Midway City Council
18 April 2023
Regular Meeting

Springer Farms /
Final Approval

Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING:	April 18, 2023
NAME OF PROJECT:	Springer Farms
PROPERTY OWNER:	Atlas Holdings and Travis Nokes
AUTHORIZED REPRESENTATIVE:	Travis Nokes
AGENDA ITEM:	Springer Farms Commercial Planned Unit Development
LOCATION OF ITEM:	65 North 200 West
ZONING DESIGNATIONS:	C-3

ITEM: 8

Travis Nokes, representative for Atlas Holdings, has submitted a final subdivision application and Conditional Use Permit for the proposed Springer Farms, a mixed-use project on approximately 1.26-acres. The proposed plan is a commercial planned unit development and includes eateries, commercial space, and short-term lodging. The property is located at 65 North 200 West and is in the C-3 zone.

BACKGROUND:

Travis Nokes, representative for Atlas Holdings, is proposing final approval of Springer Farms containing lower floor commercial and upper floor short-term rentals on the 1.26-acre parcel. Currently there is a restaurant under construction on the site on the location of a dwelling that was demolished. The applicant would now like to subdivide the property and create a commercial condominium planned unit development. The four buildings will be on separate buildings pads which include commercial units on the lower floors (including the restaurant currently under construction) and 13 short-term rental

units on the upper floors and one on the lower floor (including one short-term rental unit above the restaurant that is currently under construction. The landscape and parking areas will be recorded as common area and will be maintained by the Property Owners' Association.

The site is located to the west of Town Square and fronts on 200 West. The property is in the C-3 zone and commercial condominiums are allowed as a conditional use. The property is located an important area of Midway because it surrounds the Town Square. The C-3 zone, that includes and surrounds the Town Square, is distinct from the C-2 zone which covers the majority of Main Street heading to the east. The difference between the two zones is the C-3 zone is more restrictive than the C-2 zone. For example, where the C-2 zone allows for several uses associated with vehicles such as gasoline stations and car washes, the C-3 zone is more restrictive and does not allow these types of uses. The C-3 zone is focused on restaurants, retail, offices, and other similar types of commercial. The purpose of this distinction is to create a walkable core to Midway that is a gathering area for the community. The City Council has recently reviewed a proposed master plan for the Town Square that will help the Town Square to be more usable year-round and a gathering place for the community. The City is also interested in compatible uses developing around the Town Square that will compliment the area and create an active and vibrant Midway core. The Springer Village will help create that core with its eateries, commercial, and nightly rentals.

There are existing residents and commercial businesses in the area that will be impacted by the development and careful planning must be taken to mitigate negative impacts wherever reasonably possible. Because commercial planned unit developments are a conditional use, the City Council may require reasonable conditions to mitigate negative impacts to the neighbors and the area. Conditional uses are governed by the following standards:

> (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
>
> (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

LAND USE SUMMARY:

- 1.26 acres (the applicant owns another contiguous parcel that is 0.59 acres, this parcel will be developed as part of a separate application though utilities will cross the smaller parcel)

- Will be recorded as one plat

- C-3 zone

- Four buildings
    - Lower floor commercial units (including one possible restaurant)
    - 13 short-term rentals (will not include kitchens or individual laundry facilities)
    - Offices

- Private driveways, parking, and landscaping that will be common area and will be maintained by the POA

ANALYSIS:

Traffic Circulation and Access – Springer Farms will have access directly to 200 West. A traffic study has been requested by staff and should be submitted shortly for City review.

200 West Improvements – The developer will be required to improve 200 West to UDOT requirements. The improvements will include new sidewalk, park strip, streetlights, and road improvements. Prior to any work in the UDOT right-of-way the developer is required to receive approval from UDOT

Architectural Theme – The developer is required to receive architectural approval of all structures in a commercial planned unit development. The developer has presented renderings to the Visual Architecture Committee and has received a recommendation of approval. Specific review of each building will be required through the building permit approval process.

Parking – The developer is providing 50 stalls in the proposed site plan. Based on the information provided, 44 stalls are required for the proposal (13 stalls for short-term rentals, 6.4 stalls for the west building lower floor and 4 stalls for the west building upper floor, 10.2 stalls for the south building lower floor, and 4.25 stalls for the restaurant, and 5.8 stalls for the north building).

Open Space – There is not a requirement for open space in a commercial condominium development.

Setbacks – The proposed development is required to meet the setback requirements for commercial buildings bordering residential uses in commercial zones and commercial buildings bordering residential zones. The minimum setback for commercial buildings bordering a residential use in a commercial zone is eight feet. The properties to the north and south of the development are both residential therefore the minimum setback is 8’ for both boundaries. The minimum setback for

commercial buildings bordering a residential zone ins 15 feet. The property borders the R-1-7 on the west boundary; therefore, the minimum setback is 15' on the western boundary.

Height of structures – Structures cannot exceed 35' in height, measured from natural grade to the roof. Architectural elements may exceed the 35' limit as per code.

Transient Rental Overlay District – The transient rental overlay district (TROD) covers the entire project area. The proposal is to create 13 short-term rental units. The units will not contain kitchens or laundry facilities.

Property Owners' Association – A property owners' association (POA) is required for any planned unit developments. It is the POA's responsibility to maintain common areas that include landscaping, driveways, and parking areas. It is also possible that the POA will be required to maintain the outer walls, roofs, and shared areas within the buildings such as hallways and stairs. The developer has submitted the proposed Declaration of Covenants, Conditions and Restrictions which will be reviewed by the City Attorney.

Landscaping and Fencing Plan **–** A landscaping plan has been submitted to the City for staff and VAC review. The landscaping and fencing may help mitigate nuisance issue such as light and noise for surrounding residences. Normally fencing is not a requirement for commercial development but since a commercial condominium is a conditional use permit, fencing could be required to help mitigate nuisances. Fencing has been proposed along the southside of the parking lot and along the east side of the parking lot. The fencing will help shield vehicle lights from shining on the surrounding homes located in the commercial zone.

Lighting Plan – The applicant has submitted a statement that all lighting will have full cut-off as required by code. This requirement includes street lighting, commercial building lighting, and parking areas lighting. The purpose of the code is to assure the lights will comply the requirement of having full cut-off and to also assure that no light trespass will occur onto neighboring properties.

Dumpster and Snow Storage Plan – The developer has submitted a dumpster and snow storage plan. Dumpsters are required to be located in enclosures and the enclosures must be reviewed by the VAC. The applicant has also submitted a "Will-Serve" letter from Wasatch County Solid Waste Disposal District.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Wardle: I make a motion that we recommend approval of the final subdivision application and Conditional Use Permit for the proposed Springer Farms, a mixed-use project on approximately 1.26-acres. The proposed plan is a commercial planned unit development and includes eateries, commercial space, and

short-term lodging. The property is located at 65 North 200 West and is in the C-3 zone. We accept the findings in the staff report.
Seconded: Commissioner Ream
Chairman Nicholas: Any discussion on the motion?
Chairman Nicholas: All in favor.
Ayes: Commissioners: Ream, Miles, Wardle, Osborne and Lineback
Nays: None
Motion: Passed

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) reviewed renderings for the proposed development during their meeting on December 14, 2022. In that meeting, the committee approved the general theming of the development. Individual buildings and signage will need to be approved when more detail is submitted.

WATER BOARD RECOMMENDATION:

Water Board reviewed and recommended on February 6, 2023, that 6.27 acre feet must be dedicated to Midway before the plat is recorded based on the following information:

- Restaurant seats
    - 24 seats x 35 GPD = 0.36 acre feet x 1.77 (return flow) = 1.66 acre feet
- 13 nightly rental units (no kitchen or laundry) = 13 x 0.3 = 3.9 acre-feet
- 2 laundries = 1.29 acre-feet (services a total of 13 suites at 50 GPD per suites)
- Commercial space bathrooms (3 toilets) = 2.97 acre-feet
- Outside irrigation 13,776 square feet (0.32 acres) = 0.95 acre feet
- Total = 10.77 acre feet
- Difference 10.77 – 4.5 (already dedicated) = **6.27 acre feet**

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base and by providing more commercial options to the community.

- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax.

- Commercial condominium developments are a conditional in the C-3 zone.

- The proposed parking plan does comply with code requirements.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the code.

    a. Accept staff report
    b. List accepted findings
    c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council that there are unresolved issues.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for continuance
        i. Unresolved issues that must be addressed
    d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council finds that the request does not comply with the requirements of the code.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

PROPOSED CONDITIONS:

1. None

HORROCKS ENGINEERS

728 West 100 South
Heber, UT 84032
435-654-2226
www.horrocks.com

March 14, 2023

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049
(Send via email)

Subject: Springer Farms –Final Review

Dear Michael:

Horrocks Engineers recently reviewed the above mixed-use development for Final review. The proposed mixed-use development is located at approximately 65 North and 200 West. The entire development is ~1.85 acres. The following comments should be addressed.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- An 8-inch waterline will provide water to the development. This waterline will connect to the existing waterlines in Main Street and 200 West.
- Individual culinary meters should be provided to each separate property within the mixed-use development and sizes according to land use.

Irrigation

- The existing irrigation line on the north property line services both the proposed development and the property to the north. Prior to final approval the location of the line and service to each property shall be addressed.
- A proposed 2-inch irrigation line shall loop 200 West to Main Street and within the development and required irrigation services to meet required landscaping needs shall be installed.

Road

- All interior access and circulation will be private.

Trails

- No public trails are provided within the development.

Storm Drain

- The storm drain system within this mixed-use development is private and is proposing to use catch basins and a retention basin to collect the storm water.
- The mixed-use development will be responsible for maintenance of the storm water system.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

Wesley Johnson, P.E.
Midway City Engineer

cc: Legend Engineering (sent via email)

Midway City Corporation

Midway

75 North 100 West
P.O. Box 277
Midway, Utah 84049

Phone: 435-654-3223
Fax: 435-654-4120

midwaycityut.org

Springer Village Preliminary Approval

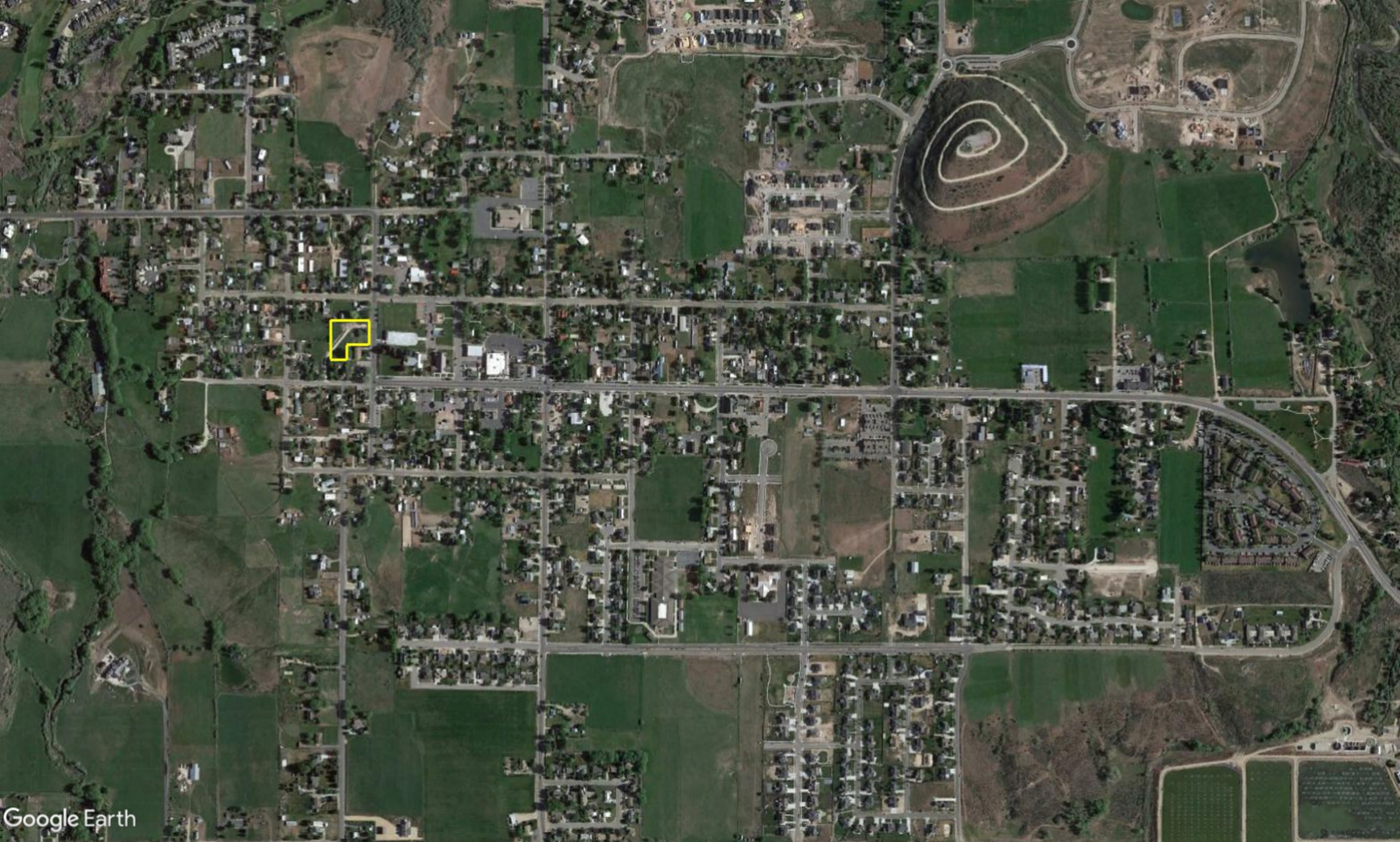
November 1, 2022

Michael Henke Midway City Planning Director,

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

I will perform a final approval fire review of the Springer Village plans prior to final approval.

