

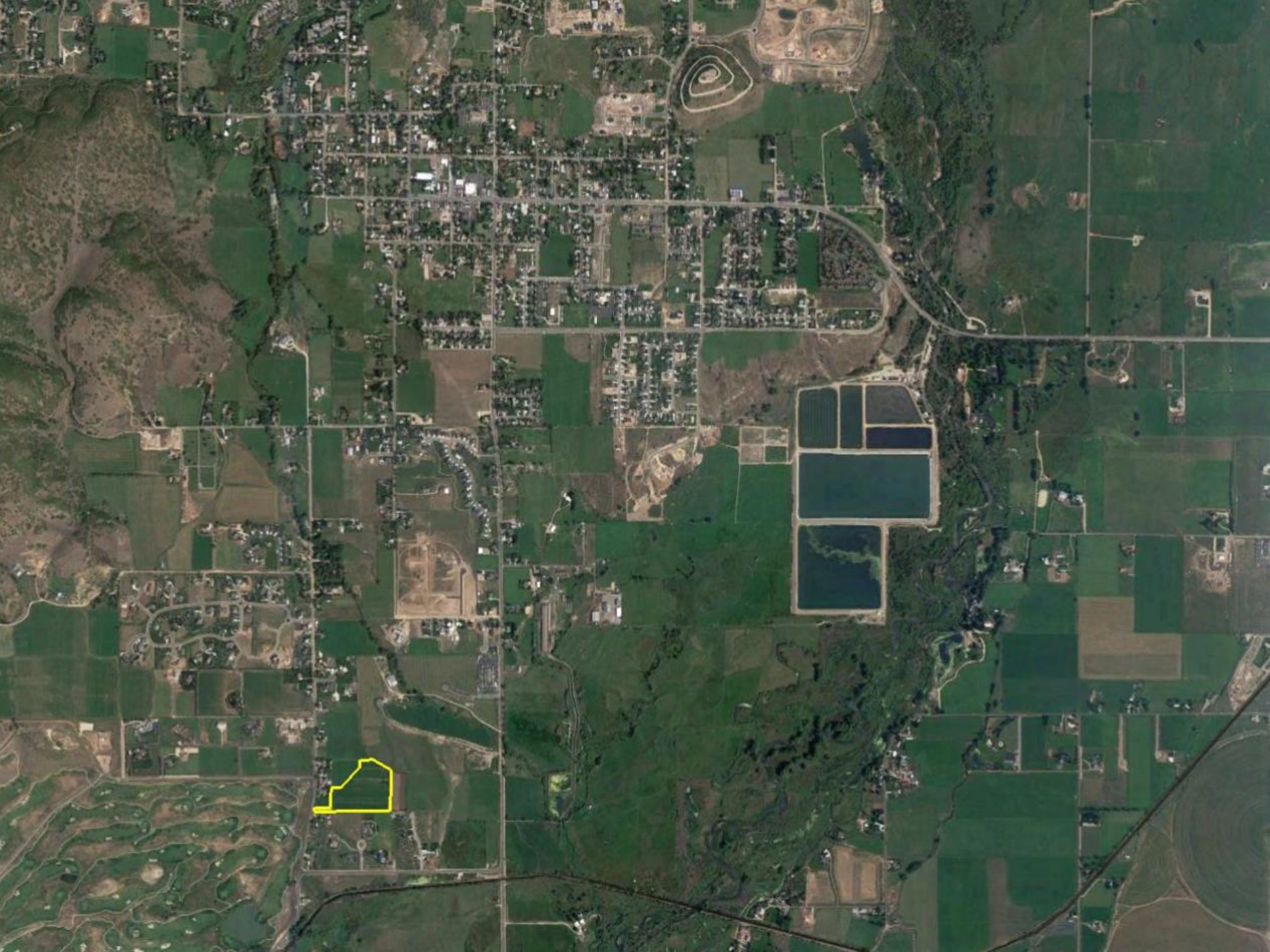
KAY'S LANDING
LARGE-SCALE SUBDIVISION

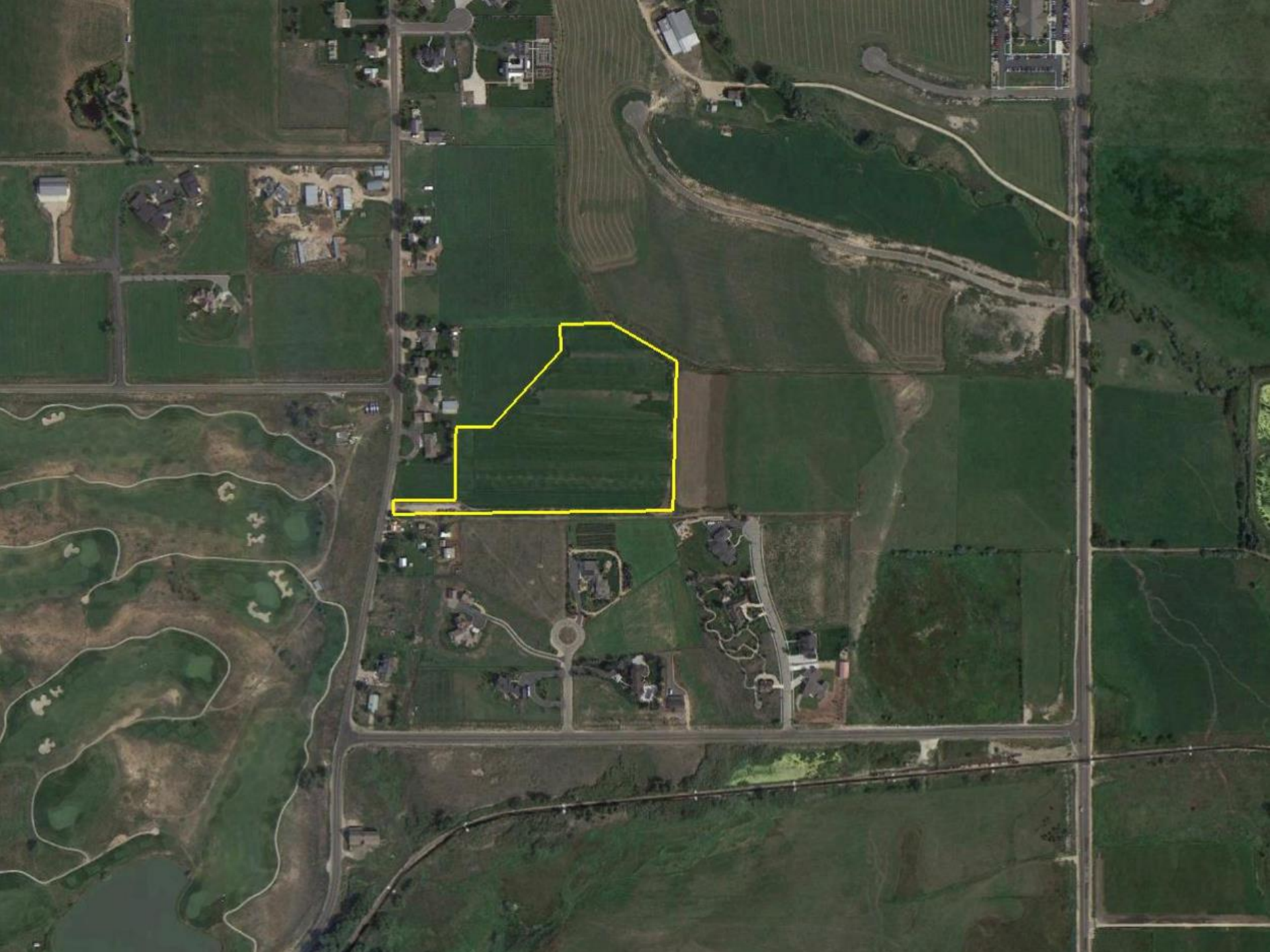
PRELIMINARY



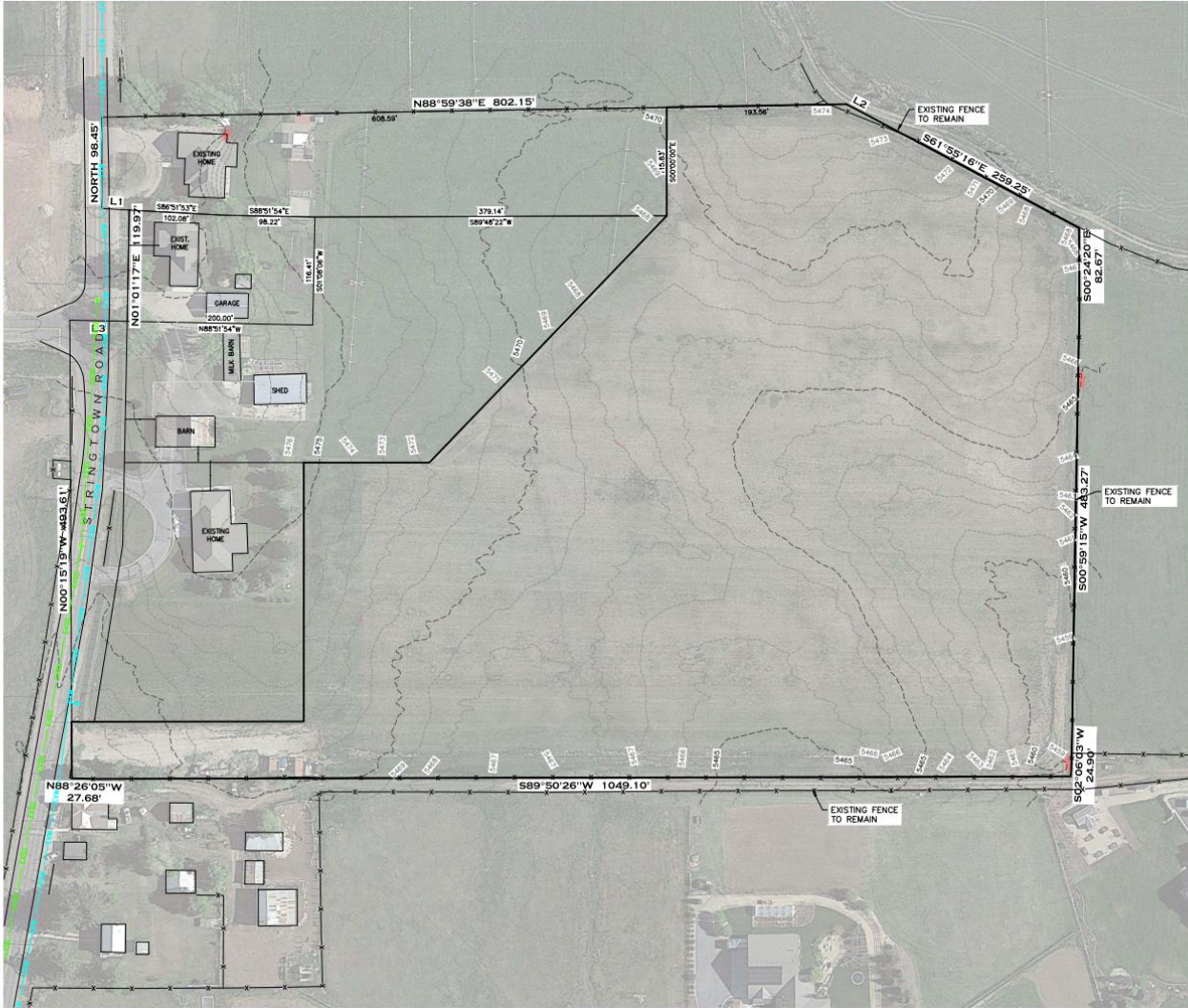
LAND USE SUMMARY

- 11.14-acres
 - 1.67 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to lots is provided by a 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





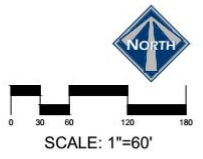




- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - EXISTING FENCE
 - EXISTING PRESSURIZED IRRIGATION
 - EXISTING SEWER
 - EXISTING WATER

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

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	29.30'	N86°51'53"W
L2	24.88'	S62°22'36"E
L3	61.94'	S88°51'54"E



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PAUL D. BERG, P.E.
 SERIAL NO. 296095
 DATE: 5 OCT 2022

