

# AMEYALLI RESORT PHASE 1

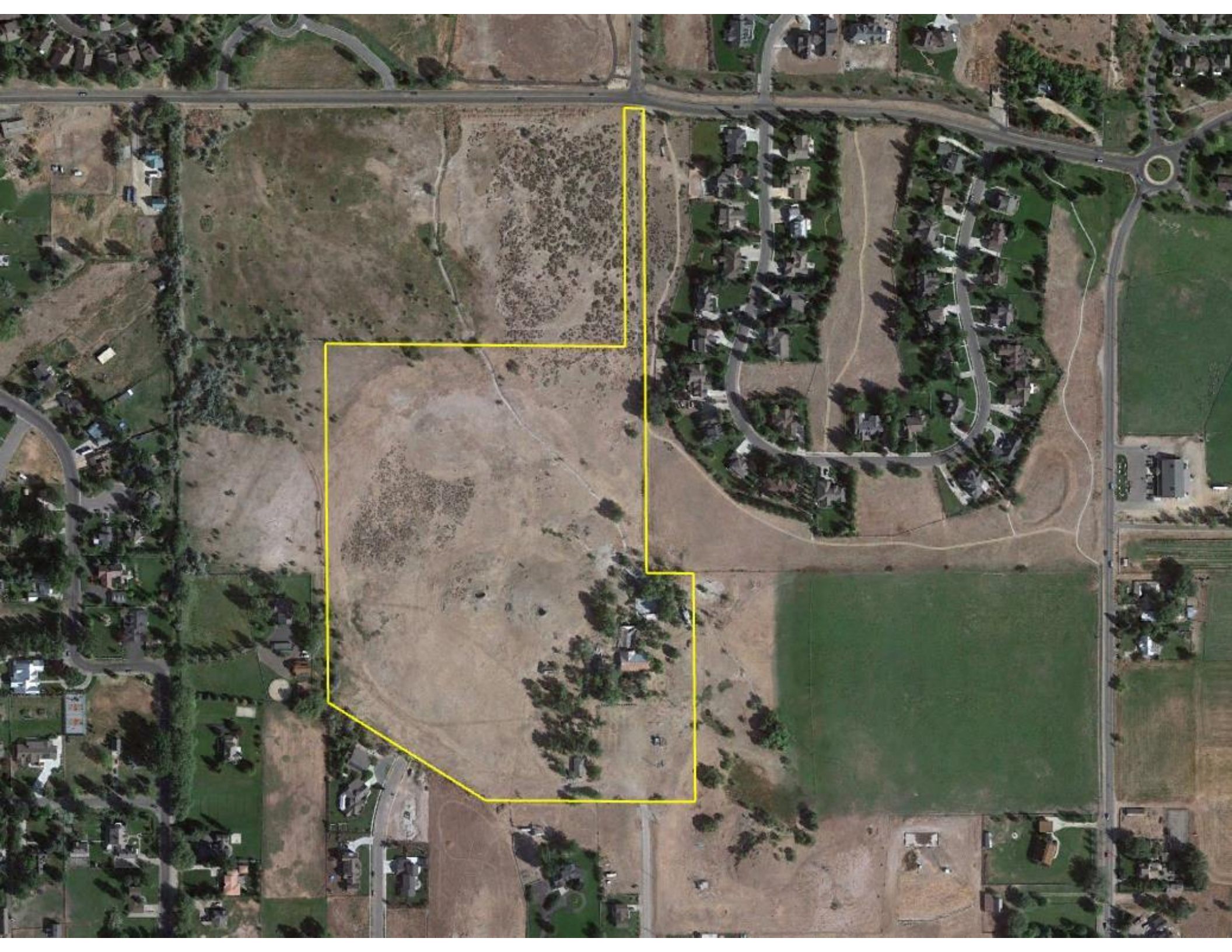
FINAL

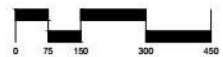
# LAND USE SUMMARY

- 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, separate ownership), two family lodges, and amenities
- Public trails from 600 North to Burgi Lane (8' paved), River Road to resort core (soft surface), and crater loop trail (soft surface).
- 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.







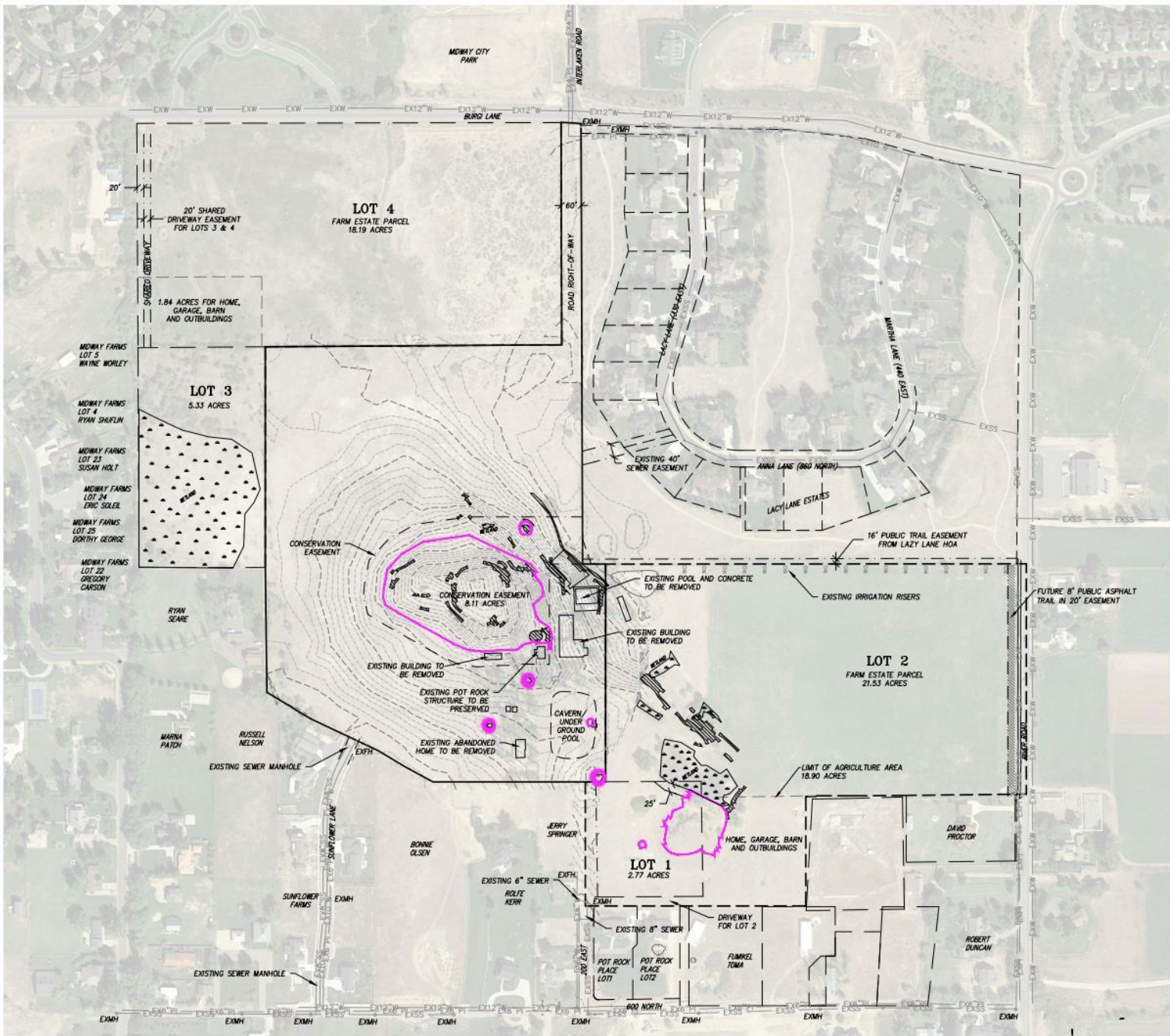


SCALE: 1"=150'  
Scale 1" = 300' for 11x17"

BLUE STAKE NOTE:  
LOCATION OF EXISTING UTILITIES SHOWN ON  
PLAN ARE APPROXIMATE AND MAY BE  
INCOMPLETE. CONTRACTOR IS  
RESPONSIBLE FOR BLUE STAKING OF  
UTILITIES.

LEGEND

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRAFTER)
- HOT POT/CRAFTER SENSITIVE LANDS (3.52 ACRES)
- EXPI — EXISTING PRESSURIZED IRRIGATION
- EXW — EXISTING WATER
- EXSS — EXISTING SEWER



CHUCK HEATH  
AMEYALLI - PHASE 1  
EXISTING CONDITIONS



THIS DOCUMENT IS INCOMPLETE  
AND IS RELEASED TEMPORARILY  
FOR INTERIM REVIEW ONLY. IT IS  
NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.  
PAUL D. BERG P.E.  
SERIAL NO. 285585  
DATE: 9 NOV 2022

