



**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** March 14, 2023

**NAME OF PROJECT:** Springer Farms

**PROPERTY OWNER:** Atlas Holdings and Travis Nokes

**AUTHORIZED REPRESENTATIVE:** Travis Nokes

**AGENDA ITEM:** Springer Farms Commercial Planned Unit Development

**LOCATION OF ITEM:** 65 North 200 West

**ZONING DESIGNATIONS:** C-3

**ITEM: 2**

Travis Nokes, representative for Atlas Holdings, has submitted a final subdivision application and Conditional Use Permit for the proposed Springer Farms, a mixed-use project on approximately 1.26-acres. The proposed plan is a commercial planned unit development and includes eateries, commercial space, and short-term lodging. The property is located at 65 North 200 West and is in the C-3 zone.

**BACKGROUND:**

Travis Nokes, representative for Atlas Holdings, is proposing final approval of Springer Farms containing lower floor commercial and upper floor short-term rentals on the 1.26-acre parcel. Currently there is a restaurant under construction on the site on the location of a dwelling that was demolished. The applicant would now like to subdivide the property and create a commercial condominium planned unit development. The four buildings will be on separate buildings pads which include commercial units on the lower floors (including the restaurant currently under construction) and 13 short-term rental

units on the upper floors and one on the lower floor (including one short-term rental unit above the restaurant that is currently under construction. The landscape and parking areas will be recorded as common area and will be maintained by the Property Owners' Association.

The site is located to the west of Town Square and fronts on 200 West. The property is in the C-3 zone and commercial condominiums are allowed as a conditional use. The property is located an important area of Midway because it surrounds the Town Square. The C-3 zone, that includes and surrounds the Town Square, is distinct from the C-2 zone which covers the majority of Main Street heading to the east. The difference between the two zones is the C-3 zone is more restrictive than the C-2 zone. For example, where the C-2 zone allows for several uses associated with vehicles such as gasoline stations and car washes, the C-3 zone is more restrictive and does not allow these types of uses. The C-3 zone is focused on restaurants, retail, offices, and other similar types of commercial. The purpose of this distinction is to create a walkable core to Midway that is a gathering area for the community. The City Council has recently reviewed a proposed master plan for the Town Square that will help the Town Square to be more usable year-round and a gathering place for the community. The City is also interested in compatible uses developing around the Town Square that will compliment the area and create an active and vibrant Midway core. The Springer Village will help create that core with its eateries, commercial, and nightly rentals.

There are existing residents and commercial businesses in the area that will be impacted by the development and careful planning must be taken to mitigate negative impacts wherever reasonably possible. Because commercial planned unit developments are a conditional use, the City Council may require reasonable conditions to mitigate negative impacts to the neighbors and the area. Conditional uses are governed by the following standards:

- (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

#### **LAND USE SUMMARY:**

- 1.26 acres (the applicant owns another contiguous parcel that is 0.59 acres, this parcel will be developed as part of a separate application though utilities will cross the smaller parcel)

- Will be recorded as one plat
- C-3 zone
- Four buildings
  - Lower floor commercial units (including one possible restaurant)
  - 13 short-term rentals (will not include kitchens or individual laundry facilities)
  - One administrative office
- Private driveways, parking, and landscaping that will be common area and will be maintained by the POA

**ANALYSIS:**

*Traffic Circulation and Access* – Springer Farms will have access directly to 200 West. A traffic study has been requested by staff and should be submitted shortly for City review.

*200 West Improvements* – The developer will be required to improve 200 West to UDOT requirements. The improvements will include new sidewalk, park strip, streetlights, and road improvements. Prior to any work in the UDOT right-of-way the developer is required to receive approval from UDOT

*Architectural Theme* – The developer is required to receive architectural approval of all structures in a commercial planned unit development. The developer has presented renderings to the Visual Architecture Committee and has received a recommendation of approval. Specific review of each building will be required through the building permit approval process.

*Parking* – The developer is providing 50 stalls in the proposed site plan. Based on the information provided, 44 stalls are required for the proposal (13 stalls for short-term rentals, 6.4 stalls for the west building lower floor and 4 stalls for the west building upper floor, 10.2 stalls for the south building lower floor, and 4.25 stalls for the restaurant, and 5.8 stalls for the north building).

*Open Space* – There is not a requirement for open space in a commercial condominium development.

*Setbacks* – The proposed development is required to meet the setback requirements for commercial buildings bordering residential uses in commercial zones and commercial buildings bordering residential zones. The minimum setback for commercial buildings bordering a residential use in a commercial zone is eight feet. The properties to the north and south of the development are both residential therefore the minimum setback is 8’ for both boundaries. The minimum setback for

commercial buildings bordering a residential zone ins 15 feet. The property borders the R-1-7 on the west boundary; therefore, the minimum setback is 15’ on the western boundary.

*Height of structures* – Structures cannot exceed 35’ in height, measured from natural grade to the roof. Architectural elements may exceed the 35’ limit as per code.

*Transient Rental Overlay District* – The transient rental overlay district (TROD) covers the entire project area. The proposal is to create 13 short-term rental units. The units will not contain kitchens or laundry facilities.

*Property Owners’ Association* – A property owners’ association (POA) is required for any planned unit developments. It is the POA’s responsibility to maintain common areas that include landscaping, driveways, and parking areas. It is also possible that the POA will be required to maintain the outer walls, roofs, and shared areas within the buildings such as hallways and stairs. The developer has submitted the proposed Declaration of Covenants, Conditions and Restrictions which will be reviewed by the City Attorney.

*Landscaping and Fencing Plan* – A landscaping plan has been submitted to the City for staff and VAC review. The landscaping and fencing may help mitigate nuisance issue such as light and noise for surrounding residences. Normally fencing is not a requirement for commercial development but since a commercial condominium is a conditional use permit, fencing could be required to help mitigate nuisances. Fencing has been proposed along the southside of the parking lot and along the east side of the parking lot. The fencing will help shield vehicle lights from shining on the surrounding homes located in the commercial zone.

*Lighting Plan* – The applicant has submitted a statement that all lighting will have full cut-off as required by code. This requirement includes street lighting, commercial building lighting, and parking areas lighting. The purpose of the code is to assure the lights will comply the requirement of having full cut-off and to also assure that no light trespass will occur onto neighboring properties.

*Dumpster and Snow Storage Plan* – The developer has submitted a dumpster and snow storage plan. Dumpsters are required to be located in enclosures and the enclosures must be reviewed by the VAC. The applicant has also submitted a “Will-Serve” letter from Wasatch County Solid Waste Disposal District.

## **VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:**

The Visual and Architectural Committee (VAC) reviewed renderings for the proposed development during their meeting on December 14, 2022. In that meeting, the committee approved the general theming of the development. Individual buildings and signage will need to be approved when more detail is submitted.

## **WATER BOARD RECOMMENDATION:**

Water Board reviewed and recommended on February 6, 2023, that 6.27 acre feet must be dedicated to Midway before the plat is recorded based on the following information:

- Restaurant seats
  - 24 seats x 35 GPD = 0.36 acre feet x 1.77 (return flow) = 1.66 acre feet
- 13 nightly rental units (no kitchen or laundry) = 13 x 0.3 = 3.9 acre-feet
- 2 laundries = 1.29 acre-feet (services a total of 13 suites at 50 GPD per suites)
- Commercial space bathrooms (3 toilets) = 2.97 acre-feet
- Outside irrigation 13,776 square feet (0.32 acres) = 0.95 acre feet
- Total = 10.77 acre feet
- Difference  $10.77 - 4.5 = \mathbf{6.27 \text{ acre feet}}$

## **POSSIBLE FINDINGS:**

- The proposal will benefit the City financially by creating a greater tax base and by providing more commercial options to the community.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments are a conditional in the C-3 zone.
- The proposed parking plan does comply with code requirements.

## **ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed

2. Continuance. This action can be taken if the Planning Commission that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
  
3. Recommendation for Denial. This action can be taken if the Planning Commission finds that the request does not comply with the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. None

March 14, 2023

Michael Henke  
Midway City Planner  
75 North 100 West  
Midway, Utah 84049  
(Send via email)

**Subject: Springer Farms –Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the above mixed-use development for Final review. The proposed mixed-use development is located at approximately 65 North and 200 West. The entire development is ~1.85 acres. The following comments should be addressed.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- An 8-inch waterline will provide water to the development. This waterline will connect to the existing waterlines in Main Street and 200 West.
- Individual culinary meters should be provided to each separate property within the mixed-use development and sizes according to land use.

Irrigation

- The existing irrigation line on the north property line services both the proposed development and the property to the north. Prior to final approval the location of the line and service to each property shall be addressed.
- A proposed 2-inch irrigation line shall loop 200 West to Main Street and within the development and required irrigation services to meet required landscaping needs shall be installed.

Road

- All interior access and circulation will be private.

Trails

- No public trails are provided within the development.

Storm Drain

- The storm drain system within this mixed-use development is private and is proposing to use catch basins and a retention basin to collect the storm water.
- The mixed-use development will be responsible for maintenance of the storm water system.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Legend Engineering (sent via email)

# Midway City Corporation



Midway

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Christen • Jeffery Drury  
J.C. Simonsen • Steve Dougherty  
Kevin Payne

75 North 100 West  
P.O. Box 277  
Midway, Utah 84049  
Phone: 435-654-3223  
Fax: 435-654-4120  
[midwaycityut.org](http://midwaycityut.org)

## Springer Village Preliminary Approval

November 1, 2022

Michael Henke Midway City Planning Director,

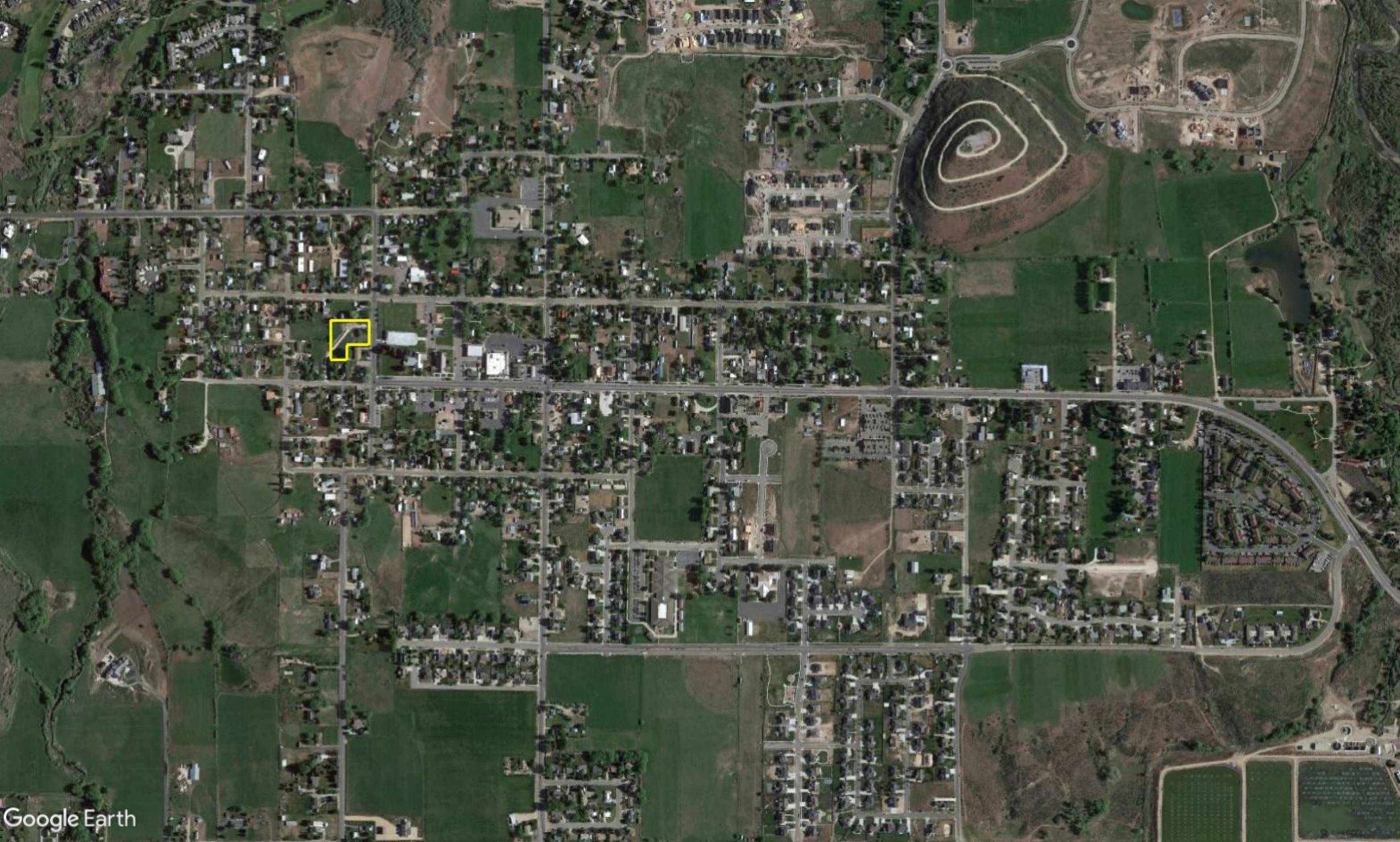
I have reviewed the preliminary plans for Springer Village for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

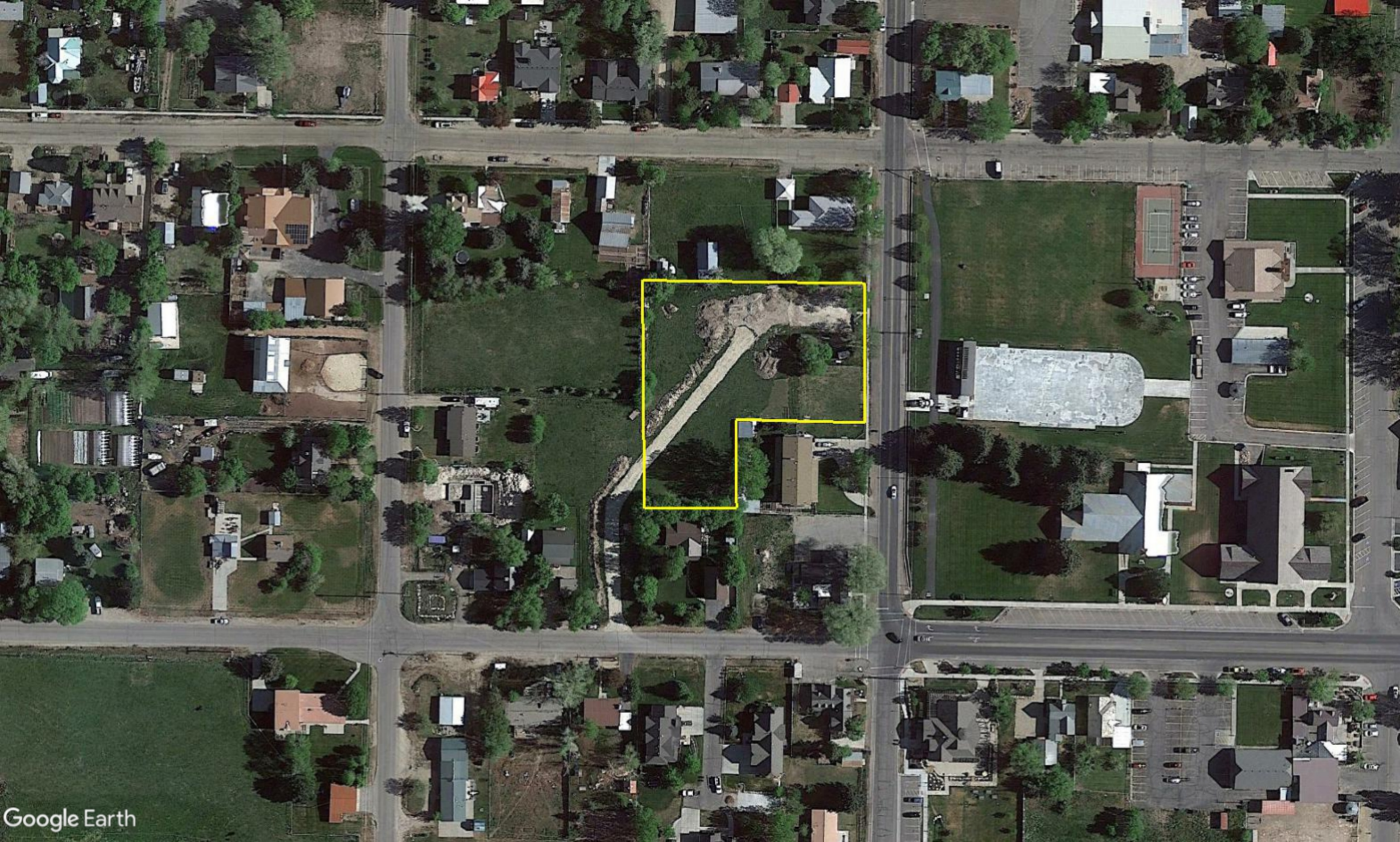
I will perform a final approval fire review of the Springer Village plans prior to final approval.

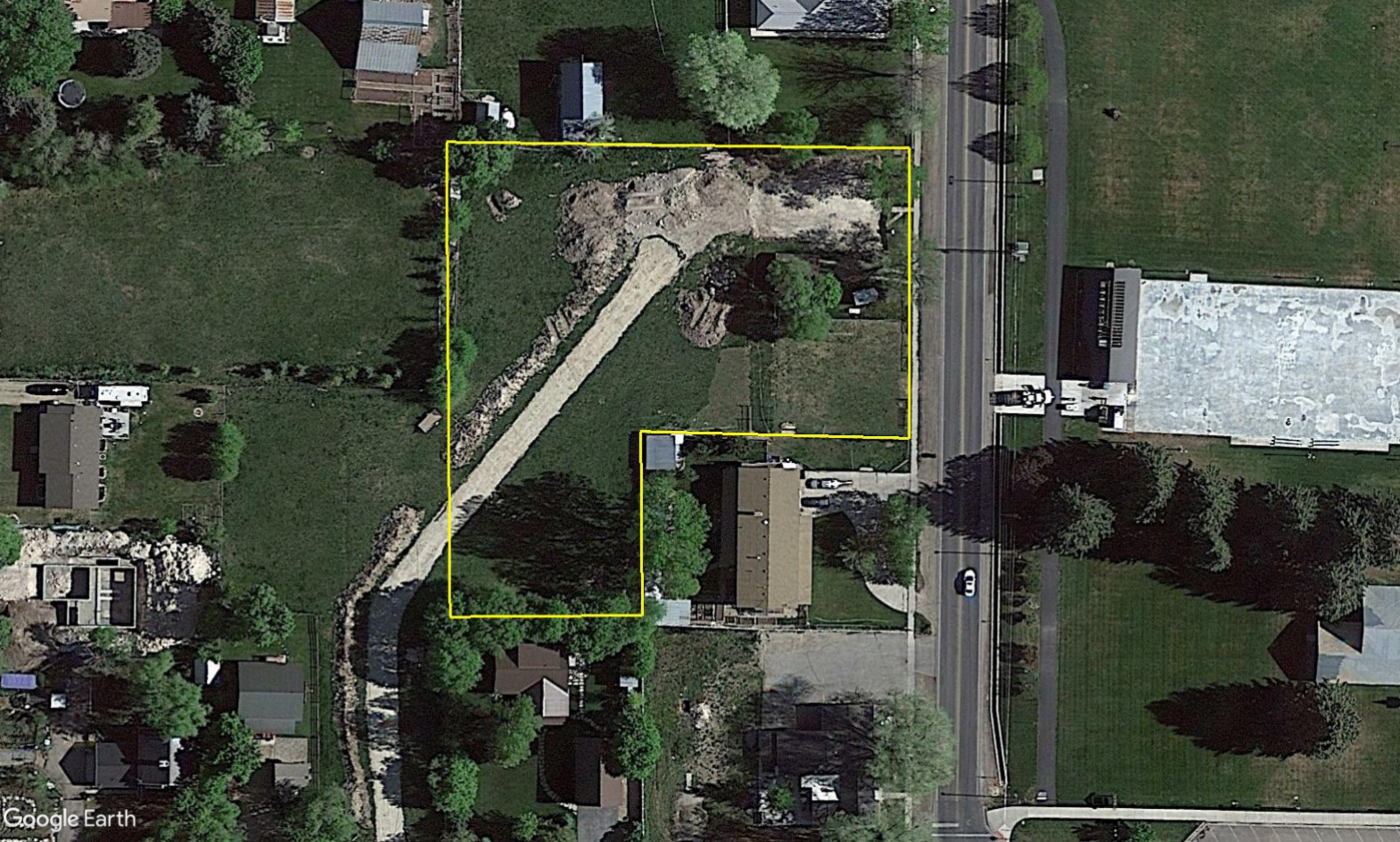


Tex R. Couch CBO/MCP  
Midway City Building Official/Fire Marshal  
75 West 100 North  
Midway, Utah 84049  
[tcouch@midwaycityut.org](mailto:tcouch@midwaycityut.org)  
(435)654-3223 Ext. 107





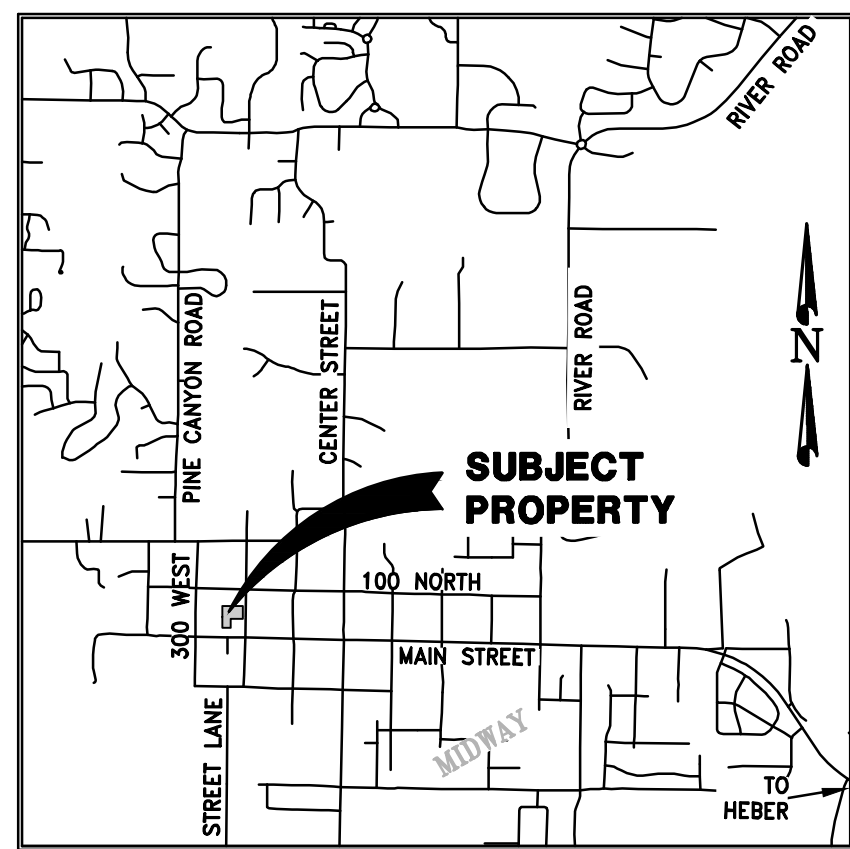




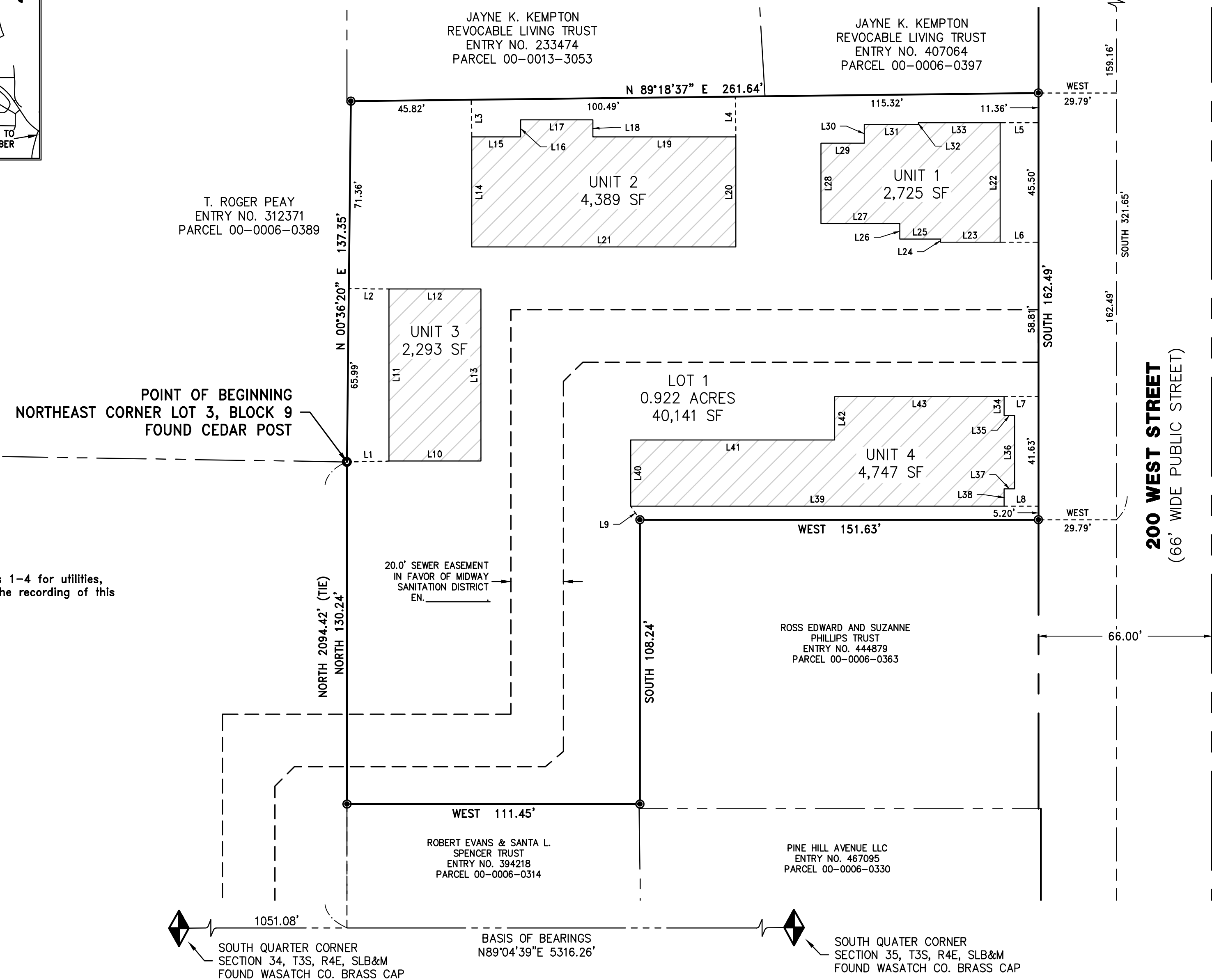
# SPRINGER VILLAGE SUBDIVISION

## "COMMERCIAL CONDOMINIUMS"

PART OF BLOCK 9, MIDWAY SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
MIDWAY, WASATCH COUNTY, UTAH



VICINITY MAP  
N.T.S.



