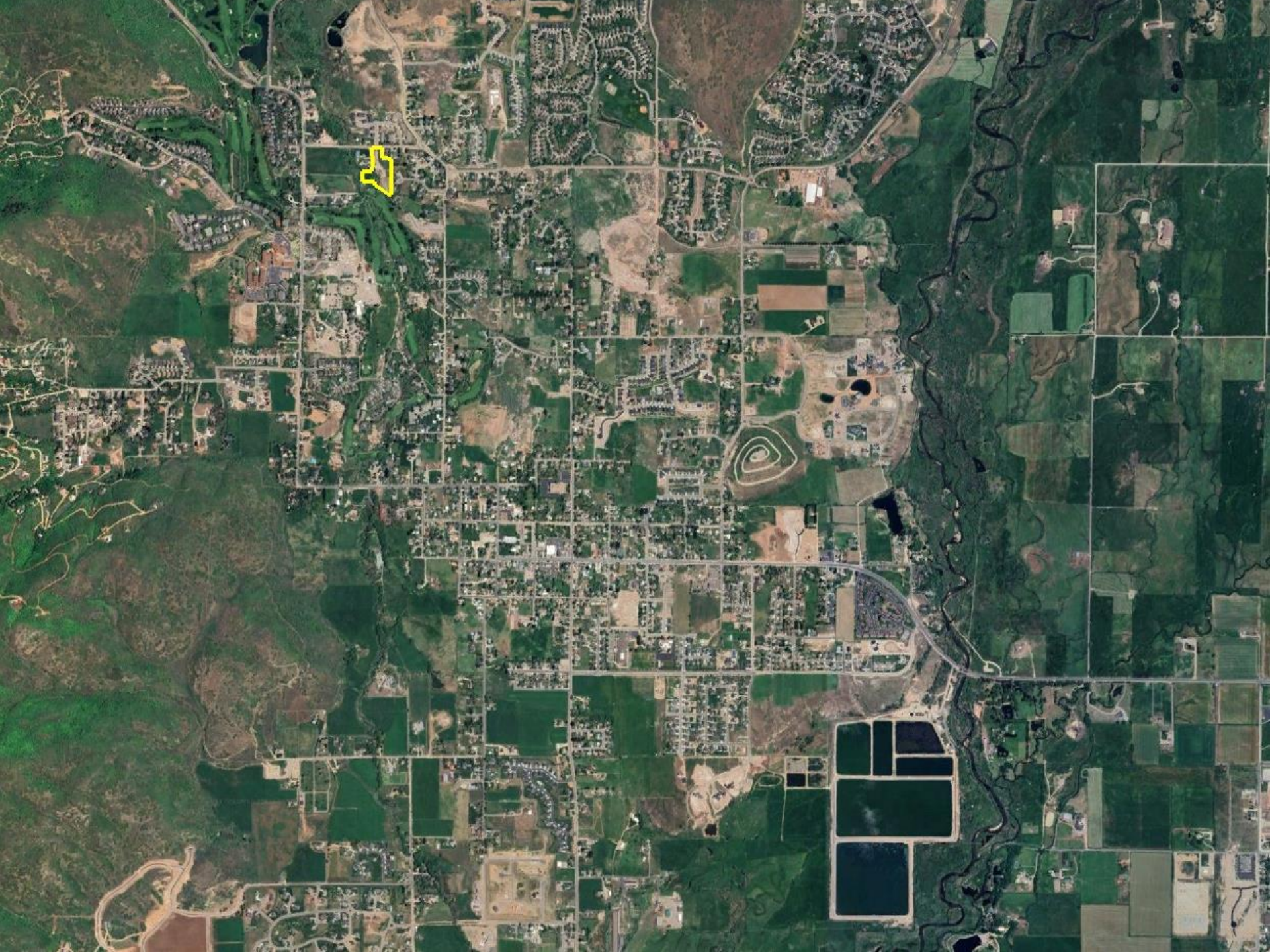


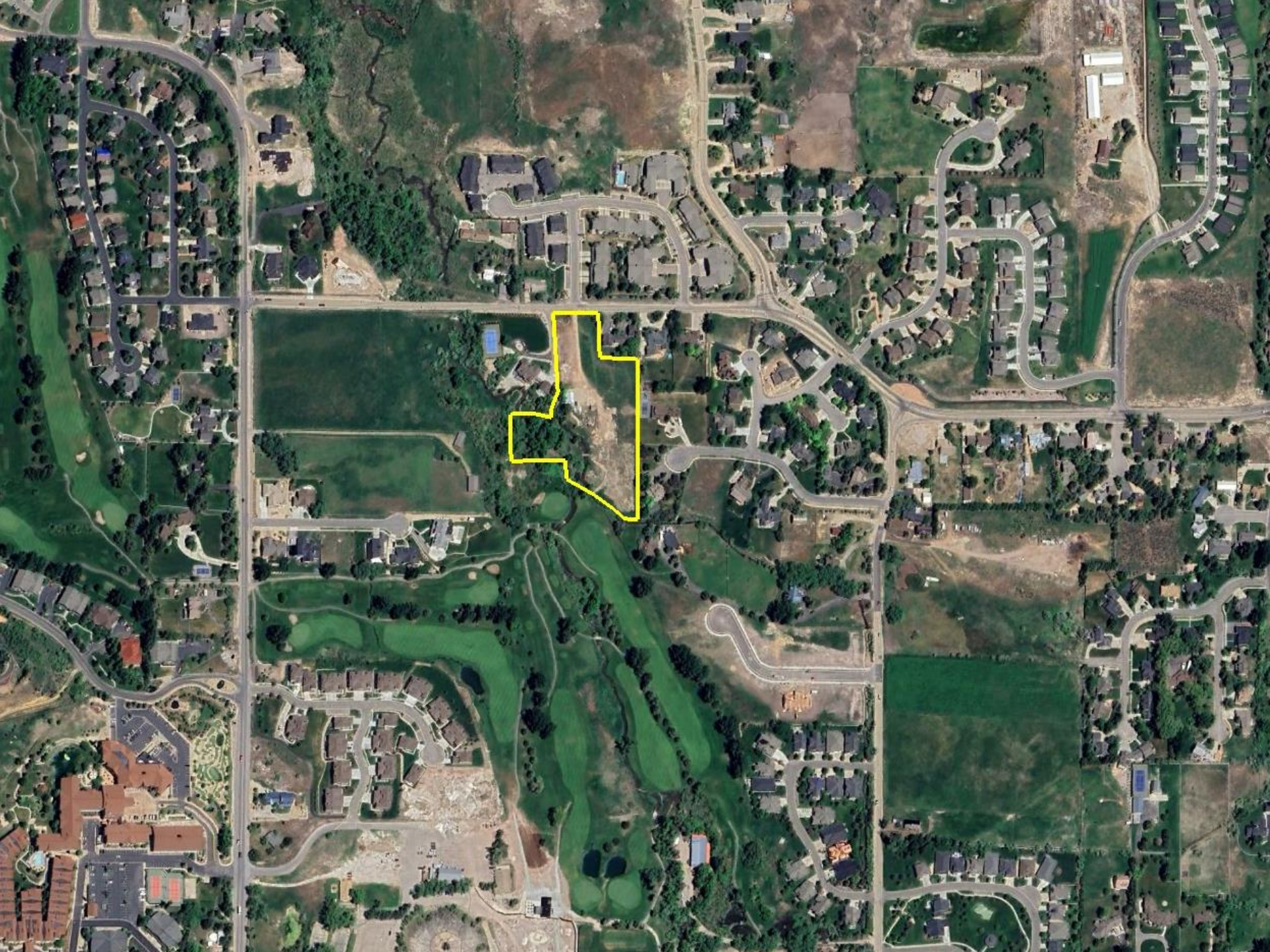
# WHISPERING CREEK ESTATES

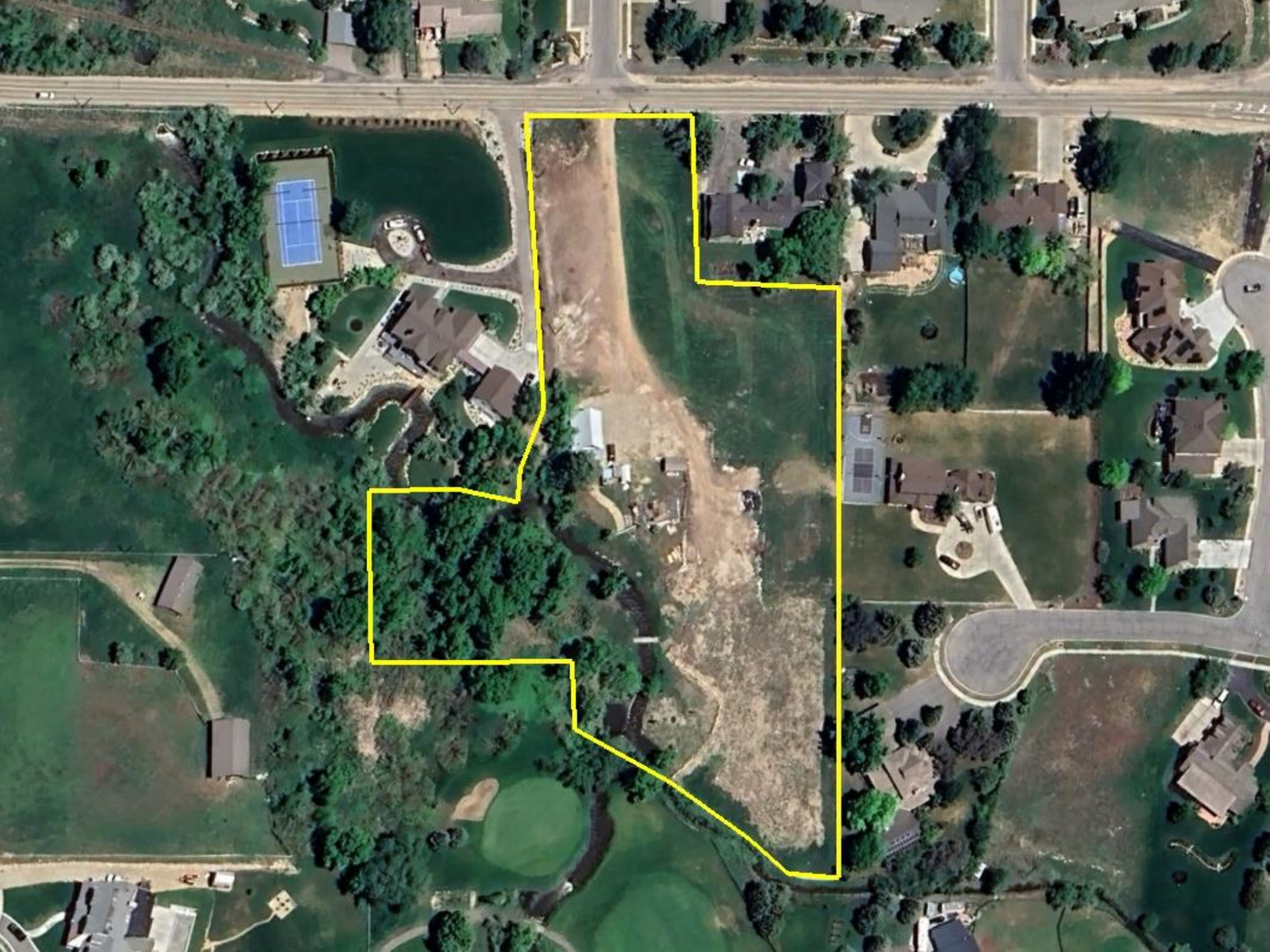
FINAL

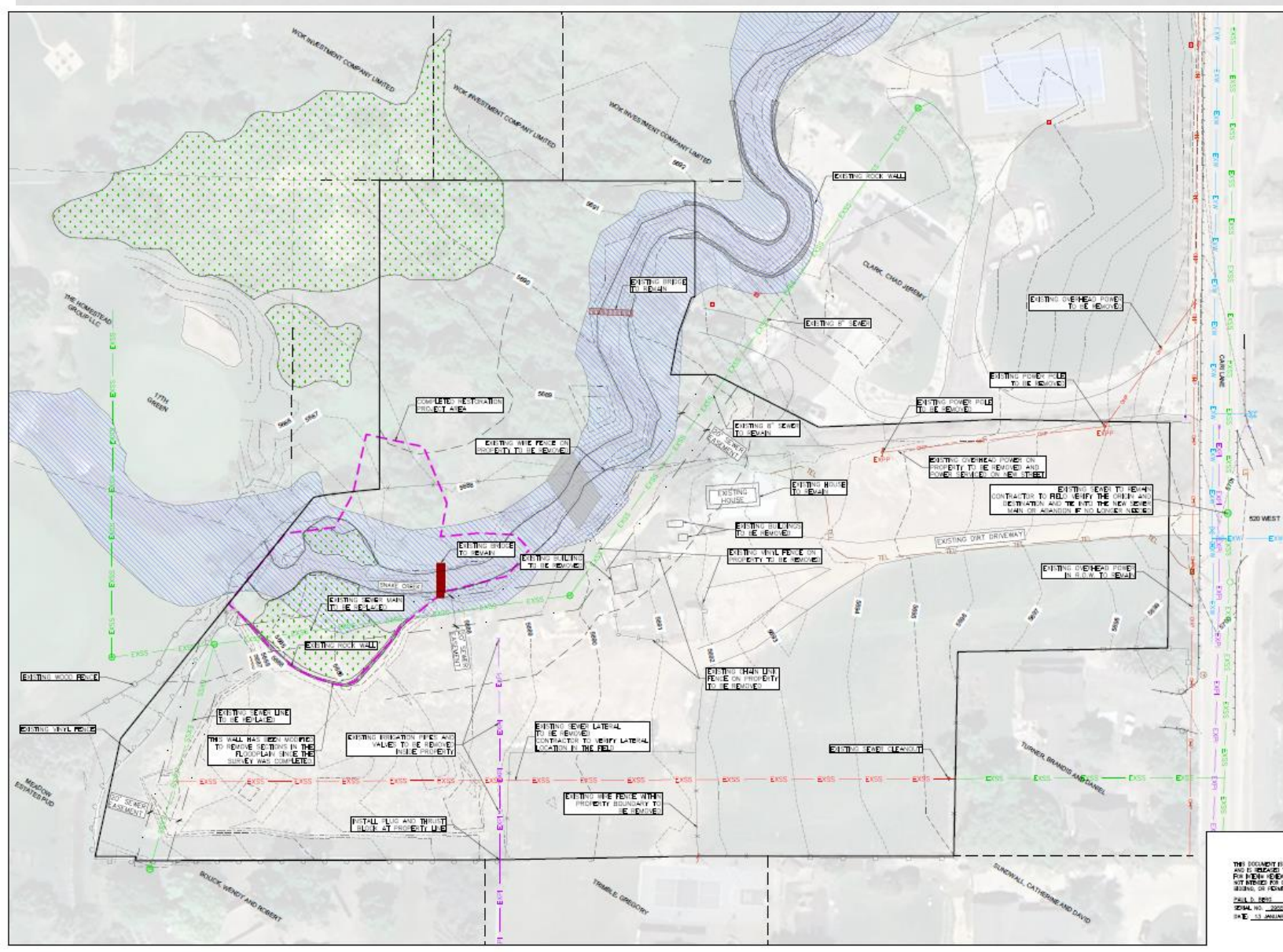
# LAND USE SUMMARY

- 4.54 acres
  - OMI-0186-0 – 1.22 acres
  - OMI-0550-0 – 2.25 acres
  - Cosper Subdivision 1.57 acres
- R-1-15 zone
- 7 lots
- Sensitive lands
  - FEMA Floodplain
  - Wetlands
- Water dedications and credits
  - Cosper Subdivision – 6 acre feet dedicated
  - One existing dwelling – 1.5 acre feet credit







