Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	May 11, 2021
NAME OF PROJECT:	Burgi Hill Subdivision
NAME OF APPLICANT:	Panda Properties
AGENDA ITEM:	Preliminary/Final Approval
LOCATION OF ITEM:	1224 N. Interlaken Drive
ZONING DESIGNATION:	RA-1-43

ITEM: 3

Berg Engineering, agent for Panda Properties, is requesting preliminary/final approval of a one lot subdivision to be known as Burgi Hill subdivision. The lot is 1.69 acre and is located at 1218 Interlaken Road and is in the RA-1-43 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 1.69 acres. The one lot proposed in the subdivision will obtain frontage along Interlaken Drive. Interlaken Drive, at this point, is a private road and the applicant has provided easement documents that allow access to the property crossing the private road. The property is in the RA-1-43 zoning district and appears to comply with the minimum requirements of frontage, width and acreage for the zone.

According to a chain of deeds for the property that was supplied to staff, the parcel in its current boundary description was created in 2003. It did not receive any approvals from

the City at that point in time, so it is not eligible for a building permit unless it is approved by the City and a plat is recorded.

There are two easements that cross the property. The first is a Midway irrigation easement for a buried secondary water pipeline that crosses the center of the property from west to east. The second is an easement that runs across parts of the property on the north boundary line. A future dwelling on the property may not encroach onto either of the easements.

In 2014 the applicant applied for and was approved for a one lot subdivision on this property. The plat was circulated for signatures and even received an extension to the approval but was held up by the Wasatch County surveyor over a boundary line issue. The issue has since been resolved, but the approval from the City Council has since lapsed requiring the applicant to reapply for approval.

LAND USE SUMMARY:

- 1.69 acre site
- RA-1-43 zoning
- Proposal contains 1 lot
- Frontage along Interlaken Drive (private)
- The lot will connect to the Midway Sanitation District sewer Midway City's culinary water line, and Midway Irrigation Company's secondary water line

ANALYSIS:

Roads – The lot will front Interlaken Drive which is a private road that is maintained by the residents of Interlaken and the HOA of Burgi Hill Ranches. The applicant has supplied easement documents that allow access to the property crossing the private road.

Trails – There are no trails that are planned to cross this property though there is a planned trail that runs along the southern boundary of the property and a public trail easement has been dedicated to the City along the northern boundary of the Deer Ridge Estates plat.

Culinary Water Connection – The lot will connect to the City's culinary water line located under Interlaken Drive.

Sewer Connection – The lot will connect to Midway Sanitations District's line located under Interlaken Drive.

Secondary Water Connection – The property will connect to Midway Irrigation Company's water system and this will continue with the new development. The applicant will be required to provide a will serve letter from Midway Irrigation before being considered by the City Council.

Fire Flow – A fire hydrant will need to be located within 500' of the future dwelling, measured by the route of a fire hose from the fire hydrant to the future home site.

Access – The property will have access directly from Interlaken Drive.

Water Board Approval – Water was turned over by the applicant to the city with the previous application.

POSSIBLE FINDINGS:

- The proposed lot meets the minimum requirements for the RA-1-43 zoning district.

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.

- The applicant will be required to install or bond for all unfinished improvements previous to the plat being recorded.

- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period of time, the development's approval shall be voided, and both Preliminary and Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

ALTERNATIVE ACTIONS:

1. Conditional approval. This action can be taken if the Planning Commission feels that conditions placed on the approval can resolve any outstanding issues.

    a. Accept staff report
    b. List accepted findings
    c. Place condition(s)

2. Continuance. This action can be taken if the Planning Commission feels 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. Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

PROPOSED CONDITIONS:

None

HORROCKS
ENGINEERS

728 West 100 South
Heber, Utah 84032
435-654-2226

WWW.HORROCKS.COM

May 11, 2021

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

Subject: Burgi Hill Subdivision - 1 lot Subdivision – Preliminary / Final Approval

Dear Michael:

Horrocks Engineers recently reviewed the Submitted Plans for the one lot Burgi Hill Subdivision. The following issues should be addressed.

General Comments

- The plan proposes one – one acre lot and is located at 1218 North Interlaken Road.
- A 16.5 foot irrigation easement is located within the lot near the center of the proposed lot. Caution should be taken during the construction of the home to protect the existing large diameter pipe line.

Water

- The development will be required to extend the existing eight-inch water line located near the intersection of Interlaken road and Valais Parkway to their development.

Roads

- Because the lot fronts the existing Interlaken Road, no road improvements will be required for the proposed one lot subdivision.
- Any repairs to existing Interlaken Road will need to follow Interlaken's standards and specifications and will require a road cut permit from Interlaken.

Trails:

- The Trails Master Plan does not show any trails proposed for this section of Interlaken Road.

Irrigation:

- The proposed subdivision will connect onto the mainline irrigation within Interlaken Road.

Storm Drain

- With no curb & gutter proposed along Interlaken Road, the existing shoulder will contain the roadway drainage.

