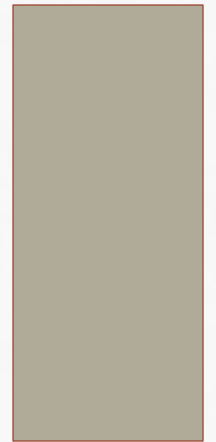


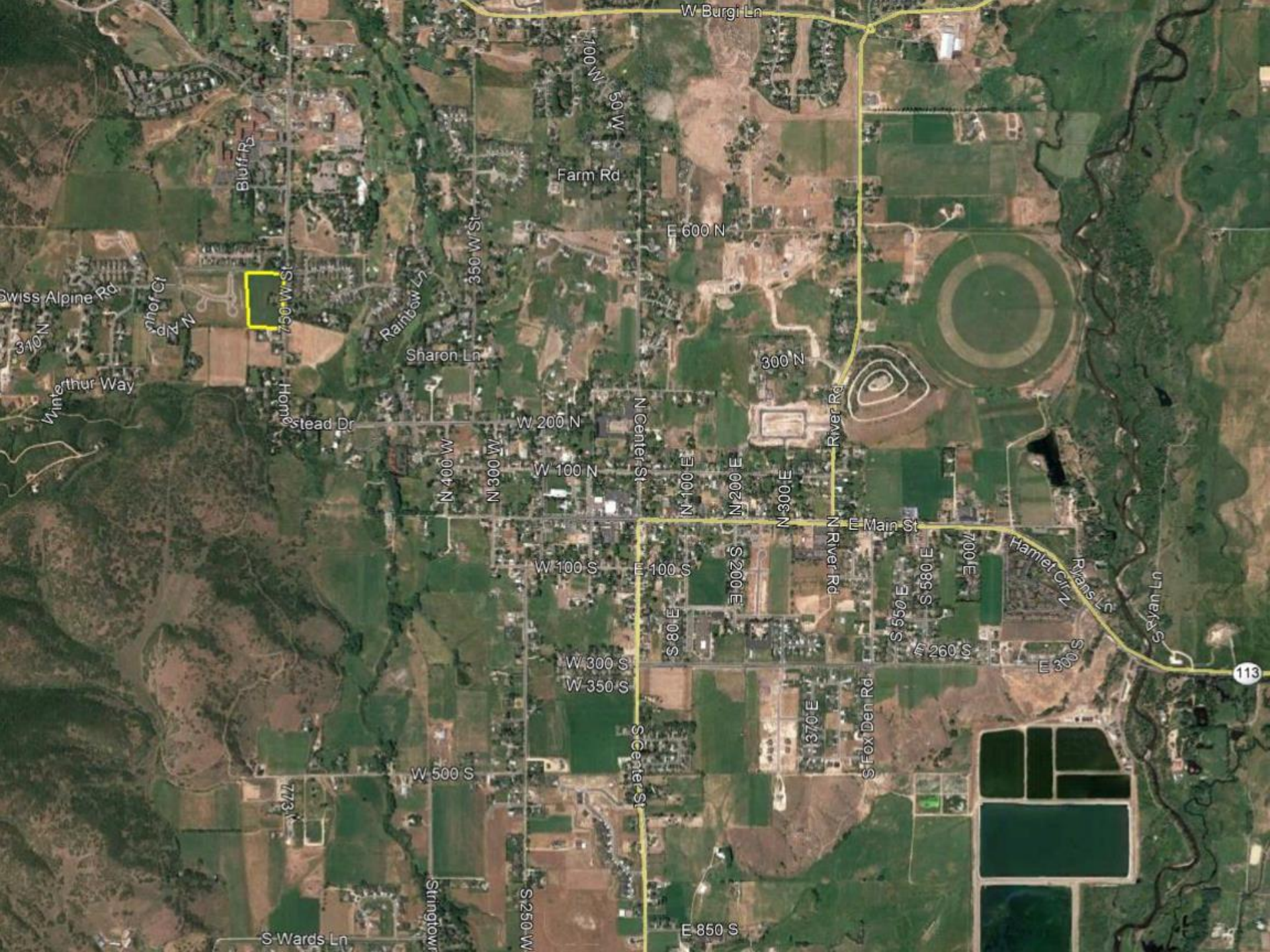
RISING RANCH SUBDIVISION

PRELIMINARY



LAND USE SUMMARY

- 6.6 acres
- R-1-22
- 7 building lots, one open space parcel and one non-buildable parcel.