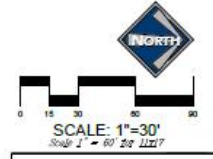


- LEGEND**
- FEMA FLOODPLAIN
  - WETLANDS DELINEATION BY EPC
  - EXIS - EXISTING PRESSURIZED IRRIGATION
  - EXIS - EXISTING WATER
  - EXIS - EXISTING SEWER
  - EXIS - EXISTING SENDER TO BE REMOVED
  - EXIS - EXISTING STORM DRAIN
  - EXIS - EXISTING OVERHEAD POWER
  - EXIS - EXISTING TELEPHONE LINE
  - EXIS - EXISTING WATER VALVE
  - EXIS - EXISTING RYE HYDRANT
  - EXIS - EXISTING IRRIGATION VALVE
  - EXIS - EXISTING CHAIN LINK FENCE
  - EXIS - EXISTING WOOD FENCE
  - EXIS - EXISTING WIRE FENCE
  - EXIS - EXISTING WOOD FENCE
  - COMPLETED RESTORATION PROJECT AREA - PROVIDED

PREVIOUS WETLANDS DISTURBANCES NEAR THE SHAKE CREEK CHANNEL HAVE BEEN CORRECTED. PLEASE SEE THE LETTER FROM PROVIDER CORPORATION ENVIRONMENTAL CONSULTANTS FOR MORE INFORMATION.

**BLUE STAKE NOTE**

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



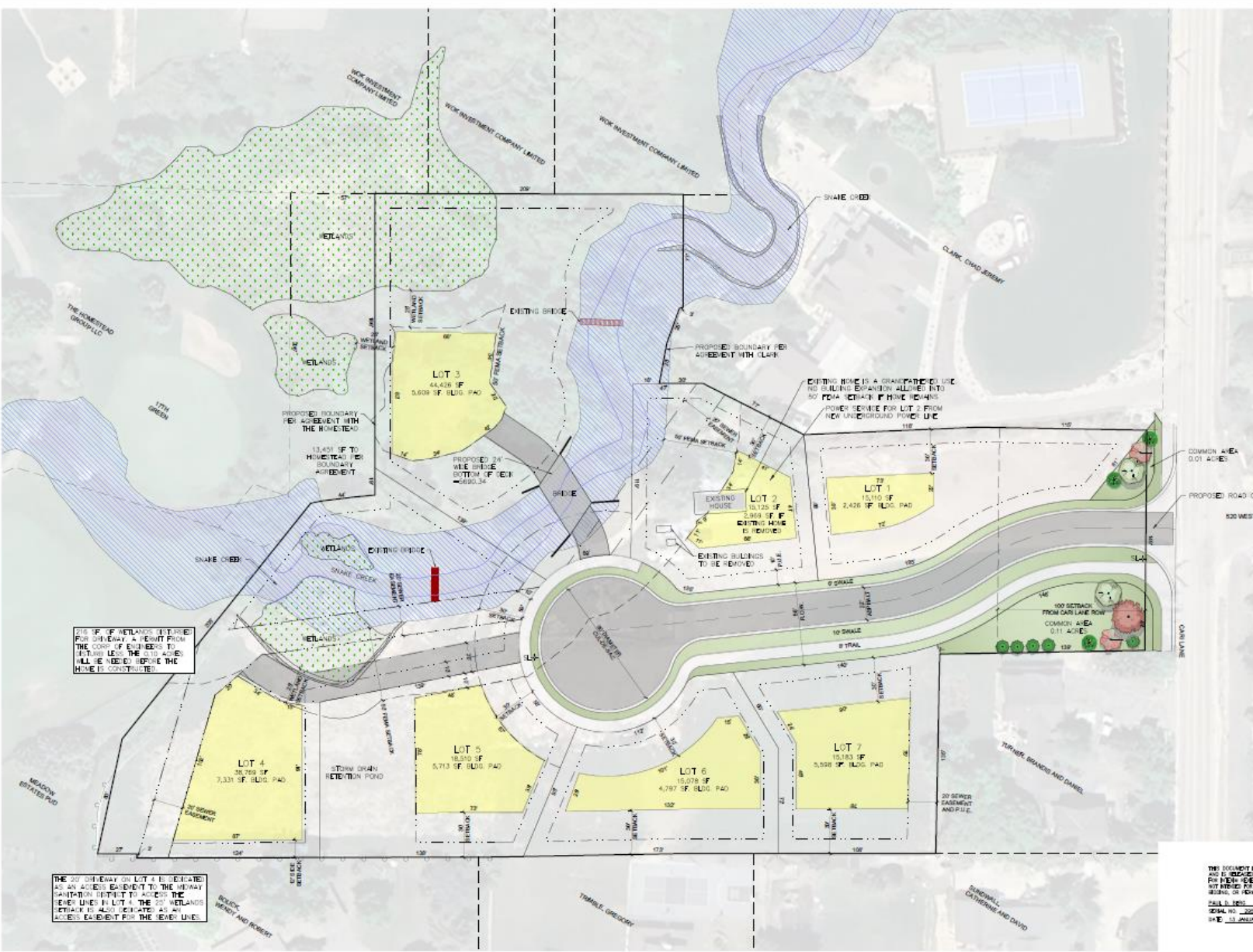
**JEREMY CLARK  
WHISPERING CREEK  
EXISTING CONDITIONS AND  
SENSITIVE LANDS MAP**

**BFRG ENGINEERING**  
200 S. Main St. Suite 204  
Midway, LA 70049  
Ph: 504.667.9749

DESIGN BY: PDB DATE: 11 JAN 2013 SHEET 1  
DRAWN BY: DEI REV:

THIS DOCUMENT IS UNCLASSIFIED AND IS RELEASED RESPONSIBLY FOR PUBLIC VIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BEARING, OR COURT PURPOSES.

PAUL H. DEW  
SERIAL NO. 200904  
INTELL. PROPERTY #200



**LEGEND**

	FEMA FLOODPLAIN
	WETLANDS
	BUILDING PAD
	SETBACKS
	PAVE
	PROPOSED STREET LIGHT

**LAND USE SUMMARY**

TOTAL AREA	4.53 AC
ZONE	R-2-15
MIN. LOT SIZE	15,000 SF
MIN. LOT WIDTH	100'
SETBACKS	30'
FRONT	30'
REAR	30'
SIDE	12'
# OF LOTS	7

**SUBMISSION NOTES:**

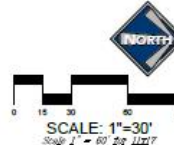
1. PARCELS 08-1817, 20-0483 AND THE COSPER SUBDIVISION ARE INCLUDED IN THIS SUBDIVISION.
2. THE COSPER SUBDIVISION WILL BE VACATED AS PART OF THIS SUBDIVISION PLAN.
3. OPEN SPACE IS NOT REQUIRED SINCE THIS SUBDIVISION IS LESS THAN 5 ACRES.

**BRIDGE NOTE:**  
PLEASE SEE THE STUDY COMPLETED BY RIMBROOK ENGINEERING FOR DETAILS REGARDING THE FEMA FLOODPLAIN AND ELEVATIONS NEEDED FOR THE BRIDGE TO LOT 3.  
BRIDGE TO BE BUILT BY DEVELOPER FOR LOT 3.

