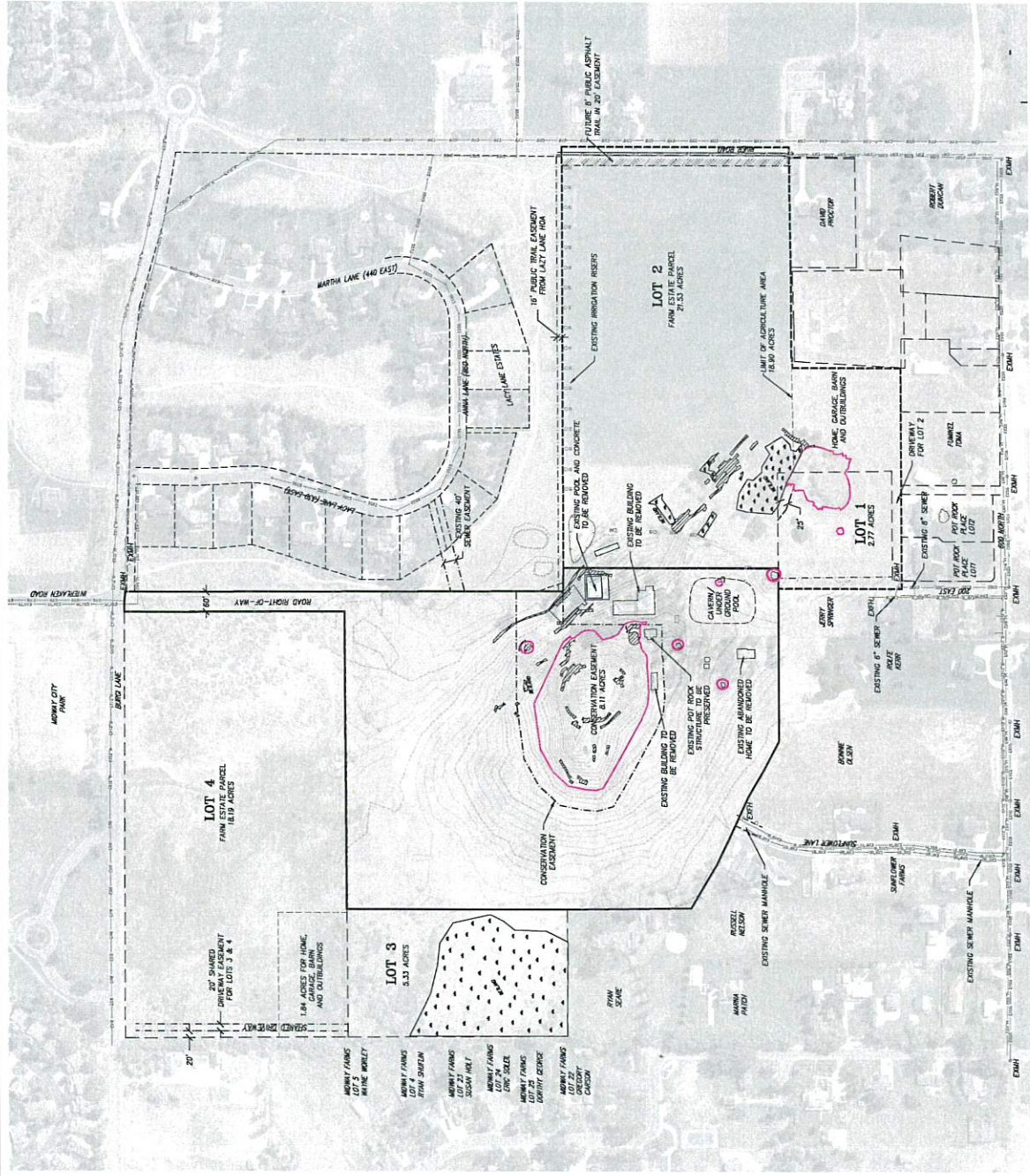


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OF BERG ENGINEERING.

SCALE: N/A
DATE: 11/16/2022

DESIGNED BY: PHB
DRAWN BY: PHB
DATE: 11/16/2022
REV: 0



LEGEND

- METLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/GRADER)
- HOT POT/GRADER SENSITIVE LANDS (3.32 ACRES)
- EXISTING PRESSURIZED IRRIGATION
- EXISTING WATER
- EXISTING SEWER

BLUE SHADE INDICATES UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

BLUE SHADE INDICATES UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE STAKING OF UTILITIES.



SCALE: 1"=150'
Scale 1" = 300' for 1st?

AMEYALLI - PHASE I

EXISTING CONDITIONS



DESIGNED BY: PDB
DRAWN BY: PDB
DATE: 11/04/2012
SHEET: 1

THIS DOCUMENT IS INCOMPLETE FOR PERMITTING PURPOSES. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL INFORMATION AND CONDITIONS BEFORE PROCEEDING WITH ANY PROJECT. BERG ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

PAUL L. BERG, P.E.
SERIAL NO. 278550
DATE: 11/04/2012



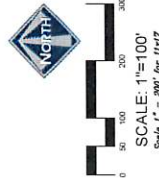
- LEGEND**
- WETLANDS (0.74 ACRES)
 - SLOPES - 2% (0.33 ACRES OUTSIDE OF HOT POT/CATCHER)
 - HOT POT/CATCHER SENSITIVE LANDS (0.35 ACRES)
 - 8\"/> PUBLIC TRAIL (ASPHALT)
 - 8\"/> PUBLIC TRAIL (SOFT SURFACE)
 - PRIVATE TRAILS (CONCRETE OR ASPHALT)
 - PRIVATE TRAILS (SOFT SURFACE)

- LAND USE CALCULATIONS**
- TOTAL AREA 28.87 ACRES
 - CONSERVATION EASEMENT 5.19 ACRES
 - ROADS 1.70 ACRES
 - PARKING 2.84 ACRES
 - ASBESTOS 0.79 ACRES
 - LANDSCAPING 0.49 ACRES
 - SCREENING 1.25 ACRES
 - SCREENING 2.59 ACRES
 - SCREENING 2.59 ACRES
 - LANDSCAPED AREAS 7.43 ACRES
 - NATURAL AREAS (NON-IRRIGATED) 2.09 ACRES

PHASE	IRREGATED	NON-IRRIGATED	TOTAL
1	22,000 SF	42,700 SF	64,700 SF
2	54,600 SF	38,721 SF	93,321 SF
3	22,720 SF	13,204 SF	35,924 SF
4	970 AC	2.59 AC	10.19 AC

PHASE	IRREGATED	NON-IRRIGATED	TOTAL
1	22,000 SF	42,700 SF	64,700 SF
2	54,600 SF	38,721 SF	93,321 SF
3	22,720 SF	13,204 SF	35,924 SF
4	970 AC	2.59 AC	10.19 AC

TOTAL IRRIGATED AREA FOR PHASE 1 REMAINS THE SAME. AREAS WITH GRASS, MULCH AND TREES IN NATURAL AREA HAS BEEN ADJUSTED.



CHUCK HEATH
AMEYALLI PHASE I
MASTER PLAN

BERG ENGINEERING
10000 W. 10TH AVENUE
DENVER, CO 80231
DATE: 10.18.2022

DESIGNED BY: PHB
DRAWN BY: JAV
DATE: 10.18.2022
SHEET 2

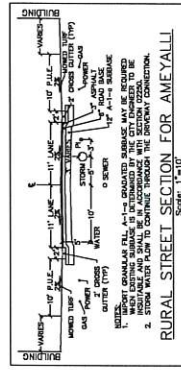
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LEGEND

- WETLANDS (0.79 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/WATER)
- HOT POT/WATER SENSITIVE LANDS (0.32 ACRES)
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN

BLUE STAKE NOTES:
 EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTORS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
 ALL STORM DRAIN CONSTRUCTION TO MEET MOJAVE CITY STANDARDS & SPECIFICATIONS



RURAL STREET SECTION FOR AMEYALL
 CROSS SECTION 1-110

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER.
 CHUCK HEATH
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 DATE: 11.10.2022

TABLE 1. 180 Year Storm Peak Runoff and Volume for Storm A.

Area	Runoff	Volume
Wetland	0.00	0.00
Hot Pot/Water	0.00	0.00
Other	0.00	0.00
Total	0.00	0.00

TABLE 2. 180 Year Storm Peak Runoff and Volume for Storm B.

Area	Runoff	Volume
Wetland	0.00	0.00
Hot Pot/Water	0.00	0.00
Other	0.00	0.00
Total	0.00	0.00

TABLE 3. 180 Year Storm Peak Runoff and Volume for Storm C.

Area	Runoff	Volume
Wetland	0.00	0.00
Hot Pot/Water	0.00	0.00
Other	0.00	0.00
Total	0.00	0.00

TABLE 4. 180 Year Storm Peak Runoff and Volume for Storm D.

Area	Runoff	Volume
Wetland	0.00	0.00
Hot Pot/Water	0.00	0.00
Other	0.00	0.00
Total	0.00	0.00

TABLE 5. 180 Year Storm Peak Runoff and Volume for Storm E.

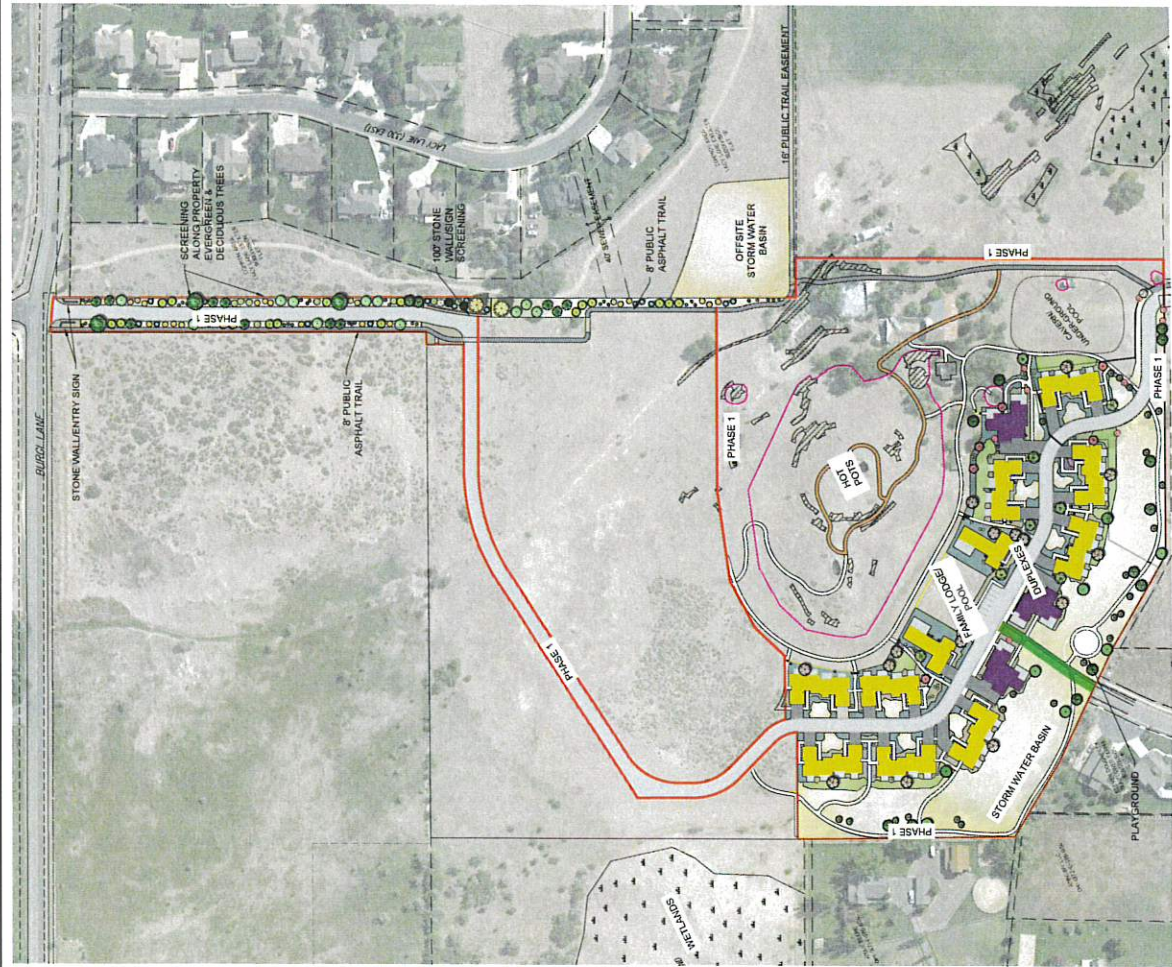
Area	Runoff	Volume
Wetland	0.00	0.00
Hot Pot/Water	0.00	0.00
Other	0.00	0.00
Total	0.00	0.00

TABLE 6. 180 Year Storm Peak Runoff and Volume for Storm F.

Area	Runoff	Volume
Wetland	0.00	0.00
Hot Pot/Water	0.00	0.00
Other	0.00	0.00
Total	0.00	0.00



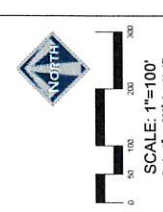
DESIGNED BY: CHUCK HEATH
 DATE: 11.10.2022
 DRAWN BY: JEFFREY
 REV: 4



- LEGEND**
- WETLANDS (17.2 ACRES)
 - SLOPES > 25% (2.3 ACRES OUTSIDE OF HOT POT WATER)
 - HOT POT WATER SENSITIVE LANDS (2.15 ACRES)
 - 8\"/>

- PHASE 1 GRASSHAWK (FRAGMENTED) 7,500 SF
- PHASE 1 MULCH (FRAGMENTED) 2,800 SF
- PHASE 1 NATIVE AND DISTURBED (FRAGMENTED) 42,173 SF
- PHASE 1 TREE REMOVAL AREA (FRAGMENTED) 48 UP TO 10\"/>

TOTAL BRIDGED/UPPER MULCH AND TREES 58,473 SF



CHUCK HEATH
AMEYALLI PHASE 1
PHASE 1 SITE PLAN

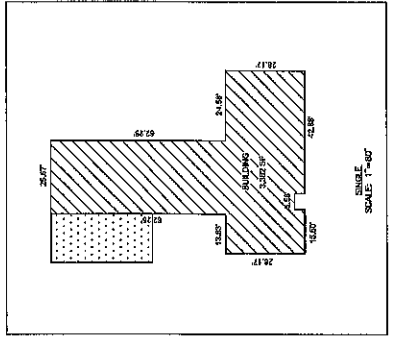
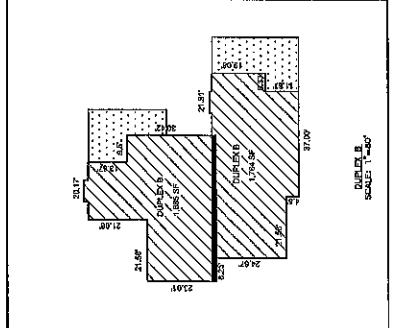
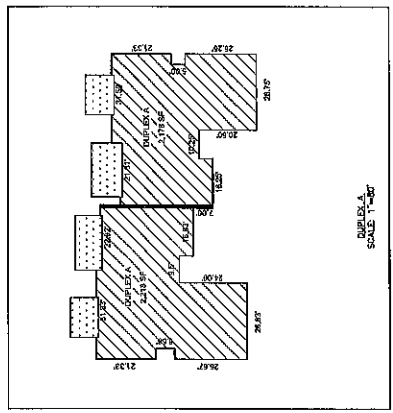
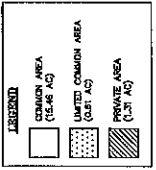
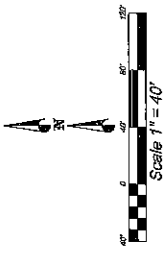
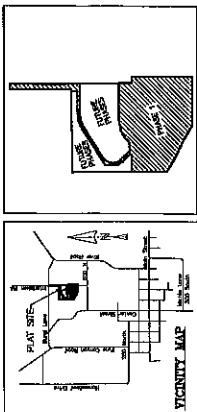
BERG ENGINEERING
1000 W. 10TH AVENUE, SUITE 204
DENVER, CO 80202
TEL: 303.733.8800
WWW.BERGENGINEERING.COM