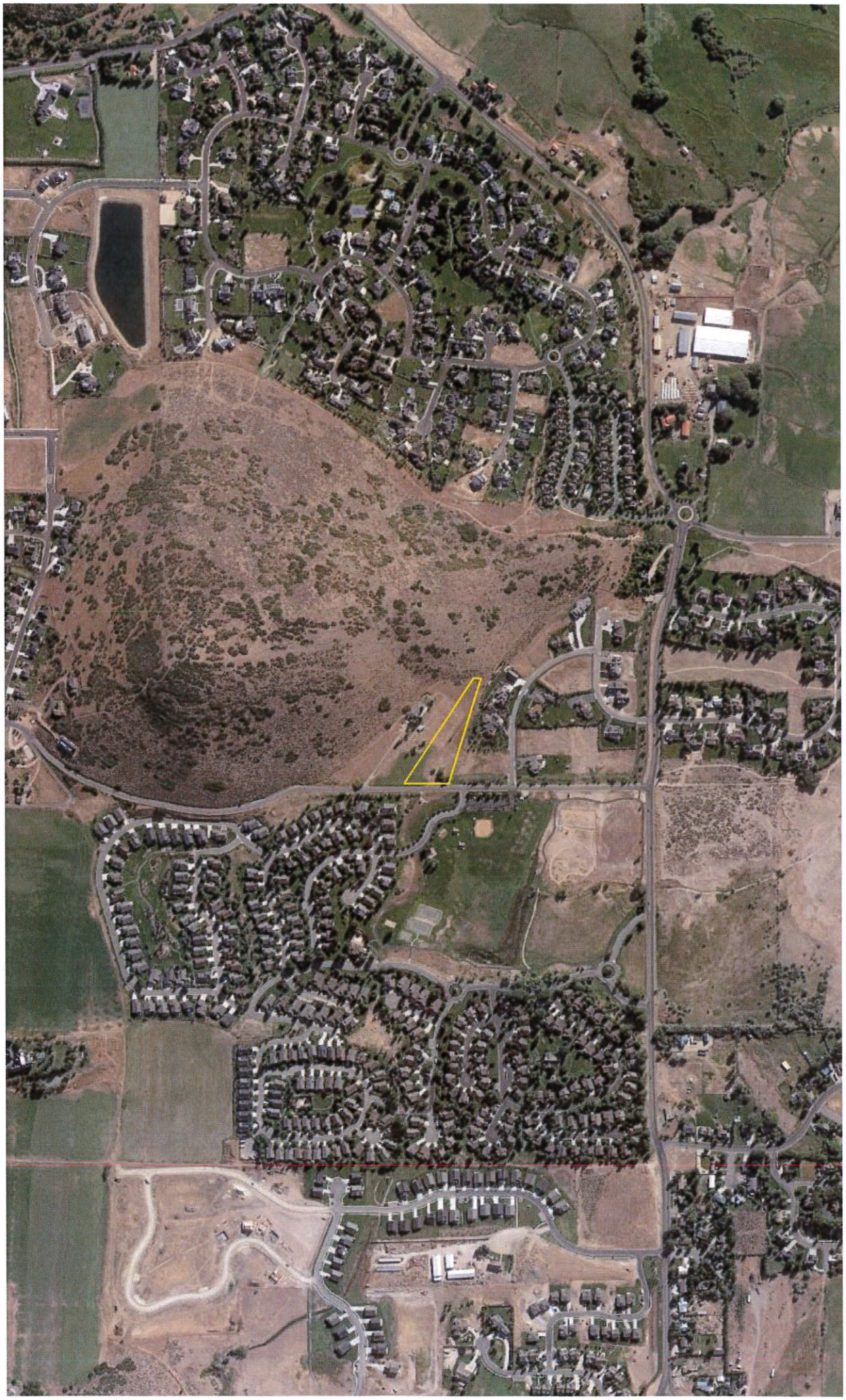
Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

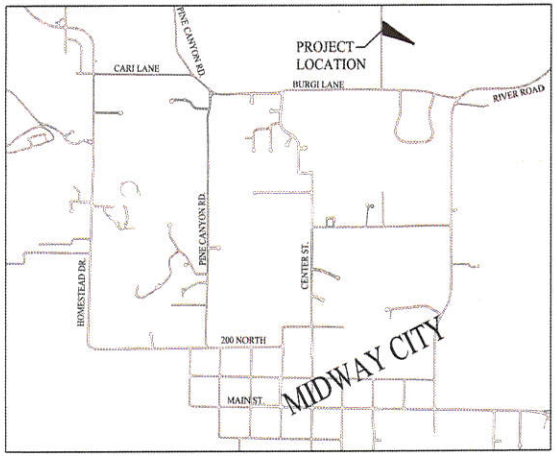
Wesley Johnson, P.E.
City Engineer

cc: Paul Berg Berg Engineering

H:\Midway City\City Developments\Burgi Hill Subdivision\Planning\Review Letters\Burgi Hill Subdivision Preliminary - Final Review Letter 2021_05_11.docx



