

**NOTICE AND AGENDA  
MIDWAY WATER ADVISORY BOARD  
MONDAY, FEBRUARY 5, 2018**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, January 8, 2018 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. General Consent Calendar
  - a. Approve Agenda for February 5, 2018
  - b. Approve Meeting Minutes for January 8, 2018
2. Midway Springs – 210 East 600 North
  - a. Discuss subdivision water requirements
  - b. Possible Recommendation to City Council.
3. Lime Canyon Rural Preservation Subdivision – 950 West Lime Canyon Road
  - a. Discuss subdivision water requirements
  - b. Possible Recommendation to City Council
4. Lucerne Estates – 100 South 150 East
  - a. Discuss subdivision water requirements
  - b. Possible Recommendation to City Council
5. Ken Probst Property – Approx. 900 South 200 East
  - a. Discuss request to City Council for Will Serve Letter
  - b. Possible Recommendation to City Council
6. Whitaker Farm – 500 North River Road
  - a. Discuss subdivision water requirements
  - b. Possible Recommendation to City Council
7. New/Old Business - No motions or commendations given
8. Adjourn

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*General Consent Calendar*

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**MIDWAY WATER ADVISORY BOARD  
MONDAY JANUARY 8, 2018  
MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held January 8, 2018 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 Celeste Johnson, City Council Member: Ken Vanwagoner, Michael Henke, City Planner and Jennifer Sweat, Treasurer/Water Advisory Board Secretary.

**General Consent Calendar**

Chairman/Irrigation President Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Discuss Chairman and Co-Chairman for Year
  - a. 2018 Midway Irrigation Company is chairman of board with Midway City Mayor serving as the co-chairman.
  - b. Approval of the Agenda for January 8, 2018
  - c. Approval of the minutes for December 4, 2017

The board discussed the chairman and co-chairman and how that has normally worked in the past. Mayor Johnson was fine with continuing the tradition.

**Motion: Midway Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar with no changes. City Council Member Ken VanWagoner 2<sup>nd</sup> the motion. It was carried unanimously.**

Russ Watts who was in attendance requested that the board look at item # 4 because Paul Berg, engineer had not arrived yet. The board was fine with this minor change.

**Clifford and Victoria Chaney – Chaney Woodworking – about 31 East 100 South**

Michael Henke, City Planner presented the following regarding this property

1. C-2 zone
2. .25 of an acre
3. 4,416 square feet

Minutes of the Midway Water Advisory Board  
January 8, 2018

4. 22' feet peak height
5. 2 parking stalls (1 or 2 more could be added)

Planner Henke reviewed the project with the board, and reviewed the property via google maps, as well as looking at the plat maps and drawings. This is a hobby shop basically for Mr. Chaney, however because of how it is zoned the property is being treated as commercial. The property would have a bathroom, which would consist of a toilet, sink and shower.

Planner Henke made the following recommendation for water requirements:

1. .27-acre feet for irrigated area (3,896 sq. ft.)
2. .8-acre feet for culinary connection
  - a. 2 sinks, 1 toilet, 1 shower, 2 spigots

With those the calculations they should turn in 1.07-acre feet or ½ share of Midway Irrigation Water.

Chairman Farrell asked if there were further questions regarding this item? There was not.

**Motion: Council Member Ken VanWagoner made the motion to recommend approval for Clifford and Victoria Chaney-Chaney Woodworking located at about 31 East 100 South with the recommendation that they turn in 1.07-acre feet of water (1/2 Share) to Midway City, and to also install a secondary water meter for the property for the Midway Irrigation Company. Midway Irrigation Member Grant Kohler 2<sup>nd</sup> the motion.**

Chairman Farrell asked if there were any questions on the motion? There was not.

**Motion was carried unanimously for Recommendation to City Council**

### **New/Old Business**

Chairman Farrell spoke about the upcoming meeting that the County was trying to put together to discuss the county's water needs, there was some concerns on irrigation, culinary water, ground water and sewer. The idea was to put together a possible regional water study and that would include how to protect the water, map growth etc. There would be a meeting on Wednesday, January 31<sup>st</sup> at 7:00 p.m. at the County Buildings. Midway City was invited to attend this meeting as all municipality's and irrigation companies were being invited.

Chairman Farrell discussed the annual irrigation meeting which was held on Saturday, January 6<sup>th</sup>. They had a good turnout, about 70 people attended. The pump station in Dutch Canyon was close to being finished and should help with pressure problems in Burgi Hills, Dutch Fields area. It was costing between \$400,000-\$450,000 to complete.

Mike Kohler arrived at 6:35 p.m. Russ Watts indicated we could go ahead and begin discussion on Midway Springs.

**Midway Springs – 210 East 600 North**

Michael Henke, City Planner presented the following regarding this property

1. R-1-15 zoning
2. Proposal contains 96 building pads
3. Proposal contains 1 lot
4. Three Phases
  - a. Phase I – 31 units (20 lots, 11 pads)
  - b. Phase II – 41 units (41 Pads)
  - c. Phase III – 25 units (25 pads)
5. Project is a Planned Unit Development/Standard Subdivision

Planner Henke stated that the board had previously seen this item at the water board in August 2017. It had slightly changed as it was now primarily a planned unit development. Harold Remund’s home would remain, all the other existing homes would be torn down. The board reviewed the property via google map, as well as plat maps, drawings etc.

According to Planner Henke the follow was the potential water recommendations.

1. 50.54 acres
2. 14.28 acres of irrigated landscaping
3. 10 acres of wetlands
4. 1.32 acres for round about
5. 97 total dwelling units
6. 1 clubhouse and pool
7. 3 existing dwellings on the property

They also reviewed the water calculations provided by Paul Berg, the engineer for the project. It addressed the irrigation water, culinary water and water rights per phase.

Secondary Water Requirements (From water calculations by Berg Engineering)

**Table 1 - Irrigated Area**

| Irrigated Use                | Total Size (sf) | Impervious Area (sf) | Irrigated Area (sf) | Irrigated Area (acres) | Irrigation Duty (ac-ft/acre) | Required Water Rights (ac-ft) |
|------------------------------|-----------------|----------------------|---------------------|------------------------|------------------------------|-------------------------------|
| Lot 1 (Phase 1)              | 17,572          | 8,000                | 9,572               | 0.22                   | 3.00                         | 0.66                          |
| Offsite open space (Phase 1) |                 |                      |                     | 1.32                   | 3.00                         | 3.96                          |
| Phase 1 PUD grass areas      |                 |                      |                     | 8.67                   | 3.00                         | 26.01                         |
| Phase 2 PUD grass areas      |                 |                      |                     | 6.7                    | 3.00                         | 20.10                         |
| Phase 3 PUD grass areas      |                 |                      |                     | 6.77                   | 3.00                         | 20.31                         |
|                              |                 |                      |                     | <b>22.14</b>           |                              | <b>71.04</b>                  |

ac-ft

Culinary Water Requirements (from water calculations by Berg Engineering)

Table 2 - Inside Use

| Use                          | Units | Water Right Requirement (ac-ft) | Required Rights (ac-ft) |
|------------------------------|-------|---------------------------------|-------------------------|
| Subdivision lot (Phase 1)    | 1     | 0.80                            | 0.80                    |
| Phase 1 PUD units            | 30    | 0.80                            | 24.00                   |
| Phase 2 PUD units            | 40    | 0.80                            | 32.00                   |
| Phase 3 PUD units            | 26    | 0.80                            | 20.80                   |
| Clubhouse and Pool (Phase 2) | 1     | 0.80                            | 0.80                    |
| Existing Home Credit         | 3     | -1.50                           | -4.50                   |

73.90 ac-ft

Total Water Rights Required = Irrigated Area + Indoor Use =

144.94 ac-ft  
48.31 shares

Water Rights Per Phase (from water calculations by Berg Engineering)

Table 3 - Water Rights per Phase

| Phase | Inside (ac-ft) | Irrigation (ac-ft) | Credits (ac-ft) | Total (ac-ft) |
|-------|----------------|--------------------|-----------------|---------------|
| 1     | 24.80          | 30.63              | -4.50           | 50.93         |
| 2     | 32.80          | 20.10              | 0.00            | 52.90         |
| 3     | 20.80          | 20.31              | 0.00            | 41.11         |

144.94

Notes

1. Water rights for offsite open space near the River Road Roundabout will be dedication with Phase 1.
2. The Midway Springs Home Owners Association will maintain the ditches that run through the property.
3. Ditches have been already been improved to avoid leaks and other losses of water.
4. Wetlands are not considered irrigated areas. No water rights have been dedication for wetland areas.

It was noted that the core of engineers had given their approval for phase one, and that each phase would be reviewed by them, and their approval would be given as each phase went through.

The calculations provided by the engineer did not include the wetlands, and the board and Planner Henke were unsure if the park strips were addressed in the numbers. Russ Watts, the developer of the property was not sure if those were in the calculations and would need to check with Paul.

The board discussed their concerns on the pressurized irrigation plan, and the accesses that they currently had, and what the irrigation company felt was needed, which was three access points. Russ Watts said he would have Paul send their plan to Mike Kohler, and it could be sent to JUB

Engineers as well. They also discussed the water feature, which really was just the ponds that already existed on the property, and was now being maintained by the developer and would continue to be maintained by the HOA. The ditch next to the Peterson property would be piped, as it has a more stagnant smell to it. The irrigation company felt that some sort of maintenance agreement should be reached between the HOA/Developer and the irrigation company. Russ Watts said he would work on that with them.

Planner Henke stated that he had found some issues to be addressed with this development

1. 10 acres of wetlands
  - a. 30-acre feet required for wetland areas
    - i. Wetlands may reduce in acreage
    - ii. Historically had water shares
    - iii. Irrigated areas will irrigate non-irrigated areas nearby
  - b. Require as part of calculation for master plan, review per phase when each phase is seeking approval.
2. HOA must maintain ditches in the development
3. Measuring devices must be installed
  - a. 2 at entries
  - b. 2 at exits
4. Secondary water meters

Chairman Farrell asked that it was now his understanding that the ponds were already included in the calculations? Russ Watts confirmed that was his understanding. Chairman Farrell said then the devices would not be required, and the board agreed to this.

The board discussed the water requirements for the wetlands, and if that was also included then the development would need to have 174.94-acre feet or 58 ½ water shares for the entire project.

The board discussed if all the water should be required to be turned in for the entire project at time of Master approval, or if they would require it to only be turned in by phase? The board discussed the need to have the entire amount of water turned in because what if it was decided down the road to not do phase three, then it had the potential to become a weed patch. Russ stated that the area regardless would be maintained by the HOA.

Another concern or unknown Planner Henke stated was not knowing the acreage of the wetland in each phase. Chairman Farrell thought that the item should be tabled until the February 5<sup>th</sup> meeting when the unknowns could be possibly answered. The board agreed.

**Motion: Mayor Johnson made a motion to Table Midway Springs until February 5, 2018 meeting. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion. It was carried unanimously.**

**New/Old Business - Continued**

The board discussed the need to add to Title 16 that the water requirements need to be turned in at Master Phase, and then would be held in the Treasurer's safe, and as each phase is approved and recorded, the water shares would be then put into Midway City's name. Chairman Farrell suggested Planner Henke speak with Doug, Planner at Wasatch County, and to look at their ordinance, and then put something in the Master Plan portion of Title 16.

Paul Berg arrived at 7:30 p.m. and wanted to know if he was able to answer any of the boards questions? The board stated that they motion was already made, however these were the items that they needed for the next meeting.

1. Were the park strips included in the overall irrigated calculations.
2. Exact acreage for wetland areas for each phase
3. Secondary irrigation water access in three locations – 600 North, 300 North, 250 North.
4. Irrigation Plan submitted to irrigation company to then submit to JUB engineering.
5. Make sure the ponds are included in the irrigated area calculations.

Paul Berg then asked what was decided on the wetlands? Planner Henke stated that they would include the 10 acres with the overall calculations and as each phase comes in they will look to see if the wetland has changed, and require the water based on that calculation. Paul Berg asked what that meant for the project? Planner Henke stated that information needed to be gathered, and the development would be again reviewed at Water Advisory Board on February 5<sup>th</sup>. The development was still on the agenda for Planning Commission.

Chairman Farrell asked if there was any other business to discuss? There was not.

Mayor Johnson moved for adjournment at 7:35 p.m. Irrigation Member Grant Kohler 2<sup>nd</sup> the motion. It was carried unanimously.

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*Midway Springs*

*210 East 600 North*

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## Jennifer Sweat

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**From:** Paul Berg <paul@bergeng.net>  
**Sent:** Thursday, January 18, 2018 12:10 PM  
**To:** Michael Henke  
**Cc:** Russ@wattsenterprises.com; Jennifer Sweat  
**Subject:** Midway Springs - Water Board Information  
**Attachments:** Midway Springs PUD Preliminary Plan Set\_Dec 2017.pdf; Water Right Calculations\_Dec 2017 Update.pdf

Michael

I am resending the water board application sent to you on December 28, 2017. The updated water right calculation table provides the water rights needed for each phase and lists the total wetlands area of 10.00 acres. These items were listed as conditions at last month's water board meeting. Do I need to change something or did the water board not see this information?

### Other Comments from the Water Board:

- Pressurized irrigation plan was sent to Mike Kohler on 1-15-2018 for review and modeling by JUB Engineers. We are waiting for their comments regarding what changes are needed for service and pressure. Once received we will update the plans.
- The pond in the entry park was included in the irrigated area calculations provided on 12-28-2017. The area of the existing ditch is not included. Is the irrigation company asking for water rights for evaporation from their ditch?
- Park strips were included in the 12-28-2017 irrigated area calculations.
- Russ Watts will work with the irrigation company on the maintenance agreement.