THE 30' SETBACK OF WETLANDS IS REQUIRED FOR DRIVEWAY & EASEMENT FROM THE CORNER OF EASEMENT TO 15' FROM LEG. THE 30' SETBACK WILL BE NEEDED BEFORE THE DRIVEWAY IS CONSTRUCTED.

THE 30' DRIVEWAY ON LOT 4 IS DESIGNATED AS AN ACCESS EASEMENT TO THE DRIVEWAY CONTAINING SUBJECT TO 20' SETBACKS THE EASEMENT IN LOT 4. THE 30' WETLANDS SETBACK IS ALSO DESIGNATED AS AN ACCESS EASEMENT FOR THE EASEMENT.

EXISTING BRIDGE IS A GRANITE PAVED DRIVE. NO BUILDING EXPANSION ALLOWED INTO FEMA SETBACK IF HOME REMAINS. POWER SERVICE FOR LOT 3 FROM NEW UNDERGROUND POWER LINE.



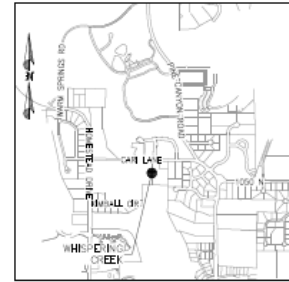
JEREMY CLARK  
WHISPERING CREEK  
SITE PLAN  
(RURAL STREET CROSS SECTION)

**BERG ENGINEERING**  
300 E Main St, Suite 204  
Midway, OR 97047  
ph 452.667.9749

THE CLIENT HAS REPRESENTED AND WARRANTED THAT ALL INFORMATION PROVIDED HEREIN IS TRUE AND ACCURATE FOR THE PURPOSES OF THIS PROJECT.  
PAUL S. BERG, P.E.  
SCALE NO. 220088  
DATE: 13 JANUARY 2020

DESIGN BY: PDB DATE: 13 JAN 2021 SHEET 2  
DRAWN BY: DEB REV:

# WHISPERING CREEK SUBDIVISION



VICINITY MAP

**BOUNDARY DESCRIPTION**

BEGINNING 000°33'37"W 325.51 FEET AND EAST 2125.36 FEET FROM THE MONUMENT FOR THE EAST 1/4 CORNER OF SECTION 27 TOWNSHIP 3 SOUTH RANGE 4 EAST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE CORNER SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S89°28'45"E 488.60 FEET; (2) THE 50' FLOODLINE 189.50 FEET; (3) S89°28'45"E 242.89 FEET ALONG THE COMMON BOUNDARY LINE BETWEEN CORNER SUBDIVISION AND THE WHEAT HILL SMALL SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) THE 50' FLOODLINE 111.07 FEET; (2) S89°28'45"E 188.50 FEET; THENCE 5000.00'± 26.74 FEET; THENCE N77°00'47"W 79.72 FEET; THENCE N45°20'00"W 694.58 FEET; THENCE ALONG THE BOUNDARY LINE 490.00'± WITH THE HIGHWAY; THE FOLLOWING FIVE (5) COURSES: (1) N38°19'53"W 0.74 FEET; N113°30'51"W 7.68 FEET; (3) S28°58'53"W 21.71 FEET; (4) N85°16'28" 44.31 FEET; (5) THE 10' P.U.E. 208.56 FEET; THENCE N00°00'00"E 209.96 FEET; THENCE ALONG A BOUNDARY LINE 490.00'± FOR THE FOLLOWING EIGHT (8) COURSES: (1) S89°58'42"E 76.88 FEET; (2) S15°57'07"E 238.87 FEET; (3) S28°58'53"W 25.20 FEET; (4) S78°25'05"E 23.72 FEET; (5) N00°00'00"E 29.67 FEET; (6) N28°30'05"E 76.73 FEET; (7) N02°28'05"W 118.32 FEET; (8) N01°02'09"E 116.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.52 ACRES.

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS ESTABLISHED AS NORTH 07°33'37" WEST 2643.31 BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 27 TOWNSHIP 3 SOUTH RANGE 4 EAST SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON AND IS CONFORMABLE WITH UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

**SURVEYOR'S CERTIFICATE**

I, DENISE KOHLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 11725351 AS PROVIDED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY ON BEHALF OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

DATE: \_\_\_\_\_ SURVEYOR: DENISE KOHLER

**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 SUBMITTED INTO LOTS, COMMON AREA, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THESE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_

BY: CARLE LUCAS

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF KANECH \_\_\_\_\_ S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_, PERSONALLY APPEARED  
BEFORE ME, \_\_\_\_\_ WHO IS FULLY ACKNOWLEDGED  
TO BE THE PERSONS TO EXECUTE THE SAID DEED OR INSTRUMENT.

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

**ACCEPTANCE BY MIDWAY CITY**

THE CITY COUNCIL OF MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND AGREES THE DEDICATION OF LOTS, COMMON AREA, EASEMENTS, STREETS AND PUBLIC RIGHTS—IF ANY HEREON SHOWN.

THIS: \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_

APPROVED: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ (BY SEAL)  
APPROVED: \_\_\_\_\_ CITY ATTORNEY (BY SEAL)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_ BY THE  
CITY PLANNING COMMISSION

PLANNING DIRECTOR: \_\_\_\_\_ ORIGINAL PLANNING COMMISSIONER

**WHISPERING CREEK SUBDIVISION**

MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH

SCALE 1" = 40 FEET

SHOWN ON PL.	WAS ACQUIRED BY PL.	TO BE ACQUIRED BY PL.	NOT ACQUIRED BY PL.
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**NOTE:**  
ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT

**LEGEND**

- SURVEY MONUMENT
- 100 YEAR FEMA FLOODPLAIN
- WETLANDS



**SEWER EASEMENT AREA**  
THE OPERATIONAL LOT #1 IS DESIGNATED AS AN ACCESS EASEMENT TO THE MIDWAY SANITATION DISTRICT TO ACCESS THE SEWER LINE IN LOT 4

Line	Length	Bearing
L1	1.00	S89°28'45"E
L2	10.89	S22°01'17"E
L3	58.60	S75°00'17"E
L4	5.74	S32°18'32"E
L5	43.68	S78.00
L6	39.67	S78.00
L7	7.84	N113°30'51"E
L8	21.77	N68°58'17"E
L9	14.37	N03°11'40"E
L10	2.58	N113°30'51"E
L11	23.35	S15°57'07"E
L12	27.72	S77°25'11"E
L13	28.62	N07°11'50"E
L14	19.74	S22°01'17"E
L15	39.74	N07°28'40"E
L16	19.24	S02°24'12"E
L17	18.78	S32°20'20"E
L18	23.87	N62°54'10"E
L19	39.60	S59°05'10"E
L20	6.80	S74°38'05"E
L21	15.74	N37°38'20"E
L22	19.38	N02°34'14"E
L23	38.10	S07°34'12"E
L24	18.78	S32°20'20"E
L25	9.39	S04°28'41"E

Curve	Length	Delta	Chord	Chord Bearing
C1	10.89	22.50	2457.72	16.41
C2	58.60	87.50	5225.24	50.23
C3	43.68	178.00	31382.50	42.88
C4	39.67	178.00	31343.51	38.47
C5	11.89	12.00	5861.05	11.37
C6	39.60	60.00	58159.24	78.72
C7	69.67	60.00	58162.30	38.23
C8	61.38	60.00	58678.19	36.88
C9	59.23	60.00	58674.18	35.31
C10	38.41	60.00	52446.17	35.88
C11	11.78	12.00	5251.55	11.37
C12	58.64	122.00	52838.04	36.44
C13	38.54	133.00	53243.89	35.41
C14	1.77	153.00	55534.43	1.77
C15	18.19	153.00	54958.32	18.00
C16	77.30	134.00	53154.38	76.28
C17	69.48	141.00	52839.08	64.88