BURGI HILL SUBDIVISION
CONSTRUCTION PLANS



VICINITY MAP

SHEET INDEX

1. BURGI HILL SUBDIVISION PLAT
2. UTILITY PLAN
3. SEWER PLAN & PROFILE
4. SEWER DETAILS
5. WATER DETAILS

BURGI HILL SUBDIVISION CONSTRUCTION PLANS - 29 OCTOBER 2014

STATE OF UTAH
PAUL D. BERG
PROFESSIONAL ENGINEER
29 Oct 2014

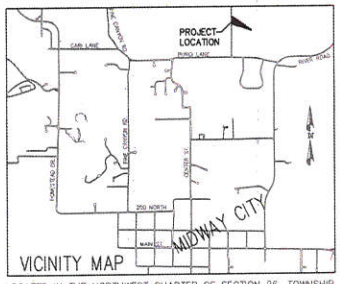
HORROCKS ENGINEERS
APPROVED BY
DATE

CHRIS DUNN
BURGI HILL SUBDIVISION

COVER SHEET

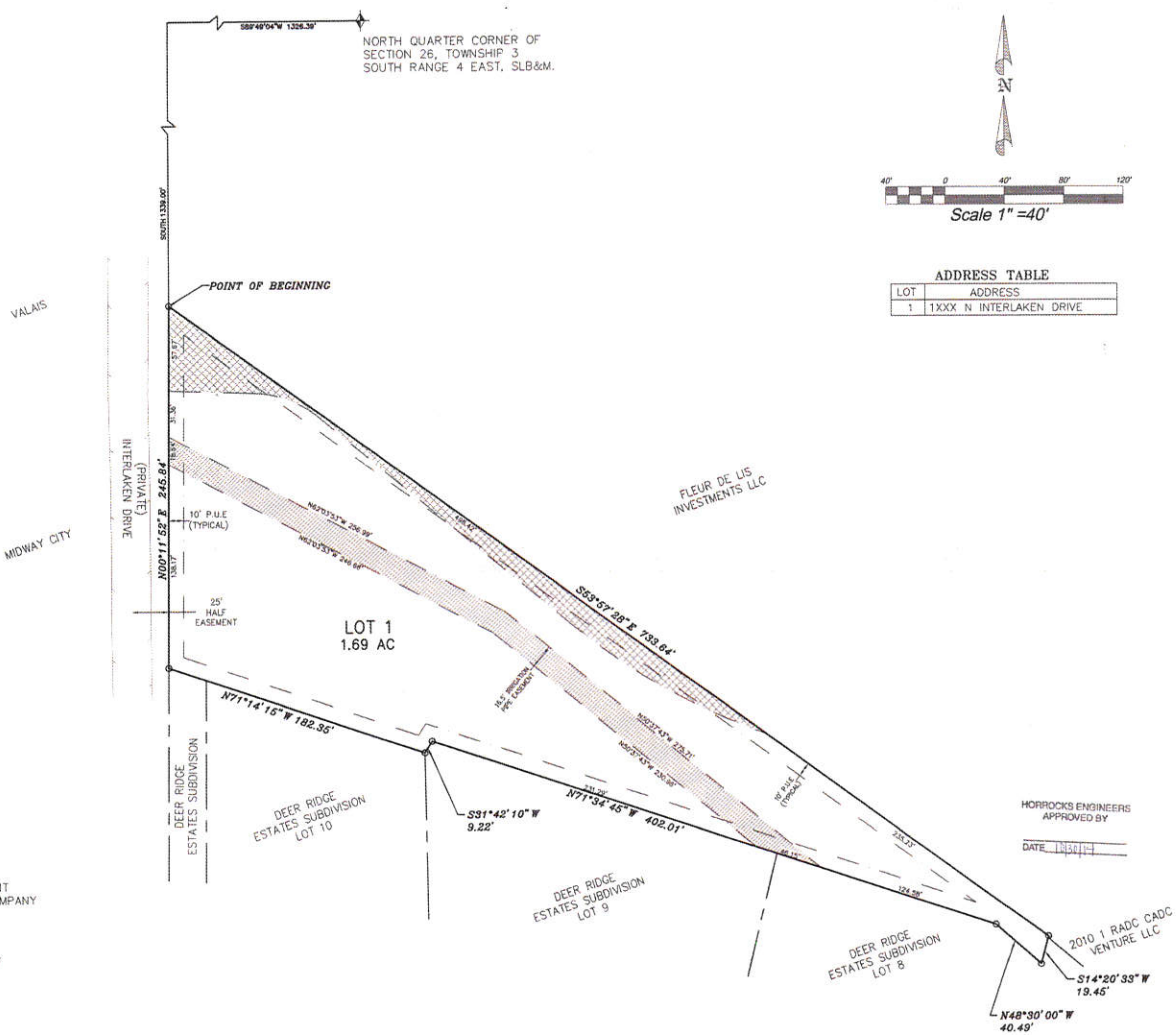
BERG ENGINEERING
RESOURCE GROUP P.C
380 E Main St. Suite 204,
Midway, Ut 84049
ph. (435) 657-9749

DESIGN BY: PDB	DATE: 29 OCT 2014	SHEET
DRAWN BY: CNB	REV:	0



LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

AN ACCESS EASEMENT AGREEMENT WAS GRANTED BY THE INTERLAKEN MUTUAL WATER COMPNAY ON MAY 28, 2008 TO ALLOW ACCESS FOR THE PROPERTY USING INTERLAKEN DRIVE. SEE ENTRY 336303 BOOK 967 PAGE 1449-1451, THE WASATCH COUNTY RECORDS.



ADDRESS TABLE

LOT	ADDRESS
1	1XXX N INTERLAKEN DRIVE

LEGEND

16.5' IRRIGATION PIPE EASEMENT TO THE MIDWAY IRRIGATION COMPANY

60' EASEMENT ENTRY# 188128 BOOK 778, PAGES 778-780

DATE:
MIDWAY IRRIGATION COMPANY

DATE:
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____

ROS # _____

COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER _____ IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°49'04" WEST 1326.39 FEET AND SOUTH 1339.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE SOUTH 53°57'28" EAST 733.64 FEET; THENCE SOUTH 14°20'33" WEST 19.45 FEET TO THE NORTH BOUNDARY LINE OF DEER RIDGE ESTATES SUBDIVISION-AMENDED AND RUNNING THE FOLLOWING FOUR COURSES; (1) NORTH 48°30'00" WEST 40.49 FEET, (2) NORTH 71°34'45" WEST 402.01 FEET, (3) SOUTH 31°42'10" WEST 9.22 FEET, (4) NORTH 71°14'15" WEST 182.35 FEET; THENCE NORTH 00°11'52" EAST 245.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.69 ACRES

OWNER'S DEDICATION

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

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
PANDA PROPERTIES LLC - CHRIS DUNN

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH } S.S.

