

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY, MAY 1, 2017**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, May 1, 2017 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. Roll Call
2. General Consent Calendar
 - a. Approve the Agenda for May 1, 2017
 - b. Approve the Minutes of February 6, 2017
3. Julian Subdivision – Diann Burgener – 125 North Center Street
 - a. Discuss subdivision water requirements
 - b. Possible recommendation to City Council
4. Dutch Hills Subdivision -Brett Walker – 566 Saddle Drive
 - a. Discuss Subdivision Water Requirements.
 - b. Possible recommendation to City Council
5. Saint-Prex Estates – Kent Buie, Jura Holdings LLC – 800 West Swiss Alpine Rd.
 - a. Discuss Subdivision Water Requirements
 - b. Possible recommendation to City Council
6. New/Old Business – No motions or recommendations
5. Adjourn

Dated April 24, 2017

Jennifer Sweat
Secretary

The order of individual items on this agenda is subject to change in order to accommodate the needs of the Board and those in attendance. This agenda can be amended up to 24 hours before the meeting. Any Changes will be posted on the agenda located in the Midway City Office Building, 75 North 100 West Midway, Utah
If you are planning to attend this public meeting and need special assistance in accordance with the Americans with Disabilities Act, please notify Jennifer Sweat secretary for the Midway Water Advisory Board prior to the meeting at 435-654-3223 x 101.

General Consent Calendar

**MIDWAY WATER ADVISORY BOARD
MONDAY FEBRUARY 6, 2017
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held February 6, 2017 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Brent Kelly, Grant Kohler. Midway City: Mayor Colleen Bonner, City Council Member Kenneth VanWagoner and Karl Dodge, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

General Consent Calendar

Chairman/Mayor Bonner asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for February 6, 2017
- b. Approval of the minutes for October 3, 2016
- c. Approve 2017 Meeting Schedule
 - a. Two changes were made to the schedule, April 3rd 2017 meeting was moved to April 10th, 2017 and July 3, 2017 meeting was moved to July 10th, 2017. These dates are the 2nd Monday of the Month. Deadline dates remained the same.
- d. Approval of Chairman for 2017 year
 - a. Mayor Bonner will now be the chairman of the board, and Steve Farrell, will be the co-chairman.

Motion: City Council Member Karl Dodge made a motion to approve the General Consent Calendar with the two changes on the 2017 schedule calendar. Midway Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

Alder Meadows Subdivision – 250 East 200 South

Michael Henke, City Planner presented the following regarding this property

1. 5.16 acre parcel
2. R-1-9 zoning
3. 11 lots
4. potential single family dwellings and/or duplexes

The board reviewed the property via google map and the plat maps provided by the applicant. Also, reviewing the drawings of the duplexes. Paul Berg, the projects engineer was also in

Minutes of the Midway Water Advisory Board
February 6, 2017

attendance of the meeting and could answer any questions the board had as well.

Planner Henke stated that the applicant was proposing doing 11 duplexes. The common area that was originally on the map would now be part of Lot seven (7) but the landscaping would still be the same as presented in the packet, and via power-point presentation.

Planner Henke stated that his water calculations were slightly different than what Paul Berg had turned in. Paul stated that he had treated the subdivision as P.U.D. however Planner Henke stressed that the calculations must meet the code as written, and Paul stated that he was fine with what Michael was proposing.

The potential water recommendations were as follows:

1. 11 lots (single family dwellings), would be 1.3 acre feet per lot, with 14.3 acre feet required to be turned in.
2. 11 lots (duplex dwellings), would be 2.1 acre feet per lot, with 23.1 feet required to be turned in.
3. They would be required to have secondary water meters as well.

Because the project could change from duplexes to single family dwellings Planner Henke included the calculations for both types of projects. The board discussed the location of the secondary water, and Irrigation Member Steve Farrell brought up the storage of snow removal. Mayor Bonner stated that this would be discussed at City Council. But she felt they would be able to move the snow adequately.

Mayor Bonner asked if there were further questions regarding this item? There was not.

Motion: Midway Irrigation Member Grant Kohler made the motion that the board would make a recommendation to the City Council for the Alder Meadow Subdivision located at 250 East 200 South if they build duplex dwellings they would be required to turn in 23.1 acre feet (8 shares of water) to Midway City. And that if they decided to do single family homes they would be required to turn in 14.3 acre feet (5 shares of water) to Midway City. Also, they will need to get in touch with Mike Kohler, Company Manager for Midway Irrigation to be connected with meters being installed for secondary. City Council Member Kenny VanWagoner 2nd the motion.

Mayor Bonner asked if there were any questions on the motion? There was not.

Motion was carried unanimously for Recommendation to City Council

Deer Creek Estates – 300 East Michie Lane (South Side)

Michael Henke, City Planner presented the following regarding this property

1. 14.84 acre parcel
2. R-1-15
3. 20 lots – Single Family Dwellings
4. ½ acre or more lots.

The board reviewed the property via google map and the plat maps provided by the applicant. Christopher Huffman, the applicant was present if the board had any questions. There was a slight change because originally there was going to be 21 lots, but now their will only be 20 lots, with public parks on both sides of the development next to Michie Lane. The park should be about 2.50 acres. This park is included on the City's master park plan and the City would like to have a park located in this area. They would be required to turn in the water for the park.

Midway Irrigation President Farrell felt that there should be restrooms with the park. The applicant stated there was no plans to have restrooms for the park, and Mayor Bonner felt it would be fine to not have them. We do have parks in the City that do not have restrooms, and they are fine. Parking for the park was also brought up, and it was stated that you would park on the local street, there would not be a parking lot for the park.

The potential water requirements for the development were:

1. 18 lots at ½ acres or less, would be 1.3 acre feet per lot, for 23.4 acre feet required
2. 2 lots ½ acre or more, would be 2.8 acre feet per lot, for 5.6 acre feet required
3. 2.5 acres of open space, would be 7.5 acre feet
4. Total water required to be turned in would be 36.5 acre feet
5. Secondary Water Meters

Steve Farrell asked if this included the park strips? Planner Henke stated no that does not include the park strips, which is something that needs to be looked at for future developments. Right now, there is nothing in the code that considers park strips.

The board discussed different ways of figuring the water calculations. Planner Henke stated that per code, there was only two ways, ½ acres or less are based on 1.3 acre feet per lot, and ½ acres or more are based on 2.8 acre feet per lot. Midway Irrigation President Farrell feels that based on this subdivision you are going to be short water based on these calculations. It was discussed that the residents of the City like these types of subdivision because they are higher density, however the water does end up short. Planner Henke explained that only have two categories right now to look at water which in this case does make it less accurate. Planner Henke stated that perhaps five (5) categories would probably be more accurate. It was discussed how do you take a property that is 15 acres, and historically uses all 15 water shares to water the property, but when its developed you only require 13 shares of water?

Mayor Bonner and City Council Member Dodge stated that this is something the City Council needs to work on as soon as possible so that if any other properties like this development came in, that we have enough water to cover the entire project. The applicant made the statement that they had followed the code on our website, and felt that they should receive approval because they had followed what our code requires. Planner Henke stated that he agreed, however he can see where there is a potential problem for future developments. Planner Henke also stated that the applicant's new calculations are incorrect.

The board again went over Planner Henke's calculations, and they do meet the code as stated. Mayor Bonner asked if anyone had any other questions? There was not.

Motion: City Council Member Karl Dodge made the motion that the board would make a recommendation to the City Council for the Deer Creek Estates located at 300 East Michie Lane (South Side) to be approved and would be required to turn in 23.4 acre feet of water for the 18 lots at ½ acres or less, and 5.6 acre feet of water for the 2 lots ½ acre or more, and that 7.5 acre feet of water for the 2 ½ acres of open space for a total of 36.5 acre feet of water. They also will need to get in touch with Mike Kohler, Company Manager for Midway Irrigation to be connected with meters being installed for secondary water. City Council Member Kenny VanWagoner 2nd the motion.

Mayor Bonner asked if there were any questions on the motion?

Midway Irrigation President Farrell doesn't feel the project should be approved, he feels it should be continued until the water requirements is figured out. City Council Member Dodge stated that realistically they couldn't do that, they had to follow the code, and make the recommendation to the City Council.

Planner Henke stated that this was true and that the project was vested under the current code, and continuing the item wouldn't change the water requirement on this project. Mayor Bonner stated that she would have Brad Wilson, City Recorder put a pending ordinance on the agenda for the City Council meeting this coming Wednesday, February 8th. Treasurer/Secretary Sweat said she would speak with Recorder Wilson tomorrow to get that added onto the agenda. There was no further discussion on the motion.

Motion was carried unanimously for Recommendation to City Council

New/Old Business

The board discussed the need of changing the water requirements so that what occurred with the Deer Creek Estates doesn't happen in the future. Midway Irrigation President Farrell stated that if

a property is 15 acres, then it needs 15 shares of water, because historically it has irrigated the whole 15 acres. Planner Henke stated that we need more categories in the code to make it more accurate. Right now, as he stated before we only have two, ½ acre lots or less is 1.3 acre feet per lot, and ½ acre or more is 2.8 acre feet per lot.

Usually developments want higher density, and so we do not have this type of issue. However, this developer wants to do lower density, which the residents of Midway like. It's better for the City to have less development, and like this type of project, however it can possibly do a disservice to the Irrigation Company.

The board discussed that in the ordinance the park strips need to be accounted for, and currently they are not. It was also brought up that Water Advisory Board is only making a recommendation to City Council, and if something changes, City Council can require more water or send it back to the Water Advisory Board. The board also discussed the change of the water requirements, and it was discussed that the irrigation company didn't know if they had been informed of the change. Mayor Bonner asked if this was the first time we had used these calculations since the change? Secretary Sweat stated no, this was the third time we had used these calculations. (Note: August 1, 2016 was the first meeting the new calculations had been used – as per meeting minutes)

It was discussed again that a Pending Ordinance change needed to be added to the City Council agenda on February 8th, and Secretary Sweat again said she would contact Recorder Wilson, and Planner Henke also stated he would discuss this with him as well.

Mayor Bonner brought up possible restrictions for irrigation water use this upcoming summer. The idea is that the irrigation company would have a policy, and the City would adopt an ordinance in support for their policy. The mayor thought possibly Odd or Even Days, the City could put it in our Newsletter, City Website, and City Facebook page. Times could possibly be 6:00 a.m. to 6:00 p.m. Midway Irrigation President Farrell said he would speak with the board about this.

Midway Irrigation President Farrell asked about the progress on the new well. Mayor Bonner said she had spoken to Wes Johnson, City Engineer and he thought it would be within the next couple of weeks. They were doing some testing, but it should be ready to go online March 1st. The irrigation company was hoping it would be online prior to April 15th when irrigation starts. Mayor Bonner said that was the plan as of right now.

Midway Irrigation President Farrell discussed the irrigation company trying to get more water, and it was looking good, would probably go through CUP as the source.

Mayor Bonner if there were any other items of business to discuss? There was not.

Council Member Kenny VanWagoner moved for adjournment. Council Member Karl Dodge 2nd the motion. It was carried unanimously and was adjourned at 7:25 p.m.