DESIGN BY: PDB DATE: 9 NOV 2022 SHEET  
DRAWN BY: PDB REV: 1

# MASTER SITE PLAN |

## OVERALL RESORT

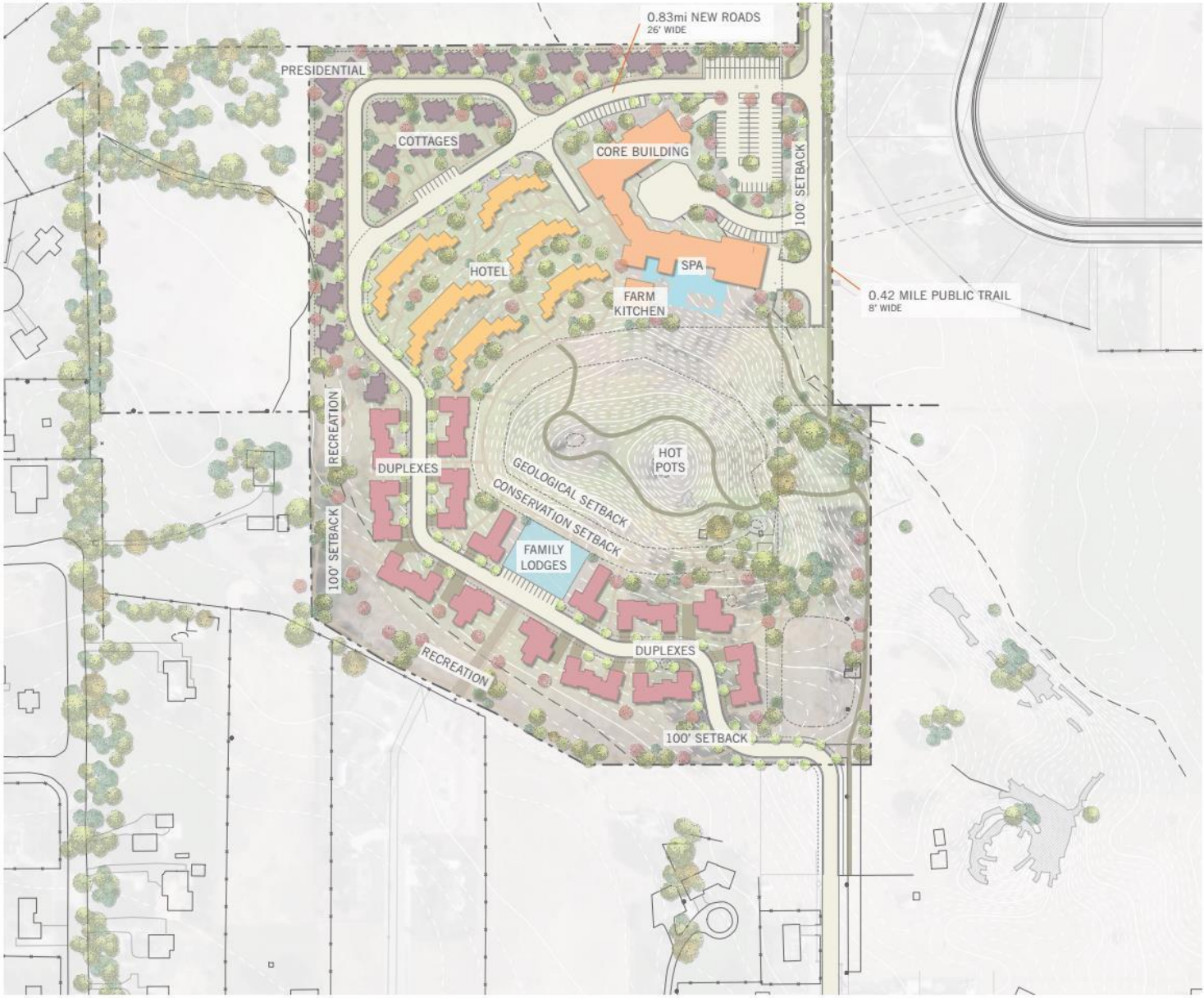


### PROGRAM | LEGEND

- 1 MAIN ENTRANCE
- 2 AGRICULTURAL PRESERVATION AREA  
SEE RECORDED RURAL PRESERVATION SUBDIVISION PLAT.
- 3 CORE BUILDING
- 4 HOTEL
- 5 COTTAGES
- 6 DUPLEXES
- 7 FAMILY LODGE + FAMILY POOL AREA
- 8 RECREATION ZONE
- 9 FARM KITCHEN
- 10 RESTORED EXISTING POT ROCK STRUCTURE
- 11 HOT POTS
- 12 POTENTIAL EMERGENCY ACCESS PATH

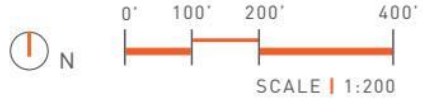
# MASTER SITE PLAN I

## SITE METRICS



### PROGRAM | GROSS SF

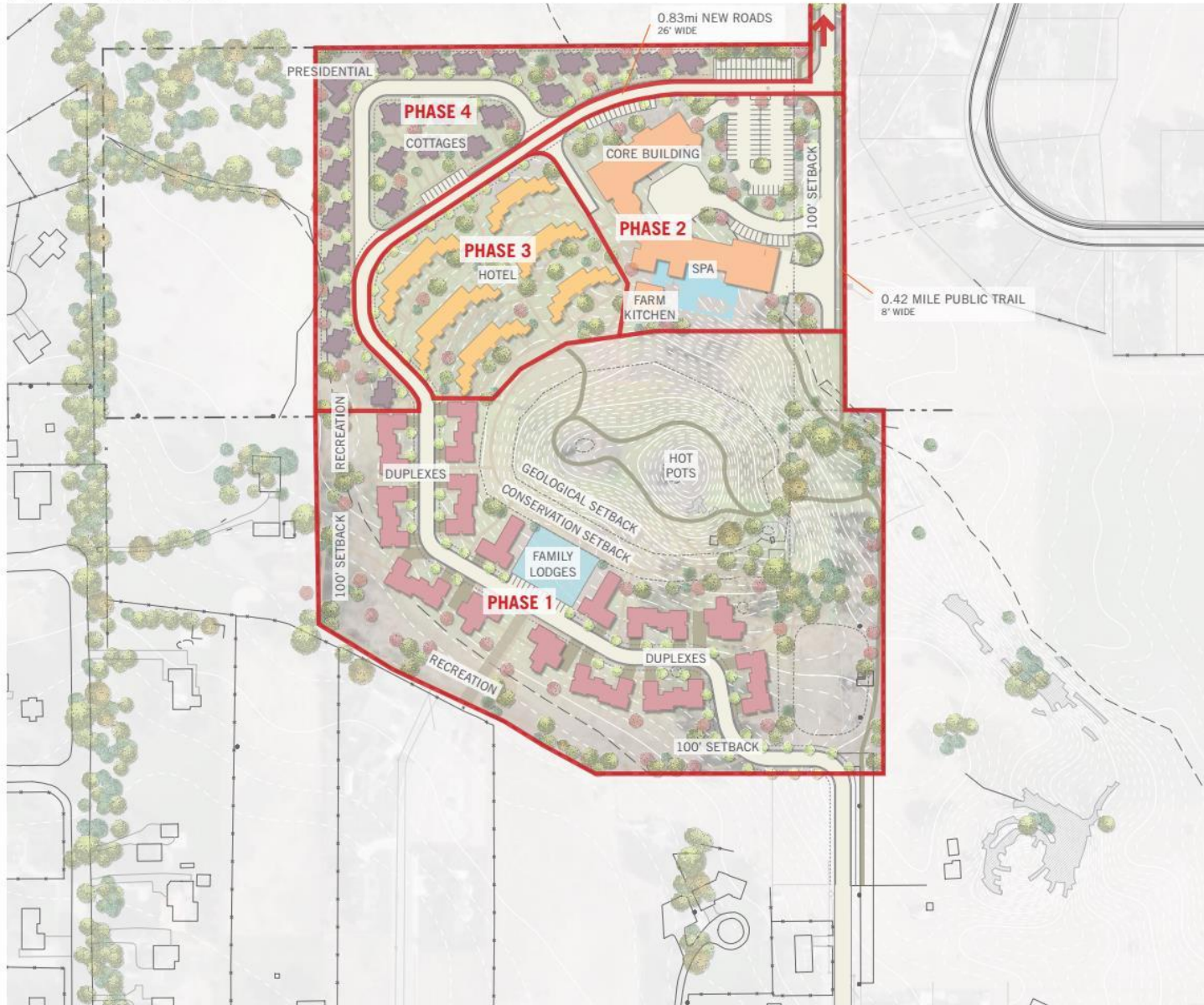
80 Hotel Rooms:	41,270
23 Cottages:	40,020
1 Presidential Suite:	3,210
Core Building:	48,510
24 Duplexes:	66,393
2 Family Lodges:	10,542
Farm Kitchen:	2,500
<b>TOTAL:</b>	<b>212,445</b>
<b>TOTAL # of Bedrooms:</b>	<b>237</b>





# MASTER SITE PLAN |

## PHASE METRICS



### PROGRAM | GROSS SF

**PHASE 1:**

24 Duplexes:	66,393
2 Family Lodges:	10,542
	<b>76,935</b>
	<b>108 Bedrooms</b>

**PHASE 2:**

Core Building:	48,510
Farm Kitchen:	2,500
	<b>51,010</b>

**PHASE 3:**

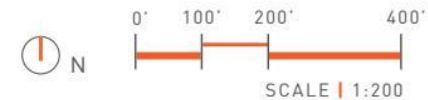
80 Hotel Rooms:	41,270
	<b>41,270</b>
	<b>80 Bedrooms</b>

**PHASE 4:**

23 Cottages:	40,020
1 Presidential Suite:	3,210
	<b>43,230</b>
	<b>49 Bedrooms</b>

TOTAL: **212,445**

TOTAL # of Bedrooms: **237**



# MASTER SITE PLAN I

## OPEN SPACE PLAN



### TOTAL AREA OF RESORT | AC

Building Footprint:	<b>4.88</b>	16.9%
Roads, Parking & Driveways:	<b>4.03</b>	14.0%
Green Space:	<b>19.96</b>	69.1%
Landscaped Areas:	4.02	13.9%
Open Areas:	15.95	55.2%

TOTAL Project Area: **28.87**

### OPEN SPACE | AC

Proposed Open Space: **15.95** 55.2%

#### PHASE 1:

Built Area:	1.77
Open Space:	11.87
% of Phases:	76.3%
% of Project:	41.1%

#### PHASE 1+2:

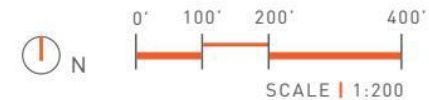
Built Area:	2.94
Open Space:	14.57
% of Phases:	69.5%
% of Project:	50.5%

#### PHASE 1+2+3:

Built Area:	3.88
Open Space:	15.22
% of Phases:	63.4%
% of Project:	52.7%

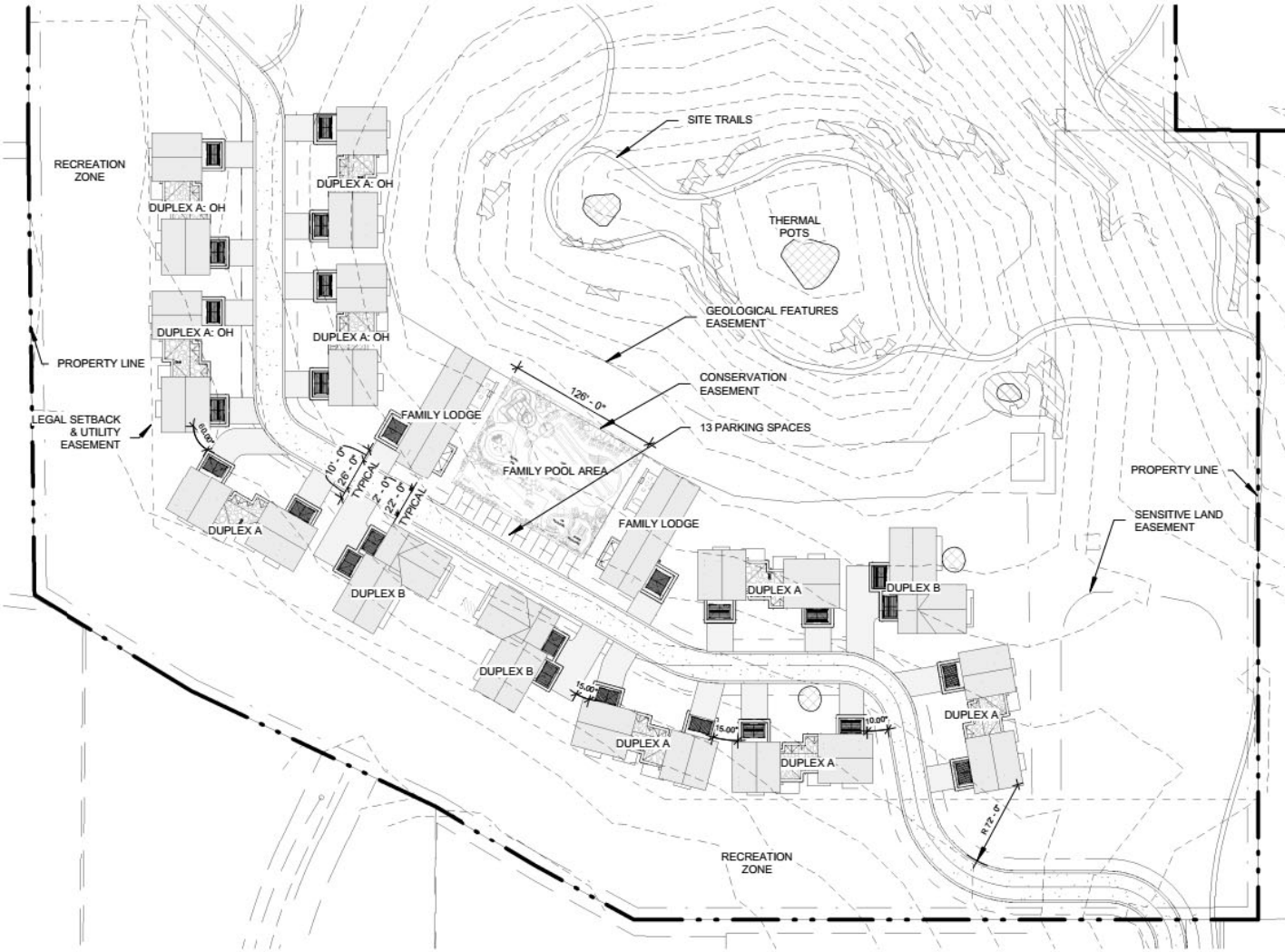
#### PHASE 1+2+3+4:

Built Area:	4.88
Open Space:	15.95
% for Phase:	55.2%
% for Project:	55.2%



# PHASED SITE PLAN I

## PHASE 1 : DUPLEXES AND FAMILY LODGES



### AREAS | GROSS SF

#### DUPLEX A:

LEVEL 01:	
GROSS CONDITIONED	3,117
GROSS UNCONDITIONED	1,264
LEVEL 02:	
GROSS CONDITIONED	2,455
GROSS UNCONDITIONED	873
<b>TOTAL GRS CONDITIONED</b>	<b>5,572</b>
<b>TOTAL GRS UNCONDITIONED</b>	<b>2,137</b>

#### DUPLEX B:

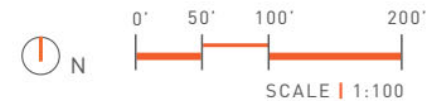
LEVEL 01:	
GROSS CONDITIONED	2,384
GROSS UNCONDITIONED	1,076
LEVEL 02:	
GROSS CONDITIONED	3,031
GROSS UNCONDITIONED	897
<b>TOTAL GRS CONDITIONED</b>	<b>5,415</b>
<b>TOTAL GRS UNCONDITIONED</b>	<b>1,973</b>

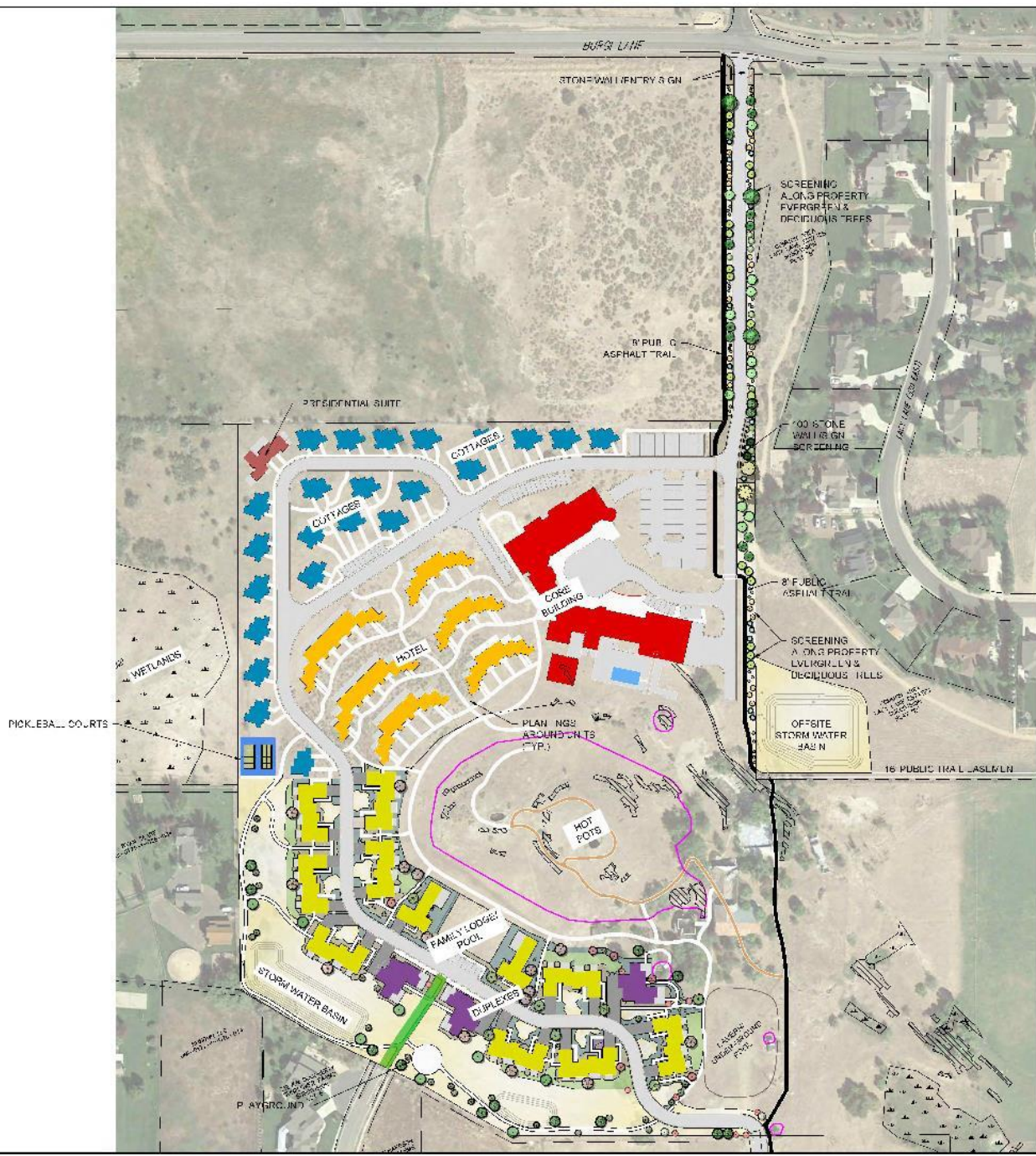
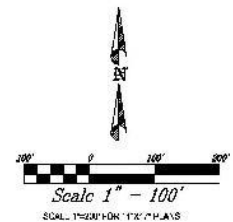
#### FAMILY LODGE:

LEVEL 01:	
GROSS CONDITIONED	2,636
GROSS UNCONDITIONED	695
LEVEL 02:	
GROSS CONDITIONED	2,635
GROSS UNCONDITIONED	681
<b>TOTAL GRS CONDITIONED</b>	<b>5,271</b>
<b>TOTAL GRS UNCONDITIONED</b>	<b>1,376</b>

- 9 DUPLEX A BUILDINGS
- 3 DUPLEX B BUILDINGS
- 2 FAMILY LODGE BUILDINGS

26 INDIVIDUAL UNITS TOTAL





**AREA USE SUMMARY TABLE**

TOTAL AREA	26.6 ACRES
COURT/YACIL PARTMENT	6.8 ACRES
40' BUFFER	2.0 ACRES
WALLS	2.4 ACRES
PARKING	0.78 ACRES
LANDSCAPE	2.09 ACRES
AMENITIES	0.1 ACRES
TRAILS	0.0 ACRES
WETLANDS	2.8 ACRES
UNDEVELOPED AREA	7.8 ACRES
AVAILABLE FOR DEVELOPMENT	1.0 ACRES

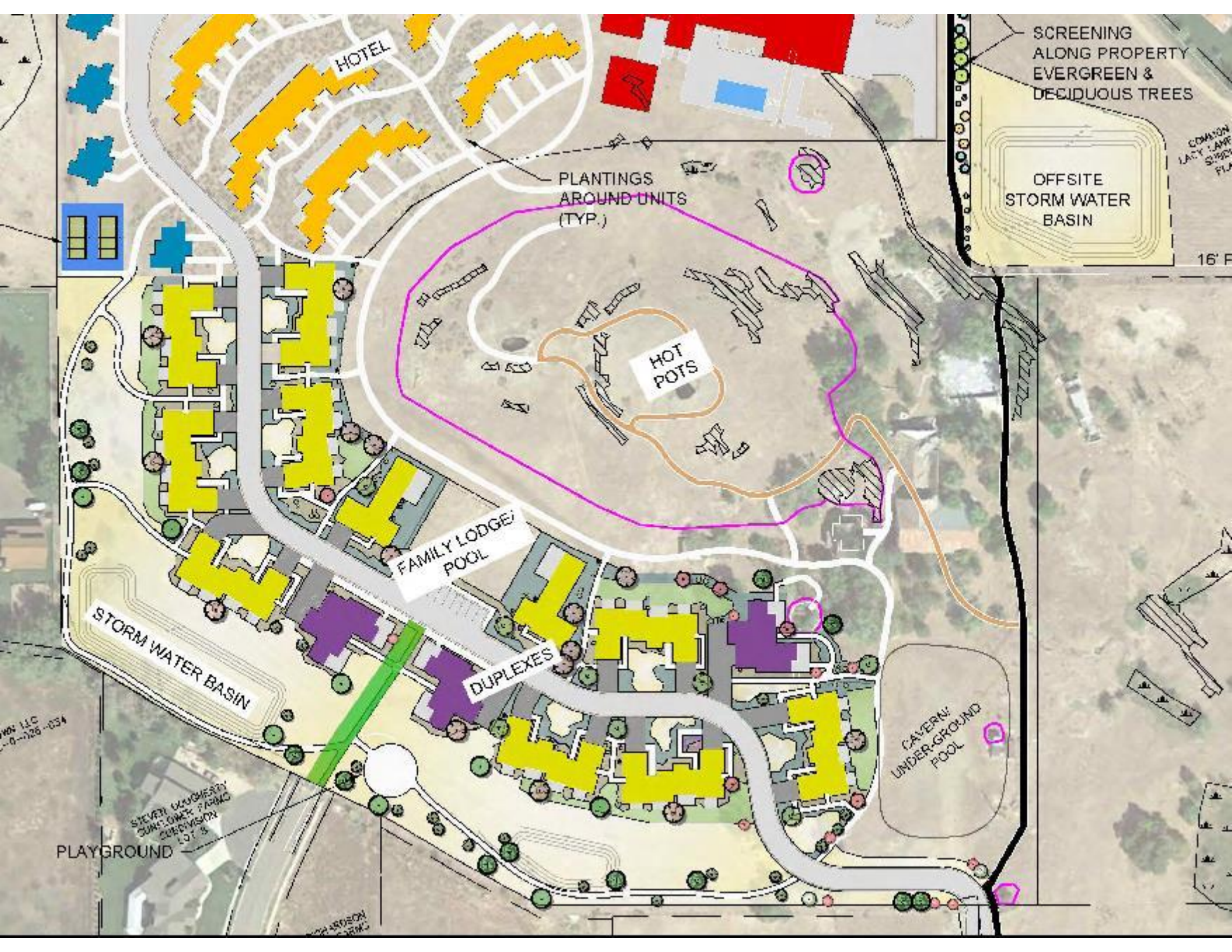
USE	AREA (SQ. FT.)	MULTI-LEVEL	NO. YEARS UNDEVELOPED	TOTAL DEVELOPMENT COST (\$ MIL)	TOTAL DEVELOPMENT COST (\$ MIL) WITH TREE REPLACEMENT
1	1,100,000	2	10	1.0	1.0
2	1,340,000	2	10	1.0	1.0
3	2,420,000	2	10	1.0	1.0
4	2,100,000	2	10	1.0	1.0
5	1,100,000	2	10	1.0	1.0
6	1,100,000	2	10	1.0	1.0
7	1,100,000	2	10	1.0	1.0
8	1,100,000	2	10	1.0	1.0
9	1,100,000	2	10	1.0	1.0
10	1,100,000	2	10	1.0	1.0
11	1,100,000	2	10	1.0	1.0
12	1,100,000	2	10	1.0	1.0
13	1,100,000	2	10	1.0	1.0
14	1,100,000	2	10	1.0	1.0
15	1,100,000	2	10	1.0	1.0
16	1,100,000	2	10	1.0	1.0
17	1,100,000	2	10	1.0	1.0
18	1,100,000	2	10	1.0	1.0
19	1,100,000	2	10	1.0	1.0
20	1,100,000	2	10	1.0	1.0
21	1,100,000	2	10	1.0	1.0
22	1,100,000	2	10	1.0	1.0
23	1,100,000	2	10	1.0	1.0
24	1,100,000	2	10	1.0	1.0
25	1,100,000	2	10	1.0	1.0
26	1,100,000	2	10	1.0	1.0
27	1,100,000	2	10	1.0	1.0
28	1,100,000	2	10	1.0	1.0
29	1,100,000	2	10	1.0	1.0
30	1,100,000	2	10	1.0	1.0
31	1,100,000	2	10	1.0	1.0
32	1,100,000	2	10	1.0	1.0
33	1,100,000	2	10	1.0	1.0
34	1,100,000	2	10	1.0	1.0
35	1,100,000	2	10	1.0	1.0
36	1,100,000	2	10	1.0	1.0
37	1,100,000	2	10	1.0	1.0
38	1,100,000	2	10	1.0	1.0
39	1,100,000	2	10	1.0	1.0
40	1,100,000	2	10	1.0	1.0
41	1,100,000	2	10	1.0	1.0
42	1,100,000	2	10	1.0	1.0
43	1,100,000	2	10	1.0	1.0
44	1,100,000	2	10	1.0	1.0
45	1,100,000	2	10	1.0	1.0
46	1,100,000	2	10	1.0	1.0
47	1,100,000	2	10	1.0	1.0
48	1,100,000	2	10	1.0	1.0
49	1,100,000	2	10	1.0	1.0
50	1,100,000	2	10	1.0	1.0