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

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

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

_____ PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

BURGI HILL SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

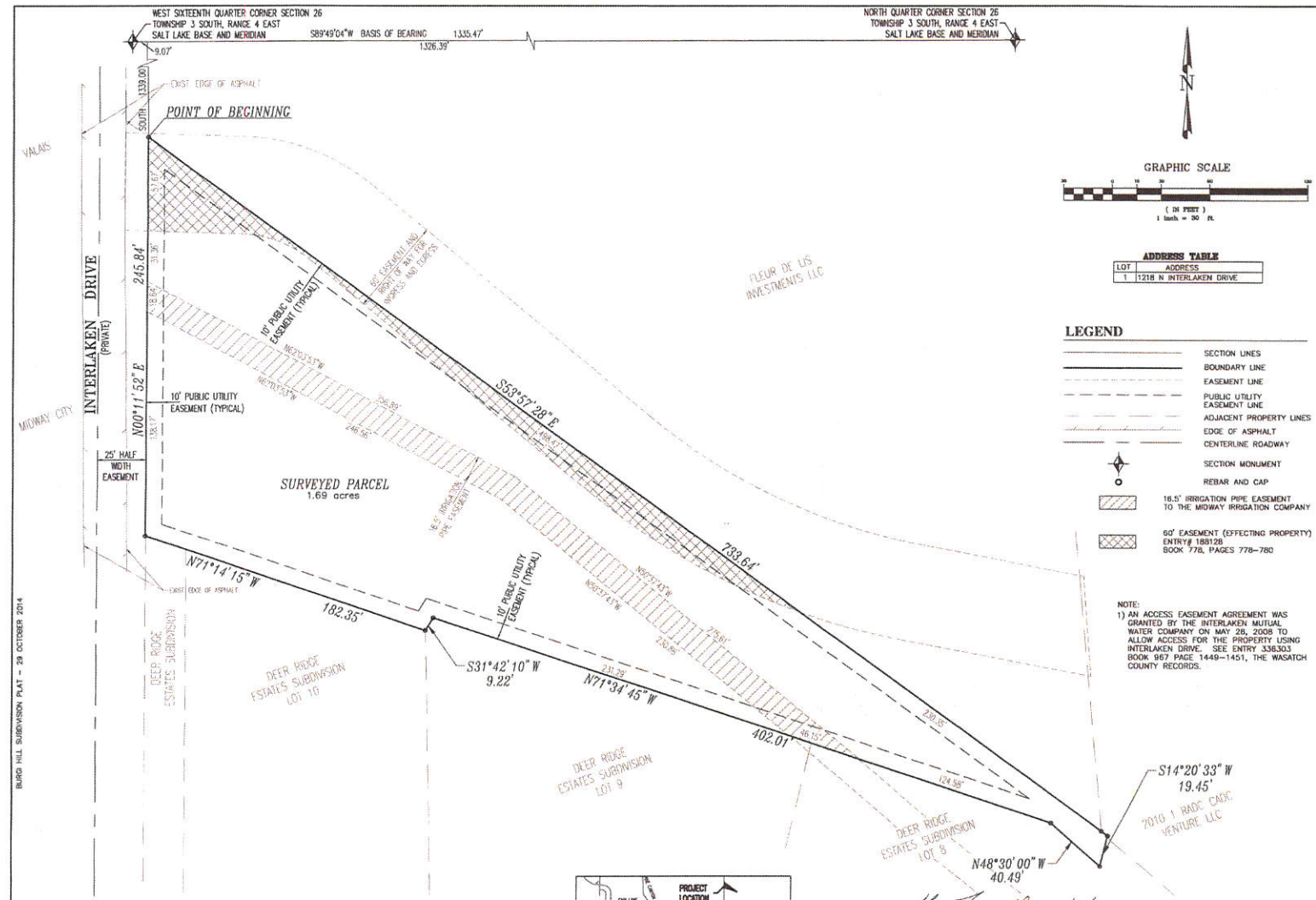
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 40 FEET

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

SURVEYOR
BROMAC LAND SURVEYING
9229 S REDWOOD RD, SUITE A
WEST JORDAN, UT 84088
PHONE: (801) 859-2416

DATE OF SURVEY: AUGUST 2014



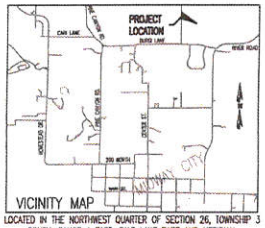
ADDRESS TABLE

LOT	ADDRESS
1	1218 N INTERLAKEN DRIVE

LEGEND

- SECTION LINES
- BOUNDARY LINE
- EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- ADJACENT PROPERTY LINES
- EDGE OF ASPHALT
- CENTERLINE ROADWAY
- SECTION MONUMENT
- REBAR AND CAP
- 16.5' IRRIGATION PIPE EASEMENT TO THE MIDWAY IRRIGATION COMPANY
- 60' EASEMENT (EFFECTING PROPERTY) ENTRY# 188128 BOOK 778, PAGES 778-780

NOTE:
1) AN ACCESS EASEMENT AGREEMENT WAS GRANTED BY THE INTERLAKEN MUTUAL WATER COMPANY ON MAY 28, 2008 TO ALLOW ACCESS FOR THE PROPERTY USING INTERLAKEN DRIVE. SEE ENTRY 336303 BOOK 967 PAGE 1449-1451, THE WASATCH COUNTY RECORDS.



VICINITY MAP
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

MIDWAY IRRIGATION COMPANY DATE: 3/2/15

MIDWAY SANITATION DISTRICT DATE: 3/2/15

COUNTY RECORDER

ENTRY# _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FEE _____
FOR _____
BY _____ WASATCH COUNTY RECORDER PEGGY FOY SULSER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 25th DAY OF OF Nov, 20 14.
ROS # 2626
COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5251295 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Nov 7, 2014 — DATE
SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 89°49'04" WEST 1326.39 FEET AND SOUTH 1339.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

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CONTAINS 1.69 ACRES

OWNER'S DEDICATION

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

DATED THIS 26th DAY OF NOVEMBER, A.D. 2014
BY: PANDA PROPERTIES LLC - CHRIS DUNN Manager MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH } S.S.
ON THE 26th DAY OF November, A.D. 2014 PERSONALLY APPEARED BEFORE ME, Christopher Lynn Dunn WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES 12/24/17
NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

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

THIS 9 DAY OF March, A.D. 2015

APPROVED Colleen Cabanna MAYOR — ATTEST Brad Wilson CLERK-RECORDER (SEE SEAL BELOW)
APPROVED CITY ENGINEER (SEE SEAL BELOW) — APPROVED CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 5 DAY OF March, A.D. 2015 BY THE MIDWAY CITY PLANNING COMMISSION
PLANNING DIRECTOR — CHAIRMAN, PLANNING COMMISSION