Note:  
An easement across Lot 1 in favor of Units 1-4 for utilities, access, and parking is hereby granted by the recording of this plat.

### LINE TABLE

LINE	BEARING	LENGTH
L1	S 88°49'24" W	15.94
L2	N 89°23'40" W	15.25
L3	N 00°41'23" W	14.17
L4	N 00°41'23" W	15.38
L5	N 90°00'00" E	14.59
L6	N 90°00'00" E	14.59
L7	N 90°00'00" E	13.01
L8	N 90°00'00" E	13.01
L9	S 33°57'09" E	6.27
L10	N 90°00'00" E	35.00
L11	S 00°00'00" E	65.50
L12	N 90°00'00" W	35.00
L13	N 00°00'00" E	65.50
L14	N 00°00'00" E	41.89
L15	N 90°00'00" E	18.59
L16	N 00°00'00" E	6.48
L17	N 90°00'00" E	27.56
L18	S 00°00'00" E	6.48
L19	N 90°00'00" E	54.35
L20	S 00°00'00" E	41.89
L21	N 90°00'00" W	100.50
L22	S 00°00'00" W	45.50
L23	N 90°00'00" W	22.67
L24	N 00°00'00" E	1.25
L25	N 90°00'00" W	15.50
L26	N 00°00'00" E	5.92
L27	N 90°00'00" W	30.00
L28	N 00°00'00" E	30.58
L29	S 90°00'00" E	16.48
L30	N 00°00'00" E	7.04
L31	N 90°00'00" E	20.59
L32	N 00°00'00" E	0.71
L33	N 90°00'00" E	31.10
L34	S 00°00'00" E	7.15
L35	N 90°00'00" E	4.00
L36	S 00°00'00" E	27.96
L37	N 90°00'00" W	4.00
L38	S 00°00'00" E	6.52
L39	N 90°00'00" W	142.12
L40	N 00°00'00" E	25.12
L41	N 90°00'00" E	77.62
L42	N 00°00'00" E	16.50
L43	N 90°00'00" E	64.50

**BOUNDARY DESCRIPTION**  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 9, MIDWAY SURVEY OF BUILDING LOTS, SAID POINT BEING NORTH 89°04'39" EAST 1051.08 FEET AND NORTH 2094.42 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°36'20" EAST 137.35 FEET; THENCE NORTH 89°18'37" EAST 261.64 FEET; THENCE SOUTH 162.49 FEET; THENCE WEST 151.63 FEET; THENCE SOUTH 108.24 FEET; THENCE WEST 111.45 FEET; THENCE NORTH 130.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 1 LOT AND 4 UNITS  
54,294 SQUARE FEET OR 1.246 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°04'39" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 34 AND SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**SURVEYOR'S CERTIFICATE**  
I, DON K. ROUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 501180 AS PRESCRIBED BY TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE, HAVE VERIFIED ALL MEASUREMENTS SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND UNITS HEREAFTER TO BE KNOWN AS  
SPRINGER VILLAGE SUBDIVISION  
AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THIS PLAT.

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE  
SPRINGER VILLAGE SUBDIVISION  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
ATLAS HOLDINGS, LLC  
TITLE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
TRAVERS V. NOKES  
TITLE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

**ACCEPTANCE BY MIDWAY CITY**  
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL LOTS, STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
APPROVED \_\_\_\_\_ MAYOR  
ATTEST: \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)  
APPROVED \_\_\_\_\_ CITY ENGINEER (SEE SEAL BELOW)  
APPROVED \_\_\_\_\_ CITY ATTORNEY

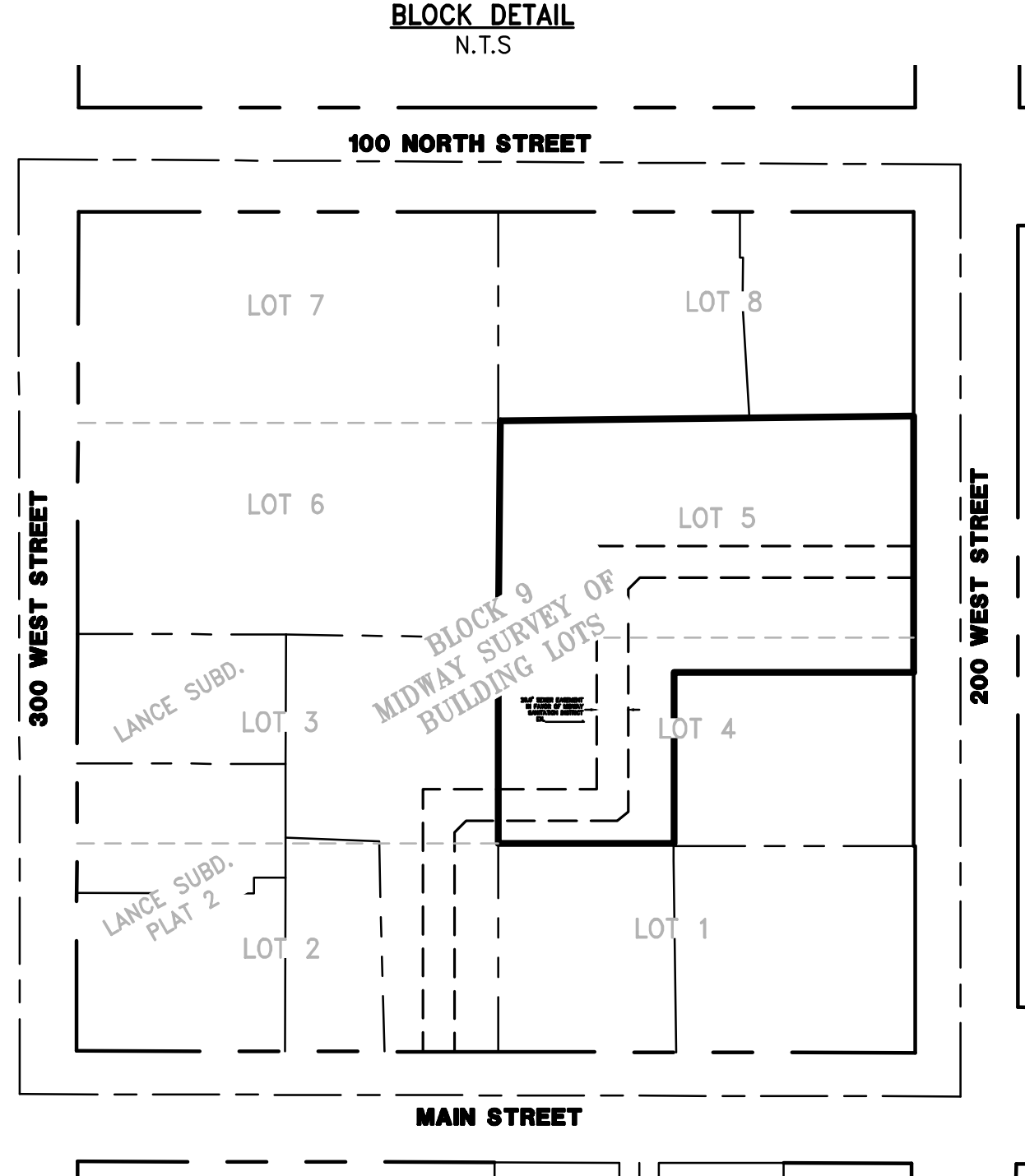
**PLANNING APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023, BY THE MIDWAY CITY PLANNING COMMISSION.  
PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

**COUNTY SURVEYOR**  
MIDWAY SANITATION DISTRICT DATE \_\_\_\_\_ APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.  
MIDWAY IRRIGATION DISTRICT DATE \_\_\_\_\_ R.O.S. # \_\_\_\_\_ COUNTY SURVEYOR \_\_\_\_\_

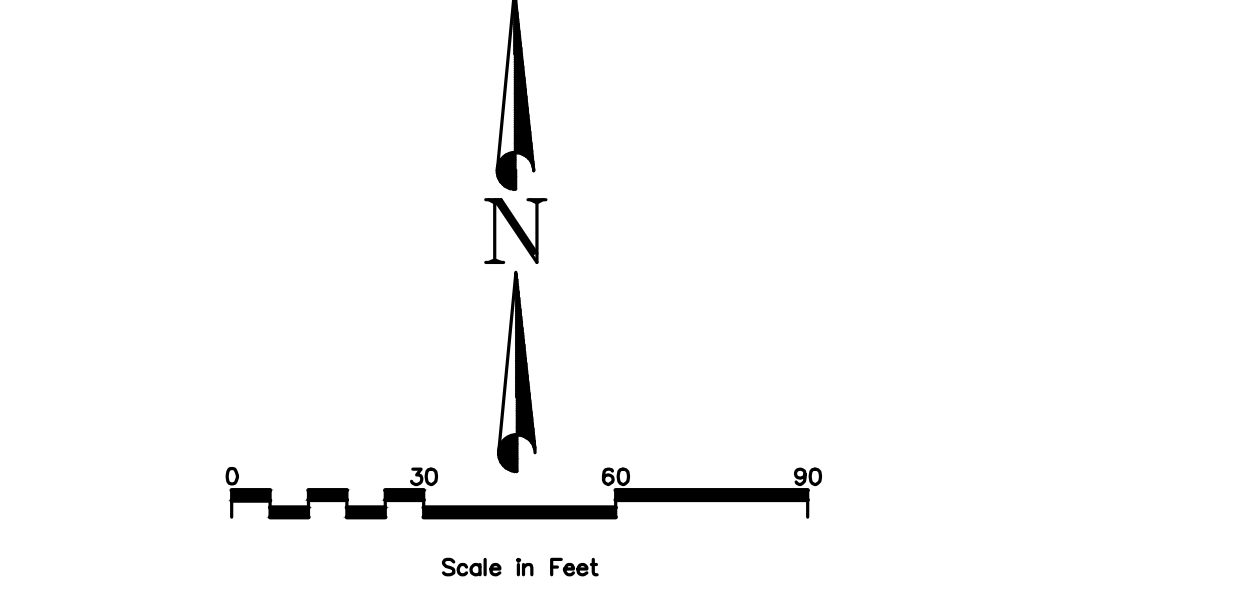
SURVEYOR SEAL: DON KURT ROUNDY, No. 501180, STATE OF UTAH  
CITY ENGINEER SEAL  
CLERK/RECORDER SEAL

**LEGEND ENGINEERING**  
52 WEST 100 NORTH  
HEBER CITY, UT 84032  
PHONE: 435-654-4828  
www.legendengineering.com

Recorder \_\_\_\_\_ DATE: 2/10/23  
SCALE: 1"=40'  
PAGE: 1 OF 1  
PROJECT: S22-026



BLOCK DETAIL  
N.T.S.



- LEGEND**
- ◆ WASATCH COUNTY SECTION CORNER (AS NOTED)
  - SET REBAR W/CAP STAMPED "LEGEND ENGINEERING" (UNLESS OTHERWISE NOTED)
  - FOUND PROPERTY MONUMENT (AS NOTED)
  - ◆ FOUND STREET MONUMENT
  - PROPERTY BOUNDARY LINE
  - - - RIGHT-OF-WAY LINE
  - - - SECTION LINE
  - MONUMENT LINE
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE
  - ▨ BUILDING PAD

**ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF UTAH  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023 PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_, A LIMITED LIABILITY COMPANY, AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLE OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.  
MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
COMMISSIONED IN UTAH (SEE SEAL BELOW) RESIDING IN \_\_\_\_\_ COUNTY

**ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF UTAH  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023 PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE OWNER OF THE DESCRIBED PROPERTY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID EXECUTED THE SAME.  
MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
COMMISSIONED IN UTAH (SEE SEAL BELOW) RESIDING IN \_\_\_\_\_ COUNTY

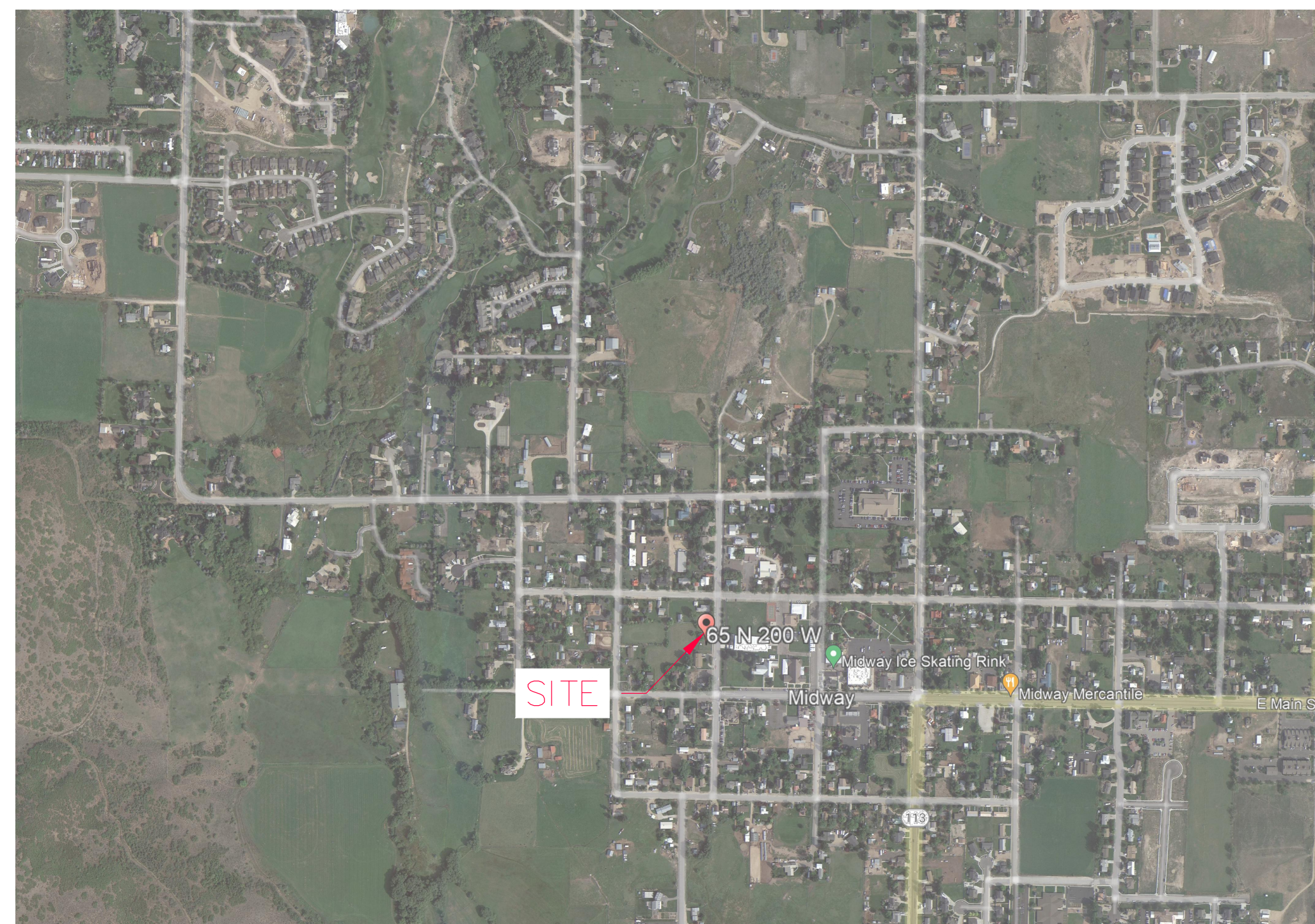


# SPRINGER VILLAGE

## 65 NORTH 200 WEST

### MIDWAY, UTAH 84049

### VICINITY MAP



*INDEX*

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Overall Utility Plan
- C-3.1 STA: 0+00 - 4+00
- C-3.2 STA: 4+00 - 7+30
- C-4 Details
- C-4.1 Hydrology Details
- C-4.2 Utility Details
- C-4.3 Utility Details
- C-5 Stormwater Pollution Prevention Plan
- C-6 SWPPP Details

OWNER  
 DAVID AND KAYLA G SPRINGER  
 DAVIDMICHAELSPRINGER@GMAIL.COM  
 (801) 889-5269

CIVIL ENGINEER  
 LEGEND ENGINEERING  
 CAL JOHNSON  
 52 WEST 100 NORTH  
 HEBER CITY, UTAH 84032  
 (435) 654-4828

CONTRACTOR  
 DISCOVER DESIGN CO.  
 TRAVIS NOKES  
 (801) 725-9900

SURVEYOR  
 LEGEND ENGINEERING  
 CORY NEERINGS  
 52 WEST 100 NORTH  
 HEBER CITY, UTAH 84032  
 (435) 654-4828

ARCHITECT  
 ORDER ARCHITECTURE  
 PAUL NEILSON  
 4478 W DORENA LANE  
 SOUTH JORDAN, UTAH 84009  
 (801) 597-7641



### LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	——— ———	INVERT ELEVATION	IE
EASEMENT LINE	——— ———	TOP BACK CURB	TBC
CENTER LINE	——— ———	TOP ASPHALT	TA
PROPOSED TRAIL	~~~~~	TOP OF GRATE	TOG
PROPOSED WATER LINE	—W—W—	FINISHED GRADE	FG
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—	TOP OF CONCRETE	TC
PROPOSED SEWER LINE	—SS—SS—	HIGH WATER ELEVATION	HWE
PROPOSED STORM DRAIN LINE	—SD—SD—	CATCH BASIN	
EXISTING SEWER LINE	- - -SS- - -SS- - -	EXISTING STREET LIGHT	
EXISTING WATER LINE	- - -W- - -W- - -	STORM DRAIN MANHOLE	
EXISTING STORM DRAIN LINE	- - -SD- - -SD- - -	EXISTING FIRE HYDRANT	
EXISTING CONTOUR		EXISTING WATER VALVE	
FINISHED CONTOUR		EXISTING WATER METER	
EXISTING CURB AND GUTTER	=====	EXISTING SEWER MANHOLE	
PROPOSED CURB AND GUTTER	=====	PROPOSED FIRE HYDRANT	
		PROPOSED WATER VALVE	
		PROPOSED WATER METER	
		PROPOSED SEWER CLEANOUT	
		PROPOSED SEWER MANHOLE	

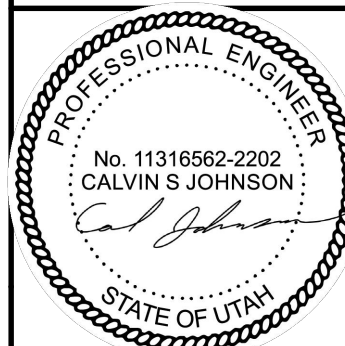
NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

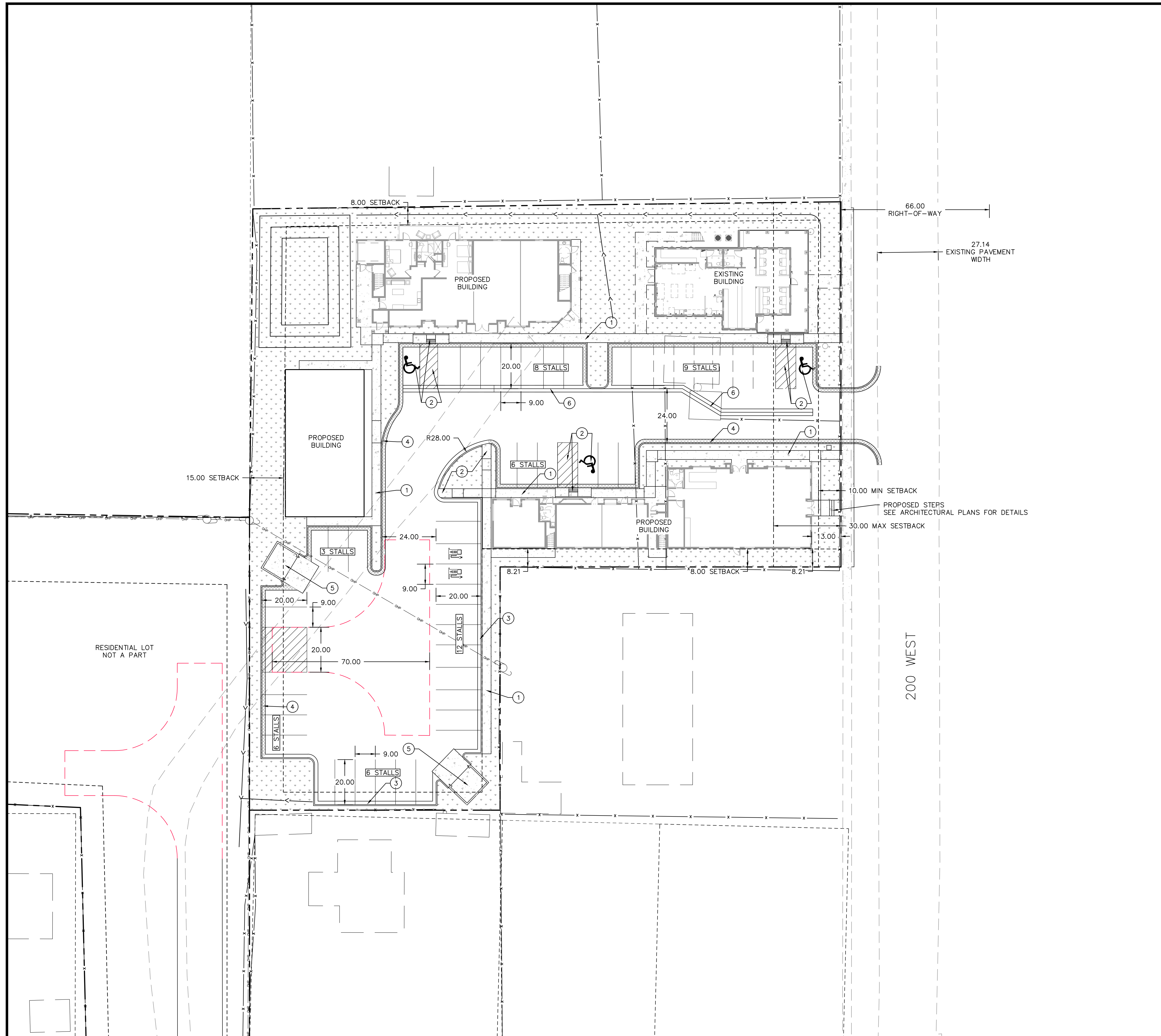
LEGEND ENGINEERING  
 52 WEST 100 NORTH  
 HEBER CITY, UT 84032  
 PHONE: 435-654-4828  
 www.legendengineering.com



SPRINGER VILLAGE  
 COVER SHEET  
 65 NORTH 200 WEST, MIDWAY, UTAH 84049



SHEET: **C-0**



LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
SETBACK LINE	- - - - -
EXISTING FENCE	- - - X - - -
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
REVERSE PAN CURB	[Pattern]

**SITE DATA**

DEVELOPED AREA:	54,292 SF (1.25 ACRES)
ROOF AREA:	13,987 SF± 25.8%
PAVEMENT AREA:	25,657 SF± 47.2%
LANDSCAPE AREA:	14,648 SF± 27.0%

**BUILDING DATA**

ZONE: C-3 (COMMERCIAL ZONE)

SETBACKS:

FRONT YARD:	10' MINIMUM, 30' MAXIMUM
SIDE YARD:	0' TO COMMERCIAL 8' TO EXISTING RESIDENTIAL USES 15' TO RESIDENTIAL ZONES
REAR YARD:	0'

**PARKING TABULATION**

REQUIRED: 1 PER ROOM/SUITE FOR SHORT TERM RENTAL  
+ 1 PER 200 SF DINING ROOM AREA FOR CAFE  
+ 1 PER 250 SF RETAIL

REQUIRED: 48 STALLS (16 (RENTAL) + 1,600/200 (DINING) + 5,900/250 (RETAIL))

PROVIDED: 50 STALLS (3 ADA STALLS)

- SITE DESIGN NOTES:**
- PROPOSED SIDEWALK PER APWA PLAN 231. SEE SHEET C-4.
  - ALL ADA STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS AND MIDWAY CITY STANDARD STREETS-8. SEE SHEET C-4.
  - PROPOSED CURB & GUTTER PER MIDWAY CITY STANDARD STREETS-6. SEE SHEET C-4.
  - PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 1. SEE SHEET C-4.
  - PROPOSED DUMPSTER LOCATION.
  - PROPOSED CROSS GUTTER PER MIDWAY CITY STANDARD STREETS-6. SEE SHEET C-4.