DESIGN BY: FWH DATE: 14 NOV 2012 SHEET 5
DRAWN BY: DMB REV: 1

THE DRAWING IS BELIEVED TO BE A TRUE AND CORRECT REPRESENTATION OF THE DESIGN INTENT.
DATE: 14 NOV 2012
SCALE: 1"=100'

AMEYALLI RESORT - PHASE 1

LOCATED IN THE SW QUARTER OF SECTION 28, T15N, R10E, S18E



BUILDING PAD COORDINATES

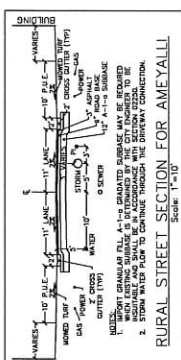
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2	N 5493.28	E 11028.78
3	N 5493.28	E 11028.78
4	N 5493.28	E 11028.78
5	N 5493.28	E 11028.78
6	N 5493.28	E 11028.78
7	N 5493.28	E 11028.78
8	N 5493.28	E 11028.78
9	N 5493.28	E 11028.78
10	N 5493.28	E 11028.78
11	N 5493.28	E 11028.78
12	N 5493.28	E 11028.78
13	N 5493.28	E 11028.78
14	N 5493.28	E 11028.78
15	N 5493.28	E 11028.78
16	N 5493.28	E 11028.78
17	N 5493.28	E 11028.78
18	N 5493.28	E 11028.78
19	N 5493.28	E 11028.78
20	N 5493.28	E 11028.78
21	N 5493.28	E 11028.78
22	N 5493.28	E 11028.78
23	N 5493.28	E 11028.78
24	N 5493.28	E 11028.78
25	N 5493.28	E 11028.78
26	N 5493.28	E 11028.78
27	N 5493.28	E 11028.78
28	N 5493.28	E 11028.78
29	N 5493.28	E 11028.78
30	N 5493.28	E 11028.78

**AMEYALLI RESORT
PHASE 1**

PLANNED UNIT DEVELOPMENT, MONY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 40' PER

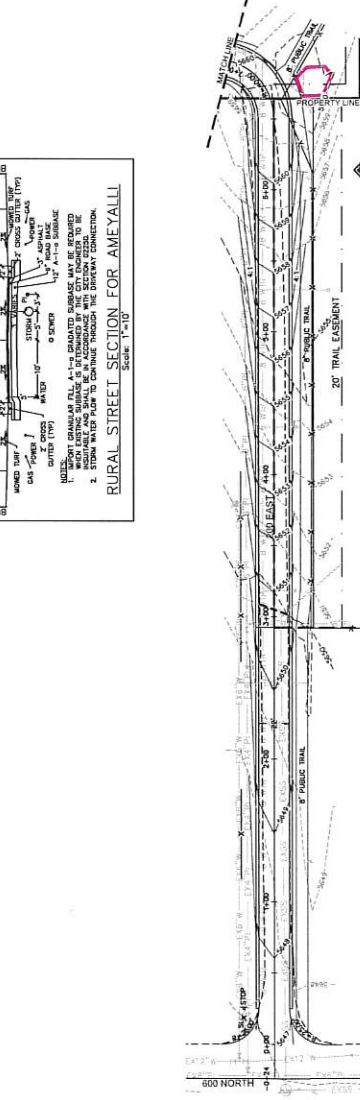
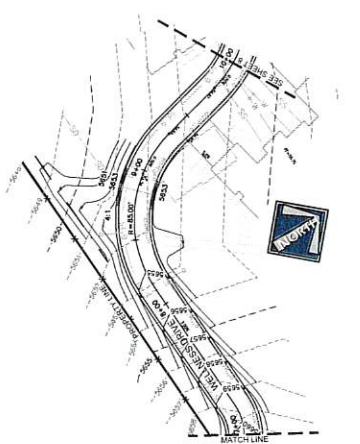
DATE OF SURVEY: JANUARY 2023

ADDRESS TABLE	WEST LINE DEL.	EAST LINE DEL.	COMMENTS DEL.
1			
2			
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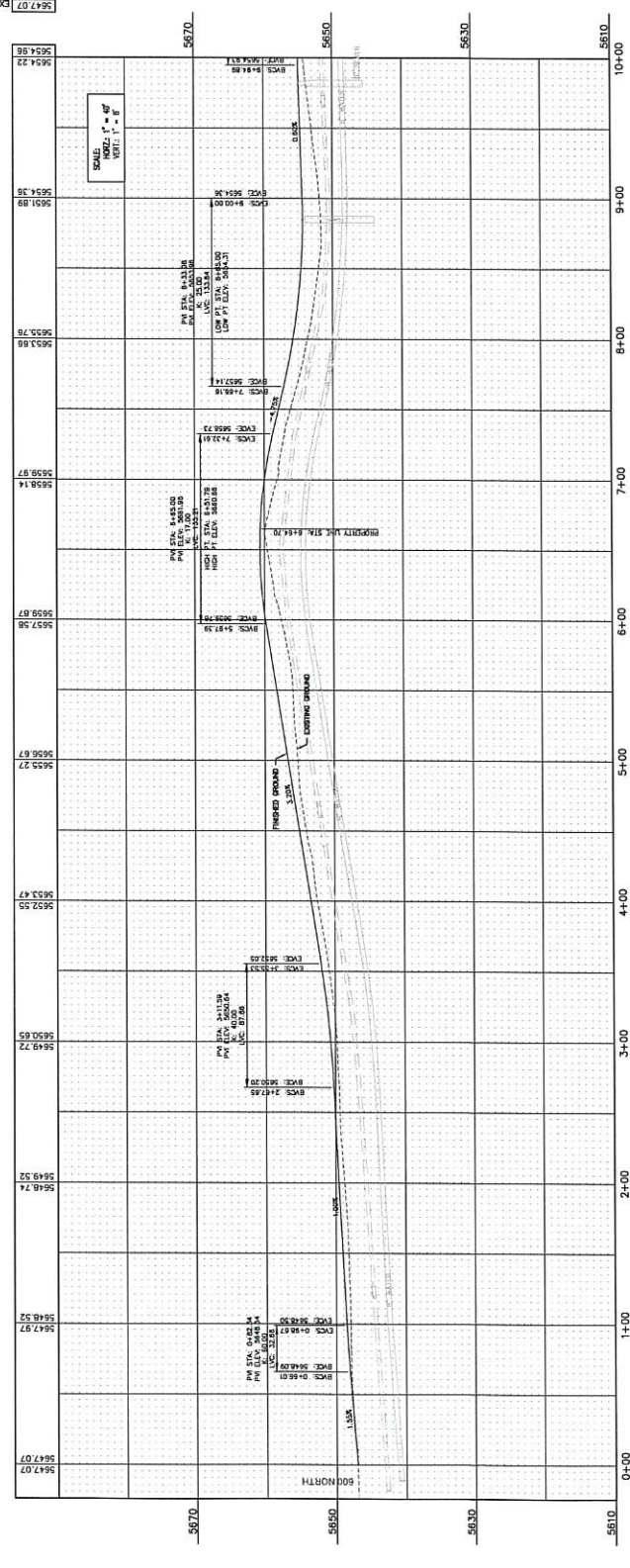


- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" WATER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXISTING FENCE
 - HOT POT/CHATER SENSITIVE LAND
 - STREET LIGHT
 - STOP SIGN

BLUE STATE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING ON SITE. PRIVATE ROAD IS DESIGNED FOR REDUCED SPEEDS. DESIGN STANDARDS INCLUDE:
 MIN. RADIUS FOR HIGH VOLUME LOW SPEED URBAN ROADS PER AASHTO EXHIBIT 4.
 HORIZONTAL: K FOR VERTICAL CLEARANCE
 15 MPH K=10 (SAD)
 20 MPH K=20 (SAD)
 30 MPH K=30 (SAD)
 40 MPH K=40 (SAD)
 50 MPH K=50 (SAD)



5647.07 FINISHED GROUND
 5647.07 EXISTING GROUND



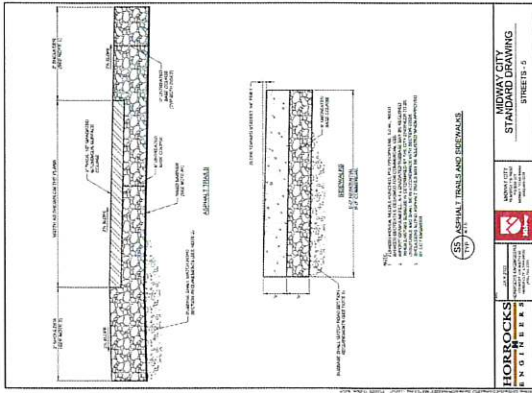
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CHECK HEATH
 AMEYALLI - PHASE I
 300 EASTWELANESS DRIVE
 PLAN & PROFILE STA 0+00 - 10+00

BERG ENGINEERING
 300 E. MAIN ST. SUITE 204
 AMEYALLI, ARIZONA 85501
 PH: 520.257.9744

DESIGNED BY: JDB DATE: 14 MAY 2022 SHEET: 7
 DRAWN BY: JDB REV:

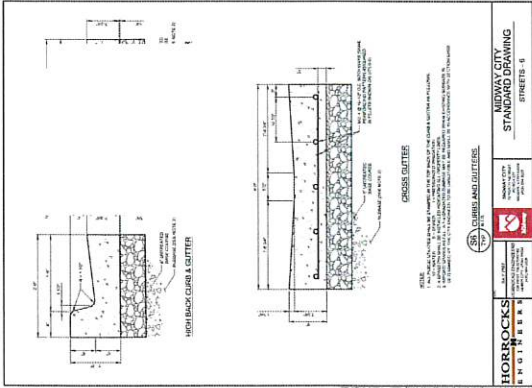


HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.horrocksend.com

MIDWAY CITY STANDARD DRAWING
 SHEETS - 5

STANDARD SPECIFICATIONS

1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
 2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.

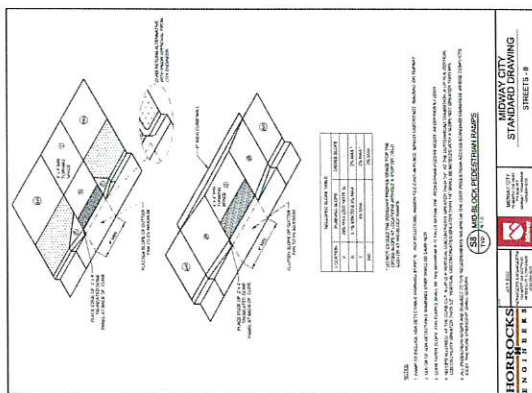


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 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
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 www.horrocksend.com

MIDWAY CITY STANDARD DRAWING
 SHEETS - 6

STANDARD SPECIFICATIONS

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 2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.

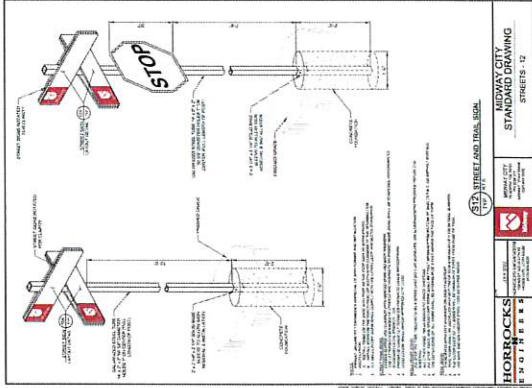


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 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
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MIDWAY CITY STANDARD DRAWING
 SHEETS - 8

STANDARD SPECIFICATIONS

1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
 2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.

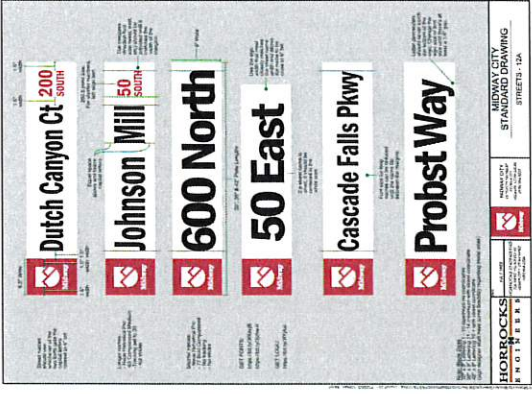


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 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.horrocksend.com

MIDWAY CITY STANDARD DRAWING
 SHEETS - 12

STANDARD SPECIFICATIONS

1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
 2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.

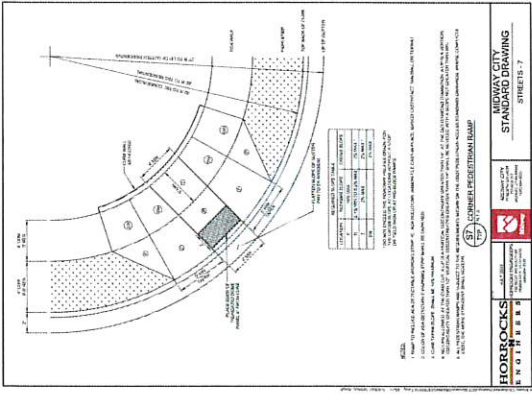


HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.horrocksend.com

MIDWAY CITY STANDARD DRAWING
 SHEETS - 13A

STANDARD SPECIFICATIONS

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 2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.

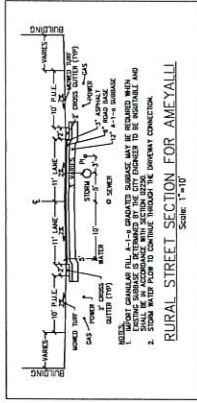


HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE, SUITE 100
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 www.horrocksend.com

MIDWAY CITY STANDARD DRAWING
 SHEETS - 7

STANDARD SPECIFICATIONS

1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
 2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.



HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.horrocksend.com

RURAL STREET SECTION FOR AMEYALLI
 SCALE: 1"=10'

STANDARD SPECIFICATIONS

1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
 2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY ENGINEER BEFORE USE.

CHUCK HEATH
 AMEYALLI PHASE I
 ROAD CONSTRUCTION
 DETAILS

BERG ENGINEERING
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.berg-engineering.com

DESIGNED BY: CHUCK HEATH
 DRAWN BY: FRED BERRY
 DATE: JANUARY 2012
 REV: 12

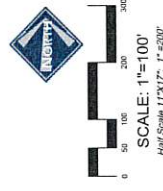
- LEGEND**
- WETLANDS (0.75 ACRES)
 - SLOPES > 20% (0.33 ACRES OUTSIDE OF HOT POT/WATER)
 - HOT POT/WATER SENSITIVE LANDS (0.22 ACRES)
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN
 - FIRE HYDRANT

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:
 IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS.

WATER NOTES:
 IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
 ALL COTTAGES/UPPLEDS WILL HAVE A 1" DRAINAGE SYSTEM.
 ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY WATER PRESSURIZED IRRIGATION NOTES.
 ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
 ALL PRESSURIZED IRRIGATION MAIN SHALL BE C-100 DR-18 PURPLE PIPE.