BURGI HILL SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

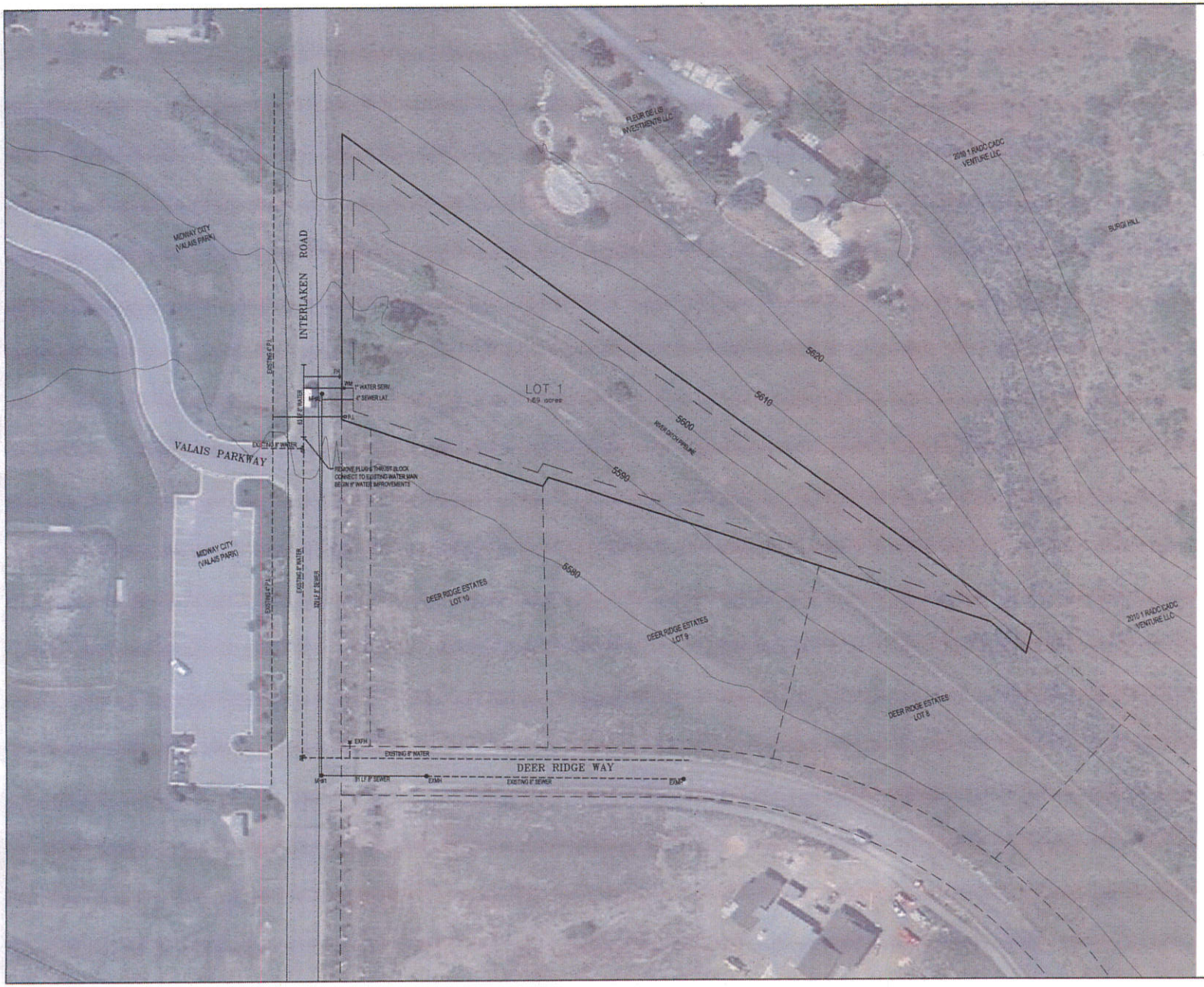
SCALE: 1" = 30 FEET

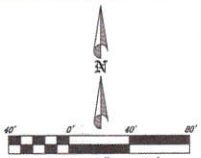
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
		REGISTERED PROFESSIONAL ENGINEER WESLEY S. HAMPTON STATE OF UTAH 9-21-17	MIDWAY CITY CORPORATION SEAL MIDWAY, UTAH

SURVEYOR — DATE OF SURVEY: AUGUST 2014

BROMAC
Land Surveying
8229 SOUTH REDWOOD ROAD, SUITE A
WEST JORDAN, UTAH 84088
Phone (801) 839-2415 email BROMAC@LIVE.COM

B-2014-071





CULINARY WATER SYSTEM NOTES:
1. ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JUNE 2012 EDITION.
2. ALL UNITS SHALL HAVE A 1" WATER SERVICE WITH A 3/4" METER.

PRESSURIZED IRRIGATION SYSTEM NOTES:
1. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.
2. ALL PIPE SHALL BE AWWA C-900 CLASS OR EQUIVALENT.
3. ALL PRESSURIZED IRRIGATION SERVICES SHALL BE 1".

SANITARY SEWER SYSTEM NOTES:
1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
   - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
   - ALL SEWER MAIN LINES AND LATERALS SHALL BE INSTALLED WITH TRACER WIRE.
2. ALL UNITS SHALL HAVE A 4 INCH SEWER LATERAL.