TOTAL DEVELOPMENT COST FOR PHASE I REMAINING TO BE DEVELOPED WITH 10 YEARS UNDEVELOPED IN NATURAL AREA HAS BEEN ADJUSTED

- LEGEND**
- 8' PUBLIC ASPHALT TRAIL
  - 16' PUBLIC TRAIL
  - PRIVATE TRAILS
  - WETLANDS
  - HOT POT SENSITIVE LANDS (SEE NOTES)
  - 100 STONE WALL BERMS
  - FAMILY LODGE
  - FAMILY POOL
  - STORM WATER BASIN
  - PICKBALL COURTS
  - WETLANDS
  - 8' PUBLIC ASPHALT TRAIL
  - 16' PUBLIC TRAIL
  - PRIVATE TRAILS

CHUCK HEATH  
AMEYALLI PHASE I  
MASTER PLAN

DESIGNER: CHUCK HEATH  
DRAWN BY: DAW  
DATE: 9 NOV 2002  
REV: 2



HOTEL

PLANTINGS  
AROUND UNITS  
(TYP.)

HOT  
POTS

FAMILY LODGE  
POOL

DUPLEXES

STORM WATER BASIN

SCREENING  
ALONG PROPERTY  
EVERGREEN &  
DECIDUOUS TREES

OFFSITE  
STORM WATER  
BASIN

COMMON  
LANTANA  
STRIP  
PLANTING

16' F

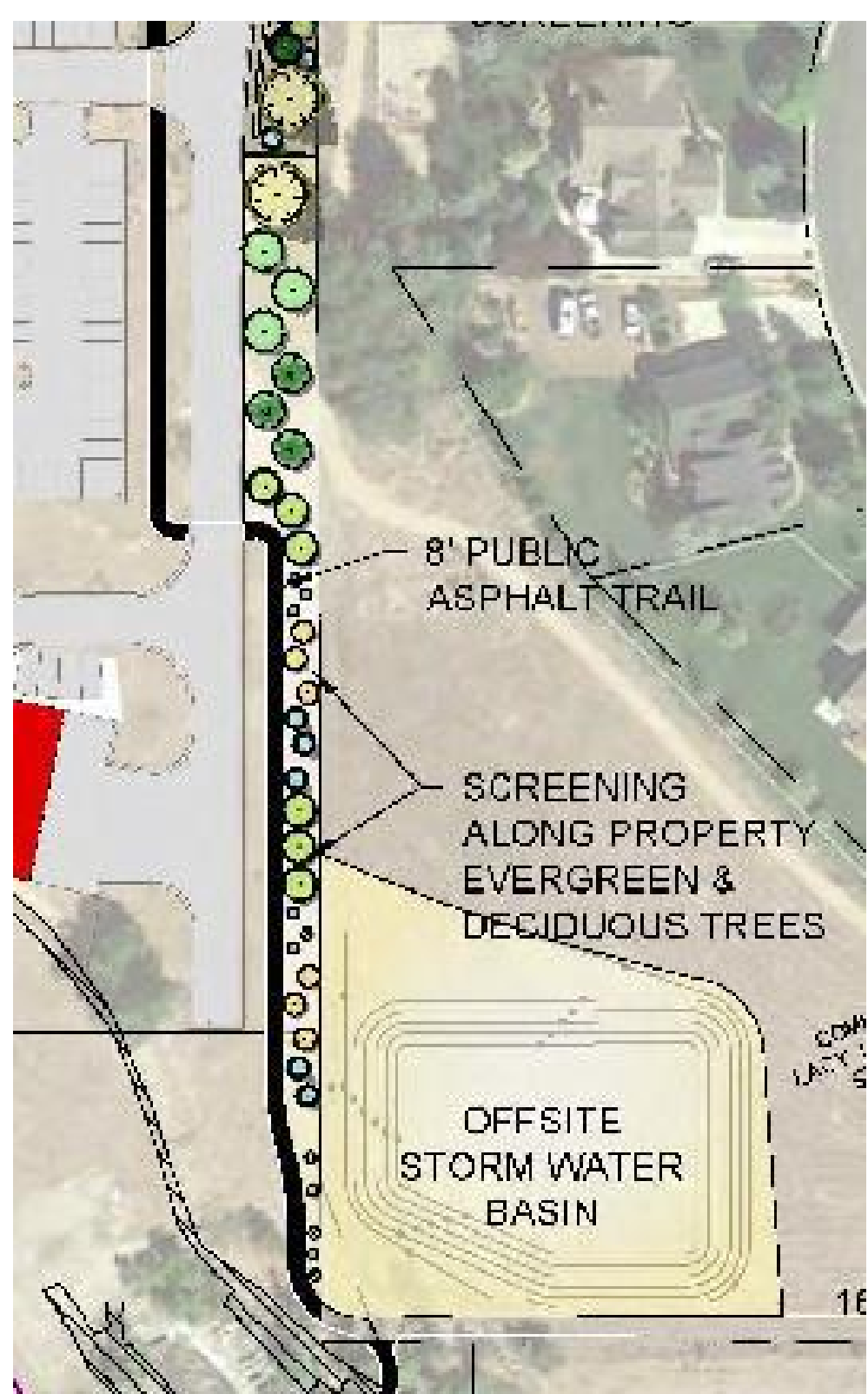
PLAYGROUND

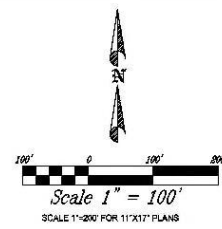
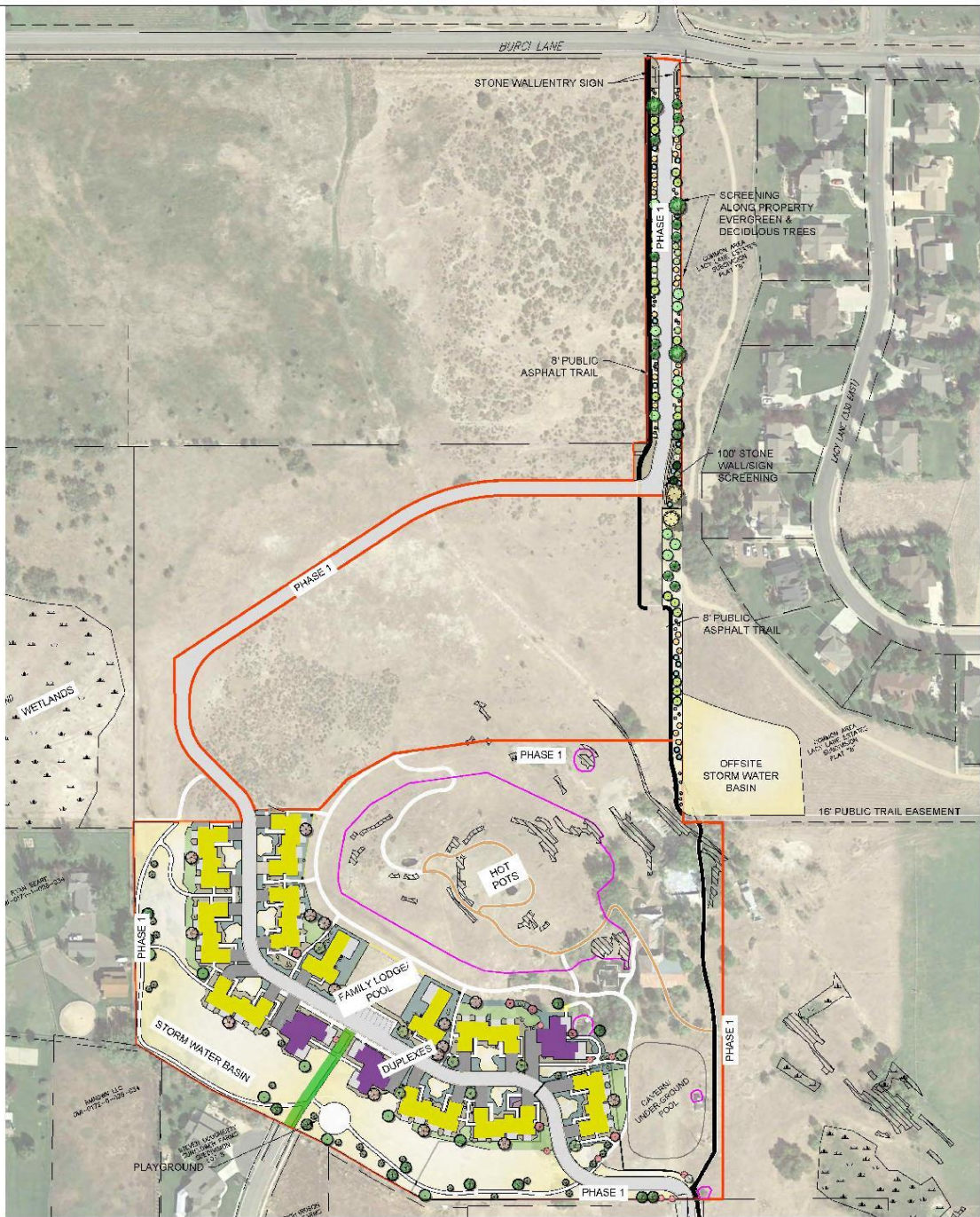
STEVEN WAGNER'S  
DUNE-OVER FARM  
CONSERVATION  
LOT 3

CAVERN  
UNDER-GROUND  
POOL

0001 LLC  
0-126-034

SHARPEON  
SERVICES





PHASE	GRASSLAND V <sup>2</sup> (IRRIGATED)	MULCH (IRRIGATED)	NATURAL UNDISTURBED (NON-IRRIGATED)	TREES (NATURAL AREA)	TOTAL IRRIGATED (GRASS, MULCH AND TREES)
	7,093 SF	52,000 SF	442,733 SF	40 US (10 SF PER TREE @ 400 SF)	59,093 SF