Paul Berg  
Berg Engineering

**From:** Paul Berg  
**Sent:** Thursday, December 28, 2017 12:03 PM  
**To:** Michael Henke  
**Cc:** Russ@wattsenterprises.com ; Lindy Rodabough  
**Subject:** Midway Springs - Plan Updates and Requested Documents

Michael

The master plan and preliminary plan set for Midway Springs has been updated based on the appeals hearing regarding wetlands density. The water right calculations for the development have been updated per the new plan and a request has been made to be on the January 8, 2017 water board agenda. Attached is a copy of the new plans and the water right calculations.

A preliminary jurisdictional wetlands letter has been issued by the Army Corp of Engineers. A copy of the letter is attached. Also attached is a copy of the recorded documents that place all properties in the Midway Springs development in one ownership under the name of Midway Springs LLC.

These documents provide the information you requested in our phone call on December 18, 2017. We look forward to meeting with the Planning Commission on January 17, 2018 to request approval. Please call if you have any questions regarding the attached documents.

Paul Berg  
Berg Engineering

# Midway Springs

## Water Rights Required for Development

December 22, 2017

The Midway Springs development has been changed to a 1 lot subdivision for the existing Remund home and a 96 unit planned unit development. Attached are the updated water right calculations for the new development plan.

### Property Information

|                                      |             |
|--------------------------------------|-------------|
| Total area of project                | 50.54 acres |
| Subdivision area                     | 0.39 acres  |
| PUD area                             | 50.36 acres |
| Irrigated sod and native grass areas | 20.59 acres |
| Wetland areas                        | 10.00 acres |

- 1 existing home an a subdivision lot
- 96 units in the PUD
- 1 clubhouse and pool
- 3 existing homes on the property

**Table 1 - Irrigated Area**

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|                              |                 |                      |                     | <b>22.14</b>           |                              | <b>71.04</b>                  |

ac-ft

**Table 2 - Inside Use**

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73.90 ac-ft

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48.31 shares

**Table 3 - Water Rights per Phase**

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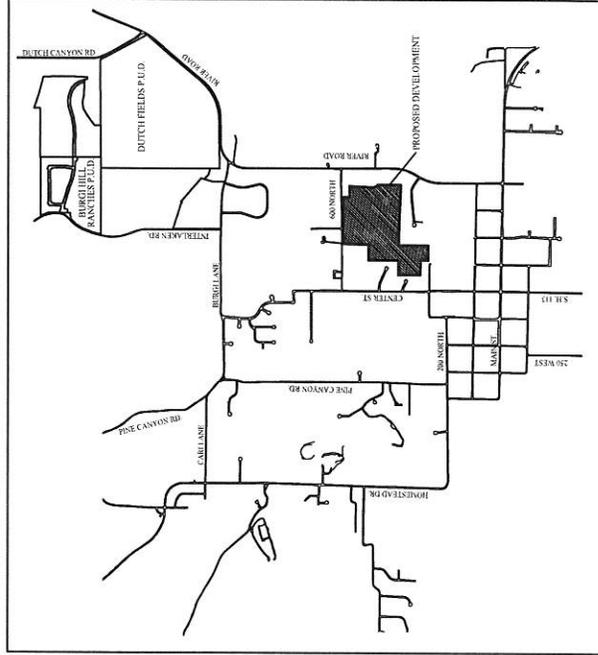
144.94

### Notes

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# MIDWAY SPRINGS

## MASTER PLAN & PRELIMINARY APPLICATION



MIDWAY CITY  
VICINITY MAP

### SHEET INDEX

1. EXISTING CONDITIONS / SENSITIVE LANDS MAP
2. PRELIMINARY SITE PLAN
3. PRELIMINARY STREET & TRAIL PLAN
4. PRELIMINARY SEWER PLAN
5. PRELIMINARY WATER PLAN
6. PRELIMINARY PRESSURIZED IRRIGATION PLAN
7. PRELIMINARY STORM DRAIN PLAN
8. PRELIMINARY LANDSCAPE PLAN
9. PRELIMINARY OPEN SPACE PLAN
10. PHASING PLAN

THIS DOCUMENT IS UNCLASSIFIED  
DATE 01-15-2010 BY 60322  
AUTHORITY E.O. 13526, 2009  
DECLASSIFY ON: OADR  
SERIAL NO. 200908  
DATE 10-26-2011

|   |               |
|---|---------------|
| WUTTENBERG<br>MIDWAY SPRINGS  |               |
| COVER SHEET   |               |
|   |               |
| WUTTENBERG ENGINEERING<br>3802 E. Main St., Suite 204<br>Midway, Colorado 80649<br>PH: 303.556.5700 |               |
| DESIGNED BY   | DATE 11/05/11 |
| DRAWN BY  | DATE          |
|   | 0             |





Scale 1" = 100'  
SCALE 1"=200' FOR 11"x17" PLANS

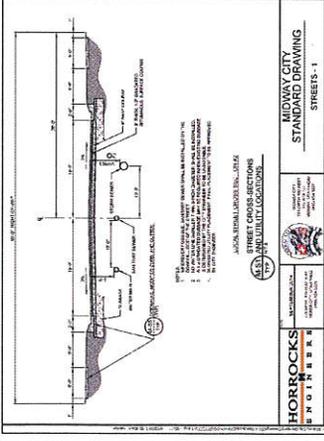
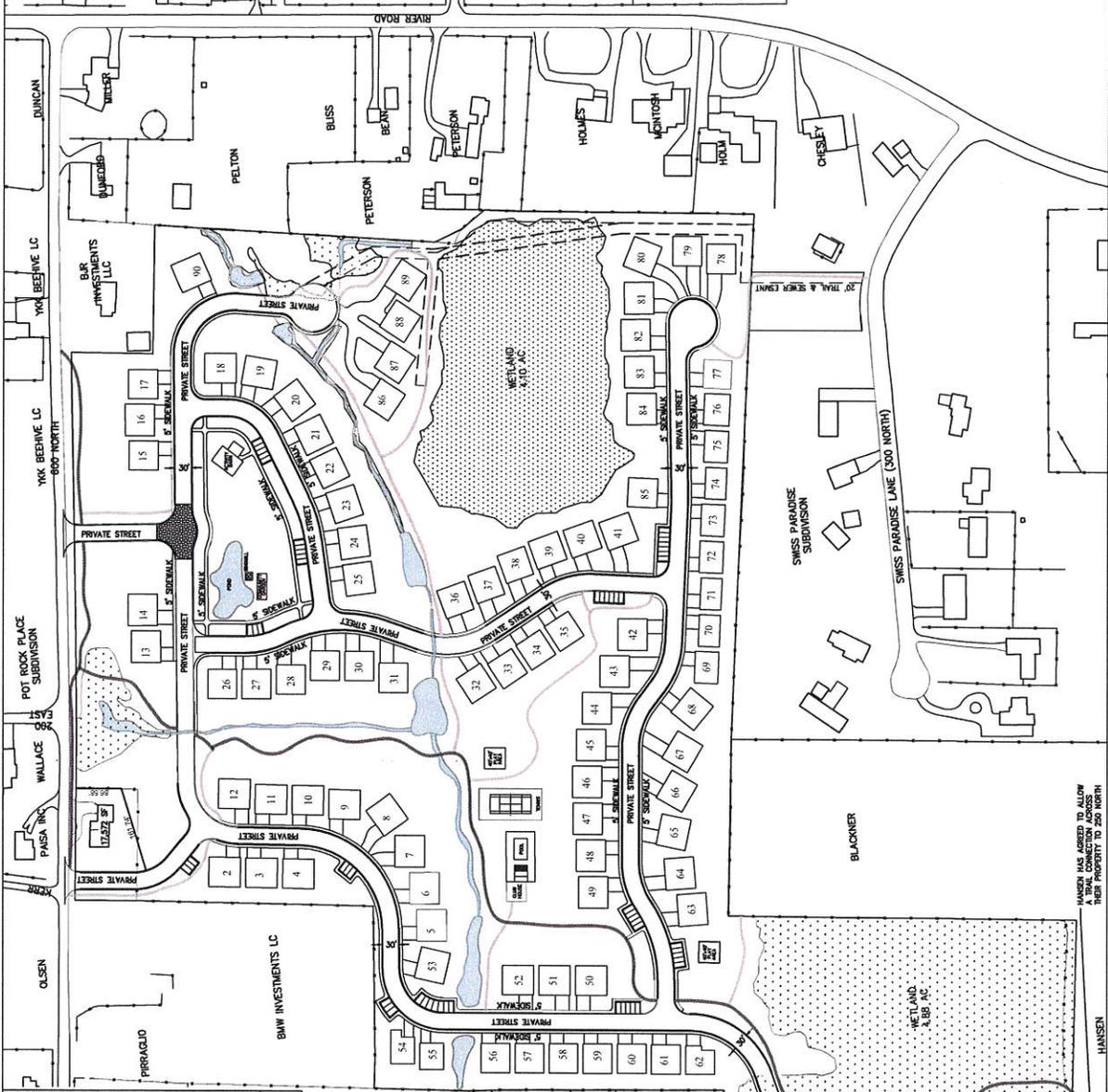
LEGEND  
 METLANDS  
 PUBLIC ST. ASPHALT TRAIL  
 PRIVATE ST. ASPHALT TRAIL

THIS DOCUMENT IS RELEASED  
 HEREUNDER FOR THE EXCLUSIVE  
 USE OF THE CLIENT.  
 T.M. & B.S. 2009  
 DATE: 28.06.2017

WATSON ENTERPRISES  
 MIDWAY SPRINGS  
 PRELIMINARY  
 STREET & TRAIL PLAN

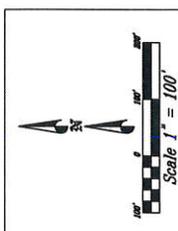
**BERG ENGINEERING**  
 1000 S. GARDNER AVE.  
 SUITE 100  
 MIDWAY, MO 64579  
 PHONE: 417.336.2400  
 FAX: 417.336.2401  
 WWW.BERG-ENG.COM

DESIGNED BY: CMB  
 CHECKED BY: CMB  
 DATE: 28.06.2017  
 SHEET: 3



HANSEN HAS AGREED TO ALLOW  
 THESE PROPERTY TO 250 NORTH





- CANINE WATER SYSTEM NOTES:**
1. ALL CANINE WATER CONSTRUCTION TO MEET MORAY CITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MORAY CITY WATER DEPARTMENT SPECIFICATIONS.
  2. ALL PRIVATE STREETS SHALL BE A PUBLIC UTILITY EASEMENT AND LOTS SHALL HAVE A 1" WATER SERVICE WITH A 1" METER.
  3. 1" METER.

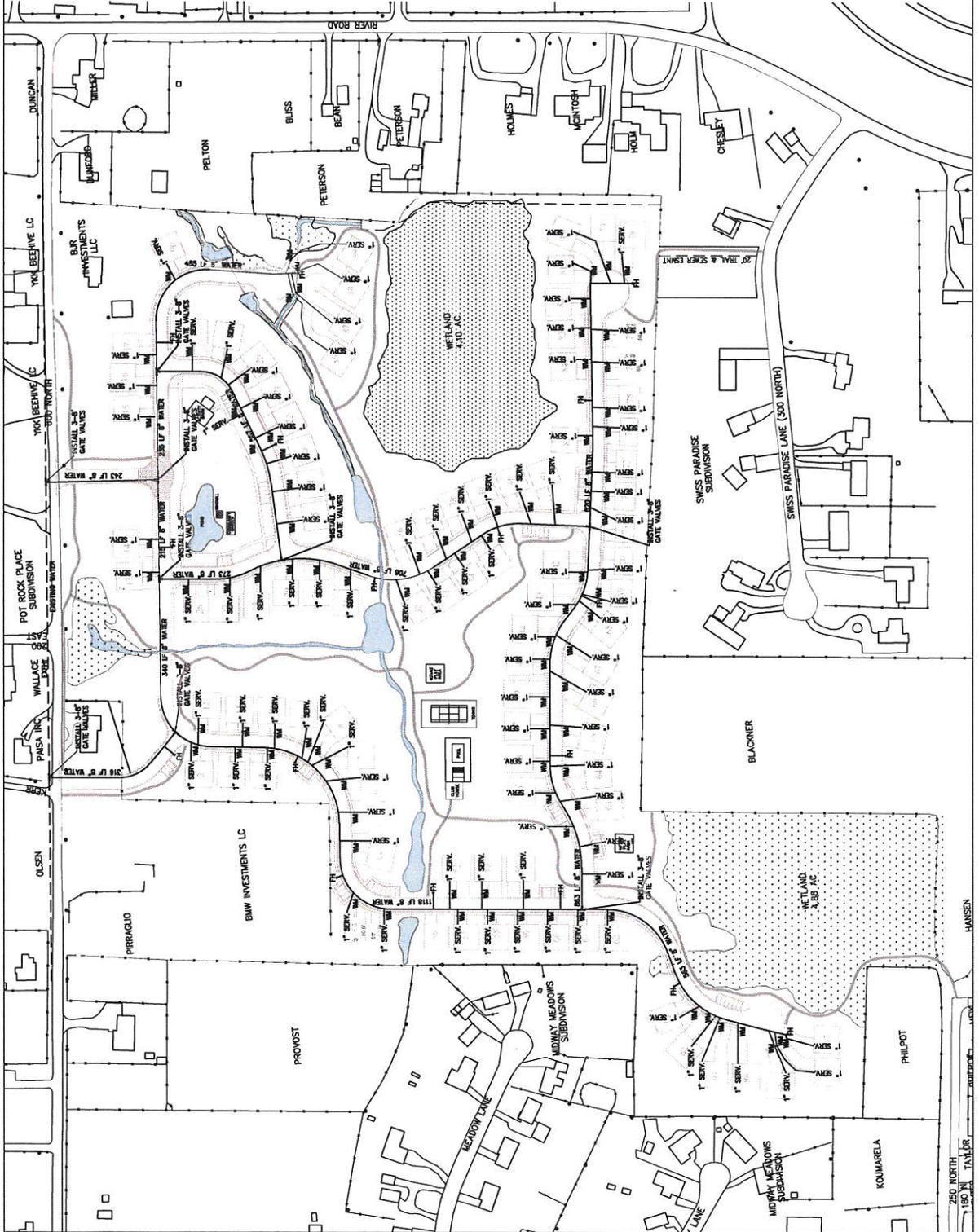
THIS DOCUMENT IS RELEASED FOR THE CITY OF MORAY CITY WATER DEPARTMENT. IT IS THE PROPERTY OF WATTS ENTERPRISES AND SHALL BE RETURNED TO WATTS ENTERPRISES UPON REQUEST.

