



## **PLANNING COMMISSION MEETING STAFF REPORT**

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

**NAME OF PROJECT:** Kay's Landing

**NAME OF APPLICANT:** Berg Engineering

**OWNER OF RECORD:** Still Water Holdings LLC

**AGENDA ITEM:** Final Approval

**LOCATION OF ITEM:** 1591 Stringtown Road

**ZONING DESIGNATION:** RA-1-43

### **ITEM: 4**

Berg Engineering, agent for Still Water Holdings LLC, is proposing final approval of a five-lot subdivision to be known as Kay's Landing. The property is 11.14 acres and is located at approximately 1375 South Stringtown Road and is in the RA-1-43 zone.

### **BACKGROUND:**

This request is for final approval of Kay's Landing, a large-scale subdivision on 11.14 acres that will contain five lots. All the proposed lots in the subdivision will obtain frontage along a new cul-de-sac that will be built within the subdivision. The property has been approved for annexation by the City Council and is in the process of being approved for annexation by the State. Once the property is annexed into Midway it will be zoned RA-1-43 which allows single-family dwellings on lots an acre or greater in size.

The General plan describes the RA-1-43 zone as the following:

*The RA-1-43 zone (43,000 sf lot) has been established for the primary purpose of providing low-density areas in the City where livestock can be maintained. This zone is currently characterized by large lots or tracts of land with occasional dwelling units, barns, corrals, and agricultural service buildings in connection with farming operations.*

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

- 11.14-acres
  - 1.67 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to the lots is provided by a new public-cul-de-sac that will be built in the subdivision
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

#### **ANALYSIS:**

*Access/Roads* – Access will be from Stringtown Road to a new cul-de-sac that will be dedicated to Midway. The new cul-de-sac complies with the maximum cul-de-sac length of 1,300' and maximum lot count on a cul-de-sac of eleven.

*Frontage and width* – The land use code requires that all lots meet the minimum frontage requirements for the zone. The RA-1-43 zone requires 150' of frontage except there is a 60' minimum for frontage if 75% of the frontage is contained within the bulb of a cul-de-sac. All lots must have at least 150' of width measured at the minimum setback for the RA-1-43 zone which is 50' for single-family dwellings. All lots appear to meet these requirements.

*Trails* – The developer will install an 8' public trail along the street from Stringtown Road to the end of the cul-de-sac.

*Geotechnical Study* – A Geotechnical Study has been submitted to the City. Horrocks Engineers has reviewed the study (see attached letter).

*Sensitive Lands* – The applicant has not identified any sensitive lands that are in the proposed development (see attached).

*Culinary Water Connection* – The lots will connect to existing Midway culinary water lines located in the area.

*Sewer Connection* – The lots will connect to existing Midway Sanitation District sewer lines located in the area.

*Fire Flow* - A fire hydrant will need to be located within 600' of any future dwellings, measured by the route of a fire hose from the fire hydrant to the future home site.

*Secondary Water Connection* – The lots will connect to Midway Irrigation Company's secondary water system which is already servicing the property. Secondary water meters are required for each lateral.

*Traffic study* – A traffic study is not required for this proposal since there are less than 15 lots.

*Open Space* – Open space has been included on the proposed plans. The required 15% (1.67 acres) open space has been included within the area of lot 1. Open space may be designated within a lot that is at least two acres in size. The portion of the lot that counts towards the required open space obligation needs to be clearly identified on the plat along with a note stating that the open space is unbuildable and clarifying what uses can occur on the open space.

*Storm Water* – Storm water runoff will be captured and retained onsite in a pond located on lot 5. The applicant will need to ensure that the storm drain easement on lot 5 is clearly marked on the plat. The City will maintain the right to access the pond for future maintenance and emergency access. The plat will need to include a note requiring the owner of lot 5 to provide a 10' (minimum) access gate if a fence or some other type of barrier or obstruction is proposed to be erected on the lot inhibiting access over the access easement.

## **WATER BOARD RECOMMENDATION:**

The Water Board reviewed the proposal and made a recommendation on November 7, 2022, that 31.97 acre feet are dedicated to the City before the plat is recorded. The required water rights are sufficient for five culinary connections and the outside irrigation of the five lots based on the following formula:

- 11.14-acre parcel (485,258.4 sq. ft.)
- 9.6-acre lot area (418,176 sq. ft.)
  - Impervious area for dwelling, accessory structures, hard surfaces

- 0.92 acres (5 x 8,000 sq. ft. = 40,000 sq. ft.)
- Irrigated acreage
  - 8.68 acres x 3 = 26.04 acre feet
  - 0.61 acres in park strip x 3 = 1.83 acre feet
- Total irrigated acreage 9.29 (27.87 acre feet)
- 5 culinary connections
  - 4 acre feet
- 31.87 acre feet requirement

#### **POSSIBLE FINDINGS:**

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.
- The proposal does comply with the land use requirements of the RA-1-43 zoning district.
- The application does comply with the open space requirements by designating 1.67 acres of open space has been included within the boundary of lot 1.
- The property is restricted to five lots by a private deed restriction and by the annexation agreement.
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by 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, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions.

#### **ALTERNATIVE ACTIONS:**

1. Recommendation for Approval. This action can be taken if the Planning Commission finds 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 finds 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 meet the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. The applicant must contribute to the planned bike lane an amount approved by the City Engineer before the plat is recorded.

February 14, 2023

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

**Subject: Kays Landing –Final Review**

Dear Michael:

Horrocks Engineers recently reviewed the above development for Final approval. The proposed development is located near Cascade Springs Drive & Stringtown Road. The entire development contains 5 lots. The following comments should be addressed with Final approval.

**Water**

- The proposed development will be served from the Gerber Mahogany Springs zone.
- An 8-inch waterline will provide water to the subdivision. This waterline will connect to the existing 10-inch waterline within Stringtown Road.

**Irrigation**

- The existing irrigation line in Stringtown Road ends at Cascade Springs Drive. A new 8" irrigation line in Stringtown Road from Cascade Springs Drive to the entrance and into the subdivision.
- The existing 8" irrigation line running north and south through Lot 1 needs to be abandoned within the lot limits. The development shall connect the new 8" irrigation line to existing 8" irrigation line on south side of property.

**Road**

- This subdivision is proposing to use the Local Rural cross section with the flat concrete curb & gutter.
- The road within this subdivision will be a public road.
- No improvements will be required on Stringtown road.
- Property is being proposed to be dedicated on the east side of Stringtown Road for a proposed 35-foot ROW half width.