Bluff Rd

W-Burgi Ln

Farm Rd

E 600 N

Swiss Alpine Rd

Winterthur Way

Bluff Rd

Rainbow Ln

350 W St

1100 W 50 W

Sharon Ln

300 N

Homestead Dr

W 200 N

W 100 N

N Center-St

E 100 N

E 200 N

N 300 E

River Rd

E Main St

700 E

Hamlet Cir

Ryan Ln

S 113

W 100 S

E 100 S

S 200 E

S 550 E

S 580 E

E 260 S

S 300 E

W 300 S

W 350 S

S 80 E

S 370 E

S-Fox Den Rd

W 500 S

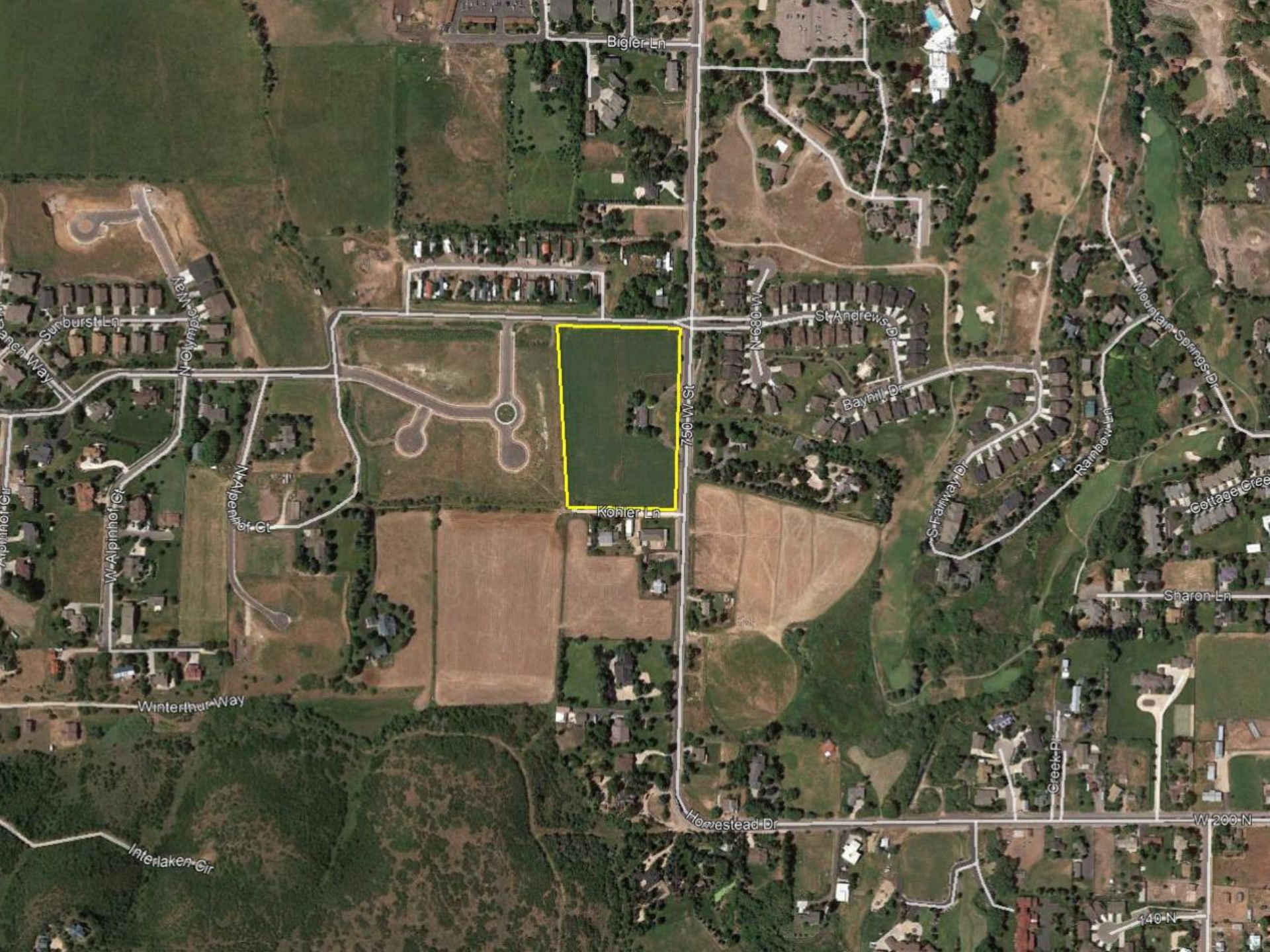
S 250 W

E 850 S

S-Wards Ln

Stringlowr





Bigler Ln

Kohler Ln

750 W St

St Andrews Dr

Bayhill Dr

S Fairway Dr

Rainbow Ln

Mountain Springs Dr

Cottage Cree

Sharon Ln

W 200 N

Homestead Dr

140 N

Winterthur Way

M Alperhof Ct

W Alpinhol Ct

N Alpinhol Ct

W Alpinhol Ct

W Alpinhol Ct

Interlaken Cir



Swiss-Alpine-Rd

St-Andrews-Dr

N-680-W

750-W-St

Kohler Ln

th

LOOKING SW - HOMESTEAD DR. AND SWISS ALPINE RD.



LOOKING NW - HOMESTEAD DR. AND KOHLER LN.



EXISTING HOME



EXISTING SAINT-PREX TRAIL



BOUNDARY DESCRIPTION

BEGINNING AT THE 1988 BOUNDARY MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S&B&M; THENCE SOUTH 07°50'57" WEST 482.80 FEET AND EAST 89.84 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING AN EXISTING FENCE CORNER AND A FOUND NEAR AND CAP REPRESENTING THE NORTHWEST CORNER OF THE MAJOR DC SHANTY PREC. SUBDIVISION RECORDED AS EVERY NUMBER 458484 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY.