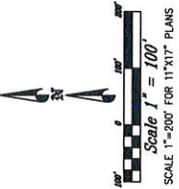
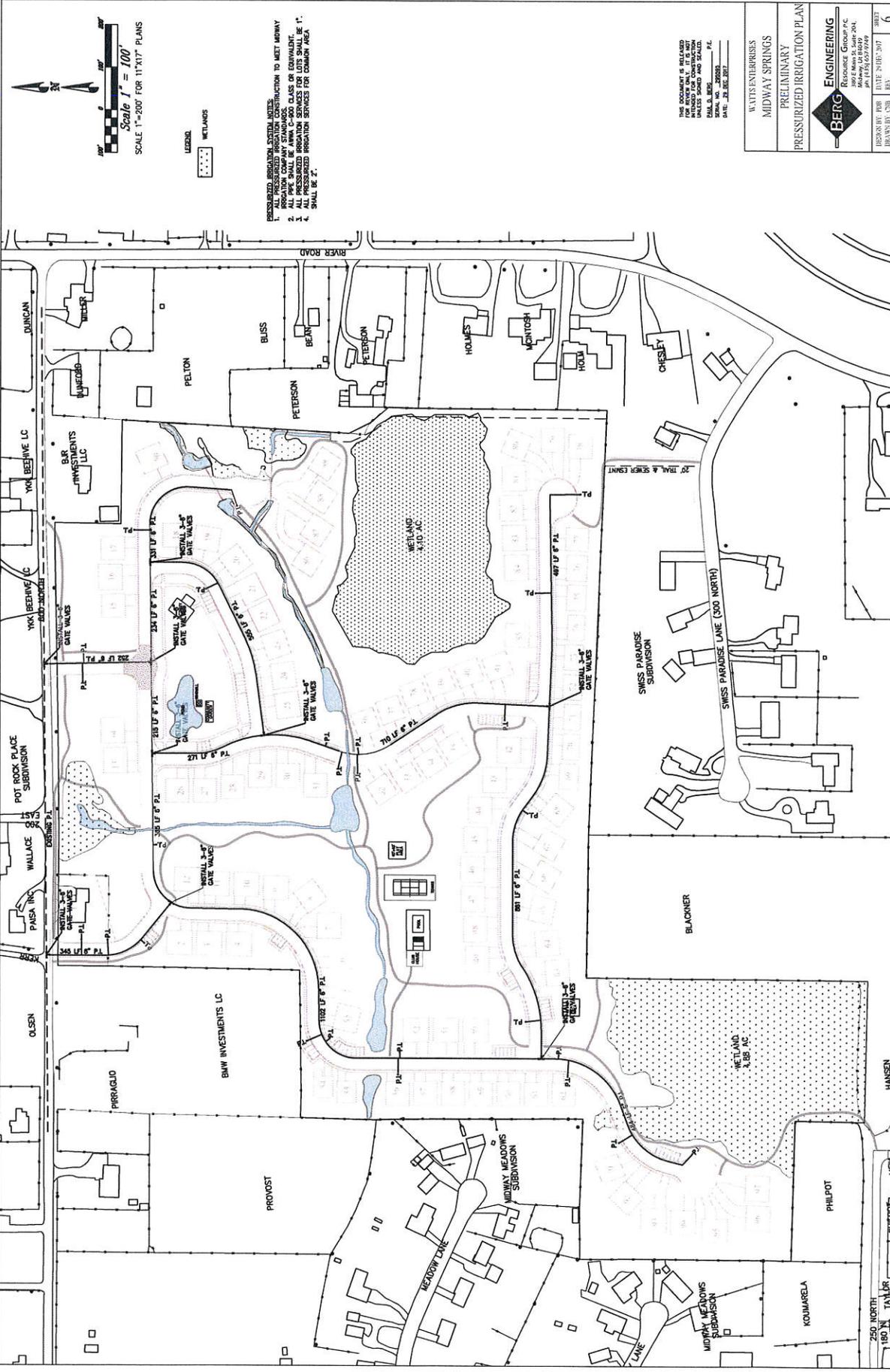
DATE: 2/28/2017

WATTS ENTERPRISES  
MIDWAY SPRINGS  
PRELIMINARY  
WATER PLAN



|             |           |       |
|-------------|-----------|-------|
| DESIGNED BY | DATE      | SHEET |
| DRN         | 2/28/2017 | 5     |
| DRAWN BY    | REV.      |       |
| CSH         |           |       |





- PROPOSED IRRIGATION SYSTEM NOTES:  
1. THE IRRIGATION SYSTEM IS DESIGNED TO MEET MINIMUM IRRIGATION COMPANY STANDARDS. ALL OF THE FOLLOWING SHALL BE CONSIDERED:  
2. ALL PRESSURIZED IRRIGATION SERVICES FOR LOTS SHALL BE 1" SHALL BE 2".

THIS DOCUMENT IS RELEASED  
IN FULL TO THE CLIENT FOR  
UNLESS SHOWN AND SCALED.  
SCALE NO. 200000  
DATE: 22 DEC 2017

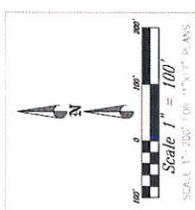
WAT'S ENTERPRISES  
MIDWAY SPRINGS  
PRELIMINARY  
PRESSURIZED IRRIGATION PLAN

**BERG ENGINEERING**  
Resource Group P.C.  
10000 N. 100th St.  
Midway, UT 84056  
ph: 435/552-9949

DESIGNED BY: PDB DATE: 7/16/2017 SHEET: 6  
DRAWN BY: CSM







SCALE 1" = 100' FOR ALL CITY PLANS

LEGEND

- WETLANDS (10.00 AC)
- OPEN SPACE (100' MINIMUM)
- OPEN SPACE (50' MINIMUM)
- OPEN SPACE (25' MINIMUM)
- OPEN SPACE (15' MINIMUM)
- OPEN SPACE (10' MINIMUM)
- OPEN SPACE (5' MINIMUM)
- TOTAL 28.77 AC (52.63%) (OR REQUIRED)

- OPEN SPACE AREAS
- ① 2.08 ACRES
  - ② 0.86 ACRES
  - ③ 0.11 ACRES
  - ④ 1.42 ACRES
  - ⑤ 0.59 ACRES
  - ⑥ 0.39 ACRES
  - ⑦ 7.04 ACRES
  - ⑧ 0.06 ACRES
  - ⑨ 0.42 ACRES

OPEN SPACE NOTES:

TOTAL AREA: 15.74 ACRES  
 FUD AREA: 30.36 ACRES (57.37%)  
 TOTAL OPEN SPACE: 25.39 ACRES (46.23%)  
 OF WHICH IS 10.00 ACRES OF OPEN SPACE

OPEN SPACE IN A.C. AREA (AREAS 1,2,3,4,8): 15.24 ACRES (60.02%)  
 SECTION 16.11C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. PARCELS 1,2,3,4,8 MEET THIS PUD REQUIREMENT.

OPEN SPACE PARCELS 1,2,3,4,8 WILL CONTAIN A PUBLIC TRAIL, PER THE CITY MASTER PLAN FROM 250 NORTH TO 800 NORTH.

THIS DOCUMENT IS ISSUED IN FULL PAYMENT OF THE FEE FOR THE CITY MASTER PLAN. 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.

DATE: 28.06.2017

WATSON ENTERPRISES  
 MIDWAY SPRINGS  
 PRELIMINARY  
 OPEN SPACE PLAN

**BERG ENGINEERING**  
 Berg Engineering, Inc.  
 200 E. Main St., Suite 404  
 Midway, MO 64579  
 Phone: 417-241-1111  
 Fax: 417-241-1112

|             |            |       |
|-------------|------------|-------|
| DESIGNED BY | DATE       | SHEET |
| DRUMBY/CSB  | 28.06.2017 | 9     |
| REVIEWED BY |            |       |



Scale 1" = 100'  
 SCALE 1"=200' FOR 11'X17' PLANS

**LEGEND**

WETLANDS

**UNITS**

PHASE 1 1-31

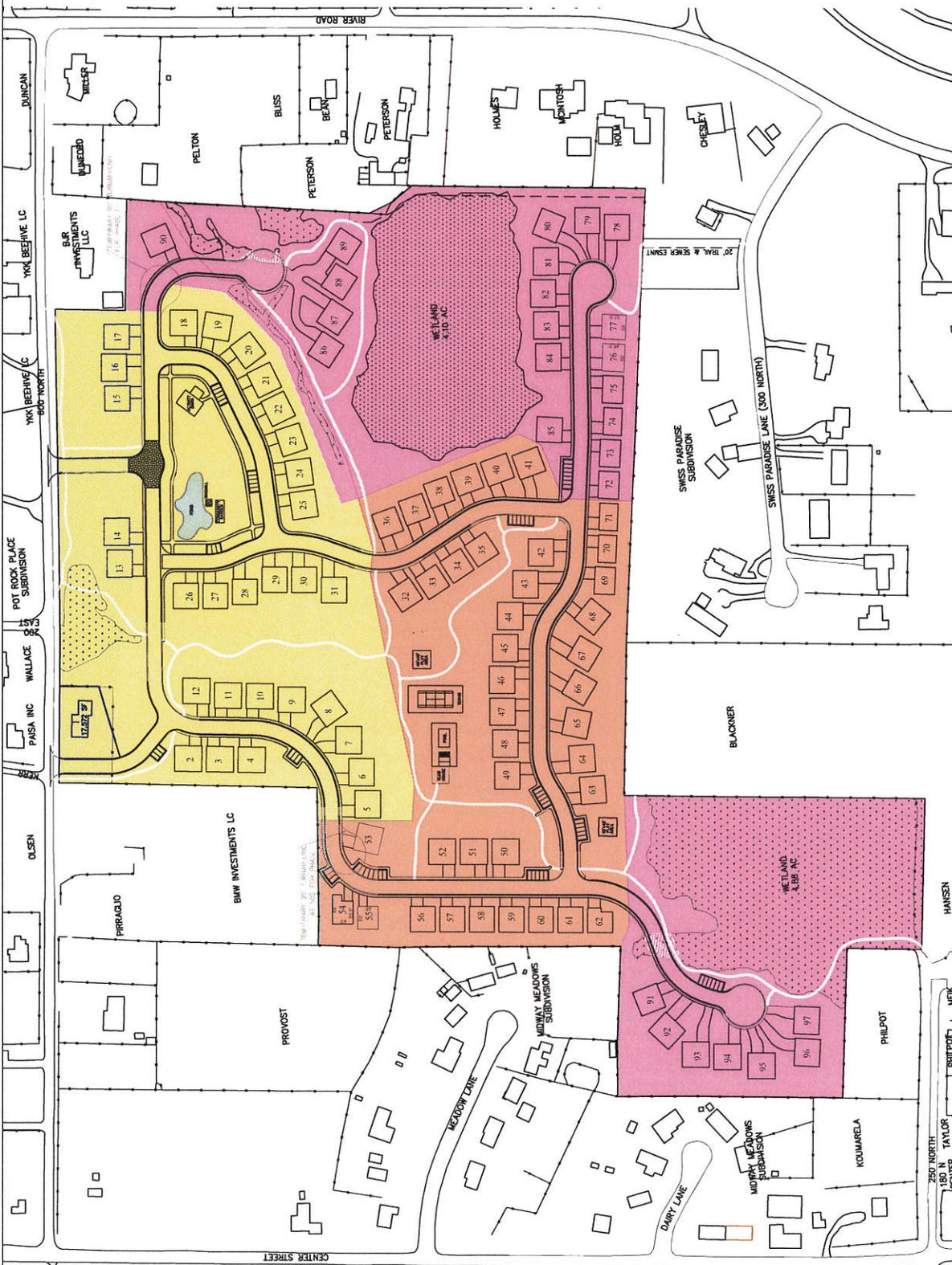
PHASE 2 32-71

PHASE 3 72-97

THE PROFESSION OF SURVEYING  
 STATE OF MISSOURI  
 LICENSE NO. 23888  
 DATE 12/15/2010

WUTTS ENTERPRISES  
 MIDWAY SPRINGS  
 PRELIMINARY  
 PHASING PLAN

**BERG ENGINEERING**  
 Berg Engineering, P.C.  
 300 E. Main St., Suite 204  
 Midway, MO 64575  
 DATE: 2/18/2010  
 SHEET: 10



---

*Lime Canyon Rural Preservation  
Subdivision – 950 West Lime  
Canyon Road*

---

# Midway Water Advisory Project Data Sheet

Name of Project: Lime Canyon Rural Preservation Subdivision

Address: 950 West Lime Canyon Road

Name of Developer: Brett Walker

Total Acres of Project: 32.06

Total Acres of Irrigated Land: 12.40

No. of Buildings: \_\_\_\_\_

No. of Residential Units: 6

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 x 0.80 af per home = 4.80 af = 1.6 shares

No. of Acre Feet needed for outside use: 11.30 acres (see calcs below) = 11.3 shares

Total = 12.9 shares

Extension or Modification of the City Water System:

Extend water line in Lime Canyon Road and connect to water line near entrance to Swiss Oaks.