- GENERAL NOTES:**
- CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
  - ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
  - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
  - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
  - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
  - ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

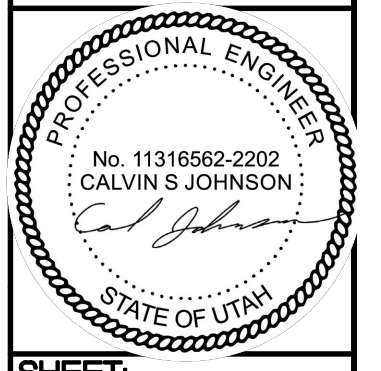
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1" = 20'  
Scale in Feet

NO.	REVISIONS	BY	DATE

ENGINEER: CJ  
CHECKED BY: LR



**SPRINGER VILLAGE  
SITE PLAN  
65 NORTH 200 WEST, MIDWAY, UTAH 84049**



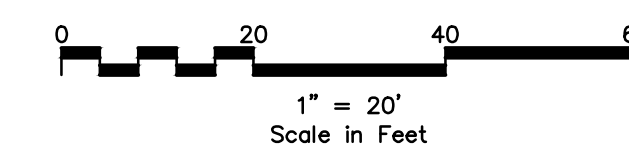
SHEET: **C-1**  
DATE: 1/31/2023



LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	==
PROPOSED STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN LINE	-SD-
PROPOSED SEWER LINE	—SS—
EXISTING SEWER LINE	-SS-
PROPOSED WATER LINE	—W—
EXISTING WATER LINE	-W-
EXISTING FENCE	-X-
NORTH BASIN	---
SOUTH BASIN	---
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]

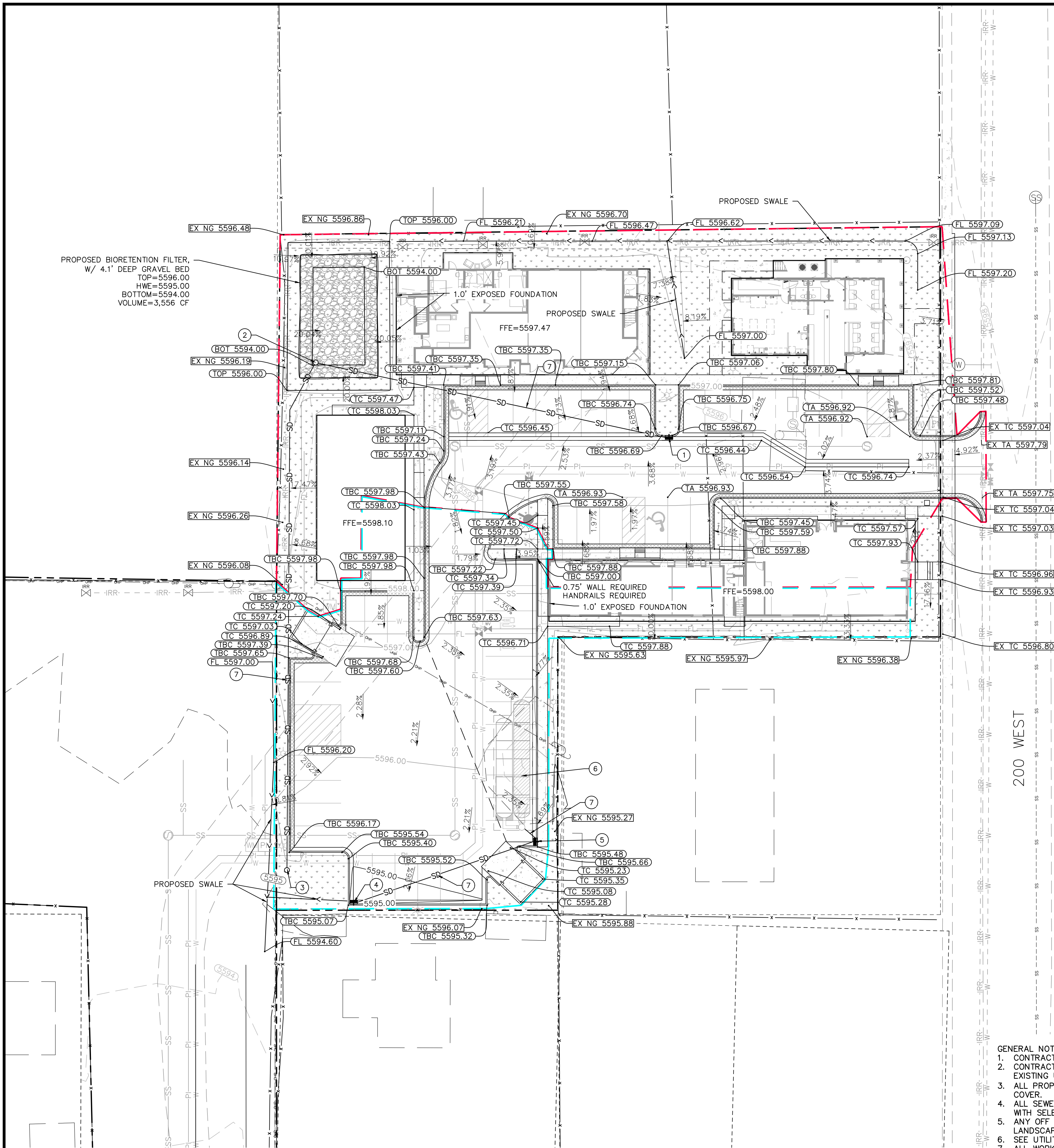
DRAINAGE DESIGN NOTES:

- CURB DROP INLET BOX PER MIDWAY CITY STD DWG STORM DRAIN-1. INSTALL WITH BMP PRETREATMENT SNOOT. SEE SHEET C-4.1 FOR DETAIL.  
RIM=5596.17  
IE=5593.75
- BUBBLE UP BOX PER DETAIL 3. SEE SHEET C-4.1 FOR DETAIL.  
RIM=5595.00  
IE=5592.00
- 48" STORM DRAIN MANHOLE PER APWA PLAN 341. INSTALL WITH GRATED LID FOR OVERFLOW. SEE SHEET C-4.1 FOR DETAIL.  
RIM=5595.00  
IE=5591.02
- CURB DROP INLET BOX PER MIDWAY CITY STD DWG STORM DRAIN-1. SEE SHEET C-4.1 FOR DETAIL.  
RIM=5594.57  
IE=5591.82
- CURB DROP INLET BOX PER MIDWAY CITY STD DWG STORM DRAIN-1. INSTALL WITH BMP PRETREATMENT SNOOT. SEE SHEET C-4.1 FOR DETAIL.  
RIM=5594.98  
IE=5591.45
- STORMTECH MC-3500 SYSTEM W/ 11 CHAMBERS. BOTTOM OF CHAMBERS=5589.65  
BOTTOM OF ROCK=5588.90  
VOLUME=2,429 CF
- 8" CORRUGATED HDPE PIPE.



GENERAL NOTES:

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- SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.



PROPOSED BIORETENTION FILTER,  
W/ 4.1' DEEP GRAVEL BED  
TOP=5596.00  
HWE=5595.00  
BOTTOM=5594.00  
VOLUME=3,556 CF

PROPOSED SWALE

0.75' WALL REQUIRED  
HANDRAILS REQUIRED  
1.0' EXPOSED FOUNDATION

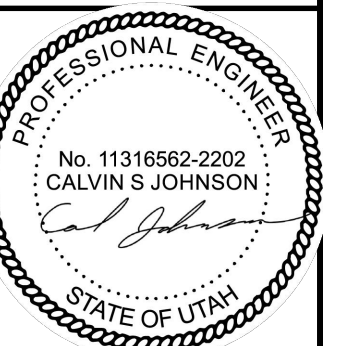
200 WEST

NO.	REVISIONS	BY	DATE

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PHONE: 435-654-4828  
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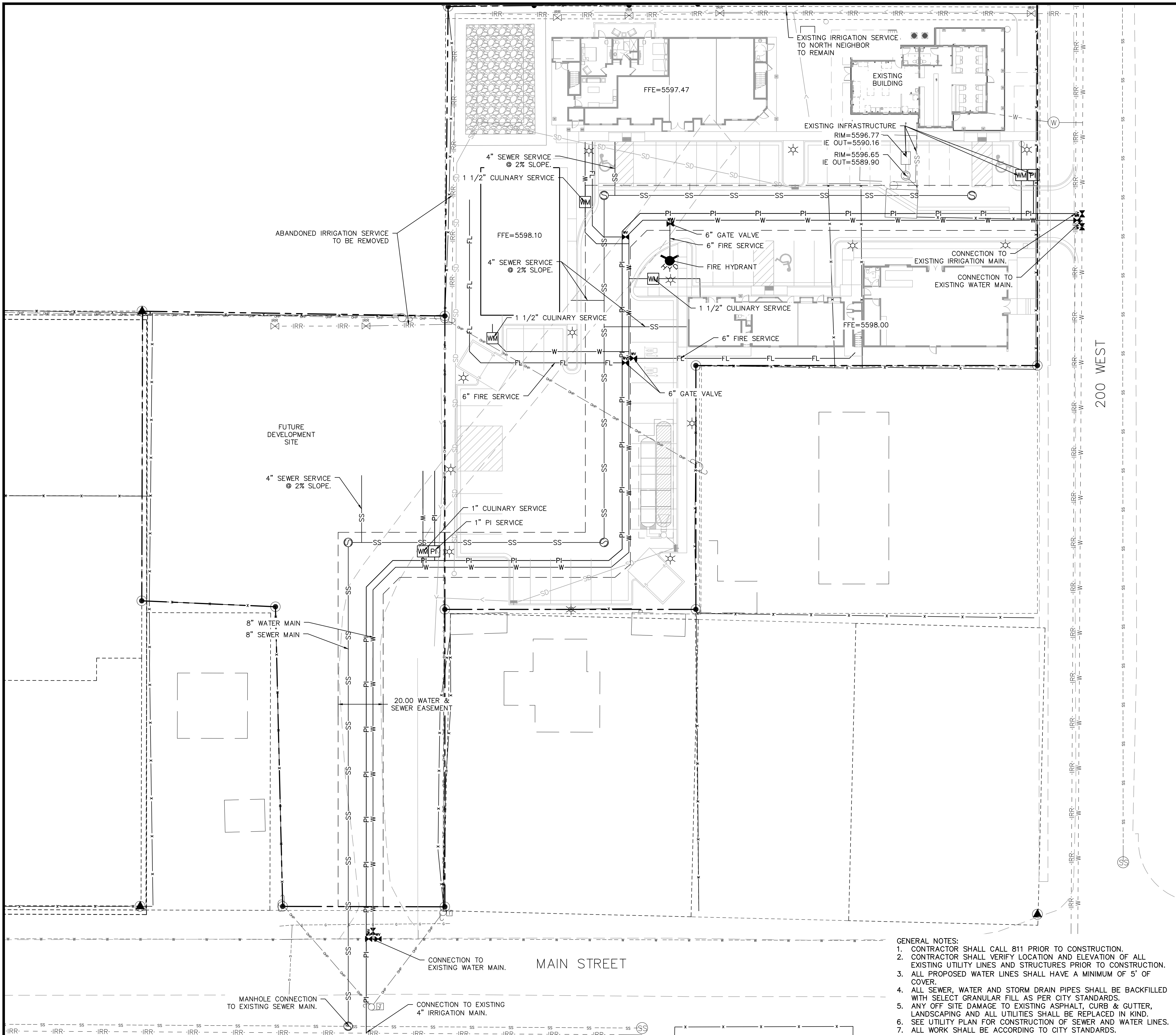


SPRINGER VILLAGE  
GRADING AND DRAINAGE PLAN  
65 NORTH 200 WEST, MIDWAY, UTAH 84049



SHEET: C-2





PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SS
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
EXISTING GAS LINE	G
INVERT ELEVATION	IE
PROPOSED	PROP
FINISHED FLOOR ELEVATION	FFE
EXISTING FIRE HYDRANT	⊗
EXISTING WATER VALVE	⊗
EXISTING WATER METER	⊗
EXISTING SEWER MANHOLE	⊗
PROPOSED FIRE HYDRANT	⊗
PROPOSED WATER VALVE	⊗
PROPOSED WATER METER	⊗
PROPOSED SEWER CLEANOUT	○
PROPOSED SEWER MANHOLE	⊗

- GENERAL NOTES:
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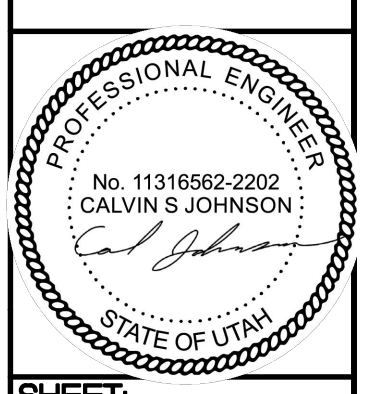
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1" = 20'  
Scale in Feet

NO.	REVISIONS	BY	DATE

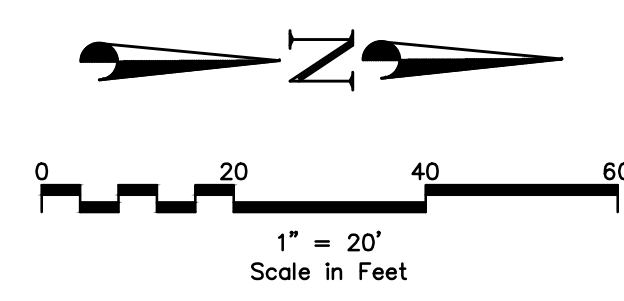
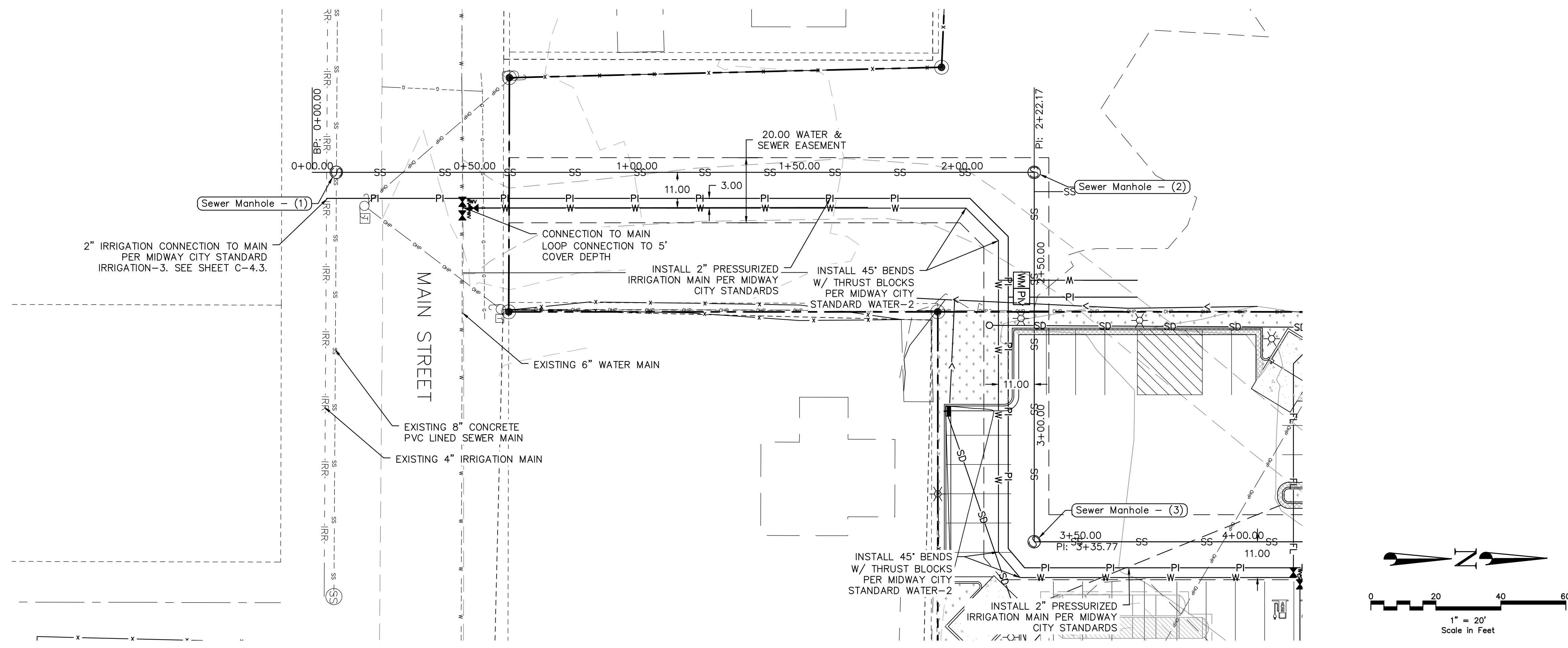
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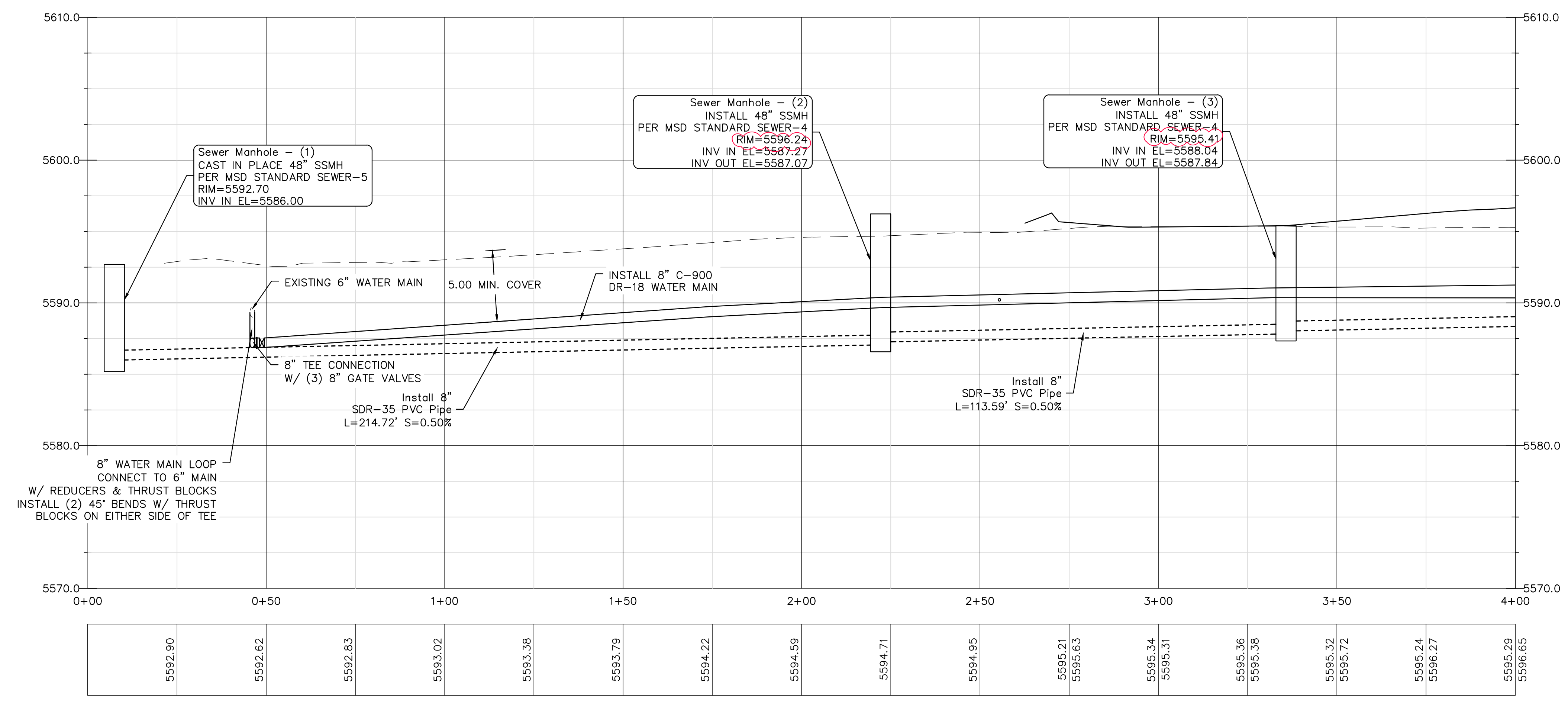
SPRINGER VILLAGE  
 OVERALL UTILITY PLAN  
 65 NORTH 200 WEST, MIDWAY, UTAH 84049



SHEET: **C-3**  
 DATE: 1/31/2023  
 ENGINEER: CJ CHECKED BY: LR



PROFILE VIEW: SEWER MAIN  
VERTICAL SCALE: 1"=5'