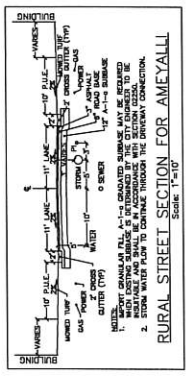
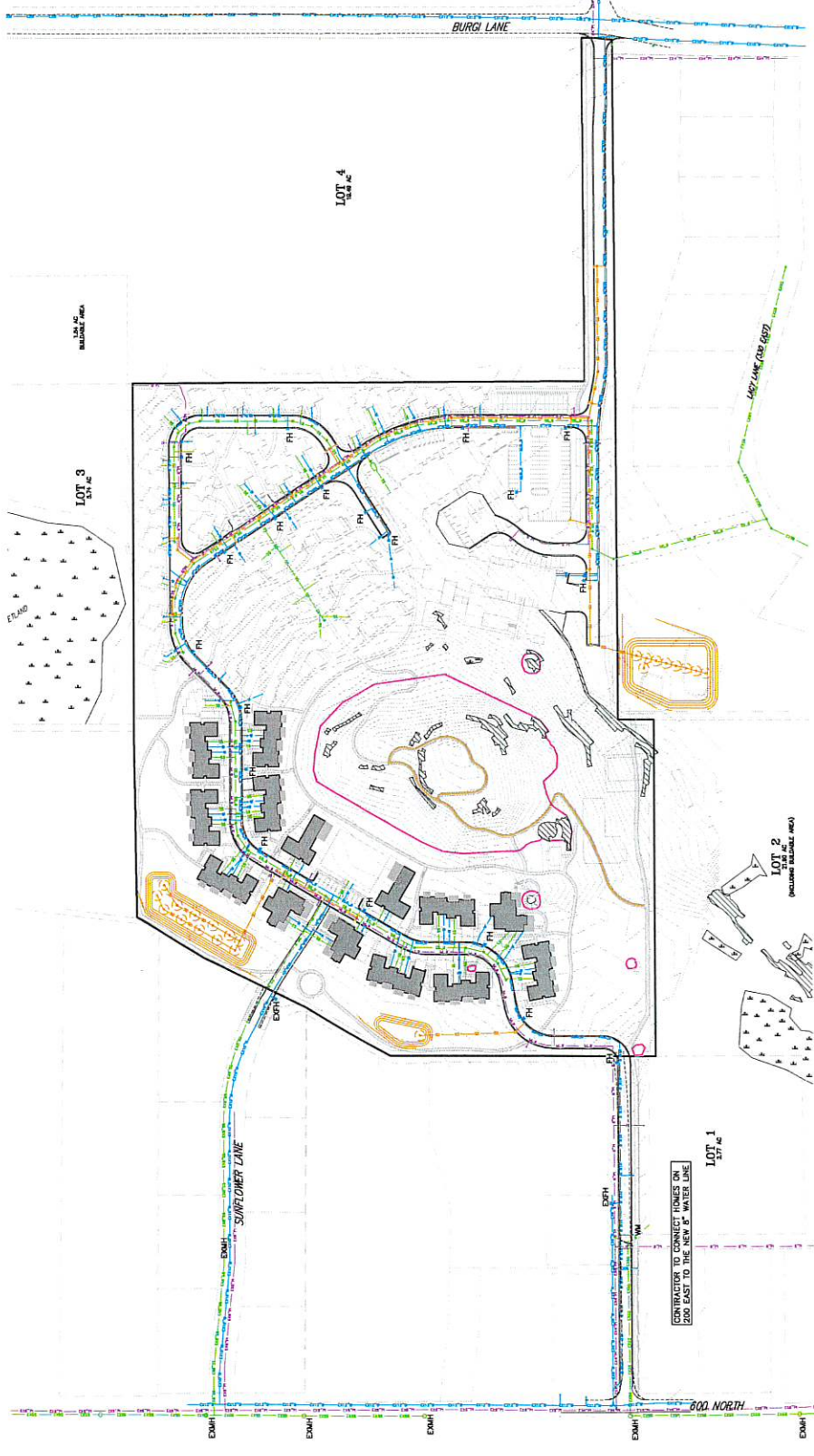
ALL SEWER LATERALS AND WATER SERVICES TO FUTURE BUILDINGS TO BE STURRED 10' BEYOND THE BACK OF CURB



PHASE UTILITY PLAN
 AMEYALL - PHASE I

BERG ENGINEERING
 1000 W. 10TH ST. SUITE 200
 DENVER, CO 80202
 TEL: 303.733.8800
 FAX: 303.733.8801
 DATE: 11.09.2022

DESIGNED BY: JHB
 DRAWN BY: JHB
 SHEET NO: 13



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 DATE: 11.09.2022

BLUE STAINK NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE STAINING OF UTILITIES.

SEWER NOTES:
 - ALL SEWER LATERALS ARE 4" EXCEPT WHERE NOTED.
 - ALL SEWER MAINS ARE 8" EXCEPT WHERE NOTED.
 - ALL SEWER MAINS SHALL MEET MINIMUM SPECIFICATIONS.

LEGEND

- EXISTING SEWER
- PROPOSED 8" SEWER
- EXISTING 8" WATER
- PROPOSED 8" WATER
- PROPOSED PRESSURIZED SANITATION
- PROPOSED PRESSURIZED INDICATION
- PROPOSED STORM DRAIN

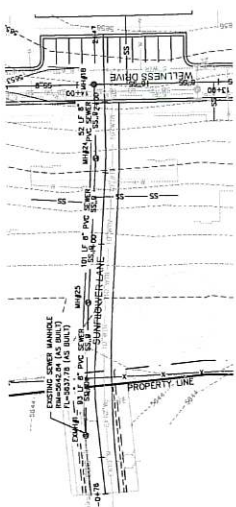
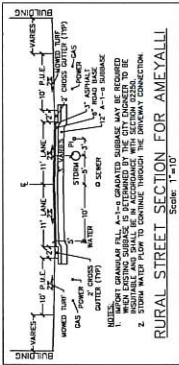


CHUCK BEATH
 AMEYALLI - PHASE I
 SUNFLOWER LANE SEWER
 PLAN & PROFILE STA 40+78.24-47

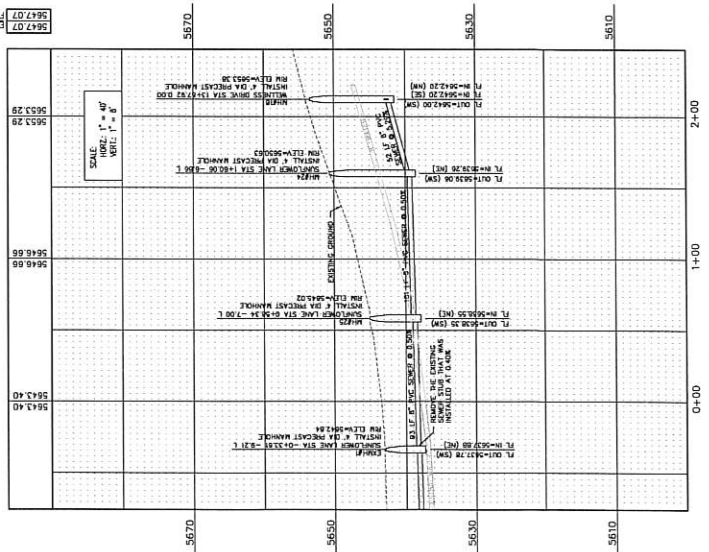
BERG ENGINEERING
 300 E. MAIN ST. SUITE 204
 P.O. BOX 30990
 DENVER, CO 80202

ISSUED: 08/14 DATE: 14/04/2022
 DRAWN BY: DJD REV: 4

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED FOR PERMITS ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. P.L. 3000, NO. 30990, DATE: 11/06/2021

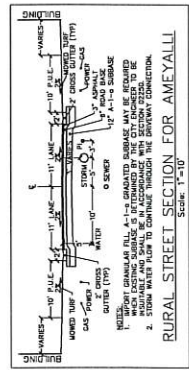
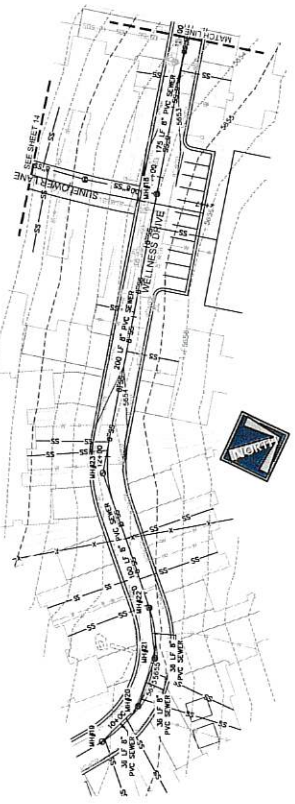
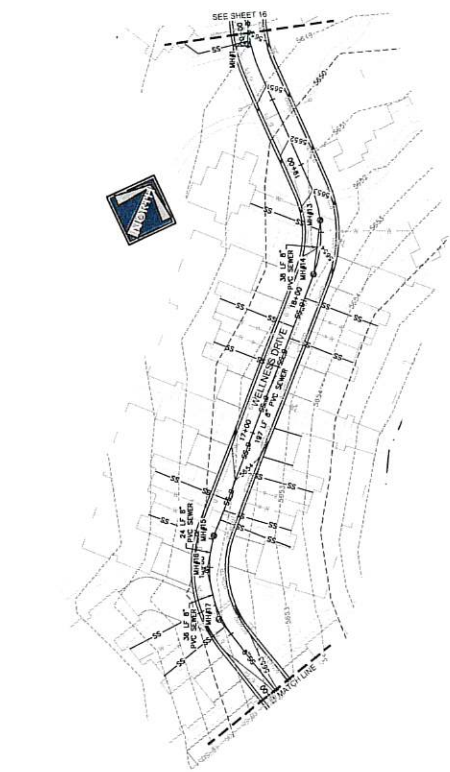


EXISTING GROUND
 5647.07



BLUE STAINING NOTE:
 EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. THE ENGINEER IS RESPONSIBLE FOR BLUE STAINING OF UTILITIES.
SEWER NOTES:
 • ALL SEWER IMPROVEMENTS SHALL MEET MOWMA SPECIFICATIONS.
 • ALL SEWER IMPROVEMENTS SHALL MEET MOWMA SPECIFICATIONS.

- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN



ALL SEWER LATERALS AND WATER SERVICES TO FUTURE BUILDINGS TO BE STUBBED TO BEYOND THE BACK OF CURB

Station	Notes	Station	Notes
5647.84	Wellness Drive STA 18+11.84 - 20+00	5653.03	Wellness Drive STA 13+72.00 - 14+00
5648.01	Wellness Drive STA 18+11.84 - 20+00	5653.24	Wellness Drive STA 13+72.00 - 14+00
5648.51	Wellness Drive STA 18+11.84 - 20+00	5653.28	Wellness Drive STA 13+72.00 - 14+00
5649.01	Wellness Drive STA 18+11.84 - 20+00	5653.88	Wellness Drive STA 13+72.00 - 14+00
5649.51	Wellness Drive STA 18+11.84 - 20+00	5653.82	Wellness Drive STA 13+72.00 - 14+00
5650.01	Wellness Drive STA 18+11.84 - 20+00	5653.72	Wellness Drive STA 13+72.00 - 14+00
5650.51	Wellness Drive STA 18+11.84 - 20+00	5654.33	Wellness Drive STA 13+72.00 - 14+00
5651.01	Wellness Drive STA 18+11.84 - 20+00	5654.47	Wellness Drive STA 13+72.00 - 14+00
5651.51	Wellness Drive STA 18+11.84 - 20+00	5654.71	Wellness Drive STA 13+72.00 - 14+00
5652.01	Wellness Drive STA 18+11.84 - 20+00	5654.83	Wellness Drive STA 13+72.00 - 14+00
5652.51	Wellness Drive STA 18+11.84 - 20+00	5654.95	Wellness Drive STA 13+72.00 - 14+00
5653.01	Wellness Drive STA 18+11.84 - 20+00	5654.92	Wellness Drive STA 13+72.00 - 14+00
5653.51	Wellness Drive STA 18+11.84 - 20+00	5654.98	Wellness Drive STA 13+72.00 - 14+00
5654.01	Wellness Drive STA 18+11.84 - 20+00	5655.00	Wellness Drive STA 13+72.00 - 14+00
5654.51	Wellness Drive STA 18+11.84 - 20+00	5655.00	Wellness Drive STA 13+72.00 - 14+00
5655.01	Wellness Drive STA 18+11.84 - 20+00	5655.00	Wellness Drive STA 13+72.00 - 14+00

THIS DOCUMENT IS A PRELIMINARY DESIGN FOR THE PROPOSED SEWER LINE. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT.
 DATE: 11.09.2022



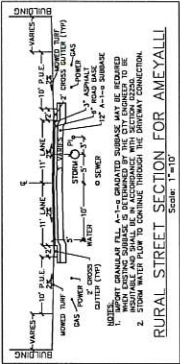
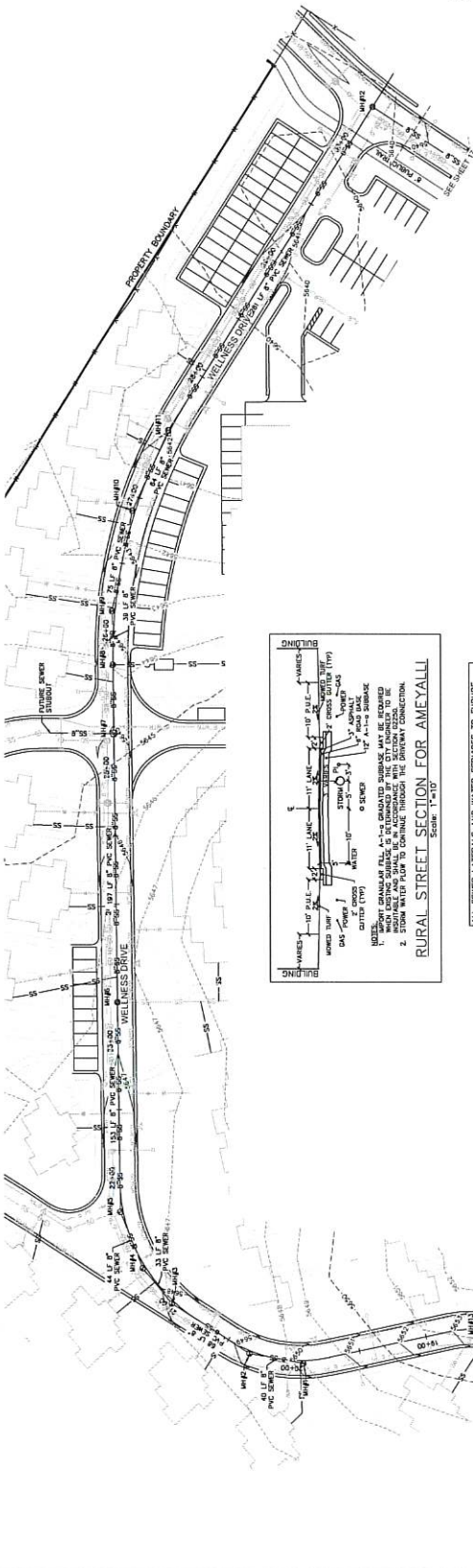
CHUCK HEATH
 AMEYALL - PHASE I
 WELLNESS DRIVE - SEWER
 PLAN & PROFILE STA 9+81 - 19+00