Storage Facilities: Not applicable

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 4" line in Lime Canyon Road.

Comments:

Irrigated area for Lots 1-5:

5 lots x (21,780 sf - 8,000 sf) = 68,900 sf = 1.58 acres

Existing agriculture area on Lot 6 = 7.90 acre (Excludes hillside and road slope easement). Developed irrigated area for Lot 6 = 7.90 acres - 8,000 sf = 7.72 acres of irrigated area.

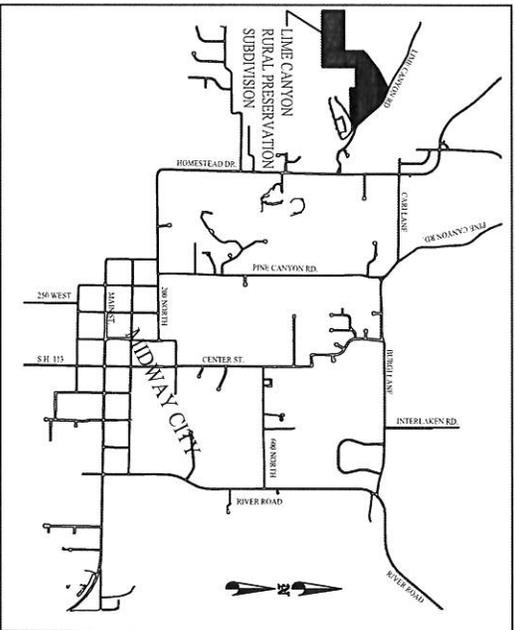
Irrigated area of 2.00 acre agriculture parcel is 2.00 acres.

Total irrigated area is 1.58 + 7.72 + 2.00 = 11.30 acres.

# LIME CANYON

## RURAL PRESERVATION SUBDIVISION

### FINAL APPLICATION



VICINITY MAP

#### SHEET INDEX

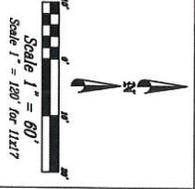
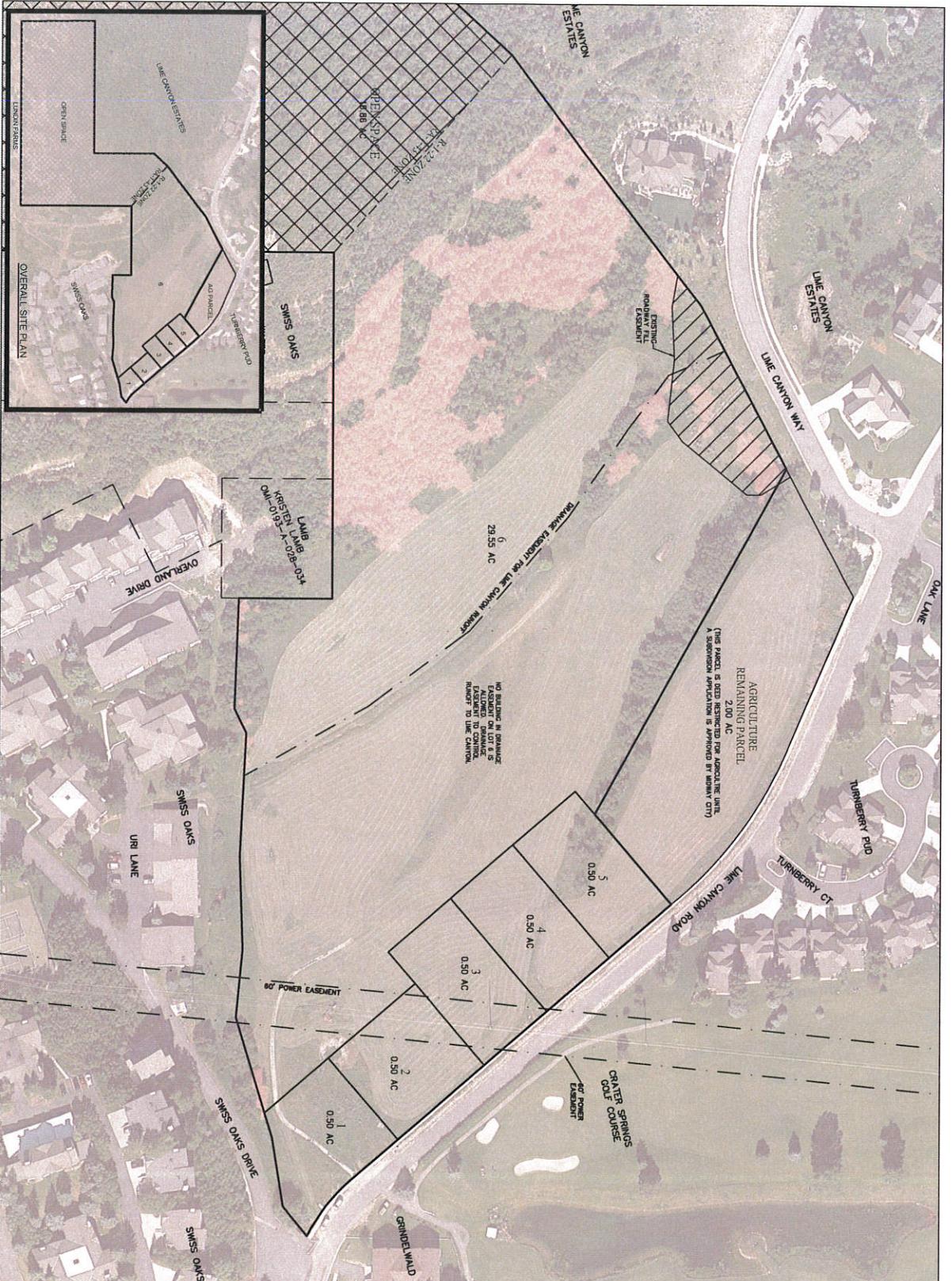
1. SITE PLAN
2. LIME CANYON RURAL PRESERVATION SUBDIVISION PLAT
3. UTILITY PLAN
4. WATER CONSTRUCTION DETAILS
5. SEWER CONSTRUCTION DETAILS

THIS DOCUMENT IS UNCLASSIFIED  
DATE 08-20-2013 BY 60322  
AUTHORITY: 50 CFR 17.106  
REASON: 50 CFR 17.106  
FORM NO. 104-108 (Rev. 1-74)  
GSA GEN. REG. NO. 27

IRBETT/WALKER  
LIME CANYON  
COVER SHEET



ISSUED: 10/11/11  
DRAWN: CSM  
CHECKED: CSM  
DATE: 10/11/11  
SHEET: 0



- LEGEND**
- 2% OR GREATER SLOPES
  - UNBUILT/DAIRY AREA
  - EXISTING SLOPE EASEMENT
  - UNBUILT/DAIRY AREA
  - OPEN SPACE

**LAND USE DATA**  
 TOTAL ACRES: 32.06 ACRES  
 ZONE: R-1 (22.83 AC) (99%)  
 # OF LOTS: 6 BUILDING LOTS  
 DENSITY: 1 UNIT PER 5.34 ACRES

**EXISTING EASEMENTS**  
 THE SWISS OAKS EASEMENTS ARE THE ONLY SENSITIVE LANDS FOUND ON THE PROPERTY.

THIS DOCUMENT IS PREPARED FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING. DATE: 08/20/2014. SHEET: 28 OF 287.

BERG ENGINEERING  
 Consulting Group Inc.  
 10000 W. 11th Ave., Suite 100  
 Denver, CO 80233  
 Tel: 303.750.9900  
 Fax: 303.750.9901

PROJECT: LIME CANYON RURAL PRESERVATION SUB.  
 SHEET: 28 OF 287

DATE: 08/20/2014

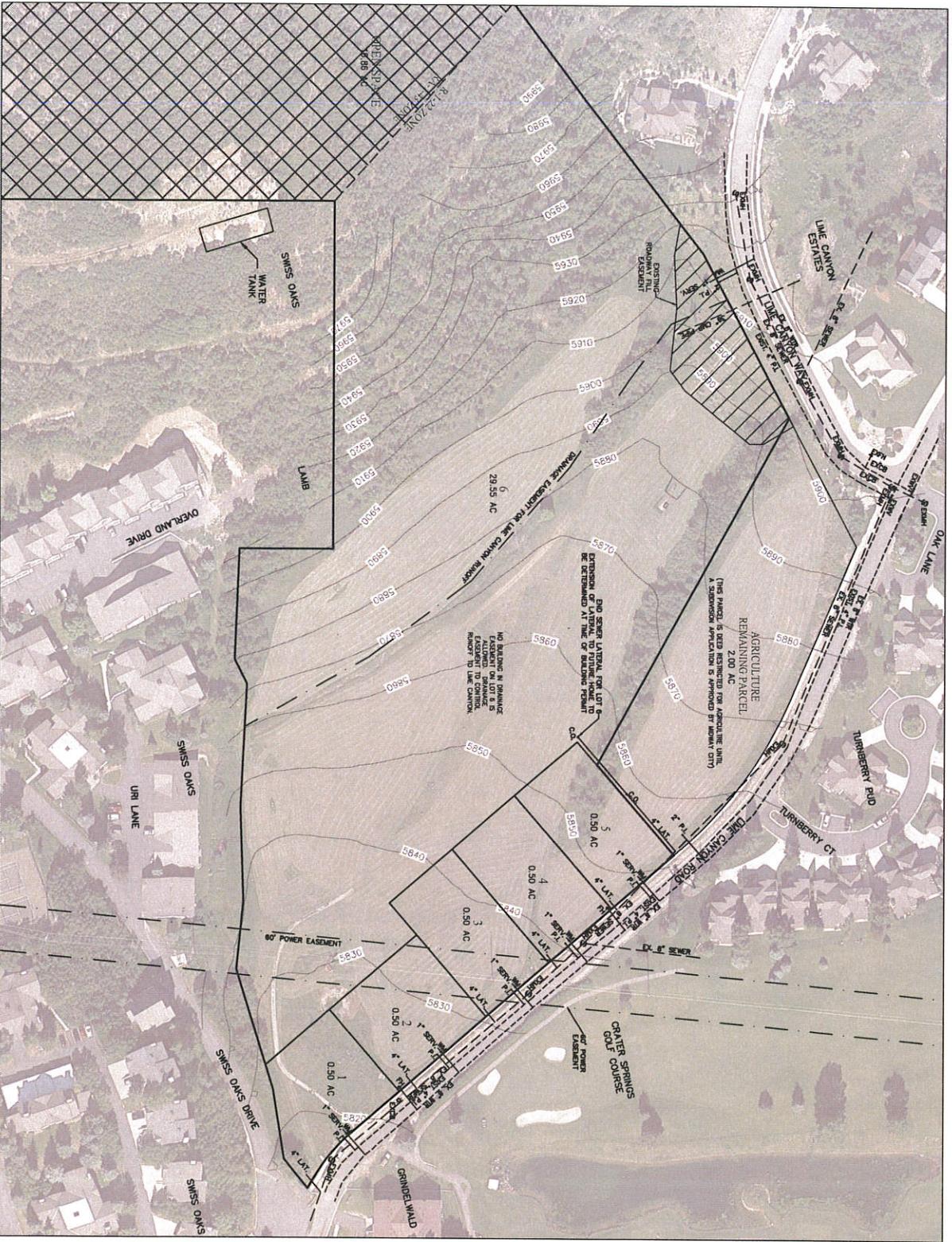
DESIGNER: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

BERETT WILKINSON  
 LIME CANYON  
 SITE PLAN  
 RURAL PRESERVATION SUB.





**GENERAL NOTES:**

- ALL SEWER LATERALS ARE 4" SHALL MEET MINIMUM CITY STANDARDS & SPECIFICATIONS.
- ALL WATER & PRESSURIZED IRRIGATION LATERALS SHALL MEET MINIMUM CITY STANDARDS & SPECIFICATIONS.
- BLADE STONE LOTS:
- 6" x 6" LOTS OF LOT 8 IS RESERVED AS A DRAINAGE RUNOFF FROM LIME CANYON TO CHANNEL TO BE FEED THE CANON RUNOFF. THERE IS NO OUTLET.
- BLADE PRESERVATION SUBDIVISION BLADE STONE LOTS: DUE TO NO ROADS BEING INSTALLED AND THE LOW RUNOFF DRAINAGE SYSTEMS ARE NOT STORM WATER RUNOFF DRAINAGE SYSTEMS.
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAIN CONTRACTOR IS RESPONSIBLE FOR BLUE STAINING OF UTILITIES.

THESE NOTES TO BE READ IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS. THESE NOTES SHALL CONTROL OVER THE PLANS AND SPECIFICATIONS.