STATE OF UTAH
PAUL D. BERG
REGISTERED PROFESSIONAL ENGINEER
29 Oct 2014

HARRIS ENGINEERS APPROVED BY
DATE

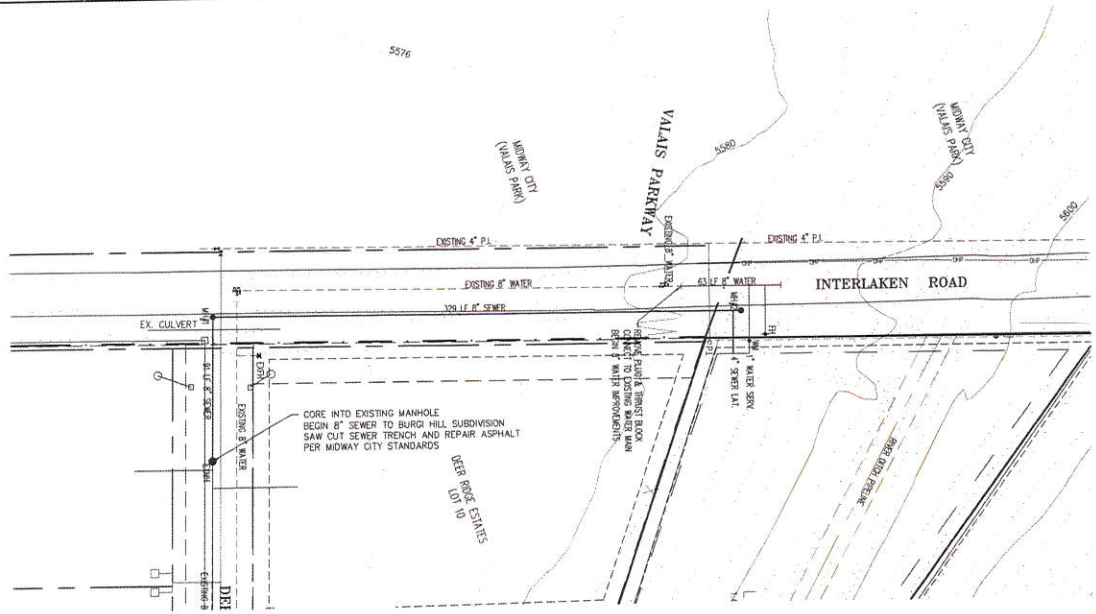
CHRIS DUNN

BURGI HILL SUBDIVISION

UTILITY PLAN

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

DESIGN BY: PDB DRAWN BY: CNB	DATE: 29 OCT 2014 REV:	SHEET 2



SANITARY SEWER SYSTEM NOTES:
1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
   - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
   - ALL SEWER MAIN LINES AND LATERALS SHALL BE INSTALLED WITH TRACER WIRE.
2. ALL UNITS SHALL HAVE A 4 INCH SEWER LATERAL.

SEE SHEET FOR 4 FOR SEWER CONSTRUCTION DETAILS.

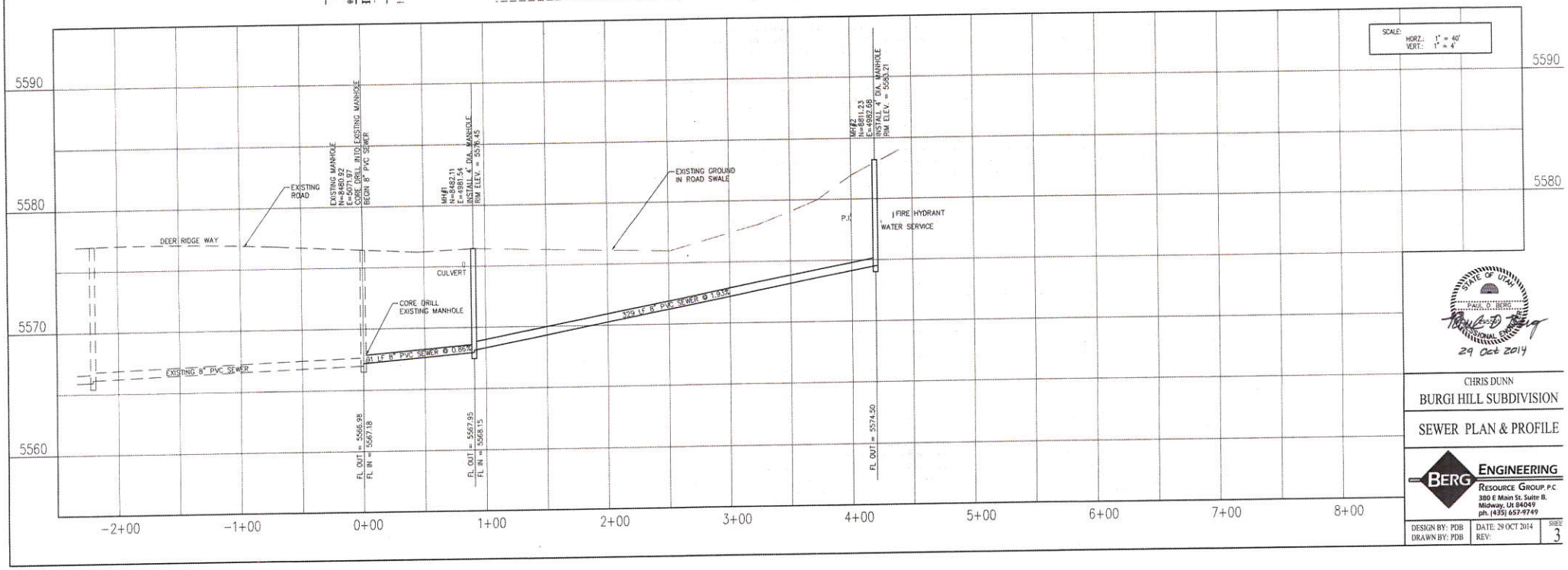
CONSTRUCTION NOTES:
LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

HORROCKS ENGINEERS
APPROVED BY
DATE 10/29/14

N

40' 0' 40' 80'