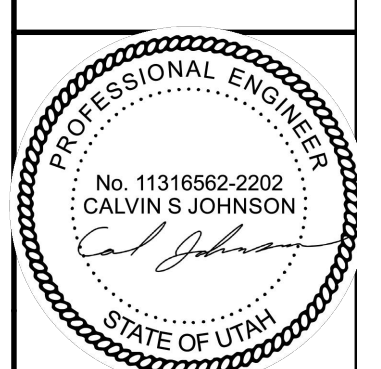


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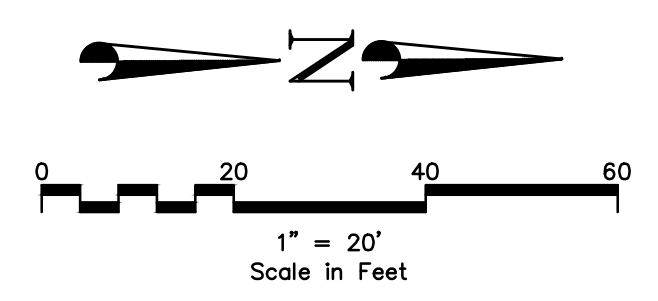
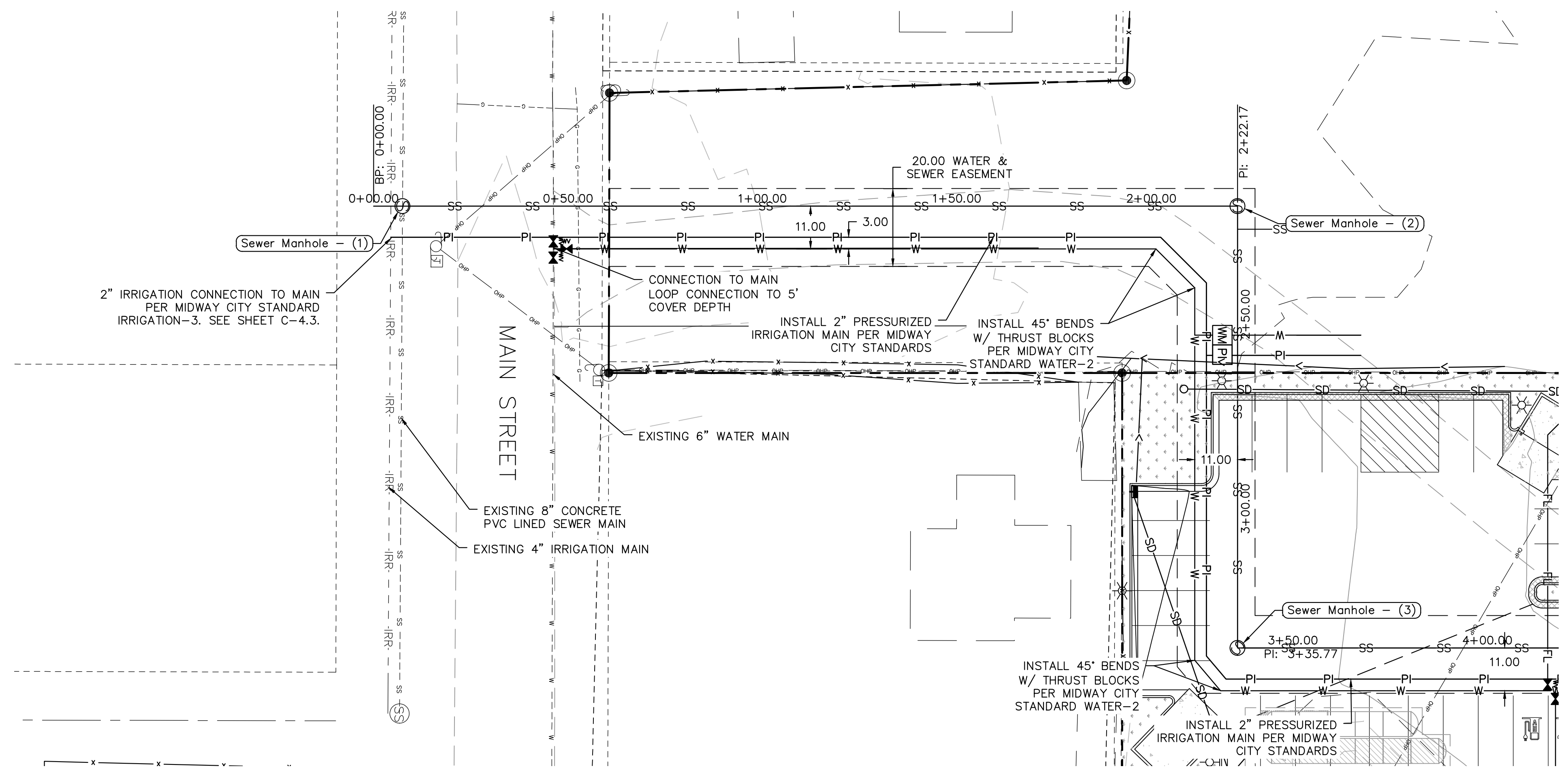
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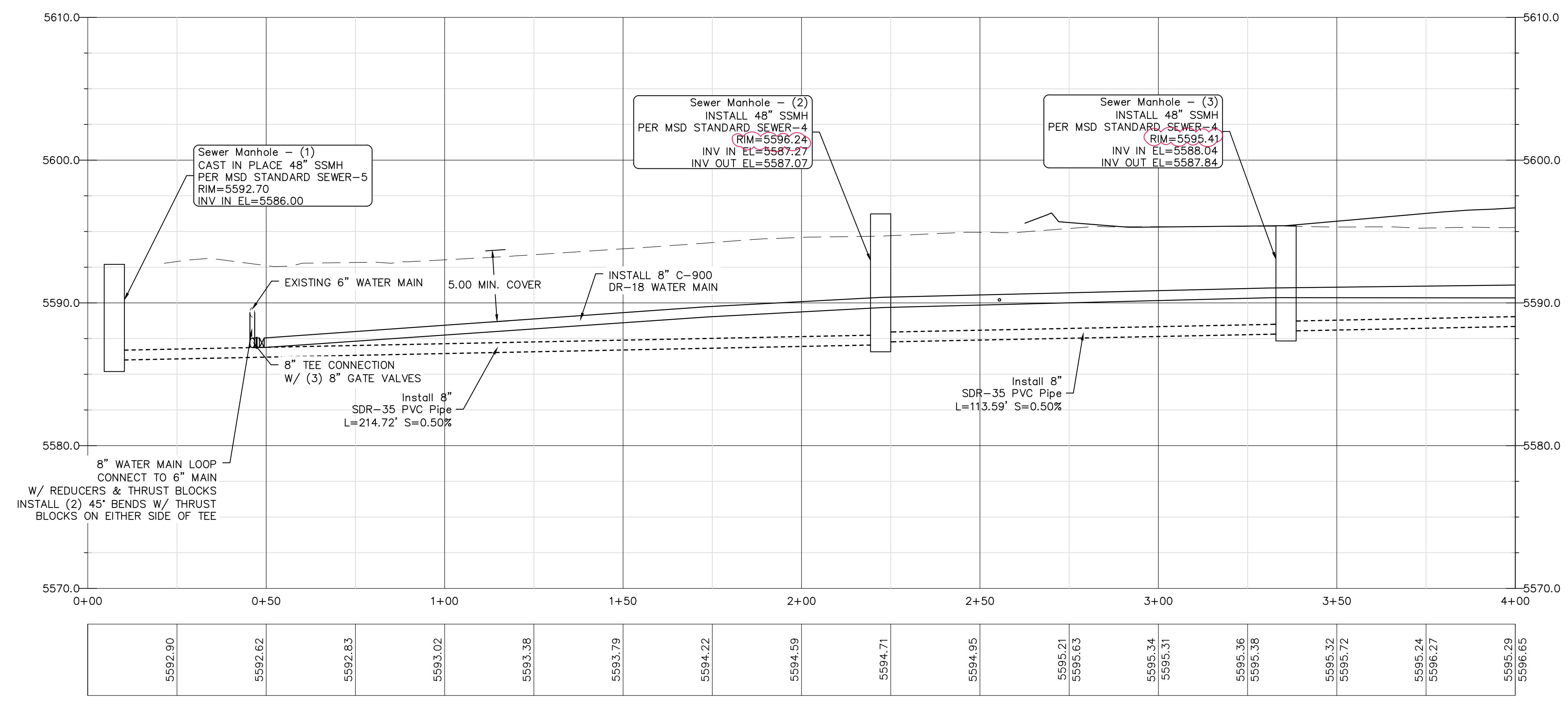
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STA 0+00.00-4+00.00  
65 NORTH 200 WEST, MIDWAY, UTAH 84049



SHEET: **C-31**  
DATE: 1/31/2023



PROFILE VIEW: SEWER MAIN  
VERTICAL SCALE: 1"=5'



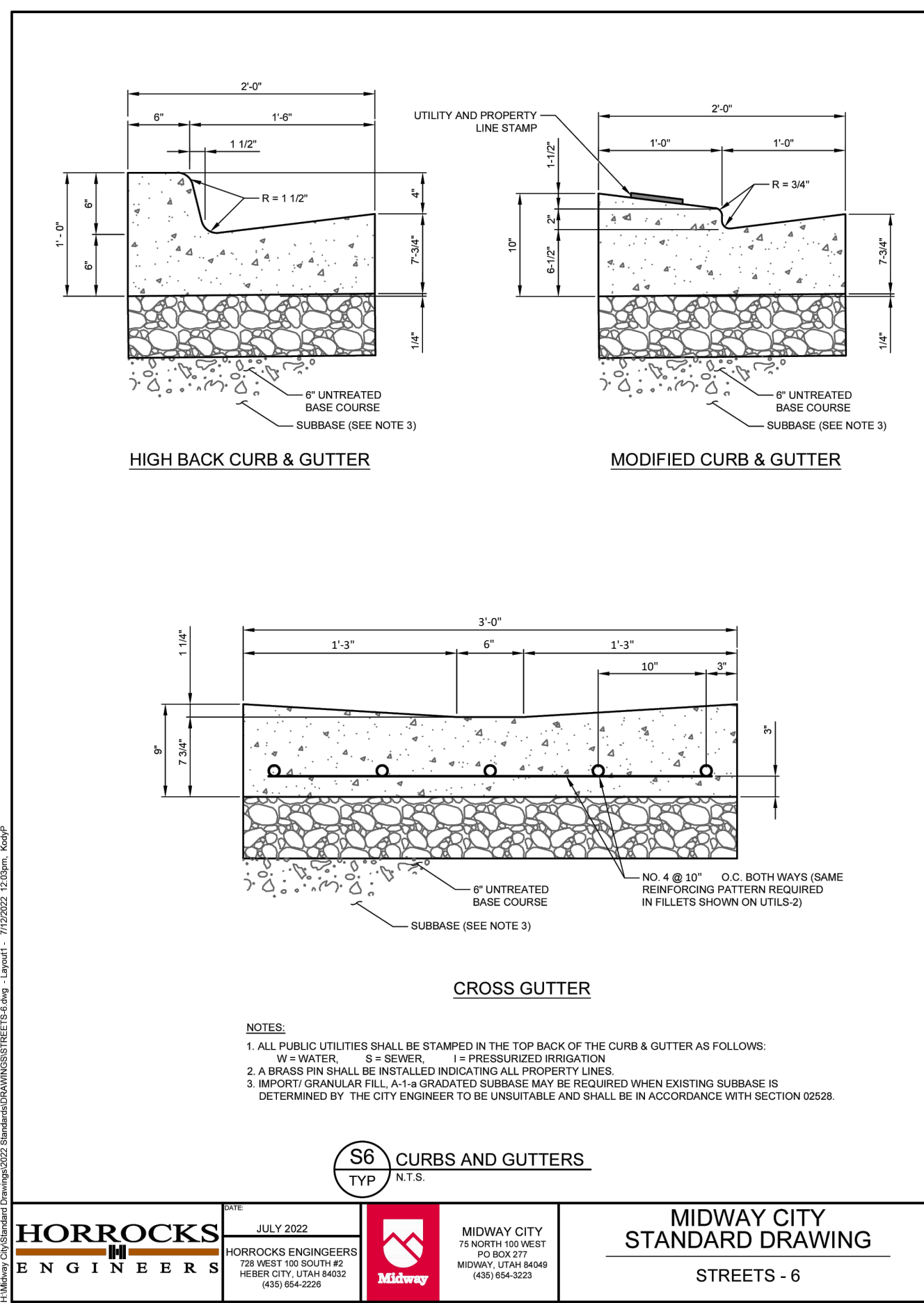
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NO.	REVISIONS	BY	DATE

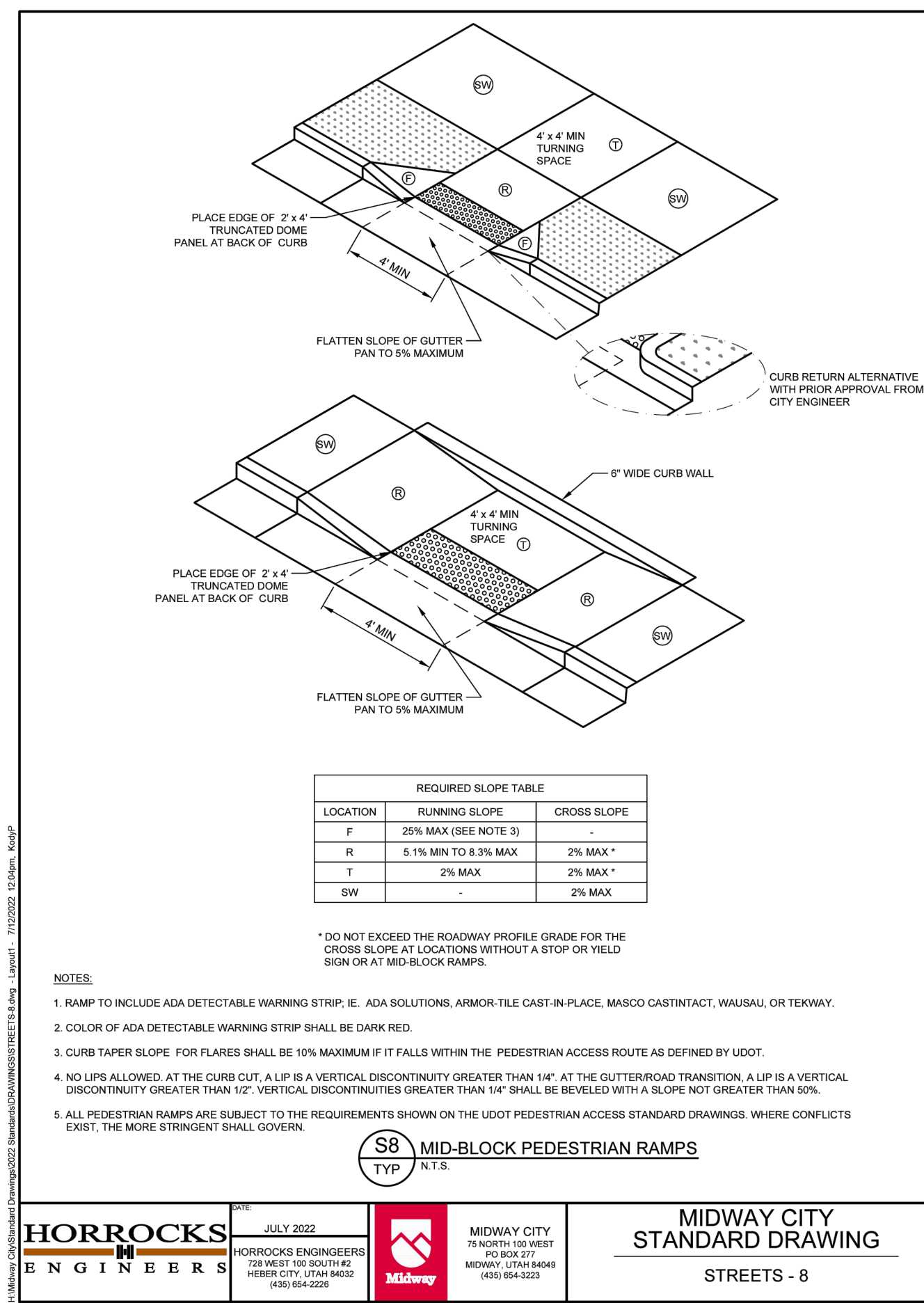
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65 NORTH 200 WEST, MIDWAY, UTAH 84049

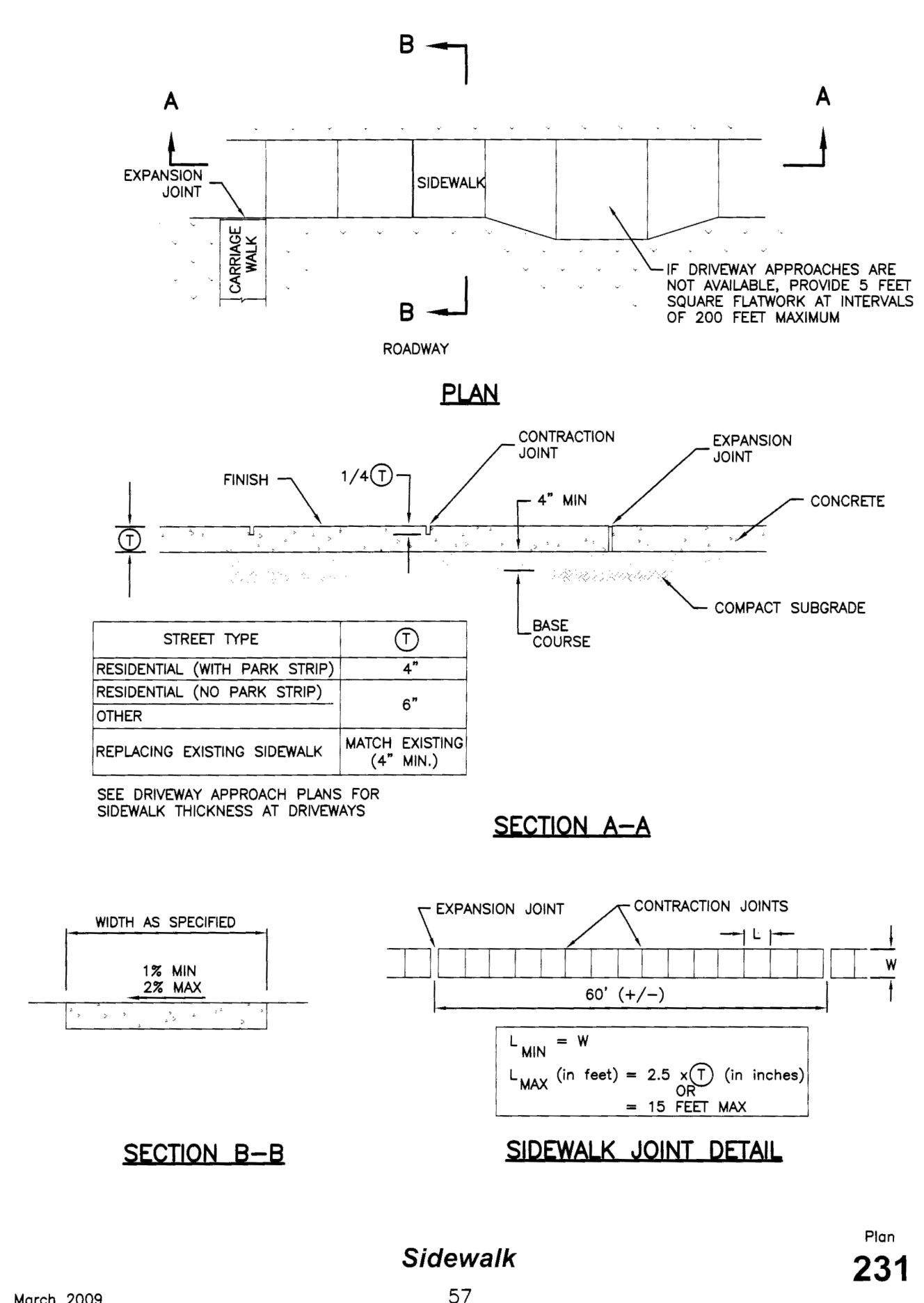
SHEET: **C-3.2**  
DATE: 1/31/2023



<b>HORROCKS ENGINEERS</b>	JULY 2022	<b>MIDWAY CITY</b> 75 NORTH 100 WEST HEBER CITY, UT 84032 PHONE: 435-654-4828	<b>MIDWAY CITY STANDARD DRAWING</b> STREETS - 6
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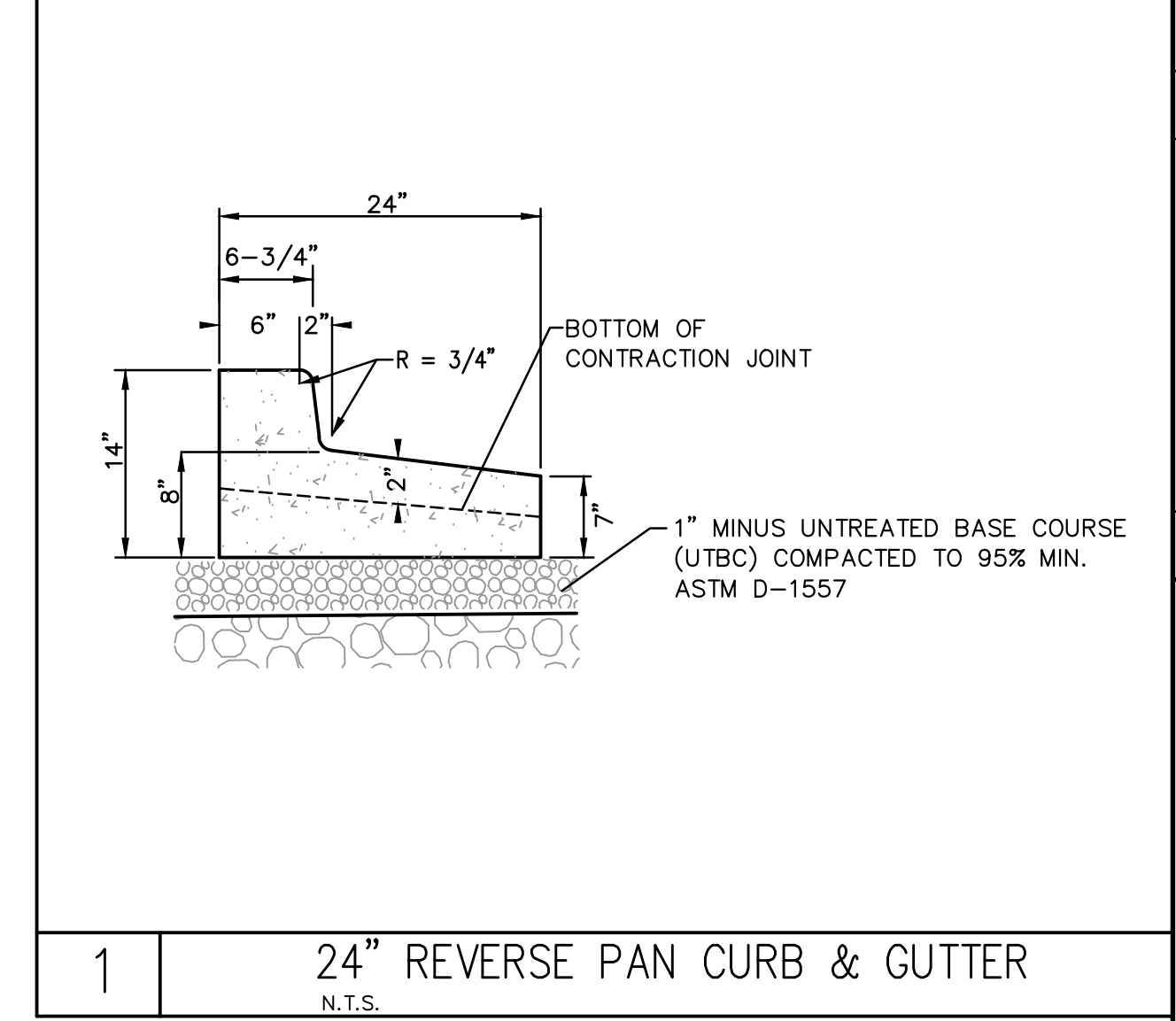
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March 2009

Sidewalk 57

Plan 231



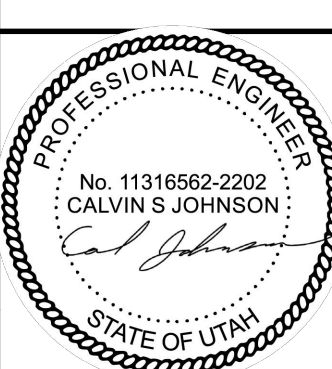
NO.	REVISIONS	BY	DATE
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NO.	REVISIONS	BY	DATE

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HEBER CITY, UT 84032  
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**SPRINGER VILLAGE DETAILS**  
65 NORTH 200 WEST, MIDWAY, UTAH 84049