THENCE ALONG AN EXISTING FENCE AND THE SOUTH LINE OF SWISS ALPINE ROAD SOUTH 89°52'07" EAST 484.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD DRIVE (SR 222); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 07°50'57" WEST 104.5 FEET AND SOUTH 07°50'57" WEST 39.8 FEET TO THE NORTH BOUNDARY LINE OF THE UNIMPL. PROPERTY AS RECORDED IN A BARNHARTY DEED - 48 EVERY NUMBER 399393 OF SAID OFFICIAL RECORDS; THENCE ALONG AN EXISTING FENCE AND SAND MARVEL PROPERTY NORTH BOUNDARY NORTH 09°27'07" WEST 32.62 FEET TO A FOUND NEAR AND CAP REPRESENTING THE SOUTHWEST CORNER OF SAID BOUNDS OF SAID PREC. SUBDIVISION; THENCE ALONG AN EXISTING FENCE AND ALONG THE EASTLY BOUNDARY OF SAID BOUNDS OF SAID PREC. SUBDIVISION THE FOLLOWING & COURSES: NORTH 89°52'07" WEST 11.80 FEET, NORTH 89°52'07" WEST 10.50 FEET, NORTH 07°50'57" WEST 33.87 FEET, NORTH 07°50'57" WEST 11.80 FEET, NORTH 07°50'57" WEST 33.10 FEET AND NORTH 83°22'30" WEST 63.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.38 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS SOUTH 07°50'57" WEST BETWEEN FOUND MONUMENTS FOR THE NORTHWEST CORNER AND WEST ONE-QUARTER CORNER OF SECTION 34, T34, R4E, S34&M.

