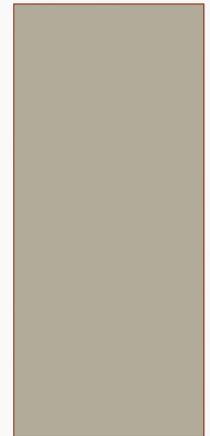


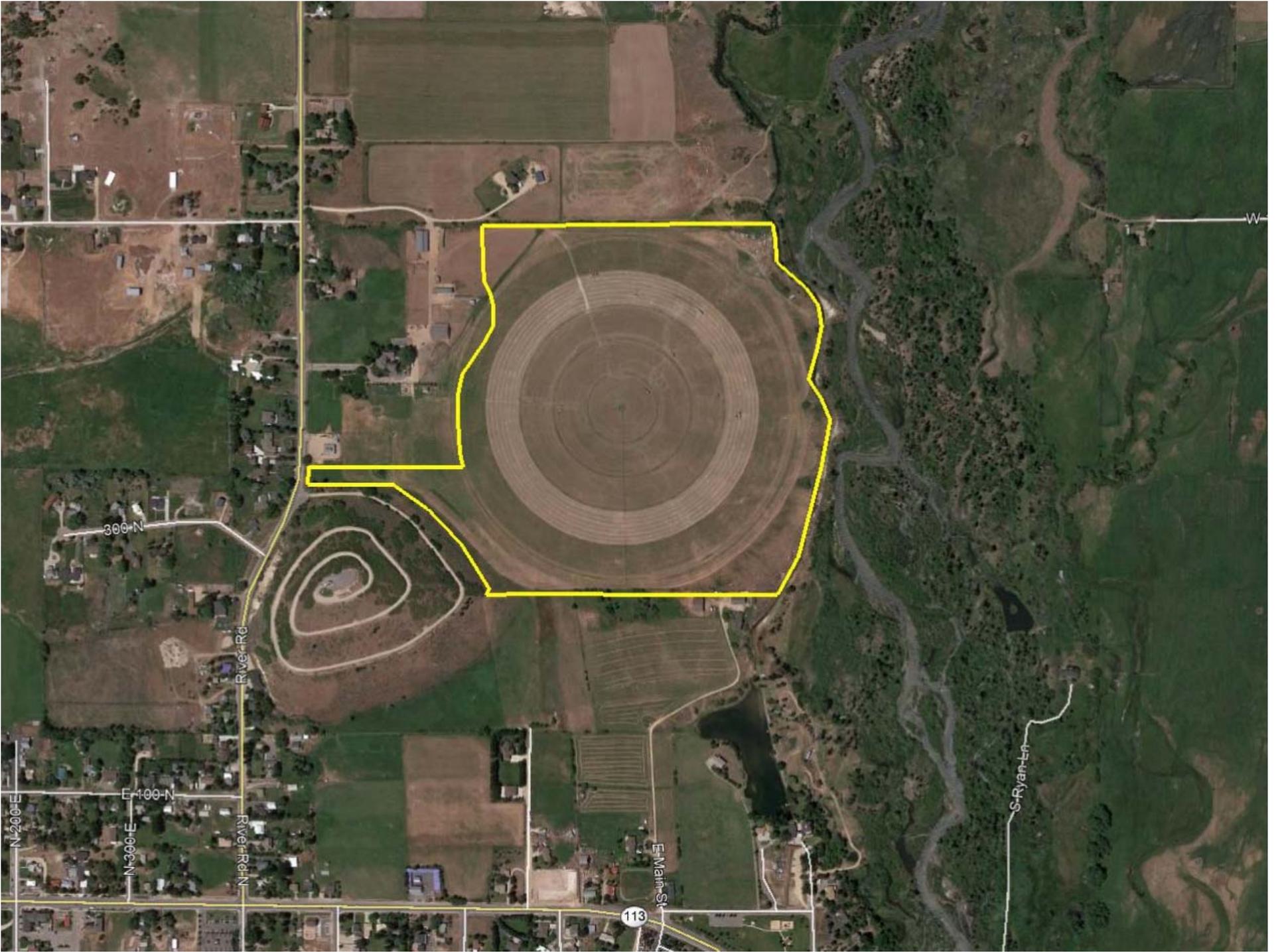
WHITAKER FARM

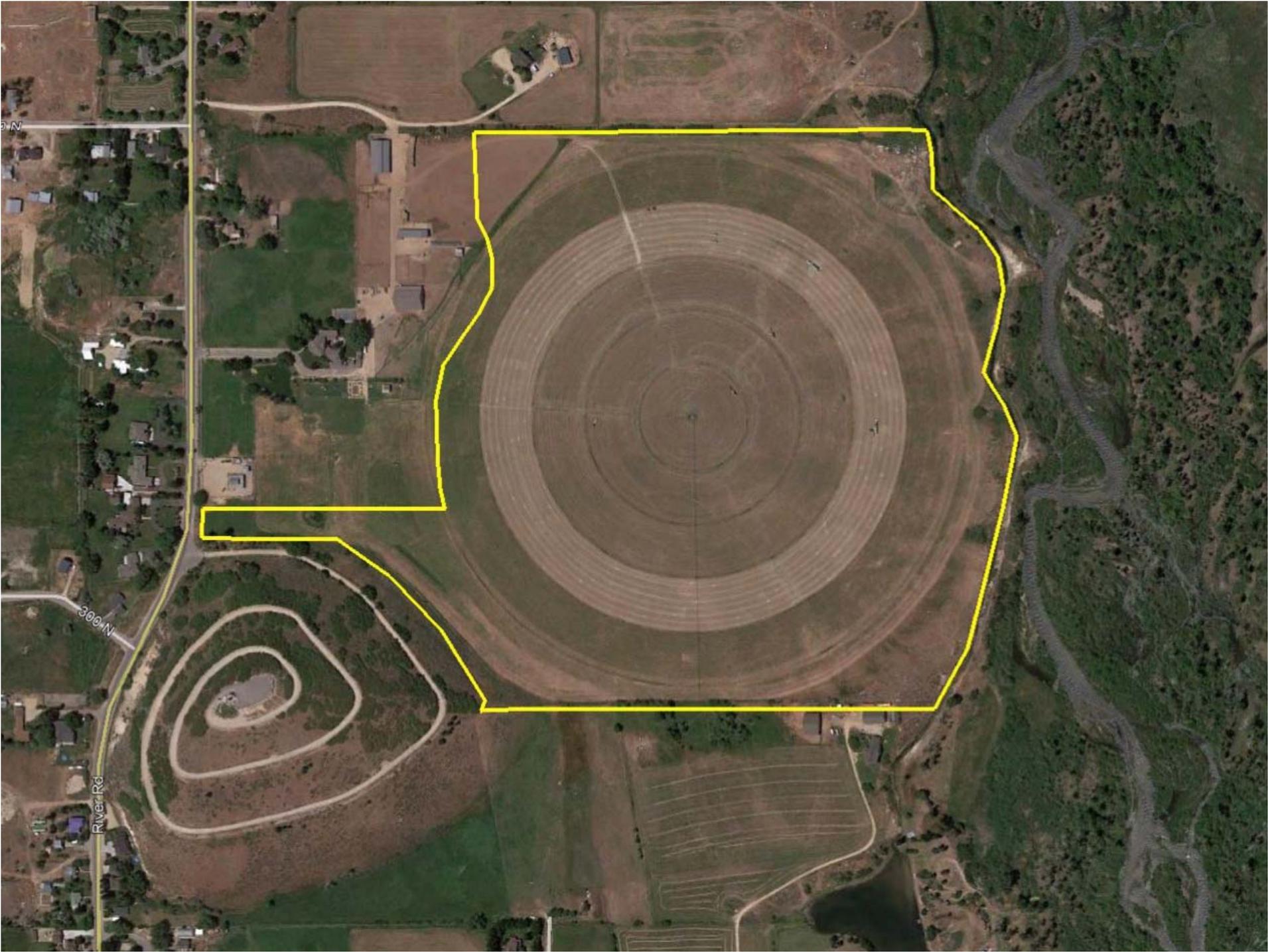
PRELIMINARY



LAND USE SUMMARY

- 83.64-acre parcel
- RA-1-43 zoning
- Proposal contains 50 lots
- 2 accesses from River Road
- 20 acres of open space
- The lots will connect to Midway City's culinary water line, MSD's sewer line, and Midway Irrigation Company's secondary water line