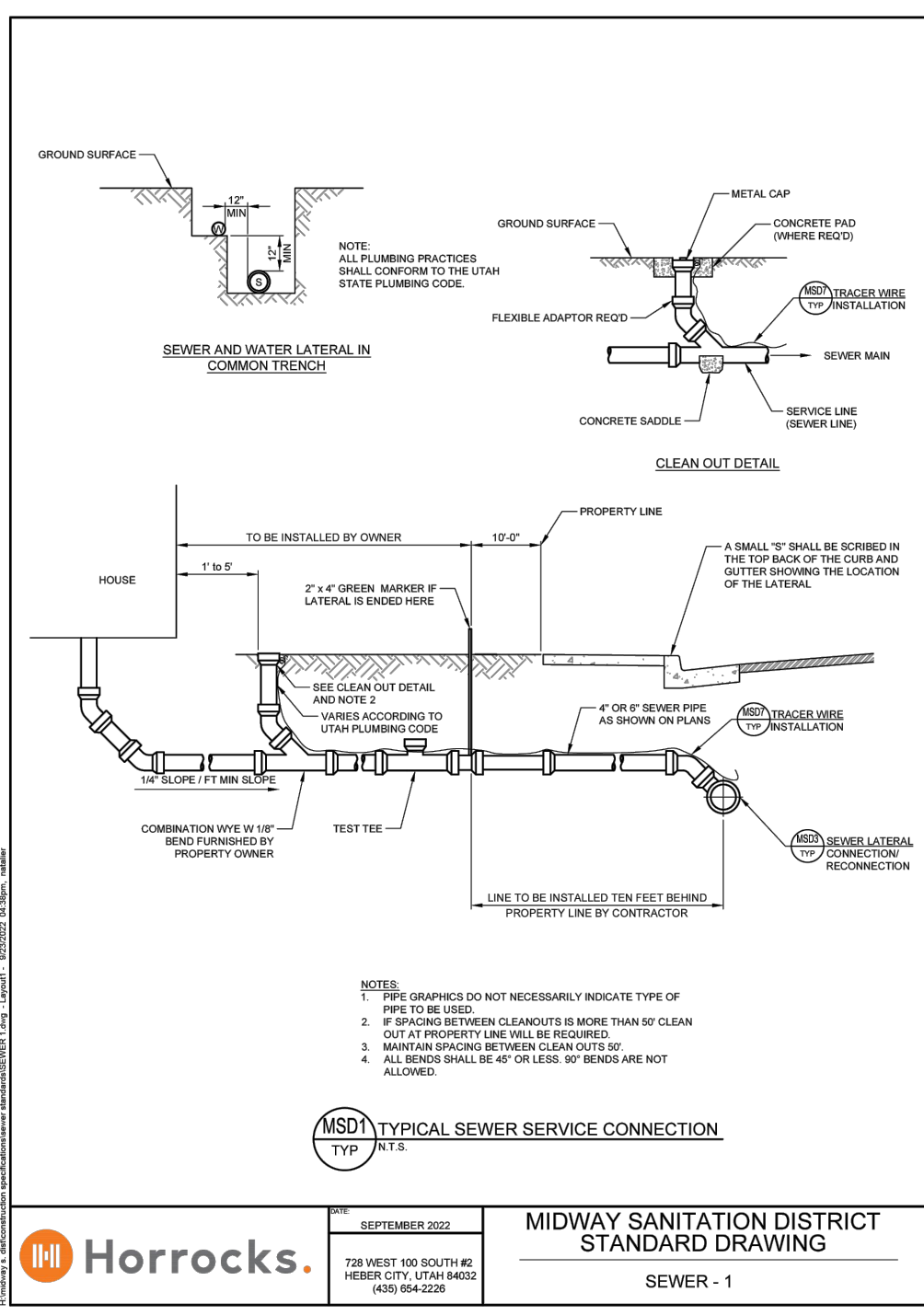


**SHEET: C-4**  
DATE: 1/31/2023

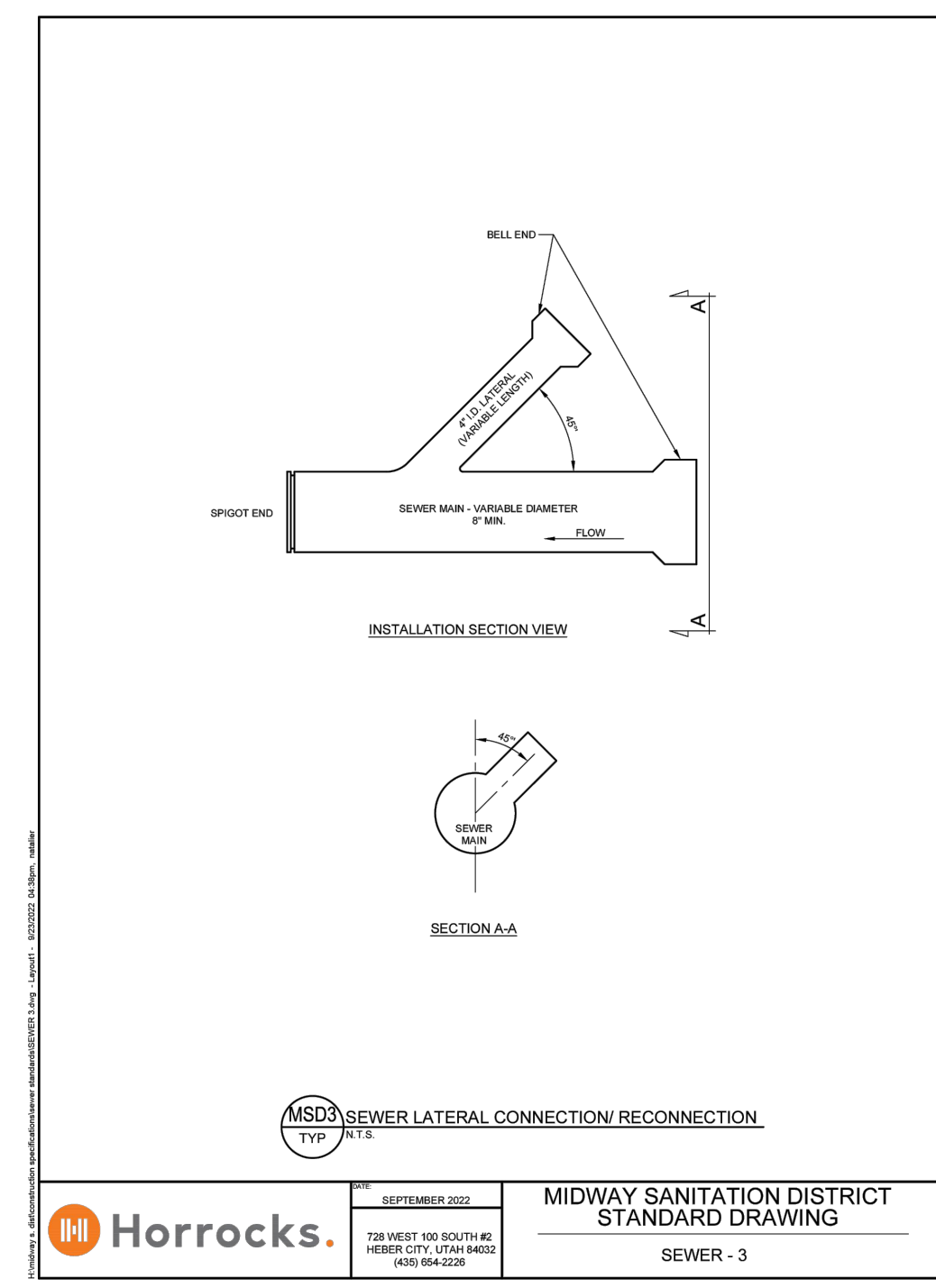
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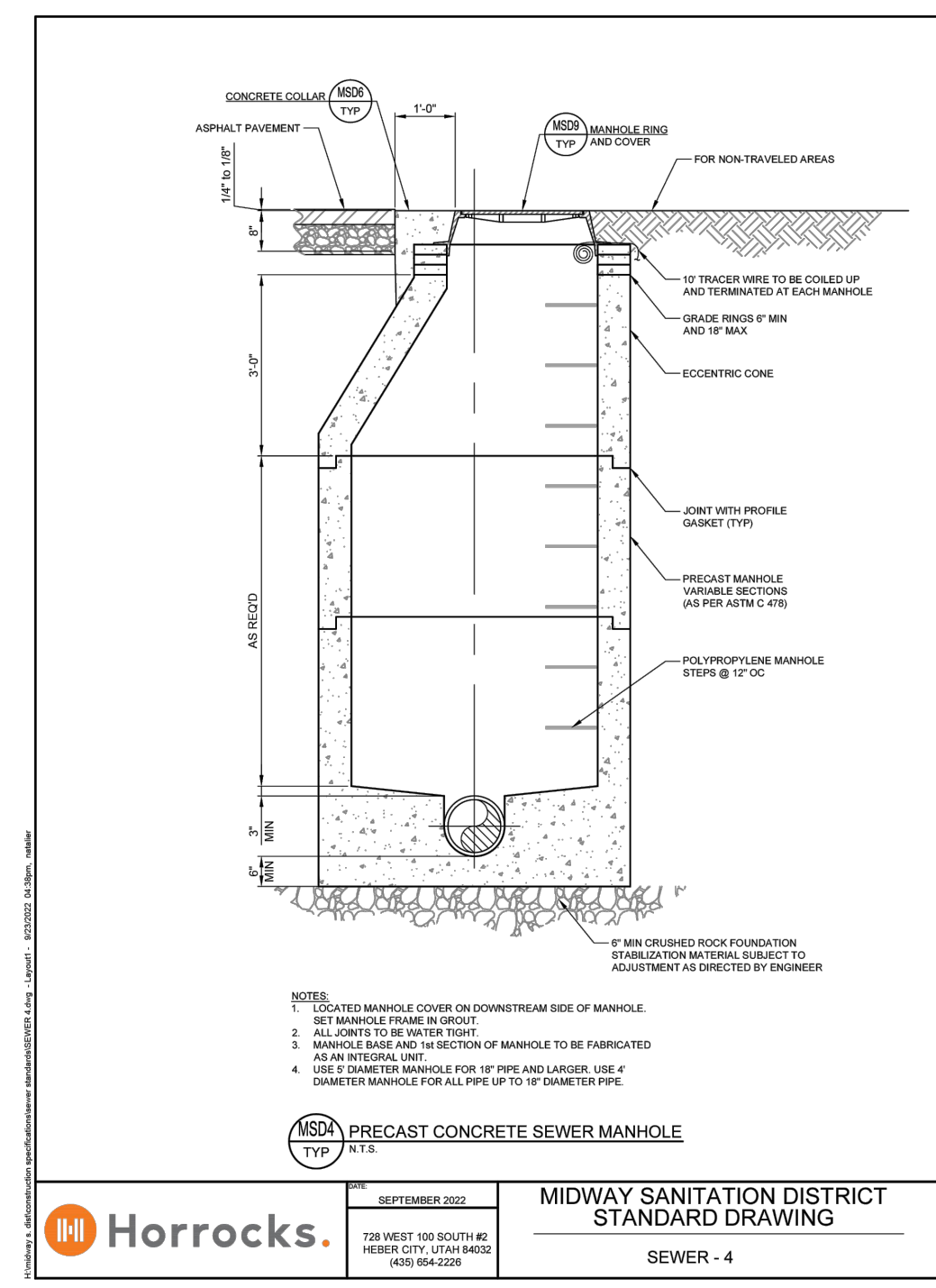




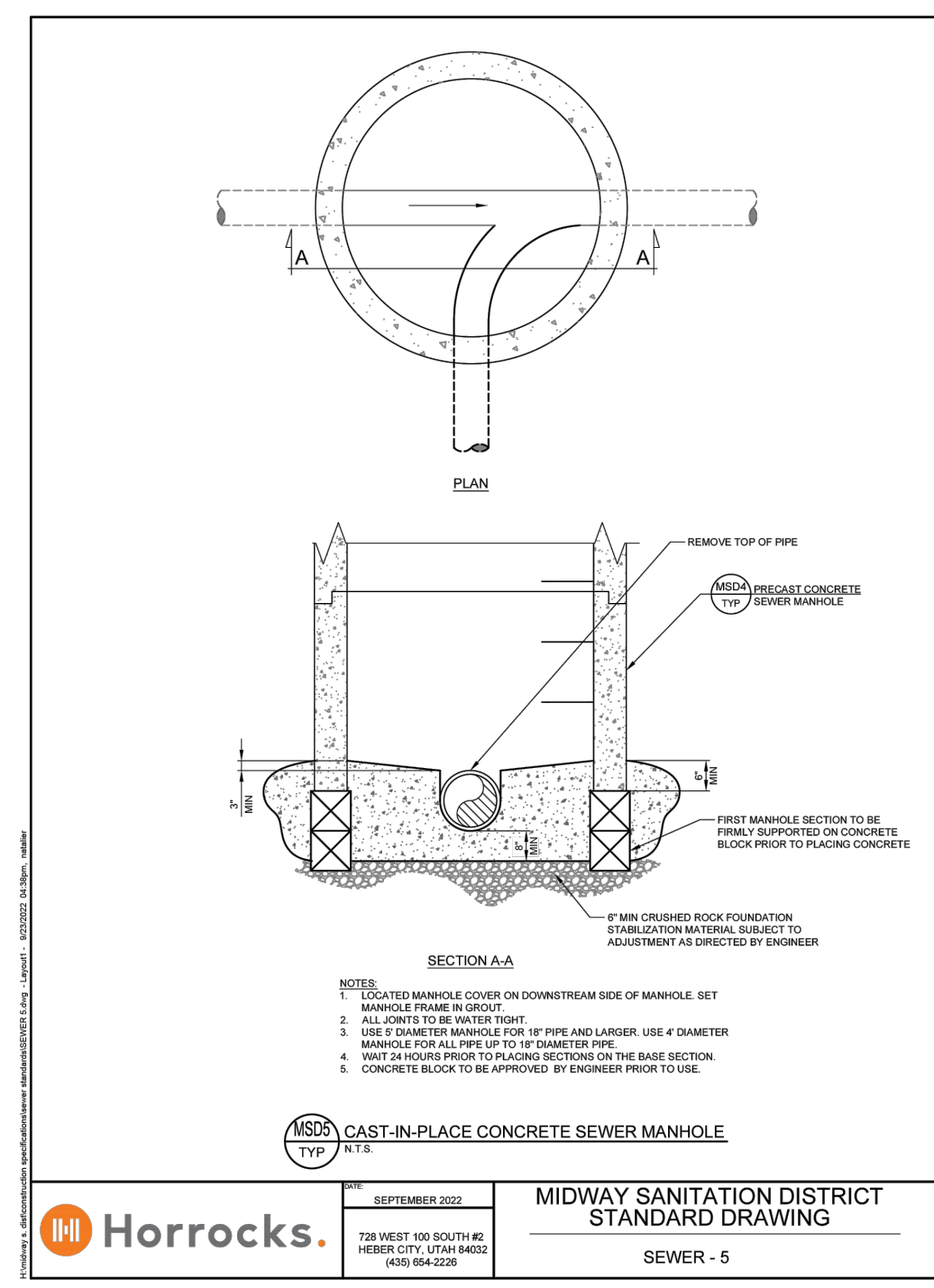
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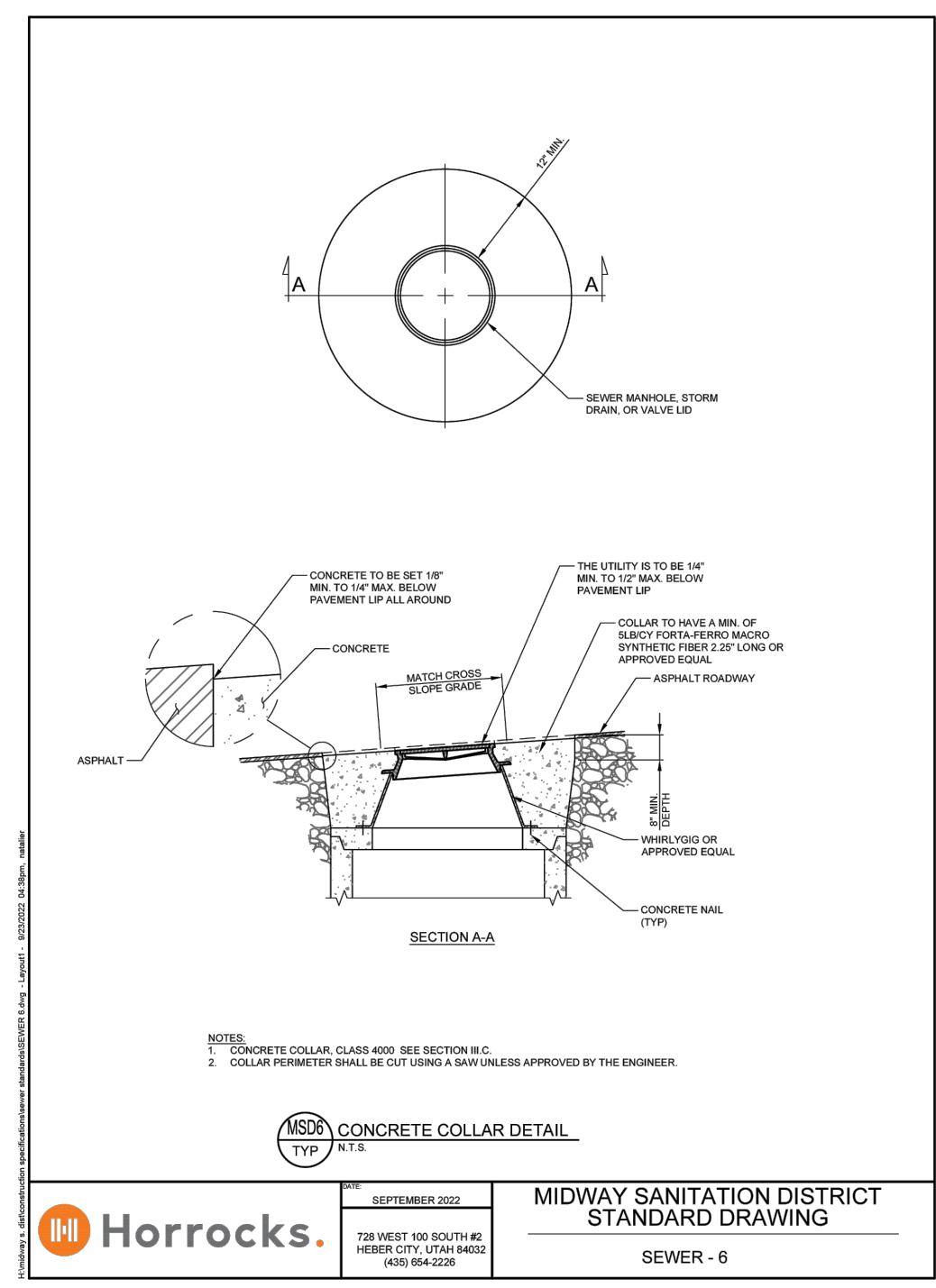
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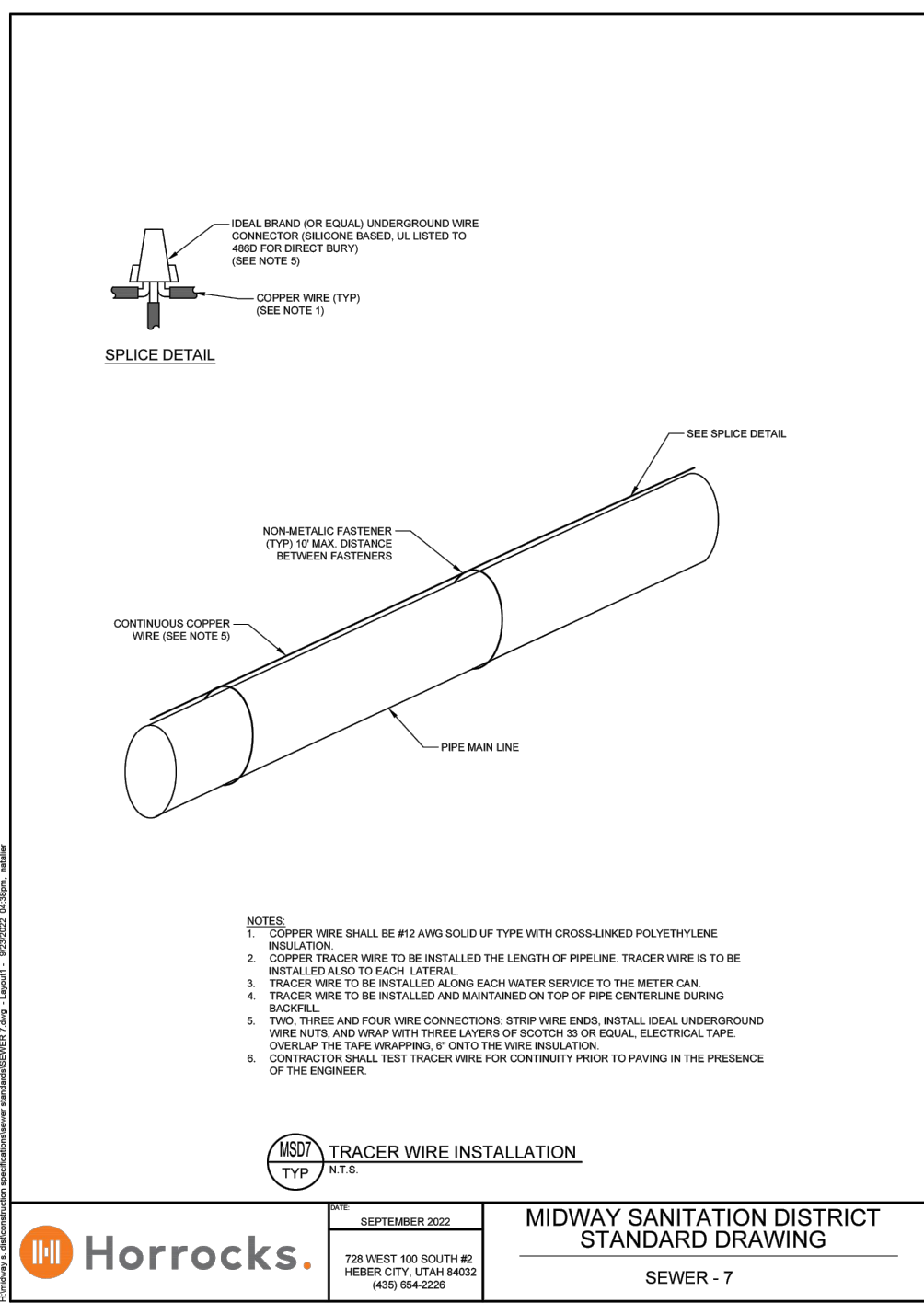
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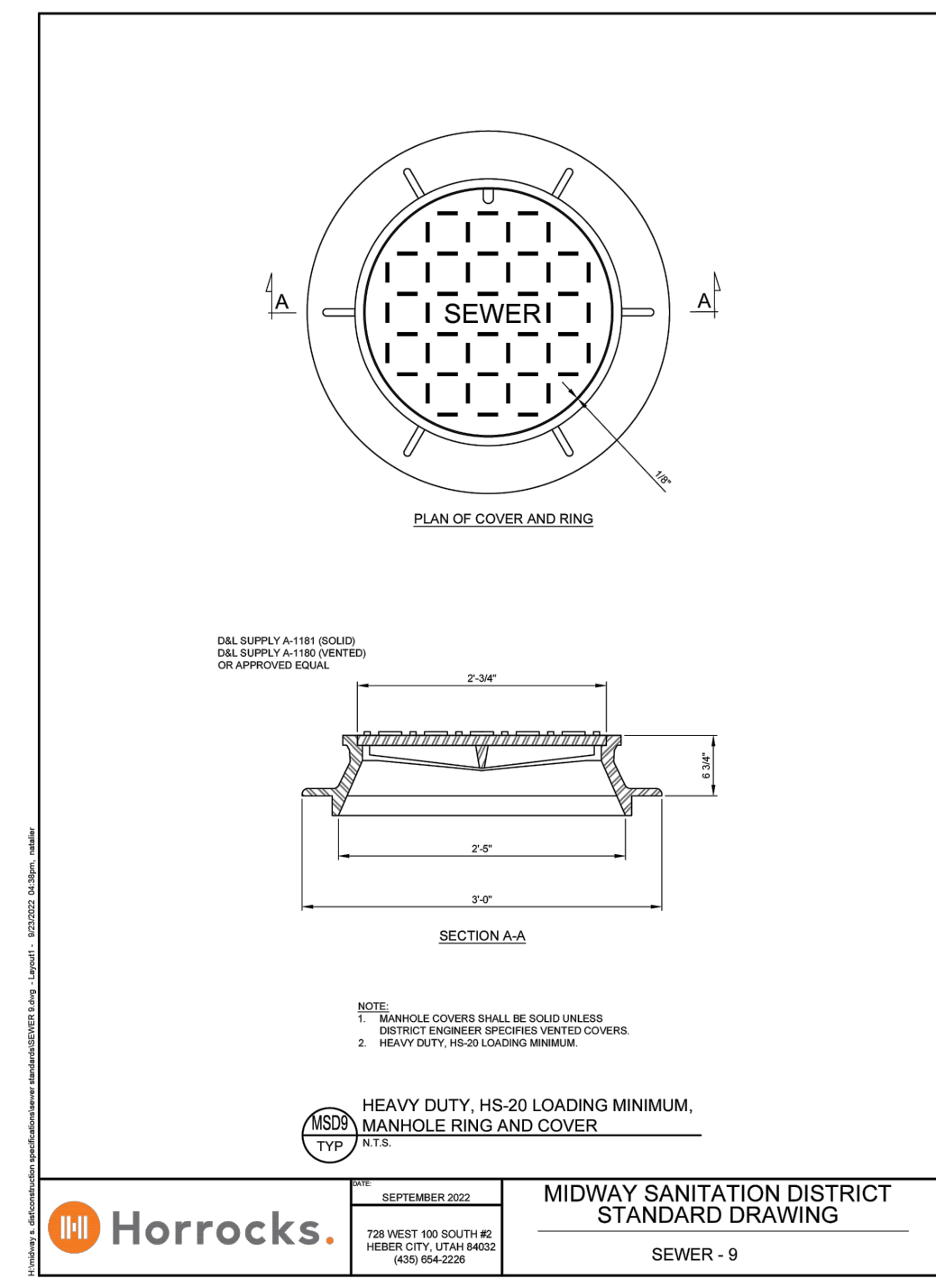