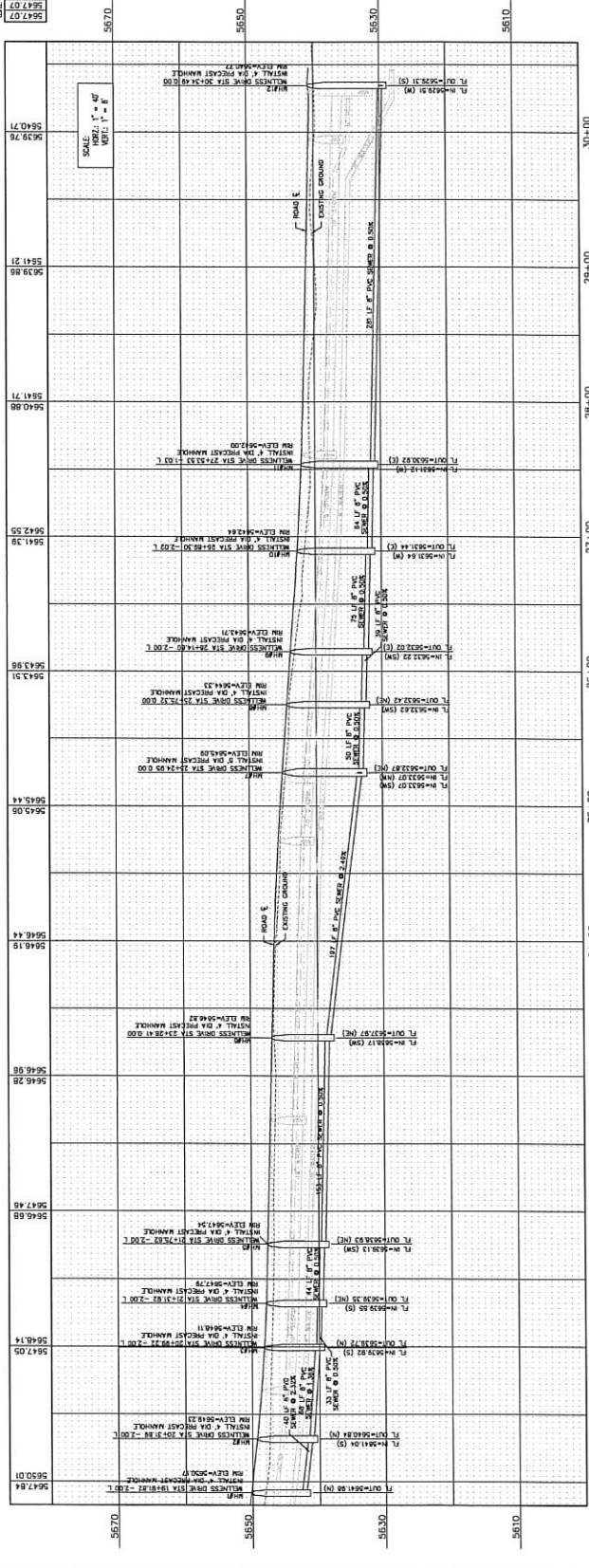
DATE: 11.09.2022
 DRAWN BY: JED
 SHEET: 15

BLUE STAINING NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE STAINING OF UTILITIES.
SEWER NOTES:
 - ALL SEWER LATERALS ARE 4" EXCEPT WHERE NOTED.
 - ALL SEWER MAINS ARE 12" EXCEPT WHERE NOTED.
 - ALL SEWER MAINS SHALL BE INSTALLED TO MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED BRIGATION
 - PROPOSED PRESSURIZED BRIGATION
 - PROPOSED STORM DRAIN



RURAL STREET SECTION FOR AMEYALL
 SCALE: 1"=10'



THIS DOCUMENT IS INCOMPLETE
 FOR THE PURPOSES OF THE
 RECORD. IT IS THE RESPONSIBILITY
 OF THE USER TO VERIFY THE
 ACCURACY OF THE INFORMATION
 SHOWN ON THESE PLANS.
 PROJECT NO. 19-001
 DATE: 10/20/2022



CHUCK HEATH
 AMEYALL - PHASE I
 WELNESS DRIVE SEWER
 PLAN & PROFILES 19-001-204-50



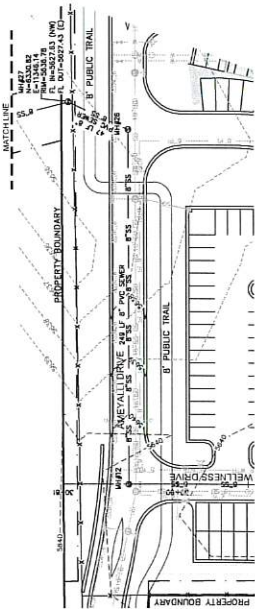
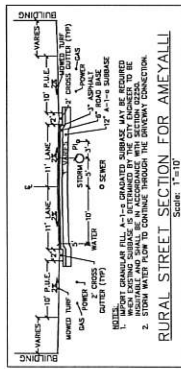
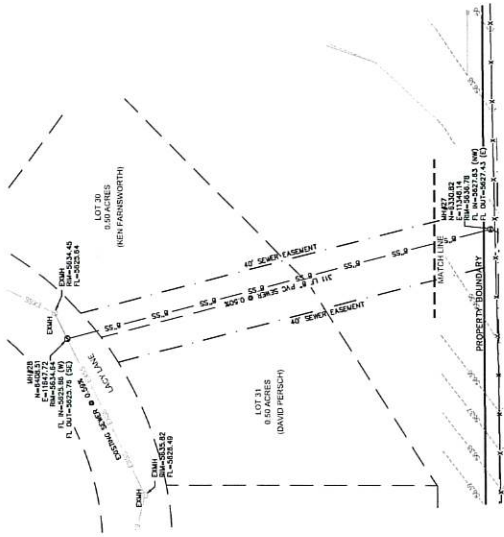
ISSUED BY: JHB DATE: 10/20/2022 SHEET NO. 16
 DRAWN BY: BEJ REV.

BLUE LINES: EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE BLUE STAKING OF UTILITIES IS RESPONSIBLE FOR SEWER NOTES.

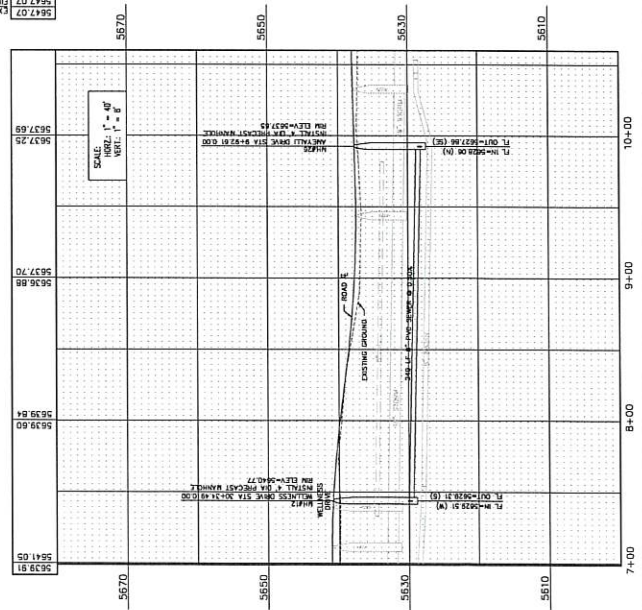
- ALL SEWER IMPROVEMENTS SHALL MEET MOWAY SPECIFICATIONS
- ALL SEWER IMPROVEMENTS SHALL MEET MOWAY SPECIFICATIONS
- ALL SEWER IMPROVEMENTS SHALL MEET MOWAY SPECIFICATIONS

LEGEND

- EXISTING SEWER
- PROPOSED 8" SEWER
- EXISTING 8" WATER
- PROPOSED 8" WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN



5647.07 EXISTING GROUND



CRUCK HEATH
AMEYALL - PHASE I
 AMEYALL DRIVE OFFSITE - SEWER
 PLAN & PROFILE STA 7+00 - 10+00

BERG ENGINEERING
 300 E Main St. Suite 204
 Middletown, NJ 07950
 PH: 610.427.9779

DESIGN BY: DBE DATE: 14 NOV 2022 SHEET: 17
 REVIEW BY: REJ

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BLUE STAKE NOTE:
 - LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
 - STORM DRAIN SYSTEM MODELS: - MIDWAY CITY STANDARDS.

LEGEND
 - 0.5% EXISTING SEWER
 - 0.75% PROPOSED 8" SEWER
 - 1.5% EXISTING 8" WATER
 - 1.5% PROPOSED 8" WATER
 - 0.0% EXISTING PRESSURIZED IRRIGATION
 - 1.0% PROPOSED PRESSURIZED IRRIGATION
 - 18"ØD PROPOSED STORM DRAIN

POND B				
SUMP	NORTHING	EASTING	FLOWLINE	BOTTOM OF SUMP
SUMP10	N=5597.84	E=10365.65	5638.50	5633.00
SUMP11	N=4599.03	E=10368.24	5638.39	5633.00
SUMP12	N=5577.71	E=10355.55	5638.20	5633.00
SUMP13	N=5537.52	E=10281.82	5641.00	5633.00
SUMP14	N=5537.40	E=10487.09	5641.00	5633.00
SUMP15	N=5570.11	E=10481.59	5641.00	5633.00
SUMP16	N=5570.11	E=10359.60	5641.00	5633.00
SUMP17	N=5589.95	E=10364.87	5641.00	5638.20
SUMP18	N=5609.80	E=10352.14	5641.00	5638.00
SUMP19	N=5629.65	E=10485.41	5641.00	5635.60
SUMP20	N=5649.48	E=10466.68	5641.00	5633.00
SUMP21	N=5576.23	E=10447.15	5641.00	5635.45
SUMP22	N=5576.23	E=10447.15	5641.00	5633.00

Table 1. 100 Year Storm Peak Inflow and Volume for Basin B

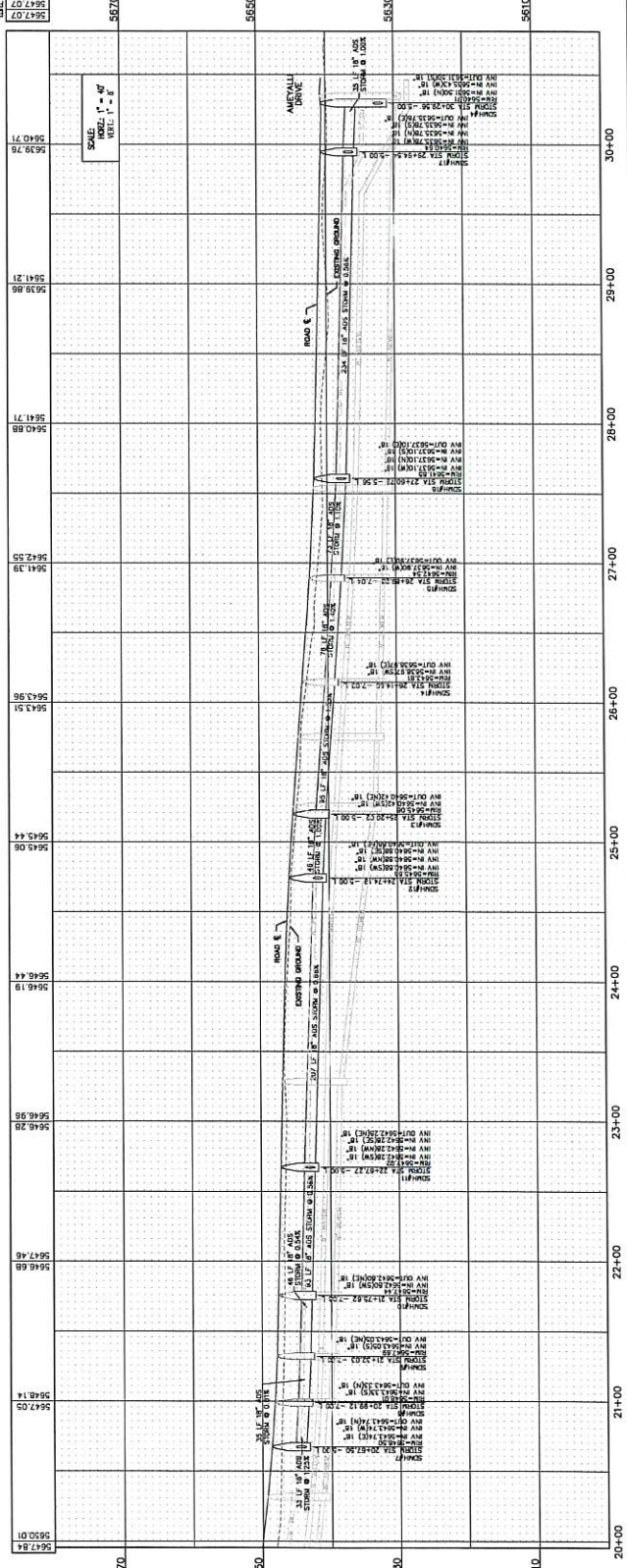
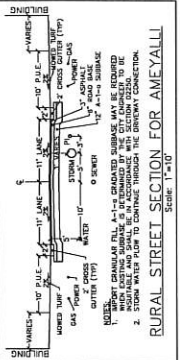
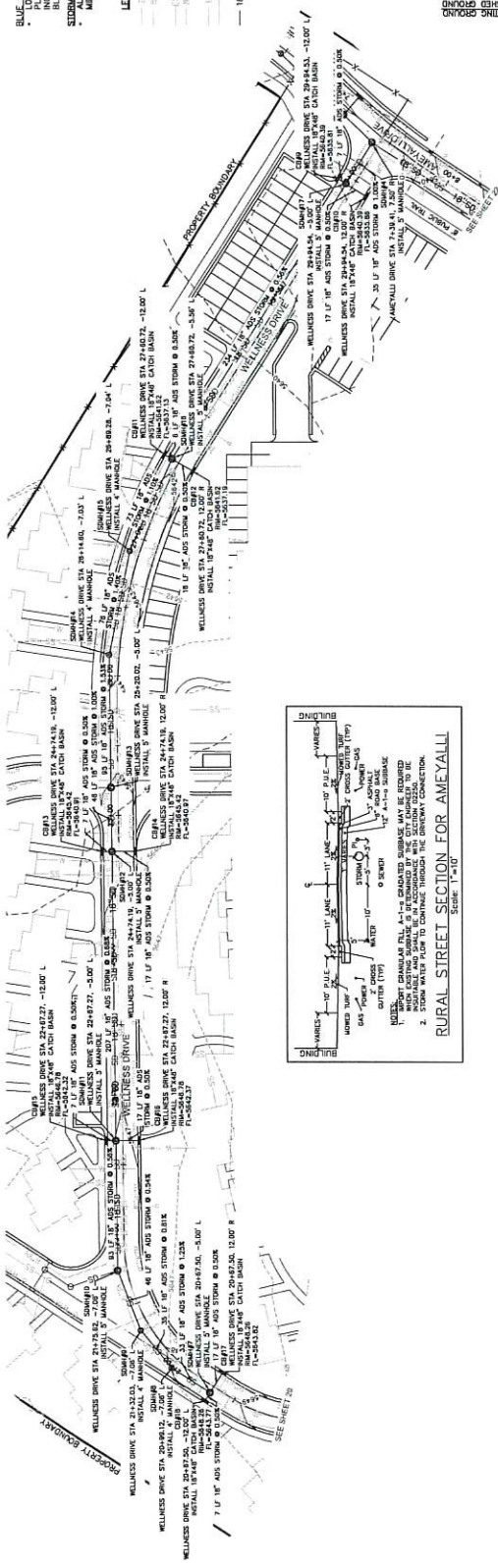
Time Period	Area (sq ft)	Excess Inflow (cfs)	Peak Inflow (cfs)	Total Inflow (cfs)	Volume (cu ft)
15	1,120	12.00	4.00	16.00	1,152.00
30	1,120	24.00	8.00	32.00	2,304.00
45	1,120	36.00	12.00	48.00	3,456.00
60	1,120	48.00	16.00	64.00	4,608.00
75	1,120	60.00	20.00	80.00	5,760.00
90	1,120	72.00	24.00	96.00	6,912.00
105	1,120	84.00	28.00	112.00	8,064.00
120	1,120	96.00	32.00	128.00	9,216.00
135	1,120	108.00	36.00	144.00	10,368.00
150	1,120	120.00	40.00	160.00	11,520.00
165	1,120	132.00	44.00	176.00	12,672.00
180	1,120	144.00	48.00	192.00	13,824.00
195	1,120	156.00	52.00	208.00	14,976.00
210	1,120	168.00	56.00	224.00	16,128.00
225	1,120	180.00	60.00	240.00	17,280.00
240	1,120	192.00	64.00	256.00	18,432.00
255	1,120	204.00	68.00	272.00	19,584.00
270	1,120	216.00	72.00	288.00	20,736.00
285	1,120	228.00	76.00	304.00	21,888.00
300	1,120	240.00	80.00	320.00	23,040.00
315	1,120	252.00	84.00	336.00	24,192.00
330	1,120	264.00	88.00	352.00	25,344.00
345	1,120	276.00	92.00	368.00	26,496.00
360	1,120	288.00	96.00	384.00	27,648.00
375	1,120	300.00	100.00	400.00	28,800.00
390	1,120	312.00	104.00	416.00	29,952.00
405	1,120	324.00	108.00	432.00	31,104.00
420	1,120	336.00	112.00	448.00	32,256.00
435	1,120	348.00	116.00	464.00	33,408.00
450	1,120	360.00	120.00	480.00	34,560.00
465	1,120	372.00	124.00	496.00	35,712.00
480	1,120	384.00	128.00	512.00	36,864.00
495	1,120	396.00	132.00	528.00	38,016.00
510	1,120	408.00	136.00	544.00	39,168.00
525	1,120	420.00	140.00	560.00	40,320.00
540	1,120	432.00	144.00	576.00	41,472.00
555	1,120	444.00	148.00	592.00	42,624.00
570	1,120	456.00	152.00	608.00	43,776.00
585	1,120	468.00	156.00	624.00	44,928.00
600	1,120	480.00	160.00	640.00	46,080.00
615	1,120	492.00	164.00	656.00	47,232.00
630	1,120	504.00	168.00	672.00	48,384.00
645	1,120	516.00	172.00	688.00	49,536.00
660	1,120	528.00	176.00	704.00	50,688.00
675	1,120	540.00	180.00	720.00	51,840.00
690	1,120	552.00	184.00	736.00	52,992.00
705	1,120	564.00	188.00	752.00	54,144.00
720	1,120	576.00	192.00	768.00	55,296.00
735	1,120	588.00	196.00	784.00	56,448.00
750	1,120	600.00	200.00	800.00	57,600.00
765	1,120	612.00	204.00	816.00	58,752.00
780	1,120	624.00	208.00	832.00	59,904.00
795	1,120	636.00	212.00	848.00	61,056.00
810	1,120	648.00	216.00	864.00	62,208.00
825	1,120	660.00	220.00	880.00	63,360.00
840	1,120	672.00	224.00	896.00	64,512.00
855	1,120	684.00	228.00	912.00	65,664.00
870	1,120	696.00	232.00	928.00	66,816.00
885	1,120	708.00	236.00	944.00	67,968.00
900	1,120	720.00	240.00	960.00	69,120.00
915	1,120	732.00	244.00	976.00	70,272.00
930	1,120	744.00	248.00	992.00	71,424.00
945	1,120	756.00	252.00	1,008.00	72,576.00
960	1,120	768.00	256.00	1,024.00	73,728.00
975	1,120	780.00	260.00	1,040.00	74,880.00
990	1,120	792.00	264.00	1,056.00	76,032.00
1005	1,120	804.00	268.00	1,072.00	77,184.00
1020	1,120	816.00	272.00	1,088.00	78,336.00
1035	1,120	828.00	276.00	1,104.00	79,488.00
1050	1,120	840.00	280.00	1,120.00	80,640.00
1065	1,120	852.00	284.00	1,136.00	81,792.00
1080	1,120	864.00	288.00	1,152.00	82,944.00
1095	1,120	876.00	292.00	1,168.00	84,096.00
1110	1,120	888.00	296.00	1,184.00	85,248.00
1125	1,120	900.00	300.00	1,200.00	86,400.00
1140	1,120	912.00	304.00	1,216.00	87,552.00
1155	1,120	924.00	308.00	1,232.00	88,704.00
1170	1,120	936.00	312.00	1,248.00	89,856.00
1185	1,120	948.00	316.00	1,264.00	91,008.00
1200	1,120	960.00	320.00	1,280.00	92,160.00
1215	1,120	972.00	324.00	1,296.00	93,312.00
1230	1,120	984.00	328.00	1,312.00	94,464.00
1245	1,120	996.00	332.00	1,328.00	95,616.00
1260	1,120	1,008.00	336.00	1,344.00	96,768.00
1275	1,120	1,020.00	340.00	1,360.00	97,920.00
1290	1,120	1,032.00	344.00	1,376.00	99,072.00
1305	1,120	1,044.00	348.00	1,392.00	100,224.00
1320	1,120	1,056.00	352.00	1,408.00	101,376.00
1335	1,120	1,068.00	356.00	1,424.00	102,528.00
1350	1,120	1,080.00	360.00	1,440.00	103,680.00
1365	1,120	1,092.00	364.00	1,456.00	104,832.00
1380	1,120	1,104.00	368.00	1,472.00	105,984.00
1395	1,120	1,116.00	372.00	1,488.00	107,136.00
1410	1,120	1,128.00	376.00	1,504.00	108,288.00
1425	1,120	1,140.00	380.00	1,520.00	109,440.00
1440	1,120	1,152.00	384.00	1,536.00	110,592.00
1455	1,120	1,164.00	388.00	1,552.00	111,744.00
1470	1,120	1,176.00	392.00	1,568.00	112,896.00
1485	1,120	1,188.00	396.00	1,584.00	114,048.00
1500	1,120	1,200.00	400.00	1,600.00	115,200.00