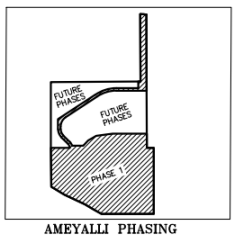
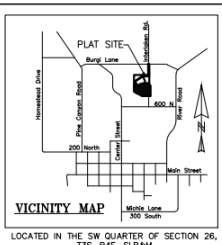
- LEGEND**
- WETLANDS (2.70 ACRES)
  - SLOPES > 25% (3.33 ACRES ON 8' DUG FOOT GRAVEL @)
  - HOT POT/CRAFTER BE VISIT WETLANDS (2.62 ACRES)
  - 8' PUBLIC TRAIL (ASPH ALT)
  - 6' PUBLIC TRAIL (SOFT SURFACE)
  - PRIVATE TRAILS

CHUCK HEATH & ASSOCIATES  
 380 E. Main St., Suite 204  
 Midway, UT 84049  
 PH: 635-657-9749  
 FAX: 635-657-9749  
 US: 11/09/2022

CHUCK HEATH  
 AMEYALLI PHASE 1  
 PHASE 1 SITE PLAN

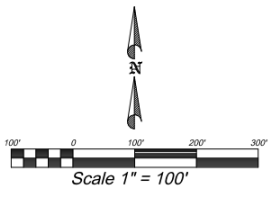
BERG ENGINEERING  
 380 E. Main St., Suite 204  
 Midway, UT 84049  
 PH: 635-657-9749

DESIGN BY: PDB DATE: 9 NOV 2022  
 DRAWN BY: DAW REV: 5



# AMEYALLI RESORT-PHASE 1

LOCATED IN THE SW QUARTER OF SECTION 26, T3S, R4E, S18&M  
N89°53'33" E 1.91'



- LEGEND**
- COMMON AREA (15.46 AC)
  - LIMITED COMMON AREA (0.61 AC)
  - PRIVATE AREA (1.31 AC)
  - 8' PUBLIC TRAIL
  - FOUND SECTION CORNERS (AS NOTED ON DRAWING)
  - SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112

**STORM WATER RETENTION POND NOTE:**  
HOME OWNERS ASSOCIATION SHALL NOT DISTURB, INTERFERE OR CHANGE THE GRADING, ELEVATION OR LANDSCAPING IN THE STORM WATER RETENTION PONDS.

**COMMON AREA IS A PUBLIC UTILITY EASEMENT**  
ALL COMMON AREA AND LIMITED COMMON IS DEDICATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION PONDS.

**PUBLIC UTILITY EASEMENT NOTE:**  
A TEN FOOT (10') AREA FOR A PUBLIC UTILITY EASEMENT HAS BEEN PROVIDED ALONG ALL STREETS.

**LIMITED COMMON NOTE:**  
PATIOS AND DRIVEWAYS ARE LIMITED COMMON AREAS.

**BOUNDARY DESCRIPTION**

BEGINNING NORTH 671.18 FEET AND WEST 1259.12 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN RUNNING THENCE SOUTH 89°38'25" WEST 60.88 FEET; THENCE WEST 456.28 FEET; THENCE NORTH 61°20'05" WEST 93.60 FEET; NORTH 59°13'48" WEST 96.31 FEET; THENCE NORTH 64°41'20" WEST 222.93 FEET; THENCE NORTH 58°41'00" WEST 152.57 FEET; THENCE NORTH 00°46'36" WEST 374.35 FEET; THENCE NORTH 10.71 FEET; THENCE EAST 186.58 FEET; THENCE ALONG THE ARC OF 67.00 FOOT RADIUS TO THE LEFT 46.01 FEET (CENTRAL ANGLE OF 39°20'33" AND A CHORD BEARING NORTH 25°19'44" WEST 45.11 FEET); THENCE NORTH 45°00'00" WEST 89.42 FEET; THENCE ALONG THE ARC OF 114.00 FOOT RADIUS TO THE RIGHT 89.15 FEET (CENTRAL ANGLE OF 44°48'20" AND A CHORD BEARING NORTH 22°35'50" WEST 86.89 FEET); THENCE NORTH 00°11'40" WEST 99.06 FEET; THENCE NORTH 56°42'06" EAST 439.48 FEET; THENCE ALONG THE ARC OF 362.00 FOOT RADIUS TO THE RIGHT 58.31 FEET (CENTRAL ANGLE OF 35°22'34" AND A CHORD BEARING NORTH 72°18'43" EAST 219.98 FEET); THENCE EAST 218.54 FEET; THENCE NORTH 00°22'15" WEST 64.73 FEET; THENCE NORTH 89°36'32" EAST 22.31 FEET; THENCE NORTH 00°12'33" WEST 665.84 FEET; THENCE NORTH 89°53'33" EAST 1.91 FEET; THENCE ALONG THE ARC OF 389.00 FOOT RADIUS TO THE RIGHT 56.31 FEET (CENTRAL ANGLE OF 08°58'21" AND A CHORD BEARING SOUTH 85°48'47" EAST 58.26 FEET); THENCE SOUTH 00°12'33" EAST 654.06 FEET; THENCE SOUTH 00°12'33" EAST 91.29 FEET; THENCE WEST 300.74 FEET; THENCE ALONG THE ARC OF 336.16 FOOT RADIUS TO THE LEFT 198.57 FEET (CENTRAL ANGLE OF 33°50'39" AND A CHORD BEARING SOUTH 73°04'26" WEST 195.70 FEET); THENCE SOUTH 56°40'17" WEST 376.74 FEET; THENCE ALONG THE ARC OF 108.00 FOOT RADIUS TO THE LEFT 107.19 FEET (CENTRAL ANGLE OF 56°51'58" AND A CHORD BEARING SOUTH 28°14'19" WEST 102.84 FEET); THENCE SOUTH 00°11'40" EAST 26.51 FEET; THENCE ALONG THE ARC OF 88.00 FOOT RADIUS TO THE LEFT 68.82 FEET (CENTRAL ANGLE OF 44°48'20" AND A CHORD BEARING SOUTH 22°35'50" EAST 67.08 FEET); THENCE SOUTH 45°00'00" EAST 89.42 FEET; THENCE ALONG THE ARC OF 93.00 FOOT RADIUS TO THE LEFT 45.62 FEET (CENTRAL ANGLE OF 28°06'24" AND A CHORD BEARING SOUTH 30°56'48" EAST 45.17 FEET); THENCE NORTH 89°33'37" EAST 111.51 FEET; THENCE NORTH 42°59'27" EAST 71.37 FEET; THENCE NORTH 60°51'35" EAST 92.12 FEET; THENCE NORTH 82°07'10" EAST 162.27 FEET; THENCE NORTH 90°00'00" EAST 339.25 FEET; THENCE SOUTH 00°12'33" EAST 141.52 FEET; THENCE NORTH 89°59'54" EAST 44.83 FEET; THENCE SOUTH 11°05'47" EAST 0.49 FEET; THENCE NORTH 89°57'21" EAST 24.02 FEET; THENCE SOUTH 652.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.38 ACRES

**BASIS OF BEARING**

BASIS OF BEARING IS SOUTH 89°44'43" WEST 2650.37 FEET BETWEEN THE FOUND BRASS CAP MONUMENTS FOR THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

## RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS AND LIMITED COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE AMEYALLI RESORT AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PADS, PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
MIDWAY MIN SPA LLC

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WASATCH ) S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

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

SURVEYOR (SEE SEAL BELOW) \_\_\_\_\_ DATE \_\_\_\_\_

## ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER  
(SEE SEAL BELOW)

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ATTORNEY CITY ENGINEER  
(SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_ CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

## COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_

ROS# \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_

## COUNTY RECORDER

LINE TABLE		LINE TABLE		CURVE TABLE							
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L1	60.88'	S89°38'25"W	L19	89.42'	N45°00'00"W	C1	67.00'	46.01'	39°20'33"	N25°19'44"W	45.11'
L2	93.60'	N61°20'05"W	L20	26.51'	N00°11'40"W	C2	114.00'	89.15'	44°48'20"	N22°35'50"W	86.89'
L3	96.31'	N59°13'48"W	L21	28.77'	N00°00'00"W	C3	362.00'	223.51'	35°22'34"	N72°18'43"E	219.98'
L4	152.57'	N58°41'00"W	L22	85.45'	N42°59'27"E	C4	389.00'	58.31'	8°58'21"	S85°48'47"E	58.26'
L5	186.58'	N90°00'00"E	L23	72.61'	N10°51'24"E	C5	336.16'	198.57'	33°50'39"	S73°04'26"W	195.70'
L6	89.42'	N45°00'00"W	L24	42.01'	N04°45'28"E	C6	108.00'	107.19'	56°51'58"	S28°14'19"W	102.84'
L7	99.06'	N00°11'40"W	L25	51.44'	N15°25'19"W	C7	88.00'	68.82'	44°48'20"	S22°35'50"E	67.08'
L8	26.51'	S00°11'40"E	L26	62.84'	N58°43'21"W	C8	93.00'	45.62'	28°06'24"	S30°56'48"E	45.17'
L9	89.42'	S45°00'00"E	L27	77.85'	N60°31'15"W	C9	40.00'	40.79'	71°19'02"	N54°20'37"W	46.64'
L10	111.51'	N89°33'37"E	L28	74.39'	N60°51'37"W	C10	85.00'	118.69'	80°00'08"	S50°00'04"E	109.28'
L11	71.37'	N42°59'27"E	L29	44.18'	N60°35'06"W	C11	80.00'	111.70'	80°00'00"	N50°00'00"W	102.85'
L12	92.12'	N60°51'35"E	L30	57.40'	N66°27'43"W	C12	93.00'	48.69'	30°00'00"	S75°00'00"E	48.14'
L13	162.27'	N82°07'10"E	L31	50.83'	N83°54'49"W	C13	80.00'	83.78'	60°00'00"	S30°00'00"E	80.00'
L14	44.83'	N89°59'54"E	L32	79.01'	S86°43'50"W	C14	80.00'	62.83'	45°00'00"	N22°30'00"W	61.23'
L15	0.49'	S11°05'47"E	L33	29.93'	S89°50'41"W	C15	101.00'	78.98'	44°48'20"	S22°35'50"E	76.99'
L16	24.02'	N89°57'21"E	L34	16.29'	S75°39'53"W	C16	121.00'	120.09'	56°51'58"	S28°14'19"W	115.22'
L17	45.93'	N10°00'00"W	L35	90.44'	N89°12'13"W	C17	349.00'	203.01'	33°19'43"	S73°20'09"W	200.16'
L18	75.08'	N90°00'00"W	L36	99.60'	N90°00'00"W	C18	500.00'	68.55'	7°51'18"	S09°07'18"W	68.49'
						C19	200.00'	46.28'	13°15'31"	N06°25'12"E	46.18'
						C20	500.00'	44.32'	5°04'43"	S02°19'48"W	44.30'
						C21	500.00'	42.49'	4°52'10"	N02°26'05"E	42.48'

AMEYALLI PHASE 1 PLAT - 8 NOVEMBER 2022

SURVEYOR  
TROY L. TAYLOR, PLS  
ELEMENT LAND SURVEYING  
2296 SOUTH 270 EAST  
HEBER CITY, UTAH 84032  
PHONE: (801) 551-8748  
DATE OF SURVEY: JANUARY 2020