DRAFT

Minutes of the Midway Water Advisory Board
February 6, 2017

Julian Subdivision- Diann Burgener
125 North Center Street

Midway Water Advisory Project Data Sheet

Name of Project: Julian Subdivision

Address: 125 North Center Street

Name of Developer: Diann Burgener

Total Acres of Project: 0.80 acres

Total Acres of Irrigated Land: _____

No. of Buildings: 1 existing home

No. of Residential Units: _____

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): _____

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water: _____

Other: _____

Other: _____

No. of Acre Feet needed for inside use: _____

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System:
Connect additional lot to water line in Center Street

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: _____

b. Piping of Irrigation Ditch (Easements): _____

c. Relocation of Ditches (Easements) _____

d. Tail Water Control: _____

Secondary Water System: _____

Comments:
Additional lot requires 1.3 acre-feet. Existing home credited 1.5 acre-feet (0.50 shares) which fulfills the requirement.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-10-403 OF THE UTAH CODE, I, LAND SURVEYOR, HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERING ACT. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR ROCKWELL L. TAYLOR



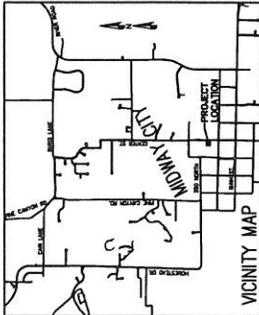
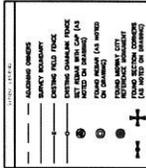
Scale 1" = 30'



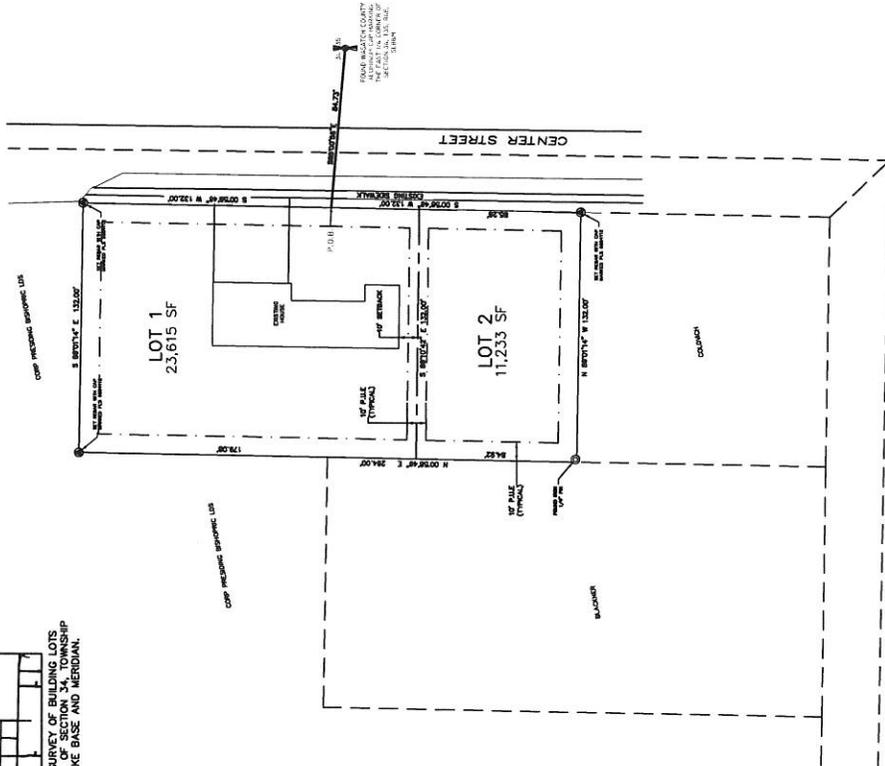
ADDRESS TABLE

LOT	AREA	AREA	AREA
1	23,615	11,233	34,848
2	11,233	23,615	34,848

A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS INDICATED ALONG THE BOUNDARY OF THE SUBDIVISION.



VICINITY MAP
LOCATED WITHIN BLOCK 5, MIDWAY SURVEY OF BUILDING LOTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



BOUNDARY DESCRIPTION

THE EAST HALF OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, DIVIDED INTO 18 BUILDING LOTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDERS OFFICE.
ALSO BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 18, OF THE MIDWAY SURVEY OF BUILDING LOTS, SAID CORNER BEING LOCATED NORTH 85°00'56" WEST 84.73 FEET FROM THE FOUNDATION OF THE MINIMUM CORNER MARKING THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 00°58'48" WEST 132.00 FEET ALONG THE EAST LINE OF SAID BLOCK 18 TO THE SOUTHEAST CORNER OF LOT 4;
THENCE NORTH 89°01'14" WEST 132.00 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 5;
THENCE SOUTH 89°01'14" EAST 132.00 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF LOT 2;
THENCE SOUTH 00°58'48" WEST 132.00 FEET ALONG THE EAST LINE OF LOT 5 TO THE POINT OF BEGINNING.
CONTAINING 0.80 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°21'14" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND PARKWAYS AND HEREBY DEDICATE THE SAME TO THE PUBLIC FOR THE USE AND BENEFIT OF THE COMMUNITY AND FOR THE MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____
BY: ROCKWELL L. TAYLOR

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH) S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, A PUBLIC NOTARY PUBLIC, THE ABOVE NAMED _____, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DO DEEDS THE SAME IN THE CAPACITY INDICATED BY COMMISSION EXPRESSES.

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF THE PUBLIC STREETS, PARKWAYS, AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

APPROVED _____ DAY OF _____, A.D. 20____
MAYOR _____ ATTEST _____ CLERK-RECORDER
CITY ENGINEER _____ APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
MIDWAY _____ CITY PLANNING COMMISSION
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

JULIAN SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED WITHIN BLOCK 5, MIDWAY SURVEY OF BUILDING LOTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 30' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY ATTORNEY SEAL
-----------------	--------------------	--------------------	--------------------

COUNTY SURVEYOR _____
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
FOR # _____
COUNTY SURVEYOR _____

MIDWAY PROSATION COMPANY _____
DATE _____
MIDWAY SANITATION DISTRICT _____
DATE _____
COUNTY RECORDER _____

Dutch Hills Subdivision-Brett Walker
566 Saddle Drive

Midway Water Advisory Project Data Sheet

Name of Project: Dutch Hills Subdivision

Address: 566 Saddle Drive

Name of Developer: Brett Walker

Total Acres of Project: 14.78

Total Acres of Irrigated Land: 12.2 acres historical / 2.58 not irrigated

No. of Buildings: 1 existing home on Lot 2

No. of Residential Units: 6 lots

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Fixtures in Commercial Buildings: _____

Other: _____

Other: _____

No. of Acre Feet needed for inside use: 6(0.80) = 4.80 acre-feet

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System:

Subdivision will comment to existing water lines in the streets that front the project.

Storage Facilities: none required

Midway Irrigation Company Consent:

a. Storm Water Runoff: _____

b. Piping of Irrigation Ditch (Easements): _____

c. Relocation of Ditches (Easements) _____

d. Tail Water Control: _____

Secondary Water System: connect to existing lines in streets

Comments:

3 - 1 acre lots

2.22 acre lot less 1.19 barn = 1.03 irrigated acres

2.76 acre lot less 0.40 acre existing home = 2.36 irrigated acres

6.75 acre lot less 2.58 acres of historically non-irrigated

hillside less 0.25 acre home site = 3.92 irrigated acres.

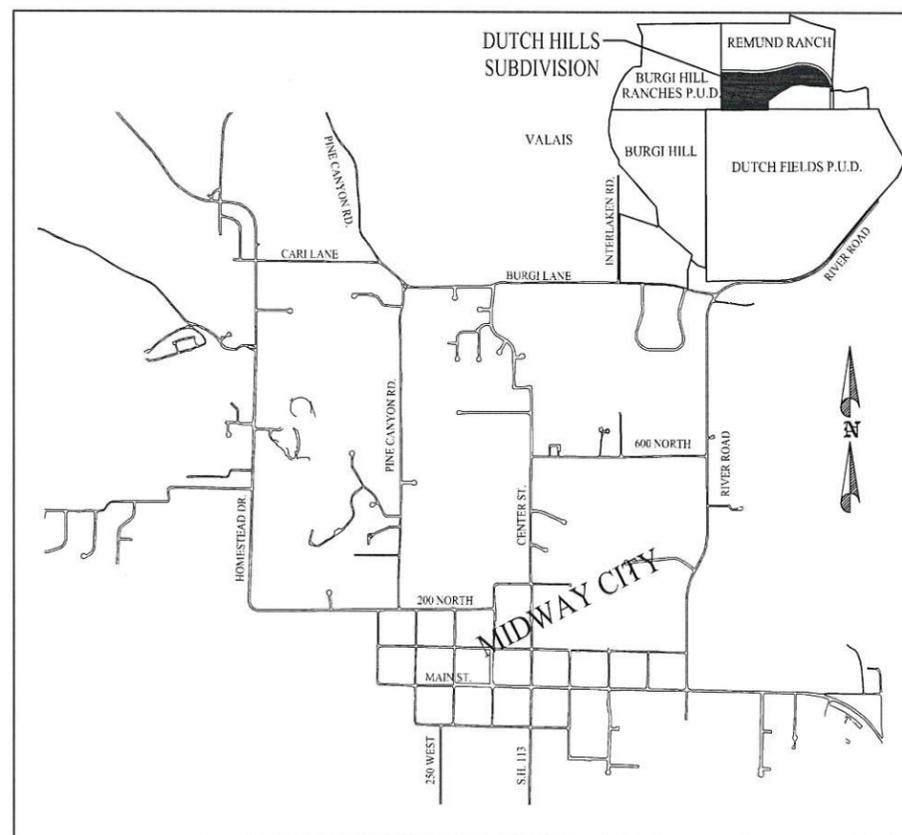
Outside irrigation = 3(2.0) + 3.0(1.03+2.36+3.92) = 27.93 af

Total water required= inside + outside - existing home credit

Total water required=4.80+27.93-1.5= 31.23 af (10.5 shares)

DUTCH HILLS SUBDIVISION

FINAL APPLICATION



VICINITY MAP

SHEET INDEX

1. SITE PLAN
2. RECORDED WALKER RANCH PLAT
3. DUTCH HILLS SUBDIVISION PLAT
4. UTILITY PLAN
5. SEWER CONSTRUCTION DETAILS
6. WATER CONSTRUCTION DETAILS

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

PAUL D. BERG P.E.
SERIAL NO. 295566
DATE: 15 MAR 2017

BRETT WALKER
DUTCH HILLS SUBDIVISION

COVER SHEET



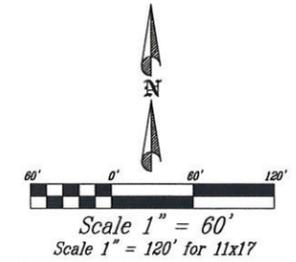
DESIGN BY: PDG	DATE: 15 MAR 2017	SHEET
DRAWN BY: CNB	REV:	1



LEGEND
 OPEN SPACE DEED RESTRICTION TO COMPLY WITH OPEN SPACE REQUIREMENTS

LAND USE CALCS
 ZONE RA-1-43
 TOTAL AREA 14.78 ACRES
 OPEN SPACE 2.22 ACRES (15.00%)
 # OF LOTS 6 LOTS

NOTES:
 -LOT ACREAGE REDUCED UP TO 15% PER CITY CODE DUE TO 15% OPEN SPACE IN SUBDIVISION.
 -LOT FRONTAGE REDUCED BY 15% AS ALLOWED BY CITY CODE PER OPEN SPACE.