Table 2. Detention Pond Storage Volume for Basin B at 60' Center

Time Period	Area (sq ft)	Peak Inflow (cfs)	Volume (cu ft)	Storage (cu ft)
15	1,120	4.00	1,152.00	0.00
30	1,120	8.00	2,304.00	1,152.00
45	1,120	12.00	3,456.00	2,304.00
60	1,120	16.00	4,608.00	3,456.00
75	1,120	20.00	5,760.00	4,608.00
90	1,120	24.00	6,912.00	5,760.00
105	1,120	28.00	8,064.00	6,912.00
120	1,120	32.00	9,216.00	8,064.00
135	1,120	36.00	10,368.00	9,216.00
150	1,120	40.00	11,520.00	10,368.00
165	1,120	44.00	12,672.00	11,520.00
180	1,120	48.00	13,824.00	12,672.00
195	1,120	52.00	14,976.00	13,824.00
210	1,120	56.00	16,128.00	14,976.00
225	1,120	60.00	17,280.00	16,128.00
240	1,120	64.00	18,432.00	17,280.00
255	1,120	68.00	19,584.00	18,432.00
270	1,120	72.00	20,736.00	19,584.00
285	1,120	76.00	21,888.00	20,736.00
300	1,120	80.00	23,040.00	21,888.00
315	1,120	84.00	24,192.00	23,040.00
330	1,120	88.00	25,344.00	24,192.00
345	1,120	92.00	26,496.00	25,344.00
360	1,120	96.00	27,648.00	26,496.00
375	1,120	100.00	28,800.00	27,648.00
390	1,120	104.00	29,952.00	28,800.00
405	1,120	108.00	31,104.00	29,952.00
420	1,120	112.00	32,256.00	31,104.00
435	1,120	116.00	33,408.00	32,256.00
450	1,120	120.00	34,560.00	33,408.00
465	1,120	124.00	35,712.00	34,560.00
480	1,120	128.00	36,864.00	35,712.00
495	1,120	132.00	38,016.00	36,864.00
510	1,120	136.00	39,168.00	38,016.00
525	1,120	140.00	40,320.00	39,168.00
540	1,120	144.00	41,472.00	40,320.00
555	1,120	148.00	42,624.00	41,472.00
570	1,120	152.00	43,776.00	42,624.00
585	1,120	156.00	44,928.00	43,776.00
600	1,120	160.00	46,080.00	44,928.00
615	1,120	164.00	47,232.00	46,080.00
630	1,120	168.00	48,384.00	47,232.00
645	1,120	172.00	49,536.00	4

BLUE STAKE NOTE:
 * LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS. AN INCOMPLETE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
 ** SUDEN UTILITY LOCATIONS ARE SUBJECT TO CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - 18" STD — PROPOSED STORM DRAIN



THIS DOCUMENT IS NON-VALID
 AND IS NOT TO BE USED FOR
 ANY OTHER PROJECTS WITHOUT THE
 SIGNATURE OF THE REGISTERED
 PROFESSIONAL ENGINEER.
 PAUL B. BERG
 P.E.
 NO. 11-00000000

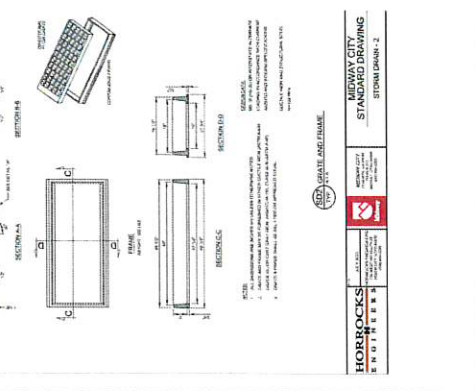
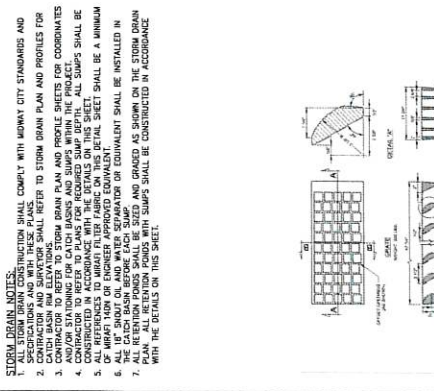
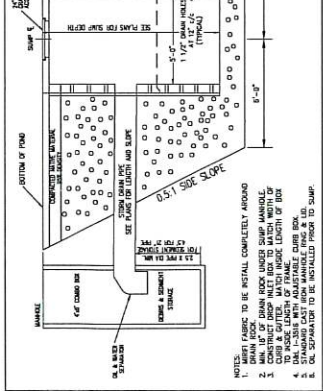
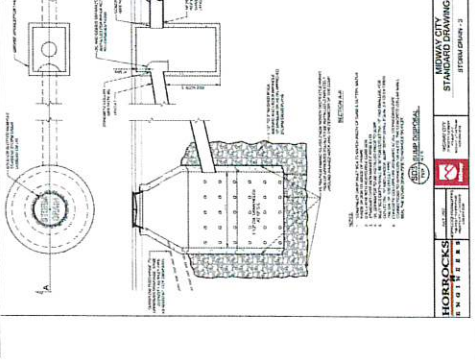
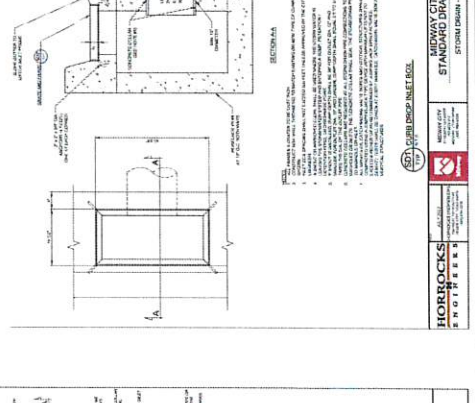
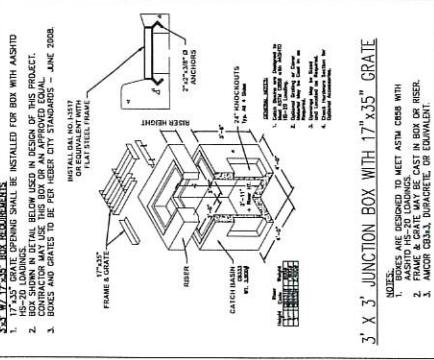
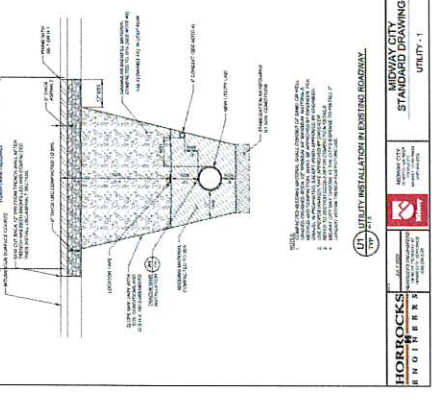
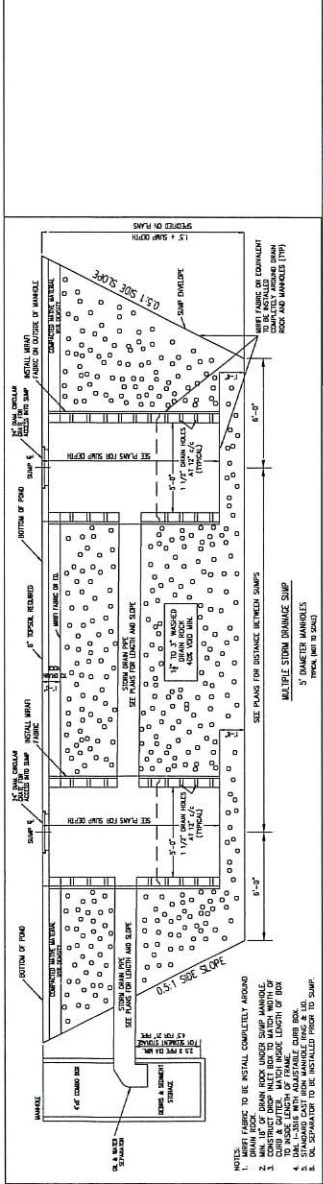
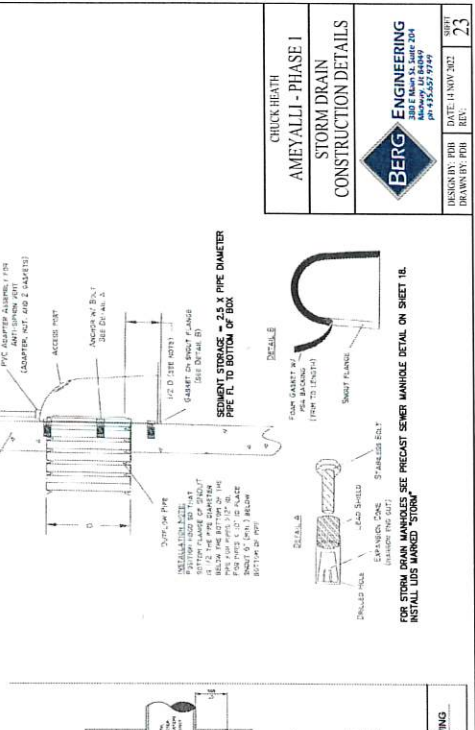
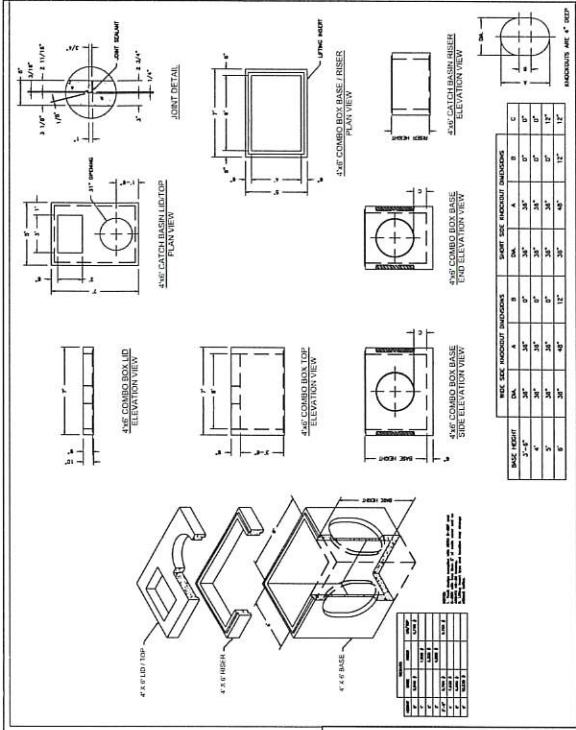


SCALE: 1"=40'

CIRCUIT HEALTH
 AMEYALL - PHASE I
 WELLESSE DRIVE - STORM
 PLAN & PROFILE STA 20+00 - 30+50

BERG ENGINEERING
 200 E. Main St., Suite 204
 Midway, UT 84049
 PH: 435.637.9799

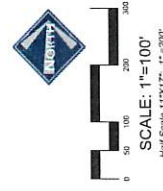
DESIGNED BY: [Name]
 DRAWN BY: [Name]
 DATE: 12-14-2022
 SHEET NO.: 21



- LEGEND:**
- WETLANDS (0.75 ACRES)
 - SLOPES > 25% (0.13 ACRES OUTSIDE OF HOT POT/CRAFTER)
 - HOT POT/CRAFTER SENSITIVE LANDS (0.32 ACRES)
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN

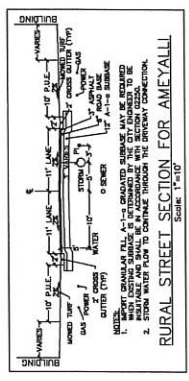
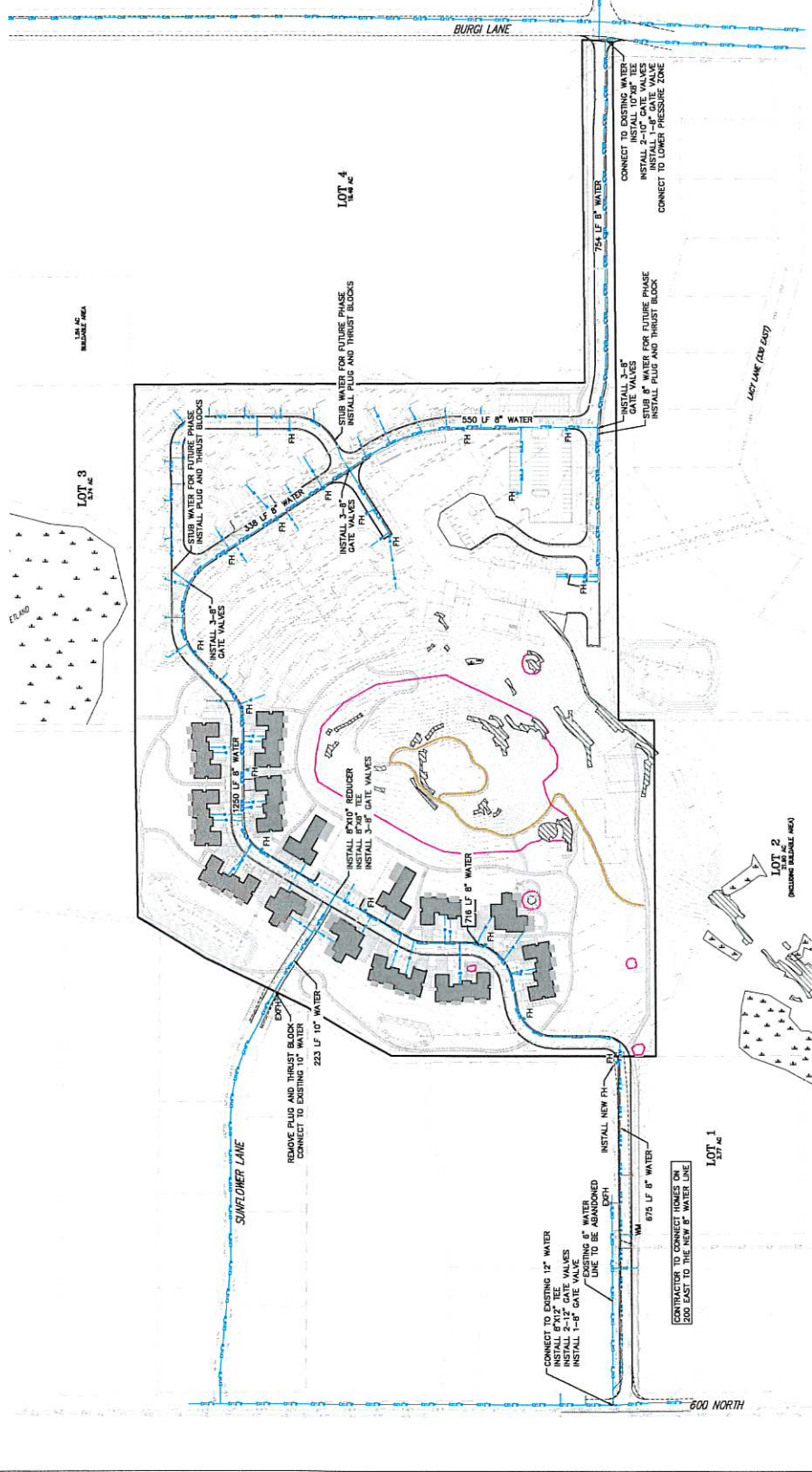
BLUE STAKE NOTE:
 LOCATION OF EXISTING AND PROPOSED WATER AND SEWER LATERALS AND WATER SERVICES TO BE STUBBED TO THE BACK OF CURB.
 INCOMPLETE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

WATER NOTES:
 • ALL COTTAGES/DUPLEXES WILL HAVE A 1" WATER SERVICE.
 • ALL SEWER LATERALS AND WATER SERVICES TO FUTURE BUILDINGS TO BE STUBBED TO BEYOND THE BACK OF CURB.



DESIGNED BY: TDB	DATE: 11/16/2022	24
DRAWN BY: JEG	REV: 1	
 PHASE 1 WATER PLAN		
AMEYALL-PHASE 1		
BERG ENGINEERING 10000 W. 10th Avenue, Suite 200 Greenwood Village, CO 80120 PHONE: 303.751.7777 FAX: 303.751.7778 EMAIL: info@bergeng.com		

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 SCALE: 1"=100'
 DATE: 11.16.2022



NOTES:
 1. ALL UTILITY PIPES SHALL BE INSTALLED TO THE BOTTOM OF THE UTILITY TRENCH TO BE INSTALLED BY THE CITY CONTRACTOR TO BE DETERMINED BY THE CITY ENGINEER TO BE 18\"/>

- STORM WATER FLOW TO CONTINUE THROUGH THE DRIVEWAY CONNECTION.

LEGEND

- WETLANDS (0.75 ACRES)
- SLOPES > 20% (0.13 ACRES OUTSIDE OF HOT POT/CRATER SENSITIVE LANDS)
- HOT POT/CRATER SENSITIVE LANDS (0.28 ACRES)
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN

BULK HEAD NOTE: EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITIES.

DESIGNER'S DESIGN NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS.
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE 12" DIA. WITH 12" DIA. MANHOLES.
- ALL P.L. SERVICES IN THE RESORT ARE 1" DIA.



SCALE: 1"=100'

Half Scale 177x77: P=200'

OWNER: HEALTH
AMEYALL PHASE I
IRRIGATION PLAN

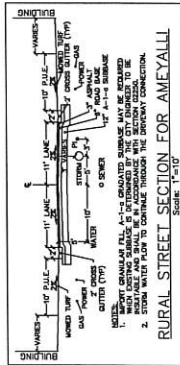
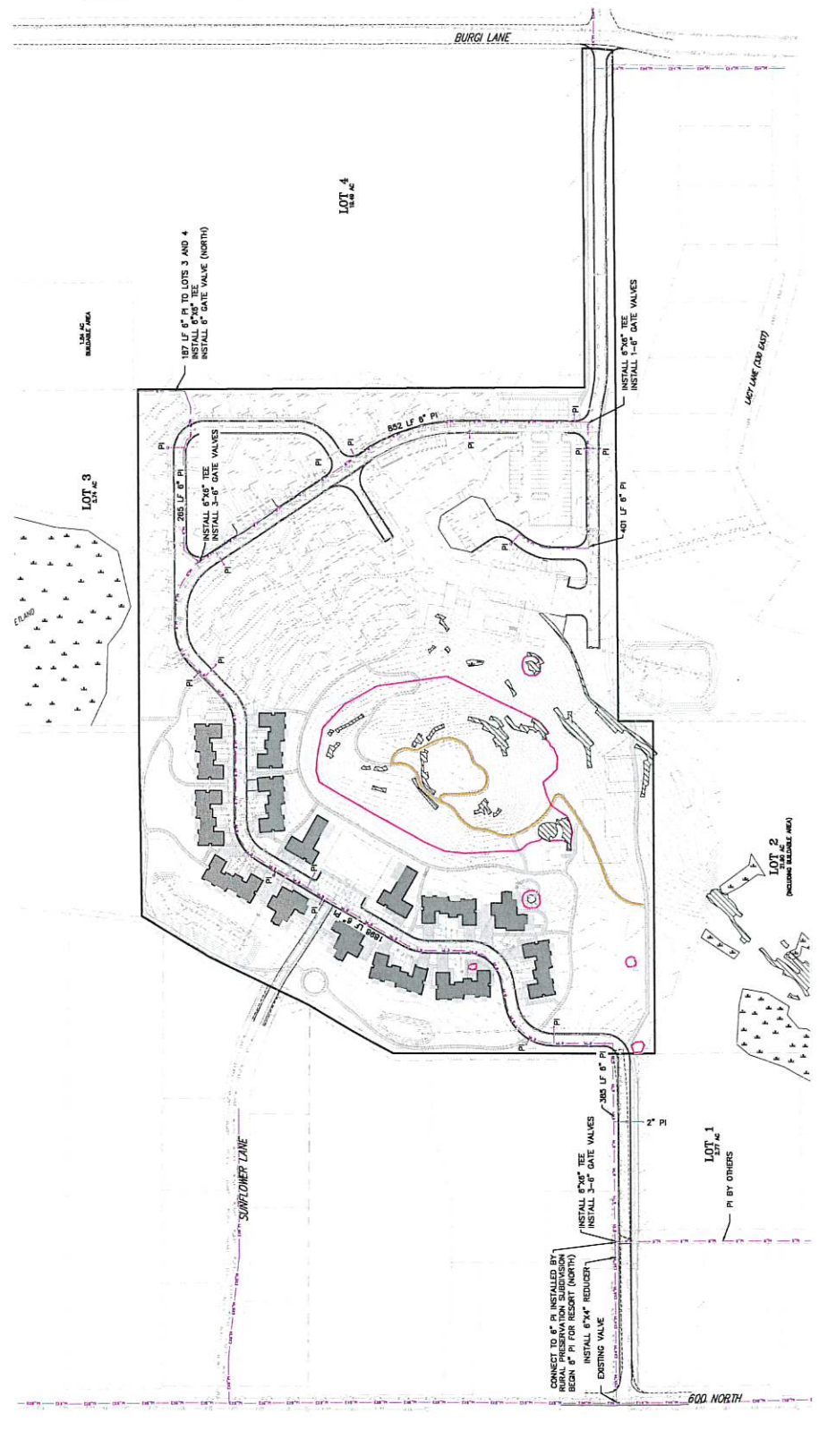


BERG ENGINEERING
1100 W. 10TH ST.
MIDLAND, TX 79701
PH: 409.709.1100
FAX: 409.709.1101

DESIGNED BY: JTB
CHECKED BY: JTB
DATE: 11.05.2022

25

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LEGEND

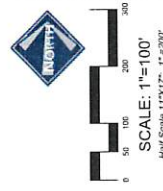
- SILT FENCE
- STABILIZED CONSTRUCTION ACCESS
- INLET PROTECTION

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

GENERAL CONTROL FOR STORM DRAINAGE SYSTEM
 CONTRACTOR SHALL INSTALL EROSION CONTROL, FRODOX CONTROL, AND SILT FENCES TO PREVENT SOIL FROM ENTERING STORM DRAINAGE SYSTEM. CONTRACTOR SHALL PERIODICALLY REMOVE CATCH BASINS AND SHALL KEEP THE STORM DRAIN SYSTEM FREE OF SEDIMENT AND DEBRIS.

A STABILIZED CONSTRUCTION ACCESS IS REQUIRED FOR ALL PROJECT DRIVING AND BUILDINGS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS ACCESS THROUGHOUT CONSTRUCTION. SEE DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION.

CLEANING AND GRUBBING TO CLEAR AND GRUB A MINIMUM OF 12' FROM THE PERMANENT CONSTRUCTION AND PAVING AREAS TO BE CONSTRUCTED IS RESPONSIBLE TO CLEAR AND GRUB A MINIMUM OF 12' FROM THE PERMANENT CONSTRUCTION, GRUBBING BUILDING PAD AND DRIVEWAYS. GRUBBING SHALL BE COMPLETED AND SITE GRADING FOR UNGRADED AREAS.



CHUCK BEATTY
 AMEYALL-1-PHASE 1
 PHASE I SWPPP

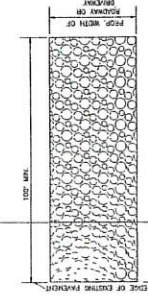


DESIGNED BY: BJB
 DRAWN BY: BJB
 DATE: 11/01/2022
 SHEET: 27

STABILIZED CONSTRUCTION ACCESS

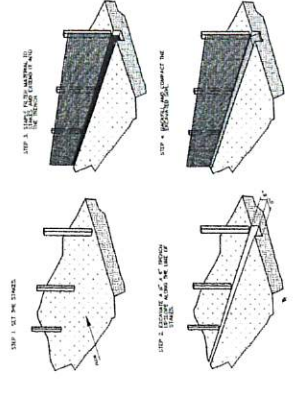
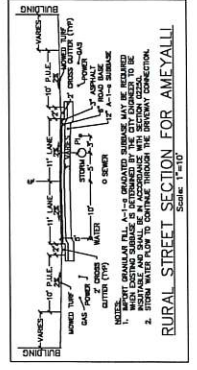
A STABILIZED CONSTRUCTION ENTRANCE APPLICABLE TO POINTS OF CONSTRUCTION ACCESS AND EXITS WHERE TRAFFIC MAY BE TRUCKED ON THE CONSTRUCTION ACCESS.

THE ENTRANCE SHALL BE MAINTAINED IN A MAINTAINABLE CONDITION THROUGHOUT CONSTRUCTION. THE ENTRANCE SHALL BE MAINTAINED IN A MAINTAINABLE CONDITION THROUGHOUT CONSTRUCTION. THE ENTRANCE SHALL BE MAINTAINED IN A MAINTAINABLE CONDITION THROUGHOUT CONSTRUCTION.



PLAN

LENGTH IS 10 FEET MINIMUM UNLESS THE OWNER HAS SPECIFIED OTHERWISE. THE WIDTH SHALL BE 12 FEET MINIMUM UNLESS THE OWNER HAS SPECIFIED OTHERWISE. THE ENTRANCE SHALL BE MAINTAINED IN A MAINTAINABLE CONDITION THROUGHOUT CONSTRUCTION. THE ENTRANCE SHALL BE MAINTAINED IN A MAINTAINABLE CONDITION THROUGHOUT CONSTRUCTION.



CONSTRUCTION OF A FILTER BARRIER

1. SET THE STAKES. THE STAKES SHALL BE SET AT 10 FEET INTERVALS ALONG THE LENGTH OF THE BARRIER. THE STAKES SHALL BE 12 FEET HIGH AND 4 INCHES IN DIAMETER. THE STAKES SHALL BE SET AT 10 FEET INTERVALS ALONG THE LENGTH OF THE BARRIER.

2. STAKE THE FILTER FABRIC TO THE STAKES. THE FILTER FABRIC SHALL BE STAKED TO THE STAKES AT 10 FEET INTERVALS ALONG THE LENGTH OF THE BARRIER. THE FILTER FABRIC SHALL BE STAKED TO THE STAKES AT 10 FEET INTERVALS ALONG THE LENGTH OF THE BARRIER.