FOUND WASATCH COUNTY BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

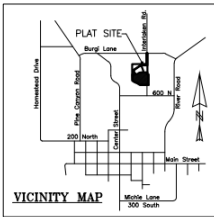
FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

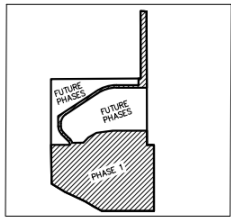


# AMEYALLI RESORT-PHASE 1

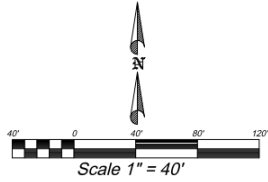
LOCATED IN THE SW QUARTER OF SECTION 26, T35, R4E, S1B&M



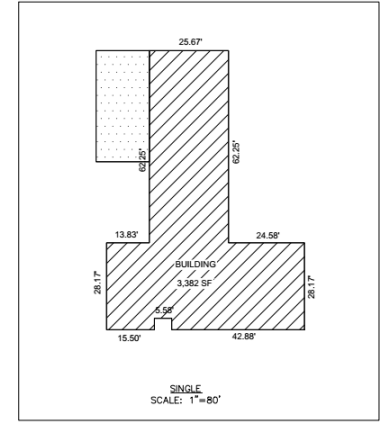
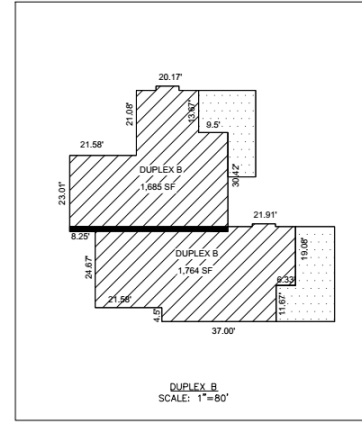
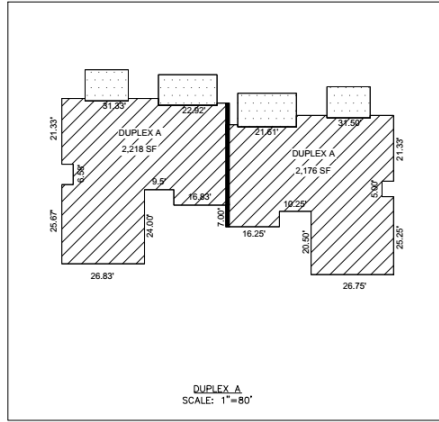
LOCATED IN THE SW QUARTER OF SECTION 26, T35, R4E, S1B&M



AMEYALLI PHASING



LEGEND	
	COMMON AREA (15.46 AC)
	LIMITED COMMON AREA (0.61 AC)
	PRIVATE AREA (1.31 AC)



### BUILDING PAD COORDINATES

POINT	NORTHING	EASTING
1	N 5483.39	E 11226.33
2	N 5560.21	E 11213.08
3	N 5608.89	E 11165.89
4	N 5662.64	E 11099.05
5	N 5670.31	E 11068.06
6	N 5622.22	E 10961.56
7	N 5631.68	E 10929.44
8	N 5663.73	E 10874.94
9	N 5736.54	E 10745.61
10	N 5792.97	E 10704.09
11	N 5803.99	E 10691.05
12	N 5911.60	E 10688.17
13	N 5927.34	E 10686.73
14	N 6034.84	E 10692.23
15	N 6012.84	E 10511.78
16	N 5905.34	E 10517.28
17	N 5862.65	E 10515.06
18	N 5776.15	E 10517.56
19	N 5710.17	E 10524.36
20	N 5661.18	E 10629.20
21	N 5626.52	E 10662.28
22	N 5638.90	E 10728.99
23	N 5611.38	E 10782.13
24	N 5557.49	E 10787.29
25	N 5515.24	E 10857.74
26	N 5482.10	E 10960.16
27	N 5472.48	E 10989.65
28	N 5477.98	E 11097.15

### ADDRESS TABLE

POINT	ADDRESS
1	WELLNESS DRIVE
2	WELLNESS DRIVE
3	WELLNESS DRIVE
4	WELLNESS DRIVE
5	WELLNESS DRIVE
6	WELLNESS DRIVE
7	WELLNESS DRIVE
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24	WELLNESS DRIVE
25	WELLNESS DRIVE
26	WELLNESS DRIVE

## AMEYALLI RESORT PHASE 1

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
SCALE: 1" = 40 FEET

SHEET: 2 OF 2

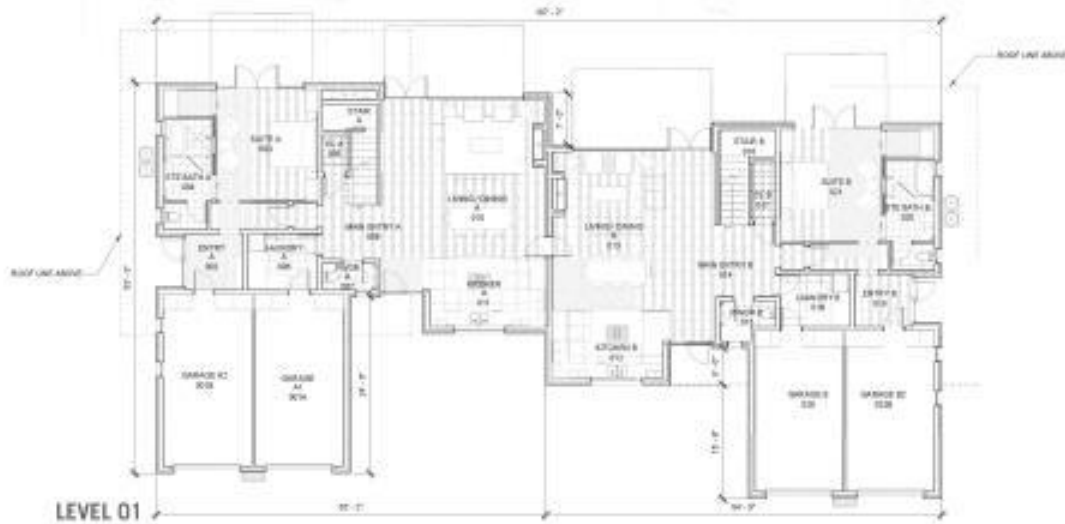
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

SURVEYOR  
TROY L. TAYLOR, PLS  
ELEMENT LAND SURVEYING  
2296 SOUTH 270 EAST  
HEBER CITY, UTAH 84032  
PHONE (801) 657-8748  
DATE OF SURVEY: JANUARY 2020

AMEYALLI PHASE 1 PLAT - 8 NOVEMBER 2022

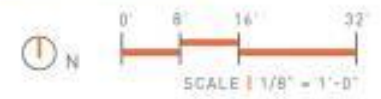
# BUILDING AREA PLAN AND DESIGN ELEMENTS |

## PHASE 1 : DUPLEX A



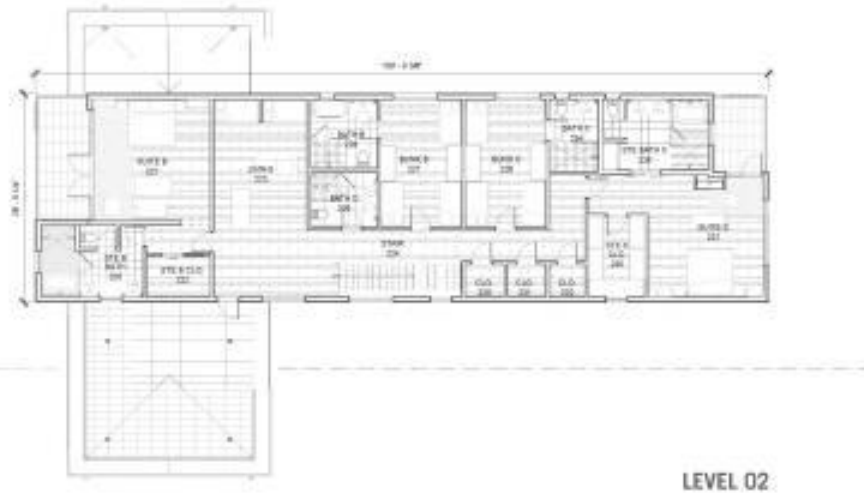
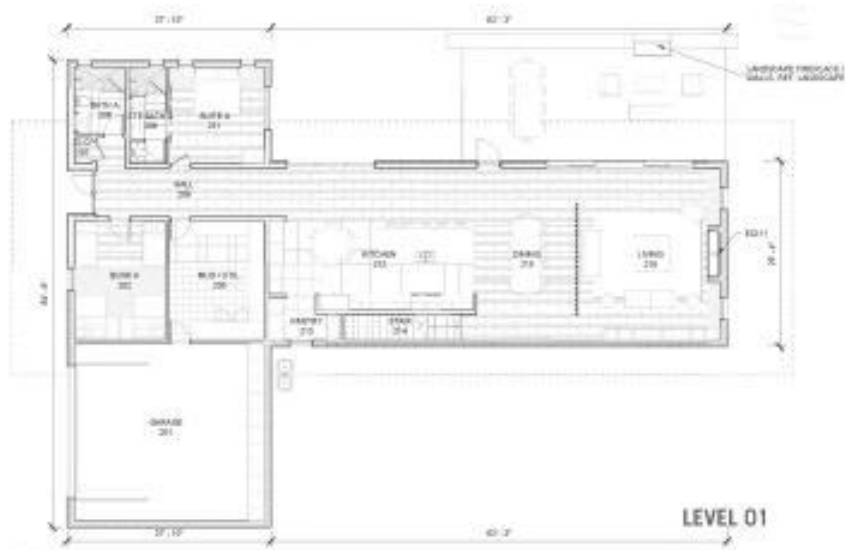
# BUILDING AREA PLAN AND DESIGN ELEMENTS |

## PHASE 1 : DUPLEX B








# BUILDING AREA PLAN AND DESIGN ELEMENTS |

## PHASE 1 : FAMILY LODGE



**LEGEND**

-  WETLANDS (3.75 ACRES)
-  SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
-  HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
-  GRASS PAVER (EMERGENCY LANE)
-  ROADS AND PARKING
-  CORE BUILDING COURTYARD
-  6' PRIVATE TRAILS
-  8' PUBLIC TRAILS

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL D. BERG P.E.  
 SERIAL NO. 205595  
 DATE: 25 AUG 2022