BRETT WALKER
 DUTCH HILLS SUBDIVISION
 SITE PLAN

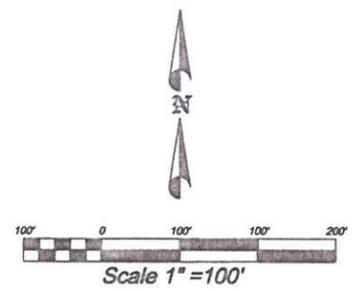
BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.657.9749

DESIGN BY: PDB DATE: 15 MAR 2017 SHEET 1
 DRAWN BY: CNB REV:



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

1. LOT 1 OF THE WALKER RANCH SUBDIVISION MEETS ALL REQUIREMENTS CONTAINED IN THE DEED RESTRICTIONS AS ENTRY NO. 378781 IN BOOK 1055, PAGES 730-32. THESE RESTRICTIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF MIDWAY CITY.
2. FOR RESTRICTIONS PERTAINING TO REMUND RANCH AGRICULTURAL PARCEL 1, SEE ENTRY NO. 378758 IN BOOK 1055, PAGES 724-26. THESE RESTRICTIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF MIDWAY CITY.
3. FOR RIGHTS AND RESPONSIBILITIES PERTAINING TO REMUND RANCH AGRICULTURAL PARCEL 3, SEE ENTRY NO. 378760 IN BOOK 1055, PAGE 727-29. THESE RESTRICTIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF MIDWAY CITY. IN ADDITION, REMUND RANCH AGRICULTURAL PARCEL 3 SHALL BE RESERVED FOR A FUTURE PUBLIC TRAIL EASEMENT.



SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, JASON JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6119653 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
 I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

6-28-2012 DATE
 [Signature] SURVEYOR (SEE SEAL BELOW)

ADDRESS TABLE

LOT	ADDRESS
1	566 E SADDLE DRIVE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C1	55.55'	475.00'	06°42'02"	S86°53'58"E	55.52'
C2	782.38'	1785.00'	25°23'52"	N83°45'08"E	775.99'
C3	325.48'	532.00'	35°03'15"	N88°44'39"E	320.43'
C4	416.30'	360.00'	66°15'20"	S43°22'04"E	393.49'
C5	6.01'	17.96'	19°10'55"	S01°51'19"E	5.98'

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 89° 30' 47" EAST 253.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 00° 09' 33" WEST 558.52 FEET TO THE SOUTHWESTLY RIGHT OF WAY LINE DESCRIBED IN BOOK 832 PAGE 363, OFFICIAL RECORDS OF WASATCH COUNTY; THENCE ALONG SAID RIGHT OF WAY NORTH 89° 45' 01" EAST 232.75 FEET; THENCE ALONG A 475 FOOT RADIUS CURVE TO THE RIGHT 55.55 FEET THROUGH A CENTRAL ANGLE OF 6° 42' 02" (CHORD BEARING SOUTH 86° 53' 58" EAST 55.52 FEET); THENCE ALONG A 1785.00 FOOT RADIUS CURVE TO THE LEFT 782.38 FEET THROUGH A CENTRAL ANGLE OF 25° 23' 52" (CHORD BEARING NORTH 83° 45' 08" EAST 775.99 FEET); THENCE ALONG A 532 FOOT RADIUS CURVE TO THE RIGHT 325.48 FEET THROUGH A CENTRAL ANGLE OF 35° 03' 15" (CHORD BEARING NORTH 88° 44' 39" EAST 320.43 FEET); THENCE ALONG A 360 FOOT RADIUS CURVE TO THE RIGHT 416.30 FEET THROUGH A CENTRAL ANGLE OF 66° 15' 20" (CHORD BEARING SOUTH 43° 22' 04" EAST 393.49 FEET) TO A POINT ON THE NORTH LINE OF THE MIDWAY IRRIGATION COMPANY DEED FOUND AT BOOK 713, PAGE 305, OF THE OFFICIAL RECORDS OF WASATCH COUNTY; THENCE ALONG A LINE COMMON WITH SAID DEED, THE FOLLOWING SIX (6) COURSES:
 NORTH 87° 57' 14" WEST 296.28 FEET;
 NORTH 79° 16' 02" WEST 150.42 FEET;
 SOUTH 82° 19' 06" WEST 139.71 FEET;
 SOUTH 59° 18' 49" WEST 213.46 FEET;
 SOUTH 54° 28' 29" WEST 219.21 FEET;
 SOUTH 07° 44' 08" WEST 52.46 FEET;
 THENCE ALONG A LINE COMMON WITH MIDWAY IRRIGATION COMPANY PARCEL FOUND ON RECORD OF SURVEY 1672, OFFICIAL RECORDS OF WASATCH COUNTY, THE FOLLOWING THREE (3) COURSES:
 ALONG A 17.96 FOOT RADIUS CURVE TO THE LEFT 6.01 FEET THROUGH A CENTRAL ANGLE OF 19°10' 55" (CHORD BEARING SOUTH 1° 51' 19" EAST 5.98 FEET);
 SOUTH 11° 26' 47" EAST 26.57 FEET;
 SOUTH 01° 09' 47" WEST 57.34 FEET;
 THENCE SOUTH 89° 30' 47" WEST 701.58 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
 CONTAINS 14.80 ACRES MORE OR LESS.

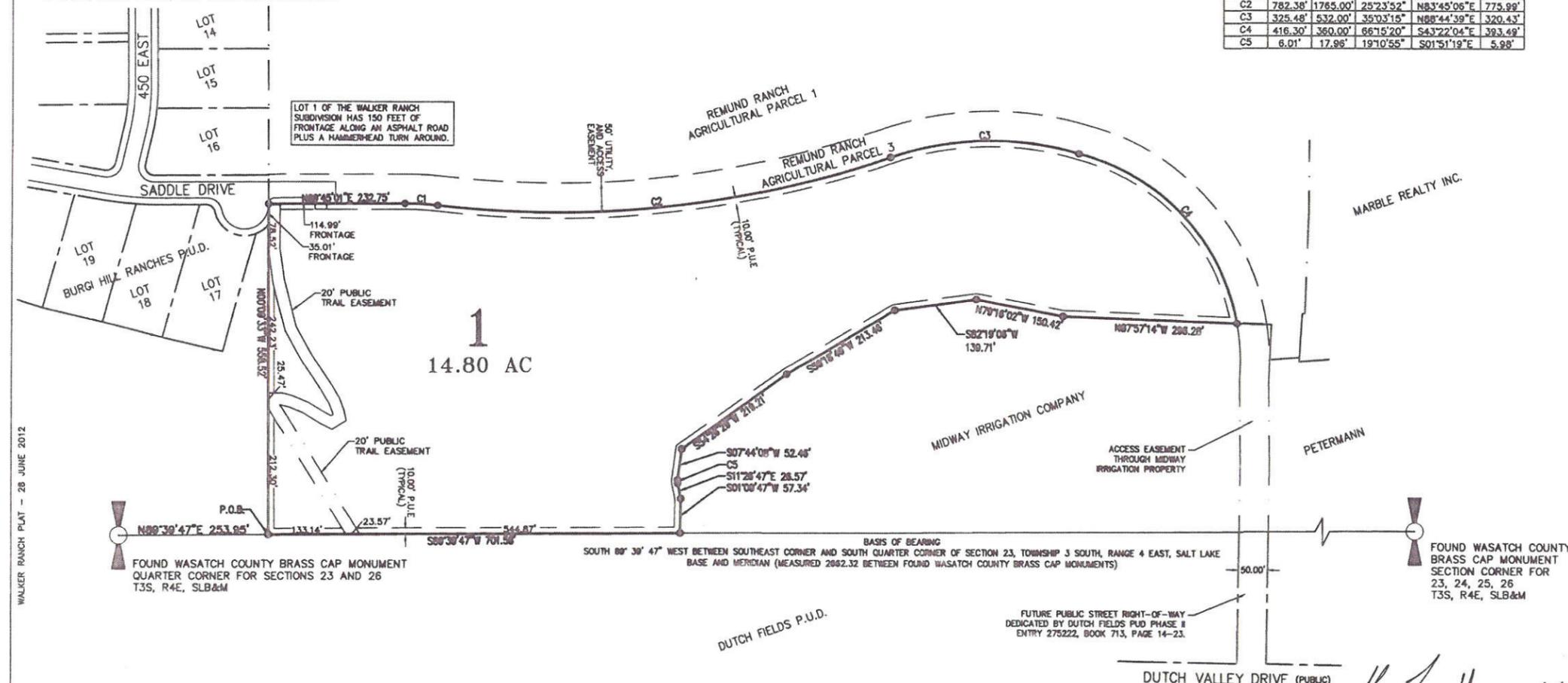
OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.
 DATED THIS 28th DAY OF June, A.D. 2012
 BY [Signature] WELT WALKER

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF WASATCH }
 ON THE 28th DAY OF June, A.D. 2012, PERSONALLY APPEARED BEFORE ME, [Signature], WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
 MY COMMISSION EXPIRES Sept 22, 2014 [Signature] NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
 THIS 2nd DAY OF July, A.D. 2012
 APPROVED [Signature] MAYOR ATTEST [Signature] CLERK-RECORDER
 APPROVED [Signature] CITY ENGINEER APPROVED [Signature] CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS 2nd DAY OF July, A.D. 2012, BY THE
 [Signature] CHAIRMAN, PLANNING COMMISSION
 [Signature] PLANNING DIRECTOR

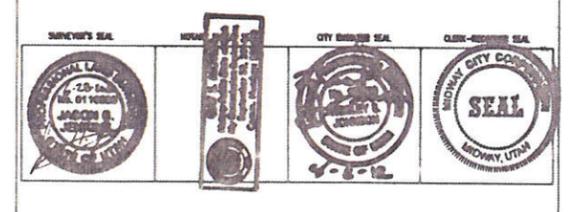
WALKER RANCH PLAT
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
 SCALE: 1" = 100 FEET



SURVEYOR
 JASON G JENKINS, P.L.S.
 P.O. BOX 411
 MIDWAY, UTAH 84049
 PHONE: (435) 671-2595
 DATE OF SURVEY: MARCH 2012

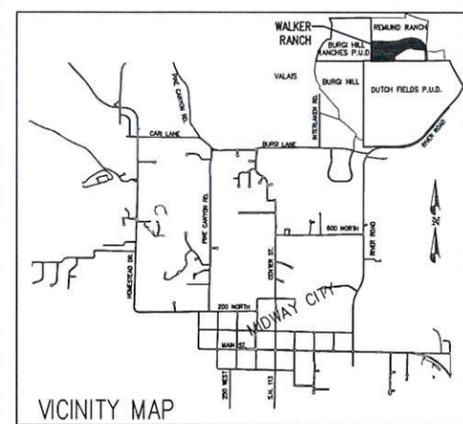
COUNTY RECORDER
 ENTRY # 381178 DATE 6-6-12 TIME 2:31 P.M.
 FEE \$1.00 OR 10% POLARIS FEE FOR BRETT K. WALKER
 BY JP WASATCH COUNTY RECORDER ELIZABETH M PALMER

COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS 12th DAY OF July, 2012
 ROS # 2320
 [Signature] COUNTY SURVEYOR

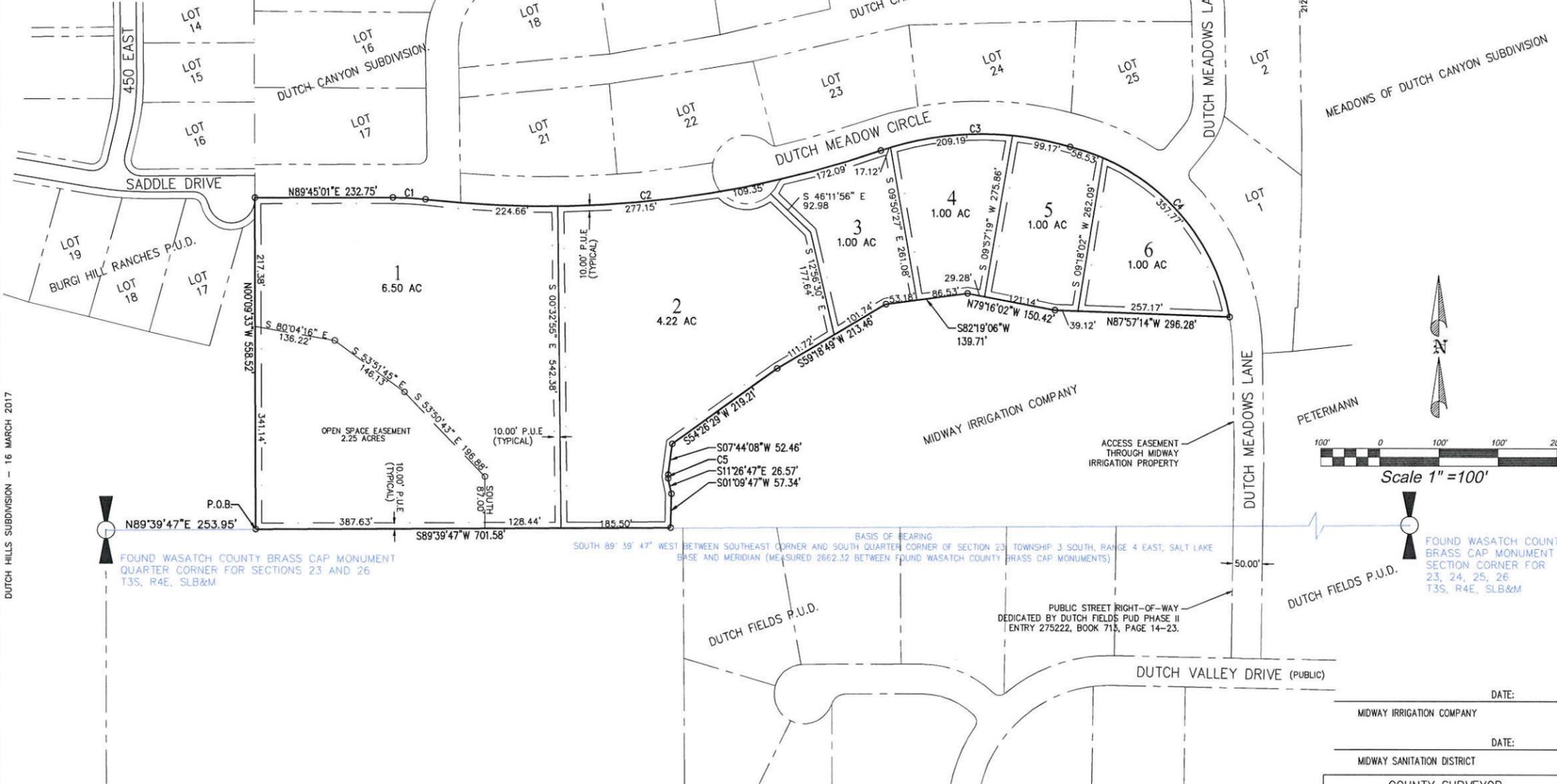


APPROVED BY
 [Signature]
 DATE: 7/2/12

DUTCH HILLS SUBDIVISION - 16 MARCH 2017



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



ADDRESS TABLE

LOT	ADDRESS
1	566 E SADDLE DRIVE
2	566 E SADDLE DRIVE
3	566 E SADDLE DRIVE
4	566 E SADDLE DRIVE
5	566 E SADDLE DRIVE
6	566 E SADDLE DRIVE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD DIR	CHORD
C1	55.55'	475.00'	06°42'02"	S86°53'58"E	55.52'
C2	782.38'	1765.00'	25°23'52"	N83°45'06"E	775.99'
C3	325.48'	532.00'	35°03'15"	N88°44'39"E	320.43'
C4	416.30'	360.00'	66°15'20"	S43°22'04"E	393.49'
C5	6.01'	17.96'	19°10'55"	S01°51'19"E	5.98'

DATE OF SURVEY: MARCH 2012

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER _____ IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89° 39' 47" EAST 253.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 00° 09' 33" WEST 558.52 FEET TO THE SOUTHERLY RIGHT OF WAY LINE DESCRIBED IN BOOK 832 PAGE 383, OFFICIAL RECORDS OF WASATCH COUNTY; THENCE ALONG SAID RIGHT OF WAY NORTH 89° 45' 01" EAST 232.75 FEET; THENCE ALONG A 475 FOOT RADIUS CURVE TO THE RIGHT 55.55 FEET THROUGH A CENTRAL ANGLE OF 6° 42' 02" (CHORD BEARING SOUTH 86° 53' 58" EAST 55.52 FEET); THENCE ALONG A 1765.00 FOOT RADIUS CURVE TO THE LEFT 782.38 FEET THROUGH A CENTRAL ANGLE OF 25° 23' 52" (CHORD BEARING NORTH 83° 45' 06" EAST 775.99 FEET); THENCE ALONG A 532 FOOT RADIUS CURVE TO THE RIGHT 325.48 FEET THROUGH A CENTRAL ANGLE OF 35° 03' 15" (CHORD BEARING NORTH 88° 44' 39" EAST 320.43 FEET); THENCE ALONG A 360 FOOT RADIUS CURVE TO THE RIGHT 416.30 FEET THROUGH A CENTRAL ANGLE OF 66° 15' 20" (CHORD BEARING SOUTH 43° 22' 04" EAST 393.49 FEET) TO A POINT ON THE NORTH LINE OF THE MIDWAY IRRIGATION COMPANY DEED FOUND AT BOOK 713, PAGE 305, OF THE OFFICIAL RECORDS OF WASATCH COUNTY; THENCE ALONG A LINE COMMON WITH SAID DEED, THE FOLLOWING SIX (6) COURSES:
NORTH 87° 57' 14" WEST 296.28 FEET;
NORTH 79° 16' 02" WEST 150.42 FEET;
SOUTH 82° 19' 06" WEST 139.71 FEET;
SOUTH 59° 18' 49" WEST 213.46 FEET;
SOUTH 54° 26' 29" WEST 219.21 FEET;
SOUTH 07° 44' 08" WEST 52.46 FEET;
THENCE ALONG A LINE COMMON WITH MIDWAY IRRIGATION COMPANY PARCEL FOUND ON RECORD OF SURVEY 1672, OFFICIAL RECORDS OF WASATCH COUNTY, THE FOLLOWING THREE (3) COURSES:
ALONG A 17.96 FOOT RADIUS CURVE TO THE LEFT 6.01 FEET THROUGH A CENTRAL ANGLE OF 19°10' 55" (CHORD BEARING SOUTH 1° 51' 19" EAST 5.98 FEET);
SOUTH 11° 26' 47" EAST 26.57 FEET;
SOUTH 01° 09' 47" WEST 57.34 FEET;
THENCE SOUTH 89° 39' 47" WEST 701.58 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
CONTAINS 14.80 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.
DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____
BRETT WALKER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)
APPROVED _____ CITY ENGINEER APPROVED _____ CITY ATTORNEY (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ MIDWAY CITY PLANNING COMMISSION
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

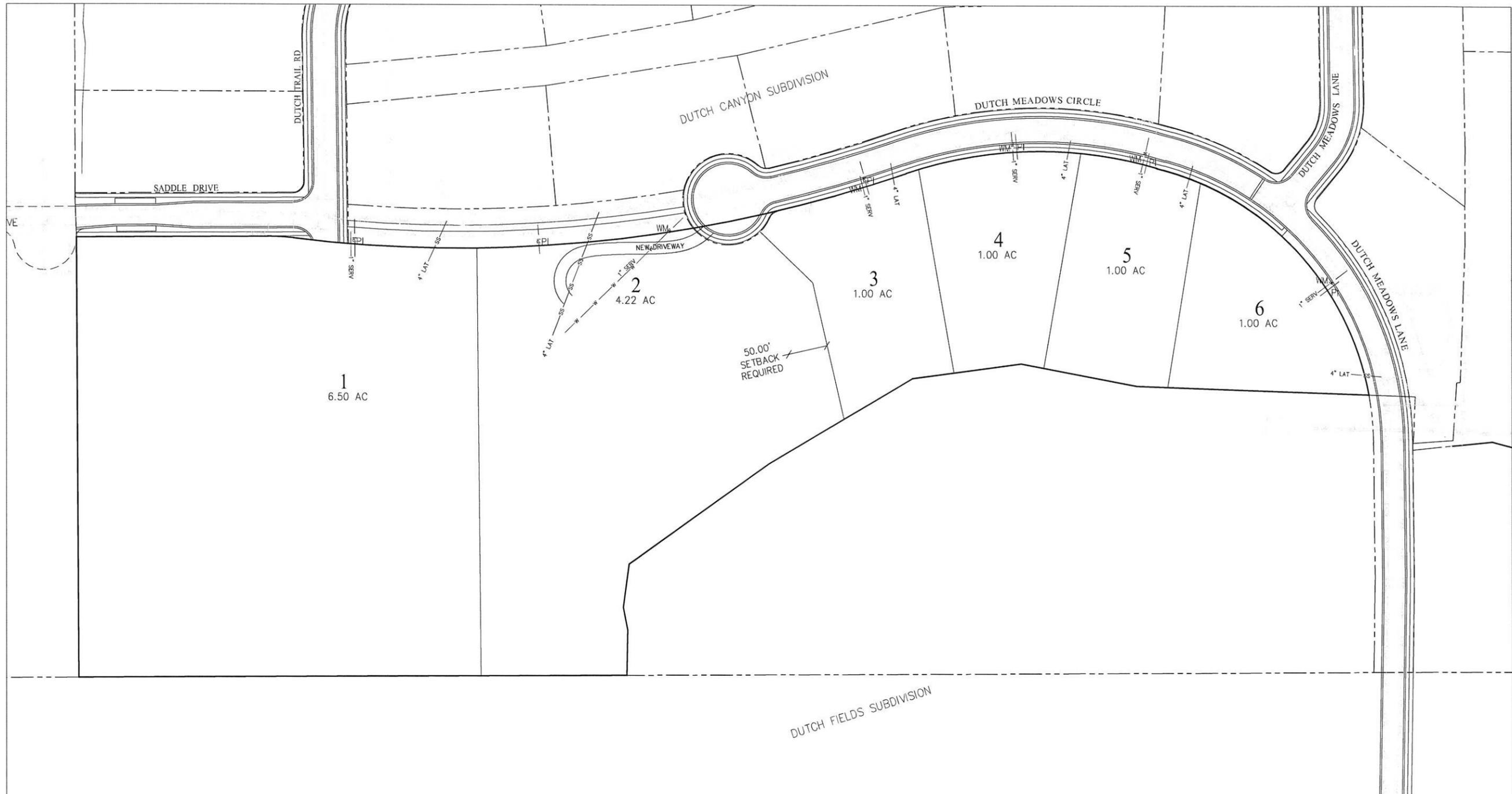
DUTCH HILLS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 100 FEET