**Trails**

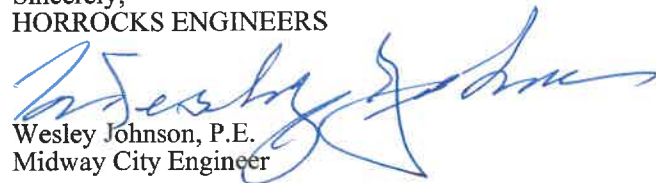
- An 8-foot asphalt public trail will be installed within the subdivision.
- The Developer will contribute the cost of a bike lane along the development frontage along Stringtown Road.

**Storm Drain**

- The storm drain system within this subdivision is public and proposing to use catch basins, sumps, and a retention basin to collect the storm water.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering (send via email)

# Midway City Corporation

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)

## Kays Landing Preliminary Approval

November 1, 2022

Michael Henke Midway City Planning Director,

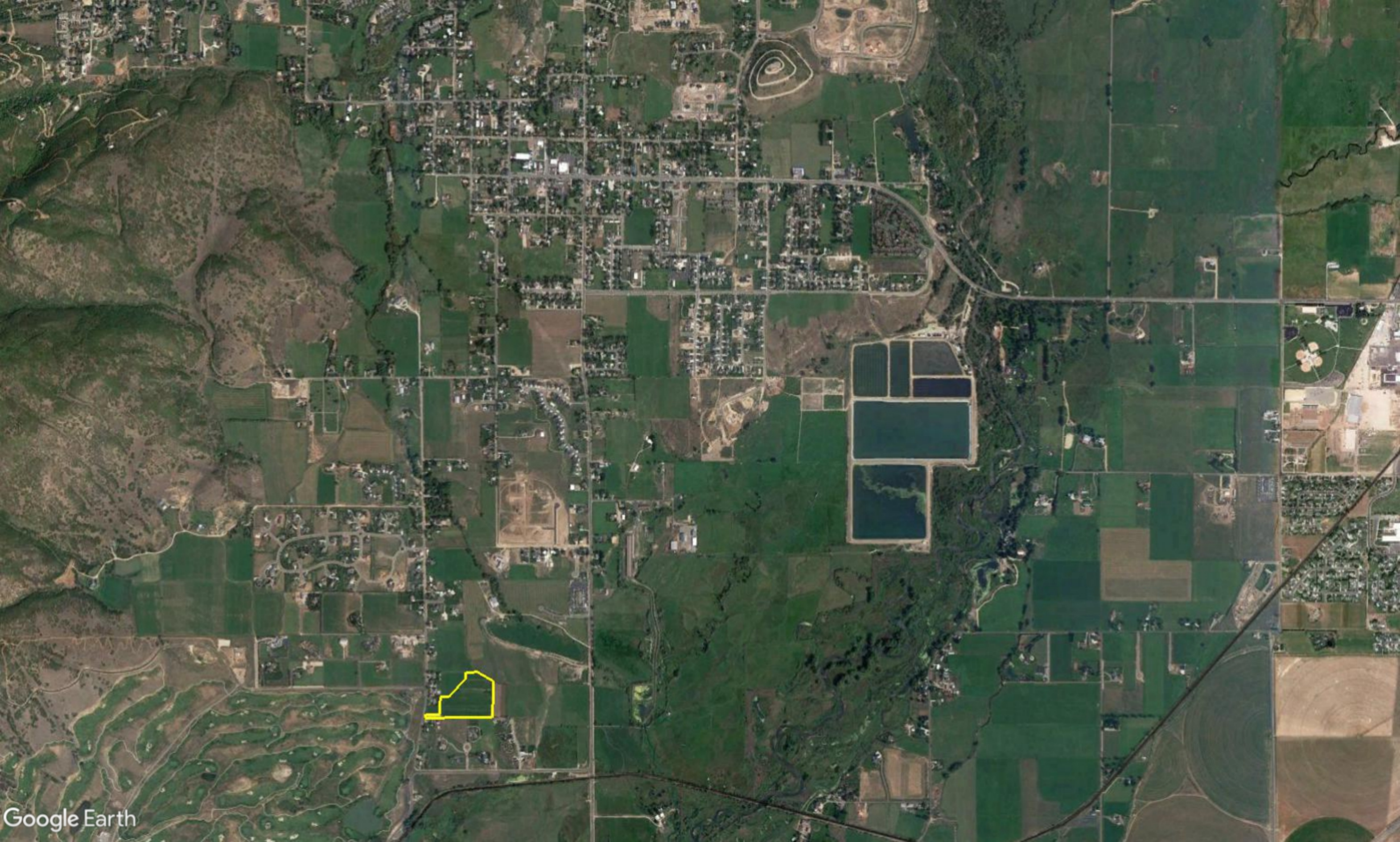
I have reviewed the preliminary plans for Kays Landing for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have 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 Kays Landing 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

