

May 12, 2020

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

Subject: Whispering Creek Estates – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed the Whispering Creek Estates for Preliminary Review. The proposed subdivision is located at approximately 515 West Cari Lane. The proposed subdivision consists of 7 lots. Because the development is missing the irrigation plan, the storm drain drawings and calculations it is our recommendation that preliminary approval not be granted at this time.

General Comments

- The roads, culinary water, pressurized irrigation system, and storm drain systems within this development will be public infrastructure and maintained by Midway City.
- All drawings and standards should meet the Midway City updated 2020 specifications.

Water

- The proposed development will be served from the Cottages on the Green pressure zone.
- The water line will connect to the existing 12” water line in Cari Lane.

Roads

- The proposed road within the development will be a 56’ public right-of-way, with a cul-de-sac at the south end of the development.

Trails:

- There are no proposed trails located within the subdivision. There will be a five-foot sidewalk on each side of the proposed road.

Storm Drain

- No storm drain plans were submitted with this application. The storm water within the proposed development will need to be collected and retained onsite. Storm drain plans and runoff calculations will need to be submitted for approval of preliminary review.

Sensitive Lands

- A stream alteration permit and wetland delineations that are needed must be acquired prior to application for final approval.
- The wet land and flood plains with their required setbacks on plans should be shown

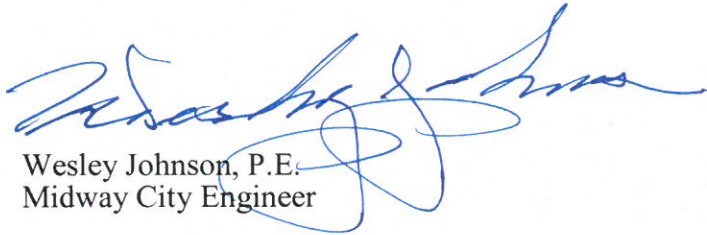
- on the plat map.
- 25 foot setbacks shall be maintain around all delineated wet lands.
 - 50' setbacks shall be maintained around all FEMA flood Zones.

The following items will need to be submitted or addressed prior to preliminary approval application:

- Storm Drain Plan with run off calculations
- Pressurized Irrigation Plan
- Adjacent property owners

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', is written over the typed name and title.

Wesley Johnson, P.E.
Midway City Engineer

cc: Epic Engineering