Scale 1" = 40'
Scale 1" = 80' for 11x17



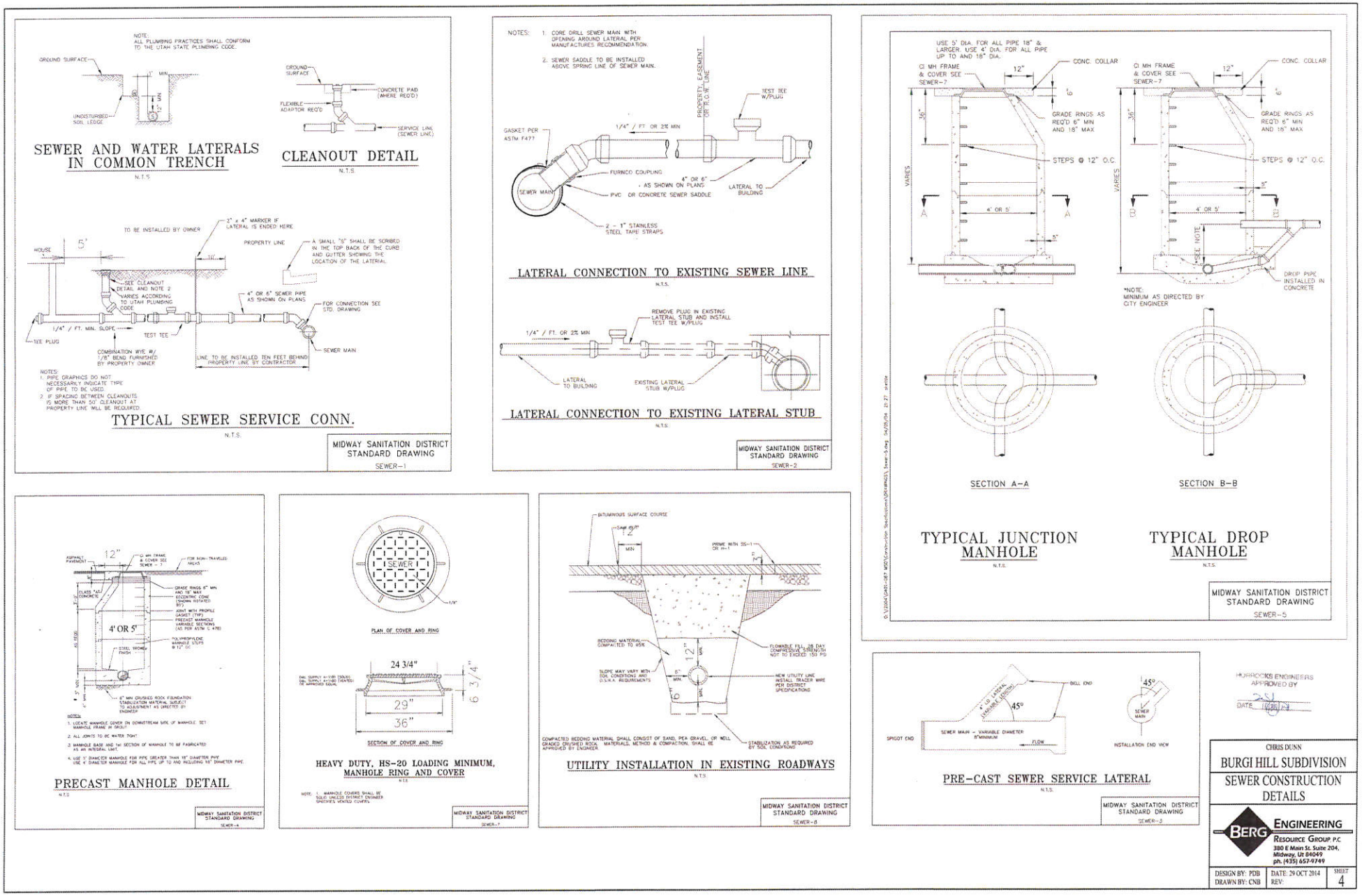
STATE OF UTAH
PAUL D. BERG
PROFESSIONAL ENGINEER
29 Oct 2014

CHRIS DUNN
BURGI HILL SUBDIVISION

SEWER PLAN & PROFILE

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

DESIGN BY: PDB	DATE: 29 OCT 2014	SHEET
DRAWN BY: PDB	REV:	3



HORROCKS ENGINEERS APPROVED BY

DATE 10/30/14

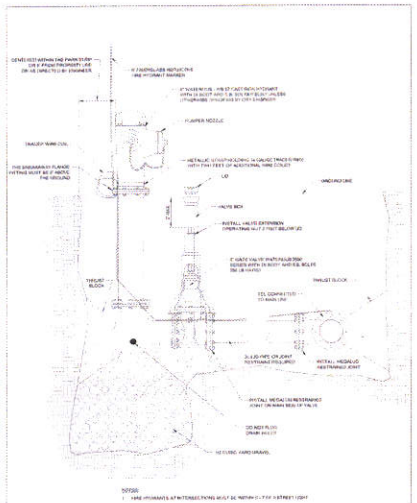
CHRIS DUNN

BURGI HILL SUBDIVISION

SEWER CONSTRUCTION DETAILS

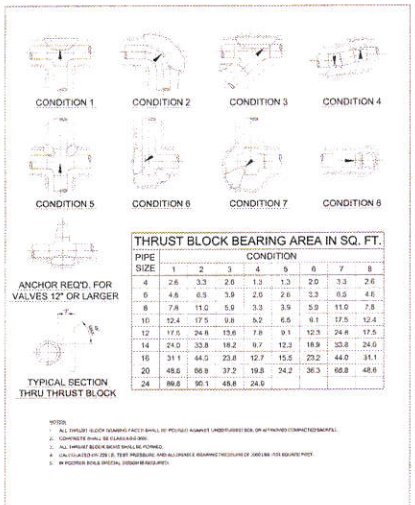
BERG ENGINEERING RESOURCE GROUP P.C.
380 E Main St. Suite 204, Midway, Ut 84049
ph. (435) 657-9749

DESIGN BY: PDB	DATE: 29 OCT 2014	SHEET
DRAWN BY: CNB	REV:	4



STANDARD FIRE HYDRANT DETAIL

MIDWAY CITY STANDARD DRAWING WATER-1

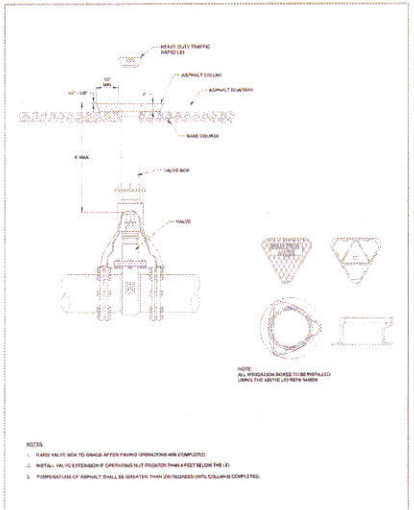


THRUST BLOCK BEARING AREA IN SQ. FT.