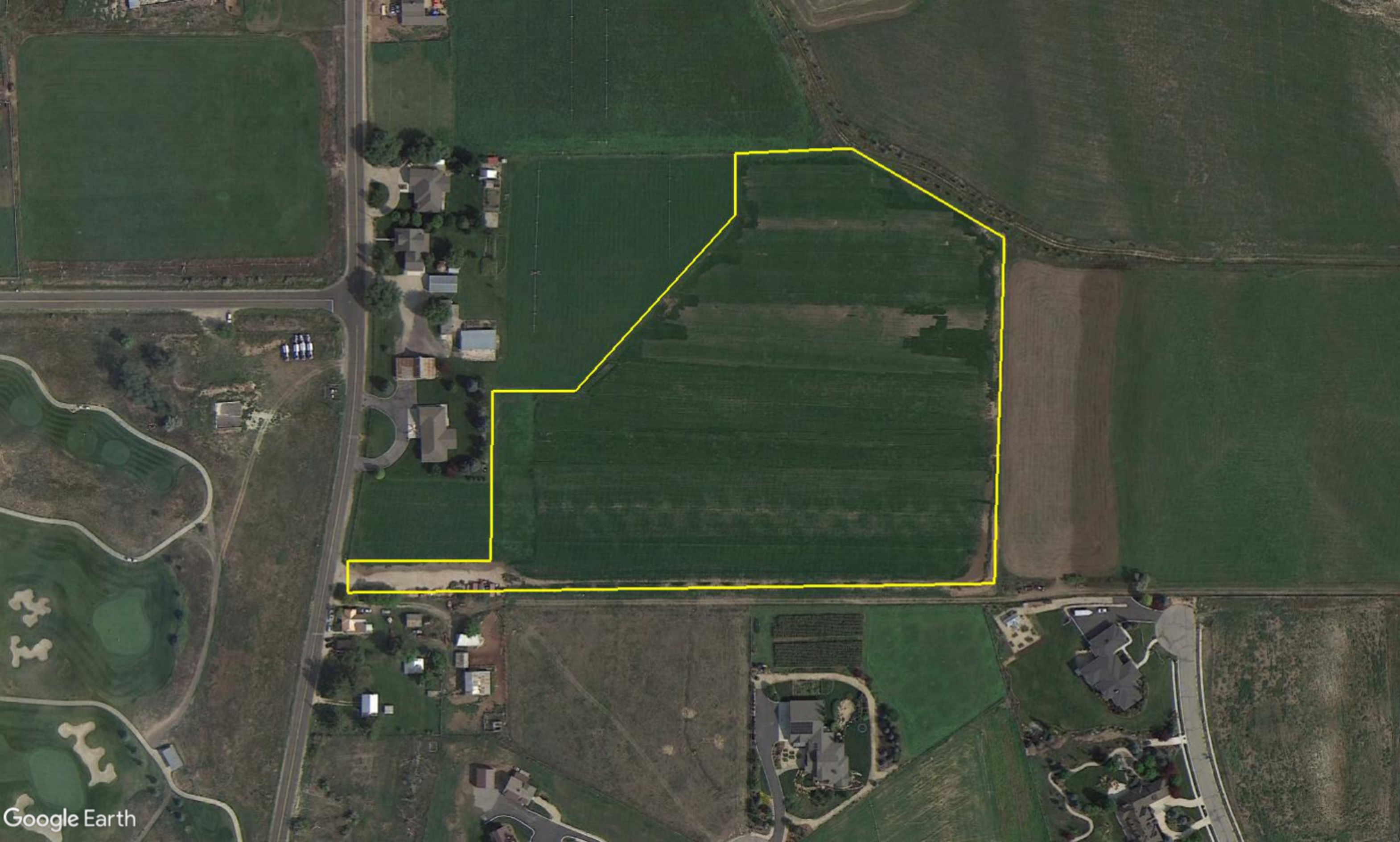








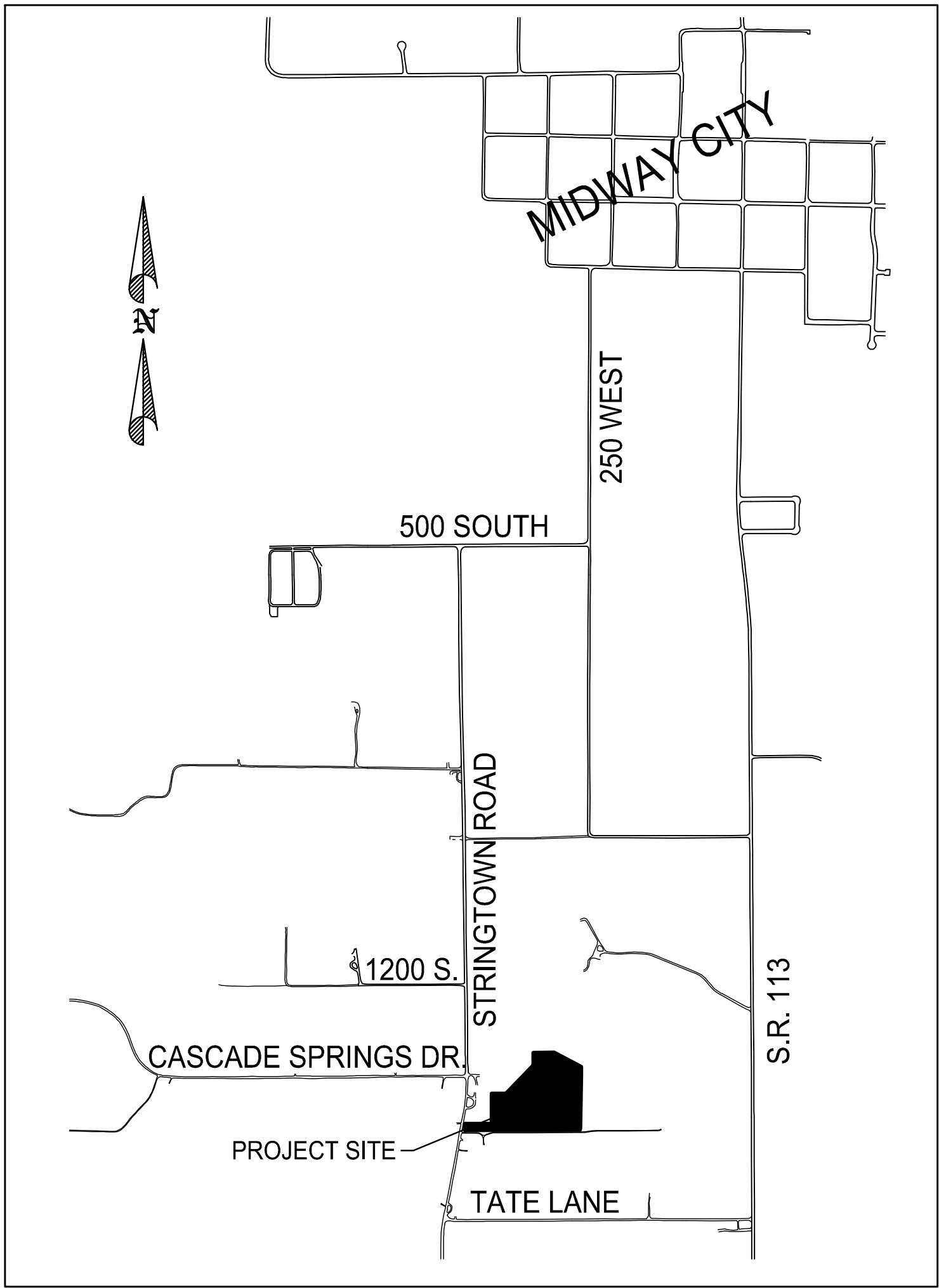






# KAYS LANDING

## FINAL APPLICATION



VICINITY MAP

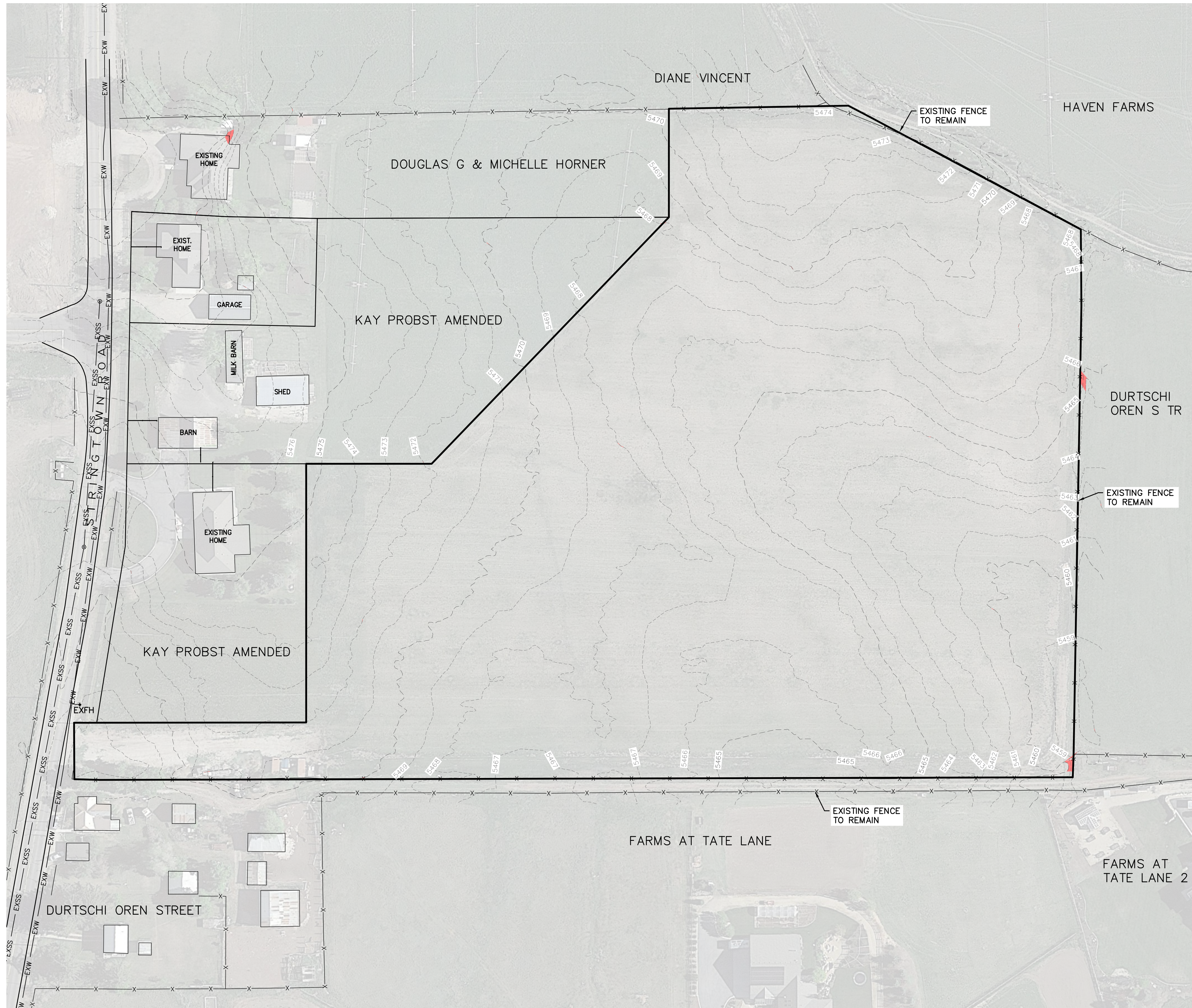
### SHEET INDEX

1. EXISTING CONDITIONS
2. SITE PLAN
3. PLAT
4. KAYS WAY PLAN & PROFILE
5. ROAD CONSTRUCTION DETAILS
6. UTILITY PLAN
7. KAYS WAY SEWER PLAN & PROFILE
8. SEWER CONSTRUCTION DETAILS
9. WATER & PI PLAN
10. WATER & PI CONSTRUCTION DETAILS
11. STORM DRAIN PLAN
12. KAYS WAY STORM DRAIN PLAN & PROFILE
13. STORM DRAIN CONSTRUCTION DETAILS

THIS DOCUMENT IS RELEASED  