DATE: _____
MIDWAY IRRIGATION COMPANY
DATE: _____
MIDWAY SANITATION DISTRICT
COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
ROS # _____
COUNTY SURVEYOR _____

COUNTY RECORDER

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

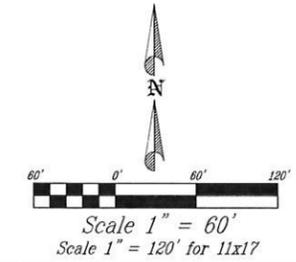


- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS & SPECIFICATIONS
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4"
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS & SPECIFICATIONS
- WATER & PRESSURIZED IRRIGATION NOTES:**
- ALL WATER & PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS & SPECIFICATIONS
- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — EXISTING STORM DRAIN

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

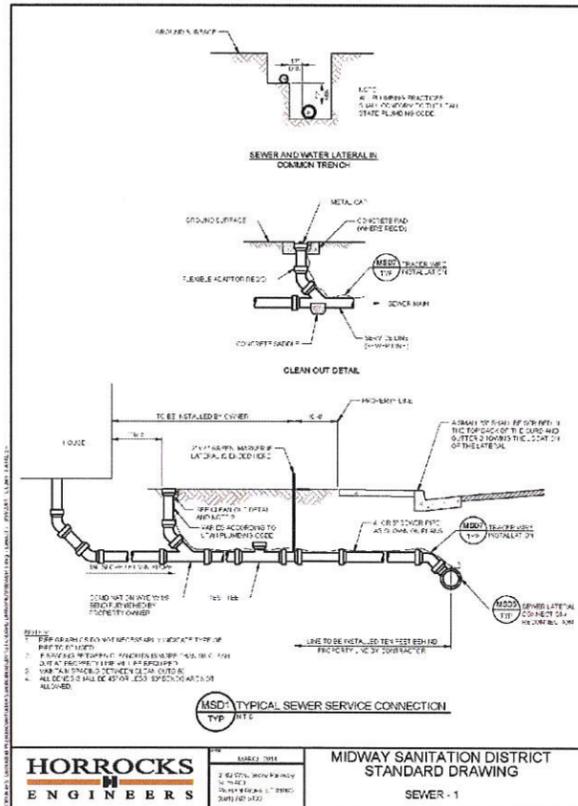
PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 15 MARCH 2017



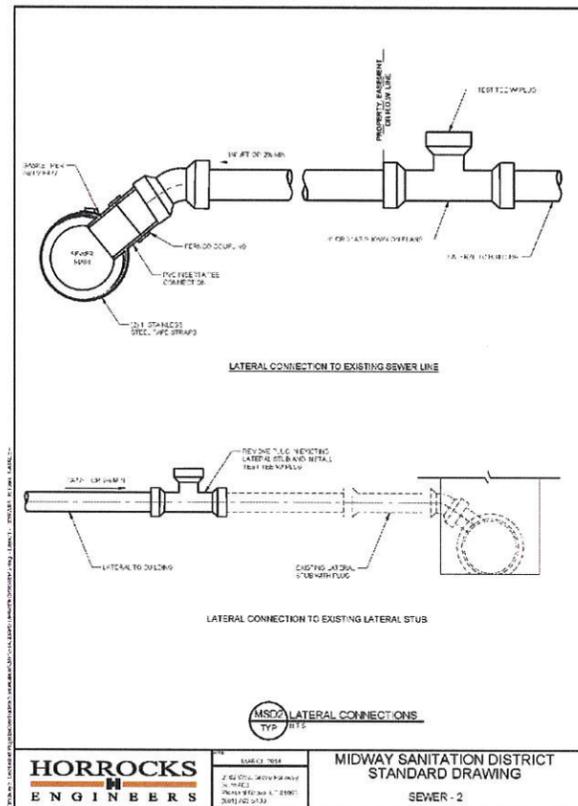
BRETT WALKER
 DUTCH HILLS SUBDIVISION
 UTILITY PLAN

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

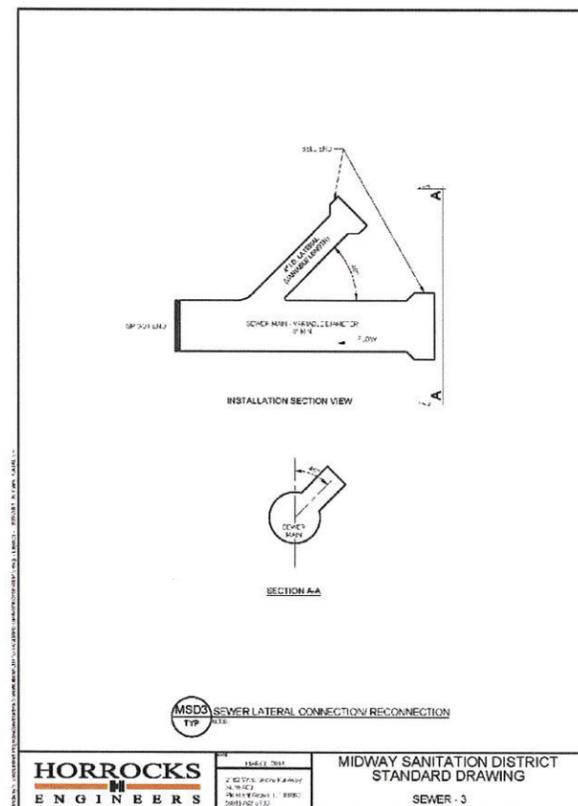
DESIGN BY: PDB	DATE: 15 MAR 2017	SHEET
DRAWN BY: CSB	REV:	4



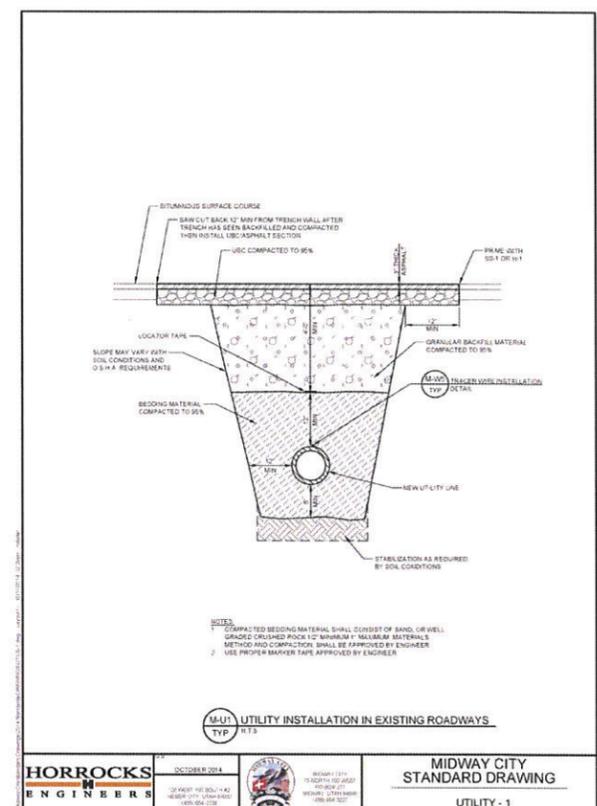
HORROCKS ENGINEERS	ISSUED: 2014	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 1
	DESIGNED BY: [NAME] DRAWN BY: [NAME]	



HORROCKS ENGINEERS	ISSUED: 2014	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 2
	DESIGNED BY: [NAME] DRAWN BY: [NAME]	



HORROCKS ENGINEERS	ISSUED: 2014	MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 3
	DESIGNED BY: [NAME] DRAWN BY: [NAME]	