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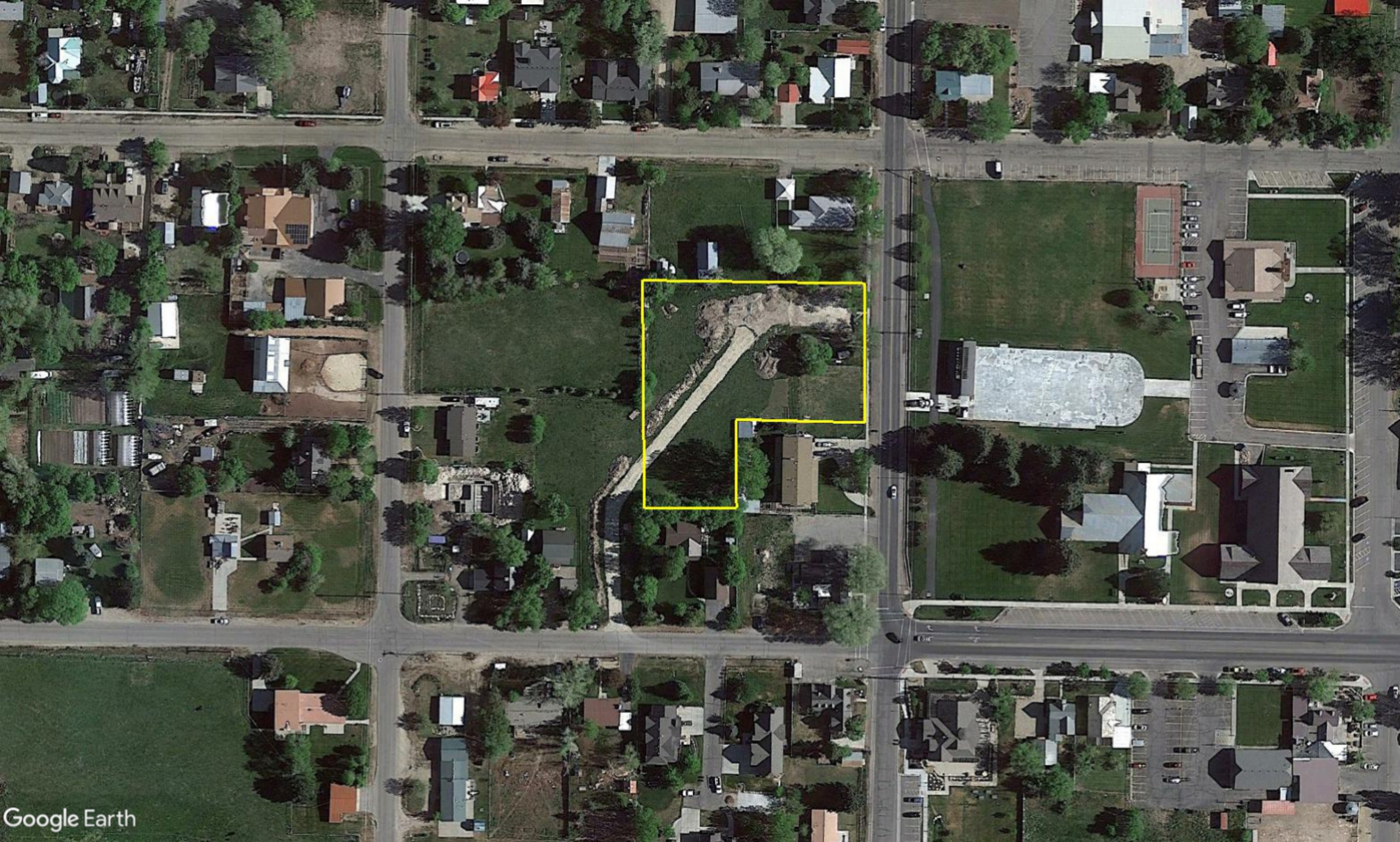
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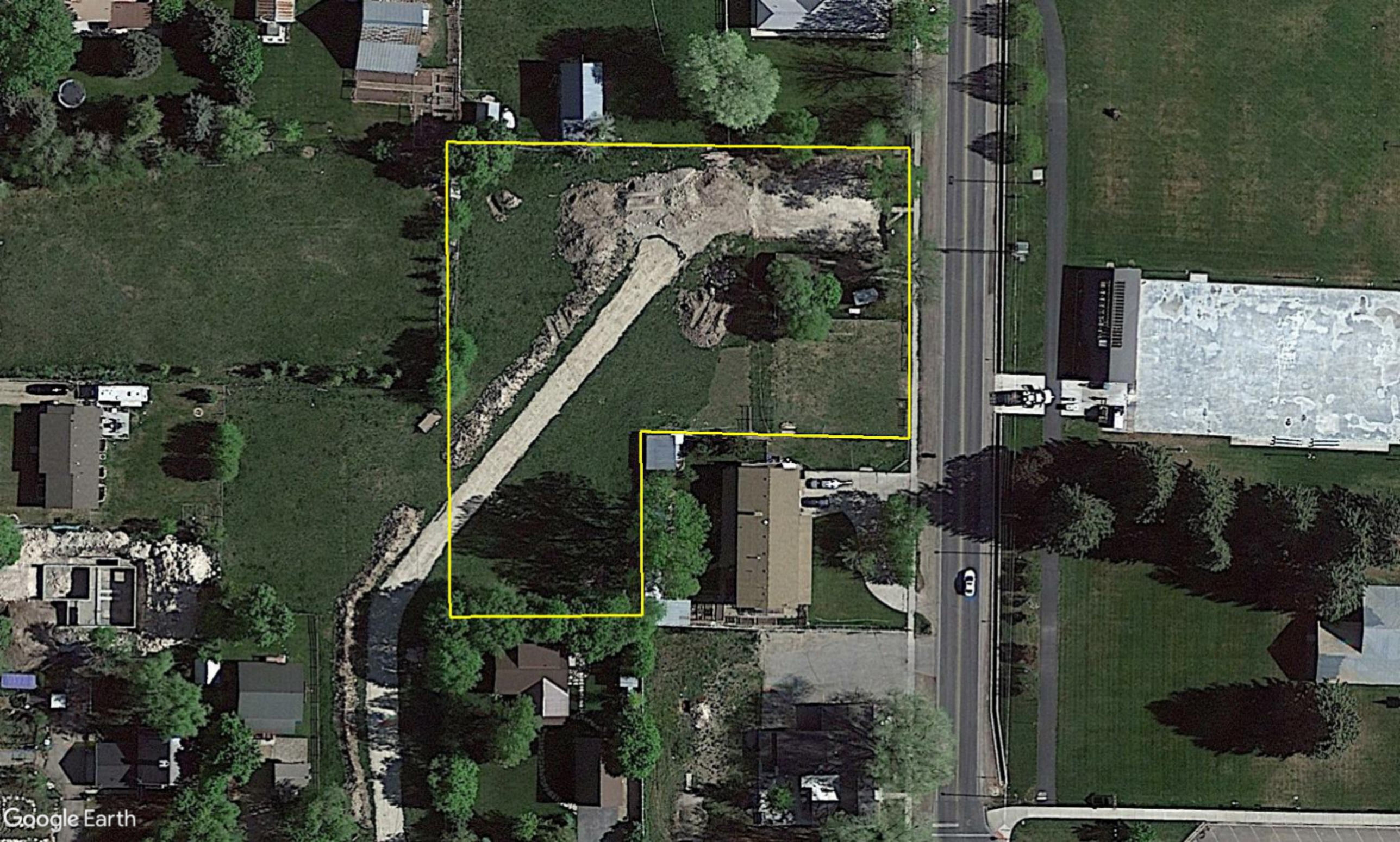
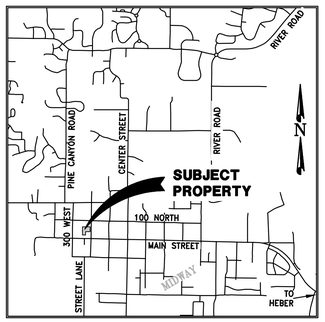

Google Earth

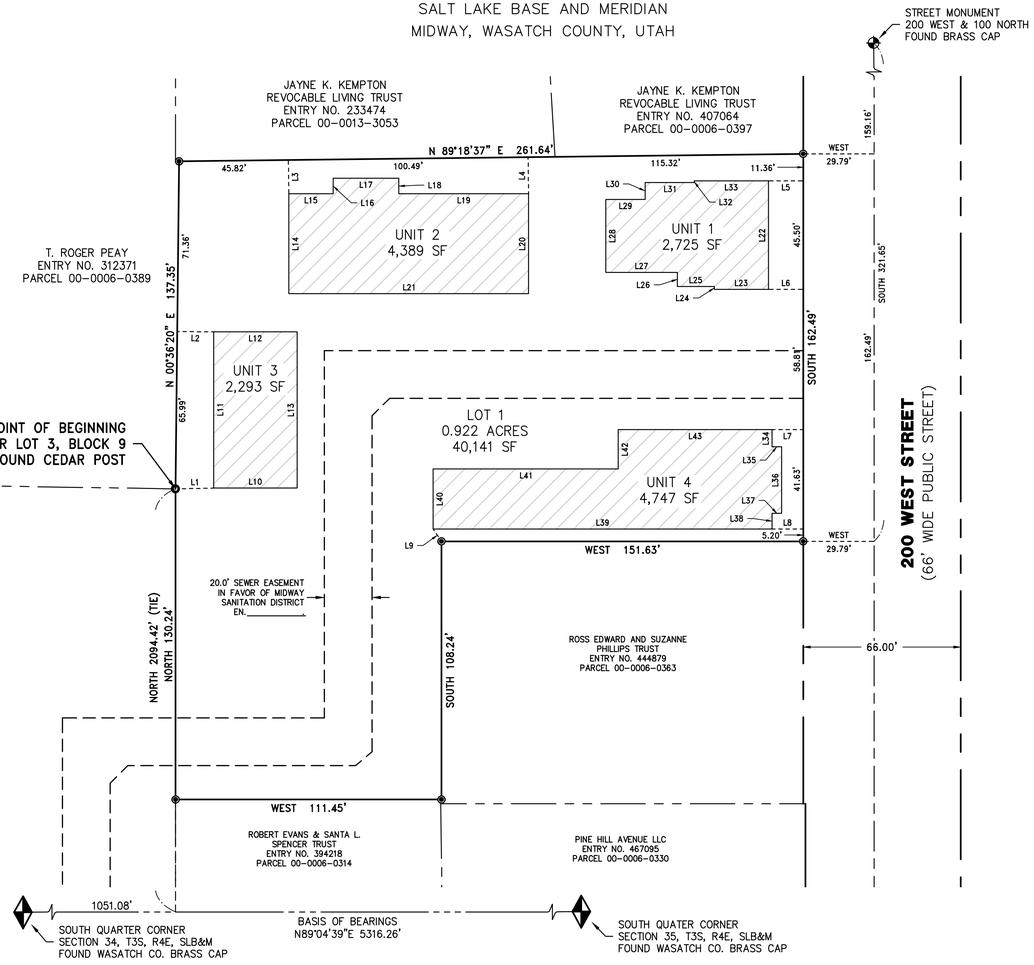
SPRINGER VILLAGE SUBDIVISION

"COMMERCIAL CONDOMINIUMS"

PART OF BLOCK 9, MIDWAY SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
MIDWAY, WASATCH COUNTY, UTAH

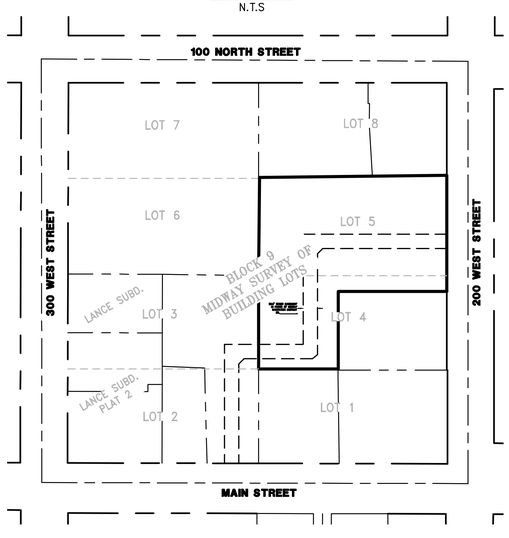


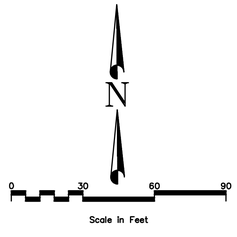
VICINITY MAP
N.T.S.



Note:
An easement across Lot 1 in favor of Units 1-4 for utilities, access, and parking is hereby granted by the recording of this plat.

BLOCK DETAIL
N.T.S





LEGEND

- WASATCH COUNTY SECTION CORNER (AS NOTED)
- SET REBAR W/CAP STAMPED "LEGEND ENGINEERING" (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MONUMENT (AS NOTED)
- FOUND STREET MONUMENT
- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- MONUMENT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- BUILDING PAD

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 88°49'24" W	15.94
L2	N 89°23'40" W	15.25
L3	N 00°41'23" W	14.17
L4	N 00°41'23" W	15.38
L5	N 90°00'00" E	14.59
L6	N 90°00'00" E	14.59
L7	N 90°00'00" E	13.01
L8	N 90°00'00" E	13.01
L9	S 33°57'09" E	6.27
L10	N 90°00'00" E	35.00
L11	S 00°00'00" E	65.50
L12	N 90°00'00" W	35.00
L13	N 00°00'00" E	65.50
L14	N 00°00'00" E	41.89
L15	N 90°00'00" E	18.59
L16	N 00°00'00" E	6.48
L17	N 90°00'00" E	27.56
L18	S 00°00'00" E	6.48
L19	N 90°00'00" E	54.35
L20	S 00°00'00" E	41.89
L21	N 90°00'00" W	100.50
L22	S 00°00'00" W	45.50
L23	N 90°00'00" W	22.67
L24	N 00°00'00" E	1.25
L25	N 90°00'00" W	15.50
L26	N 00°00'00" E	5.92
L27	N 90°00'00" W	30.00
L28	N 00°00'00" E	30.58
L29	S 90°00'00" E	16.48
L30	N 00°00'00" E	7.04
L31	N 90°00'00" E	20.59
L32	N 00°00'00" E	0.71
L33	N 90°00'00" E	31.10
L34	S 00°00'00" E	7.15
L35	N 90°00'00" E	4.00
L36	S 00°00'00" E	27.96
L37	N 90°00'00" W	4.00
L38	S 00°00'00" E	6.52
L39	N 90°00'00" W	142.12
L40	N 00°00'00" E	25.12
L41	N 90°00'00" E	77.62
L42	N 00°00'00" E	16.50
L43	N 90°00'00" E	64.50

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 9, MIDWAY SURVEY OF BUILDING LOTS, SAID POINT BEING NORTH 89°04'39" EAST 1051.08 FEET AND NORTH 2094.42 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°36'20" EAST 137.35 FEET; THENCE NORTH 89°18'37" EAST 261.64 FEET; THENCE SOUTH 162.49 FEET; THENCE WEST 151.63 FEET; THENCE SOUTH 108.24 FEET; THENCE WEST 111.45 FEET; THENCE NORTH 130.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 1 LOT AND 4 UNITS
54,294 SQUARE FEET OR 1.246 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°04'39" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 34 AND SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, DON K. ROUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 501180 AS PRESCRIBED BY TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE, HAVE VERIFIED ALL MEASUREMENTS SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND UNITS HEREAFTER TO BE KNOWN AS

SPRINGER VILLAGE SUBDIVISION

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THIS PLAT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

SPRINGER VILLAGE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS_____ DAY OF 2023.

ATLAS HOLDINGS, LLC

TITLE_____,

PRINT NAME_____,

SIGNATURE_____,

TRAVIS V. NOKES

TITLE_____,

PRINT NAME_____,

SIGNATURE_____,

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL LOTS, STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS_____DAY OF_____, 2023.

APPROVED _____, MAYOR

ATTEST: _____, CLERK-RECORDER (SEE SEAL BELOW)

APPROVED _____, CITY ENGINEER (SEE SEAL BELOW)

APPROVED _____, CITY ATTORNEY

PLANNING APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2023, BY THE MIDWAY CITY PLANNING COMMISSION.

_____, PLANNING DIRECTOR

_____, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 2023 PERSONALLY APPEARED BEFORE ME,_____,WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE _____ OF_____, A LIMITED LIABILITY COMPANY, AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLE OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____, COMMISSION NUMBER_____,

NOTARY PUBLIC_____, COMMISSIONED IN UTAH (SEE SEAL BELOW)

NOTARY PUBLIC _____, RESIDING IN _____COUNTY

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 2023 PERSONALLY APPEARED BEFORE ME,_____,WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE OWNER OF THE DESCRIBED PROPERTY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____, COMMISSION NUMBER_____,

NOTARY PUBLIC_____, COMMISSIONED IN UTAH (SEE SEAL BELOW)

NOTARY PUBLIC _____, RESIDING IN _____COUNTY

_____, MIDWAY SANITATION DISTRICT _____, DATE

_____, MIDWAY IRRIGATION DISTRICT _____, DATE

COUNTY SURVEYOR

APPROVED THIS _____DAY OF _____, A.D. 2023.