FOR REVIEW ONLY. IT IS NOT  
INTENDED FOR CONSTRUCTION  
UNLESS SIGNED AND SEALED.  
PAUL D. BERG \_\_\_\_\_ P.E.  
SERIAL NO. 295595  
DATE: 11 JAN 2023

STILL WATER HOLDINGS LLC KAYS LANDING		
COVER SHEET		
 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749		
DESIGN BY: PDB DRAWN BY: SW	DATE: 11 JAN 2023 REV:	SHEET 0

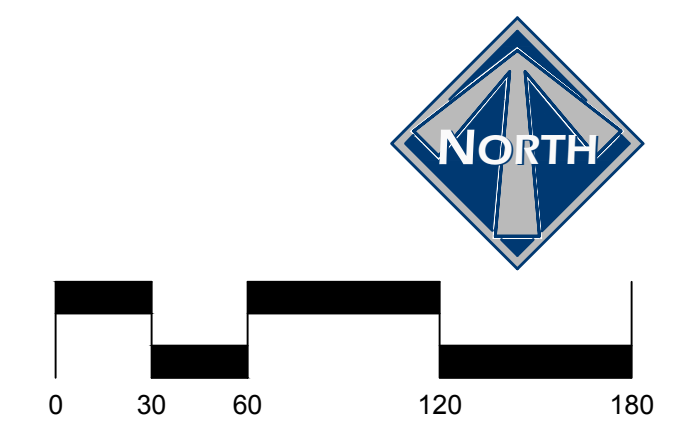




LEGEND

- NON-BUILDABLE AREA (25%+ SLOPES)
- EXISTING FENCE
- EXISTING PRESSURIZED IRRIGATION
- EXISTING SEWER
- EXISTING WATER

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.