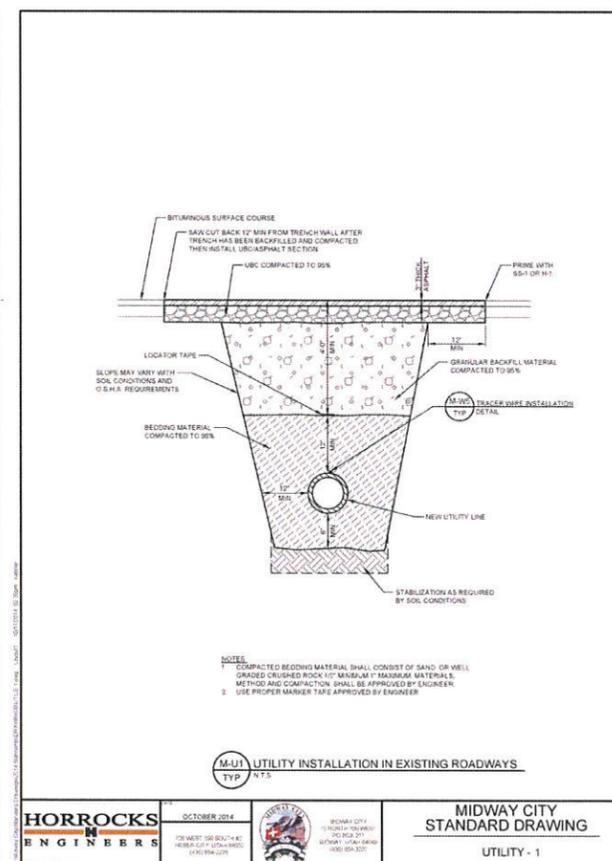
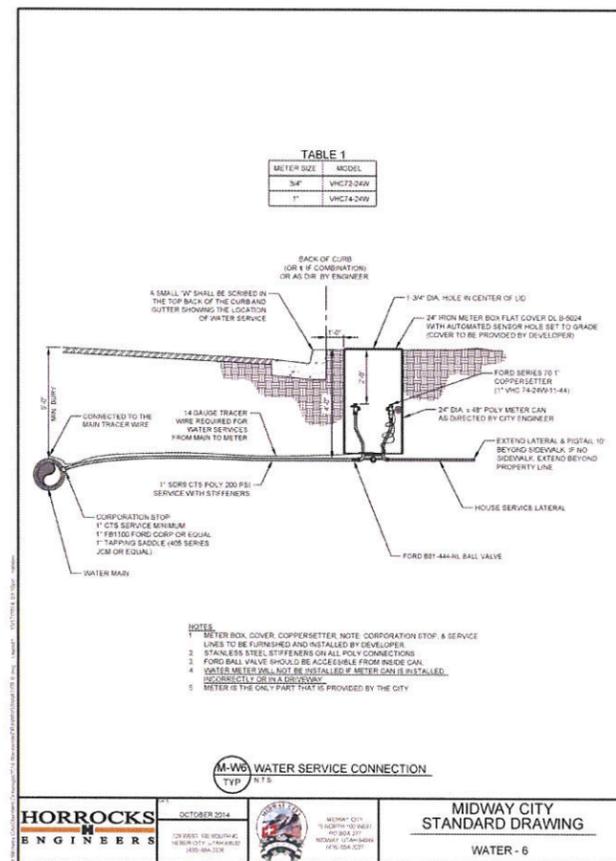
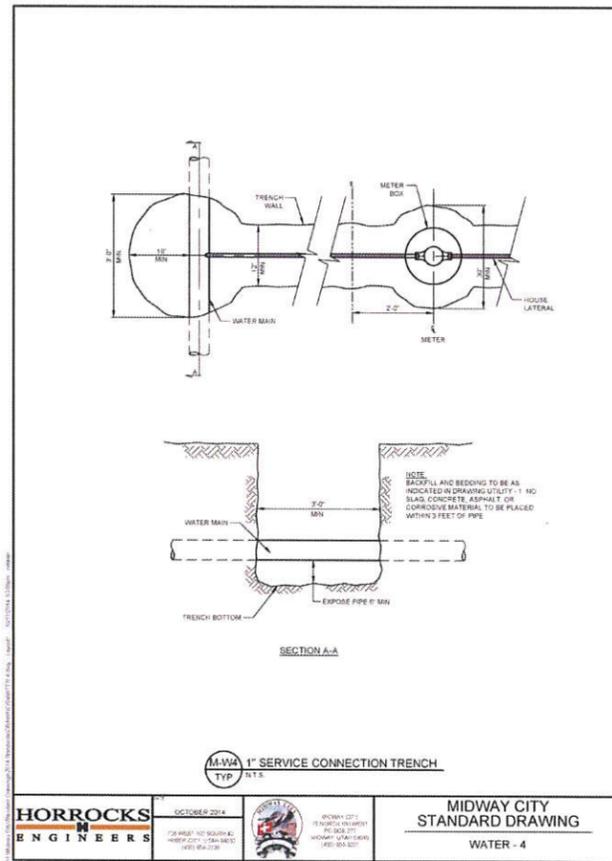


HORROCKS ENGINEERS	OCTOBER 2014	MIDWAY CITY STANDARD DRAWING UTILITY - 1
	DESIGNED BY: [NAME] DRAWN BY: [NAME]	

BRETT WALKER
DUTCH HILLS SUBDIVISION
MSD STANDARD SEWER
CONSTRUCTION DETAILS

BERG ENGINEERING
Resource Group P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY:	DATE: OCT 2014	SHEET
DRAWN BY:	REV:	5



BRETT WALKER
DUTCH HILLS SUBDIVISION
WATER CONSTRUCTION
DETAILS

BERG ENGINEERING
Resource Group P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB DATE: OCT 2014 SHEET
DRAWN BY: PDB REV: 6

Saint-Prex Estates – Kent Buie,
Jura Holdings LLC
800 West Alpine Road

Midway Water Advisory Project Data Sheet

Name of Project: Saint-Prex Estates

Address: 800 West Swiss Alpine Road

Name of Developer: Kent Buie, Jura Holdings LLC

Total Acres of Project: 11.54 acres

Total Acres of Irrigated Land: 11.54 acres

No. of Buildings: _____

No. of Residential Units: 16 lots

No. of Hotel Units: _____

No. of Seats in Restaurant: _____

No. of Water Fixtures in Commercial Buildings (attach detail if applicable): _____

Utah Administrative Code R317-502-23/Requirements of the Division of Drinking Water:

Other: _____

Other: _____

No. of Acre Feet needed for inside use: 16 (0.80 af) = 12.8 af

No. of Acre Feet needed for outside use: _____

Extension or Modification of the City Water System:

Connect to existing water line in Swiss Alpine Road.

Storage Facilities: _____

Midway Irrigation Company Consent:

a. Storm Water Runoff: _____

b. Piping of Irrigation Ditch (Easements):

Existing ditches to be left open for Swiss Alpine storm
water runoff.

c. Relocation of Ditches (Easements) _____

d. Tail Water Control: _____

Secondary Water System: Existing line on north property line.

Comments:

13 lots less than 0.50 acre = 13(1.3 af) = 16.9 af

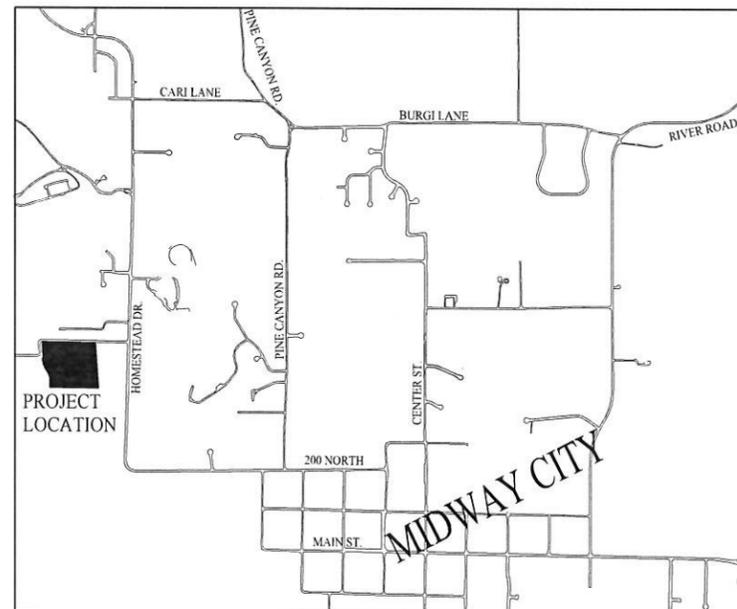
3 lots between 0.5 - 1.0 acres = 3(2.8 sf) = 8.4 af

1.75 acres of open space = 1.75(3.0 af) = 5.25 af

Total water required = 30.55 af = 10.25 shares

SAINT-PREX ESTATES

PRELIMINARY APPLICATION



VICINITY MAP

SHEET INDEX

1. EXISTING CONDITIONS
2. PRELIMINARY SITE PLAN
3. PRELIMINARY LANDSCAPE PLAN
4. PRELIMINARY SANITARY SEWER PLAN
5. PRELIMINARY CULINARY WATER PLAN
6. PRELIMINARY PRESSURIZED IRRIGATION PLAN
7. PRELIMINARY STORM DRAIN PLAN

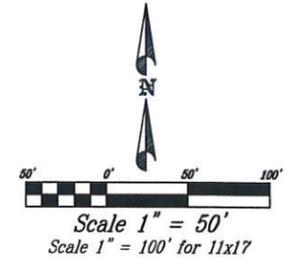
THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 20 APR 2017

JURA HOLDINGS LLC
SAINT-PREX ESTATES

COVER SHEET



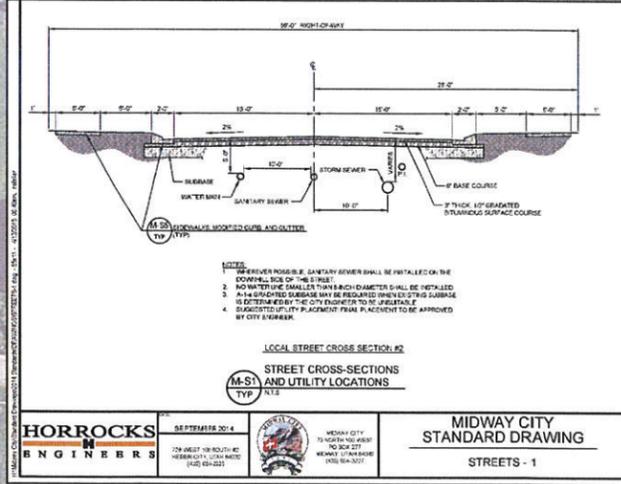
DESIGN BY: PDB	DATE: 20 APR 2017	SHEET
DRAWN BY: CNB	REV:	0



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

PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 20 APR 2017

JURA HOLDINGS LLC SAINT-PREX ESTATES		
EXISTING CONDITIONS		
 BERG ENGINEERING RESOURCE GROUP P.C. 380 E Main St. Suite 204, Midway, UT 84049 ph. (435) 657-9749		
DESIGN BY: PDB DRAWN BY: CNB	DATE: 20 APR 2017 REV:	SHEET 1



HORROCKS ENGINEERS SEPTEMBER 2014
 274 ARREST OR HOLYFIELD
 HERRING CITY, UT 84049
 (435) 634-2211

MIDWAY CITY STANDARD DRAWING
 STREETS - 1

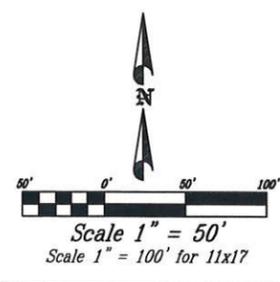
LAND USE CALCS

ZONE	R-1-22
TOTAL AREA	11.54 AC
LOTS	16 LOTS
OPEN SPACE	1.75 (15.16%) (15% REQUIRED)

1.278 LF OF NEW ROADS WITH THIS PLAN
 *LOT SIZES AND FRONTAGE MAY BE REDUCED BY THE PERCENTAGE OF OPEN SPACE PROVIDED
 (21,780 SF X 0.85 = 18,513 SF)
 (115 X 0.85 = 97.75 FEET)

PRELIMINARY PLAN NOTES:
 A 24' HALF WIDTH RIGHT-OF-WAY DEDICATION IS PROPOSED FOR SWISS ALPINE ROAD FOR FUTURE IMPROVEMENTS BY OTHERS.