R.O.S. #_____, _____, COUNTY SURVEYOR

SURVEYOR SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEAL

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

Recorder

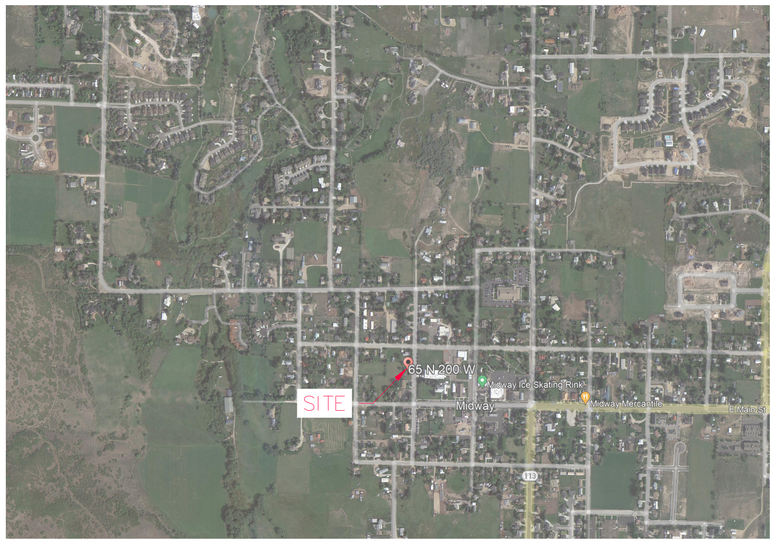
REVIEW COPY

DATE:	2/10/23
SCALE:	1"=40'
PAGE:	1 OF 1
PROJECT:	S22-026

Path: P:\LEGEND - SPRINGER VILLAGE 3709\SURVEY\dwg\SPRINGER CONDO PLAT.dwg | plot date: February 17, 2023 | plotted by: bryan

SPRINGER VILLAGE
65 NORTH 200 WEST
MIDWAY, UTAH 84049

VICINITY MAP



INDEX

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LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		INVERT ELEVATION	IE
EASEMENT LINE		TOP BACK CURB	TBC
CENTER LINE		TOP ASPHALT	TA
PROPOSED TRAIL		TOP OF GRATE	TOG
PROPOSED WATER LINE	W	FINISHED GRADE	FG
PROPOSED PRESSURIZED IRRIGATION	PI	TOP OF CONCRETE	TC
PROPOSED SEWER LINE	SS	HIGH WATER ELEVATION	HWE
PROPOSED STORM DRAIN LINE	SD	CATCH BASIN	
EXISTING SEWER LINE	-SS-	EXISTING STREET LIGHT	
EXISTING WATER LINE	-W-	STORM DRAIN MANHOLE	SD
EXISTING STORM DRAIN LINE	-SD-	EXISTING FIRE HYDRANT	
EXISTING CONTOUR	4960	EXISTING WATER VALVE	W
FINISHED CONTOUR	4947.00	EXISTING WATER METER	WM
EXISTING CURB AND GUTTER		EXISTING SEWER MANHOLE	SS
PROPOSED CURB AND GUTTER		PROPOSED FIRE HYDRANT	
		PROPOSED WATER VALVE	
		PROPOSED WATER METER	WM
		PROPOSED SEWER CLEANOUT	o
		PROPOSED SEWER MANHOLE	S

OWNER
DAVID AND KAYLA G SPRINGER
DAVIDMICHAELSPRINGER@GMAIL.COM
(801) 889-5269

CONTRACTOR
DISCOVER DESIGN CO.
TRAVIS NOKES
(801) 725-9900

CIVIL ENGINEER
LEGEND ENGINEERING
CAL JOHNSON
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

SURVEYOR
LEGEND ENGINEERING
CORY NEERINGS
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

ARCHITECT
ORDER ARCHITECTURE
PAUL NEILSON
4478 W DORENA LANE
SOUTH JORDAN, UTAH 84009
(801) 597-7641

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

SPRINGER VILLAGE
COVER SHEET
65 NORTH 200 WEST, MIDWAY, UTAH 84049

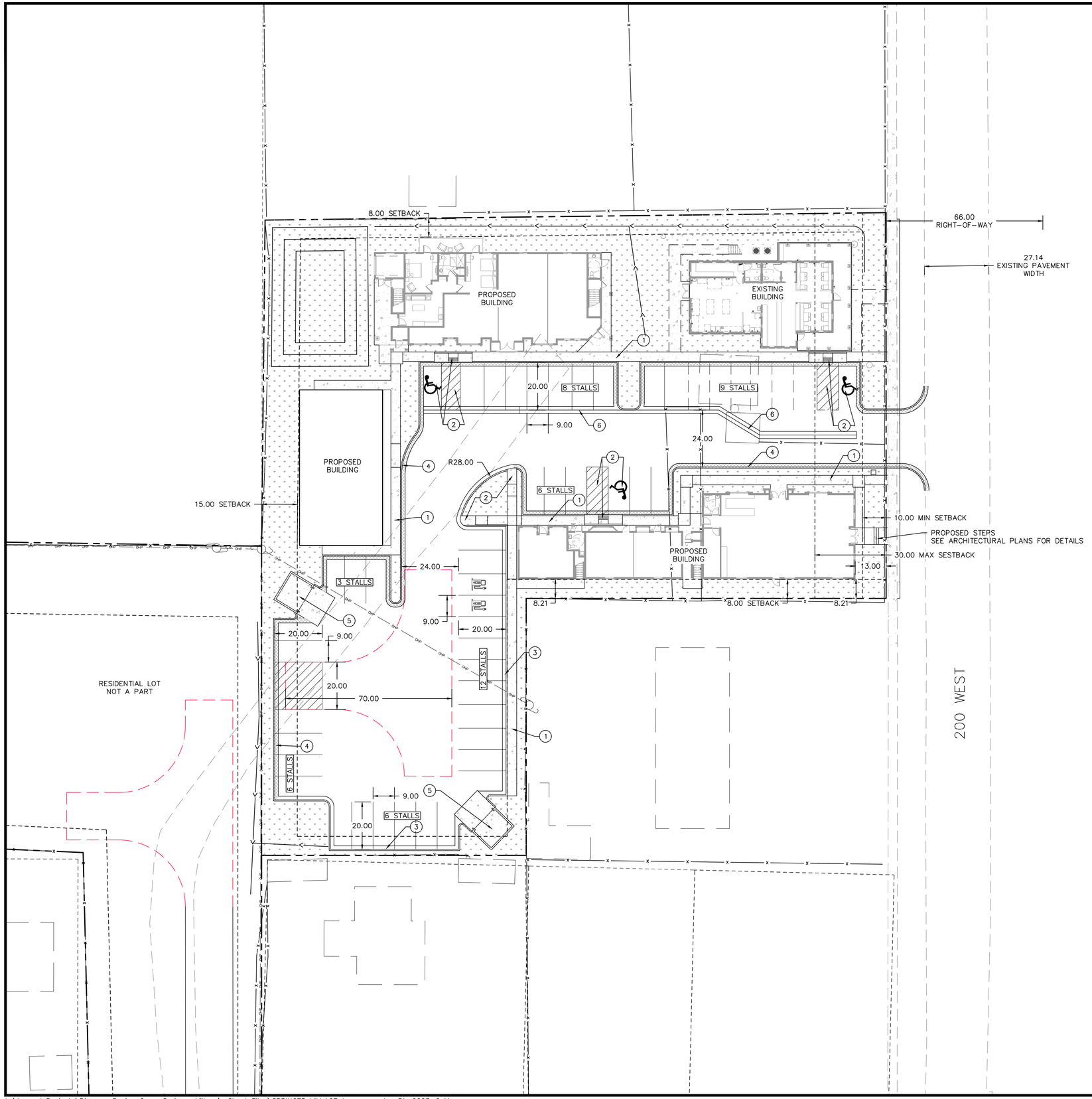
PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-0

PUD

DATE: 1/31/2023

L:\Legend Projects\Discover Design Co - Springer Village_Sheet Files\SPRINGER VILLAGE.dwg - - Jan 31, 2023-2:20pm



LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- SETBACK LINE
- EXISTING FENCE
- LANDSCAPE AREA
- CONCRETE AREA
- REVERSE PAN CURB

SITE DATA

DEVELOPED AREA:	54,292	SF (1.25 ACRES)
ROOF AREA:	13,987	SF± 25.8%
PAVEMENT AREA:	25,657	SF± 47.2%
LANDSCAPE AREA:	14,648	SF± 27.0%

BUILDING DATA

ZONE: C-3 (COMMERCIAL ZONE)

SETBACKS:
- FRONT YARD: 10' MINIMUM, 30' MAXIMUM
- SIDE YARD: 0' TO COMMERCIAL
  8' TO EXISTING RESIDENTIAL USES
  15' TO RESIDENTIAL ZONES
- REAR YARD: 0'

PARKING TABULATION

REQUIRED: 1 PER ROOM/SUITE FOR SHORT TERM RENTAL
+ 1 PER 200 SF DINING ROOM AREA FOR CAFE
+ 1 PER 250 SF RETAIL

REQUIRED: 48 STALLS (16 (RENTAL) + 1,600/200 (DINING) + 5,900/250 (RETAIL))

PROVIDED: 50 STALLS (3 ADA STALLS)

SITE DESIGN NOTES:

1. PROPOSED SIDEWALK PER APWA PLAN 231. SEE SHEET C-4.
2. ALL ADA STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS AND MIDWAY CITY STANDARD STREETS-8. SEE SHEET C-4.
3. PROPOSED CURB & GUTTER PER MIDWAY CITY STANDARD STREETS-6. SEE SHEET C-4.
4. PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 1. SEE SHEET C-4.
5. PROPOSED DUMPSTER LOCATION.
6. PROPOSED CROSS GUTTER PER MIDWAY CITY STANDARD STREETS-6. SEE SHEET C-4.

GENERAL NOTES:
1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

811

N

0 20 40 60
1" = 20'
Scale in Feet

PUD

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

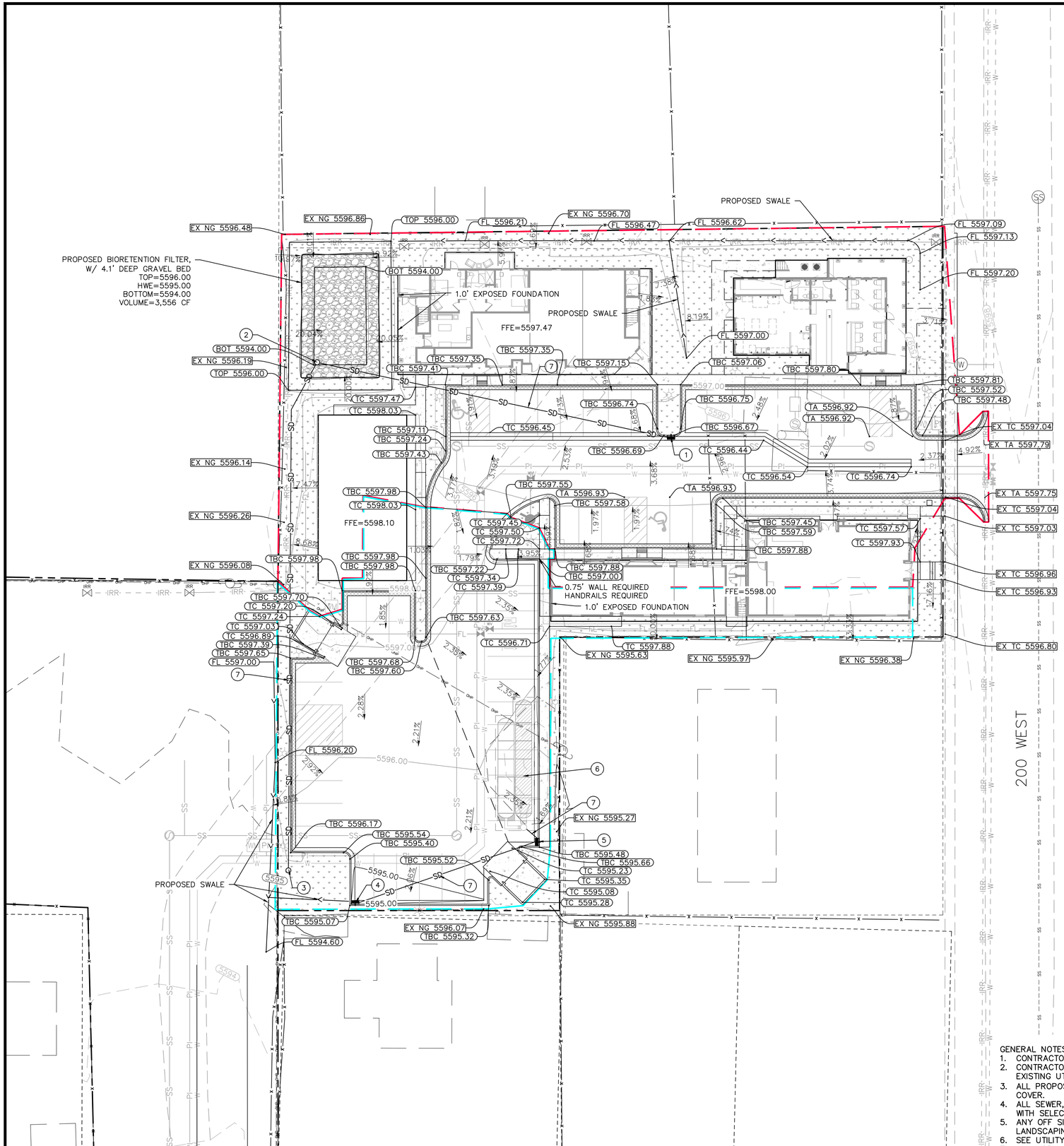
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

SPRINGER VILLAGE
SITE PLAN
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-1

DATE: 1/31/2023



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	-SD-
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	-SS-
PROPOSED WATER LINE	W
EXISTING WATER LINE	-W-
EXISTING FENCE	-X-
NORTH BASIN	
SOUTH BASIN	
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
LANDSCAPE AREA	
CONCRETE AREA	

DRAINAGE DESIGN NOTES:

1. CURB DROP INLET BOX PER MIDWAY CITY STD DWG STORM DRAIN-1. INSTALL WITH BMP PRETREATMENT SNOUT. SEE SHEET C-4.1 FOR DETAIL.
   RIM=5596.17
   IE=5593.75
2. BUBBLE UP BOX PER DETAIL 3. SEE SHEET C-4.1 FOR DETAIL.
   RIM=5595.00
   IE=5592.00
3. 48" STORM DRAIN MANHOLE PER APWA PLAN 341. INSTALL WITH GRATED LID FOR OVERFLOW. SEE SHEET C-4.1 FOR DETAIL.
   RIM=5595.00
   IE=5591.02
4. CURB DROP INLET BOX PER MIDWAY CITY STD DWG STORM DRAIN-1. SEE SHEET C-4.1 FOR DETAIL.
   RIM=5594.57
   IE=5591.82
5. CURB DROP INLET BOX PER MIDWAY CITY STD DWG STORM DRAIN-1. INSTALL WITH BMP PRETREATMENT SNOUT. SEE SHEET C-4.1 FOR DETAIL.
   RIM=5594.98
   IE=5591.45
6. STORMTECH MC-3500 SYSTEM W/ 11 CHAMBERS.
   BOTTOM OF CHAMBERS=5589.65
   BOTTOM OF ROCK=5588.90
   VOLUME=2,429 CF
7. 8"ø CORRUGATED HDPE PIPE.

ALL RAIN GUTTERS SHALL BE ROUTED UNDERGROUND TO A LANDSCAPE AREA AND TO A 6" POP-UP EMITTER.