SCALE: 1"=60'

STILL WATER HOLDINGS LLC  
KAYS LANDING

EXISTING CONDITIONS



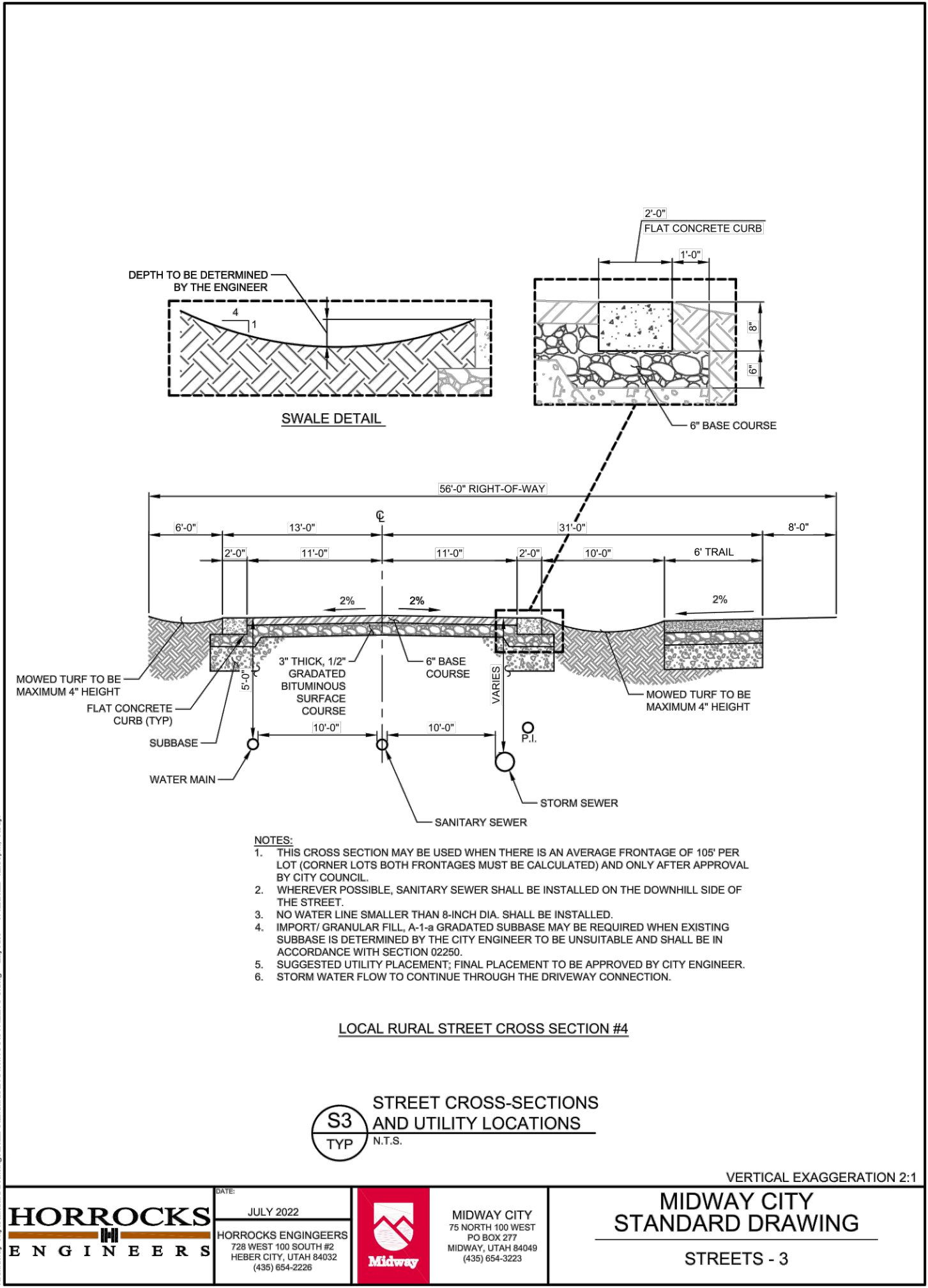
DESIGN BY: PDB  
DRAWN BY: DEJ  
DATE: 11 JAN 2023  
REV: 1

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
PAUL D. BERG P.E.  
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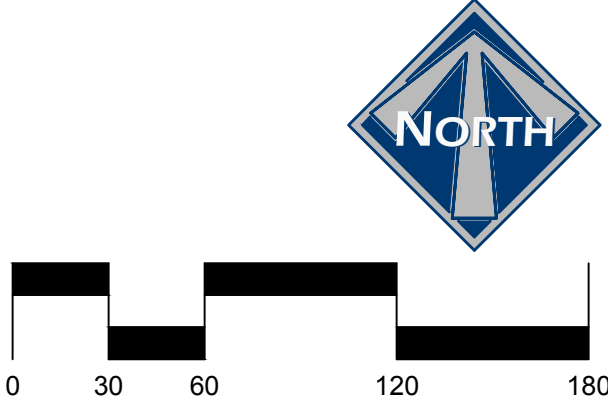
AREA  
TOTAL PROJECT AREA 11.14 ACRES



<b>HORROCKS</b> ENGINEERS	JULY 2022		MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING STREETS - 3
	HORROCKS ENGINEERS 128 WEST 700 SOUTH #2 HEBER CITY, UTAH 84032 (801) 464-2288			

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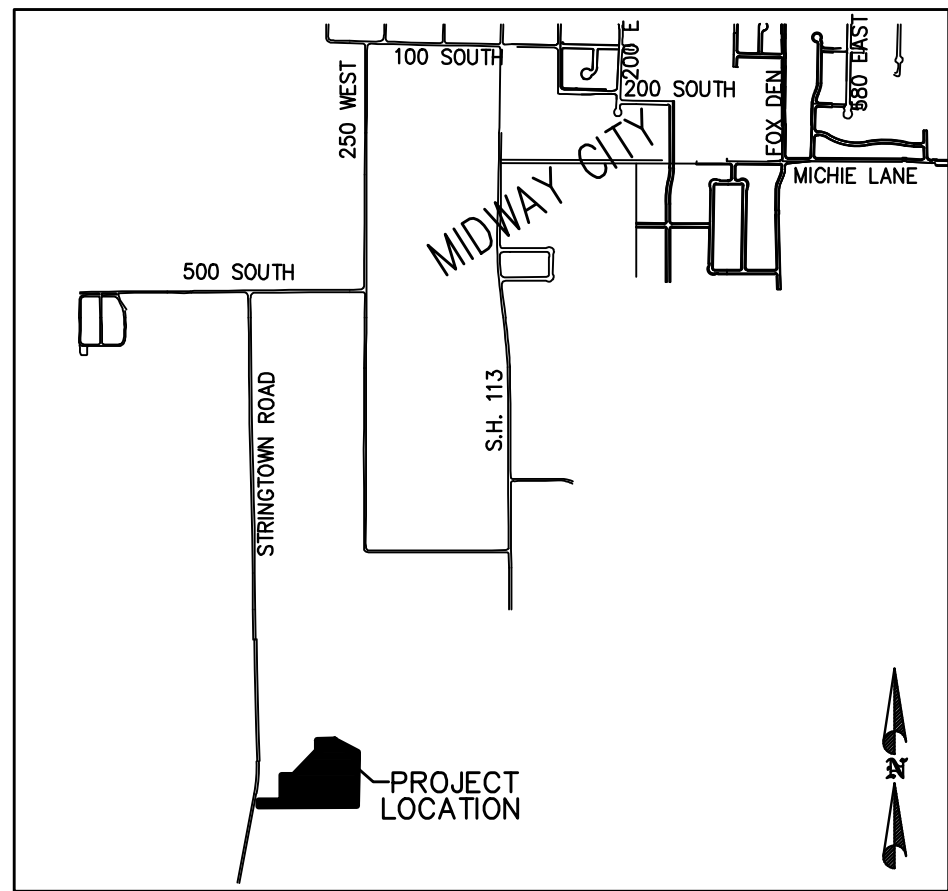
PAUL D. BERG P.E.  
SERIAL NO. 295595  
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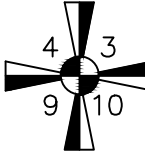
SCALE: 1"=60'