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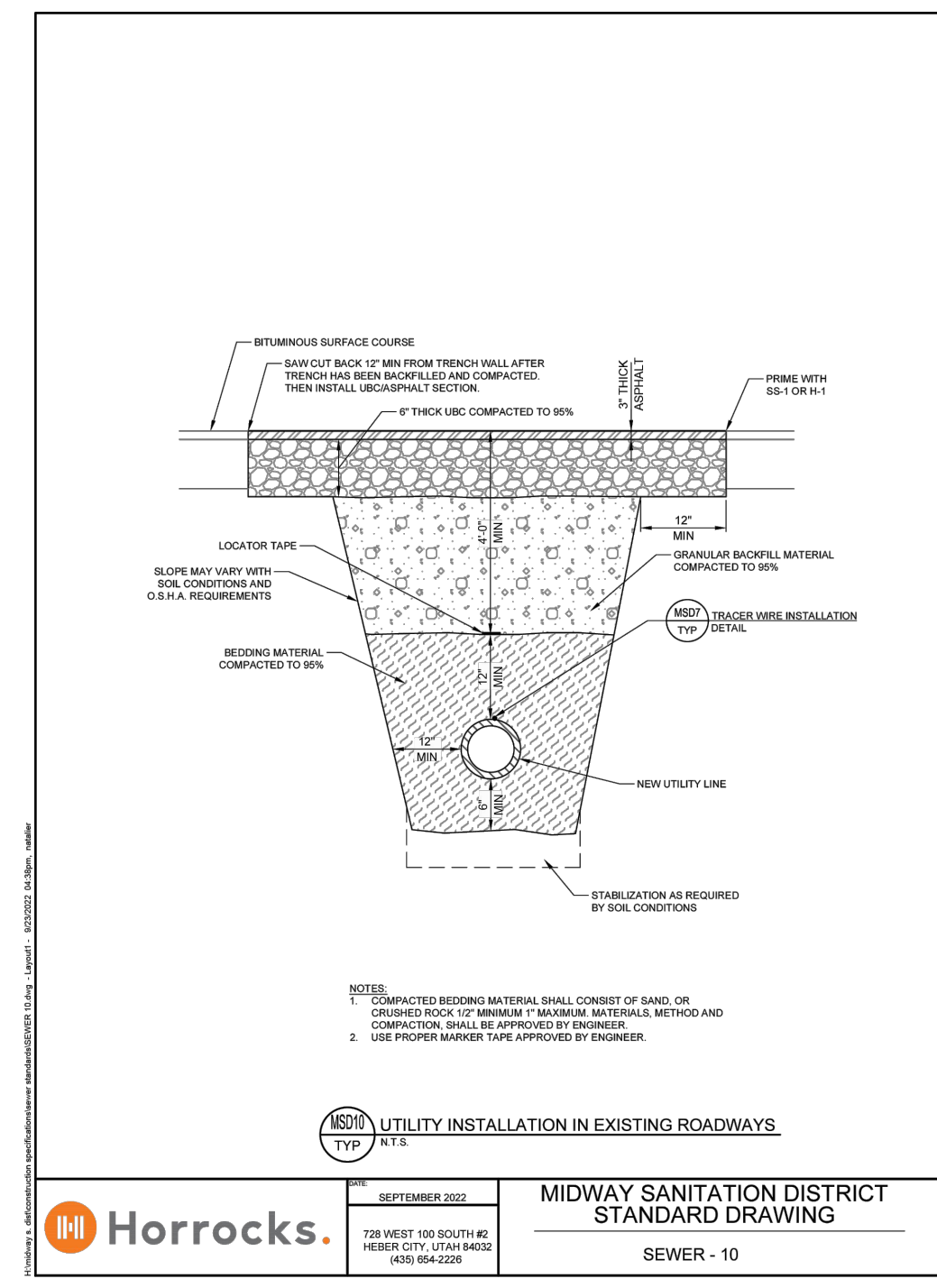
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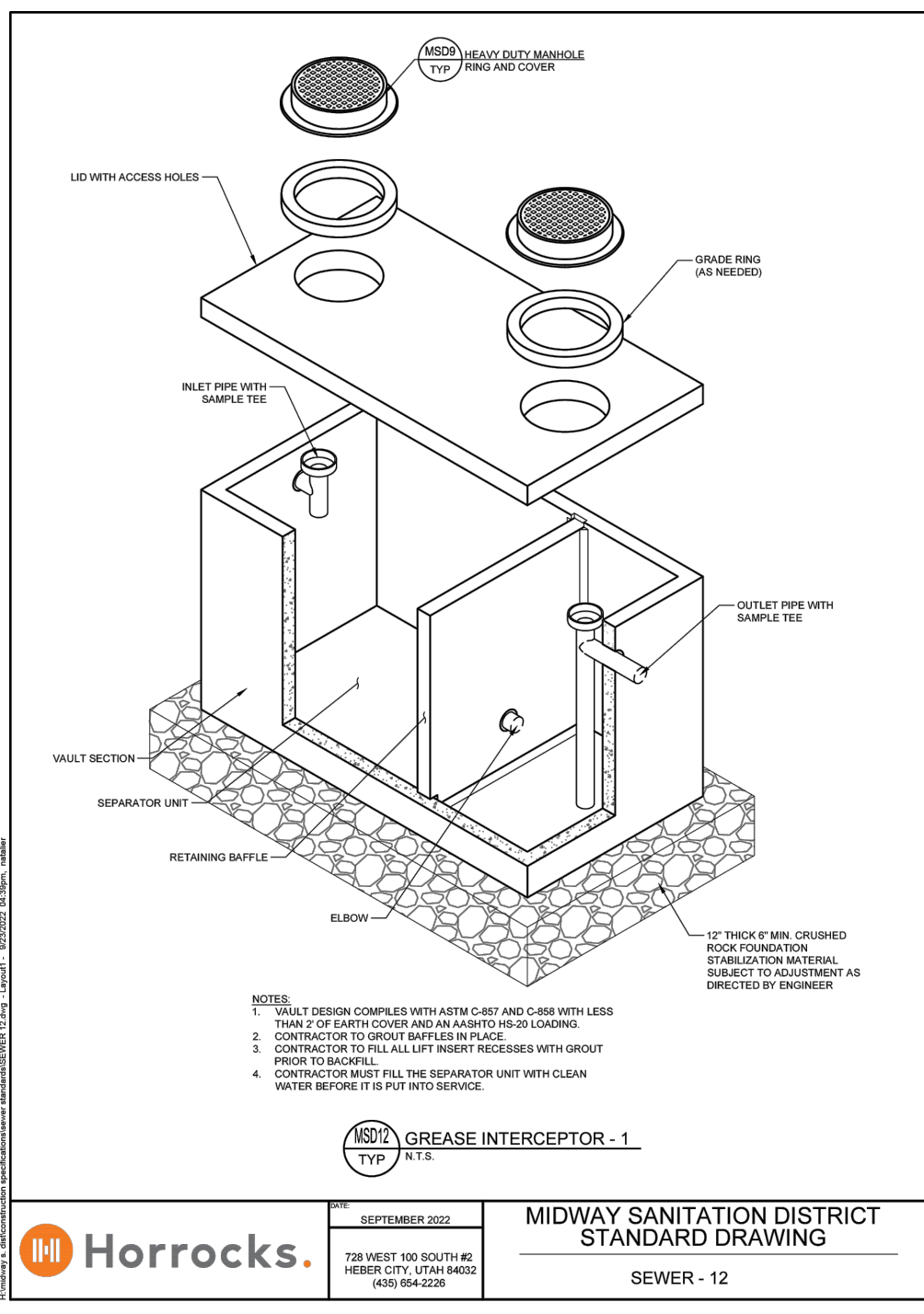
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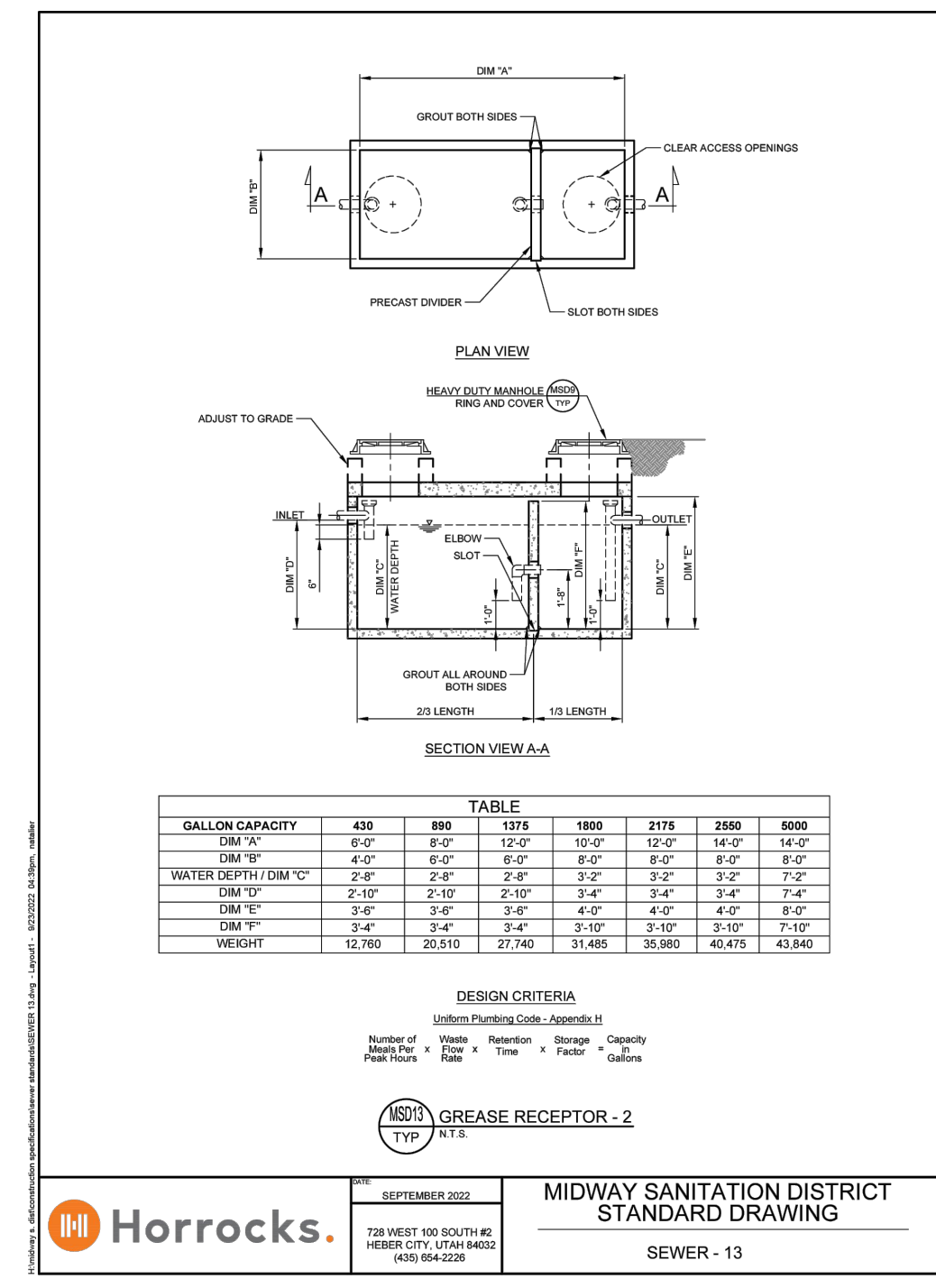
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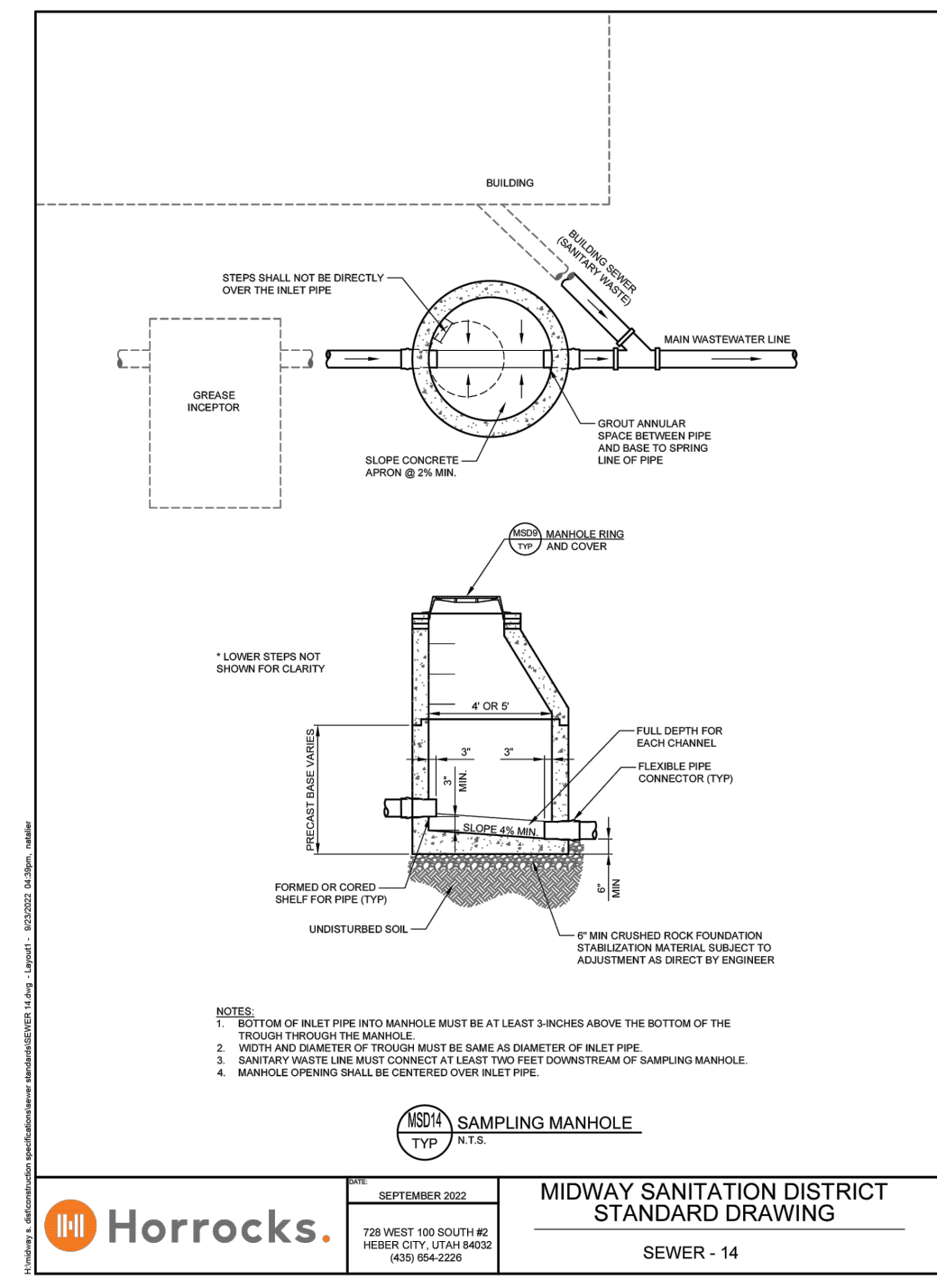
**Horrocks.** SEPTEMBER 2022 MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 10