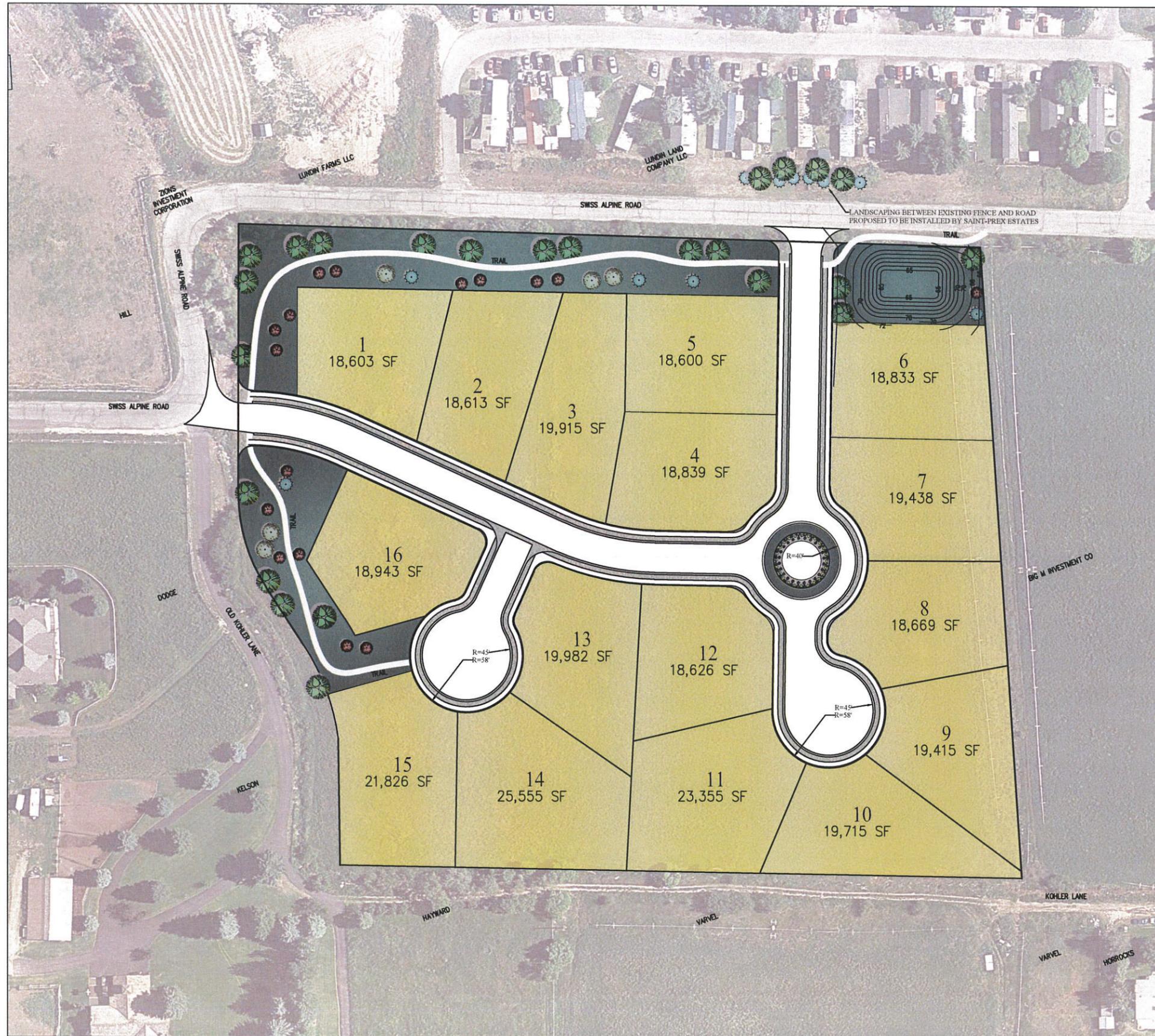
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BERG P.E.
 SERIAL NO. 285585
 DATE: 20 APR 2017



JURA HOLDINGS LLC
 SAINT-PREX ESTATES
 PRELIMINARY
 SITE PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St. Suite 204,
 Midway, UT 84049
 ph. (435) 657-9749

DESIGN BY: PDB DATE: 20 APR 2017 SHEET 2
 DRAWN BY: CNB REV.

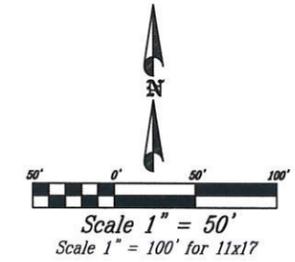


PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	16	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B&B		2" Cal
	23	Eastern Cottonwood Siouxlant / Populus deltoides 'Siouxlant'	B&B		2" Cal
	5	Spring Snow Crab Apple / Malus x 'Spring Snow'	B&B		2" Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	11	Colorado Spruce / Picea pungens	B&B		8-10"
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	24	Spiraea / Spiraea japonica 'Goldmound'	5 gal		
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	24	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	72	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	73,430 sf	Kentucky Bluegrass / Poa pratensis	sod		

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

CARL N. BERG L.A.
 SERIAL NO. 7162790
 DATE: 20 APR 2017



JURA HOLDINGS LLC
 SAINT-PREX ESTATES
 PRELIMINARY
 LANDSCAPE PLAN

berg
 LANDSCAPE ARCHITECTS

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

DESIGN BY: PDB	DATE: 20 APR 2017	SHEET
DRAWN BY: CNB	REV:	3



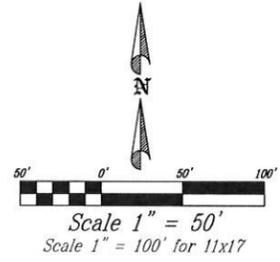
- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN

- SEWER NOTES**
- ALL SEWER LATERALS ARE 4"
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS

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

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

PAUL D. BERG, P.E.
 SERIAL NO. 295595
 DATE: 20 APR 2017



JURA HOLDINGS LLC
 SAINT-PREX ESTATES

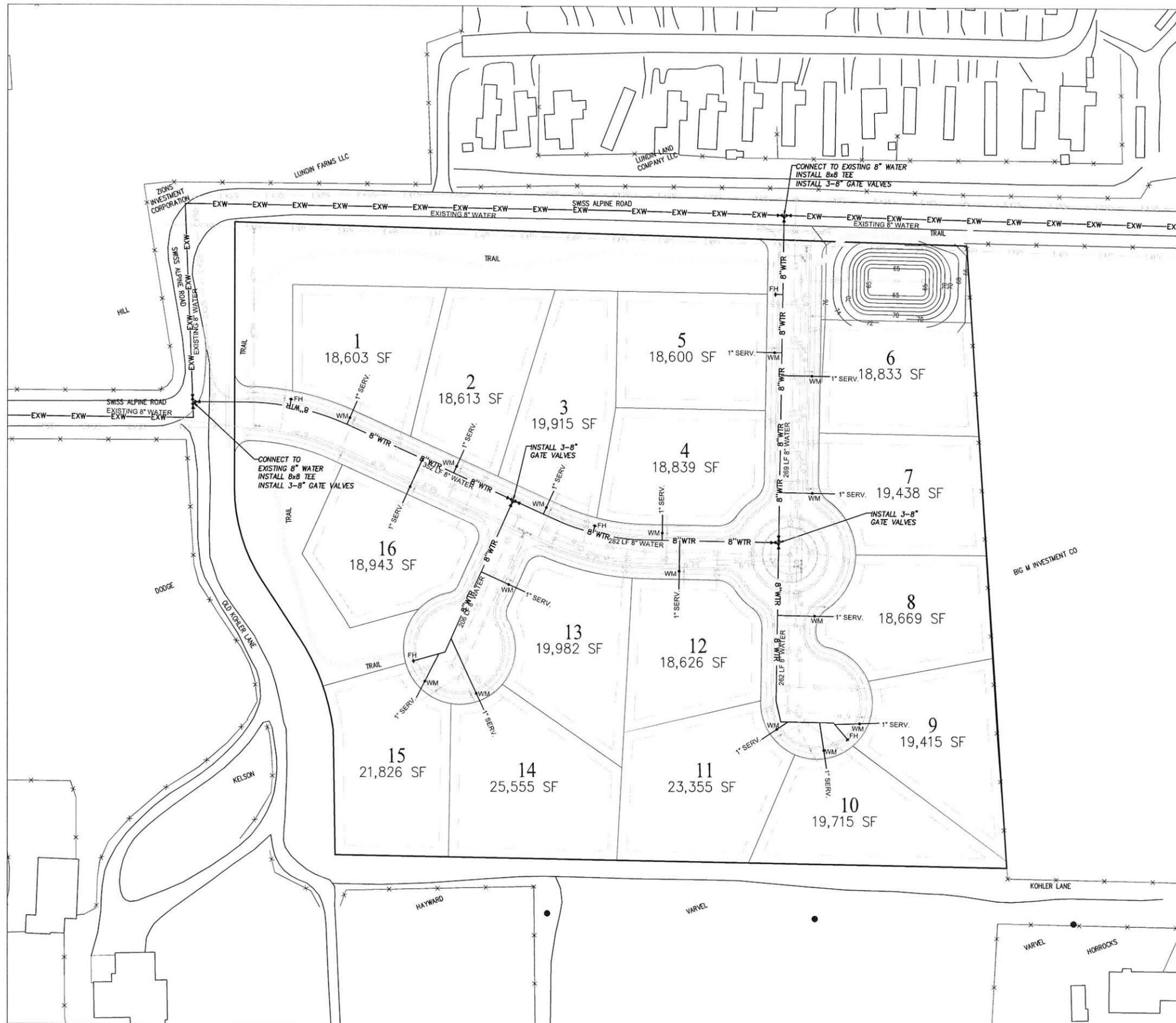
PRELIMINARY
 SEWER PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St, Suite 204,
 Midway, UT 84049
 ph. (435) 657-9749

DESIGN BY: PDB
 DRAWN BY: CNB

DATE: 20 APR 2017
 REV:

SHEET
4

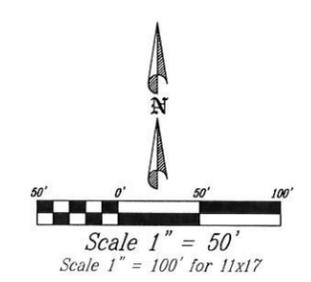


- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN

- WATER NOTES**
- ALL WATER & PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS & SPECIFICATIONS.
- BLUE STAKE NOTE**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES

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

PAUL D. BERG, P.E.
 SERIAL NO. 295595
 DATE: 20 APR 2017



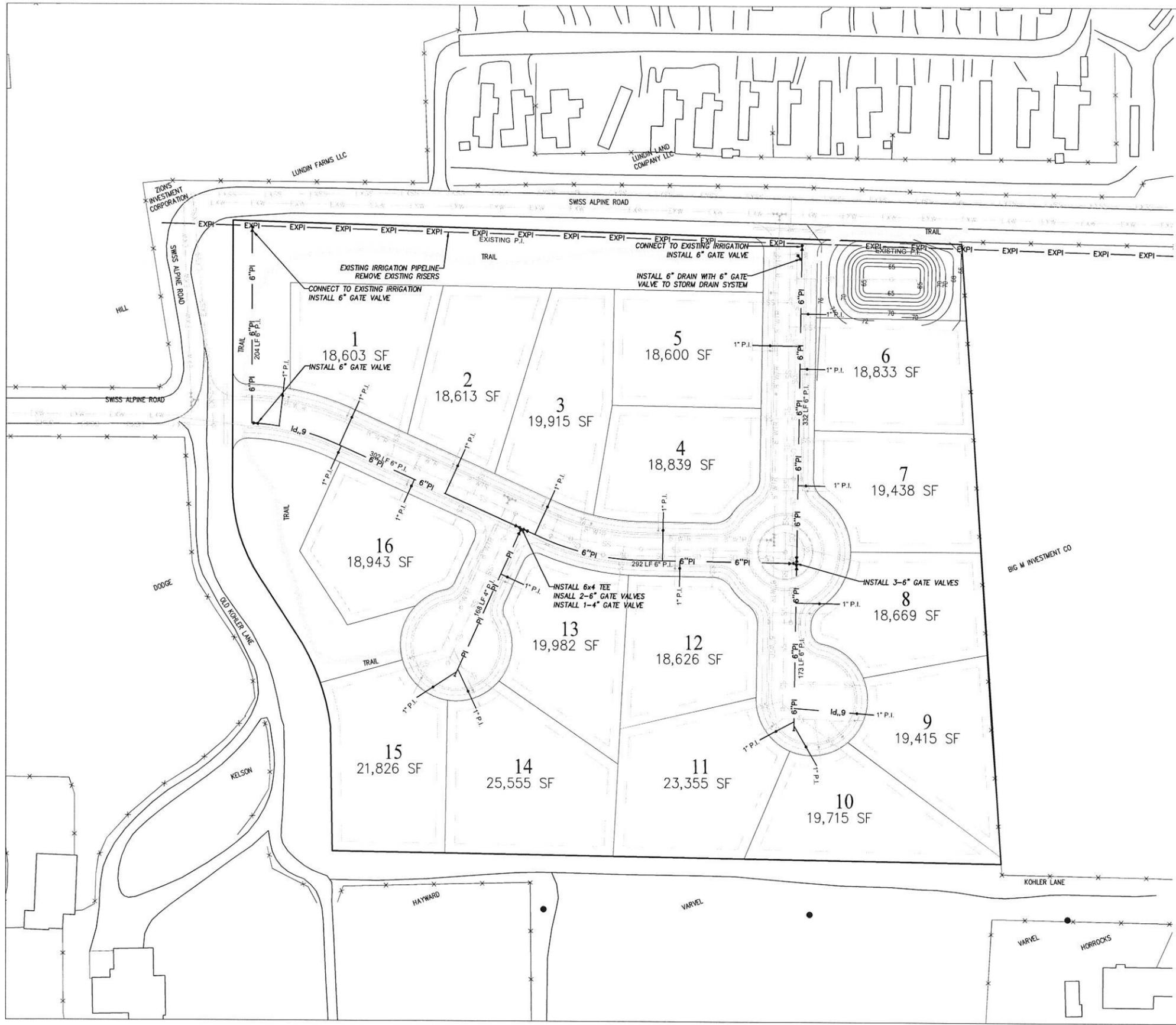
JURA HOLDINGS LLC
 SAINT-PREX ESTATES
 PRELIMINARY
 WATER PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St, Suite 204,
 Midway, UT 84049
 ph: (435) 657-9749

DESIGN BY: PDB
 DRAWN BY: CNB

DATE: 20 APR 2017
 REV.

SHEET
 5

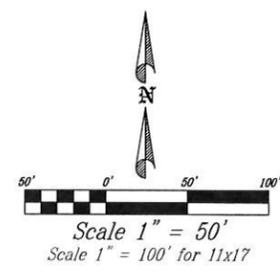


- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN

- PRESSURIZED IRRIGATION NOTES**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS & SPECIFICATIONS
- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES

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

PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 20 APR 2017



JURA HOLDINGS LLC
 SAINT-PREX ESTATES
 PRELIMINARY PRESSURIZED IRRIGATION PLAN

BERG ENGINEERING
 RESOURCE GROUP P.C.
 380 E Main St. Suite 204,
 Midway, UT 84049
 ph. (435) 657-9749

DESIGN BY: PDB DATE: 20 APR 2017 SHEET: 6
 DRAWN BY: CNB REV.

Saint-Prex Estates
Preliminary Storm Drainage Calculations

Date: April 15, 2017
Storm water runoff for the subdivision will be controlled using a retention pond near the northeast corner of the subdivision in common area next to Swiss Alpine Road.
Soils at this site are expected to be clay with a low permeability. A soil percolation rate of 2.0 inches per hour was assumed for design.

Table 1 - Runoff Coefficient for Saint-Prex Subdivision

Drainage Basin	Total Area (acres)	C=0.90 Road Right-of-Way (acres)	C=0.60 Lots (acres)	C=0.20 Open Space (acres)	Composite Runoff Coefficient
Subdivision	11.54	1.99	7.82	1.73	0.59

Table 2 - 100 Year Storm Peak Runoff and Volume

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cfs)
15	4.08	11.54	0.59	27.86	26,076
30	2.76	11.54	0.59	18.85	33,926
60	1.71	11.54	0.59	11.68	42,039
120	0.96	11.54	0.59	6.56	47,202
180	0.65	11.54	0.59	4.44	47,940
360	0.35	11.54	0.59	2.39	61,627
720	0.21	11.54	0.59	1.43	61,953
1440	0.13	11.54	0.59	0.89	76,703

Drain rock area under southwest retention pond is 6,594 sf with a 12" depth. The sidewall area in the southwest retention pond of the drain rock is 301' x 12" = 3,612 sf. Total surface area of the drain rock in the southwest retention pond is 6,594 + 3,612 = 10,206 sf. Percolation rate from drain rock is 10,206 sf (2 in/hr) (1hr/60 min) (1min/60 sec) (1hr/12 in) = 0.473 cfs. Volume of voids in the drain rock, 6,594 sf x 12 in x .40 = 31,651 cf.

Table 3 - Retention Pond Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (in/hr)	3-12" Sump Volume (cf)	Volume of 40% Voids in Drain Rock (cf)	Percolation from Sumps (cf)	Storage Needed in Ponds (cf)
15	26,076	1.0	708	31,651	426	0
30	33,926	1.0	708	31,651	851	716
60	42,039	1.0	708	31,651	1,703	7,978
120	47,202	1.0	708	31,651	3,406	11,437
180	47,940	1.0	708	31,651	5,108	16,472
360	61,627	1.0	708	31,651	10,217	9,051
720	61,953	1.0	708	31,651	20,434	9,160
1440	76,703	1.0	708	31,651	40,867	3,477

Table 4 - Retention Pond Storage Volume

Elevation (ft)	Pond Depth (ft)	Pond Area (sq ft)	Pond Volume (cf)	Pond Volume (ac-ft)
65.00	0.00	1646	0	0.00
66.00	1.00	2368	2,007	0.05
67.00	2.00	3169	4,786	0.11
68.00	3.00	4195	8,446	0.19
69.00	4.00	5165	13,098	0.30
70.00	5.00	6295	18,828	0.43

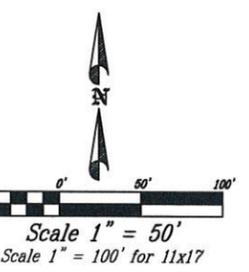
Contains the 100 year storm + 1' of freeboard

- LEGEND**
- EXSS — EXISTING SEWER
 - SS — PROPOSED SEWER
 - EXW — EXISTING WATER
 - W — PROPOSED WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN

STORM DRAIN NOTE:
• ALL STORM DRAIN CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS.

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

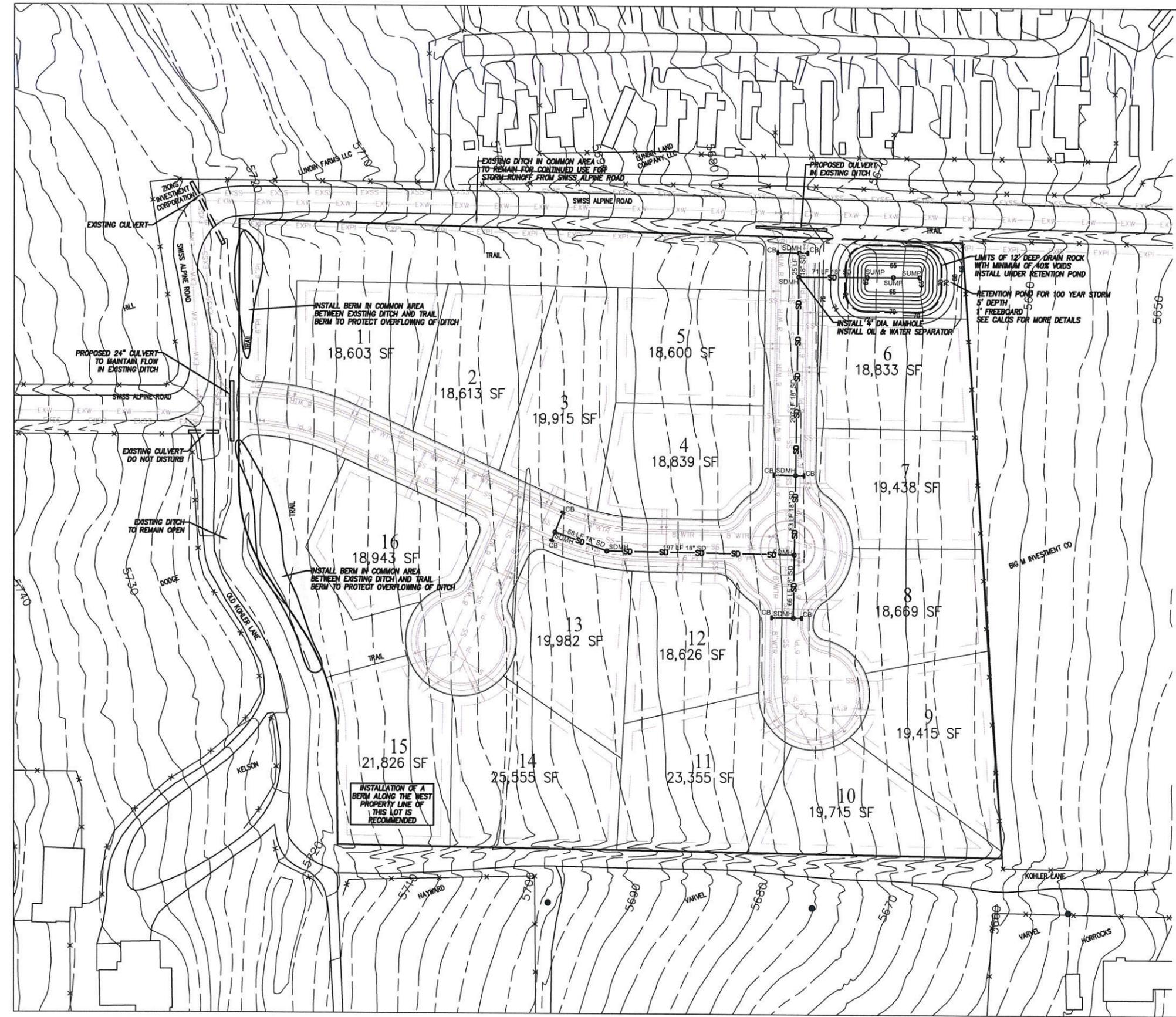
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL D. BERG, P.E.
SERIAL NO. 285595
DATE: 20 APR 2017



JURA HOLDINGS LLC
SAINT-PREX ESTATES
PRELIMINARY
STORM DRAIN PLAN

BERG ENGINEERING
RESOURCE GROUP, P.C.
380 E Main St, Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB DATE: 20 APR 2017 SHEET: 7
DRAWN BY: CNB REV.



New/Old Business

Adjourn