PIPE SIZE	CONDITION 1	2	3	4	5	6	7	8
4	2.6	3.3	2.0	1.3	1.3	2.0	3.3	2.6
6	4.6	6.5	3.9	2.0	2.6	3.3	6.5	4.6
8	7.8	11.0	5.9	3.3	3.9	5.9	11.0	7.8
10	12.4	17.5	9.8	5.2	6.5	9.1	17.5	12.4
12	17.5	24.8	13.6	7.8	9.1	12.5	24.8	17.5
14	24.0	33.8	18.2	9.7	12.3	18.9	33.8	24.0
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1
20	48.6	68.8	37.2	19.8	24.2	36.3	68.8	48.6
24	69.8	99.1	48.8	24.0				

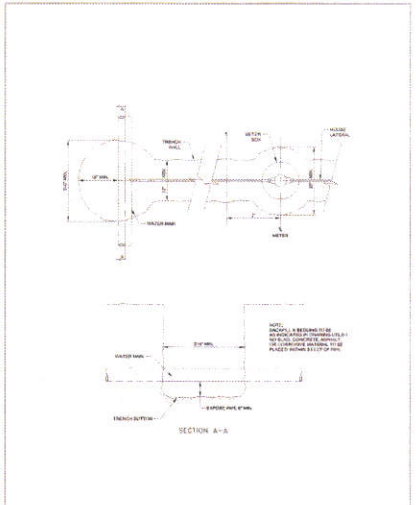
TYPICAL PIPE THRUST BLOCKING

MIDWAY CITY STANDARD DRAWING WATER-2



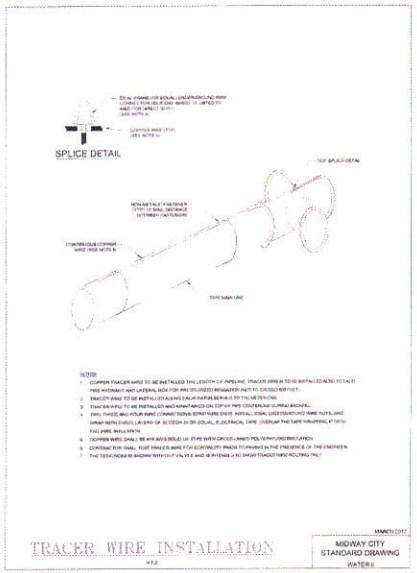
VALVE BOX COLLAR DETAIL

MIDWAY CITY STANDARD DRAWING WATER-3



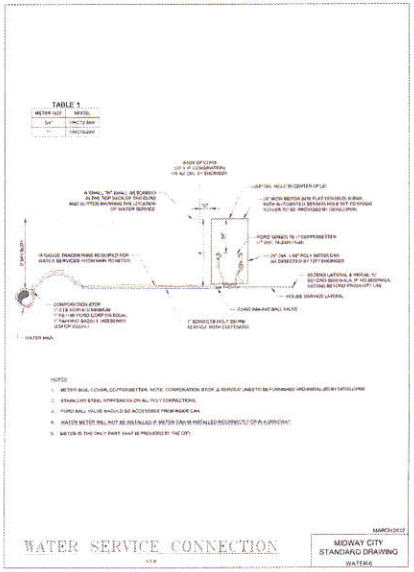
1" SERVICE CONNECTION TRENCH

MIDWAY CITY STANDARD DRAWING WATER-4



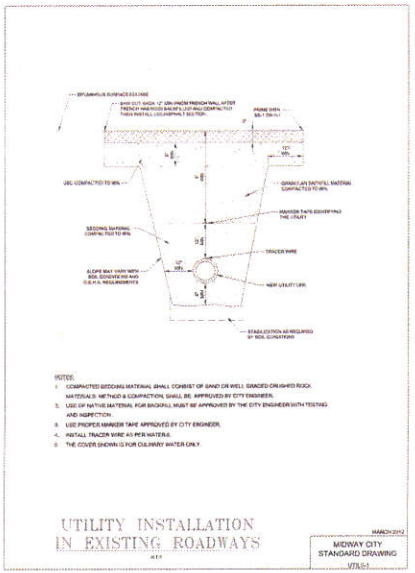
TRACER WIRE INSTALLATION

MIDWAY CITY STANDARD DRAWING WATER-5



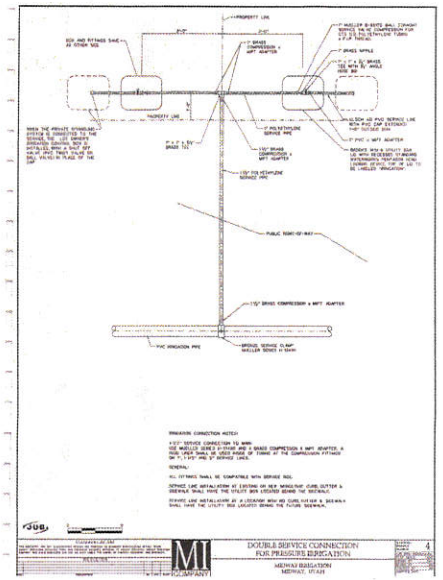
WATER SERVICE CONNECTION

MIDWAY CITY STANDARD DRAWING WATER-6



UTILITY INSTALLATION IN EXISTING ROADWAYS

MIDWAY CITY STANDARD DRAWING WATER-7



HORROCKS ENGINEERS
APPROVED BY

DATE 10/29/14

CHRIS DUNN

BURGI HILL SUBDIVISION

WATER CONSTRUCTION DETAILS

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DESIGN BY: PDB	DATE: 29 OCT 2014	SHEET
DRAWN BY: CNB	REV:	5