**Horrocks.** SEPTEMBER 2022 MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 12



**Horrocks.** SEPTEMBER 2022 MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 13



**Horrocks.** SEPTEMBER 2022 MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 14

NO.	REVISIONS	BY	DATE

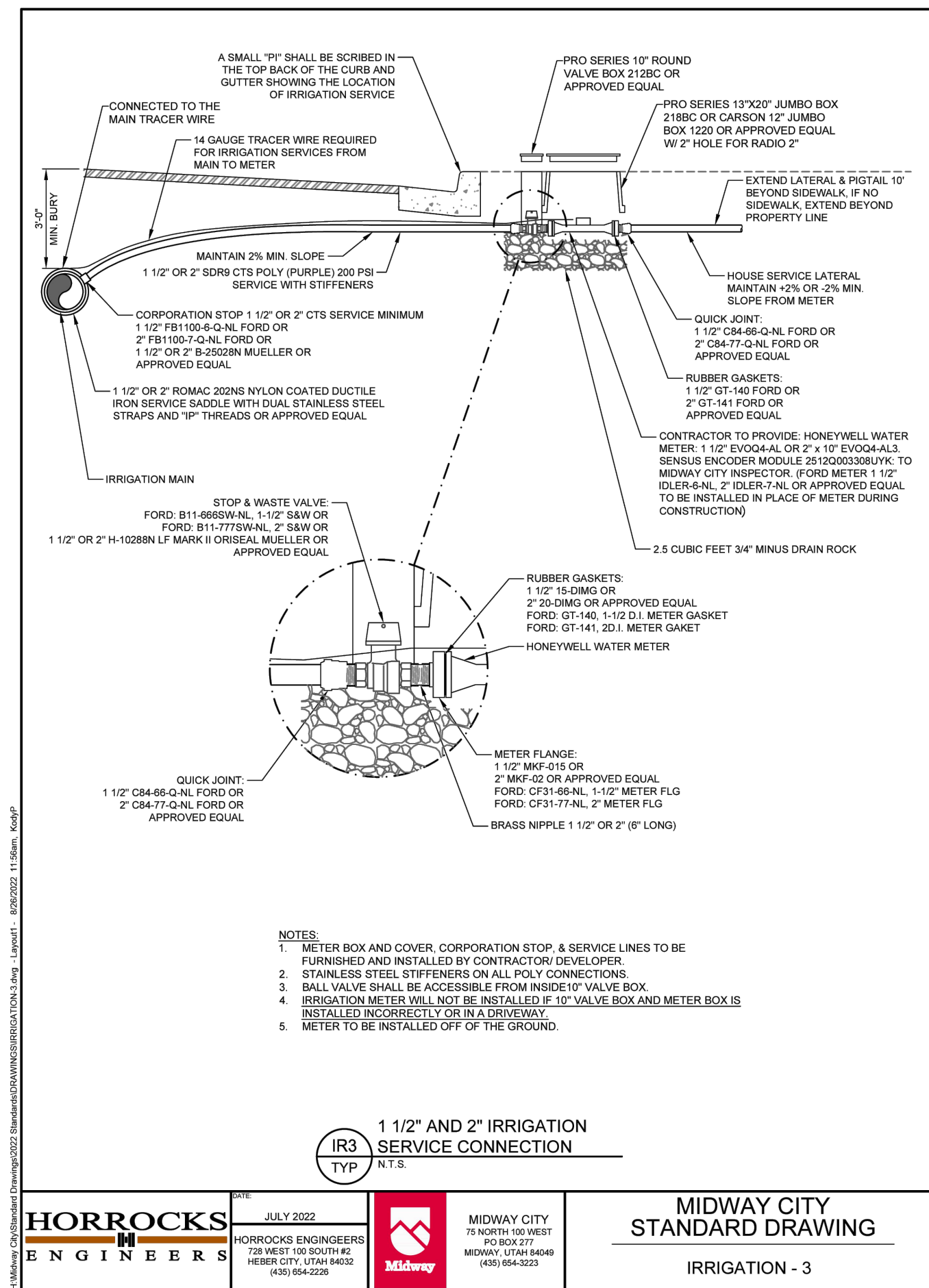
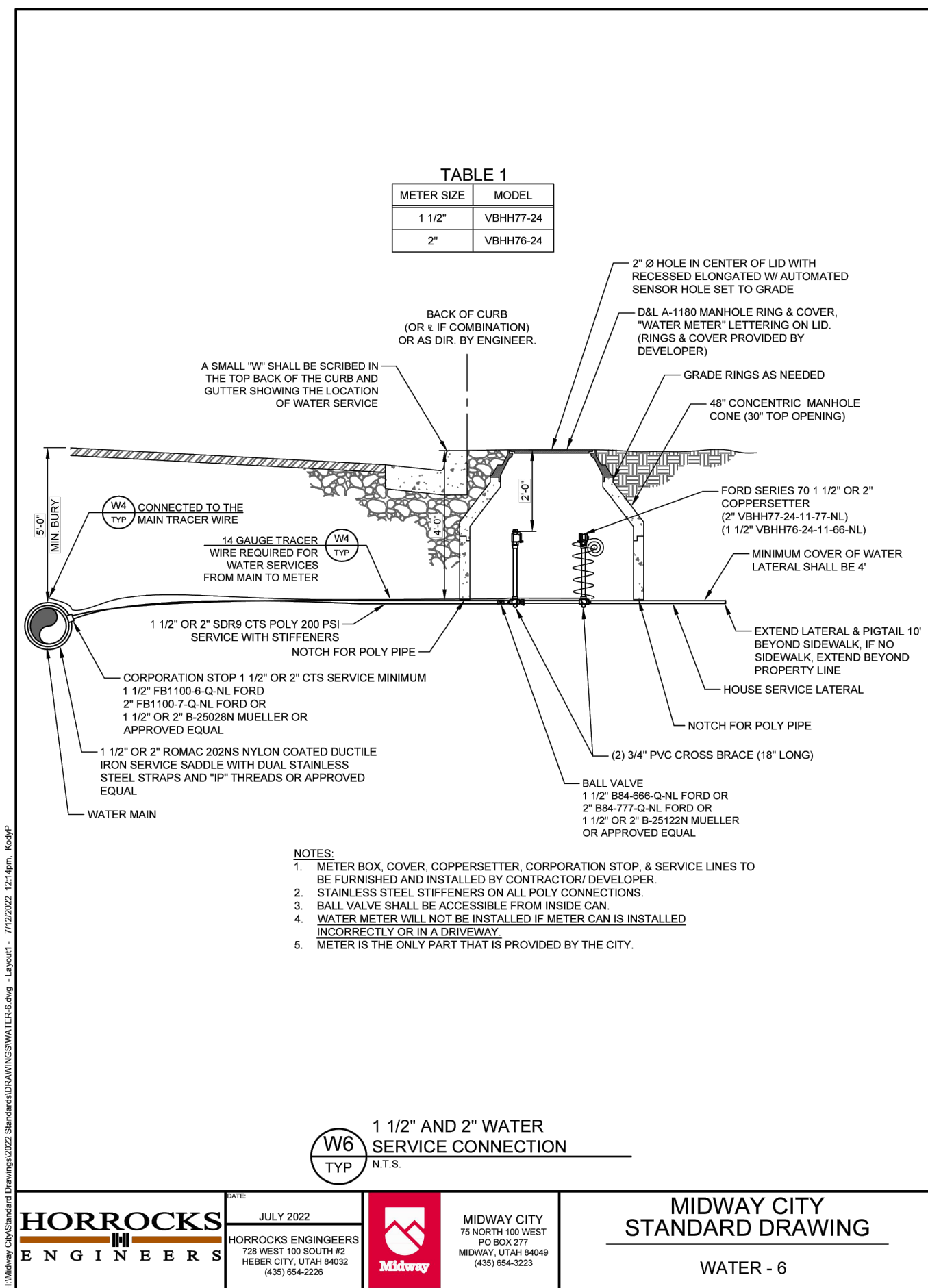
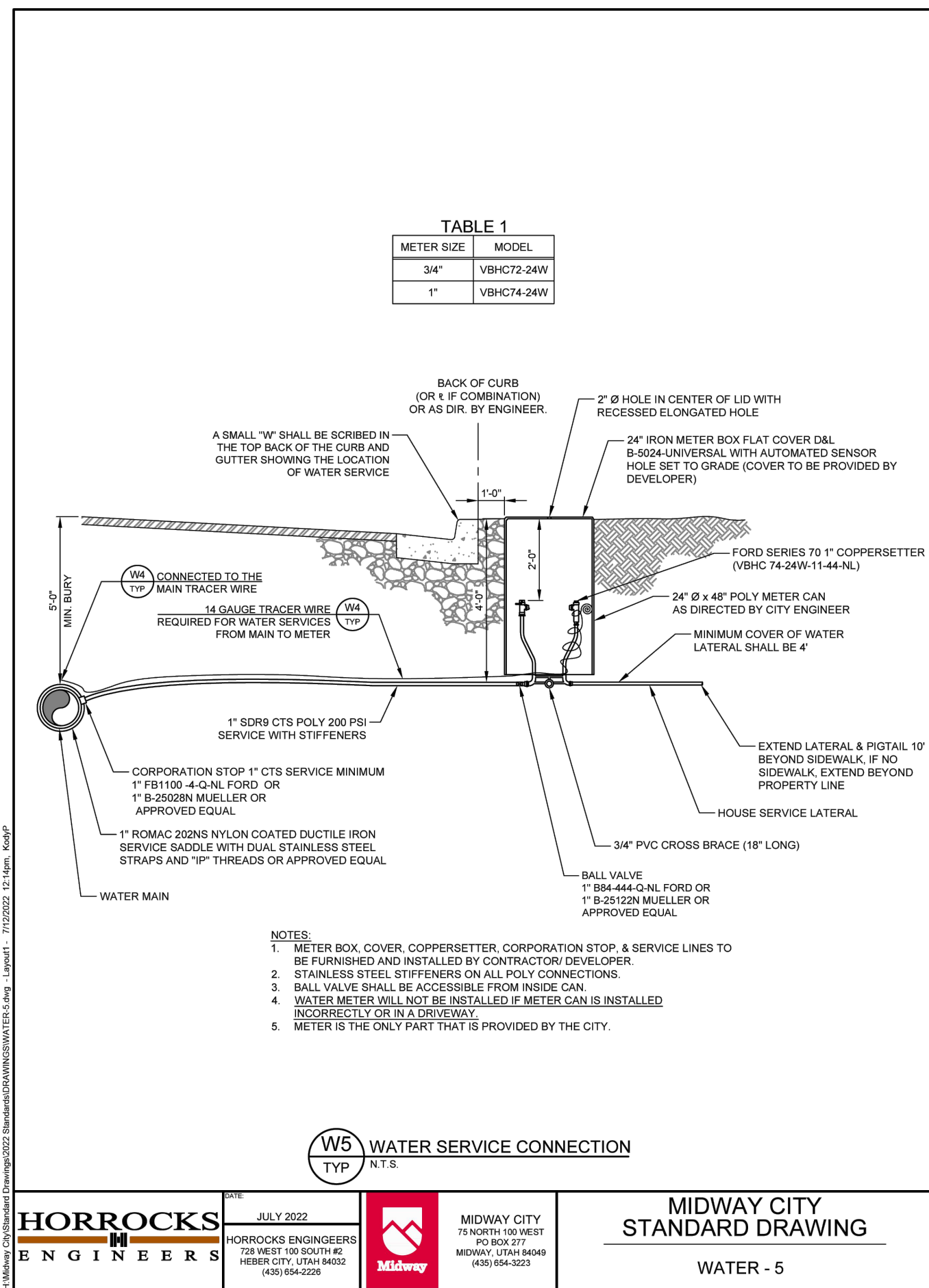
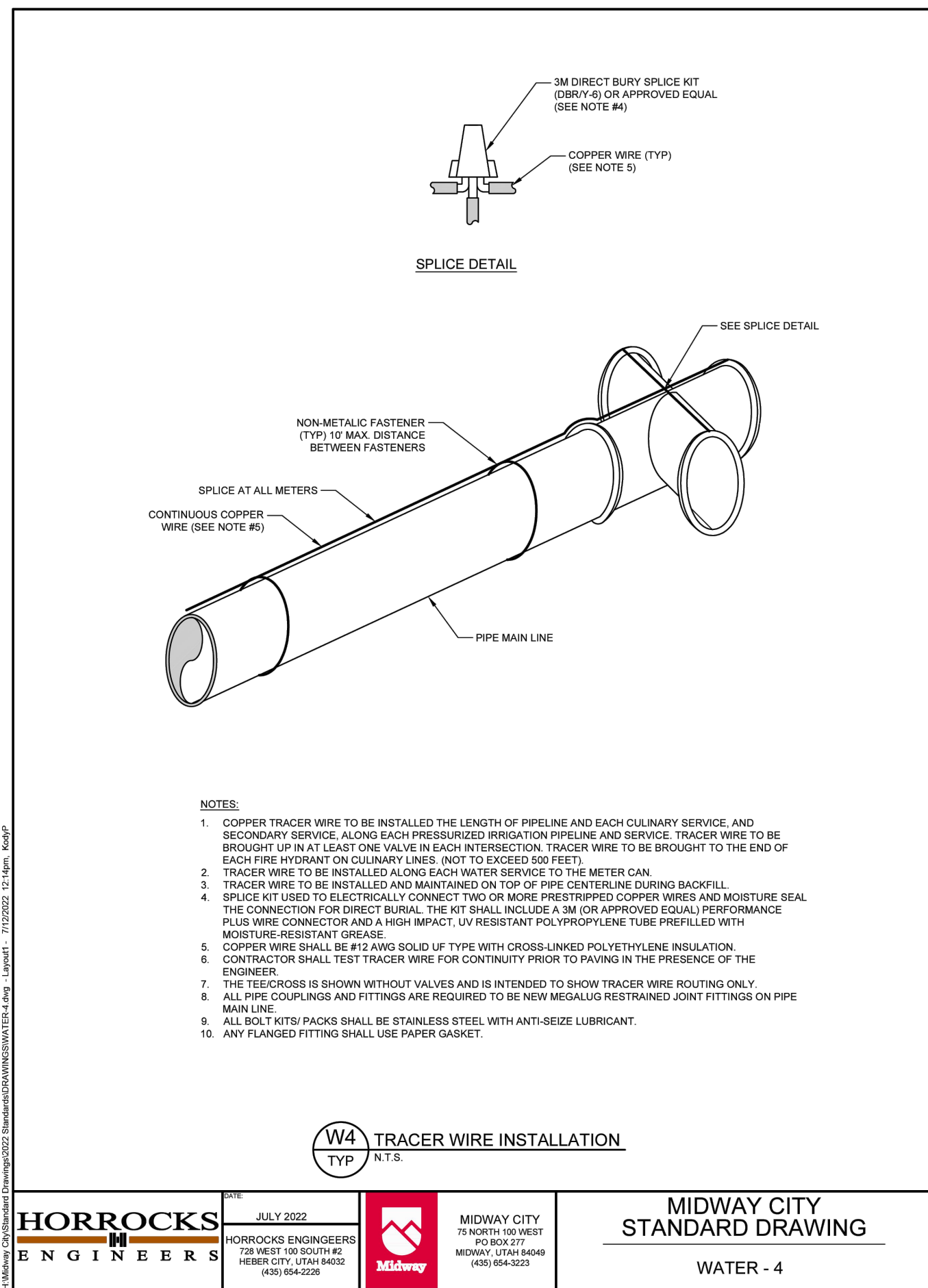
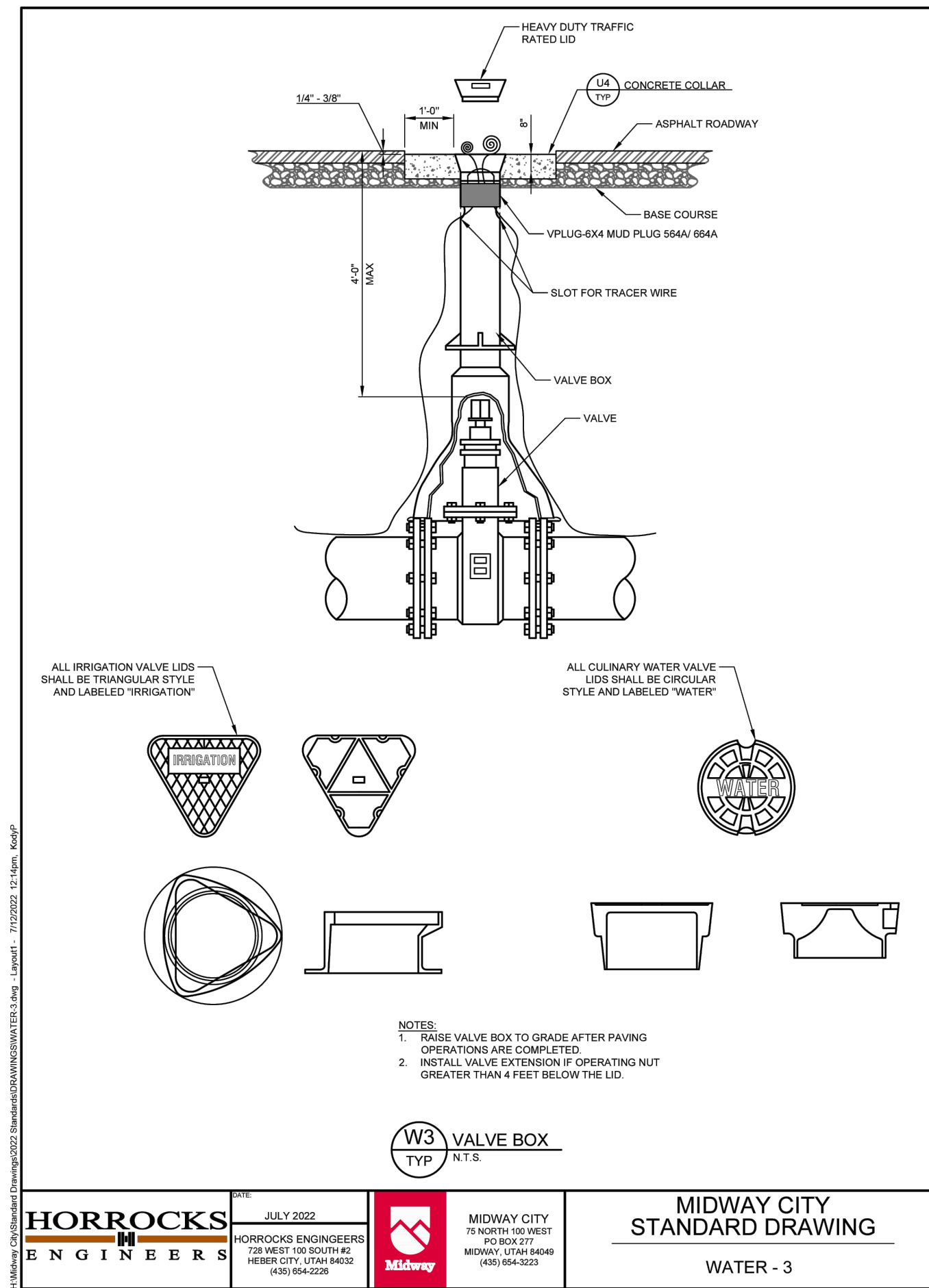
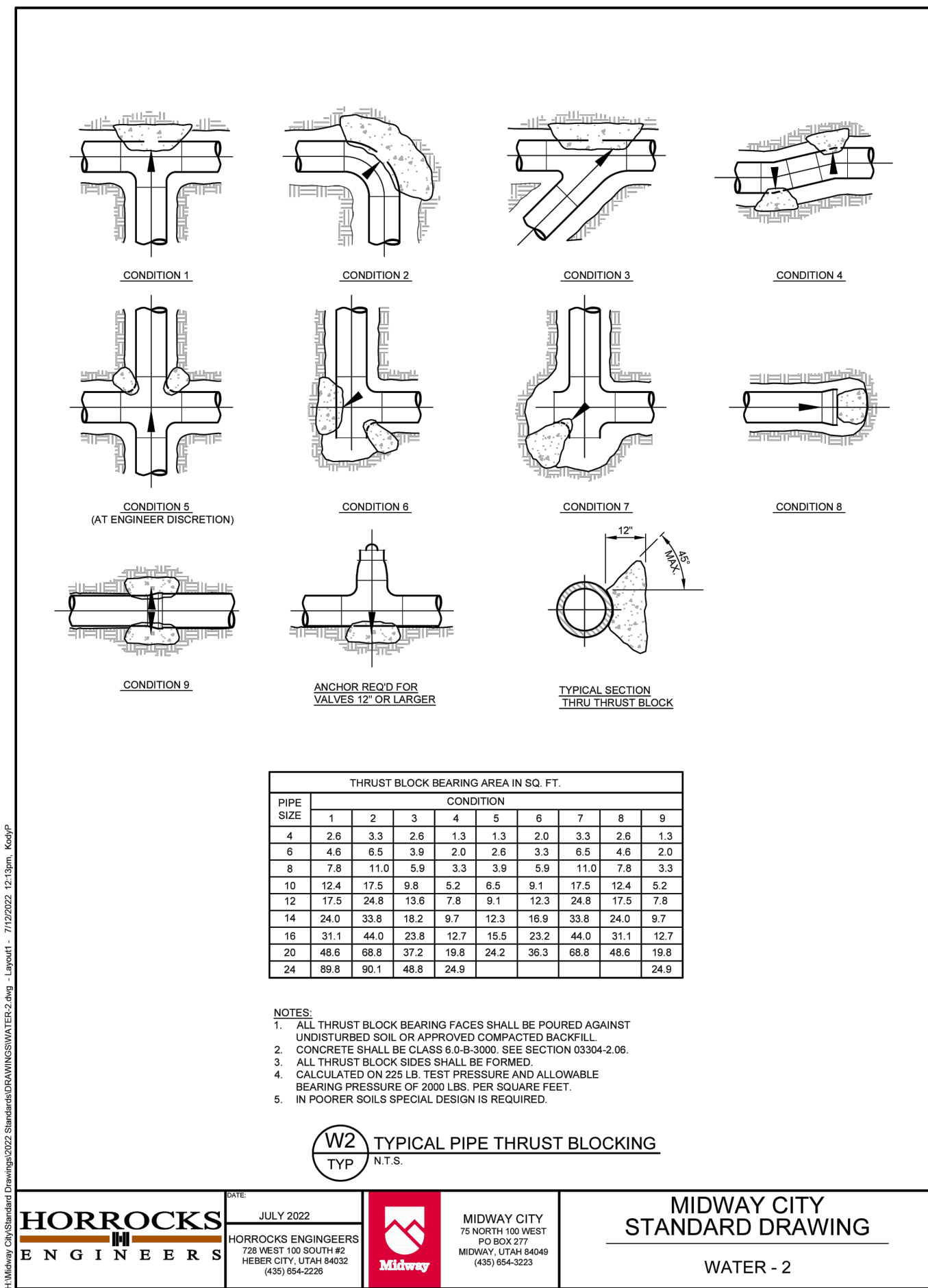
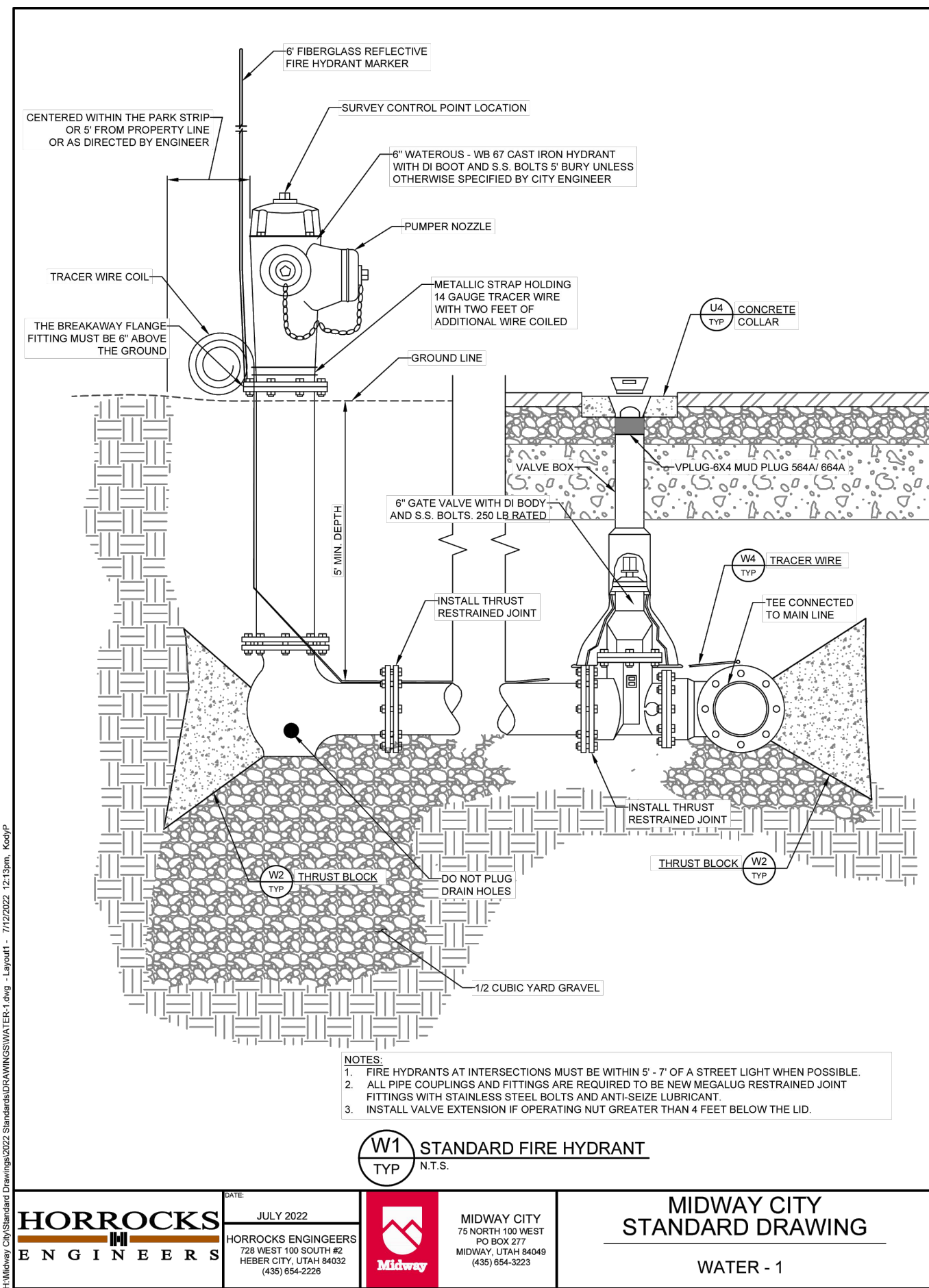
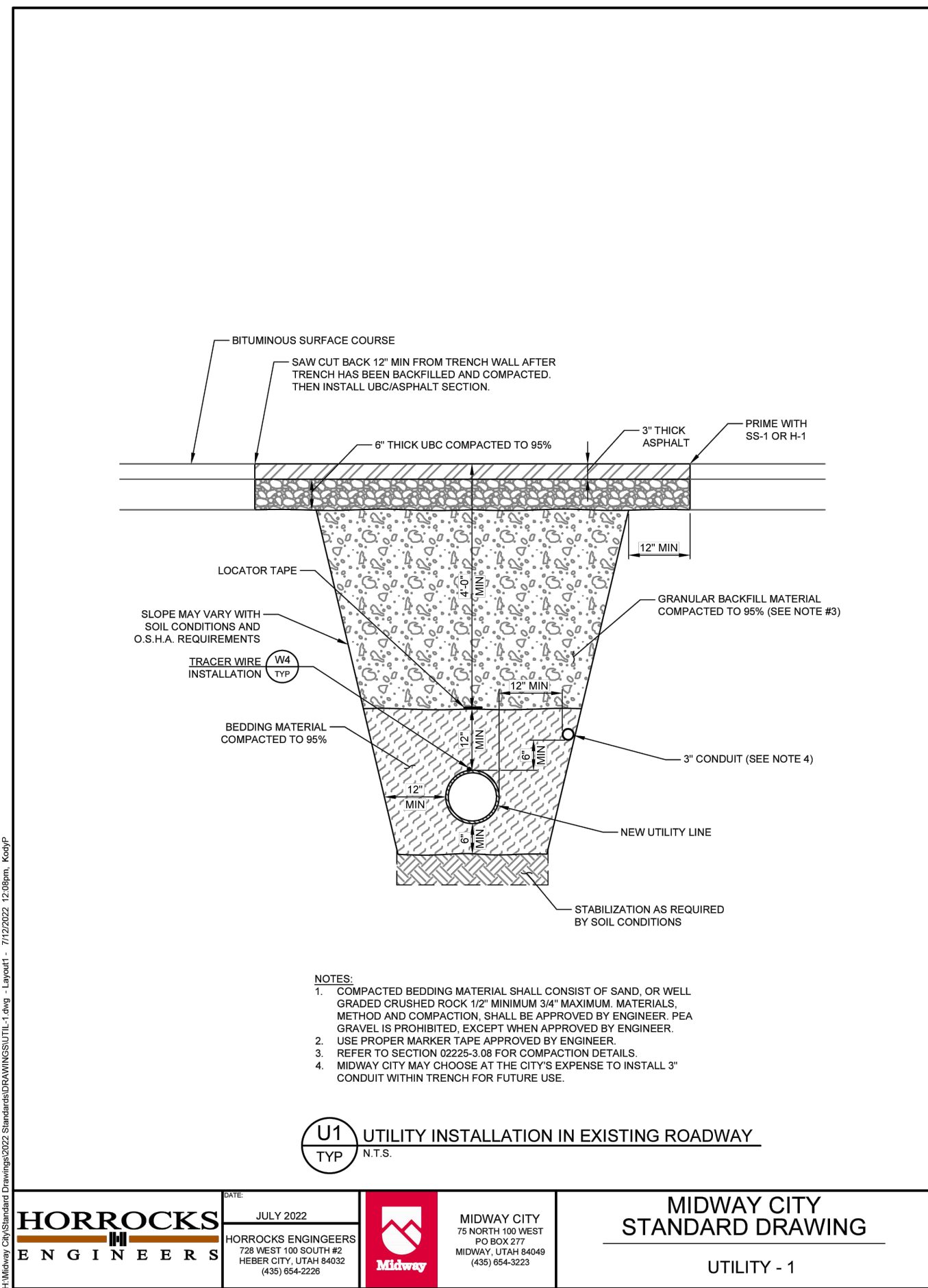
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SPRINGER VILLAGE UTILITY DETAILS  
65 NORTH 200 WEST, MIDWAY, UTAH 84049

PROFESSIONAL ENGINEER  
No. 11316562-2202  
CALVIN S. JOHNSON  
STATE OF UTAH

SHEET: C-4.2  
DATE: 1/31/2023

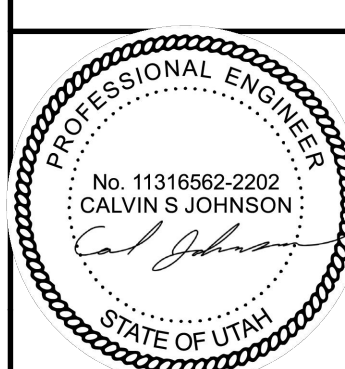


NO.	REVISIONS	BY	DATE

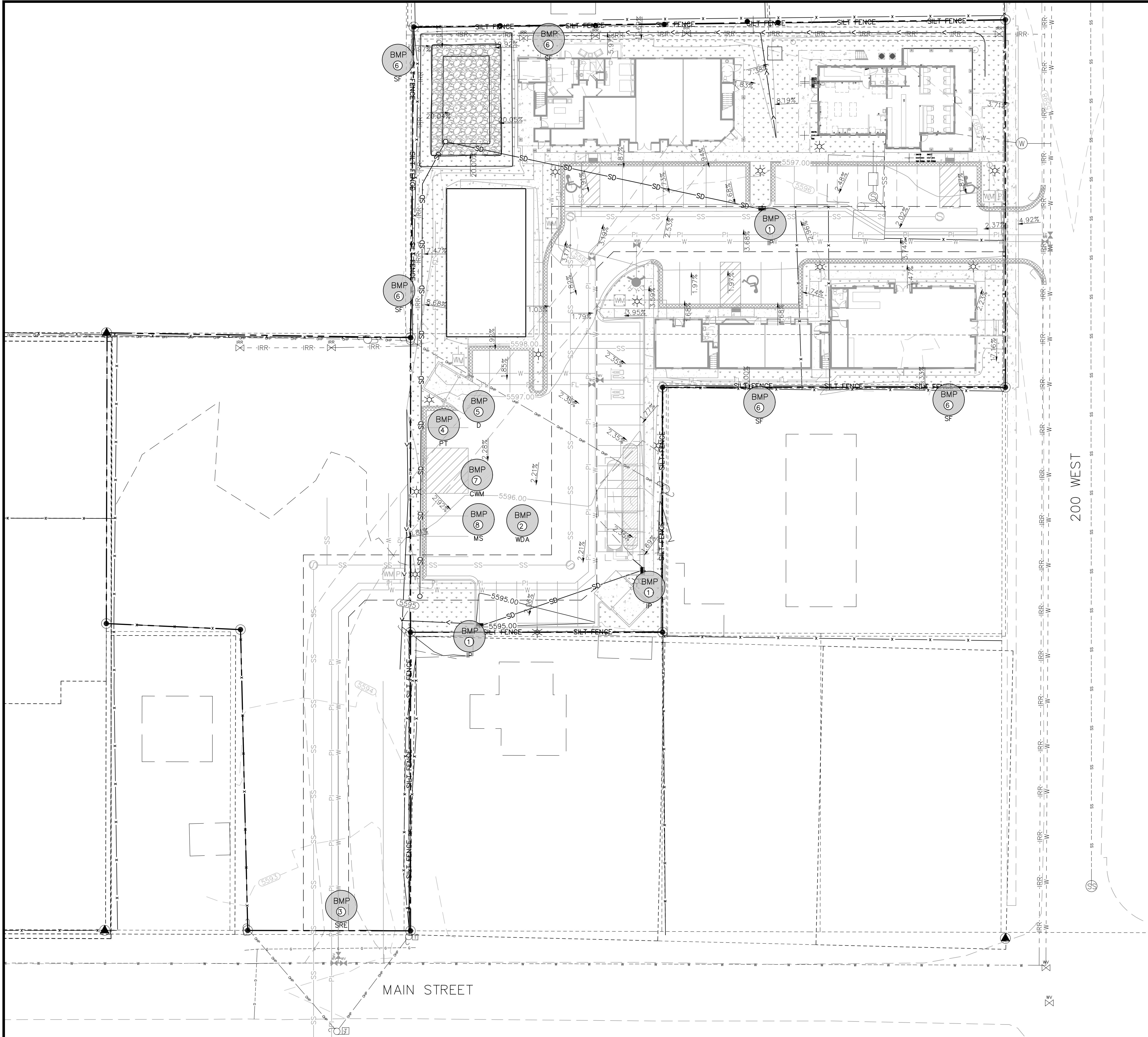
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SPRINGER VILLAGE UTILITY DETAILS  
 65 NORTH 200 WEST, MIDWAY, UTAH 84049