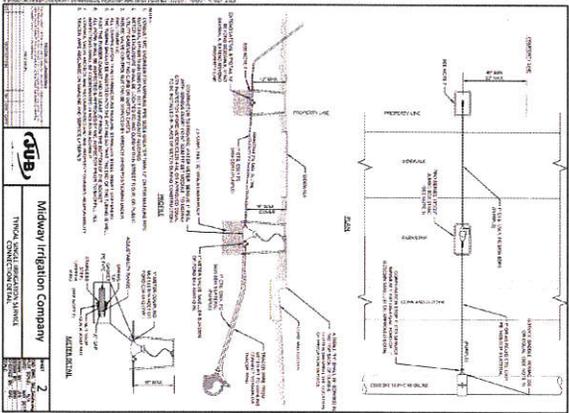
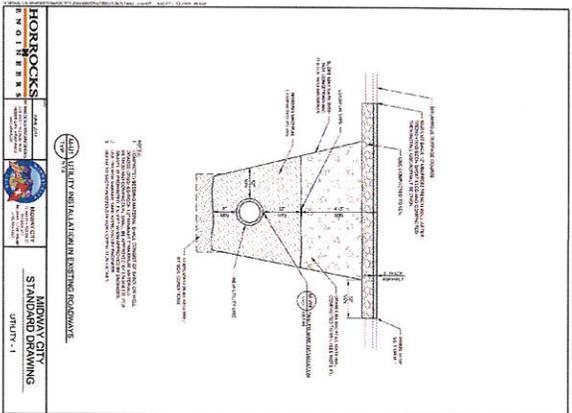
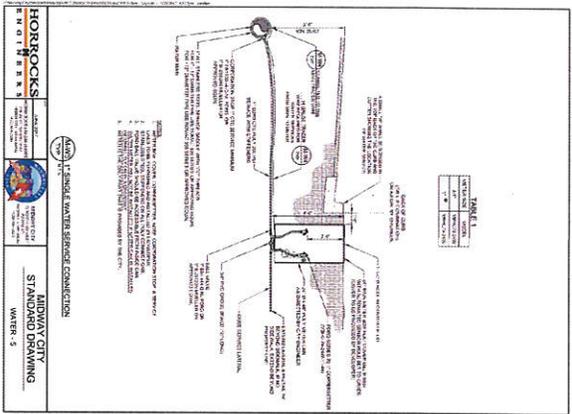
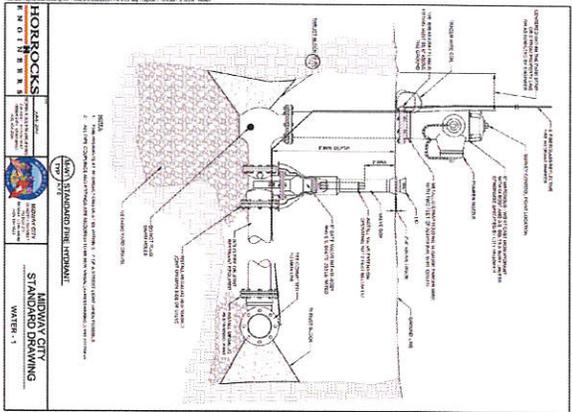
DATE: 06/20/2019  
 DRAWN BY: JWB  
 CHECKED BY: JWB  
 SCALE: AS SHOWN

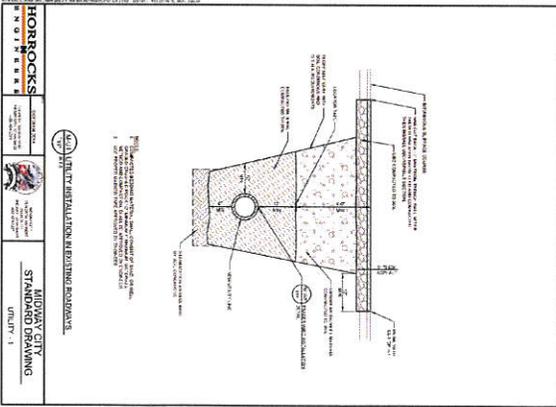
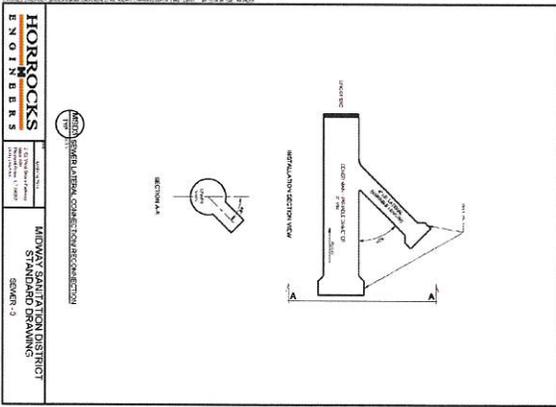
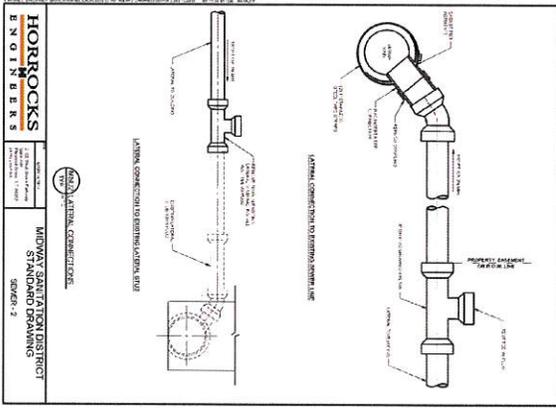
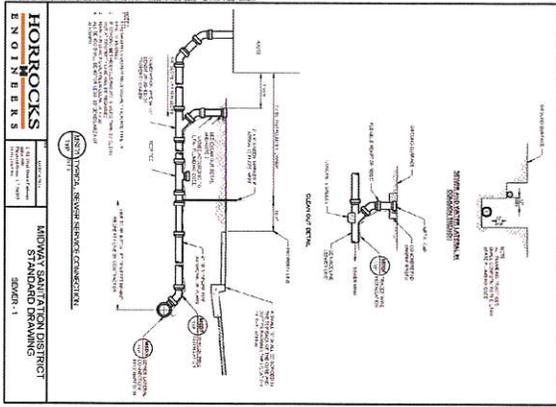
**BERG ENGINEERING**  
 CONSULTING ENGINEERS  
 1001 West 10th Street, Suite 200  
 Bismarck, ND 58102  
 (701) 223-2300  
 www.berg-engineering.com

DESIGNED BY: JWB  
 DRAWN BY: JWB  
 CHECKED BY: JWB  
 DATE: 06/20/2019

UTILITY PLAN  
 LIME CANYON  
 RURAL PRESERVATION SUB

3





**HORROCKS ENGINEERS**  
 1010 N. CENTRAL AVENUE, SUITE 200, DENVER, CO 80202  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.HORROCKSENGINEERS.COM

**MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER-1**

**HORROCKS ENGINEERS**  
 1010 N. CENTRAL AVENUE, SUITE 200, DENVER, CO 80202  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.HORROCKSENGINEERS.COM

**MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER-2**

**HORROCKS ENGINEERS**  
 1010 N. CENTRAL AVENUE, SUITE 200, DENVER, CO 80202  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.HORROCKSENGINEERS.COM

**MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER-3**

**HORROCKS ENGINEERS**  
 1010 N. CENTRAL AVENUE, SUITE 200, DENVER, CO 80202  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.HORROCKSENGINEERS.COM

**MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 UTILITY-1**

**BERG ENGINEERING**  
 Registered Geosynthetic  
 1802 Adams St. Suite 200  
 Denver, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.BERGENGINEERING.COM

**BRETT WALSH**  
 LIAISON CANYON  
 MSD STANDARD SEWER  
 CONSTRUCTION DETAILS

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 DATE: 04/27/2012  
 SHEET: 5

---

*Lucerne Estates*

*100 South 150 East*

---

# Midway Water Advisory Project Data Sheet

Name of Project: Lucerne Estates

Address: 100 South and 150 East

Name of Developer: RD Development

Total Acres of Project: 4.77

Total Acres of Irrigated Land: 4.77

No. of Buildings: \_\_\_\_\_

No. of Residential Units: 14

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: 14 x 0.80 sf = 11.20 af = 3.73 shares

No. of Acre Feet needed for outside use: 2.14 acres (see calcs) = 2.14 shares

Total = 5.87 shares

Extension or Modification of the City Water System:  
Connect lines between 100 East and 200 East

Storage Facilities: \_\_\_\_\_

Midway Irrigation Company Consent:

- a. Storm Water Runoff: On-site retention pond.
- b. Piping of Irrigation Ditch (Easements):  
See plans for ditch to be piped through the property.
- c. Relocation of Ditches (Easements) See plans for ditch to be piped.
- d. Tail Water Control: Not applicable

Secondary Water System: See plans for proposed improvements.

Comments:

1.86 acres of irrigated lot area (see attached calculations).

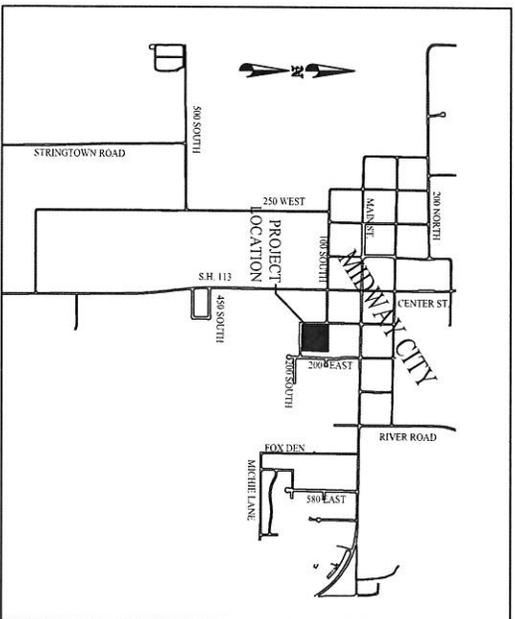
0.28 acres of park strip along 100 S, 100 E, 180 E, 185 S streets

## Lucerne Estates Irrigated Area Calculations

January 17, 2018

| Lot | Lot Size<br>(sq. feet) | Impervious Area<br>(sq. feet) | Irrigated Area<br>(sq. feet) | Irrigated Area<br>(acres) | Water Required<br>(ac-feet) | Shares Required<br>(shares) |
|-----|------------------------|-------------------------------|------------------------------|---------------------------|-----------------------------|-----------------------------|
| 1   | 9,438                  | 5,000                         | 4,438                        | 0.10                      | 0.31                        | 0.10                        |
| 2   | 9,905                  | 5,000                         | 4,905                        | 0.11                      | 0.34                        | 0.11                        |
| 3   | 9,976                  | 5,000                         | 4,976                        | 0.11                      | 0.34                        | 0.11                        |
| 4   | 9,151                  | 5,000                         | 4,151                        | 0.10                      | 0.29                        | 0.10                        |
| 5   | 9,141                  | 5,000                         | 4,141                        | 0.10                      | 0.29                        | 0.10                        |
| 6   | 9,037                  | 5,000                         | 4,037                        | 0.09                      | 0.28                        | 0.09                        |
| 7   | 9,481                  | 5,000                         | 4,481                        | 0.10                      | 0.31                        | 0.10                        |
| 8   | 16,768                 | 8,000                         | 8,768                        | 0.20                      | 0.60                        | 0.20                        |
| 9   | 13,118                 | 5,000                         | 8,118                        | 0.19                      | 0.56                        | 0.19                        |
| 10  | 13,820                 | 5,000                         | 8,820                        | 0.20                      | 0.61                        | 0.20                        |
| 11  | 18,902                 | 8,000                         | 10,902                       | 0.25                      | 0.75                        | 0.25                        |
| 12  | 10,144                 | 5,000                         | 5,144                        | 0.12                      | 0.35                        | 0.12                        |
| 13  | 9,189                  | 5,000                         | 4,189                        | 0.10                      | 0.29                        | 0.10                        |
| 14  | 9,080                  | 5,000                         | 4,080                        | 0.09                      | 0.28                        | 0.09                        |
|     |                        |                               | <b>81,150</b>                | <b>1.86</b>               | <b>5.59</b>                 | <b>1.86</b>                 |

# LUCERNE ESTATES SUBDIVISION PRELIMINARY PLAN



MIDWAY CITY  
VICINITY MAP

## SHEET INDEX

1. PRELIMINARY SITE PLAN
2. PRELIMINARY STREET AND TRAIL PLAN
3. PRELIMINARY WATER & IRRIGATION PLAN
4. PRELIMINARY SEWER PLAN
5. PRELIMINARY STORM DRAIN PLAN

THE ENGINEER IS NOT  
RESPONSIBLE FOR THE  
ACCURACY OF THE  
INFORMATION AND DATA  
PROVIDED BY THE  
OWNER.