GENERAL NOTES:
1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

811

N

0 20 40 60
1" = 20'
Scale in Feet

PUD

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

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SPRINGER VILLAGE
GRADING AND DRAINAGE PLAN
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET:
C-2

DATE: 1/31/2023

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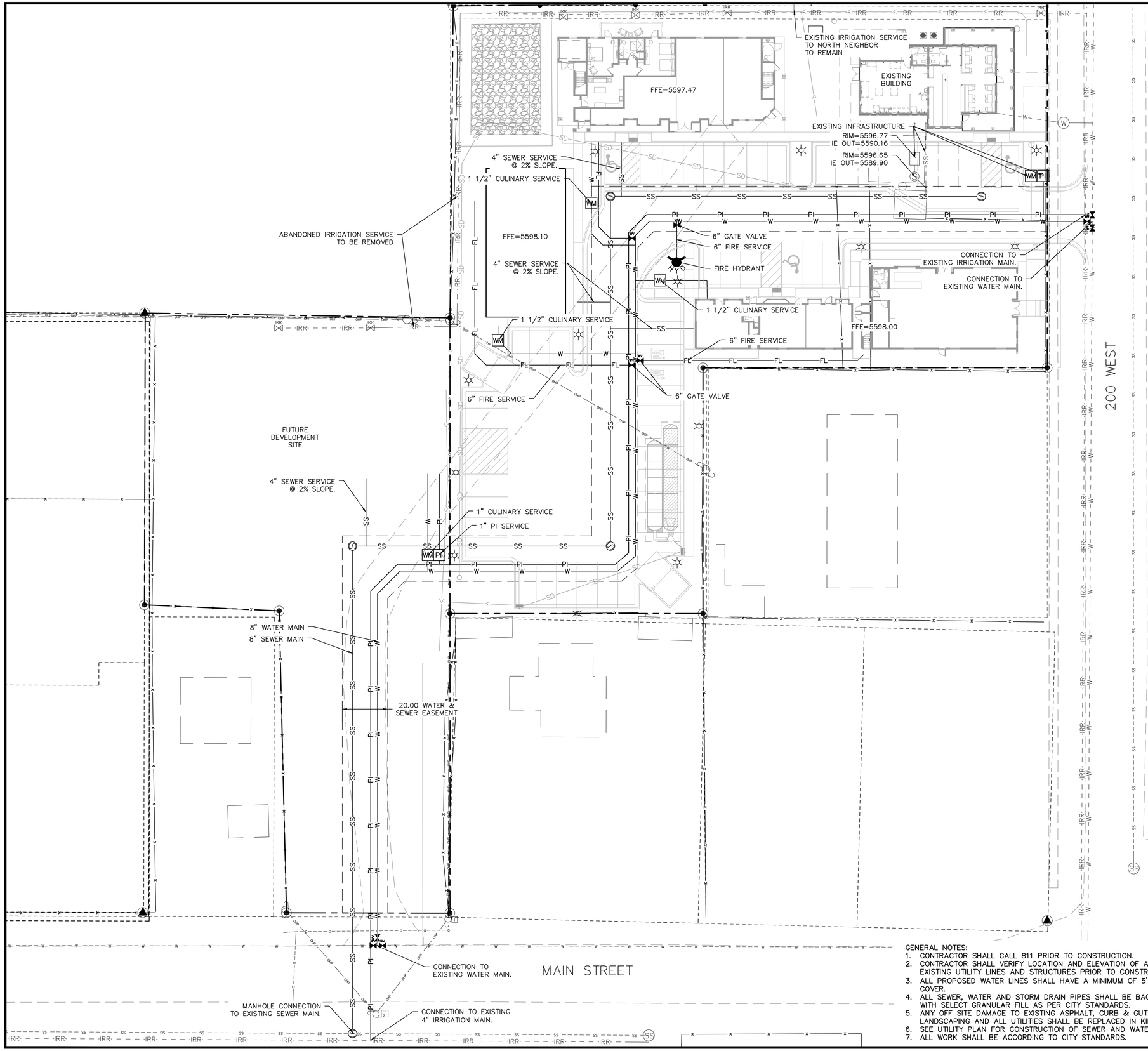

LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
EXISTING GAS LINE	G
INVERT ELEVATION	IE
PROPOSED	PROP
FINISHED FLOOR ELEVATION	FFE
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	WV
EXISTING WATER METER	WM
EXISTING SEWER MANHOLE	SS
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	WM
PROPOSED SEWER CLEANOUT	
PROPOSED SEWER MANHOLE	S

GENERAL NOTES:
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811

N

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1" = 20'
Scale in Feet

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ENGINEER: CJ CHECKED BY: LR

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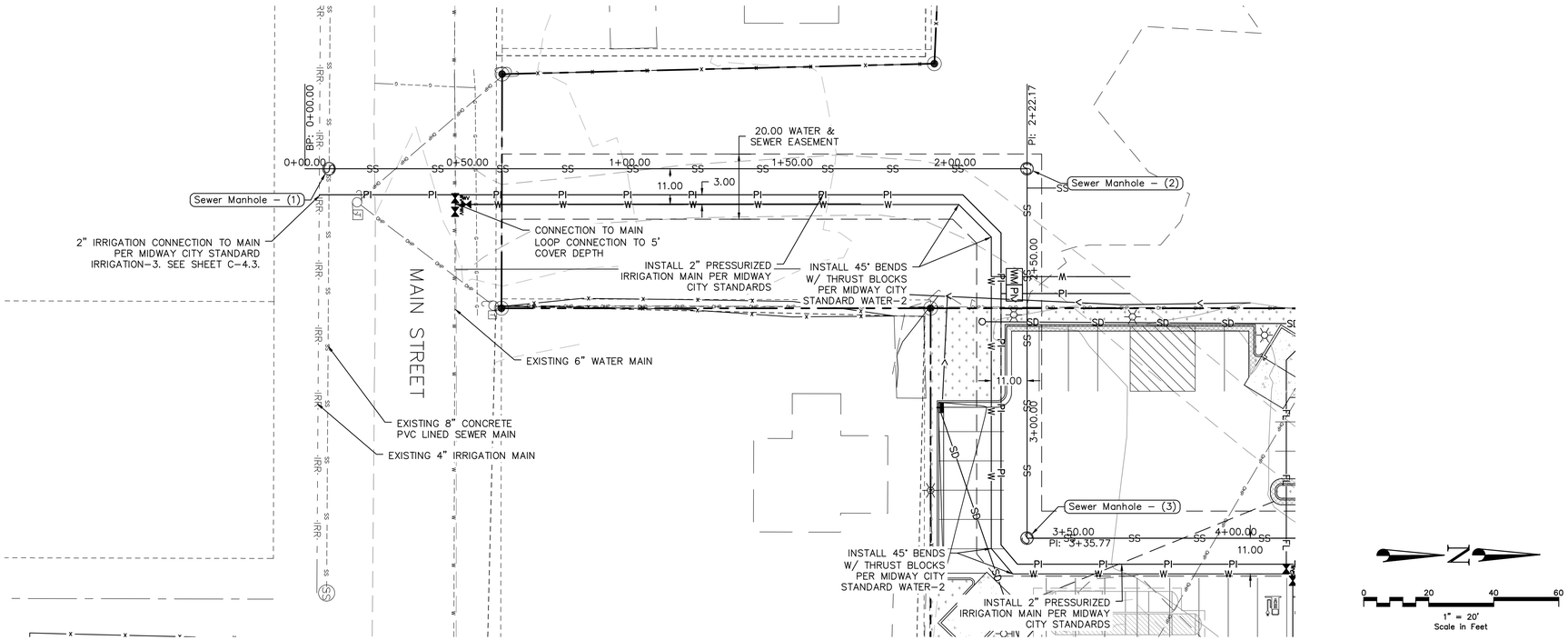
SPRINGER VILLAGE
OVERALL UTILITY PLAN
65 NORTH 200 WEST, MIDWAY, UTAH 84049

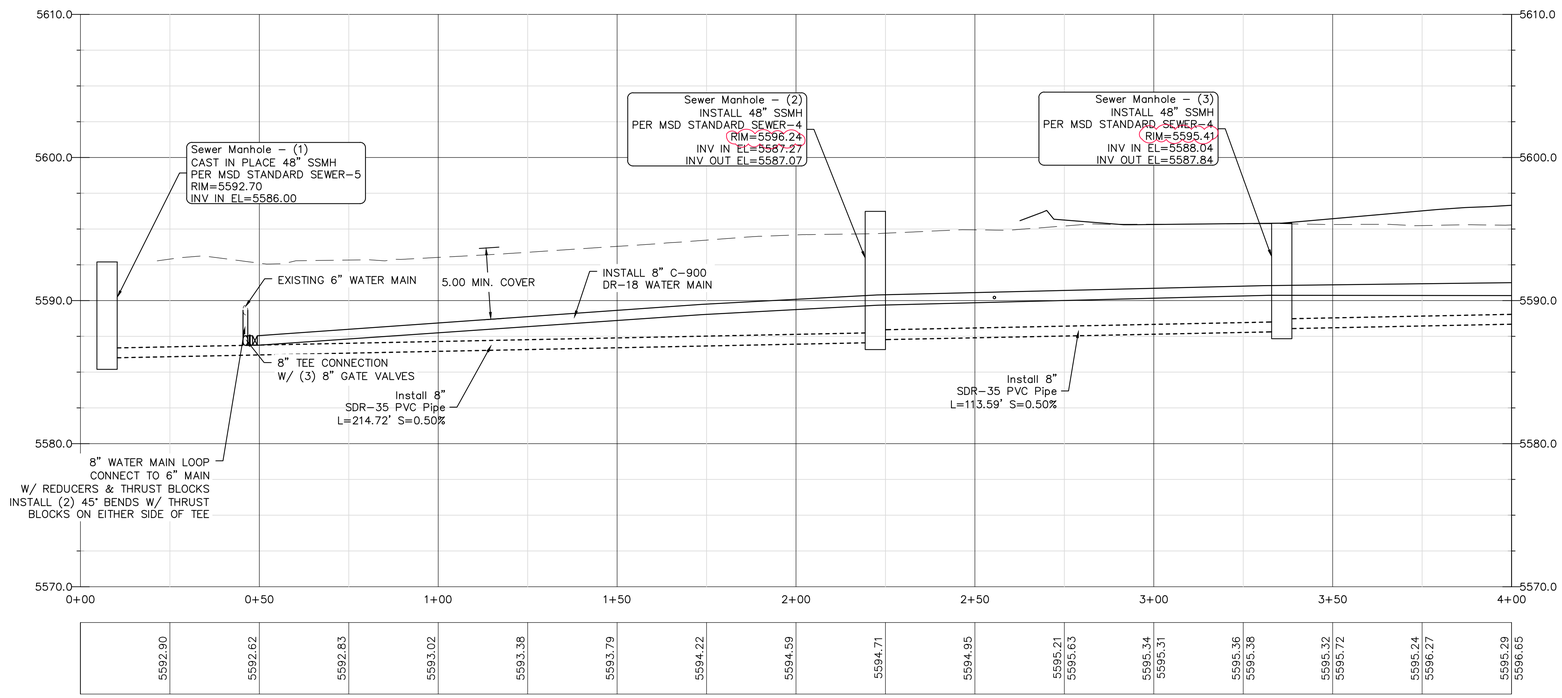
PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-3

DATE: 1/31/2023



PROFILE VIEW: SEWER MAIN
VERTICAL SCALE: 1"=5'



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NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

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65 NORTH 200 WEST, MIDWAY, UTAH 84049

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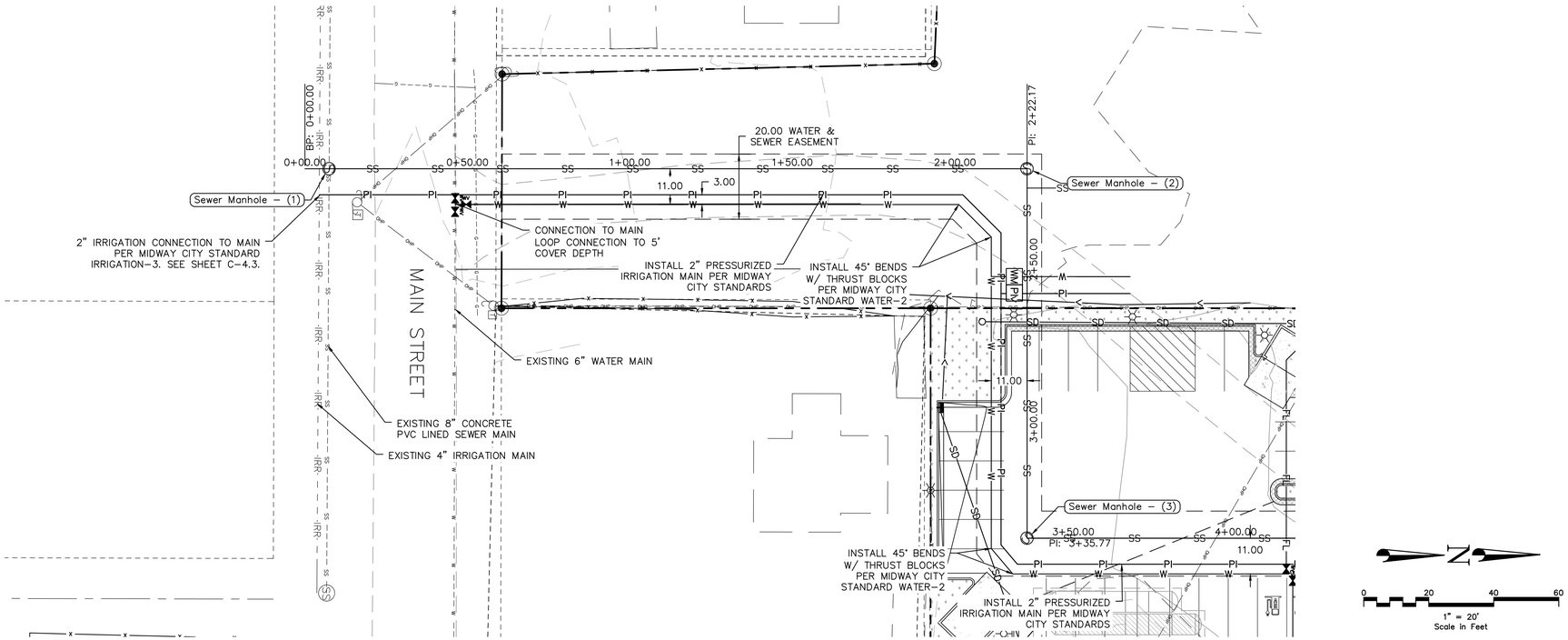
CALVIN S JOHNSON
STATE OF UTAH

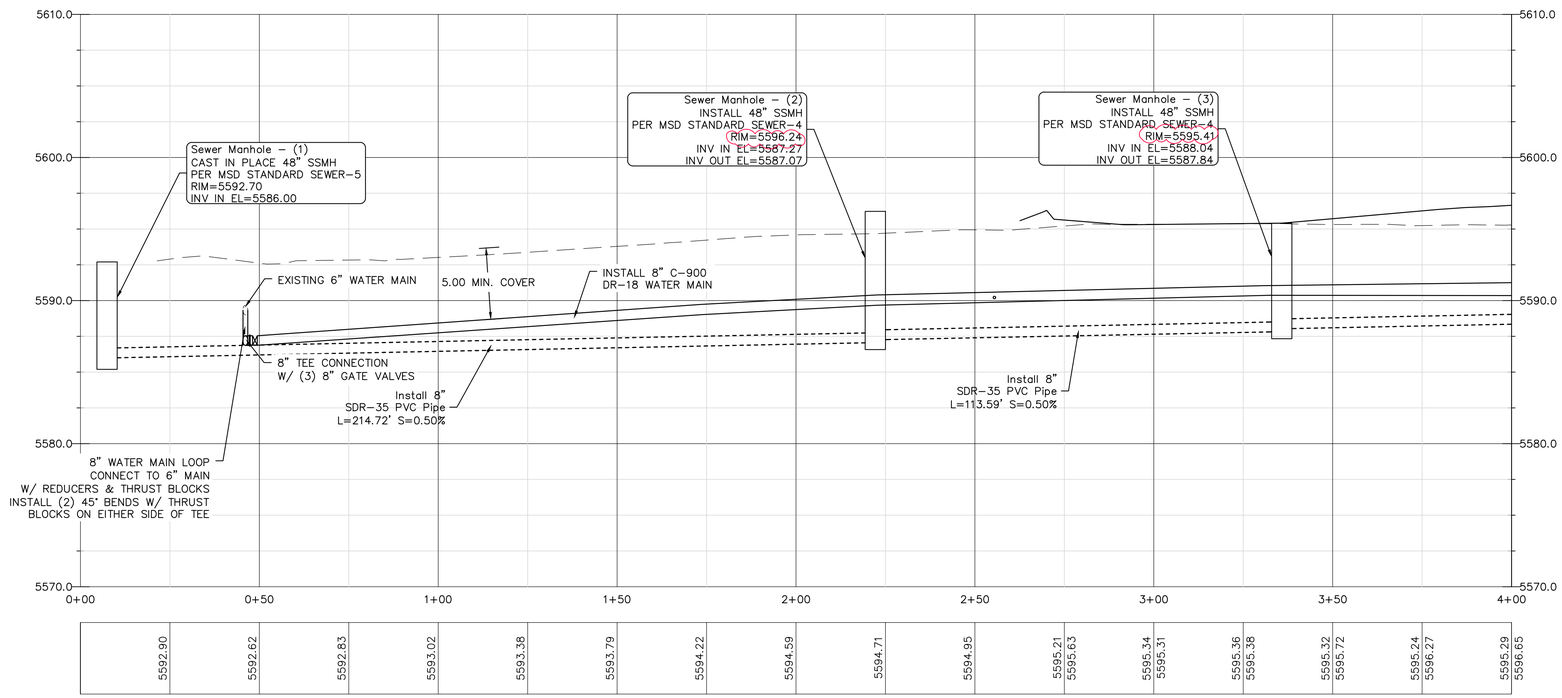
SHEET: C-3.1

PUD

DATE: 1/31/2023



PROFILE VIEW: SEWER MAIN
VERTICAL SCALE: 1"=5'



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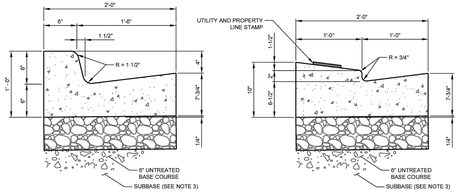
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-3.2

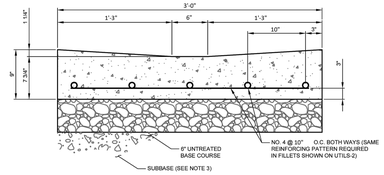
PUD

DATE: 1/31/2023



HIGH BACK CURB & GUTTER

MODIFIED CURB & GUTTER



CROSS GUTTER

NOTES:

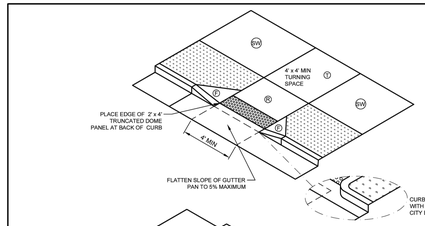
1. ALL PUBLIC UTILITIES SHALL BE STAMPED IN THE TOP BACK OF THE CURB & GUTTER AS FOLLOWS:
   W = WATER, S = SEWER, I = PRESSURIZED IRRIGATION
2. A BRASS PIN SHALL BE INSTALLED INDICATING ALL PROPERTY LINES.
3. IMPORT/ GRANULAR FILL, A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02528.