COUNTY RECORDS

**COUNTY SURVEYOR'S CERTIFICATE**

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

ROS: \_\_\_\_\_

COUNTY SURVEYOR

DATE: \_\_\_\_\_

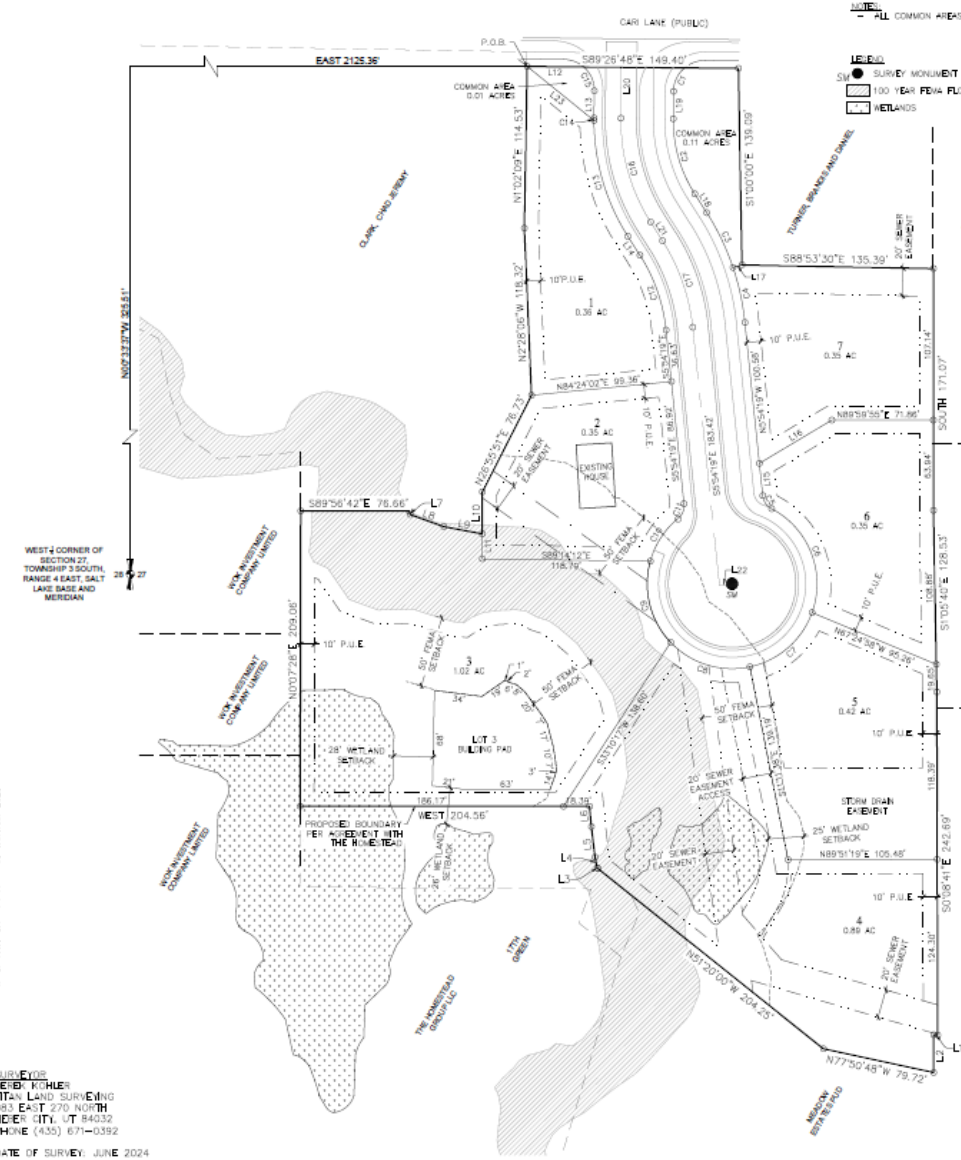
MIDWAY ERECTION COMPANY

DATE: \_\_\_\_\_

MIDWAY SANITATION DISTRICT

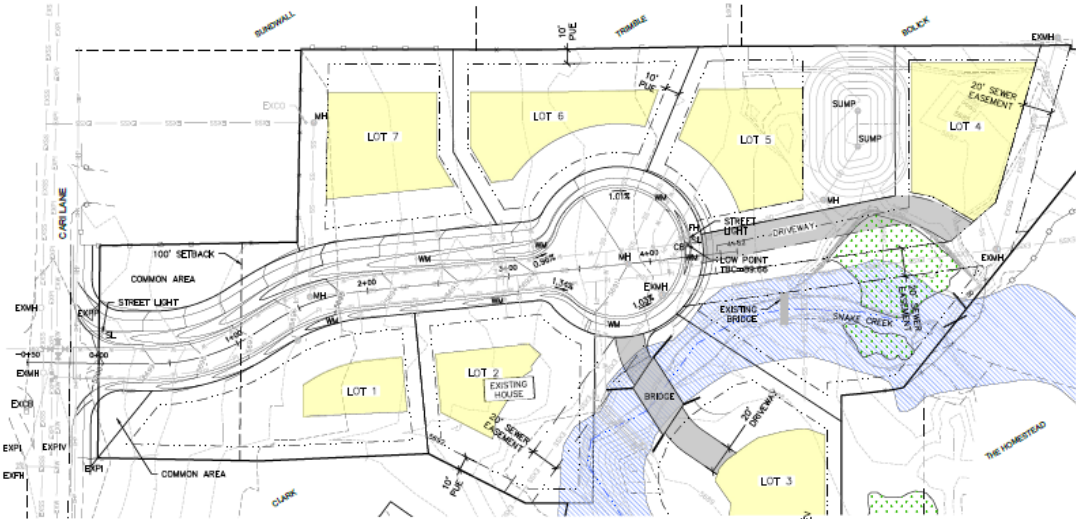
**LOT 2**  
EXISTING HOME AND OUT BUILDINGS IN THE 50' FEMA FLOODPLAIN SETBACK ARE UNALTERED. USE: NO BUILDING EXPANSION IS ALLOWED INTO THE FEMA SETBACK.

**FLOOD HAZARD NOTE:**  
1. THE 100 YEAR FEMA FLOODPLAIN AND THE MIDWAY CITY DESIGN 50 FOOT SETBACK ARE SHOWN ON THE LAY LOTS 2, 4 AND 5 ARE ALSO IN THE 500 YEAR FLOOD PLAIN AREA.  
2. LANDSCAPING IS ALLOWED IN THE FEMA 4E FLOOD AREA WHEN IT INCLUDES LEAVING GRASS, LANDS AND TREES, BUT NOTHING IS ALLOWED THAT WILL WORSE THE FEMA FLOOD ZONE. THIS INCLUDES NOT CHOPPING OR PLACING ROCKS OR FILL OF ANY TYPE IN THE AREA THAT IMPACTS THE TYPICALITY OF THE FLOODPLAIN.