CONSTRUCTION OF A FILTER BARRIER

CONTRACTOR TO CONNECT HOMES ON 200 EAST TO THE NEW B WATER LINE

LOT 1 27 AC

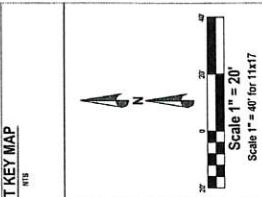
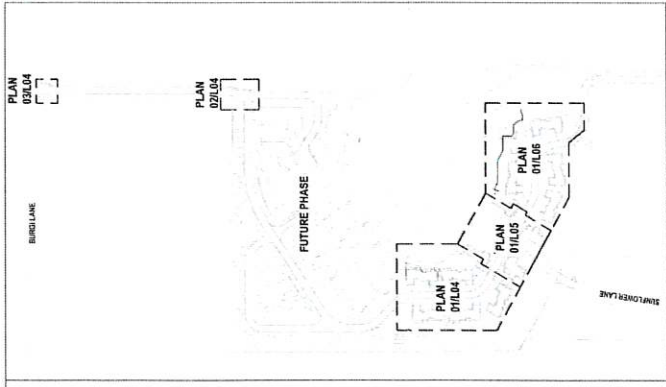
LOT 2 (INCLUDING 20 AC BUREAU AREA)

LOT 3 27 AC

600 NORTH

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DATE: 29 NOV 2022

AMEYALLI RESORT
SHRUB PLANTING PLAN
PHASE 1

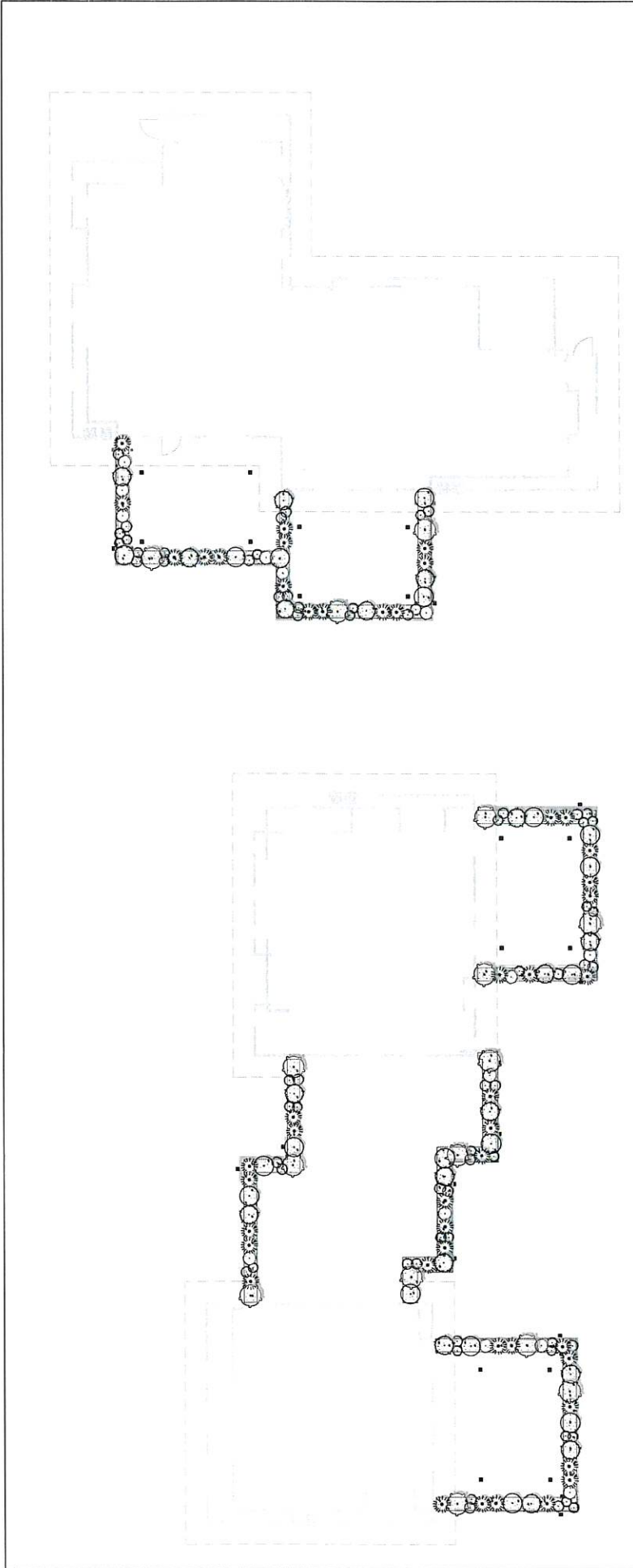
BERG LANDSCAPE ARCHITECTS
 380 E MAIN ST, SUITE 201
 AUSTIN, TX 78701
 DESIGN BY: BMM DATE: 08 NOV 2022 SHEET: L06
 DRAWN BY: BMM REV:



01 SHRUB PLANTING PLAN
 SCALE: 1"=20'-0"

PLANT SCHEDULE

SHRUB	CODE	BOTANICAL NAME	COMMON NAME
1	AME 01A	Amelanchier alnifolia	Serviceberry
2	AM	Amelanchier canadensis	Winged Spindle
3	CALDAR	Calluna vulgaris	Blue Bell Bush
4	CM	Chamaenerion angustifolium	Fernweh
5	CR	Corydalis aurea	Rubber Echinacea
6	CLVAR	Coreopsis verticillata	Dwarf Virginian Cornflower
7	CS	Cornus stricta	Dwarf Spicebush
8	JR	Juncus roemerianus	Blue Flag
9	PA	Parthenocissus vitacea	Dwarf Grape
10	PER 02	Physocarpus opulifolius	Diablo Golden
11	PP	Pinus jeffreyi	Jeffrey Pine
12	PT	Pinus taeda	Shortleaf Pine
13	SCS 008	Sorbus domestica	European Sorbus
14	SPWAL	Sparganium angustifolium	Wetland Sparganium
15	SPW ALB	Sparganium angustifolium	Wetland Sparganium
16	SPW MET	Sparganium angustifolium	Wetland Sparganium
17	CODE	Botanical Name	Common Name
18	PC 01B	Pinus strobus	White Pine
19	PC 01C	Pinus strobus	White Pine
20	PC 01D	Pinus strobus	White Pine
21	PC 01E	Pinus strobus	White Pine
22	PC 01F	Pinus strobus	White Pine
23	PC 01G	Pinus strobus	White Pine
24	PC 01H	Pinus strobus	White Pine
25	PC 01I	Pinus strobus	White Pine
26	PC 01J	Pinus strobus	White Pine
27	PC 01K	Pinus strobus	White Pine
28	PC 01L	Pinus strobus	White Pine
29	PC 01M	Pinus strobus	White Pine
30	PC 01N	Pinus strobus	White Pine
31	PC 01O	Pinus strobus	White Pine
32	PC 01P	Pinus strobus	White Pine
33	PC 01Q	Pinus strobus	White Pine
34	PC 01R	Pinus strobus	White Pine
35	PC 01S	Pinus strobus	White Pine
36	PC 01T	Pinus strobus	White Pine
37	PC 01U	Pinus strobus	White Pine
38	PC 01V	Pinus strobus	White Pine
39	PC 01W	Pinus strobus	White Pine
40	PC 01X	Pinus strobus	White Pine
41	PC 01Y	Pinus strobus	White Pine
42	PC 01Z	Pinus strobus	White Pine
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45	PC 01AC	Pinus strobus	White Pine
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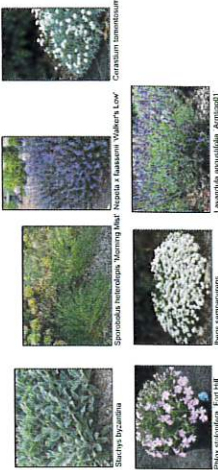


01 DUPLEX 'A'
NTS

02 DUPLEX 'B'
NTS

PLANT SCHEDULE

SYMBOL	QTY	CEREMONIAL INSTANTIAL NAME	CODE
	47	Morning Glory / Petal Draped / Sporobolus heterophyllus 'Morning Glory'	2 gal
	18	Big Blue English Lavender / Lavandula angustifolia 'Arroyo'	2 gal
	14	Emerald Ceanothus / Ceanothus leucanthus	2 gal
	15	Lamb's Ear / Elymus hystrix	2 gal
	18	Water's Low Ceanothus / Ceanothus 'Walker's Low'	2 gal
	35	Deep Pink Ceanothus / Ceanothus 'Frost Hill'	1 gal
	38	Sea-In-Summer / Ceanothus leucanthus	2 gal
	643 sf	CEREMONIAL INSTANTIAL NAME	Gravel
		Gravel / Gravel	-3" Depth



BUILDING TYPES:
 DUPLEX - A - TEACH
 DUPLEX - B - TEACH
 FARM Y-LODGES - TEACH

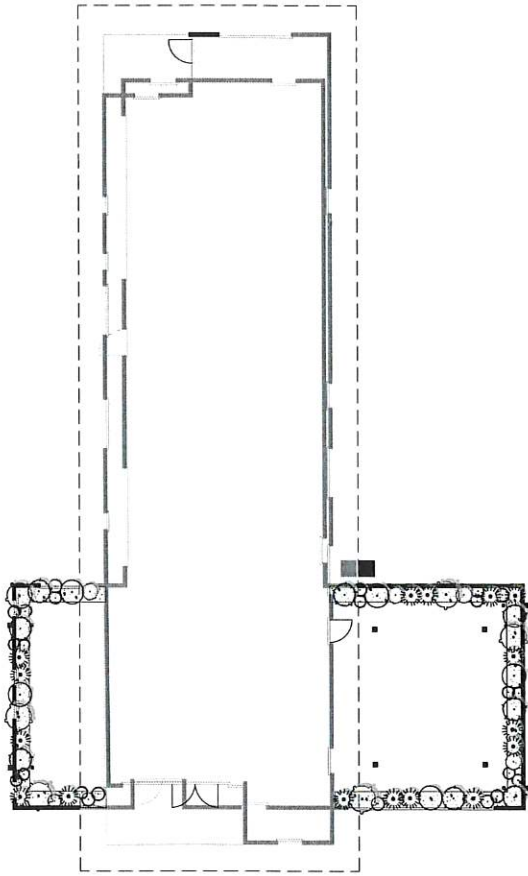
THE ASSOCIATION OF ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202-3001
 TEL: 303.733.3000

AMEYALLI RESORT
DUPLEX A & B
ROOFTOP PLANTING PLAN

berg
 LANDSCAPE
 ARCHITECTS
 2180 E MAIN ST, SUITE 204
 DENVER, CO 80202
 DESIGN BY BERG DATE: 09/NOV/2022
 DRAWN BY: TUBER

LOT

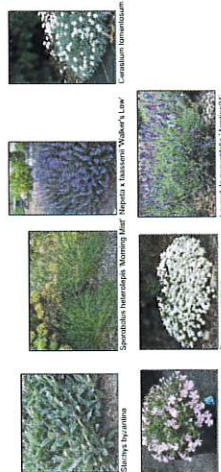




01 FAMILY LODGE
NTS

PLANT SCHEDULE FAMILY LODGE

SYMBOL	QTY	COMMON BOTANICAL NAME	CODE
	16	Mowing Grass / Paspalum / Sporobolus / Muhlenbergia / Panicum	2 gal
	8	Big Top Blue Erythraea / Lavandula angustifolia / Arthropodium	2 gal
	4	Eurychorda / Eurychorda / Eurychorda	2 gal
	6	Lamb's Ear / Echinacea	2 gal
	5	Water's Love Camellia / Hebe / Hebe	2 gal
	12	Deep Pink Crayfish / Phlox / Phlox	1 gal
	11	Sea in Summer / Geranium	2 gal
	228 sf	COMMON BOTANICAL NAME	Gravel
		Gravel	Gravel
		Gravel	Gravel



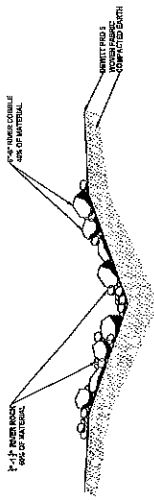
THE ARCHITECTS & DESIGNERS
FOR AMEYALLI LODGE, 111 E. 10TH
AVENUE, SUITE 100, DENVER, CO 80202
DUSTIN M. HIGDON, P.L.L.C.
ARCHITECTS
DATE: 08.2023

AMEYALLI RESORT
FAMILY LODGE
ROOFTOP PLANTING PLAN

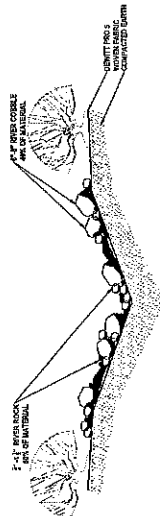
berg
LANDSCAPE
ARCHITECTS
380 E. MAIN ST., SUITE 204
DENVER, CO 80202
PHONE: 303.733.2000
WWW.BERGARCHITECTS.COM
DATE: 08.2023
DRAWN BY: BMM REV: 1

L08
SHEET

BUILDING TYPES:
DUPLICATE EACH
DUPLICATE EACH
FAMILY LODGES: 2 EACH

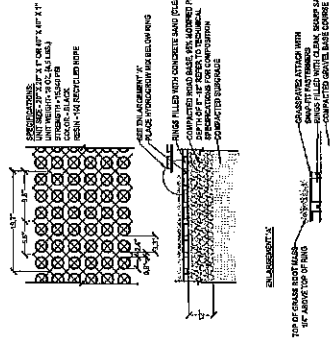


1. SWALE FILL FABRIC TO HAVE 6" MIN. OVERLAY BETWEEN LAYERS.
2. 4" MIN. OVERLAY BETWEEN LAYERS TO BE MIN.
3. 4" MIN. OVERLAY BETWEEN LAYERS TO BE MIN.
4. ROCK IS TO START MINIMUM 6" ABOVE START OF DOWN SLOPE.



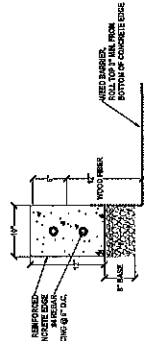
1. SWALE FILL FABRIC TO HAVE 6" MIN. OVERLAY BETWEEN LAYERS.
2. 4" MIN. OVERLAY BETWEEN LAYERS TO BE MIN.
3. 4" MIN. OVERLAY BETWEEN LAYERS TO BE MIN.
4. ROCK IS TO START MINIMUM 6" ABOVE START OF DOWN SLOPE.

01 SWALE DETAIL, TYP. NTS

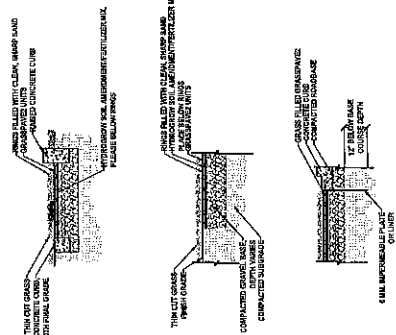


1. SWALE FILL FABRIC TO HAVE 6" MIN. OVERLAY BETWEEN LAYERS.
2. 4" MIN. OVERLAY BETWEEN LAYERS TO BE MIN.
3. 4" MIN. OVERLAY BETWEEN LAYERS TO BE MIN.
4. ROCK IS TO START MINIMUM 6" ABOVE START OF DOWN SLOPE.