S6 TYP — CURBS AND GUTTERS
N.T.S.

HORROCKS ENGINEERS | JULY 2022 | HORROCKS ENGINEERS, 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226 | MIDWAY CITY, 75 NORTH 100 WEST, PO BOX 277, MIDWAY, UTAH 84049, (435) 654-3223

MIDWAY CITY STANDARD DRAWING

STREETS - 6



REQUIRED SLOPE TABLE		
LOCATION	RUNNING SLOPE	CROSS SLOPE
F	25% MAX (SEE NOTE 3)	
R	5.1% MIN TO 8.3% MAX	2% MAX *
T	2% MAX	2% MAX *
SW	-	2% MAX

* DO NOT EXCEED THE ROADWAY PROFILE GRADE FOR THE CROSS SLOPE AT LOCATIONS WITHOUT A STOP OR YIELD SIGN OR AT MID-BLOCK RAMPS.

NOTES:

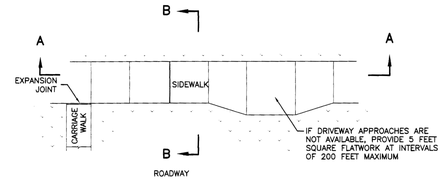
1. RAMP TO INCLUDE ADA DETECTABLE WARNING STRIP: IE. ADA SOLUTIONS, ARMOR-TILE CAST-IN-PLACE, MASCO CASTINTACT, WAUSAU, OR TEKWAY.
2. COLOR OF ADA DETECTABLE WARNING STRIP SHALL BE DARK RED.
3. CURB TAPER SLOPE FOR FLARES SHALL BE 10% MAXIMUM IF IT FALLS WITHIN THE PEDESTRIAN ACCESS ROUTE AS DEFINED BY UDOT.
4. NO LIPS ALLOWED. AT THE CURB CUT, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/4". AT THE GUTTER/ROAD TRANSITION, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/2". VERTICAL DISCONTINUITIES GREATER THAN 1/4" SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 50%.
5. ALL PEDESTRIAN RAMPS ARE SUBJECT TO THE REQUIREMENTS SHOWN ON THE UDOT PEDESTRIAN ACCESS STANDARD DRAWINGS. WHERE CONFLICTS EXIST, THE MORE STRINGENT SHALL GOVERN.

S8 TYP — MID-BLOCK PEDESTRIAN RAMPS
N.T.S.

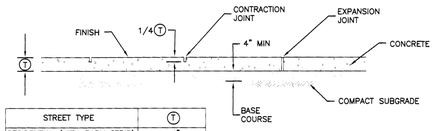
HORROCKS ENGINEERS | JULY 2022 | HORROCKS ENGINEERS, 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226 | MIDWAY CITY, 75 NORTH 100 WEST, PO BOX 277, MIDWAY, UTAH 84049, (435) 654-3223

MIDWAY CITY STANDARD DRAWING

STREETS - 8



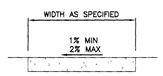
PLAN



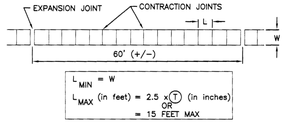
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

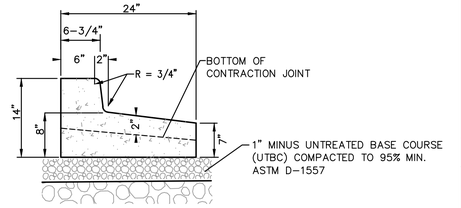
SECTION A–A



SECTION B–B



SIDEWALK JOINT DETAIL



1 — 24" REVERSE PAN CURB & GUTTER
N.T.S.

March 2009

Sidewalk

57

Plan
231

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

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LEGEND ENGINEERING

SPRINGER VILLAGE
DETAILS
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET:
C-4

PUD

DATE: 1/31/2023

SPRINGER VILLAGE - NORTH BASIN
Post- Development Storm Drainage Calculations

Design Criteria:

Method:	Rational Method
Intensity Table:	NOAA Atlas
Return Period:	100 year storm event

Development Drainage Areas

Improved/Disturbed Areas	SPRINGER VILLAGE - NORTH BASIN				
Total Improved Area:	35,705	sq. ft.	=	0.82	acre
Building Roof Areas	11,209	sq. ft.	=	0.26	acre
Drive & Parking Areas	13,491	sq. ft.	=	0.31	acre
Landscaped Areas	11,005	sq. ft.	=	0.25	acre

Weighted Runoff Coefficient "C" Calculation

Surface Type	Area	"C"	C*A
Building Roof Areas	11,209	0.95	10,649
Drive & Parking Areas	13,491	0.92	12,412
Landscaped Areas	11,005	0.20	2,201
Total Area	35,705		25,261

Weighted Runoff Coefficient "C" = 0.71 (Total CN*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Allowable Release - cfs

Percolation

Percolation Rate:	4	inches/hour
Factor of Safety	2.0	
Bottom of Pond Area:	1,485	sq.ft
Infiltration Rate:	0.07	cfs

Storage Volume Requirement

100-Year Storm Event

Duration	Total Precipitation	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Accumulated Flow	Allowable Release	Released Volume	Infiltration Rate	Total Infiltration	Required Storage	Available Storage
(min)	(in)	(in/hr)	"C"	(acres)	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	0.549	6.59	0.71	0.82	3.82	1,146	0.00	-	0.07	21	1,126	3,556
10	0.836	5.02	0.71	0.82	2.91	1,747	0.00	-	0.07	41	1,705	3,556
15	1.040	4.14	0.71	0.82	2.40	2,161	0.00	-	0.07	62	2,099	3,556
30	1.400	2.79	0.71	0.82	1.62	2,912	0.00	-	0.07	124	2,789	3,556
60	1.730	1.73	0.71	0.82	1.00	3,612	0.00	-	0.07	248	3,364	3,556
120	1.940	0.97	0.71	0.82	0.56	4,050	0.00	-	0.07	495	3,555	3,556
180	1.960	0.65	0.71	0.82	0.38	4,084	0.00	-	0.07	743	3,341	3,556
360	2.190	0.37	0.71	0.82	0.21	4,585	0.00	-	0.07	1,485	3,100	3,556
720	2.650	0.22	0.71	0.82	0.13	5,512	0.00	-	0.07	2,970	2,542	3,556
1440	3.030	0.13	0.71	0.82	0.07	6,313	0.00	-	0.07	5,940	373	3,556

Retention Requirement	3,555	cu. ft.
Retention Provided by Pond	3,556	cu. ft.

SPRINGER VILLAGE - SOUTH BASIN
Post- Development Storm Drainage Calculations

Design Criteria:

Method:	Rational Method
Intensity Table:	NOAA Atlas
Return Period:	100 year storm event

Development Drainage Areas

Improved/Disturbed Areas	SPRINGER VILLAGE - SOUTH BASIN				
Total Improved Area:	18,158	sq. ft.	=	0.42	acre
Building Roof Areas	2,355	sq. ft.	=	0.05	acre
Drive & Parking Areas	14,414	sq. ft.	=	0.33	acre
Landscaped Areas	1,389	sq. ft.	=	0.03	acre

Weighted Runoff Coefficient "C" Calculation

Surface Type	Area	"C"	C*A
Building Roof Areas	2,355	0.95	2,237
Drive & Parking Areas	14,414	0.92	13,261
Landscaped Areas	1,389	0.20	278
Total Area	18,158		15,776

Weighted Runoff Coefficient "C" = 0.87 (Total CN*A)/(Total Area)

Hydrologic Analysis & Storage Volume Requirements:

Allowable Release - cfs

Percolation

Percolation Rate:	5.5	inches/hour
Factor of Safety	2.0	
Bottom of Pond Area:	728	sq.ft
Infiltration Rate:	0.05	cfs

Storage Volume Requirement

100-Year Storm Event

Duration	Total Precipitation	Storm Intensity	Runoff Coefficient	Development Area	Stormwater Flow	Accumulated Flow	Allowable Release	Released Volume	Infiltration Rate	Total Infiltration	Required Storage	Available Storage
(min)	(in)	(in/hr)	"C"	(acres)	(cfs)	(cf)	(cfs)	(cf)	(cfs)	(cf)	(cf)	(cf)
5	0.549	6.59	0.87	0.42	2.39	716	0.00	-	0.05	14	702	2,429
10	0.836	5.02	0.87	0.42	1.82	1,091	0.00	-	0.05	28	1,063	2,429
15	1.040	4.14	0.87	0.42	1.50	1,349	0.00	-	0.05	42	1,308	2,429
30	1.400	2.79	0.87	0.42	1.01	1,819	0.00	-	0.05	83	1,735	2,429
60	1.730	1.73	0.87	0.42	0.63	2,256	0.00	-	0.05	167	2,089	2,429
120	1.940	0.97	0.87	0.42	0.35	2,529	0.00	-	0.05	334	2,196	2,429
180	1.960	0.65	0.87	0.42	0.24	2,550	0.00	-	0.05	501	2,050	2,429
360	2.190	0.37	0.87	0.42	0.13	2,863	0.00	-	0.05	1,001	1,862	2,429
720	2.650	0.22	0.87	0.42	0.08	3,442	0.00	-	0.05	2,002	1,440	2,429
1440	3.030	0.13	0.87	0.42	0.05	3,943	0.00	-	0.05	4,004	-	2,429

Retention Requirement	2,196	cu. ft.
Retention Provided by Proposed StormTech	2,429	cu. ft.

SPRINGER VILLAGE - NORTH BASIN
Post- Development Storm Drainage Calculations

Retention Pond Sizing:

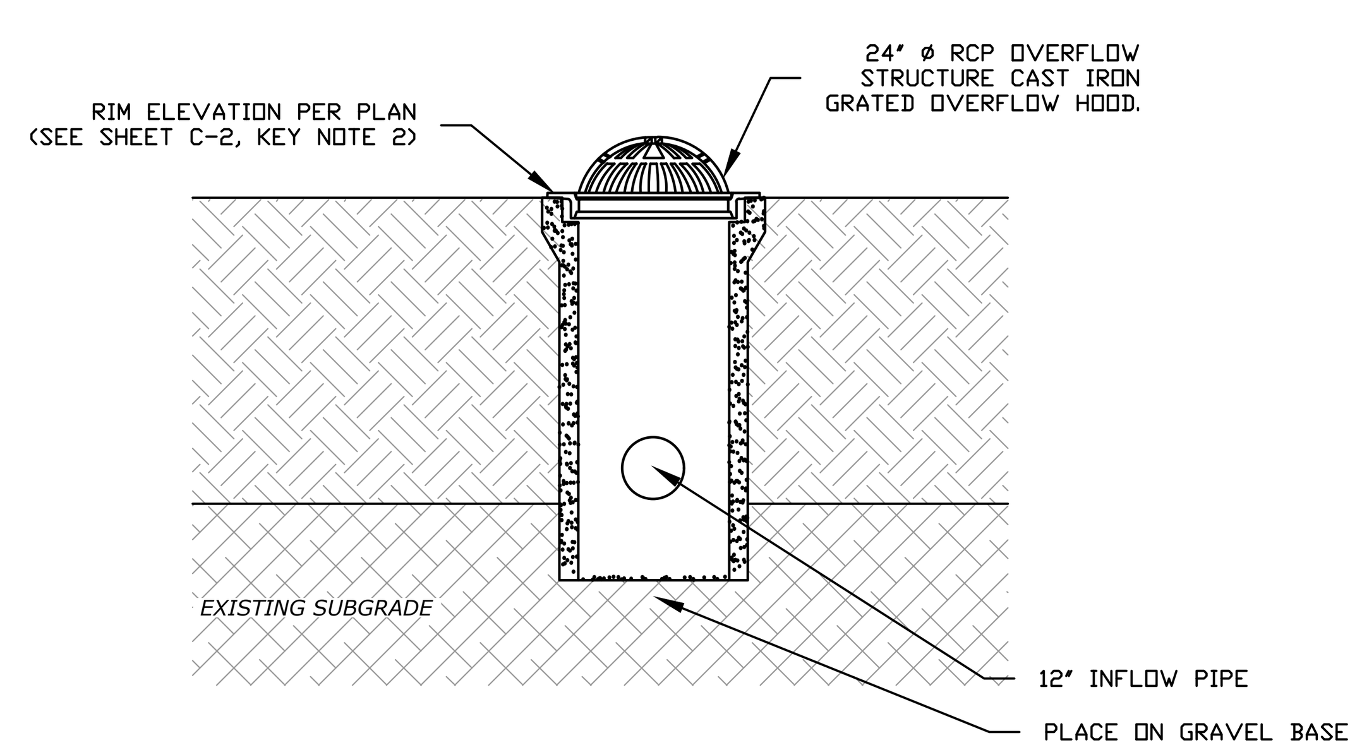
Pond Volume Calculator

Where Pond Volume is given by the equation: $V=H/3[A_1+A_2+(A_1A_2)^{1/2}]$

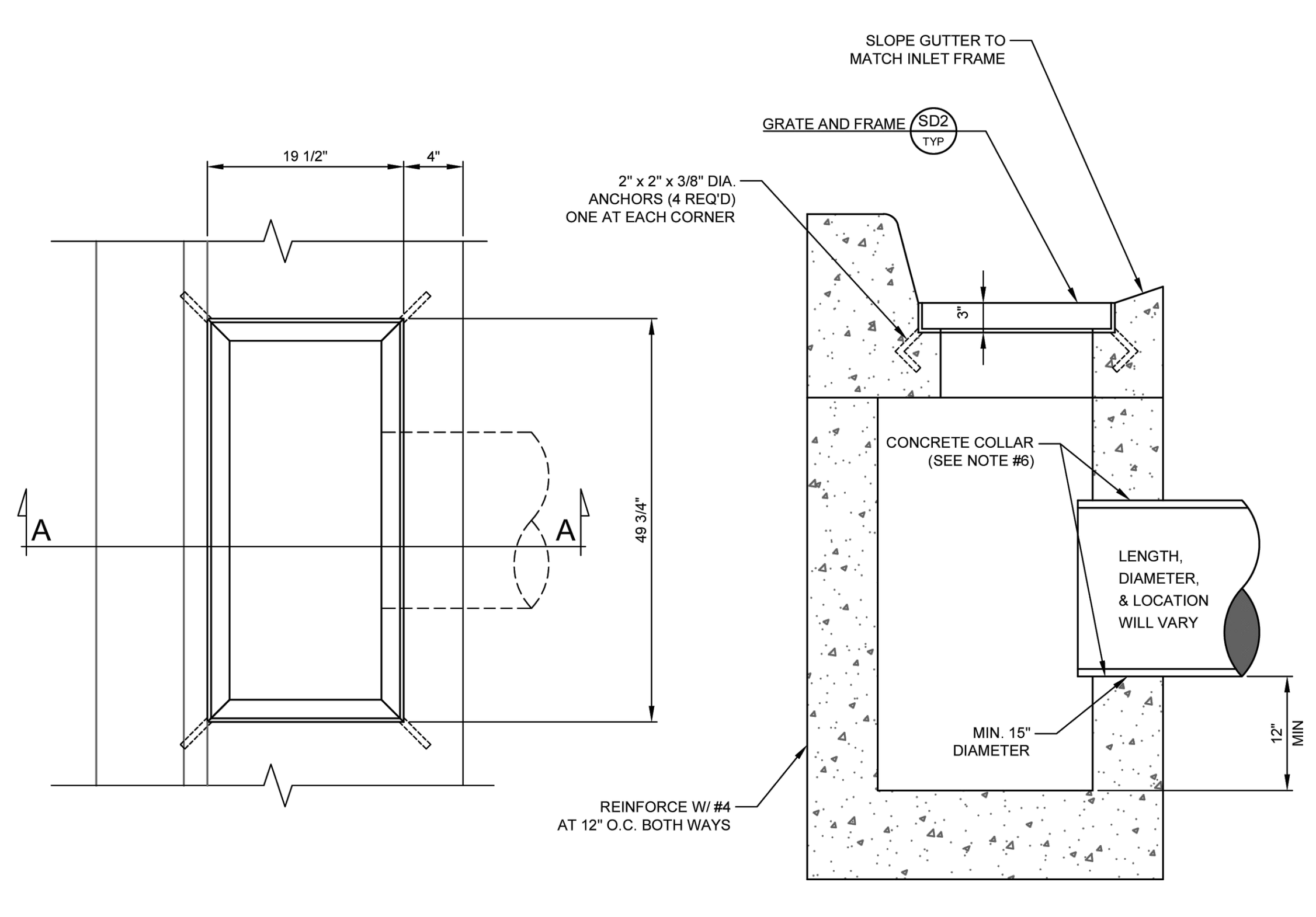
1 CONTOUR ELEV.	2 CONTOUR AREA (A)	3 A_1+A_2	4 $(A_1*A_2)^{1/2}$	5 3+4	6 H	7 H/3	8 VOLUME 7X5	9 ACCUM. VOLUME Σ V	
(ft.)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft.)	(ft.)	(ft^3)	(ft^3)	
5594.00	793.0								Pond Bottom Elev.
5595.00	1,485.0	2,278	1,085	3,363	1.00	0.33	1,121	1,121	High-Water Elev.
5596.00	2,377.0	3,862	1,879	5,741	1.00	0.33	1,914	3,035	Freeboard

Storage Volume Provided by Gravel Bed

	Void Ratio		Area	Depth	Volume of Rock	Volume of Water
			(sq. ft.)	(ft)	(cf)	(cf)
1	0.400		1485.00	4.10	6,088.50	2,435



3 BUBBLE UP BOX
N.T.S.



SECTION A-A

NOTES:
1. ALL FRAMES & GRATES TO BE CAST IRON .
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. INLET BOX SPACING SHALL NOT EXCEED 500 FEET UNLESS APPROVED BY THE CITY ENGINEER.
4. A SNOUT OR APPROVED EQUAL SHALL BE USED WHERE THE STORM WATER IS LEAVING THE STORM WATER SYSTEM AND ENTERING A SUMP, RETENTION / DETENTION POND, OR DISCHARGE POINT.
5. IF SNOUT IS INSTALLED, SUMP DEPTH SHALL BE 36" FOR OUTLET DIA. 12" AND SMALLER. FOR OUTLET DIA. 15" AND LARGER, SUMP DEPTH SHALL EQUAL 2.5 TO 3.0 TIMES THE DIA. OF THE OUTLET PIPE.
6. CONCRETE COLLARS ARE REQUIRED AT ALL STORM DRAIN PIPE CONNECTIONS TO MANHOLES OR INLETS. THE CONCRETE COLLAR SHALL SEAL THE STORM DRAIN PIPE TO MANHOLE OR INLET.
7. ALL MANHOLES, CATCH BASINS, VALVE BOXES AND VERTICAL STRUCTURES SHALL BE COMPACTED USING A JUMPING JACK TYPE DEVICE WITH MAXIMUM LIFTS NOT TO EXCEED 6 INCHES OR AS RECOMMENDED BY JUMPING JACK MANUFACTURES. DENSITY TESTS SHALL BE TAKEN AT EVERY MANHOLE, CATCH BASIN, VALVE BOX AND VERTICAL STRUCTURES.

SD1 TYP — CURB DROP INLET BOX
N.T.S.

HORROCKS ENGINEERS	JULY 2022 HORROCKS ENGINGEERS 728 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING STORM DRAIN - 1

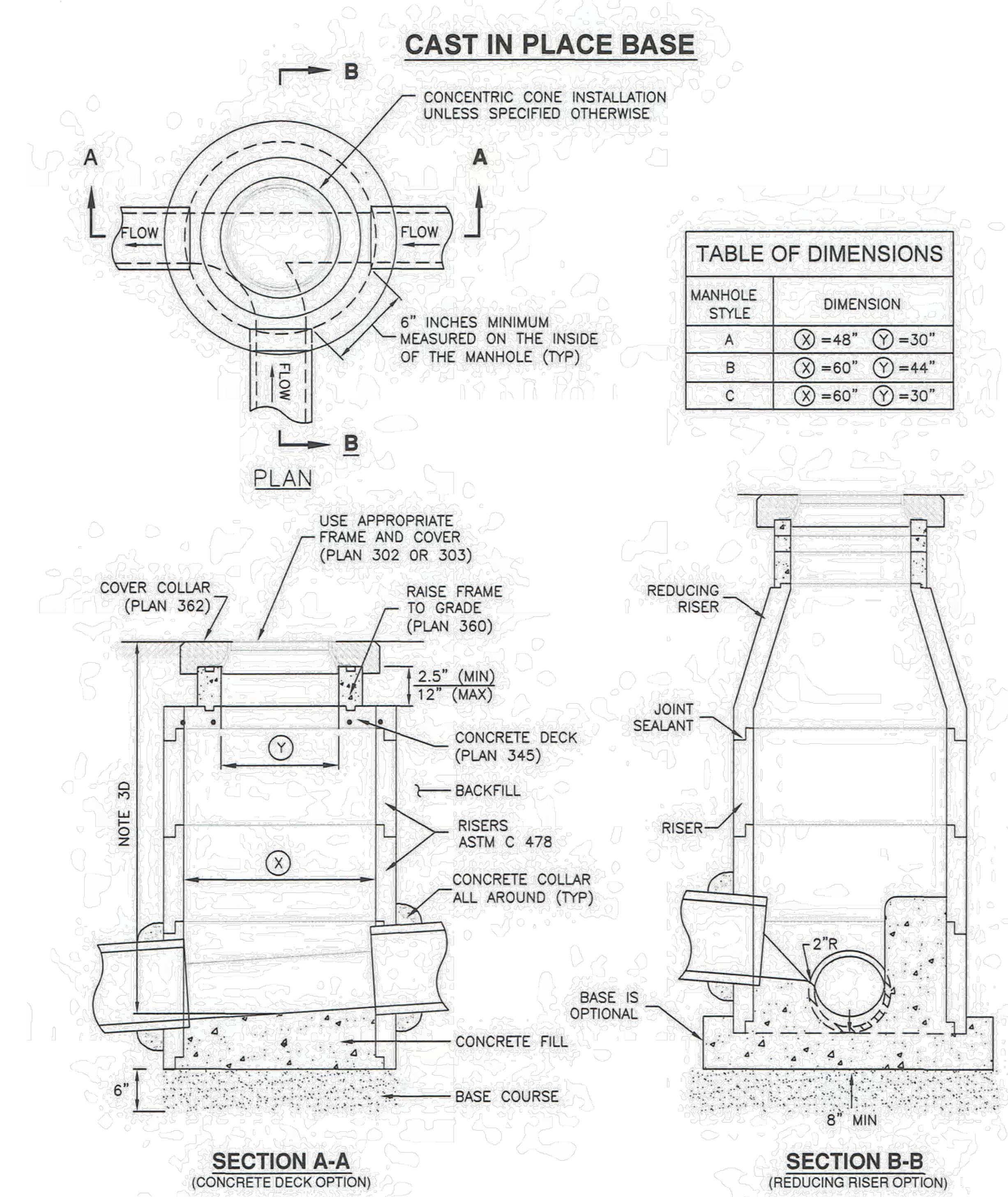
Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

341.1



APWA Utah Chapter

Precast manhole

Plan **341.1**
November 2010

NO.	REVISIONS	BY	DATE
ENGINEER: CJ	CHECKED BY: LR		

LEGEND ENGINEERING
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HEBER CITY, UT 84032
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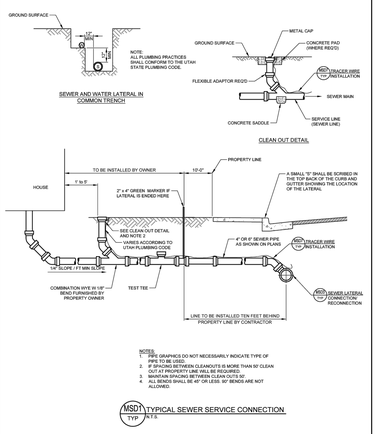
SPRINGER VILLAGE
HYDROLOGY DETAILS
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

PUD

SHEET: C-4.1

DATE: 1/31/2023

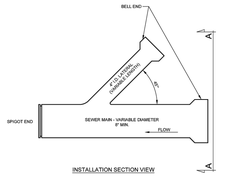


SEWER AND WATER LATERAL IN COMMON TRENCH

CLEAN OUT DETAIL

NOTES:
1. PIPE GRAPHICS DO NOT NECESSARILY INDICATE TYPE OF PIPE TO BE USED.
2. WHERE THE GREEN CLEANOUTS IS MORE THAN 50' CLEAN OUT AT PROPERTY LINE WILL BE REQUIRED.
3. MAINTAIN SPACING BETWEEN CLEAN OUTS 50'
4. ALL BENDS SHALL BE 45° OR LESS. 90° BENDS ARE NOT ALLOWED.

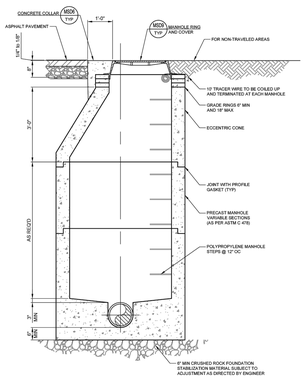
MSD1 TYP TYPICAL SEWER SERVICE CONNECTION
N.T.S.



INSTALLATION SECTION VIEW

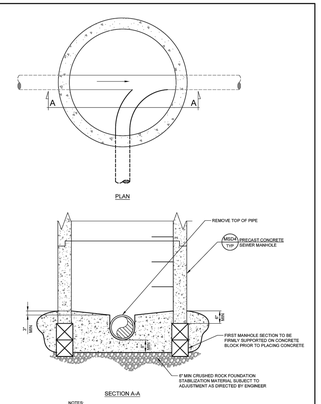
SECTION A-A

MSD3 TYP SEWER LATERAL CONNECTION/ RECONNECTION



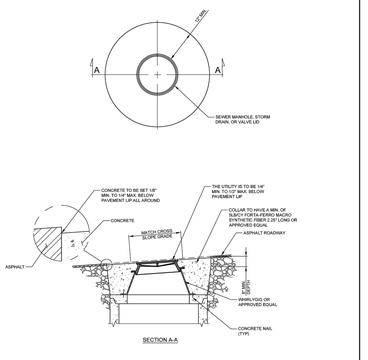
NOTES:
1. LOCATED MANHOLE COVER ON DOWNSTREAM SIDE OF MANHOLE. SET MANHOLE FRAME IN GROUT.
2. ALL JOINTS TO BE WATER TIGHT.
3. MANHOLE BASE AND 1st SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
4. USE 5' DIAMETER MANHOLE FOR 18" PIPE AND LARGER. USE 4' DIAMETER MANHOLE FOR ALL PIPE UP TO 18" DIAMETER PIPE.

MSD4 TYP PRECAST CONCRETE SEWER MANHOLE
N.T.S.



NOTES:
1. LOCATED MANHOLE COVER ON DOWNSTREAM SIDE OF MANHOLE. SET MANHOLE FRAME IN GROUT.
2. ALL JOINTS TO BE WATER TIGHT.
3. USE 5' DIAMETER MANHOLE FOR 18" PIPE AND LARGER. USE 4' DIAMETER MANHOLE FOR ALL PIPE UP TO 18" DIAMETER PIPE.
4. WAIT 24 HOURS PRIOR TO PLACING SECTIONS ON THE BASE SECTION.
5. CONCRETE BLOCK TO BE APPROVED BY ENGINEER PRIOR TO USE.

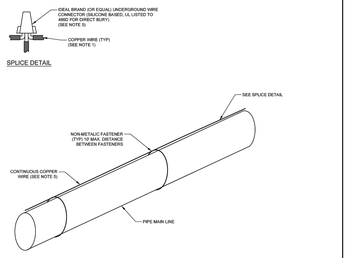
MSD2 TYP CAST-IN-PLACE CONCRETE SEWER MANHOLE
N.T.S.



SECTION A-A

NOTES:
1. CONCRETE COLLAR, CLASS 4000. SEE SECTION M.C.
2. COLLAR PERIMETER SHALL BE CUT USING A SAW UNLESS APPROVED BY THE ENGINEER.

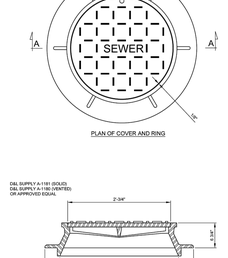
MSD4 TYP CONCRETE COLLAR DETAIL
N.T.S.



SPLICE DETAIL

NOTES:
1. COPPER WIRE SHALL BE #12 AWG SOLID UF TYPE WITH CROSS-LINKED POLYETHYLENE INSULATION
2. COPPER TRACER WIRE TO BE INSTALLED THE LENGTH OF PIPELINE. TRACER WIRE IS TO BE TAPED TO THE TOP OF THE PIPE.
3. TRACER WIRE TO BE INSTALLED ALONG EACH WATER SERVICE TO THE METER CAN.
4. TRACER WIRE TO BE INSTALLED AND MAINTAINED ON TOP OF PIPE CENTERLINE DURING BACKFILL.
5. TWO, THREE AND FOUR WIRE CONNECTIONS: STRIP WIRE ENDS, INSTALL IDEAL UNDERGROUND WIRE CONNECTOR AND WRAP WITH THREE LAYERS OF SCOTCH 33 OR EQUAL ELECTRICAL TAPE OVERLAP THE TAPE WRAPPING, IF ONTO THE WIRE INSULATION.
6. CONTRACTOR SHALL TEST TRACER WIRE FOR CONTINUITY PRIOR TO PAVING IN THE PRESENCE OF THE ENGINEER.

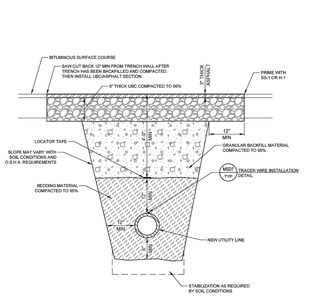
MSD7 TYP TRACER WIRE INSTALLATION
N.T.S.