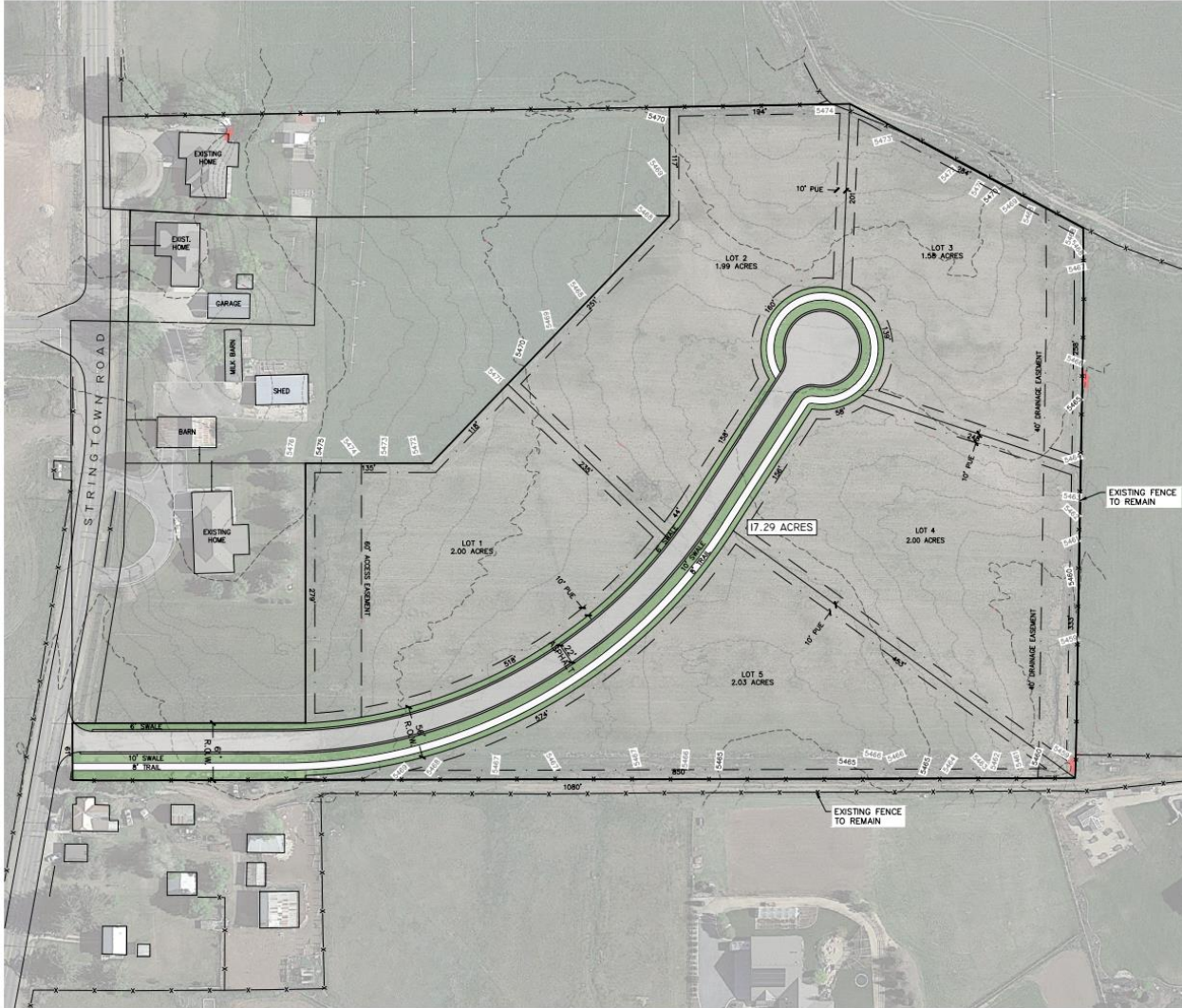
STILL WATER HOLDINGS LLC
 KAYS LANDING

EXISTING CONDITIONS

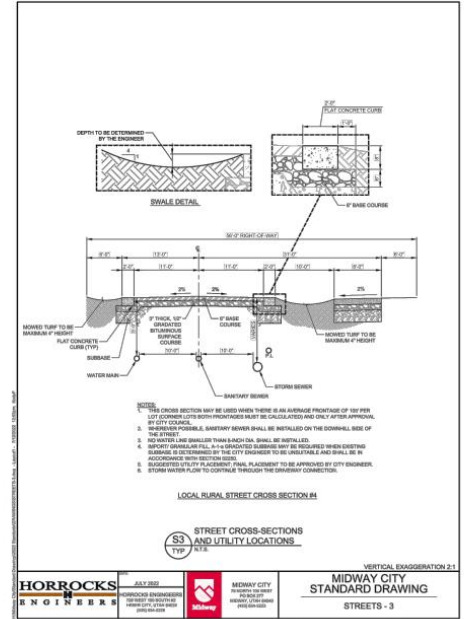


BERG ENGINEERING
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 Midway, UT 84049
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DESIGN BY: PDB	DATE: 5 OCT 2022	30871
DRAWN BY: DEJ	REV:	1

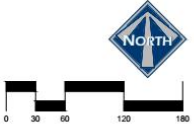


AREA
TOTAL PROJECT AREA 11.14 ACRES



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SERIAL NO. 282099
DATE: 3 OCT 2022



STILL WATER HOLDINGS LLC
KAYS LANDING

SITE PLAN

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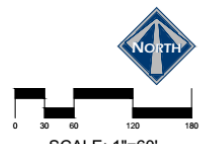
DESIGN BY: POB
DRAWN BY: DEJ
DATE: 5 OCT 2022
REV:

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 NOTE**
- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN 2022 EDITION.
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4".
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- CULINARY WATER NOTES:**
- ALL CULINARY WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
 - ALL CULINARY WATER MAIN SHALL BE AWWA C900 DR18 BLUE PIPE.
- POWER, GAS AND PHONE NOTE:**
- 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.