SHEET: C-4.3  
 DATE: 1/31/2023



- — — — — EXISTING CURB AND GUTTER
- — — — — PROPOSED CURB AND GUTTER
- - - - - EXISTING FENCE
- - - - - PROPERTY LINE
- - - - - EXISTING SEWER
- - - - - EXISTING WATER LINE
- - - - - FINISHED CONTOUR LINE
- - - - - EXISTING CONTOUR LINE
- - - - - PROPOSED STORM DRAIN LINE
- - - - - EXISTING STORM DRAIN LINE
- - - - - SILT FENCE
- CLEAN OUT BOX
- BMP XX BEST MANAGEMENT PRACTICE  
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 FOR DETAILS

- GENERAL NOTES**
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT.
  - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE.
  - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
  - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
  - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.
  - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
  - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
  - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.
- POST CONSTRUCTION
- EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE 70% VEGETATION HAS BEEN ESTABLISHED.
  - EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
  - EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
  - THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
    - PERIODIC INSPECTION OF SEDIMENT BASIN AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
    - LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
    - PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

- BEST MANAGEMENT PRACTICE INDEX**
- |   |     |                                      |
|---|-----|--------------------------------------|
| 1 | IP  | INLET PROTECTION                     |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE          |
| 4 | PT  | PORTABLE TOILET                      |
| 5 | D   | DUMPSTER LOCATION                    |
| 6 | SF  | SILT FENCE                           |
| 7 | CWM | CONCRETE WASTE MANAGEMENT            |
| 8 | MS  | MATERIALS STORAGE                    |
- ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
  - VEHICLE & EQUIPMENT FUELING
- SEE SHEET C-6 FOR BMP DETAILS

1" = 20'  
Scale in Feet

NO.	REVISIONS	BY	DATE

**LEGEND ENGINEERING**  
 52 WEST 100 NORTH  
 HEBER CITY, UT 84032  
 PHONE: 435-654-4828  
 www.legendengineering.com

**SPRINGER VILLAGE  
 STORMWATER POLLUTION PREVENTION PLAN  
 65 NORTH 200 WEST, MIDWAY, UTAH 84049**

SHEET: **C-5**  
 DATE: 1/31/2023



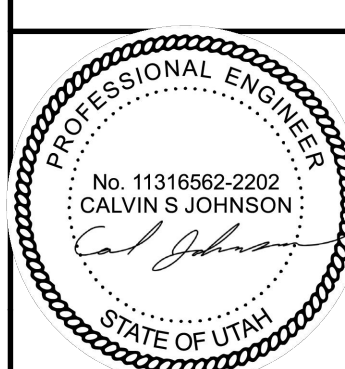
NO.	REVISIONS	BY	DATE

ENGINEER: CJ  
CHECKED BY: LR

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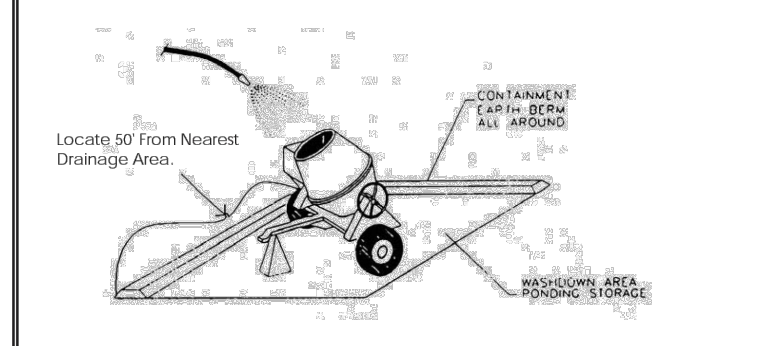


**SPRINGER VILLAGE SWPPP DETAILS**  
 65 NORTH 200 WEST, MIDWAY, UTAH 84049



SHEET: **C-6**  
 DATE: 1/31/2023

**BMP: Concrete Waste Management** CWM



**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

**DESCRIPTION:**  
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

**APPLICATIONS:**  
This technique is applicable to all types of sites.

**INSTALLATION/APPLICATION CRITERIA:**

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information Sheet.)
- Train employees and subcontractors in proper concrete waste management.

**TARGETED POLLUTANTS**

- High Impact
- Medium Impact
- Low or Unknown Impact

**LIMITATIONS:**

- Off-site washout of concrete wastes may not always be possible.

**MAINTENANCE:**

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

**IMPLEMENTATION REQUIREMENTS**

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

- Equipment and vehicle wash down area**
- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
  - APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
  - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
    - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
    - Compact subgrade.
    - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
    - Install silt fence down gradient (see Plan No. 122).
  - MAINTENANCE:
    - Requires periodic top dressing with additional stones.
    - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
    - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
    - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
    - Inspect daily for loss of gravel or sediment buildup.
    - Expand adjacent area for sediment deposit and install additional controls as necessary.
    - Expand stabilized area as required to accommodate activities.
    - Maintain silt fence as outlined in Plan No. 122.

- Silt fence**
- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
  - APPLICATION: To intercept sediment from disturbed areas of limited extent.
    - Perimeter Control: Place barrier at down gradient limits of disturbance.
    - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
    - Protection of Existing Waterways: Place barrier at top of stream bank.
    - Inlet Protection.
  - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
    - Synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
    - Buttaps shall be 10 ounces per square yard of fabric.
    - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
    - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
    - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
    - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
  - MAINTENANCE:
    - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
    - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
    - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
    - Re-anchor fence as necessary to prevent shortcutting.
    - Inspect for runoff bypassing ends of barriers or undercutting barriers.

- Inlet protection - gravel sock**
- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff.
  - APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
  - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
    - On-grade inlet protection:
      - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      - Install filter media just upstream of the inlet box.
      - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      - Excessive flows will flow either over or around the filter media and into the inlet box.
      - Expect ponding behind the filter media.
    - Drop inlet protection:
      - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      - Install filter media around the entire perimeter of the inlet grate.
      - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      - Excessive flows will either flow around the media or over the top and into the inlet box.
      - Expect ponding around the inlet box.
  - MAINTENANCE:
    - Inspect inlet protection after every large storm event and at a minimum of once monthly.
    - Remove sediment accumulated when it reaches 2 inches in depth.
    - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

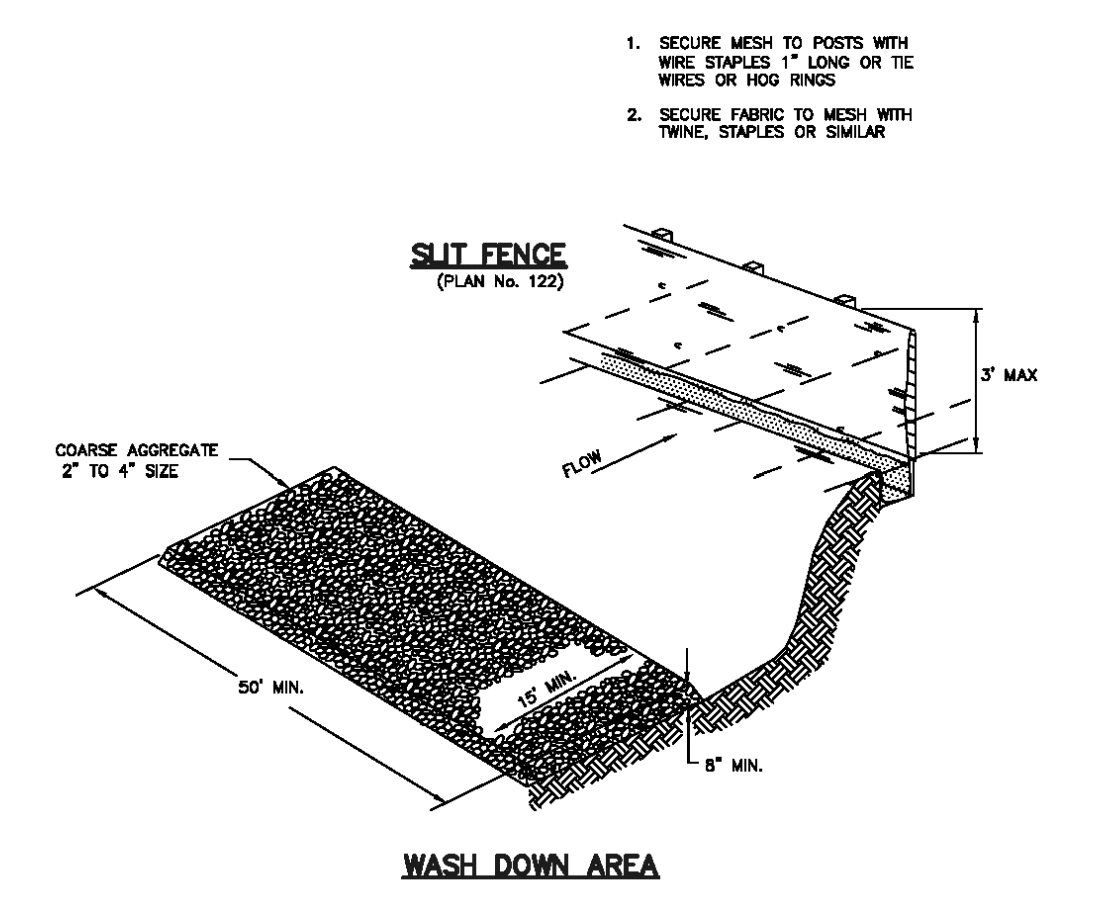
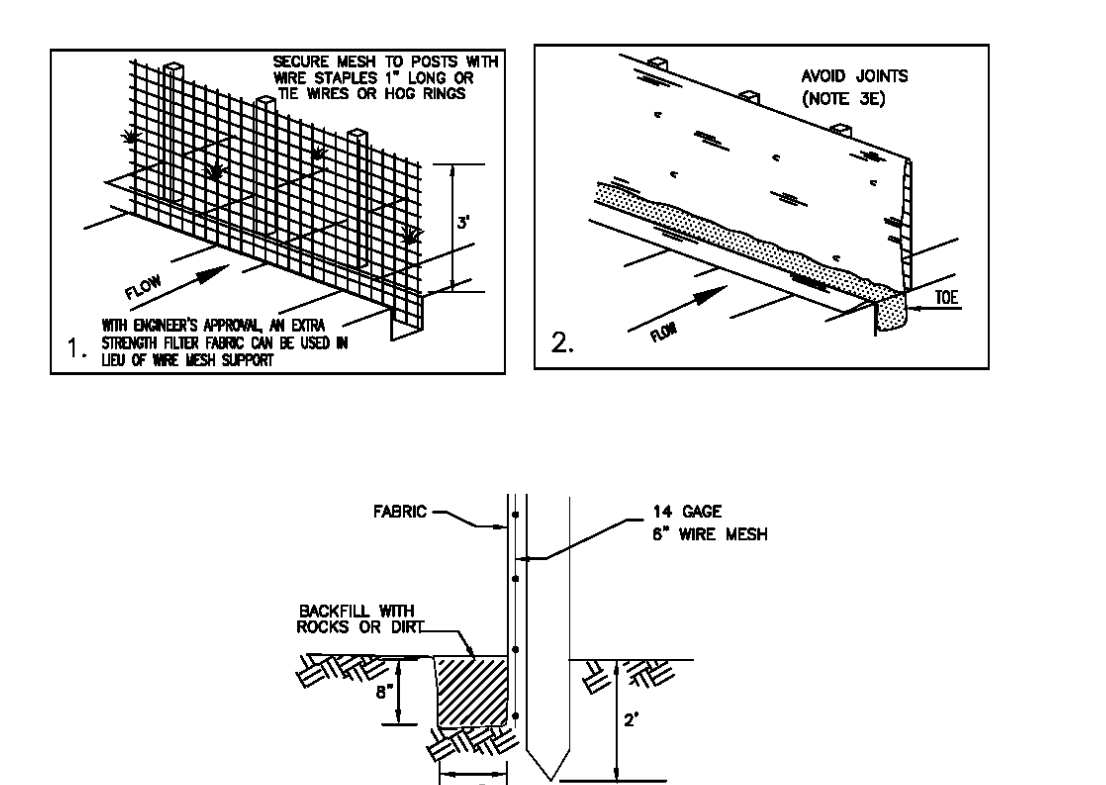
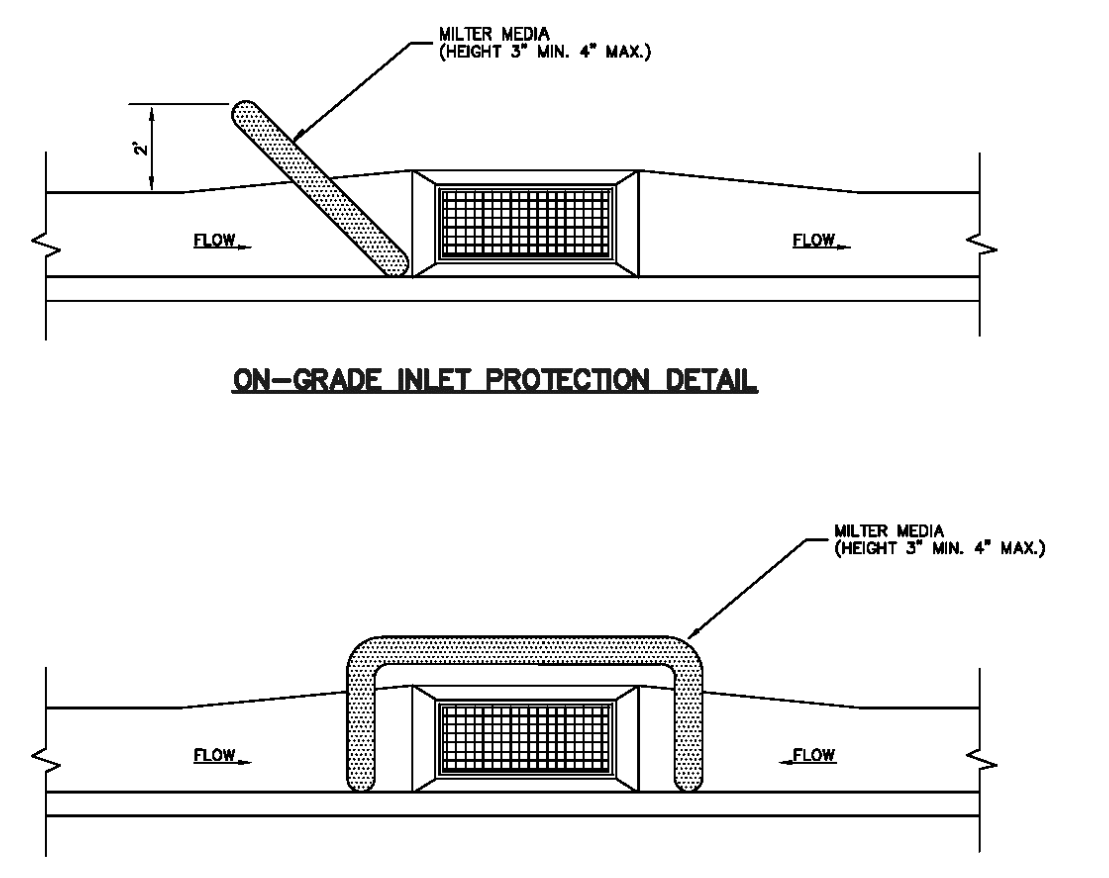
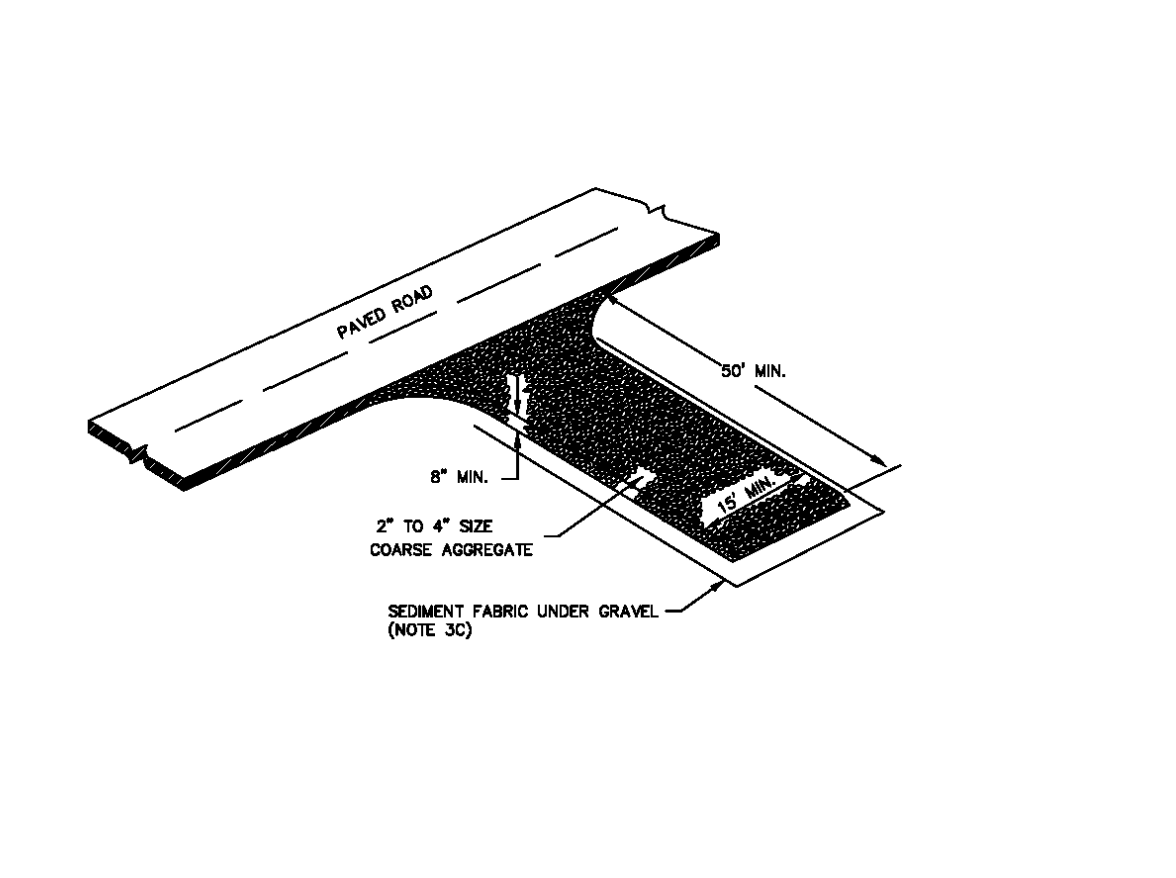
- Stabilized roadway entrance**
- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
  - APPLICATION: At any site where vehicles and equipment enter the public right of way.
  - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
    - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
    - Compact subgrade.
    - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
  - MAINTENANCE:
    - Requires periodic top dressing with additional stones.
    - Prevent tracking or flow of mud into the public right-of-way.
    - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
    - Inspect daily for loss of gravel or sediment buildup.
    - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
    - Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

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February 2006 19  
 Plan No. **126**  
**Stabilized roadway entrance**

September 2006 11  
 Plan No. **124**  
**Inlet protection - gravel sock**

February 2006 7  
 Plan No. **122**  
**Silt fence**

February 2006 17  
 Plan No. **125**  
**Equipment and vehicle wash down area**

1 2 3 4 5 6

D

C



1 EAST ELEVATION  
A202 1/4" = 1'-0"



C3 ISOMETRIC VIEW  
A202

B

A



A1 NORTH ELEVATION  
A202 3/16" = 1'-0"

1 2 3 4 5 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
01	SCHEMATICS	02.08.2022		

  
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PROJECT NUMBER 147.2002
EXTERIOR ELEVATIONS
DRAWING NUMBER <b>A202</b>

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1 2 3 4 5 6

**EXTERIOR ELEVATION GENERAL NOTES:**

- A. SEE SHEET A101 FOR DOOR AND WINDOW TYPES.
- B. STUCCO CONTROL JOINTS TO BE PLACED AS SHOWN ON ELEVATIONS BUT NO LENGTH SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION BETWEEN JOINTS.
- C. NO STUCCO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATION.
- D. NO STUCCO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS.
- E. NO STUCCO PANEL LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2-1/2" TO 1" IN GIVEN PANEL.
- F. A STUCCO CONTROL JOINT SHOULD BE PLACED AT EACH HORIZONTAL FLOOR SUBSTRATE FRAMING CHANGE.
- G. SAND PLASTER EXPOSED SURFACES OF FOUNDATION WALL.
- H. COORDINATE SECONDARY DRAIN DOWNSPOUT LOCATIONS WITH PLUMBING DRAWINGS.

**KEYNOTE LEGEND**

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
01	SCHEMATICS	02.06.2022		

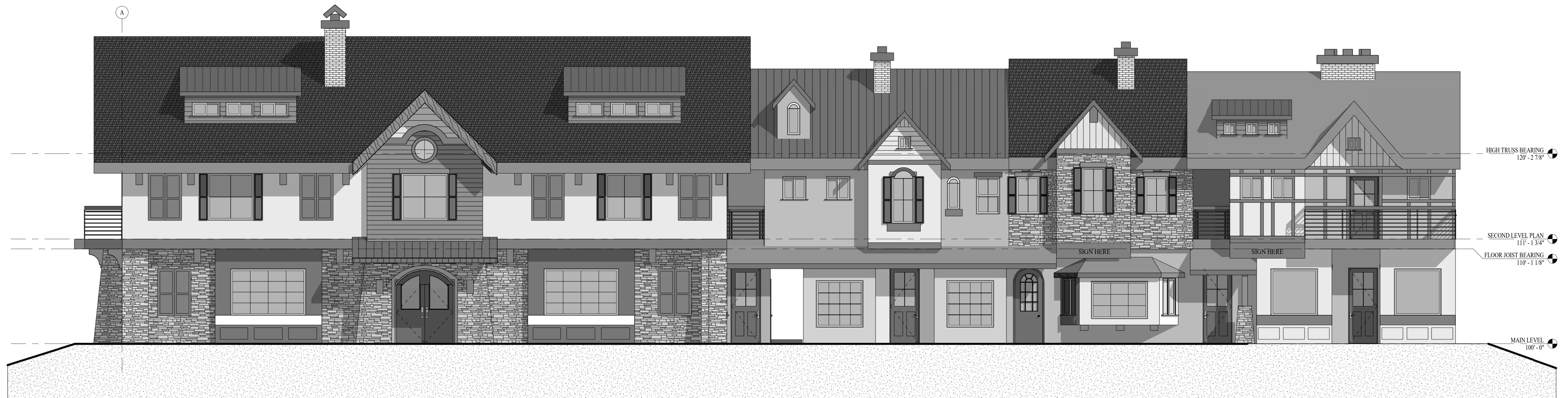
  
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**SPRINGER TRIPLET**  
 65 NORTH 200 WEST  
 MIDWAY, UTAH 84049

PROJECT NUMBER 147.2002
EXTERIOR ELEVATIONS
DRAWING NUMBER <b>A201</b>



C1 WEST ELEVATION  
A201 3/16" = 1'-0"



A1 SOUTH ELEVATION  
A201 3/16" = 1'-0"

1 2 3 4 5 6

D

C

B

A

D

C

B

A

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1 2 3 4 5 6

D

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C



C2 EAST ELEVATION  
A202 3/16" = 1'-0"



C3 ISOMETRIC VIEW  
A202

B

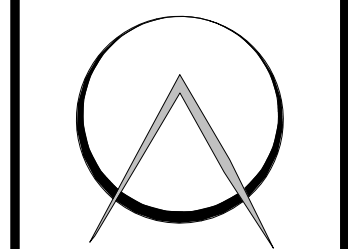
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A1 NORTH ELEVATION  
A202 3/16" = 1'-0"

1 2 3 4 5 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
01	SCHEMATICS	02.06.2022		



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65 NORTH 200 WEST  
MIDWAY, UTAH 84049

PROJECT NUMBER  
147.2002

EXTERIOR  
ELEVATIONS

DRAWING NUMBER

**A202**



**Wasatch County Solid Waste Disposal Dist.**  
1891 West 3000 South  
P.O. Box 69  
Heber City, Utah 84032

February 15, 2023

Travis Nokes  
Travis Nokes <discoverydisignco@gmail.com>  
Re: Refuse Collection Service for parcel # 0006-0371  
Retail Space

Dear Travis Nokes:

Wasatch County Solid Waste Disposal District currently collects refuse in the area of the above referenced parcel in Midway Utah. Your request for refuse collection service at the proposed Subdivision located approximately 65 N 200 W, Midway; UT will be set up for service with a Commercial Front Load Dumpster.

All private roads must be maintained for sufficient access. Roadways must be clear of vehicles and debris during construction on collection day.

All residents of Wasatch County are required to have collection service whether full or part time residents. A setup fee must be paid at the time a building permit is issued.

This letter should also be included in your development agreement.

Sincerely,

Kelly Christensen  
Wasatch County Solid Waste Disposal District  
(435) 657-3280

[mgiles@wasatch.utah.gov](mailto:mgiles@wasatch.utah.gov)