SECTION A-A

NOTE:
1. MANHOLE COVERS SHALL BE SOLID UNLESS DISTRICT ENGINEER SPECIFIES VENTED COVERS.
2. HEAVY DUTY, HS-20 LOADING MINIMUM.

MSD9 TYP HEAVY DUTY, HS-20 LOADING MINIMUM, MANHOLE RING AND COVER
N.T.S.



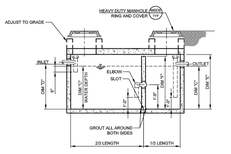
NOTES:
1. COMPACTED BEDDING MATERIAL SHALL CONSIST OF SAND, OR CRUSHED ROCK 1/2" MINIMUM " MAXIMUM. MATERIALS, METHOD AND COMPACTION, SHALL BE APPROVED BY ENGINEER.
2. USE PROPER MARKER TAPE APPROVED BY ENGINEER.

MSD10 TYP UTILITY INSTALLATION IN EXISTING ROADWAYS
N.T.S.

NOTES:
1. VAULT DESIGN COMPLIES WITH ASTM C-857 AND C-858 WITH LESS THAN 2' OF EARTH COVER AND AN AASHTO HS-20 LOADING.
2. CONTRACTOR TO GROUT BAFFLES IN PLACE.
3. CONTRACTOR TO FILL ALL LIFT INSERT RECESSES WITH GROUT AND FINISH.
4. CONTRACTOR MUST COMPLETELY FILL THE SEPARATOR UNIT WITH CLEAN WATER BEFORE IT IS PUT INTO SERVICE.

MSD11 TYP GREASE INTERCEPTOR - 1
N.T.S.

PLAN VIEW



SECTION VIEW A-A

TABLE							
GALLON CAPACITY	435	890	1375	1800	2175	2550	5000
DIM "A"	6'-0"	8'-0"	12'-0"	10'-0"	12'-0"	14'-0"	14'-0"
DIM "B"	4'-0"	6'-0"	6'-0"	8'-0"	8'-0"	8'-0"	8'-0"
WATER DEPTH / DIM "C"	2'-8"	2'-8"	2'-8"	3'-2"	3'-2"	3'-2"	7'-2"
DIM "D"	2'-10"	2'-10"	2'-10"	3'-4"	3'-4"	3'-4"	7'-4"
DIM "E"	3'-6"	3'-6"	3'-6"	4'-0"	4'-0"	4'-0"	8'-0"
DIM "F"	3'-4"	3'-4"	3'-4"	3'-10"	3'-10"	3'-10"	7'-10"
WEIGHT	12,760	20,510	27,740	31,485	36,960	40,475	43,940

DESIGN CRITERIA

Uniform Plumbing Code - Appendix H

Number of (Meals) Per Peak Hours	Meals Per Day	Waste Flow Rate	Retention Time	Storage Factor	Capacity in Gallons

GREASE RECEPTOR - 2
N.T.S.

6" MIN CRUSHED ROCK FOUNDATION STABILIZATION MATERIAL SUBJECT TO ADJUSTMENT AS DIRECT BY ENGINEER

NOTES:
1. BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3-INCHES ABOVE THE BOTTOM OF THE TROUGH THROUGH THE MANHOLE.
2. WIDTH AND DIAMETER OF TROUGH MUST BE SAME AS DIAMETER OF INLET PIPE.
5. SANITARY WASTE LINE MUST CONNECT AT LEAST TWO FEET DOWNSTREAM OF SAMPLING MANHOLE.
4. MANHOLE OPENING SHALL BE CENTERED OVER INLET PIPE.

MSD14 TYP SAMPLING MANHOLE
N.T.S.

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

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PHONE: 435-654-4828
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SPRINGER VILLAGE
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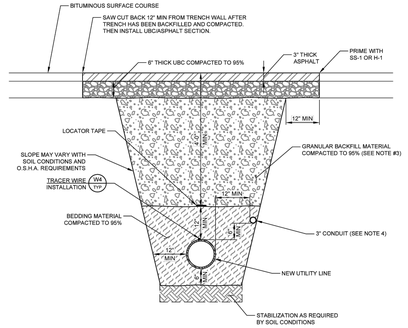
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-4.2

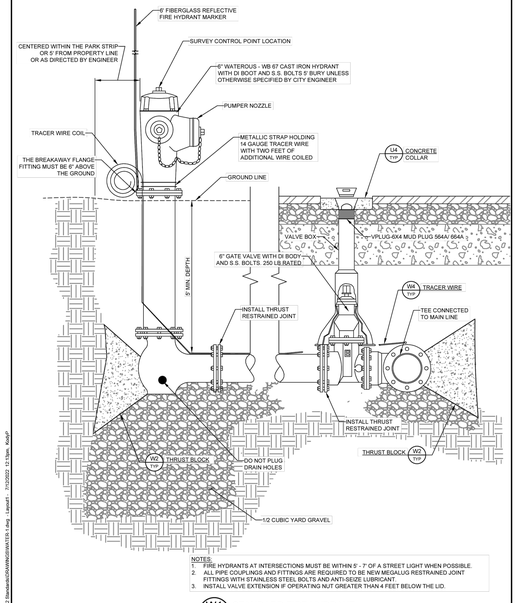
DATE: 1/31/2023

PUD



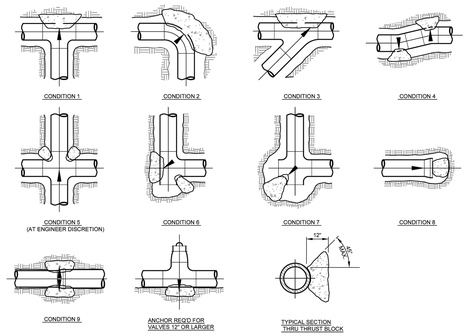
NOTES:
1. COMPACTED BEDDING MATERIAL SHALL CONSIST OF SAND, OR WELL GRADED CRUSHED ROCK 1/2" MINIMUM 3/4" MAXIMUM. MATERIALS, METHOD AND COMPACTION, SHALL BE APPROVED BY ENGINEER. PEA GRAVEL IS PROHIBITED, EXCEPT WHEN APPROVED BY ENGINEER.
2. USE PROPER MARKER TAPE APPROVED BY ENGINEER.
3. REFER TO SECTION 02225-3.08 FOR COMPACTION DETAILS.
4. MIDWAY CITY MAY CHOOSE AT THE CITY'S EXPENSE TO INSTALL 3" CONDUIT WITHIN TRENCH FOR FUTURE USE.

U1 TYP — UTILITY INSTALLATION IN EXISTING ROADWAY
N.T.S.



NOTES:
1. FIRE HYDRANTS AT INTERSECTIONS MUST BE WITHIN 5' - 7' OF A STREET LIGHT WHEN POSSIBLE.
2. ALL PIPE COUPLINGS AND FITTINGS ARE REQUIRED TO BE NEW MEGALUG RESTRAINED JOINT FITTINGS WITH STAINLESS STEEL BOLTS AND ANTI-SEIZE LUBRICANT.
3. INSTALL VALVE EXTENSION IF OPERATING NUT GREATER THAN 4 FEET BELOW THE LID.

W1 TYP — STANDARD FIRE HYDRANT
N.T.S.

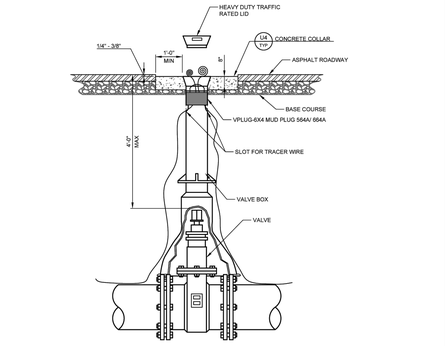


THRUST BLOCK BEARING AREA IN SQ. FT.

PIPE SIZE	CONDITION								
	1	2	3	4	5	6	7	8	9
4	2.6	3.3	2.6	1.3	1.3	2.0	3.3	2.6	1.3
6	4.6	6.5	3.9	2.0	2.6	3.3	6.5	4.6	2.0
8	7.8	11.0	5.9	3.3	3.9	5.9	11.0	7.8	3.3
10	12.4	17.5	9.8	5.2	6.5	9.1	17.5	12.4	5.2
12	17.5	24.9	13.6	7.8	9.1	12.3	24.9	17.5	7.8
14	24.0	33.8	18.2	9.7	12.3	16.9	33.8	24.0	9.7
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1	12.7
20	46.6	68.8	37.2	19.8	24.2	36.3	68.8	48.6	19.8
24	89.8	90.1	48.8	24.9					24.9

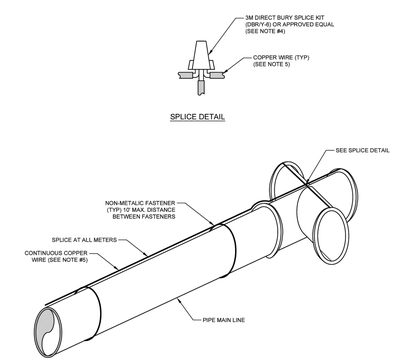
NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS 6 6.5-B-1000. SEE SECTION 03304-2.06.
3. ALL THRUST BLOCK SIDES SHALL BE FORMED.
4. CALCULATED ON 225 LB. TEST PRESSURE AND ALLOWABLE BEARING PRESSURE OF 2000 LBS. PER SQUARE FEET.
5. IN POORER SOILS SPECIAL DESIGN IS REQUIRED.

W2 TYP — TYPICAL PIPE THRUST BLOCKING
N.T.S.



NOTES:
1. RAISE VALVE BOX TO GRADE AFTER PAVING OPERATIONS ARE COMPLETED.
2. INSTALL VALVE EXTENSION IF OPERATING NUT GREATER THAN 4 FEET BELOW THE LID

W3 TYP — VALVE BOX
N.T.S.



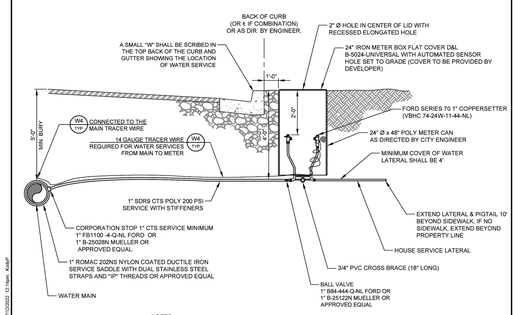
SPLICE DETAIL

NOTES:
1. COPPER TRACER WIRE TO BE INSTALLED THE LENGTH OF PIPELINE AND EACH CULINARY SERVICE, AND SECONDARY SERVICE, ALONG EACH PRESSURIZED IRRIGATION PIPELINE AND SERVICE. TRACER WIRE TO BE BROUGHT UP IN AT LEAST ONE VALVE IN EACH INTERSECTION. TRACER WIRE TO BE BROUGHT TO THE END OF EACH FIRE HYDRANT ON CULINARY LINES. (NOT TO EXCEED 500 FEET).
2. TRACER WIRE TO BE INSTALLED ALONG EACH WATER SERVICE TO THE METER CAN.
3. TRACER WIRE TO BE INSTALLED AND MAINTAINED ON TOP OF PIPE CENTERLINE DURING BACKFILL.
4. SPLICE KIT USED TO ELECTRICALLY CONNECT TWO OR MORE PRESTRIPPED COPPER WIRES AND MOISTURE SEAL THE CONNECTION FOR DIRECT BURIAL. THE KIT SHALL INCLUDE A 3M (OR APPROVED EQUAL) PERFORMANCE PLUS WIRE CONNECTOR AND A HIGH IMPACT, UV RESISTANT POLYPROPYLENE TUBE PREFILLED WITH MOISTURE-RESISTANT GREASE.
5. COPPER WIRE SHALL BE #12 AWG SOLID UF TYPE WITH CROSS-LINKED POLYETHYLENE INSULATION.
6. CONTRACTOR SHALL TEST TRACER WIRE FOR CONTINUITY PRIOR TO PAVING IN THE PRESENCE OF THE ENGINEER.
7. THE TESCROSS IS SHOWN WITHOUT VALVES AND IS INTENDED TO SHOW TRACER WIRE ROUTING ONLY.
8. ALL PIPE COUPLINGS AND FITTINGS ARE REQUIRED TO BE NEW MEGALUG RESTRAINED JOINT FITTINGS ON PIPE MAIN LINE.
9. ALL BOLTS/NUTS/ PACKS SHALL BE STAINLESS STEEL WITH ANTI-SEIZE LUBRICANT.
10. ANY FLANGED FITTING SHALL USE PAPER GASKET.

W4 TYP — TRACER WIRE INSTALLATION
N.T.S.

TABLE 1

METER SIZE	MODEL
3/4"	VBHC72-24W
1"	VBHC74-24W

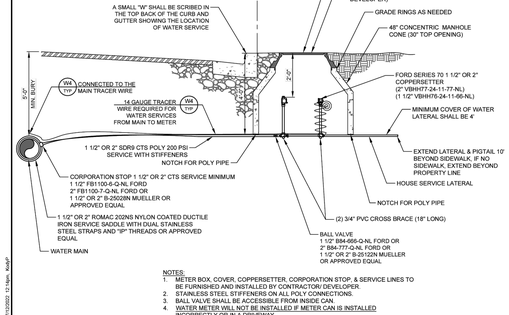


NOTES:
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR/ DEVELOPER.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. BALL VALVE SHALL BE ACCESSIBLE FROM INSIDE CAN.
4. WATER METER WILL NOT BE INSTALLED IF METER CAN IS INSTALLED INCORRECTLY OR IN A DRIVEWAY.
5. METER IS THE ONLY PART THAT IS PROVIDED BY THE CITY.

W5 TYP — WATER SERVICE CONNECTION
N.T.S.

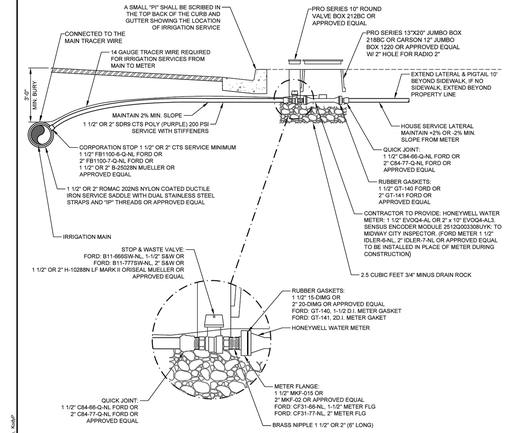
TABLE 1

METER SIZE	MODEL
1 1/2"	VBHH77-24
2"	VBHH76-24



NOTES:
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR/ DEVELOPER.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. BALL VALVE SHALL BE ACCESSIBLE FROM INSIDE CAN.
4. WATER METER WILL NOT BE INSTALLED IF METER CAN IS INSTALLED INCORRECTLY OR IN A DRIVEWAY.
5. METER IS THE ONLY PART THAT IS PROVIDED BY THE CITY.

W6 TYP — 1 1/2" AND 2" WATER SERVICE CONNECTION
N.T.S.



NOTES:
1. METER BOX AND COVER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR/ DEVELOPER.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. BALL VALVE SHALL BE ACCESSIBLE FROM INSIDE10" VALVE BOX.
4. IRRIGATION METER WILL NOT BE INSTALLED IF 10" VALVE BOX AND METER BOX IS INSTALLED INCORRECTLY OR IN A DRIVEWAY.
5. METER TO BE INSTALLED OFF OF THE GROUND.

IR3 TYP — 1 1/2" AND 2" IRRIGATION SERVICE CONNECTION
N.T.S.