STILL WATER HOLDINGS LLC
KAYS LANDING
UTILITY PLAN



DESIGN BY: POB
DRAWN BY: DEJ
DATE: 5-OCT-2022
REV:
SHEET 3

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SERIAL NO. 282099
DATE: 3 OCT 2022

October 5, 2022

Kay's Landing Storm Drain Calculations

Kay's Landing subdivision authority...

Subdivision	17.29 acres	
Drainage Easement	0.72 acres	does not drain into basin
Drainage Arroy	16.57	
Road ROW	1.53 acres	
Homes and Driveways	0.91 acres	(assumed 8,000 gal per lot)
Landscape/Forest	14.13 acres	

Storm water from the cut-in-lac # 8 to be collected in a retention pond on Lot 5. 100 Year will be retained in the retention pond.
Percolation rate of 2.0 inches per hour used for DCA soils per Heber Valley Soils.

Table 1 - Runoff Coefficient for Subdivision

Drainage Basin	Drainage Area (acres)	C _{0.75} Right-of-Way (acres)	C _{0.75} Buildings (acres)	C _{0.20} Landscaped Yard (acres)	Composite Runoff Coefficient
A	38.52	1.53	0.95	14.13	0.20

Table 2 - 100 Year Storm Peak Runoff and Volume

Time Period (hrs)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cuft)
15	4.96	16.97	0.26	97.6	17,795
30	2.76	16.97	0.26	13.35	24,035
60	1.71	16.97	0.26	8.27	29,755
120	0.96	16.97	0.26	4.64	33,440
180	0.66	16.97	0.26	3.14	33,865
300	0.35	16.97	0.26	1.69	36,975
720	0.21	16.97	0.26	1.02	43,860
1440	0.13	16.97	0.26	0.63	54,360

Table 3 - Retention Pond

Time Period (hrs)	Total Runoff Volume (cuft)	Soil Percolation Rate (in/hr)	4-10" Sump Volume (cuft)	Percolation from Pond (cuft)	Storage Needed in Pond (cuft)
15	17,795	2.0	4,704	84	13,007
30	24,035	2.0	4,704	167	19,164
60	29,755	2.0	4,704	335	24,716
120	33,440	2.0	4,704	670	28,067
180	33,865	2.0	4,704	1,004	28,256
300	36,975	2.0	4,704	2,009	29,862
720	43,860	2.0	4,704	4,018	35,138
1440	54,360	2.0	4,704	8,036	41,920

Table 4 - Retention Pond Volume

Pond Depth (ft)	Pond Area (sqft)	Pond Volume (cuft)	Pond Volume (acre-ft)
5482	12	0	0.00
5483	15,020	6,008	0.13
5484	11,540	4,617	0.10
5485	13,120	5,248	0.11
5486	14,760	5,904	0.13
5487	16,450	6,580	0.14

Contains 100 year storm 1" of Freeboard

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

STORM DRAIN SYSTEM NOTE:
* ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN 2022 EDITION.

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 ANY DIFFERENCES BETWEEN BLUE STAKE LOCATIONS AND THOSE SHOWN ON THIS PLAN.



SCALE: 1"=60'

STILL WATER HOLDINGS LLC
KAYS LANDING

STORM DRAIN PLAN

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DESIGN BY: POB
DRAWN BY: DEJ

DATE: 5 OCT 2022
REV: 4

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SERIAL NO. 282099
DATE: 3 OCT 2022



ITEMS OF CONSIDERATION

- Trails
 - 8' public trail along cul-de-sac
- Geotechnical report
- Open space
 - 15% open space is required
- Storm water
 - Detention pond will be on lot 5
 - An access easement and storm drain easement will be included on the plat
 - An access gate must be provided if the area is fenced

RECOMMENDED WATER REQUIREMENT

- 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

PROPOSED CONDITION

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