LAND USE INFORMATION

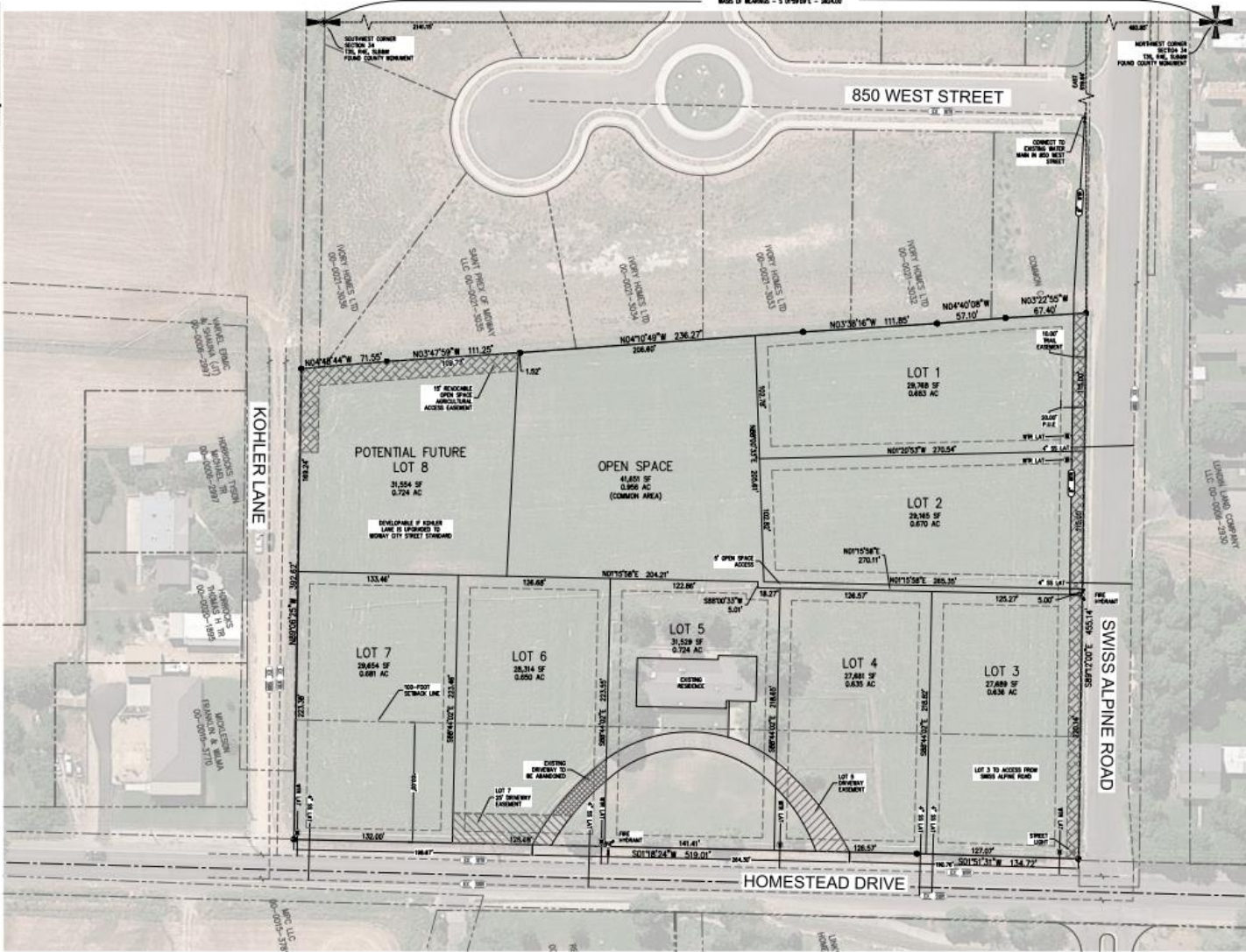
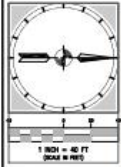
- TOTAL AREA - 6.38 ACRES
- PROJECT DENSITY 1.08 UNITS/ACRE
- OPEN SPACE - 0.886 ACRES
- 7 BUILDING LOTS & 1 EXISTING DWELLING - 5.50 ACRES

ZONING INFORMATION

- PROJECT IS IN R-1-32 ZONE WITH 7800
- R-1-32 ZONE RESIDENTIAL FRONT-YARD ALONG THE WEST SIDE AND COVERS PROPERTY WEST OF HOMESTEAD DRIVE.
- MINIMUM LOT SIZE 1/2 ACRE
- MINIMUM LOT FRONTAGE 175 FEET
- MINIMUM DWELLING SIZE MAIN FLOOR 1400 SQUARE FEET
- APPROVED MINIMUM SETBACKS ARE AS FOLLOWS:
- FRONT 30 FEET
- REAR 10 FEET
- SIDE SEE NOTE BELOW
- CORNER LOTS SIDE OF 30 FEET BUILDING SETBACK. ALL SETBACKS ARE SUBJECT TO MURRAY CITY ZONING ORDINANCE REQUIREMENTS AT THE TIME A BUILDING PERMIT IS ISSUED. THE SIDE SET BACK IS SUBJECT TO A CORNERED SET BACK AND NO LESS THAN A 12' SET BACK ON EACH SIDE.