STILL WATER HOLDINGS LLC KAYS LANDING	
SITE PLAN	
380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749	
DESIGN BY: PDB DRAWN BY: DEJ	DATE: 11 JAN 2023 REV: 2





FOUND WASATCH COUNTY  
BRASS CAP IN CONCRETE  
MARKING THE NORTHWEST  
CORNER OF SECTION 10,  
TOWNSHIP 4 SOUTH, RANGE  
4 EAST, SALT LAKE BASE  
AND MERIDIAN



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	24.88'	S62°22'36"E
L2	24.90'	S02°06'03"W
L3	27.68'	N88°26'05"W
L4	24.46'	N89°55'56"E
L5	5.00'	SOUTH
L6	11.00'	N57°08'15"W
L7	0.26'	SOUTH

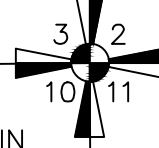
CURVE TABLE						
#	LENGTH	RADIUS	DELTA	CD. LENGTH	CD. BEARING	
C1	536.87'	539.00'	57°04'11"	514.95'	S61°23'51"W	
C2	449.93'	520.00'	49°34'29"	484.78'	N62°05'08"E	
C3	550.03'	539.00'	54°42'45"	529.37'	N60°13'08"E	
C4	160.04'	66.00'	138°56'10"	123.61'	N39°21'59"E	
C5	138.89'	66.00'	120°34'36"	114.65'	S10°52'38"E	
C6	57.89'	66.00'	50°15'06"	56.05'	S74°32'13"W	
C7	44.26'	520.00'	04°52'56"	44.25'	N35°18'03"E	

LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4  
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

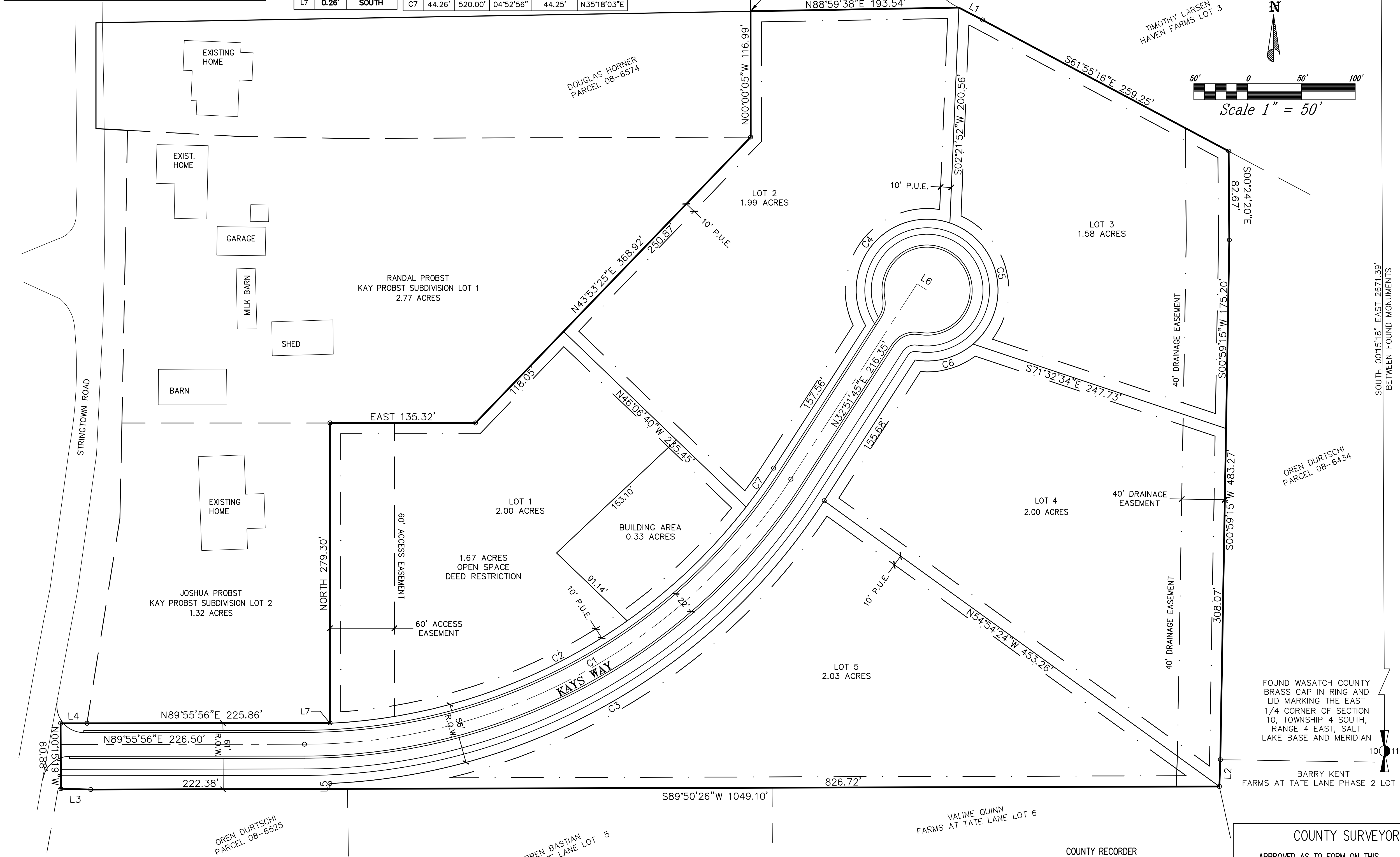
NORTH 89°27'41" WEST 5311.77' BETWEEN MONUMENTS (BASIS OF BEARING)

2008.42'

FOUND WASATCH COUNTY BRASS CAP IN  
RING AND LID MARKING THE NORTHEAST  
CORNER OF SECTION 10, TOWNSHIP 4 SOUTH,  
RANGE 4 EAST, SALT LAKE BASE AND  
MERIDIAN