SURVEYOR  
DENISE KOHLER  
TITAN LAND SURVEYING  
1445 EAST 270 NORTH  
MIDWAY CITY, UT 84032  
PHONE (435) 671-0392  
DATE OF SURVEY: JUNE 2024





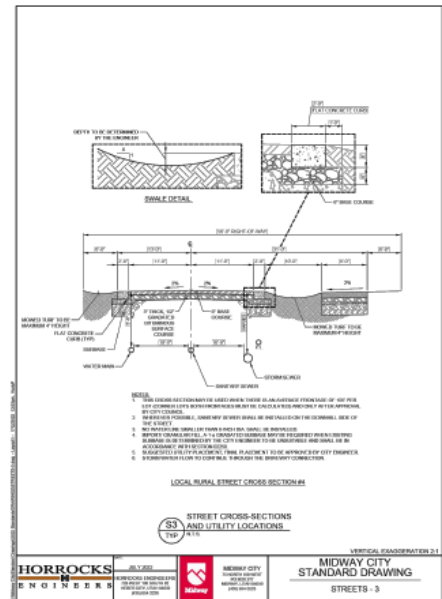
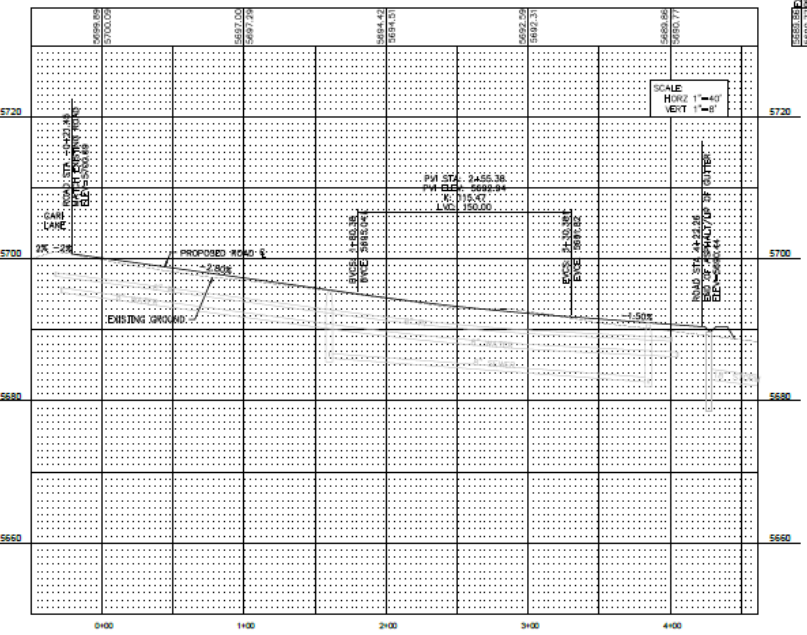
- LEGEND**
- FEMA FLOODPLAIN
  - WETLANDS
  - BUILDING PAD
  - SETBACKS
  - PUBLIC UTILITY EASEMENT (P.U.E.)
  - EXISTING WOODEN FENCE
  - EXISTING WIRE FENCE
  - EXISTING PRESSURIZED IRRIGATION
  - EXISTING SEWER
  - EXISTING WATER
  - EXISTING STORM DRAIN
  - EXISTING OVERHEAD POWER
  - PROPOSED 6" PRESSURIZED IRRIGATION
  - PROPOSED 8" WATER
  - PROPOSED 8" SEWER
  - PROPOSED 18" STORM DRAIN
  - PROPOSED 1" WATER METER
  - PROPOSED FIRE HYDRANT
  - PROPOSED STREET LIGHT

**PILE STAKE NOTE**

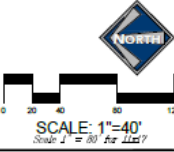
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR PILE STAKING OF UTILITIES.

**ROAD NOTE**

- ALL ROAD CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.



**HORROCKS ENGINEERS** | **MIDWAY CITY STANDARD DRAWING** | **STREETS - 3**



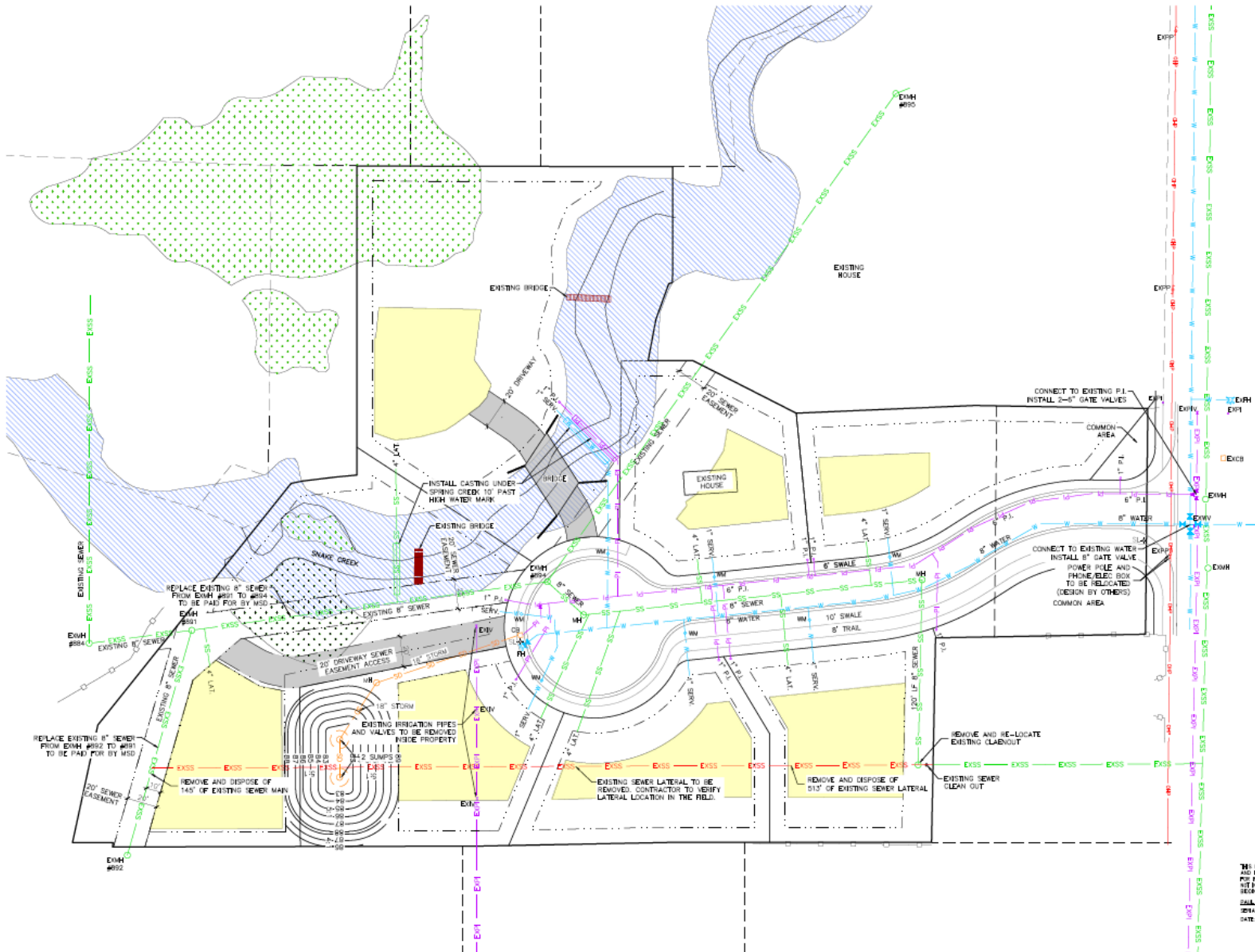
**JEREMY CLARK**  
**WHISPERING CREEK**  
 ROAD PLAN & PROFILE  
 STA 0+00 - 4+65

**BERG ENGINEERING**  
 200 E Main St. Suite 204  
 Midway, UT 84047  
 ph 432.627.9749

DESIGN BY: PDB  
 DRAWN BY: DEI  
 DATE: 13 JAN 2023  
 SHEET: 4

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DATE: 13 JAN 2023

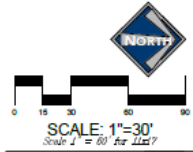


**LEGEND**

[Blue Hatched]	FEMA FLOODPLAIN
[Green Dotted]	WETLANDS
[Yellow]	BUILDING PAD
[Dashed Line]	SETBACKS
[Dotted Line]	PUBLIC UTILITY EASEMENT (P.U.E.)
[Purple Line]	EXISTING PRESSURIZED IRRIGATION
[Blue Line]	EXISTING WATER
[Green Line]	EXISTING SEWER
[Red Line]	EXISTING SEWER TO BE REMOVED
[Orange Line]	EXISTING STORM DRAIN
[Pink Line]	EXISTING OVERHEAD POWER
[Purple Line]	PROPOSED 6" PRESSURIZED IRRIGATION
[Blue Line]	PROPOSED 8" WATER
[Green Line]	PROPOSED 8" SEWER
[Orange Line]	PROPOSED 18" STORM DRAIN
[Blue Line]	PROPOSED 1" WATER METER
[Blue Line]	PROPOSED FIRE HYDRANT
[Star Symbol]	PROPOSED STREET LIGHT

- 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 LOTS 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 PIPE.
- STORM DRAIN NOTES**
- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

**STREAM ALTERATION PERMIT NOTE**  
OWNER OR CONTRACTOR TO OBTAIN A STREAM ALTERATION PERMIT TO INSTALL UTILITIES ACROSS SNAKE CREEK TO LOT 3.