CHUCK HEATH  
 MOUNTAIN SPA

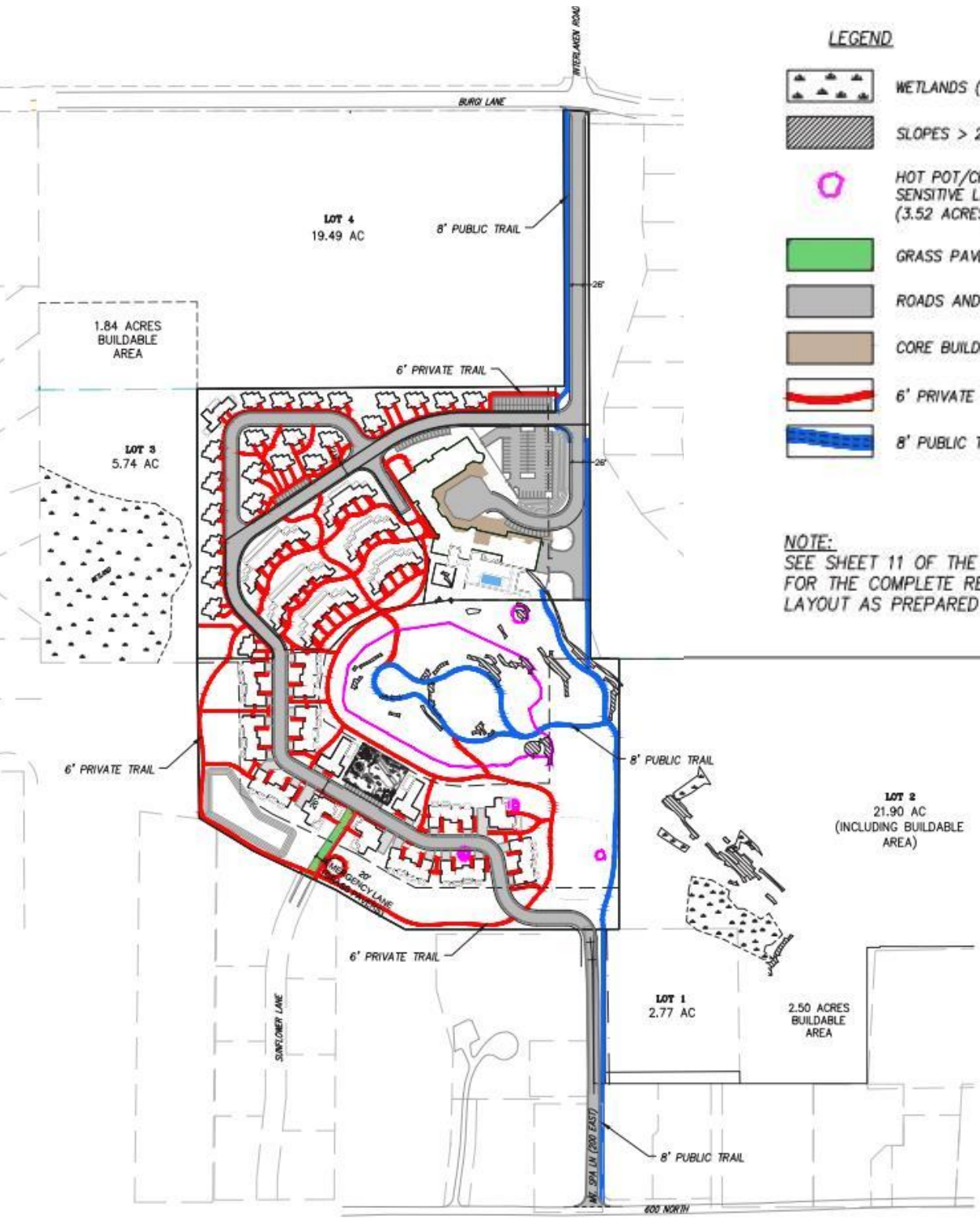
ROAD AND TRAILS PLAN



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

DESIGN BY: PDB	DATE: 25 AUG 2022	SHEET
DRAWN BY: PDB	REV:	13

**NOTE:**  
 SEE SHEET 11 OF THE PRELIMINARY PLANS FOR THE COMPLETE RESORT PARKING LAYOUT AS PREPARED BY THE ARCHITECT.

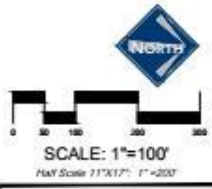
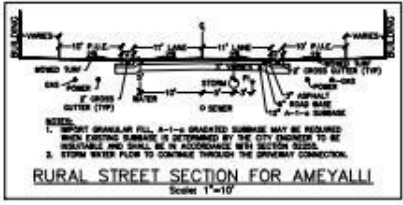




- LEGEND:**
- WETLANDS (3.75 ACRES)
  - SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
  - HOT POT/CRATER SENSITIVE LANDS (3.02 ACRES)
  - EXISTING SEWER
  - PROPOSED SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - PROPOSED PRESSURIZED IRRIGATION
  - PROPOSED STORM DRAIN
  - FIRE HYDRANT

- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- SEWER NOTES:**
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS
- WATER NOTES:**
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
  - ALL COTTAGES/DUPLEXES WILL HAVE A 1" WATER SERVICE.
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS & SPECIFICATIONS.
  - ALL PRESSURIZED IRRIGATION MAIN SHALL BE C-900 DR-18 PURPLE PPE.
- ALL SEWER LATERALS AND WATER SERVICES TO FUTURE BUILDINGS TO BE STUBBED 10' BEYOND THE BACK OF CURB.**

CONTRACTOR TO CONNECT HOMES ON 200 EAST TO THE NEW 8" WATER LINE.



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

**PAUL S. BIRD, P.E.**  
SIGNAL NO. 20200  
DATE: 8 NOV 2022

CHUCK HEATH  
AMEYALLI - PHASE I

PHASE I UTILITY PLAN

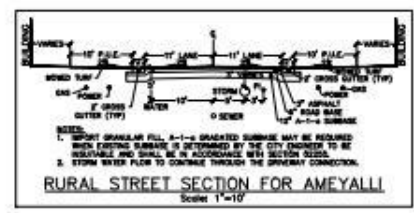
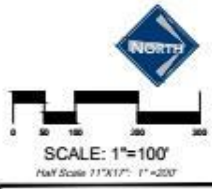
**ENGINEERING**  
280 S. Main St. Suite 204  
Midway, UT 84049  
ph 435.627.9799

DESIGN BY: PDB	DATE: 4 NOV 2022	SHEET: 13
DRAWN BY: DED	REV:	



- LEGEND**
- WETLANDS (3.75 ACRES)
  - SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRAFTER)
  - HOT POT/CRAFTER SENSITIVE LANDS (3.02 ACRES)
  - EXISTING SEWER
  - PROPOSED SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - PROPOSED PRESSURIZED IRRIGATION
  - PROPOSED STORM DRAIN

- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- WATER NOTES:**
- ALL WATER IMPROVEMENTS SHALL MEET MARYLAND CITY STANDARDS AND SPECIFICATIONS.
  - ALL COTTAGES/DUPLEXES WILL HAVE A 1" WATER SERVICE.
- ALL SEWER LATERALS AND WATER SERVICES TO FUTURE BUILDINGS TO BE STUBBED 10' BEYOND THE BACK OF CURB.**



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PAUL S. BROS. P.E.  
SERIAL NO. 28286  
DATE: 8 NOV 2022

CHUCK HEATH  
AMEYALLI - PHASE I

PHASE I WATER PLAN

**ENGINEERING**  
280 S. May St. Suite 204  
Baltimore, MD 21201  
ph 410.527.8777

DESIGN BY: PFB DATE: 4 NOV 2022  
DRAWN BY: DJL REV: 24



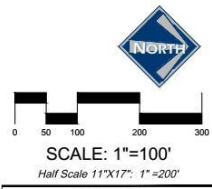
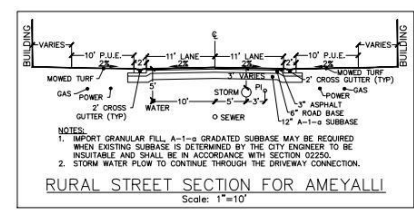
- LEGEND**
- WETLANDS (3.75 ACRES)
  - SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
  - HOT POT/CRATER SENSITIVE LANDS (3.52 ACRES)
  - EXISTING SEWER
  - PROPOSED SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - PROPOSED PRESSURIZED IRRIGATION
  - PROPOSED STORM DRAIN

- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS
  - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR15 PURPLE PIPE.
  - ALL P.I. SERVICES IN THE RESORT ARE 1"

CONNECT TO 6" PI INSTALLED BY RURAL PRESERVATION SUBDIVISION BEGIN 6" PI FOR RESORT (NORTH)  
 INSTALL 6"x4" REDUCER EXISTING VALVE  
 INSTALL 6"x6" TEE  
 INSTALL 3-6" GATE VALVES  
 385 LF 6" PI

265 LF 6" PI  
 INSTALL 6"x6" TEE  
 INSTALL 3-6" GATE VALVES  
 187 LF 6" PI TO LOTS 3 AND 4  
 INSTALL 6"x6" TEE  
 INSTALL 6" GATE VALVE (NORTH)

401 LF 6" PI  
 INSTALL 6"x6" TEE  
 INSTALL 1-6" GATE VALVES



CHUCK HEATH  
 AMEYALLI - PHASE I  
 PHASE I PRESSURIZED  
 IRRIGATION PLAN

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

DESIGN BY: PDB DATE: 9 NOV 2022  
 DRAWN BY: DEJ REV: SHEET 25

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

PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 9 NOV 2022



**Mountain Spa Resort**  
**Storm Drain Runoff Calculations**  
 November 4, 2022  
 Revised per proposed agreement to Lot 3, Lot 4 and final road design.

Boundaries of the resort have been established and related to the adjacent property line. The northern half of the resort is located on Lot 3, the southern half on Lot 4. The resort is situated on a 1.5-acre parcel. The resort is situated on a 1.5-acre parcel. The resort is situated on a 1.5-acre parcel.

Topography of existing building estimated at 10% slope. The runoff coefficient for the resort is 0.85 which is likely higher than the expected runoff.

A penetration rate of 2.0 inches per hour assumed for wet soil.  
 A 15-minute time of concentration of 10.0 minutes is used for the 100-year storm.  
 A 15-minute time of concentration of 10.0 minutes is used for the 100-year storm.

**Table 1 - Runoff Coefficient for Mountain Spa Resort**

Change Area	Total Catchment Area	Runoff Coefficient	Developed or Impervious Area	Runoff Coefficient	Weighted Runoff Coefficient
A	11.78	0.25	1.24	0.85	0.38
B	13.92	0.25	1.24	0.85	0.38
C	1.28	0.25	1.24	0.85	0.38

**Table 2 - 60 Year Storm Peak Runoff and Volume for Basin A**

Time Period (min)	Runoff Intensity (in/hr)	Area (ac)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cu ft)
15	4.08	11.78	0.38	21.74	12,000
30	3.71	11.78	0.38	20.00	11,000
45	3.34	11.78	0.38	18.26	10,000
60	2.97	11.78	0.38	16.52	9,000
75	2.60	11.78	0.38	14.78	8,000
90	2.23	11.78	0.38	13.04	7,000
105	1.86	11.78	0.38	11.30	6,000
120	1.49	11.78	0.38	9.56	5,000

**Table 3 - Retention Pond Design for Basin A**

Time Period (min)	Peak Runoff Rate (cfs)	Retention Volume (cu ft)	Retention Volume (cu ft)	Retention Volume (cu ft)
15	21.74	12,000	12,000	12,000
30	20.00	11,000	11,000	11,000
45	18.26	10,000	10,000	10,000
60	16.52	9,000	9,000	9,000
75	14.78	8,000	8,000	8,000
90	13.04	7,000	7,000	7,000
105	11.30	6,000	6,000	6,000
120	9.56	5,000	5,000	5,000

**Table 4 - Retention Pond Storage Volumes for Basin A at 100 Year Storm**

Retention Depth (ft)	Area (sq ft)	Volume (cu ft)	Volume (cu ft)
2.0	11,780,000	23,560,000	23,560,000
3.0	11,780,000	35,340,000	35,340,000
4.0	11,780,000	47,120,000	47,120,000
5.0	11,780,000	58,900,000	58,900,000
6.0	11,780,000	70,680,000	70,680,000
7.0	11,780,000	82,460,000	82,460,000
8.0	11,780,000	94,240,000	94,240,000
9.0	11,780,000	106,020,000	106,020,000
10.0	11,780,000	117,800,000	117,800,000



**LEGEND**

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRAFTER)
- HOT POT/CRAFTER SENSITIVE LANDS (3.52 ACRES)
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN

**BLUE STAKE NOTE:**

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

**STORM DRAIN NOTES:**

- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS & SPECIFICATIONS

**Table 5 - 60 Year Storm Peak Runoff and Volume for Basin B**

Time Period (min)	Runoff Intensity (in/hr)	Area (ac)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cu ft)
15	4.08	11.78	0.38	21.74	12,000
30	3.71	11.78	0.38	20.00	11,000
45	3.34	11.78	0.38	18.26	10,000
60	2.97	11.78	0.38	16.52	9,000
75	2.60	11.78	0.38	14.78	8,000
90	2.23	11.78	0.38	13.04	7,000
105	1.86	11.78	0.38	11.30	6,000
120	1.49	11.78	0.38	9.56	5,000

**Table 6 - 60 Year Storm Peak Runoff and Volume for Basin C**

Time Period (min)	Runoff Intensity (in/hr)	Area (ac)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cu ft)
15	4.08	1.28	0.38	2.17	1,000
30	3.71	1.28	0.38	2.00	900
45	3.34	1.28	0.38	1.83	800
60	2.97	1.28	0.38	1.66	700
75	2.60	1.28	0.38	1.49	600
90	2.23	1.28	0.38	1.32	500
105	1.86	1.28	0.38	1.15	400
120	1.49	1.28	0.38	0.98	300

**Table 6 - Retention Pond Design for Basin B at 100 Year Storm**

Time Period (min)	Peak Runoff Rate (cfs)	Retention Volume (cu ft)	Retention Volume (cu ft)	Retention Volume (cu ft)
15	21.74	12,000	12,000	12,000
30	20.00	11,000	11,000	11,000
45	18.26	10,000	10,000	10,000
60	16.52	9,000	9,000	9,000
75	14.78	8,000	8,000	8,000
90	13.04	7,000	7,000	7,000
105	11.30	6,000	6,000	6,000
120	9.56	5,000	5,000	5,000

**Table 7 - Retention Pond Design for Basin C at 100 Year Storm**

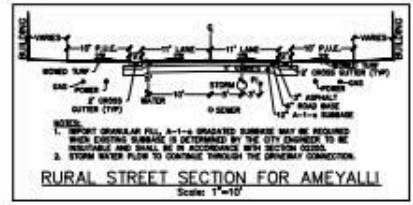
Time Period (min)	Peak Runoff Rate (cfs)	Retention Volume (cu ft)	Retention Volume (cu ft)	Retention Volume (cu ft)
15	2.17	1,000	1,000	1,000
30	2.00	900	900	900
45	1.83	800	800	800
60	1.66	700	700	700
75	1.49	600	600	600
90	1.32	500	500	500
105	1.15	400	400	400
120	0.98	300	300	300

**Table 7 - Retention Pond Storage Volumes for Basin B at 100 Year Storm**

Retention Depth (ft)	Area (sq ft)	Volume (cu ft)	Volume (cu ft)
2.0	11,780,000	23,560,000	23,560,000
3.0	11,780,000	35,340,000	35,340,000
4.0	11,780,000	47,120,000	47,120,000
5.0	11,780,000	58,900,000	58,900,000
6.0	11,780,000	70,680,000	70,680,000
7.0	11,780,000	82,460,000	82,460,000
8.0	11,780,000	94,240,000	94,240,000
9.0	11,780,000	106,020,000	106,020,000
10.0	11,780,000	117,800,000	117,800,000

**Table 8 - Retention Pond Storage Volumes for Basin C at 100 Year Storm**

Retention Depth (ft)	Area (sq ft)	Volume (cu ft)	Volume (cu ft)
2.0	1,280,000	2,560,000	2,560,000
3.0	1,280,000	3,840,000	3,840,000
4.0	1,280,000	5,120,000	5,120,000
5.0	1,280,000	6,400,000	6,400,000
6.0	1,280,000	7,680,000	7,680,000
7.0	1,280,000	8,960,000	8,960,000
8.0	1,280,000	10,240,000	10,240,000
9.0	1,280,000	11,520,000	11,520,000
10.0	1,280,000	12,800,000	12,800,000



**North**

0 50 100 200 300

**SCALE: 1"=100'**  
 Half Scale 1/2"=100', 1"=200'

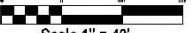
**CHUCK HEATH**  
**AMEYALL - PHASE I**  
**STORM DRAIN MASTER PLAN**

**ENGINEERING**  
 2301 S. Hwy 10, Suite 204  
 Midway, UT 84049  
 ph: 435.627.9799

DESIGN BY: PDB DATE: 4 NOV 2022 SHEET: 4  
 DRAWN BY: DJL REV: 1

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**PAUL S. BIRD, P.E.**  
 SERIAL NO. 28588  
 DATE: 8 NOV 2022



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

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS NOT FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY.  
BRYAN M. NICHOLAS, D.L.A.  
SERIAL NO. 12002938-5301  
DATE: 09 NOV 2022

**AMEYALLI RESORT**

**PHASE 1 OVERALL  
LANDSCAPE PLAN**



380 S Main St, Suite 204  
Midway, UT 84049 ph: (801) 723-2000

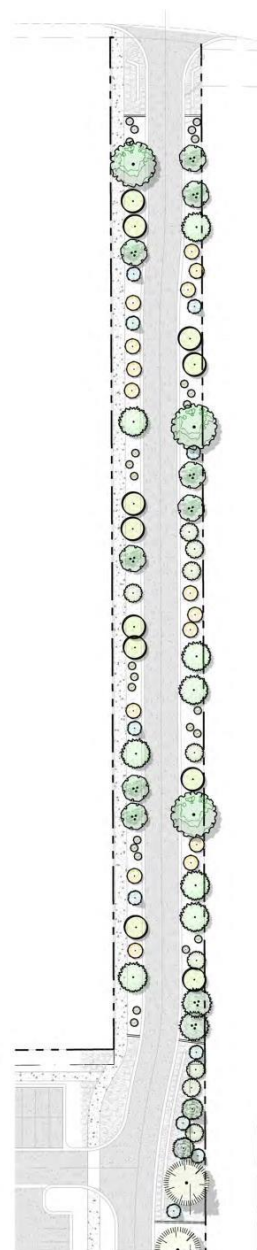
DESIGN BY: EBM DATE: 09 NOV 2022 SHEET  
DRAWN BY: EBM REV: L01

**PLANT SCHEDULE**

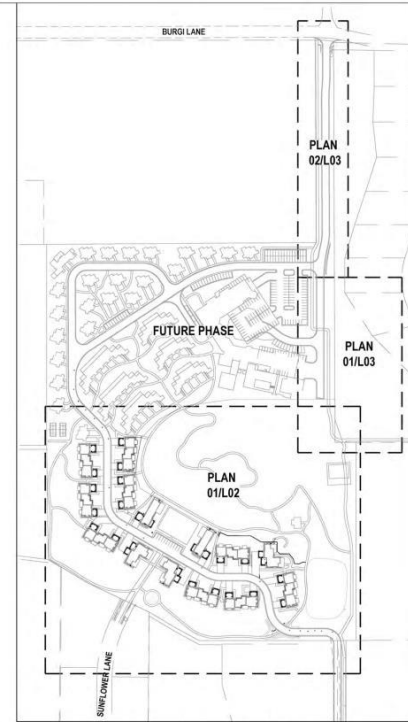
TREES	CODE	BOTANICAL NAME	COMMON NAME
	ACE AMU	<i>Acer ginnala</i>	Amur Maple (Multi-trunk)
	ACE BAZ	<i>Acer ginnala</i> 'Flame'	Flame Amur Maple
	AG	<i>Acer tataricum</i> 'GorAem'	Hot Wings® Tatarian Maple
	AA	<i>Amelanchier alnifolia</i> 'Altaglow'	Altaglow Serviceberry
	AME GRA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' Multi Stem	'Autumn Brilliance' Serviceberry
	BET FAR	<i>Betula platyphylla</i> 'Fargo' TM	Dakota Pinnacle Asian White Birch
	CAT SPE	<i>Catalpa speciosa</i>	Northern Catalpa
	CEL OCC	<i>Celtis occidentalis</i>	Common Hackberry
	CL2	<i>Cercocarpus ledifolius</i>	Curf-leaf Mountain Mahogany
	CC	<i>Cotinus obovatus</i> 'Nortstar' 16' T x 12W	Cotton Candy™ American Smoke Tree
	FH	<i>Forestiera neomexicana</i> 'Happy Boy'	Happy Boy New Mexico Privet
	MAL SPR	<i>Malus x</i> 'Spring Snow'	Spring Snow Crab Apple
	PRU CAN	<i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokecherry
	TC	<i>Tilia cordata</i> 'Corzani'	Corinthian® Littleleaf Linden
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME
	ABI COR	<i>Abies concolor</i>	White Fir
	JS	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
	JUN B15	<i>Juniperus Scopulorum</i> 'Blue Arrow'	Blue Arrow Juniper
	PIC ENG	<i>Picea engelmannii</i>	Englemann Spruce
	PIC BAB	<i>Picea pungens glauca</i> 'Baby Blue Eyes' TM	Baby Blue Eyes Spruce
	PIC BAK	<i>Picea pungens glauca</i> 'Bakeri'	Bakeri Blue Spruce
	PSE BLU	<i>Pseudotsuga menziesii</i> 'Blue Bird'	Blue Bird Douglas Fir



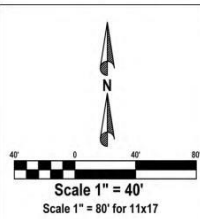
**01** TREE PLANTING PLAN  
SCALE: 1"=40'-0"



**02** TREE PLANTING PLAN  
SCALE: 1"=40'-0"



**SHEET KEY MAP**  
NTS



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BRYAN M. NICHOLAS, P.L.A.  
SERIAL NO. 12902936-5301  
DATE: 09 NOV 2022

**AMEYALLI RESORT**  
**PHASE 1**  
**TREE PLANTING PLANS**



380 E Main St, Suite 204  
Midway, UT 84049 ph: (801) 723-2000  
DESIGN BY:BMN DATE: 09 NOV 2022 SHEET  
DRAWN BY:BMN REV: **L03**

# PROJECT OVERVIEW

- Open space
- 16.06 acres total
  - 11.87 acres in phase 1
- Phase 1 construction
  - 24 duplex units (12 buildings, separate ownership)
  - 2 family lodges
- Access
  - Road from 600 North to Burgi Lane will be built in its entirety with phase 1 to meet access requirements

# PROJECT OVERVIEW

- Public trails
  - Trail from 600 North to Burgi Lane will be built in its entirety with phase 1
    - Paved 8' trail
  - Crater loop trail will be built in phase 1
    - Soft surface trail
  - Trail from River Road to resort core public trail
    - Soft surface 6-8' trail
- Private trails
  - Hard surface 6' trails and sidewalks

# PROJECT OVERVIEW

- Architectural approval
  - The general architectural theme has been approved but individual buildings will need VAC review before buildings permits may be submitted
- Setbacks
  - 100' setbacks from boundaries of Mtn Spaa property
  - 30' setbacks from private roads unless approved by City Council
    - 15-20' setbacks for most buildings in Phase 1 but some are as minimal as 10' from the private roads

# PROJECT OVERVIEW

- Memorandum of Understanding
  - 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.

# 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 124.5 acre feet (99.57 culinary and 24.93 outside irrigation) will be required for the entire project.
- Phase 1 will require 36.5 acre feet (27.8 culinary and 8.7 outside irrigation)



# 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.

# PROPOSED CONDITIONS

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