RODNEY B. BERG  
REGISTERED PROFESSIONAL ENGINEER  
LUCERNE ESTATES

COVER

|   |               |       |              |
|---|---------------|-------|--------------|
| <p><b>BERG ENGINEERING</b><br/>Rodney B. Berg<br/>Professional Engineer<br/>No. 10001<br/>10001<br/>10001</p> | DESIGNER TIME | SHEET | TOTAL SHEETS |
|   | 100           | 1     | 100          |

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS EAST 511.90 FEET AND CORNER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 00°05'57" EAST 440.20 FEET;

THENCE SOUTH 88°07'04" EAST 482.47 FEET;

THENCE SOUTH 88°07'04" WEST 150.00 FEET;

THENCE NORTH 88°27'55" WEST 420.78 FEET;

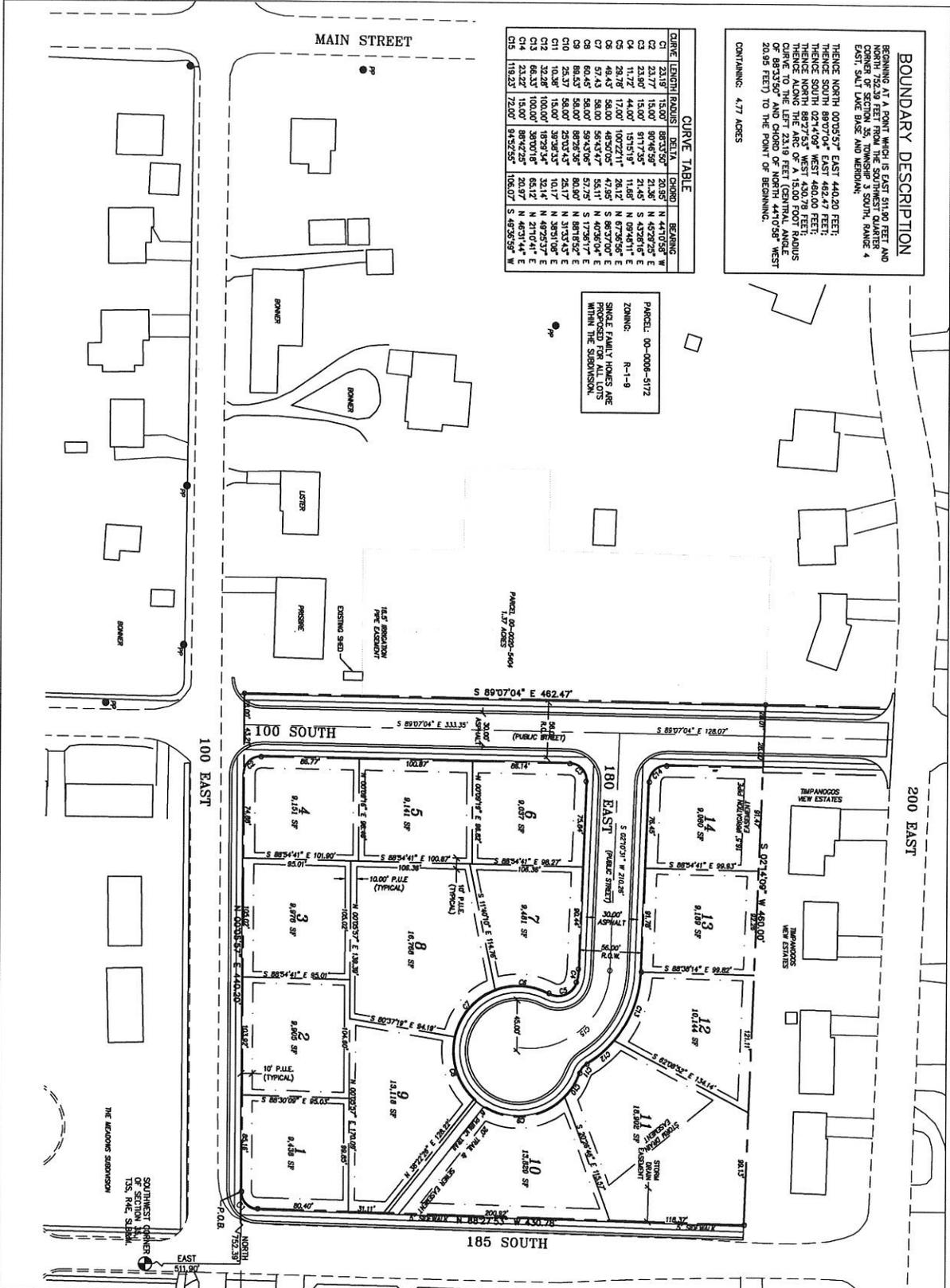
THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 231.9 FEET (CENTRAL ANGLE 20.95 FEET) TO THE POINT OF BEGINNING.

CONTAINING: 4.77 ACRES

**CURVE TABLE**

| CHORD LENGTH | RADIUS | DELTA     | CENTRE     | BEGINNING  | ENDING        |
|--------------|--------|-----------|------------|------------|---------------|
| C1           | 15.00  | 88°07'04" | N 440.20 E | N 440.20 E | N 440.20 E    |
| C2           | 23.17  | 15.00     | 80°06'59"  | N 21.30 E  | N 43°29'54" E |
| C3           | 23.80  | 15.00     | 81°17'35"  | N 21.45 E  | S 43°28'16" E |
| C4           | 11.72  | 44.00     | 1°51'51"   | N 11.68 E  | N 09°46'11" E |
| C5           | 28.78  | 17.00     | 100°22'11" | N 28.12 E  | N 67°35'56" E |
| C6           | 48.43  | 58.00     | 48°30'05"  | N 47.95 E  | S 89°37'00" E |
| C7           | 67.43  | 58.00     | 58°34'37"  | N 53.11 E  | N 40°36'04" E |
| C8           | 67.43  | 58.00     | 58°34'37"  | N 53.11 E  | N 40°36'04" E |
| C9           | 88.43  | 58.00     | 88°30'36"  | N 80.90 E  | N 81°18'52" E |
| C10          | 25.37  | 58.00     | 25°03'45"  | N 25.17 E  | N 31°33'45" E |
| C11          | 10.38  | 15.00     | 38°38'34"  | N 10.17 E  | N 38°31'08" E |
| C12          | 32.28  | 100.00    | 48°35'34"  | N 32.14 E  | N 49°25'37" E |
| C13          | 68.33  | 100.00    | 38°01'18"  | N 65.12 E  | N 21°04'14" E |
| C14          | 63.32  | 15.00     | 88°22'25"  | N 28.07 E  | N 40°31'44" E |
| C15          | 119.53 | 17.00     | 94°28'25"  | N 108.07 E | S 48°28'59" N |

PARCEL: 00-008-5172  
 ZONING: R-1-9  
 SINGLE FAMILY HOMES ARE PERMITTED WITHIN THE SUBDIVISION.

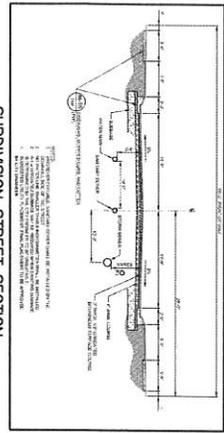


Scale 1" = 40'  
 Scale 1" = 80' FOR TYPICAL PLANS

THIS DOCUMENT IS RELEASED  
 INTO THE PUBLIC DOMAIN  
 BY THE STATE OF UTAH  
 DATE: 01-01-2025  
 BY: JAMES BROWN

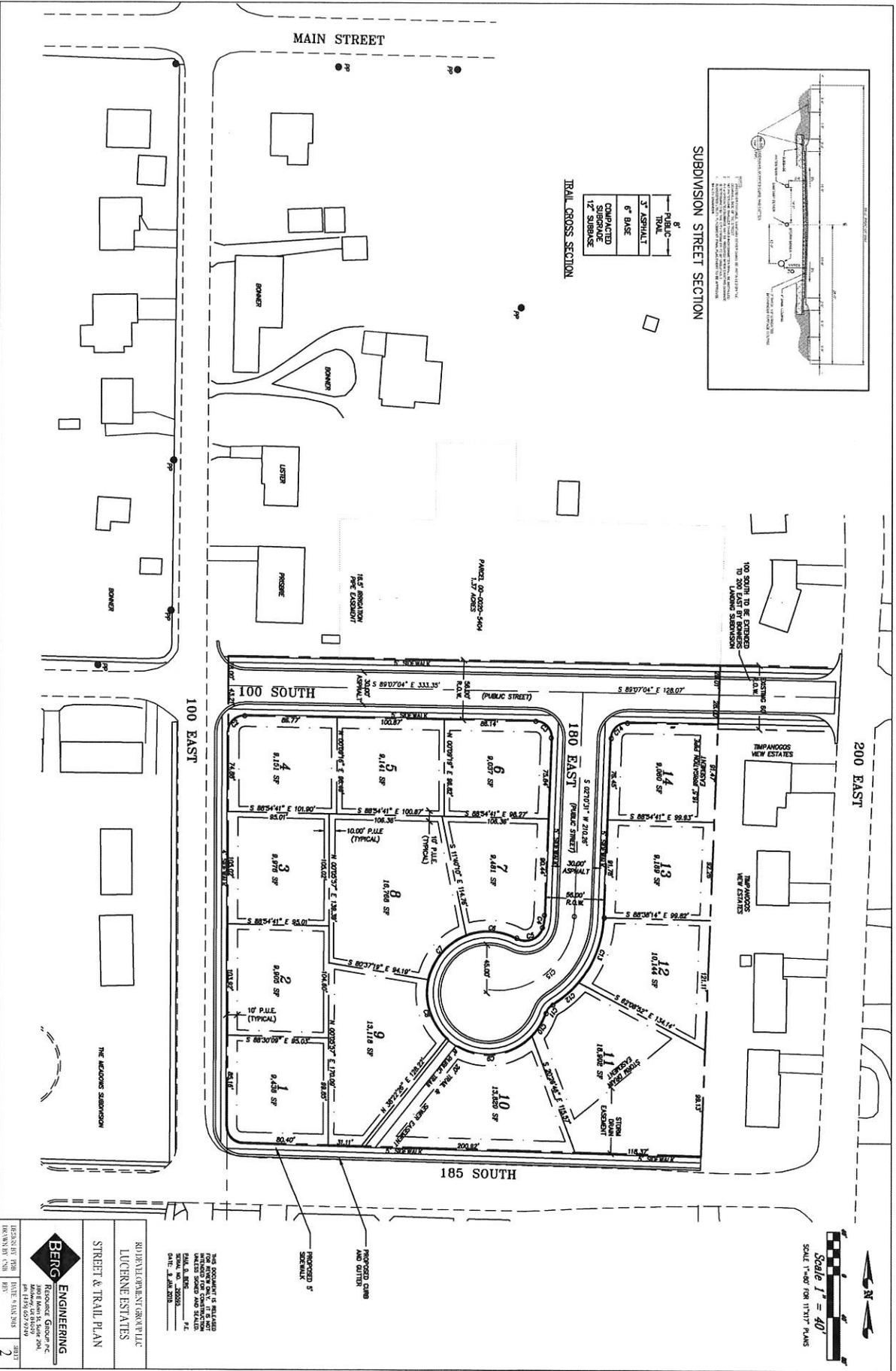
RED DEVELOPMENT GROUP PLLC  
 LUCERNE ESTATES  
 SITE PLAN

**BERG ENGINEERING**  
 Registered Geomatics Inc.  
 1255 Foothill Blvd, Suite 200  
 Provo, UT 84601  
 Phone: 435-799-7777  
 Fax: 435-799-7778  
 Website: www.bergeng.com



TRAIL CROSS SECTION

|                   |
|-------------------|
| 6\"/>             |
| 3\"/>             |
| 6\"/>             |
| CONCRETE SUBGRADE |
| 12\"/>            |



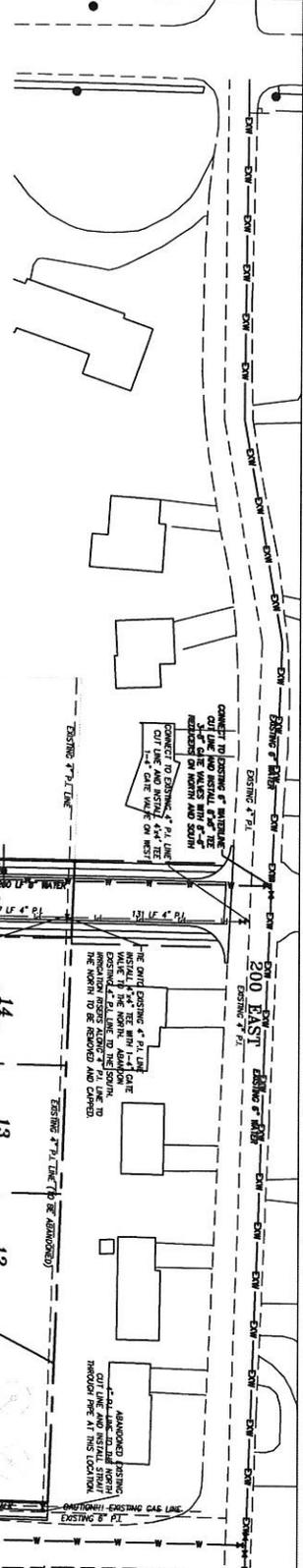
Scale 1" = 40'  
 SCALE 1"=40' FOR 11"x17" PLANS

THE CONTRACTOR IS RESPONSIBLE FOR THE NEW CONCRETE DRIVE AND STATION AND SHALL MAINTAIN THE DRIVE AND STATION. DATE: JAN 2008

**BERO ENGINEERING**  
 Registered Geotechnical Engineer  
 3003 Main St, Suite 201  
 Austin, TX 78705  
 (512) 452-8559  
 (512) 452-8560  
 (512) 452-8561

|             |     |      |          |
|-------------|-----|------|----------|
| DESIGNED BY | BER | DATE | FEB 2008 |
| DRAWN BY    | BER | DATE | FEB 2008 |
| CHECKED BY  | BER | DATE | FEB 2008 |
| APPROVED BY | BER | DATE | FEB 2008 |