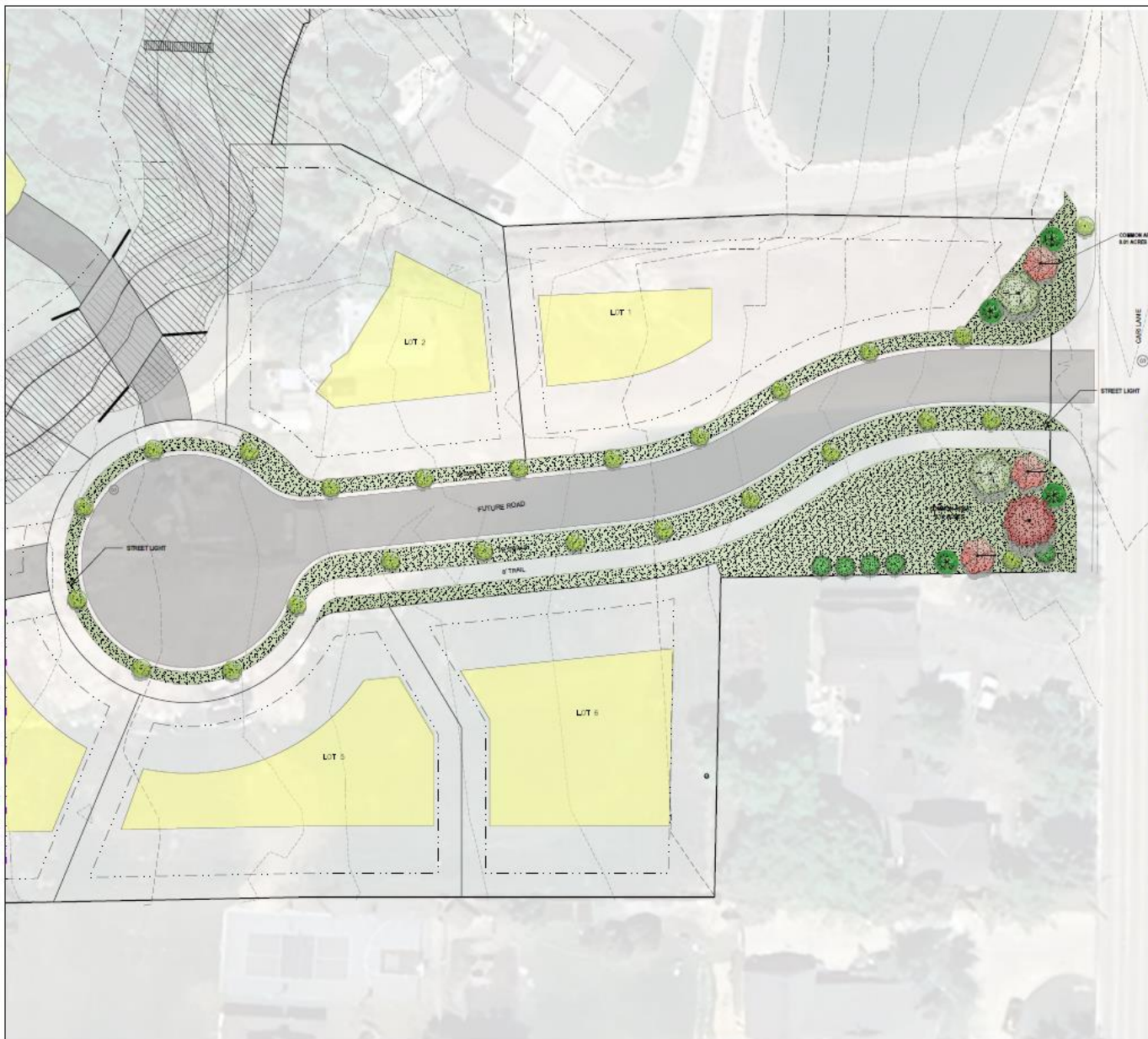


JEREMY CLARK  
WHISPERING CREEK  
UTILITY PLAN

**BRING ENGINEERING**  
300 E Main St, Suite 204  
Midway, OR 97130  
ph 432.627.7749

THIS DOCUMENT IS INCOMPLETE AND IS VALID ONLY FOR THE PROJECT AND SITE SHOWN. IT IS NOT INTENDED FOR CONSTRUCTION BEYOND THE SHOWN PURPOSES.  
DATE: 13 JANUARY 2023

DESIGN BY: PJB DATE: 13 JAN 2023  
DRAWN BY: DEJ REV: 6



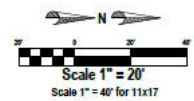
**LEGEND**

	FEMA FLOODPLAIN
	WETLANDS
	BUILDING PAD

- LANDSCAPE NOTES PER MIDWAY CITY CODE:**
- DECIDUOUS TREES MUST BE 2" CALIBER AT TIME OF INSTALL.
  - CONIFEROUS TREES MUST BE MINIMUM OF 2' AT TIME OF INSTALL.
  - CONTRACTOR TO VERIFY PLANTS FROM PLANT SCHEDULE, ANY SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
  - STREET TREES ARE SPACED AT A MAXIMUM OF 40' APART.
  - PAVEMENT PLACEMENT NOT TO BE DETERMINED UNTIL DRIVEWAY LOCATIONS FOR EACH HOME ARE SET.
  - PLANT HEIGHTS MUST MEET CITY SITE TRIANGLE REQUIREMENTS AT INTERSECTION.

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
<b>TREES</b>							
	ACE AUT	1	ACER FREEMANI / AUTUMN BLAZE	AUTUMN BLAZE MAPLE	500	2"	CAL
	MS	2	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	500	2"	CAL
	PRU CAN	3	PRUNUS VIRGINIANA / CANADA RED	CANADA RED CHERRYBERRY	500	2"	CAL
<b>EVERGREEN TREES</b>							
	ABI GLA	4	ABIES LASIOCARPA / GLAUCOA COMPACTA	DUROLINE FIR	500	6-10'	
	PRU FLE	5	PRUNUS FLEXILIS / VANDERKOLP'S PYRAMID	VANDERKOLP'S PYRAMID PINE	500	6'	
<b>GROUND COVERS</b>							
	FAG PAS	25	FAGUS SYLVATICA / PASTORISATA	COLUMBIAN GREEN BEECH	500	2"	CAL
	PP	15,000 SF	POA PRATIENSIS	KENTUCKY BLUEGRASS	500 OR SEED		