NOTE:

AT THE TIME OF VERTICAL BUILDING IMPROVEMENTS FOR LOTS 1, 2 AND 3, DRAINAGE IMPROVEMENTS SHALL BE INSTALLED SUCH THAT WATERSHEDS AND EGRESS TO THESE LOTS SHALL OCCUR IN A FORWARD DIRECTION ONLY.



RISEING RANCH PRELIMINARY SITE PLAN

UDOT HOMESTEAD DRIVE ACCESS EXHIBIT

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S&B&M,
 MIDWAY, WASATCH COUNTY, UTAH

PROJECT: C20-020
 SHEET: 1
 ISSUE DATE: 3/14/2021

Developer
 Summit Engineering Group Inc.
 3000 S. 1000 E. SUITE 100
 MIDWAY, UT 84049
 435.733.2222

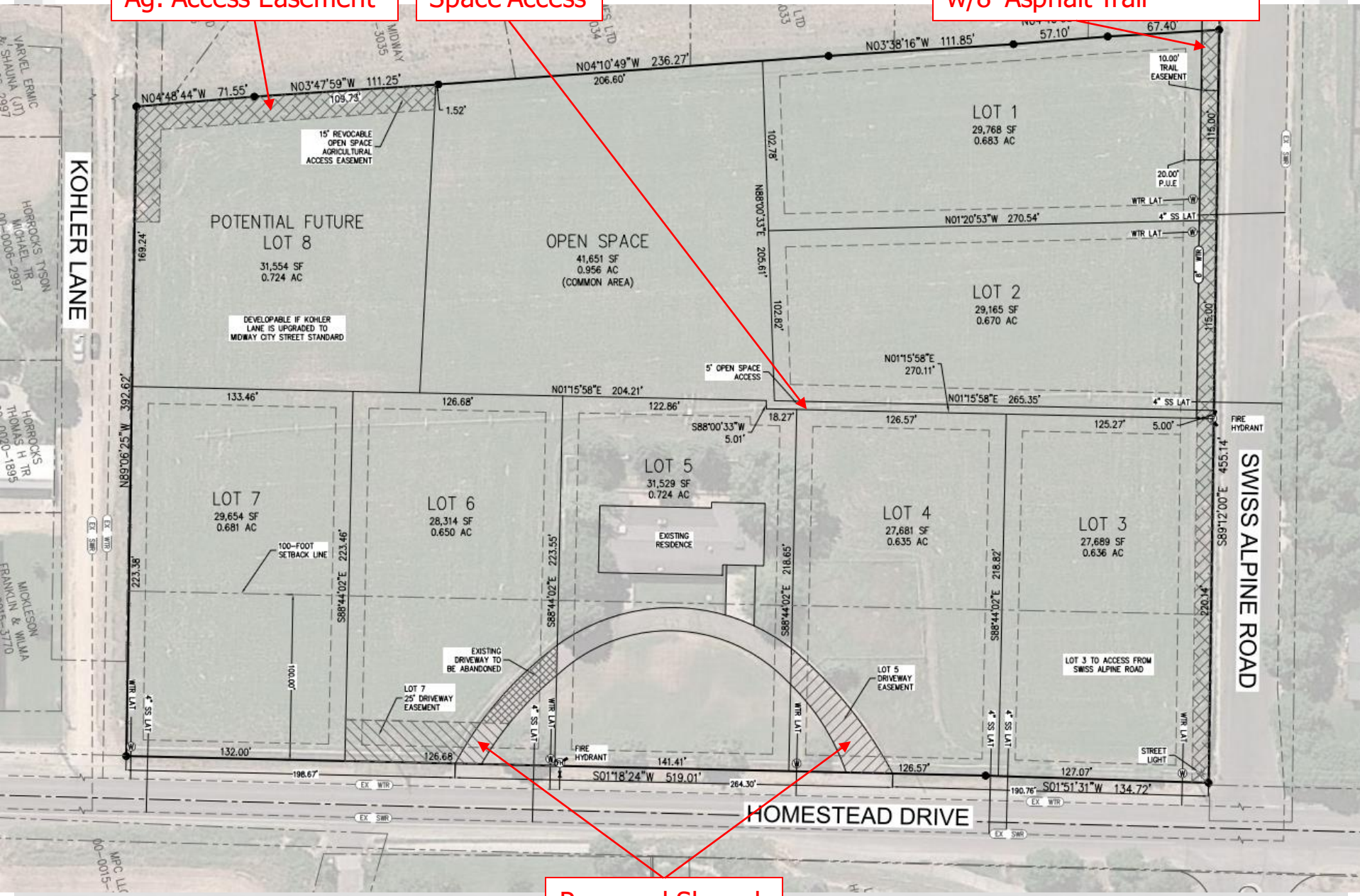
Designer
 Chris Carter
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 100000001