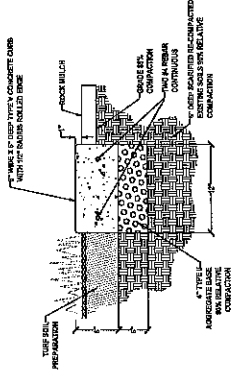
04 GRASSPAVE2, TYP. NTS



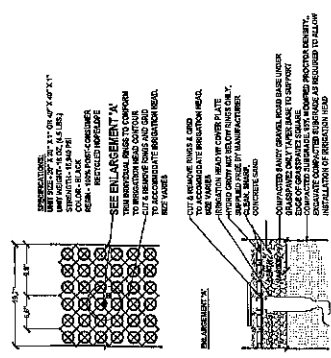
02 10" PLAYGROUND CONCRETE EDGE, TYP. NTS



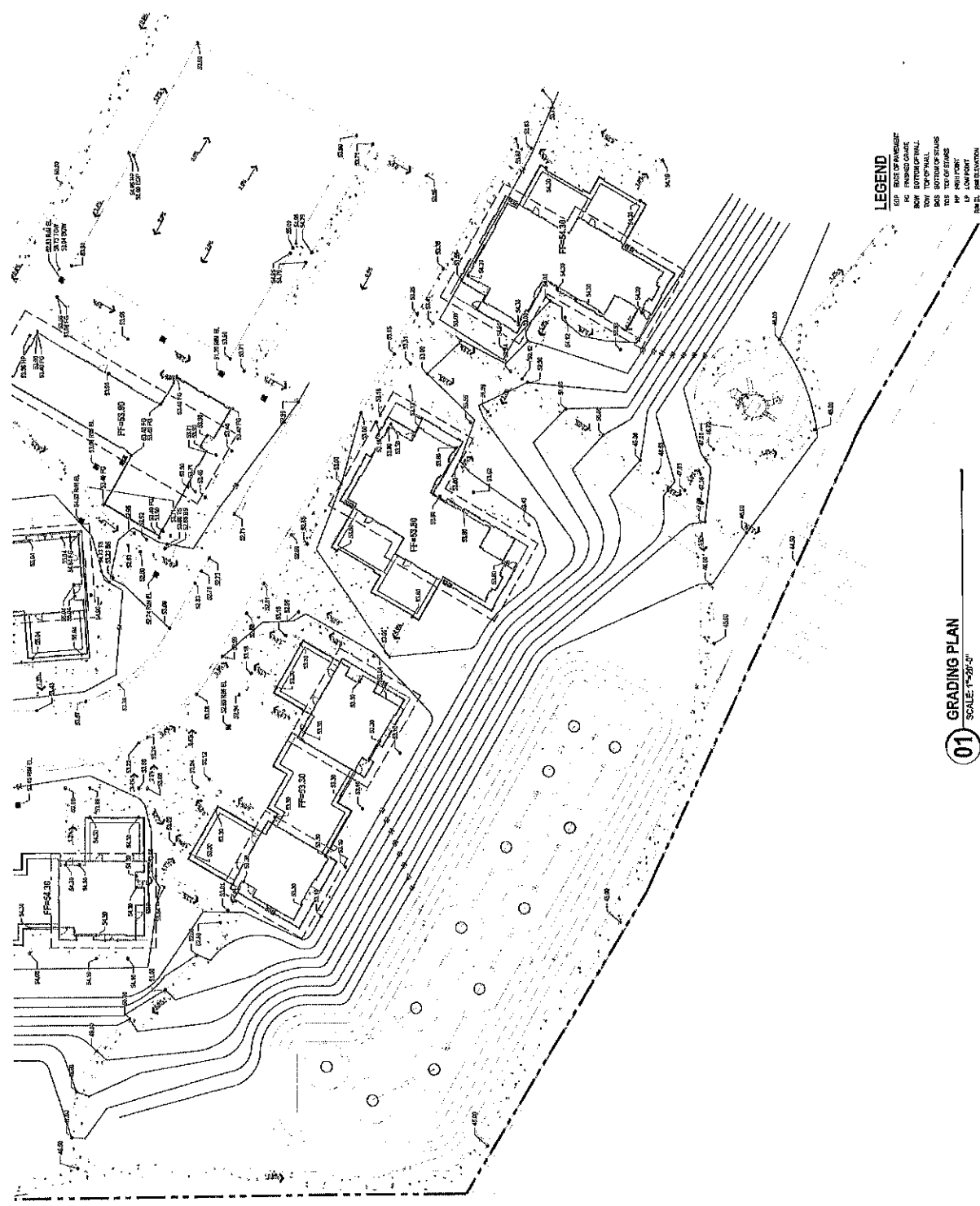
05 GRASSPAVE2 W/ EDGING NTS



03 CONCRETE MOW CURB, TYP. NTS



06 GRASSPAVE2 W/ IRRIGATION, TYP. NTS



Scale 1" = 20'
 Sheet 1' = 40' for 11x17

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AMEYALLI RESORT
 GRADING PLAN
 SHEET 2 OF 4

berg
 LANDSCAPE
 ARCHITECTS
 PROJECT NO: 22-0007-02
 DESIGN BY: [Name] DATE: 08.07.2022
 DRAWN BY: [Name] REV: [Number]

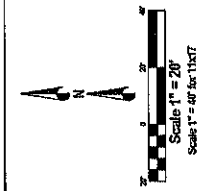
LEGEND
 GIP: GROUND ELEVATION
 PAV: PAVEMENT ELEVATION
 FIN: FINISH ELEVATION
 TOP: TOP OF WALL
 BOT: BOTTOM OF STAIRS
 TOP: TOP OF STAIRS
 LP: LOW POINT
 RM: RM ELEVATION

01 GRADING PLAN
 SCALE: 1"=20'-0"

L12

LEGEND

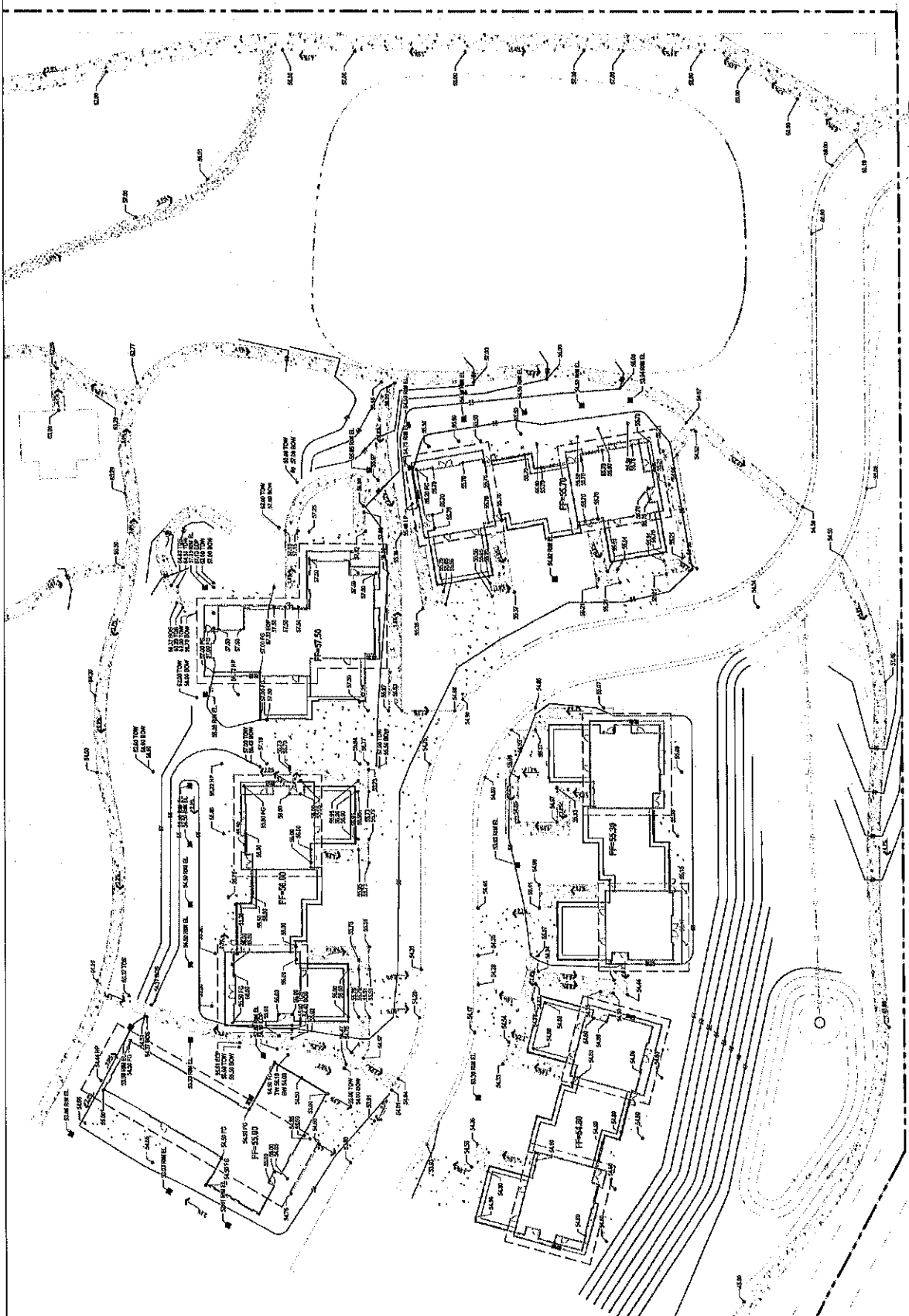
- TOP OF CONCRETE
- TOP OF FINISH FLOOR
- TOP OF WALL
- TOP OF ROOF
- BOTTOM OF STEPS
- TOP OF CURB
- TOP OF LUTTERBOX
- FIN. FL. ELEVATION



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 DATE 08-01-2001 BY 60322 UCBAW/STP
 UNLESS SHOWN AND SCALED
 OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES
 DATE: 08-01-2001

AMEYALLI RESORT
GRADING PLAN
SHEET 3 OF 4

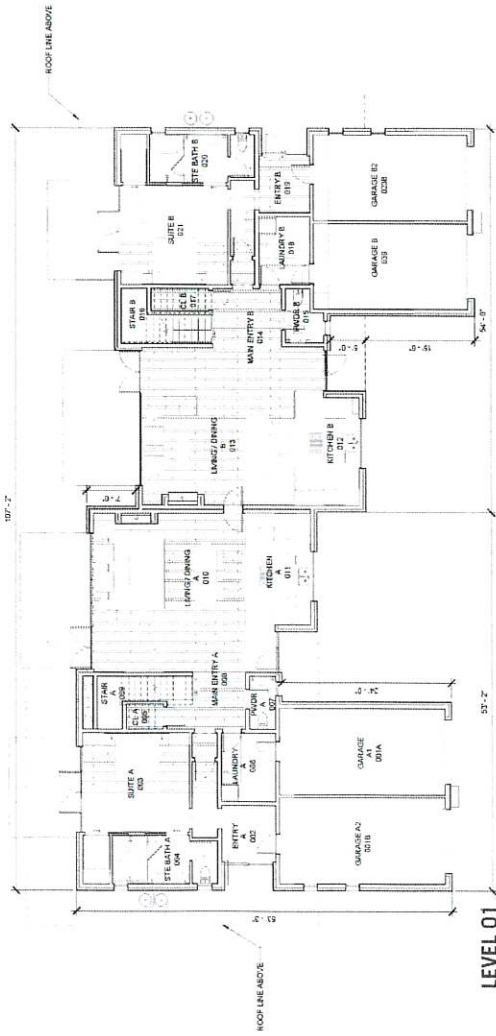
berg
 LANDSCAPE
 ARCHITECTS
 11500 W. 11TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.752.2000
 FAX: 303.752.2001
 PROJECT NO. 01-000000-000
 DATE: 08-01-2001
 DRAWN BY: [Name] DATE: 08-01-2001
 CHECKED BY: [Name] DATE: 08-01-2001
 DESIGNED BY: [Name] DATE: 08-01-2001



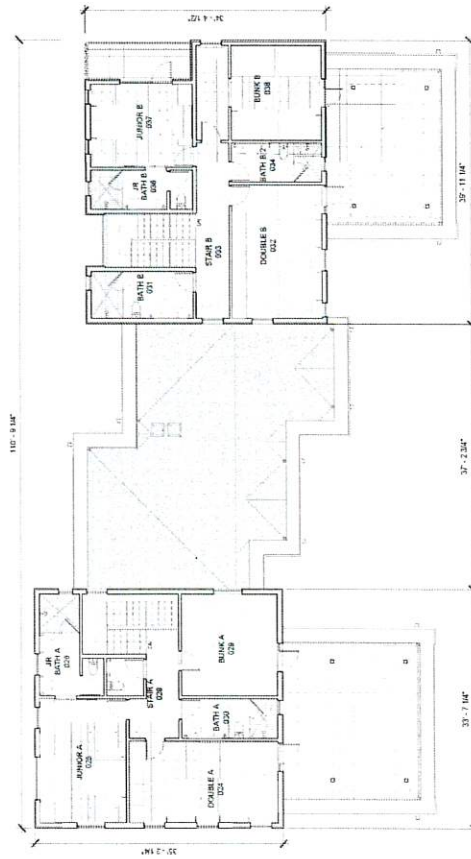
01 GRADING PLAN
 SCALE 1"=30'@"

BUILDING AREA PLAN AND DESIGN ELEMENTS I

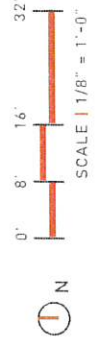
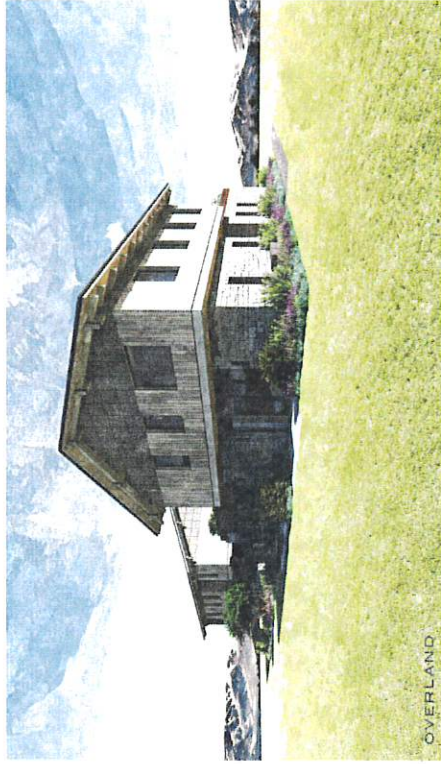
PHASE 1 : DUPLEX A



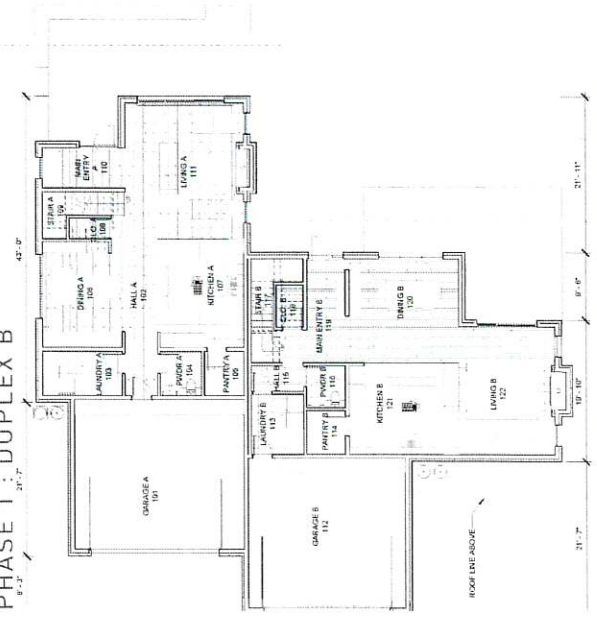
LEVEL 01



LEVEL 02



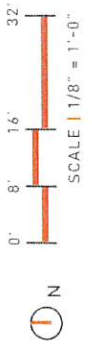
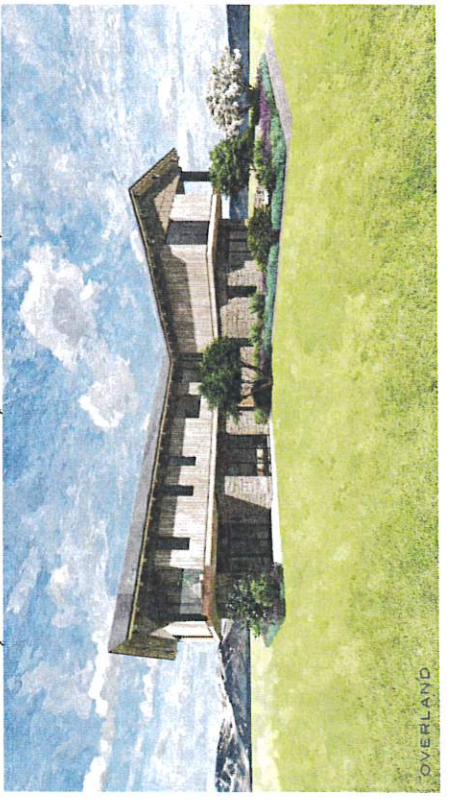
BUILDING AREA PLAN AND DESIGN ELEMENTS |
PHASE 1: DUPLEX B



LEVEL 01



LEVEL 02



BUILDING AREA PLAN AND DESIGN ELEMENTS |

PHASE 1 : FAMILY LODGE