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

DESIGNER: JEREMY CLARK  
 1544 W. 11200 S. RD.  
 DATE: 13 JAN 2025

JEREMY CLARK  
 WHISPERING CREEK

LANDSCAPE DETAILS

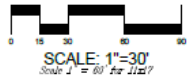
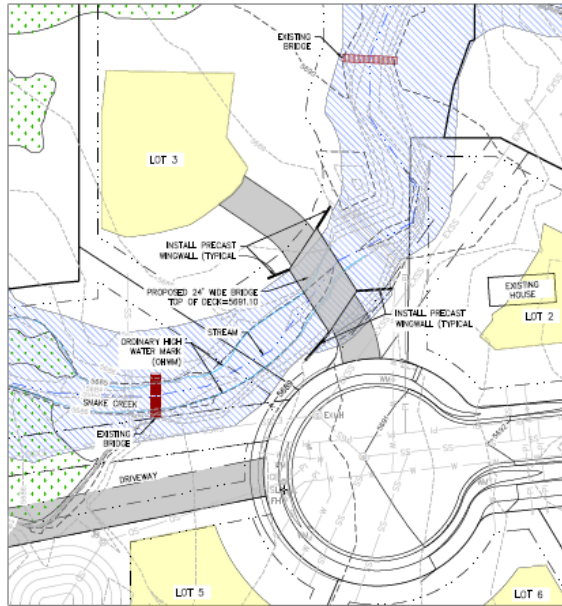
**berg**  
 LANDSCAPE ARCHITECTS

260 E. Main St. Suite 204  
 Midway, UT 84049 ph: (801) 723-2000

DESIGN BY: DAA  
 DRAWN BY: ME

DATE: 10 JAN 2025  
 REV:

SHEET **L01**



Standard CON/SPAN® Bridge Units

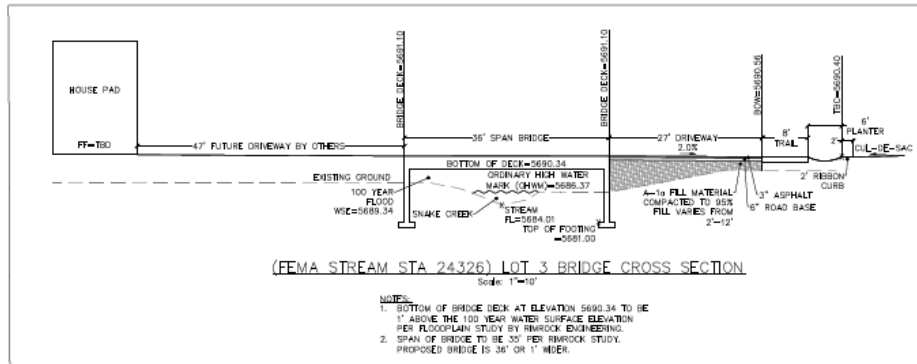
RISE	WATERWAY AREA (SQ FT)												WEIGHT (TONS/FT)											
	SPAN (FEET)						SPAN (FEET)						SPAN (FEET)						SPAN (FEET)					
3	20	-	-	-	-	-	-	-	-	-	-	34	-	-	-	-	-	-	-	-	-	-	-	
4	42	50	55	65	-	-	-	-	-	-	-	1.04	1.14	1.59	1.73	-	-	-	-	-	-	-	-	
5	54	64	71	85	95	-	-	-	-	-	-	1.14	1.24	1.71	1.86	2.05	-	-	-	-	-	-	-	
6	66	78	87	105	119	129	-	-	-	-	-	1.24	1.34	1.83	1.99	2.18	2.64	-	-	-	-	-	-	
7	78	92	100	125	143	167	184	-	-	-	-	1.34	1.44	1.96	2.12	2.31	2.99	3.56	-	-	-	-	-	
8	90	106	119	145	167	195	216	232	-	-	-	1.44	1.54	2.09	2.24	2.44	3.14	3.71	4.05	-	-	-	-	
9	102	120	135	165	191	221	248	268	-	-	-	1.54	1.64	2.21	2.36	2.57	3.29	3.86	4.23	-	-	-	-	
10	114	134	151	185	215	251	280	304	324	367	435	1.64	1.74	2.33	2.49	2.69	3.44	4.01	4.40	4.87	5.27	6.52	-	
11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.81	3.59	4.16	4.58	5.04	5.48	6.72	
12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.31	4.76	5.21	5.67	6.02	7.26	-	
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.93	5.38	5.80	7.12	7.88	-	-	
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11	5.58	6.03	7.37	8.21	-	-	

ARCH LAY LENGTHS (Nominal)

12'-24" SPAN      8' LAY LENGTH  
 28'-42" SPAN      6' LAY LENGTH  
 48'-60" SPAN      4' LAY LENGTH

\*1/4" Joints between Precast Concrete Units

- LEGEND
- FEMA FLOODPLAIN
  - WETLANDS
  - BUILDING PAD
  - SETBACKS
  - PUBLIC UTILITY EASEMENT (P.U.E.)
  - EXISTING WOODEN FENCE
  - EXISTING WIRE FENCE
  - EXISTING WATER
  - EXISTING PRESSURIZED IRRIGATION
  - EXISTING WATER
  - EXISTING SEWER
  - EXISTING STORM DRAIN
  - EXISTING OVERHEAD POWER
  - PROPOSED 6" PRESSURIZED IRRIGATION
  - PROPOSED 8" WATER
  - PROPOSED 8" SEWER
  - PROPOSED 18" STORM DRAIN
  - PROPOSED 1" WATER METER
  - PROPOSED FIRE HYDRANT
  - PROPOSED STREET LIGHT



THIS DOCUMENT IS UNCLASSIFIED AND IS RELEASED TEMPORARILY FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DATE: 11 JANUARY 2023

JEREMY CLARK  
WHISPERING CREEK  
LOT 3 DRIVEWAY  
PRECAST BRIDGE DETAILS

BERG ENGINEERING  
380 E Main St. Suite 204  
Midway, IL 60449  
ph 435.657.9749

DESIGN BY: PDB      DATE: 13 JAN 2023      SHEET: 16  
 DRAWN BY: DEJ      REV:

# SUBMITTED DOCUMENTS

- Wetlands Disturbance Restoration Letter from Frontier Environmental Consultants
- Whispering Creek Geotechnical Report by Gordon
- Whispering Creek Wetlands Report & Request for Aquatic Resources Restoration
- Whispering Creek Lot 3 Floodplain Study for Proposed Bridge Report
- Stream Alteration Permit for the vehicular bridge to Lot 3 for the sewer lateral and culinary water lateral
- Army Corps of Engineer approval of the wetlands delineation on the property
- A letter verifying that the FEMA Floodplain has been restored to its original condition

# WATER BOARD RECOMMENDATION

- 4.54-acre parcel (197,762 sq. ft.)
  - Irrigated area
    - Lots – 162,231 sq. ft. (3.72 acres)
    - Park strip – 8,276 sq. ft. (0.19 acres)
    - Common area – 5,896 sq. ft. (0.14 acres)
  - Impervious area for lots
    - 56,000 sq. ft. (7 x 8,000)
  - Total irrigated acreage
    - $2.76 \times 3 = 8.28$ -acre feet
- 7 culinary connections
  - 5.6-acre feet (7 x .8)
- Credits
  - Cosper – 6 acre feet
  - Existing dwelling – 1.5 acre feet
- 13.9 acre feet requirement
- 6.4 acre feet ( $13.9 - 6 - 1.5 = 6.4$ )

# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- Sensitive lands on the property and setbacks will be included on the plat along with notes informing future lot owners of any risk
- The City has received approval of the wetlands study by the Army Corps of Engineers
- A stream alteration permit is required for the driveway crossing on lot 3

# PROPOSED CONDITIONS

1. The developer must build the driveway crossing in lot 3 as part of the subdivision infrastructure.
2. The existing accessory structures of the proposed lot 2 must either be removed or be moved to a location that complies with code requirements before the plat is recorded.