Scale 1" = 50'



SURVEYOR  
TROY L. TAYLOR, PLS  
ELEMENT LAND SURVEYING  
2296 SOUTH 270 EAST  
HEBER CITY, UT 84032  
PHONE (801) 657-8748  
DATE OF SURVEY: JUNE 2018

LEGEND



FOUND REBAR WITH CAP MARKED CIVIL SOLUTIONS



SET REBAR CAP MARKED ELEMENT

DATE:

MIDWAY IRRIGATION COMPANY

DATE:

MIDWAY SANITATION DISTRICT

COUNTY RECORDER

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF  
OF \_\_\_\_\_, 20\_\_\_\_

ROS # \_\_\_\_\_

COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY  
TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND  
SURVEYOR HOLDING LICENSE NUMBER 6854112 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 LOCATED NORTH 89°27'41" WEST ALONG THE SECTION  
LINE 2008.42 FEET AND SOUTH 616.05 FEET FROM THE NORTHEAST CORNER  
OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND  
MERIDIAN;  
THENCE NORTH 88°59'38" EAST 193.54 FEET ALONG A FENCE LINE; THENCE  
SOUTH 62°22'36" EAST 24.88 FEET; THENCE SOUTH 61°55'16" EAST 259.25  
FEET; THENCE ALONG A FENCE LINE THE FOLLOWING 3 (THREE) CALLS,  
SOUTH 00°24'20" EAST 82.67 FEET, SOUTH 00°59'15" WEST 483.27 FEET,  
AND SOUTH 02°06'03" WEST 24.90 FEET TO A FENCE CORNER; THENCE  
SOUTH 89°50'26" WEST 1049.10 FEET ALONG A FENCE LINE; THENCE NORTH  
88°26'05" WEST 27.68 FEET ALONG A FENCE LINE; THENCE NORTH 00°15'19"  
WEST 60.88 FEET; THENCE NORTH 89°55'56" EAST 250.32 FEET; THENCE  
NORTH 279.04 FEET; THENCE EAST 135.32 FEET; THENCE NORTH 43°53'25"  
EAST 368.92 FEET; THENCE NORTH 00°00'05" WEST 116.99 FEET TO THE  
POINT OF BEGINNING.  
AREA = 11.14 ACRES

## BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°27'41" WEST ALONG THE SECTION  
LINE FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE  
NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN.

## 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 ROAD RIGHT-OF-WAY AND UTILITY  
EASEMENTS AND HEREBY DEDICATE THOSE AREAS LABELED AS SHARED  
DRIVEWAY EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION  
AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE  
ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY:

STILL WATER HOLDINGS LLC

## 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 \_\_\_\_\_, \_\_\_\_\_, A.D. 20\_\_\_\_

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 \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER  
(SEE SEAL BELOW)

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
CITY ENGINEER CITY ATTORNEY  
(SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE  
MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR

CHAIRMAN, PLANNING COMMISSION

## KAYS LANDING SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH,  
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

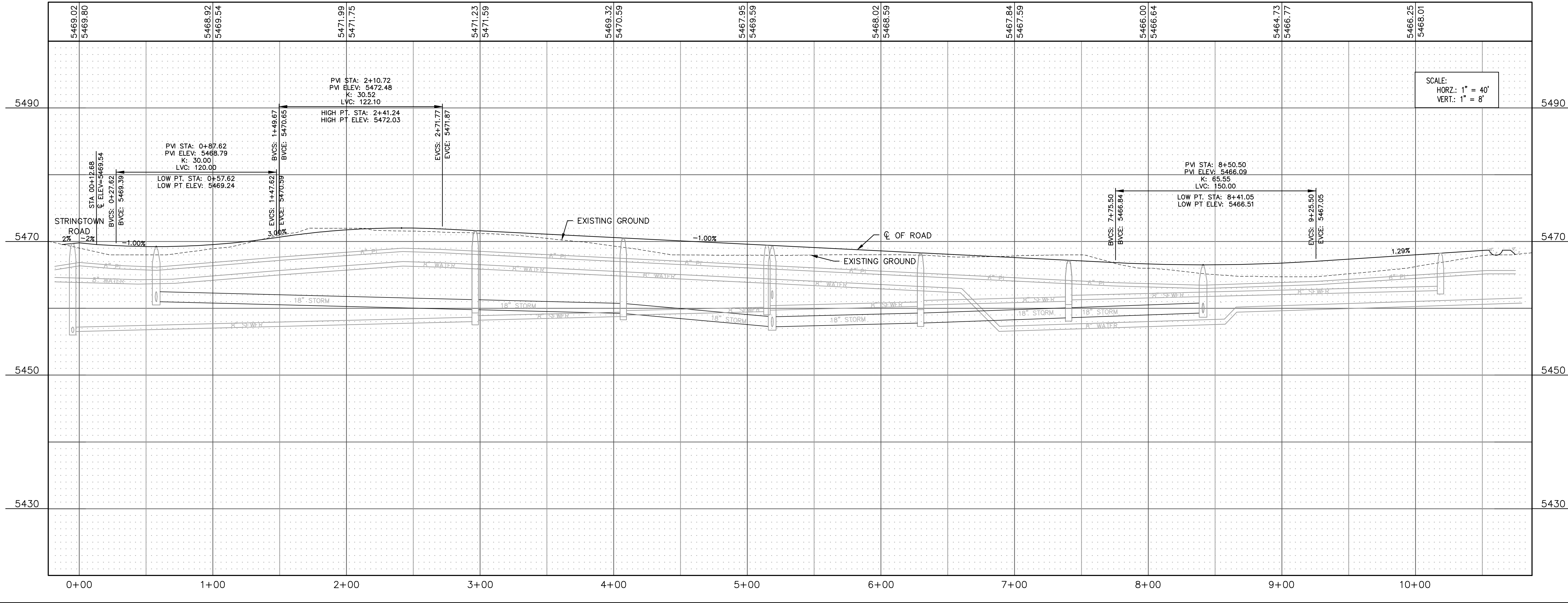
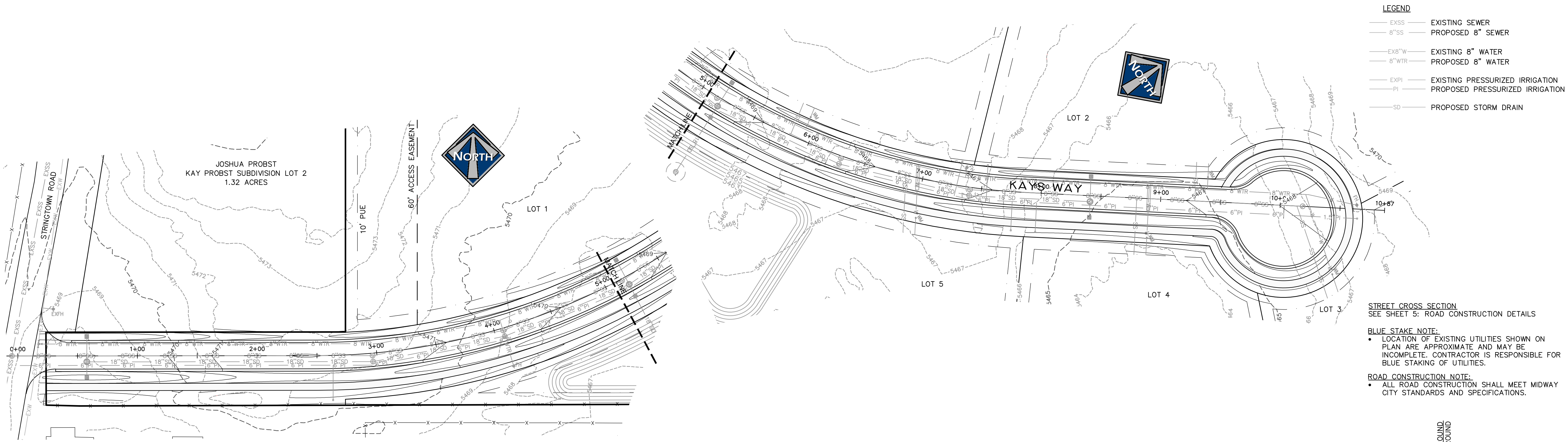
CITY ENGINEER SEAL