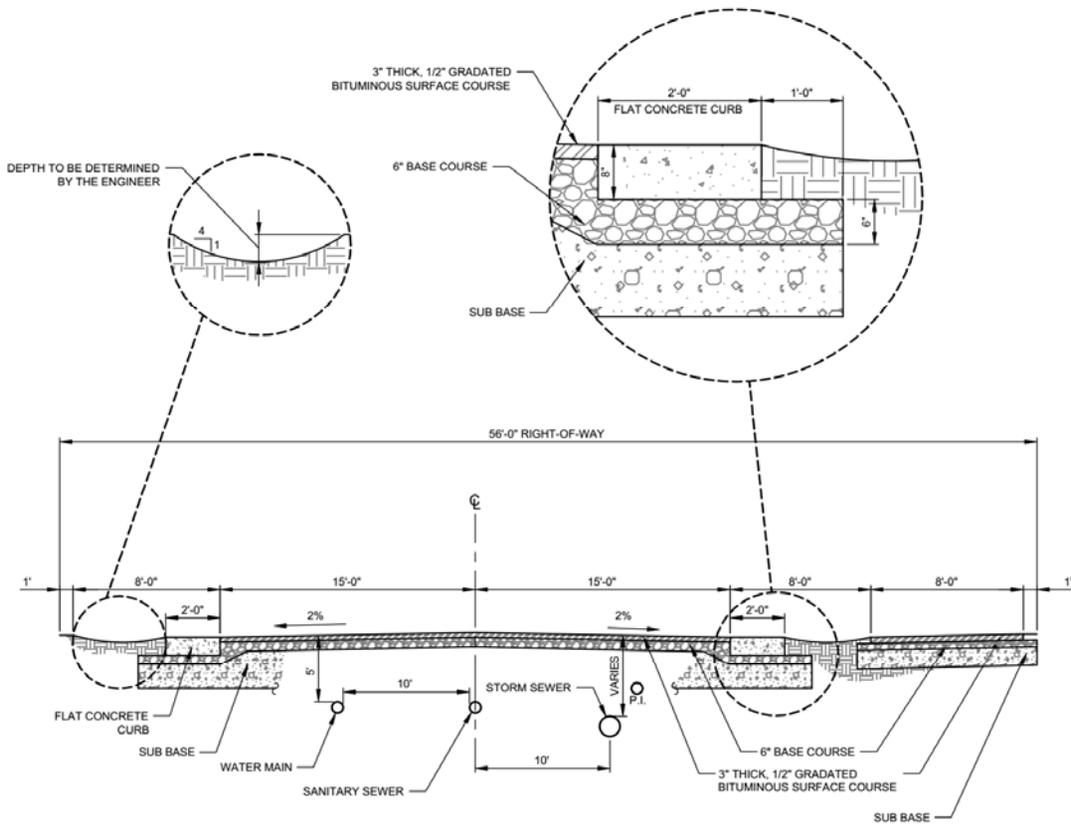




PROJECT C19-004	 Summit Engineering Group Inc. Structural • Civil • Surveying 88 WEST SPURWAY, SUITE 100, FRY, IN 46735 P: 419-582-8822 FAX: 419-582-8823	COPYRIGHT © 2018 SUMMIT ENGINEERING GROUP, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SUMMIT ENGINEERING GROUP, INC.	<h2 style="text-align: center;">WHITAKER FARMS SUBDIVISION PRELIMINARY OVERALL ROAD CONFIGURATION</h2>
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A 100' PROJECT/AREA FRACTION OR WHOLE NUMBER FRACTION/AREA IS TO BE USED FOR ALL DIMENSIONS.

H:\Midway City\Standard Drawings\2014 Standards\DRAWINGS\STREETS-3.dwg - Layout1 - 10/17/2014 11:51am, natalie



NOTES:

1. THIS CROSS SECTION MAY BE USED WHEN THERE IS AN AVERAGE FRONTAGE OF 150' PER LOT (CORNER LOTS BOTH FRONTAGES MUST BE CALCULATED) AND ONLY AFTER APPROVAL BY PLANNING COMMISSION & CITY COUNCIL.
2. WHEREVER POSSIBLE, SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
3. NO WATER LINE SMALLER THAN 8-INCH DIA. SHALL BE INSTALLED.
4. A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE.
5. SUGGESTED UTILITY PLACEMENT; FINAL PLACEMENT TO BE APPROVED BY CITY ENGINEER.
6. STORM WATER FLOW TO CONTINUE THROUGH THE DRIVEWAY CONNECTION.

LOCAL STREET CROSS SECTION #4

M-S3
STREET CROSS-SECTIONS
AND UTILITY LOCATIONS
TYP
N.T.S.

HORROCKS
ENGINEERS

DATE: SEPTEMBER 2014
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) 654-3227

**MIDWAY CITY
STANDARD DRAWING**

STREETS - 3

DISCUSSION ITEMS

- Open space (25%) and lot size proportional reduction
- Traffic Study
 - River Road improvements
- Geotechnical Report
- Public Trails

DISCUSSION ITEMS

- Road Cross Section
- 20-acre Whitaker parcel
 - 12 Whitaker future units and the currently proposed 50 lots will be one HOA
- Memorial Hill Access
- Landscaping Plan

WATER RECOMMENDATION

- 83.64 acre parcel
 - Area of lots & open space
 - 72.26 acres Impervious area of 51 lots
 - 9.37 acres (51 x 8,000 sq. ft. = 408,000 sq. ft.)
 - Irrigated lot area
 - 62.89 acres
 - Open Space
 - 24.33 acres
 - ROW - park strip
 - 1.9 acres
 - Total irrigated acreage
 - $62.89 + 1.9 (64.79 \times 3) = 194.37$ acre feet
- 51 culinary connections
 - $51 \times 0.8 = 40.8$ acre feet
- **235.17 acre feet requirement**

POSSIBLE FINDINGS

- The proposed development does appear to comply with the requirements of the code for the RA-1-43 zone for frontage, acreage, and width
- The proposal does not have County approval for a new access to Memorial Hill
- A revised landscaping plan for the open space must be submitted for final approval

PROPOSED CONDITION

- The developer must present and receive approval from the County Council of an access plan to Memorial Hill before final approval is granted.
- A landscape plan is submitted and approved by staff before final approval is granted.