2



- QUARRY WATER SYSTEM NOTES:**
1. ALL QUARRY WATER CONSTRUCTION TO MEET MONROE CITY STANDARDS
  2. ALL QUARRY WATER LINES SHALL BE CONSTRUCTED WITH AMNH C-300 DR-18 PIPE.
  3. ALL QUARRY WATER VALVES SHOWN ON THIS PLAN SHALL BE 8" GATE VALVES.
  4. ALL LOTS SHALL HAVE A 1" WATER SERVICE WITH A 3/4" METER.
- PRESSURIZED IRRIGATION SYSTEM NOTES:**
1. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MONROE CITY STANDARDS
  2. COMPANY STANDARDS
  3. PRESSURIZED IRRIGATION SERVICE IS TO BE PROVIDED TO EACH LOT
  4. ALL PRESSURIZED IRRIGATION SERVICE SHALL BE CONSTRUCTED WITH AMNH C-300 DR-18 POLYETHYLENE PIPE
  5. ALL PRESSURIZED IRRIGATION LINES SHALL BE CONSTRUCTED WITH AMNH C-300 DR-18 POLYETHYLENE PIPE
- WATER AND PRESSURIZED IRRIGATION SERVICES AND STANDARDS TO MONROE CITY STANDARDS SHALL BE INSTALLED TO AVOID FUTURE ROAD CUTS OF 100 SOUTH. MONROE CITY STANDARDS WILL BE OBSERVED AT THE TIME.**

**Scale 1" = 40'**  
SCALE 1"=40' FOR ALL PLANS

**LEGEND**

- EXISTING SEWER
- EXISTING WATER
- PROPOSED IRRIGATION
- STANDARD SYMBOLS

**NOTES:**

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE SYMBOLS OR OTHERS.
2. ALL QUARRY WATER CONSTRUCTION TO MEET MONROE CITY STANDARDS
3. ALL QUARRY WATER LINES SHALL BE CONSTRUCTED WITH AMNH C-300 DR-18 PIPE.
4. ALL QUARRY WATER VALVES SHOWN ON THIS PLAN SHALL BE 8" GATE VALVES.
5. ALL LOTS SHALL HAVE A 1" WATER SERVICE WITH A 3/4" METER.
6. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MONROE CITY STANDARDS
7. COMPANY STANDARDS
8. PRESSURIZED IRRIGATION SERVICE IS TO BE PROVIDED TO EACH LOT
9. ALL PRESSURIZED IRRIGATION SERVICE SHALL BE CONSTRUCTED WITH AMNH C-300 DR-18 POLYETHYLENE PIPE
10. ALL PRESSURIZED IRRIGATION LINES SHALL BE CONSTRUCTED WITH AMNH C-300 DR-18 POLYETHYLENE PIPE

**BERG ENGINEERING**  
Resident Engineer  
Marilyn A. Berg  
Professional Engineer  
No. 12483  
Missouri  
12483

**WATER & P.I. PLAN**

**LUCERNE ESTATES**  
RD 1000, MONROE, MISSOURI

**DATE:** 11/15/2011

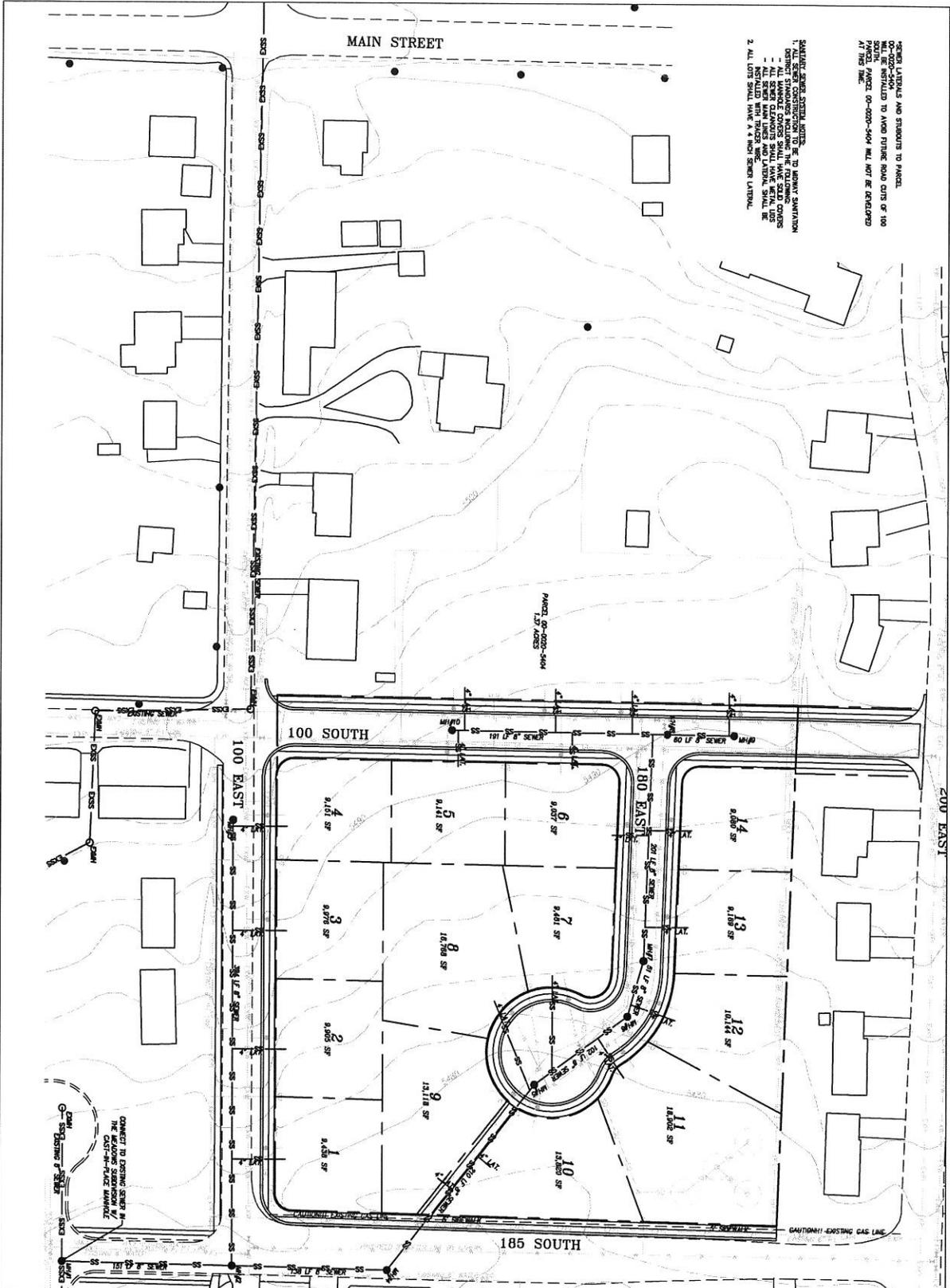
**PROJECT NO.:** 2011001

**SCALE:** 1" = 40'

**SHEET NO.:** 3

SEWER LATERALS AND STRUCTS TO PARCEL SHALL BE INSTALLED TO MEET FUTURE ROAD CUTS OF 100 PARCELS. PARCELS 00-0000-5404 WILL NOT BE DEVELOPED AT THIS TIME.

- SEWER SERVICE SPECIAL NOTES:
1. ALL SEWER CONSTRUCTION TO BE TO UNIFORM STANDARDS. ALL SEWER LATERALS SHALL BE 4" DIA. PVC. ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS INSTALLED WITH TRAPES WIRE.
  2. ALL LOTS SHALL HAVE A 4" DIA. SEWER LATERAL.



THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHALL BE RESPONSIBLE FOR FIELD SURVEY OF UTILITIES.

BERG ENGINEERING  
Residence Engineering  
10000 13th Street, NW  
Seattle, WA 98149  
Tel: 206.275.2910  
Fax: 206.275.2911

PROJECT NO. 20000-5404  
DATE: 08/20/08  
BY: J. BERG

RD DEVELOPMENT FROM P/LIC  
LUCERNE ESTATES  
SEWER PLAN

REVISION: 08/20/08  
DRAWN BY: J. BERG  
CHECKED BY: J. BERG  
DATE: 08/20/08  
PAGE: 4

**Lucerne Estates Subdivision  
Storm Drainage Calculations**

Date: January 6, 2018

Prepared by: Paul Borg P.E., Berg Engineering

Lucerne Estates is a 14 lot subdivision on approximately 4.27 acres (Parcel 0006-5172), 5644 at 8 East and 100 South. The storm water retention pond has been designed to handle the 100 year rainfall for 200 acres with a total of 15.5 cfs.

**Table 1. 100 Year Storm Peak Runoff and Volume for 14 Lot Subdivision**

| Time Period (min) | Runoff (cfs) | Area (ac) | Runoff Coefficient | Peak Runoff (cfs) | Runoff Volume (cu ft) |
|-------------------|--------------|-----------|--------------------|-------------------|-----------------------|
| 5                 | 2.00         | 6.15      | 0.40               | 0.75              | 2,250                 |
| 10                | 3.00         | 6.15      | 0.40               | 1.10              | 3,300                 |
| 15                | 4.00         | 6.15      | 0.40               | 1.40              | 4,200                 |
| 20                | 5.00         | 6.15      | 0.40               | 1.75              | 5,250                 |
| 25                | 6.00         | 6.15      | 0.40               | 2.10              | 6,300                 |
| 30                | 7.00         | 6.15      | 0.40               | 2.40              | 7,200                 |
| 35                | 8.00         | 6.15      | 0.40               | 2.75              | 8,250                 |
| 40                | 9.00         | 6.15      | 0.40               | 3.10              | 9,300                 |
| 45                | 10.00        | 6.15      | 0.40               | 3.40              | 10,200                |
| 50                | 11.00        | 6.15      | 0.40               | 3.75              | 11,250                |
| 55                | 12.00        | 6.15      | 0.40               | 4.10              | 12,300                |
| 60                | 13.00        | 6.15      | 0.40               | 4.40              | 13,200                |
| 65                | 14.00        | 6.15      | 0.40               | 4.75              | 14,250                |
| 70                | 15.00        | 6.15      | 0.40               | 5.10              | 15,300                |
| 75                | 16.00        | 6.15      | 0.40               | 5.40              | 16,200                |
| 80                | 17.00        | 6.15      | 0.40               | 5.75              | 17,250                |
| 85                | 18.00        | 6.15      | 0.40               | 6.10              | 18,300                |
| 90                | 19.00        | 6.15      | 0.40               | 6.40              | 19,200                |
| 95                | 20.00        | 6.15      | 0.40               | 6.75              | 20,250                |
| 100               | 21.00        | 6.15      | 0.40               | 7.10              | 21,300                |

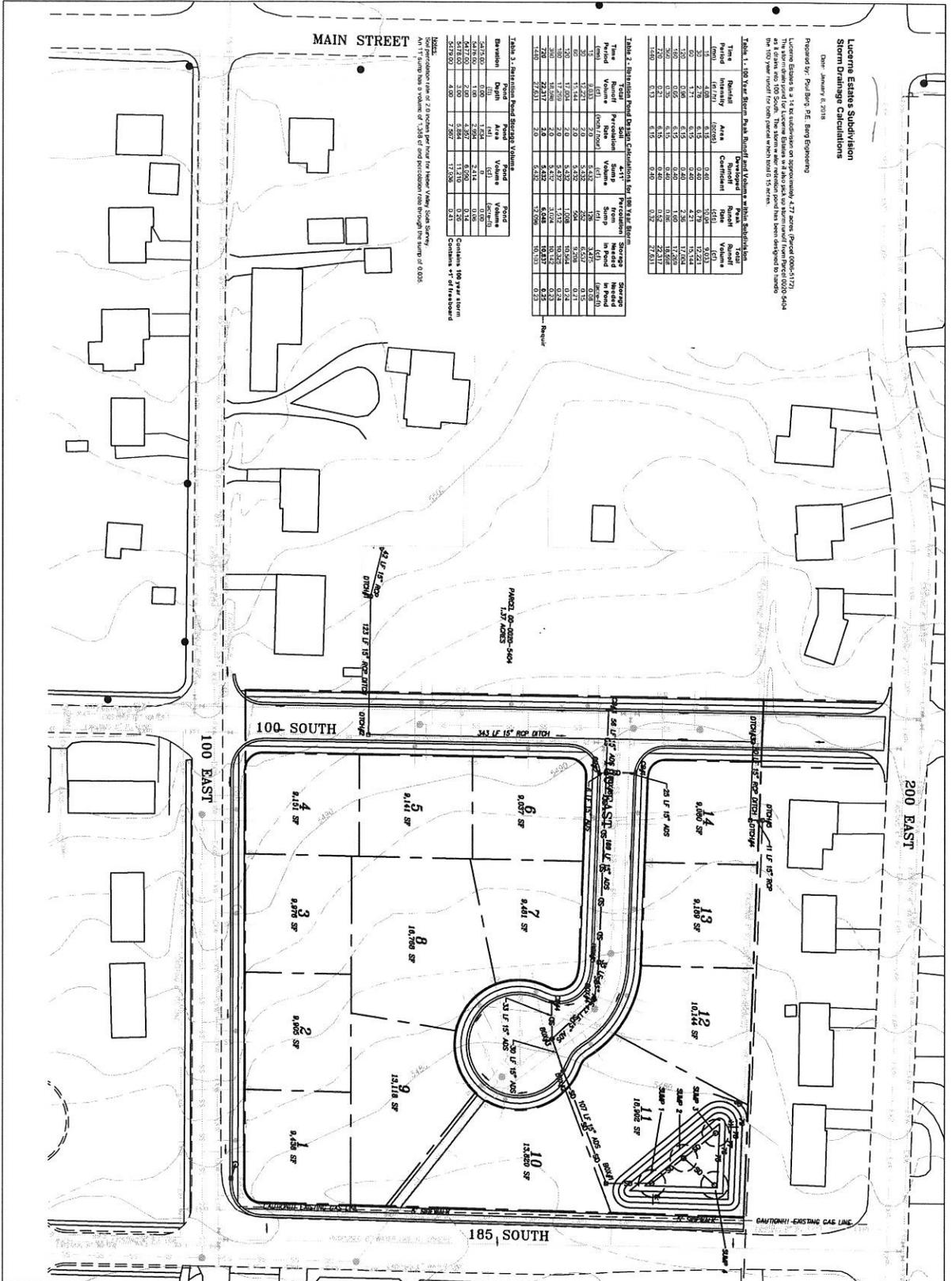
**Table 2. Substation Pond Design Calculations for 100 Year Storm**