Surveyor
 RICHARD L. JENSEN
 LICENSED PROFESSIONAL SURVEYOR
 LICENSE NO. 100000001

Proposed Open Space Ag. Access Easement

5' Open Space Access

10' Public Trail Easement w/8' Asphalt Trail



Proposed Shared Driveways

March 9, 2021

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: Rising Ranch Subdivision – Preliminary Approval

Dear Michael:

Horrocks Engineers recently reviewed the Rising Ranch subdivision plans for preliminary Approval. The proposed development is located South of Swiss Alpine Road and West of Homestead Drive. The proposed development contains 8 lots. The following comments should be addressed.

General Comment

- A full set of plans shall be submitted prior to application for final approval.

Water

- The proposed development will be served from the Alpenhof Pressure Zone.
- Lots 1 and 2 will require a new 8" line be installed from the intersection of 850 West and Swiss Alpine Road. The proposed 8" line will terminate on lot 2.
- Lots 3 – 7 will be serviced off the existing culinary water line located within Homestead Drive.
- Will utilities be installed to the future lot 8?

Roads

- The proposed development will not construct any new roads, lots 1 – 3 will front Swiss Alpine Road and lots 4 – 7 will front Homestead Drive.
- Lot 4 and 5 will have a shared driveway and lots 6 and 7 will share a driveway access.

Trails

- It is proposed that the development install a detached 8' public trail adjacent to Swiss Alpine Road. This trail will connect onto the trail from St. Prex subdivision and terminate at Homestead Drive.
- The development shall participate funds into the Midway City General Trail Fund for the equivalent of a 5' bike lane across the frontage of Homestead Drive.

Storm Drain

- The existing shoulder and borrow ditch will accommodate the storm drain for this subdivision.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engineer