HORROCKS ENGINEERS
DATE: JULY 2022
HORROCKS ENGINEERS
728 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032
(435) 654-2226
Midway
MIDWAY CITY
75 NORTH 100 WEST
PO BOX 277
MIDWAY, UTAH 84049
(435) 654-3223

MIDWAY CITY STANDARD DRAWING

UTILITY - 1 | WATER - 1 | WATER - 2 | WATER - 3 | WATER - 4 | WATER - 5 | WATER - 6 | IRRIGATION - 3

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

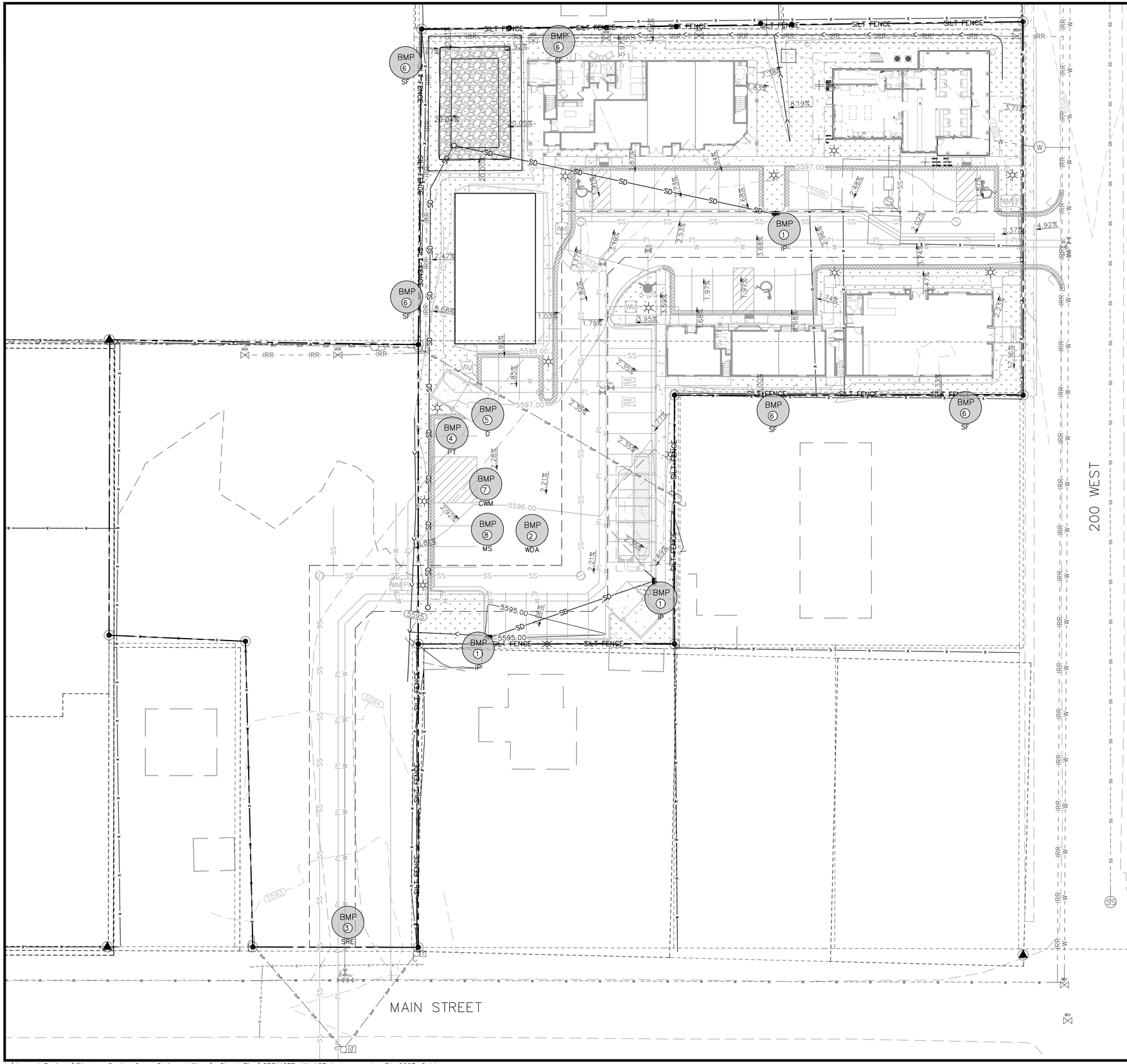
SPRINGER VILLAGE
UTILITY DETAILS
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-4.3

PUD

DATE: 1/31/2023



LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- PROPERTY LINE
- EXISTING SEWER
- EXISTING WATER LINE
- 4960 FINISHED CONTOUR LINE
- (4960) EXISTING CONTOUR LINE
- SD PROPOSED STORM DRAIN LINE
- SD EXISTING STORM DRAIN LINE
- SILT FENCE SILT FENCE
- CLEAN OUT BOX
- BMP / XX — BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 FOR DETAILS

GENERAL NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT.

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE.

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.

4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE 70% REVEGETATION HAS BEEN ESTABLISHED.

2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.

3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
A) PERIODIC INSPECTION OF SEDIMENT BASIN AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT
8	MS	MATERIALS STORAGE

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-6 FOR BMP DETAILS

811

N

0 20 40 60
1" = 20'
Scale in Feet

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

SPRINGER VILLAGE
STORMWATER POLLUTION PREVENTION PLAN
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S JOHNSON
STATE OF UTAH

SHEET: C-5

PUD

DATE: 1/31/2023

L:\Legend Projects\Discover Design Co - Springer Village_Sheet Files\SPRINGER VILLAGE.dwg - - Jan 31, 2023-2:14pm

Stabilized roadway entrance

1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

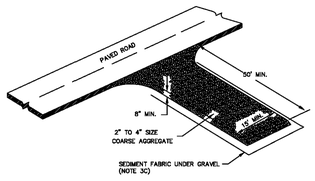
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

Plan No. **126**

February 2006 — 19

Inlet protection – gravel sock

1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

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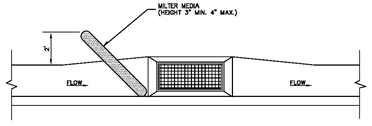
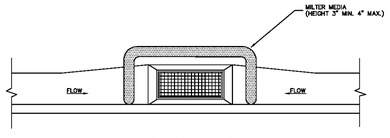


ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

Plan No. **124**

September 2006 — 11 — Drawing 1 of 3

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

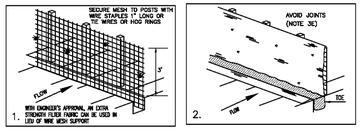
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

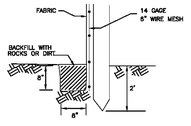
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg, F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.





TOE DETAIL

Silt fence

122

February 2006 — 7

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

16

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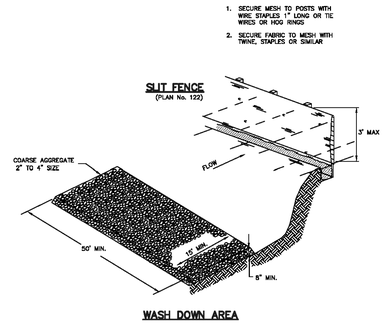


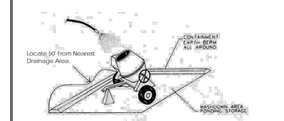
WASH DOWN AREA

Equipment and vehicle wash down area

Plan No. **125**

February 2006 — 17

BMP: Concrete Waste Management — CWM



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

OBJECTIVES
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

TARGETED POLLUTANTS

■ High Impact
• Medium Impact
• Low or Unknown Impact

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High • Medium • Low

Materials Adopted from Salt Lake County Engineering Division Guidance Document

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

SPRINGER VILLAGE SWPPP DETAILS
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER
No. 11316562-2202
CALVIN S. JOHNSON
STATE OF UTAH

SHEET: **C-6**

PUD

DATE: 1/31/2023

L:\Legend Projects\Discover Design Co - Springer Village_Sheet Files\SPRINGER VILLAGE.dwg - - Jan 31, 2023-2:14pm

1 / A202 EAST ELEVATION
1/4" = 1'-0"

C3 / A202 ISOMETRIC VIEW

A1 / A202 NORTH ELEVATION
3/16" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE
01	SCHEMATICS	02.08.2023

#	REV. DESCRIPTION	REV. DATE

ORDER
ARCHITECTURE
T 801.597.7641
4478 W DORENA LN
SOUTH JORDAN, UT 84009
paul@order-arch.com
www.order-arch.com

SPRINGER BOOKSTORE
65 NORTH 200 WEST
MIDWAY, UTAH 84049

PROJECT NUMBER
147.2002

EXTERIOR ELEVATIONS

DRAWING NUMBER
A202

C1 / A201 WEST ELEVATION
3/16" = 1'-0"

A1 / A201 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES:

A. SEE SHEET A101 FOR DOOR AND WINDOW TYPES.
B. STUCCO CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS BUT NO LENGTH SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION BETWEEN JOINTS.
C. NO STUCCO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATION.
D. NO STUCCO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
E. NO STUCCO PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2-1/2" TO 1" IN GIVEN PANEL.
F. A STUCCO CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.
G. SAND PLASTER EXPOSED SURFACES OF FOUNDATION WALL.
H. COORDINATE SECONDARY DRAIN DOWNSPOUT LOCATIONS WITH PLUMBING DRAWINGS.

KEYNOTE LEGEND

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE
01	SCHEMATICS	02.06.2023

ORDER
ARCHITECTURE
T 801.597.7641
4478 W DORENA LN
SOUTH JORDAN, UT 84009
paul@order-arch.com
www.order-arch.com

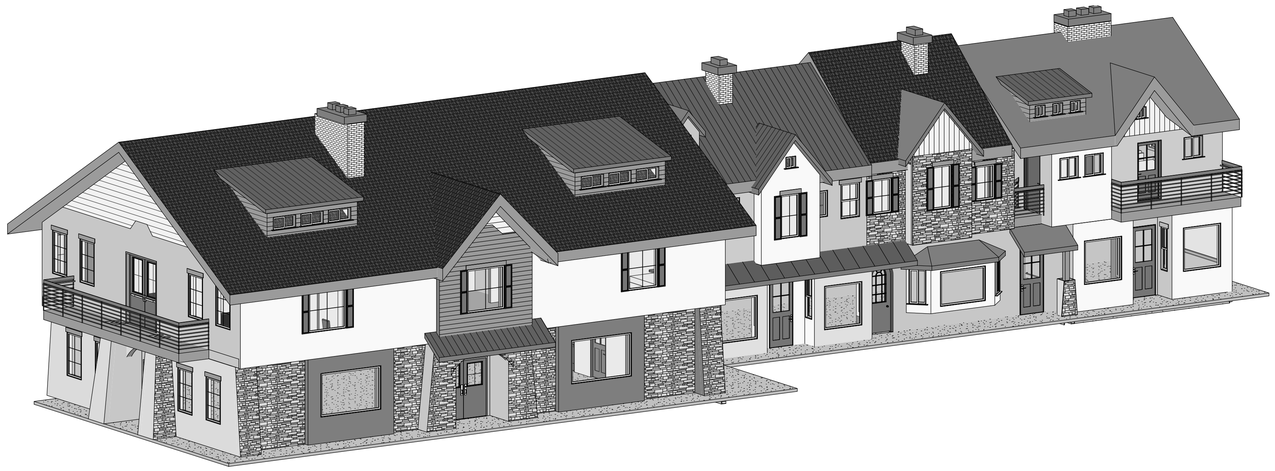
SPRINGER TRIPLET
65 NORTH 200 WEST
MIDWAY, UTAH 84049

PROJECT NUMBER
147.2002

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

C2 A202 EAST ELEVATION
3/16" = 1'-0"



C3 A202 ISOMETRIC VIEW

A1 A202 NORTH ELEVATION
3/16" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE
01	SCHEMATICS	02.06.2023

#	REV. DESCRIPTION	REV. DATE

ORDER
ARCHITECTURE
T 801.597.7641
4478 W DORENA LN
SOUTH JORDAN, UT 84009
paul@order-arch.com
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SPRINGER TRIPLET
65 NORTH 200 WEST
MIDWAY, UTAH 84049

PROJECT NUMBER
147.2002

EXTERIOR ELEVATIONS

DRAWING NUMBER
A202

Wasatch County Solid Waste Disposal Dist.
1891 West 3000 South
P.O. Box 69
Heber City, Utah 84032

February 15, 2023

Travis Nokes
Travis Nokes <discoverydisignco@gmail.com>
Re: Refuse Collection Service for parcel # 0006-0371
Retail Space

Dear Travis Nokes:

Wasatch County Solid Waste Disposal District currently collects refuse in the area of the above referenced parcel in Midway Utah. Your request for refuse collection service at the proposed Subdivision located approximately 65 N 200 W, Midway; UT will be set up for service with a Commercial Front Load Dumpster.

All private roads must be maintained for sufficient access. Roadways must be clear of vehicles and debris during construction on collection day.

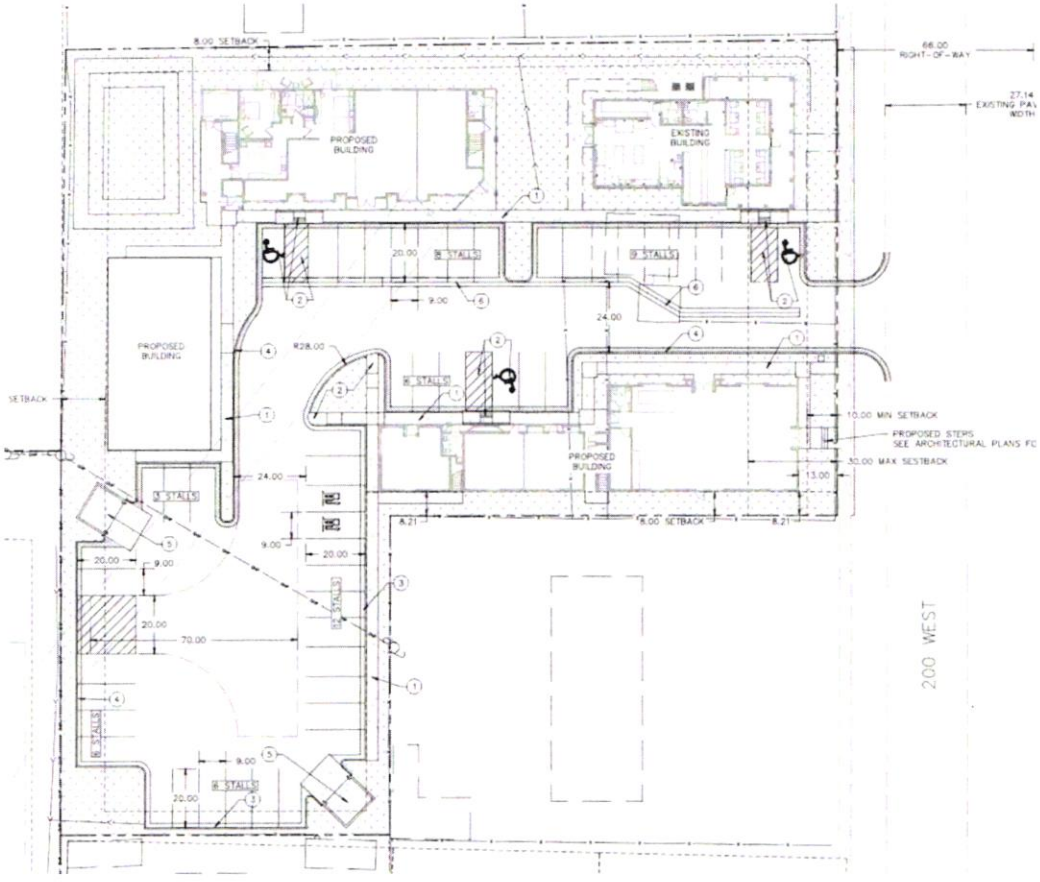
All residents of Wasatch County are required to have collection service whether full or part time residents. A setup fee must be paid at the time a building permit is issued.

This letter should also be included in your development agreement.

Sincerely,

Kelly Christensen
Wasatch County Solid Waste Disposal District
(435) 657-3280

mgiles@wasatch.utah.gov


8.00 SETBACK
66.00
RIGHT-OF-WAY
27.14
EXISTING PAV
WIDTH
PROPOSED
BUILDING
EXISTING
BUILDING
20.00
R STALLS
9.00
24.00
R28.00
PROPOSED
BUILDING
SETBACK
10.00 MIN SETBACK
PROPOSED STEPS
SEE ARCHITECTURAL PLANS FO
30.00 MAX SETBACK
13.00
8.21
8.00 SETBACK
8.21
24.00
9.00
20.00
70.00
200 WEST