| Time Period (min) | Runoff (cfs) | Volume (cu ft) | Peak Runoff (cfs) | Runoff Volume (cu ft) | Retention Volume (cu ft) | Retention Time (min) |
|-------------------|--------------|----------------|-------------------|-----------------------|--------------------------|----------------------|
| 5                 | 2.00         | 2,250          | 2.00              | 2,250                 | 0                        | 0                    |
| 10                | 3.00         | 3,300          | 3.00              | 3,300                 | 0                        | 0                    |
| 15                | 4.00         | 4,200          | 4.00              | 4,200                 | 0                        | 0                    |
| 20                | 5.00         | 5,250          | 5.00              | 5,250                 | 0                        | 0                    |
| 25                | 6.00         | 6,300          | 6.00              | 6,300                 | 0                        | 0                    |
| 30                | 7.00         | 7,200          | 7.00              | 7,200                 | 0                        | 0                    |
| 35                | 8.00         | 8,250          | 8.00              | 8,250                 | 0                        | 0                    |
| 40                | 9.00         | 9,300          | 9.00              | 9,300                 | 0                        | 0                    |
| 45                | 10.00        | 10,200         | 10.00             | 10,200                | 0                        | 0                    |
| 50                | 11.00        | 11,250         | 11.00             | 11,250                | 0                        | 0                    |
| 55                | 12.00        | 12,300         | 12.00             | 12,300                | 0                        | 0                    |
| 60                | 13.00        | 13,200         | 13.00             | 13,200                | 0                        | 0                    |
| 65                | 14.00        | 14,250         | 14.00             | 14,250                | 0                        | 0                    |
| 70                | 15.00        | 15,300         | 15.00             | 15,300                | 0                        | 0                    |
| 75                | 16.00        | 16,200         | 16.00             | 16,200                | 0                        | 0                    |
| 80                | 17.00        | 17,250         | 17.00             | 17,250                | 0                        | 0                    |
| 85                | 18.00        | 18,300         | 18.00             | 18,300                | 0                        | 0                    |
| 90                | 19.00        | 19,200         | 19.00             | 19,200                | 0                        | 0                    |
| 95                | 20.00        | 20,250         | 20.00             | 20,250                | 0                        | 0                    |
| 100               | 21.00        | 21,300         | 21.00             | 21,300                | 0                        | 0                    |

**Table 3. Substation Pond Storage Volume**

| Retention Depth (ft) | Retention Volume (cu ft) | Retention Volume (gallons) |
|----------------------|--------------------------|----------------------------|
| 1.0                  | 1,000                    | 7.48                       |
| 2.0                  | 2,000                    | 14.96                      |
| 3.0                  | 3,000                    | 22.44                      |
| 4.0                  | 4,000                    | 29.92                      |
| 5.0                  | 5,000                    | 37.40                      |
| 6.0                  | 6,000                    | 44.88                      |
| 7.0                  | 7,000                    | 52.36                      |
| 8.0                  | 8,000                    | 59.84                      |
| 9.0                  | 9,000                    | 67.32                      |
| 10.0                 | 10,000                   | 74.80                      |

Note: 1 cubic foot = 7.48 gallons. 1 acre-foot = 43,560 cubic feet. 1 acre-foot = 325,851 gallons. 1 acre-foot = 2,715,438 liters. 1 acre-foot = 123,348 imperial gallons. 1 acre-foot = 123,348 imperial gallons. 1 acre-foot = 123,348 imperial gallons.



**NOTE:**  
 ALL DIMENSIONS ARE IN FEET.  
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE IN FEET

- 12" DRAIN
- 18" DRAIN
- 24" DRAIN
- 30" DRAIN
- 36" DRAIN
- 42" DRAIN
- 48" DRAIN
- 54" DRAIN
- 60" DRAIN
- 66" DRAIN
- 72" DRAIN
- 78" DRAIN
- 84" DRAIN
- 90" DRAIN
- 96" DRAIN
- 102" DRAIN
- 108" DRAIN
- 114" DRAIN
- 120" DRAIN
- 126" DRAIN
- 132" DRAIN
- 138" DRAIN
- 144" DRAIN
- 150" DRAIN
- 156" DRAIN
- 162" DRAIN
- 168" DRAIN
- 174" DRAIN
- 180" DRAIN
- 186" DRAIN
- 192" DRAIN
- 198" DRAIN
- 204" DRAIN
- 210" DRAIN
- 216" DRAIN
- 222" DRAIN
- 228" DRAIN
- 234" DRAIN
- 240" DRAIN
- 246" DRAIN
- 252" DRAIN
- 258" DRAIN
- 264" DRAIN
- 270" DRAIN
- 276" DRAIN
- 282" DRAIN
- 288" DRAIN
- 294" DRAIN
- 300" DRAIN

THIS DOCUMENT IS UNCLASSIFIED  
 DATE 08-14-2018 BY 60322  
 UNLESS INDICATED OTHERWISE  
 DATE 08-14-2018 BY 60322

RUDOLPH BREITENBERGER P/LLC  
 LUCERNE ESTATES  
 STORM DRAIN PLAN

**BERG ENGINEERING**  
 Professional Engineer Inc.  
 200 E Main St, Suite 204  
 Denver, CO 80202  
 Tel: 303.733.7777  
 Fax: 303.733.7778

DESIGNER: TBM  
 DATE: JAN 2018  
 DRAWN BY: CHB  
 SHEET: 5

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*Ken Probst Property*

*Approx. 900 South 200 East*

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## Jennifer Sweat

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**From:** Paul Berg <paul@bergeng.net>  
**Sent:** Thursday, January 18, 2018 11:23 AM  
**To:** Jennifer Sweat  
**Subject:** Fw: Request for Will Serve Letter for Ken Probst Property  
**Attachments:** 01\_Subdivision Concept.pdf

Jennifer

Below is a request for a water will serve letter from Midway City for a small subdivision located in the county. Please put this on the water board agenda for February in case the board also wants to discuss this request.

Thanks,

Paul Berg  
Berg Engineering

**From:** Paul Berg  
**Sent:** Thursday, January 18, 2018 9:24 AM  
**To:** Brad Wilson  
**Cc:** Michael Henke  
**Subject:** Request for Will Serve Letter for Ken Probst Property

Brad

Ken Probst is proposing a four lot subdivision on 29.60 acres at approximately 900 South 200 East in Midway, Utah. A concept plan for the proposed subdivision is attached. The property is located outside of the city limits but an existing city water line is along the frontage of the property. We request that we be placed on the city council agenda to request a will serve letter for culinary water service.

Thanks for your assistance with this matter.

Paul Berg  
Berg Engineering



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*Whitaker Farm*

*500 North River Road*

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MIDWAY CITY  
Planning Office

75 North 100 West  
Midway, Utah 84049

Phone: 435-654-3223 x105  
Fax: 435-654-2830  
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: DAN LUSTER Phone: 631-807-8466 Fax: \_\_\_\_\_

Mailing Address: 143 W. FARM SPRINGS RD City: MIDWAY State: UT Zip: 84049

E-mail Address: daniel\_luster@yahoo.com

Project Name: WHITTAKER FARM

Location: 500 NORTH RIVER ROAD

Total Acreage: 80 Number of Units: 50 Historically Irrigated Area: 75

Existing Water Connections: IRRIGATION

Comments: FOR PRELIMINARY REVIEW AND DISCUSSION

**Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.**

**Please read and sign before application submittal**

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: [Signature] Date: JAN 19, 2018

FOR OFFICE USE ONLY

|                        |       |                     |       |
|------------------------|-------|---------------------|-------|
| STAFF:                 |       | Application Number: | _____ |
| Date Received:         | _____ | Zone:               | _____ |
| Received By:           | _____ | Tax ID Number:      | _____ |
| Fee Paid:              | _____ |                     |       |
| PLANNER:               |       |                     |       |
| Complete / Incomplete: | _____ |                     |       |
| Date:                  | _____ | Reviewed by:        | _____ |

# Midway Water Advisory Project Data Sheet

Name of Project: WHITAKER FARM

Address: 500 NORTH RIVER RD

Name of Developer: LUSTER DEVELOPMENT / DAN LUSTER

Total Acres of Project: 80 ACRES 631-807-8466

Total Acres of Irrigated Land: 70 AC

No. of Buildings: \_\_\_\_\_

No. of Residential Units: 50 SINGLE FAMILY HOMES

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:

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

50 WEST CENTER STREET  
 P.O. BOX 178  
 KENNY, UT, 84304  
 PHONE: 435.924.9228  
 FAX: 435.924.9231

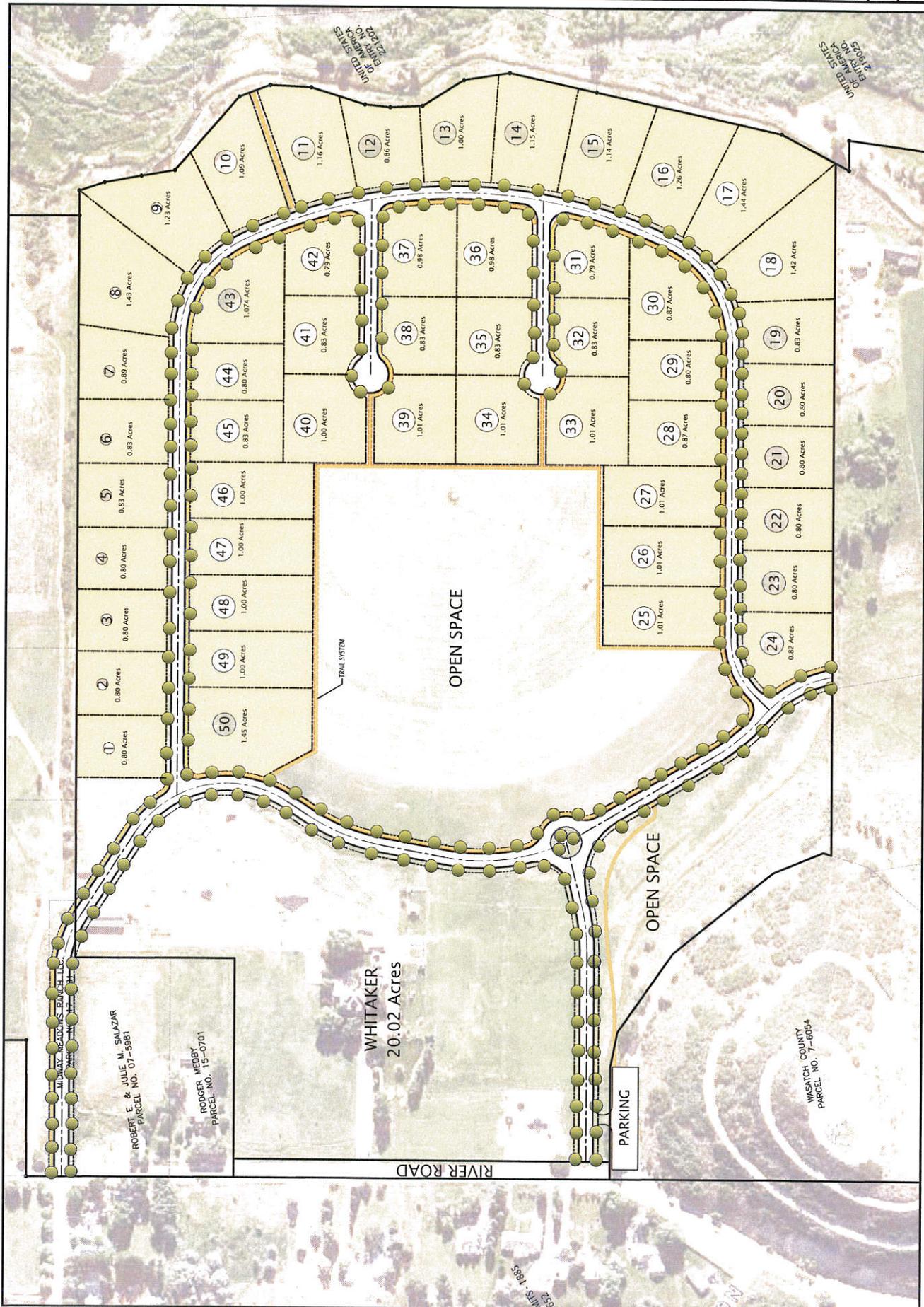


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DATE REVISION  
 OCT 30, 2017

WHITAKER FARMS  
 MIDWAY, UTAH  
 ANNEXATION CONCEPT PLAN

PROJECT NO.  
 L16-231  
 SHEET NO.  
 C-1



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*New/Old Business*

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*Adjourn*

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