cc: Mike Johnston Summit Engineering

WATER BOARD RECOMMENDATION

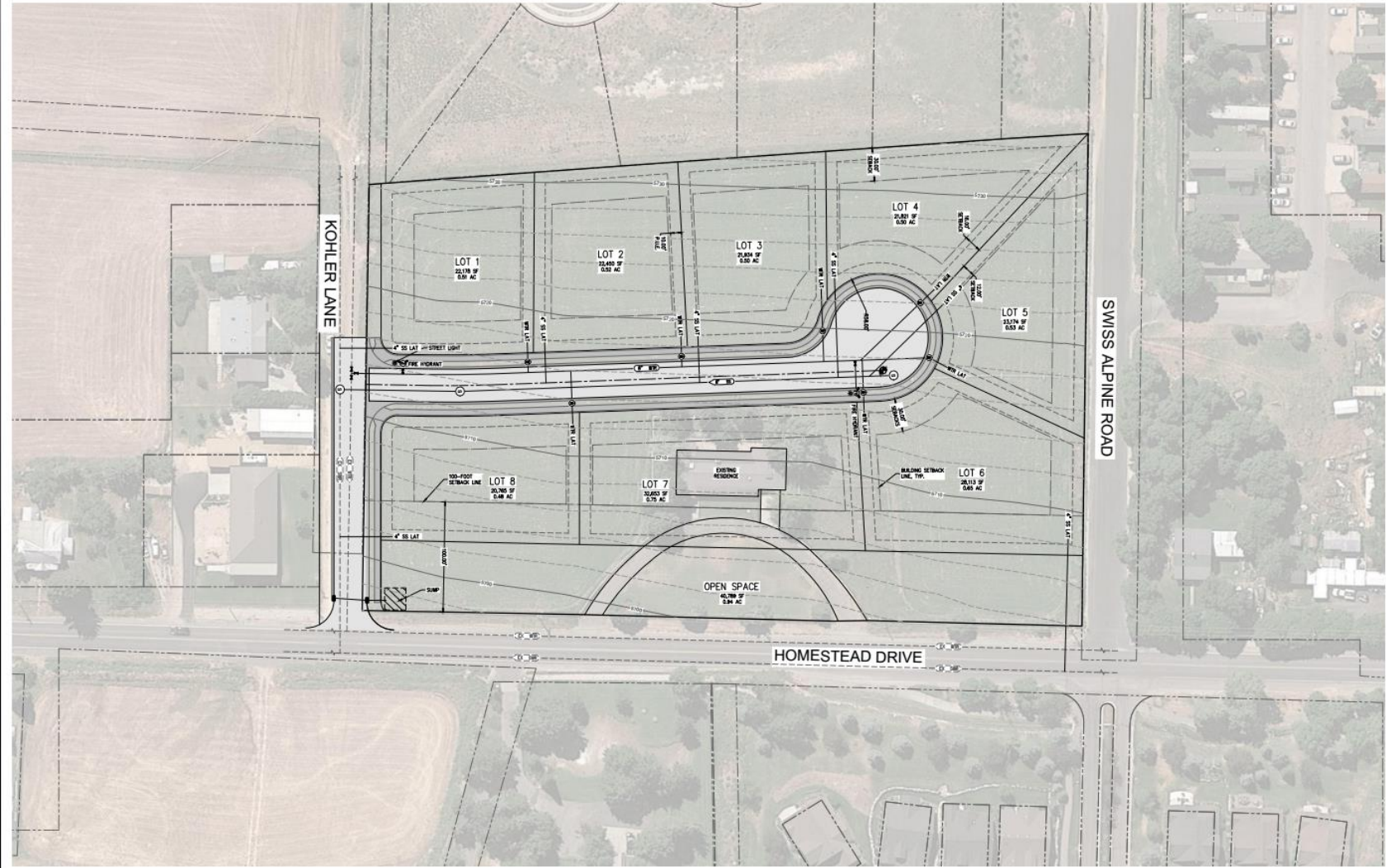
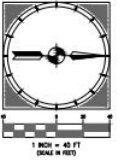
- 6.35-acre parcel
 - Area of parcel
 - 276,606 sq. ft.
 - Irrigated area
 - Lots – 233,515 sq. ft. (5.36 acres)
 - Open Space – 43,491 sq. ft. (1 acre)
 - Impervious area for lots
 - 64,000 sq. ft. (8 x 8,000) (1.47 acres)
 - Total irrigated acreage
 - 4.89 acres x 3 = 14.67-acre feet
- 6 culinary connections (2 existing connections)
 - 4.8-acre feet (6 x .8)
- 19.47-acre feet requirement

POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-22 zone
- The proposal does comply with the land use requirements of the R-1-22 zone
- A public trail will be built along Swiss Alpine Road as part of the subdivision that will benefit members of the community along with funds donated for future bike lane along Homestead Drive
- 0.956 acres of open space will be created as part of the development
- Homestead Drive half width adjacent to development will be widened to 26'

PROPOSED CONDITIONS

- Must provide a will serve from Midway Irrigation before applying for final approval.
- Include plat note that limits access to lot 3 from Swiss Alpine Road.
- Funds to build the 5' bike lane along Homestead Drive adjacent to this project are added to the general trails fund and will be used when the bike lane is completed in the future as part of a larger improvement project.
- The plat and development agreement must clearly state that parcel 8 is not currently considered a building lot and what needs to occur for the parcel to become buildable. This will include at a minimum the need to amend the plat, obtain a minimum of 115' frontage along a road built to city standards, lot improvements that include a sewer connection, culinary water connection, irrigation connection, adequate access to a fire hydrant, etc.



PROJECT
C20-020

SHEET
1

ISSUE DATE
08-30-2020

Summit Engineering Group Inc.
Structural • Civil • Surveying
400 WEST CENTER STREET, SUITE 100
MIDWAY, UTAH 84043
P: 435-567-8200 F: 435-567-8201

Developer
Sara Chappell
780-871-8296
sara@edelweiss.com

Contractor & Civil
Edelweiss Residential Group, Inc.
1000 WEST CENTER STREET, SUITE 100
MIDWAY, UTAH 84043
P: 435-567-8200 F: 435-567-8201

EDELWEISS ESTATES PRELIMINARY SITE PLAN

LOCATED IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, 126M,
MIDWAY, WASATCH COUNTY, UTAH

REV 1

A 300 POUND PER SQUARE FOOT (300 PSF) UNIFORM SURFACE LOAD SHALL BE APPLIED TO ALL AREAS OF THE SITE PLAN.



TEMPORARY EMERGENCY USE ONLY OPTION

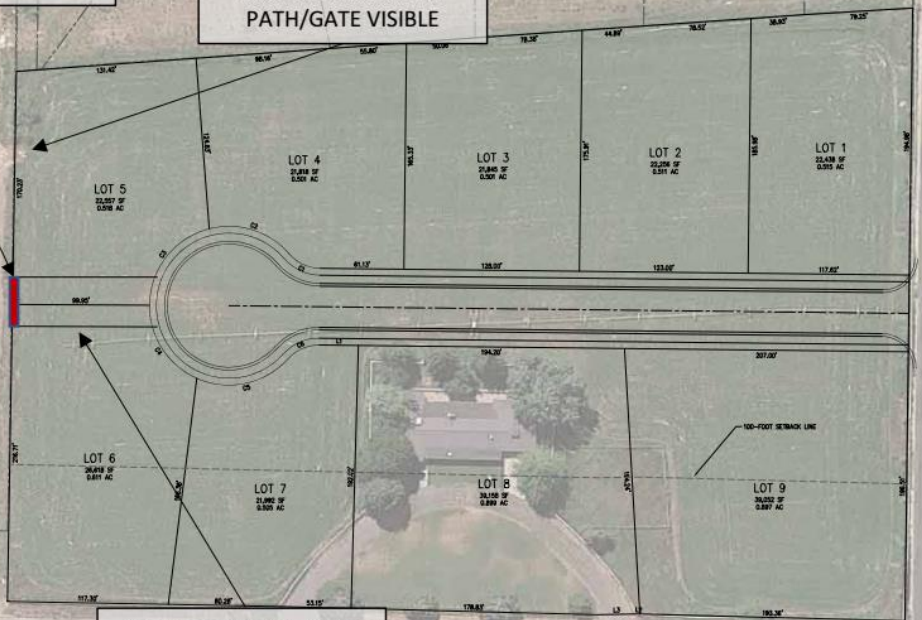
SIGN ON ROAD:

EMERGENCY FIRE ESCAPE USE ONLY
FINE IMPOSED FOR NON-EMERGENCY USE

EXISTING EASEMENT
PATH/GATE VISIBLE

I have included an
Emergency Use Only
Agreement. Use would
terminate and
emergency drive would
be blocked once Swiss
Alpine completed

Emergency Lane will be
converted to a parking
lot and/or basket ball
court or park once Swiss
Alpine Complete



DATE	REVISION	BY	CHKD	APP'D	DESCRIPTION
01/15/19	1	XXX	XXX	XXX	ISSUE FOR PERMITTING
01/15/19	2	XXX	XXX	XXX	REVISED PER COMMENTS
01/15/19	3	XXX	XXX	XXX	REVISED PER COMMENTS
01/15/19	4	XXX	XXX	XXX	REVISED PER COMMENTS
01/15/19	5	XXX	XXX	XXX	REVISED PER COMMENTS
01/15/19	6	XXX	XXX	XXX	REVISED PER COMMENTS
01/15/19	7	XXX	XXX	XXX	REVISED PER COMMENTS

NO.	DATE	ISSUED BY
1	01/15/19	XXX
2	01/15/19	XXX
3	01/15/19	XXX

PROJECT: C20-020
PREPARED FOR: SAM CASTOR
SHEET: 1 OF 1
PROJECT: MIDWAY PROJECT

CONCEPT MAP 04

LOCATED IN THE NORTHEAST 1/4
OF SECTION 01, TOWNSHIP 01
SOUTH, RANGE 01 EAST, S108W
WASATCH COUNTY, UTAH

DRAWN BY: XXX
REVIEWED BY: XXX
SCALE: 1" = 300'
ISSUE DATE: 01/15/2019



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