CLERK-RECORDER SEAL

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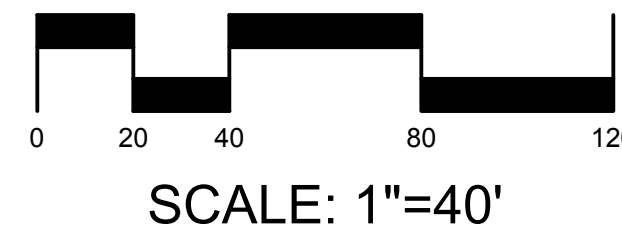


path: X:\Work\2023\Kays Landing\Kays Landing.dwg January 11, 2023 | plotted by: dber



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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 11 JAN 2023



STILL WATER HOLDINGS LLC  
KAYS LANDING

KAYS WAY  
STA 0+00 - 10+68

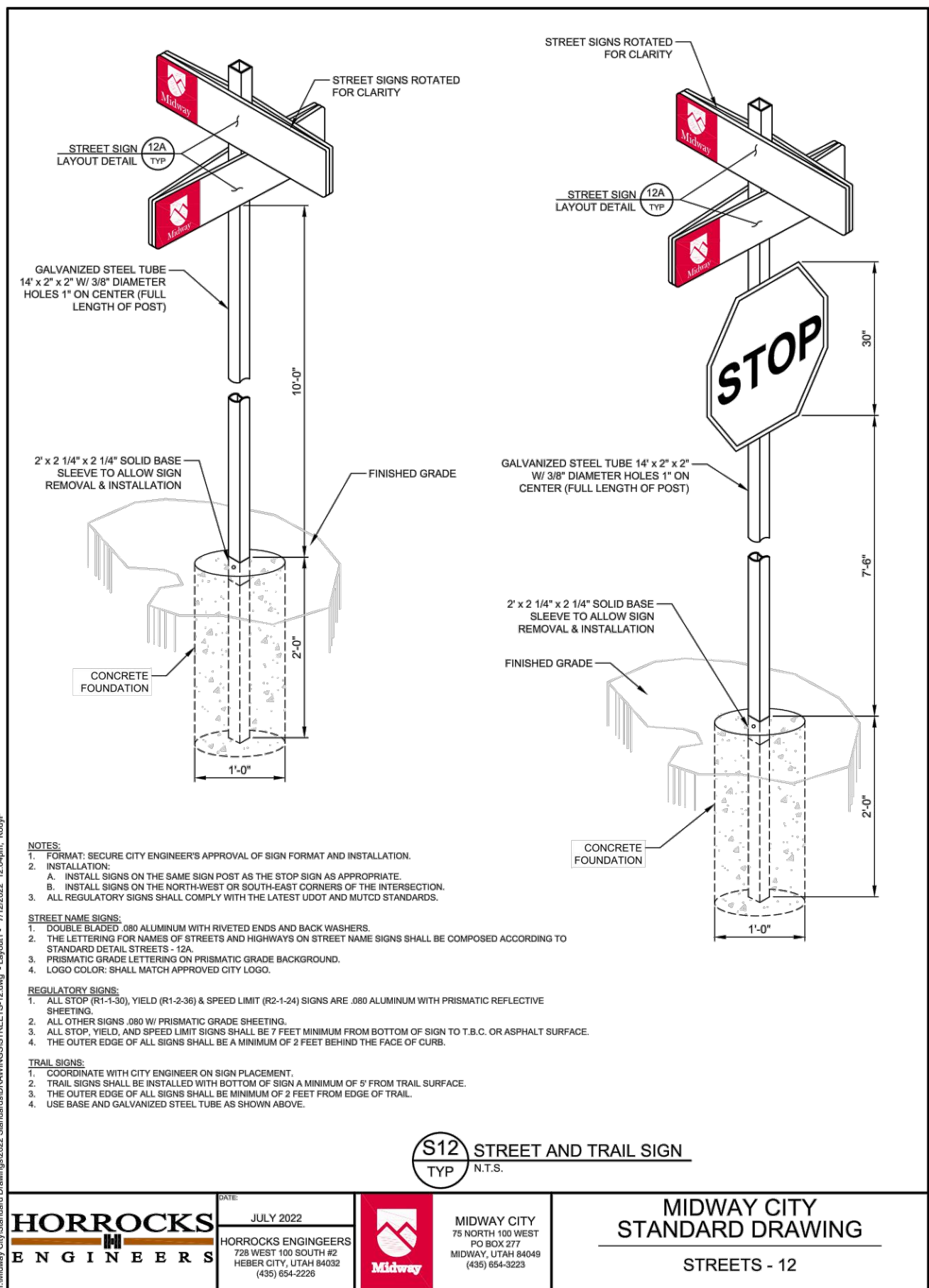
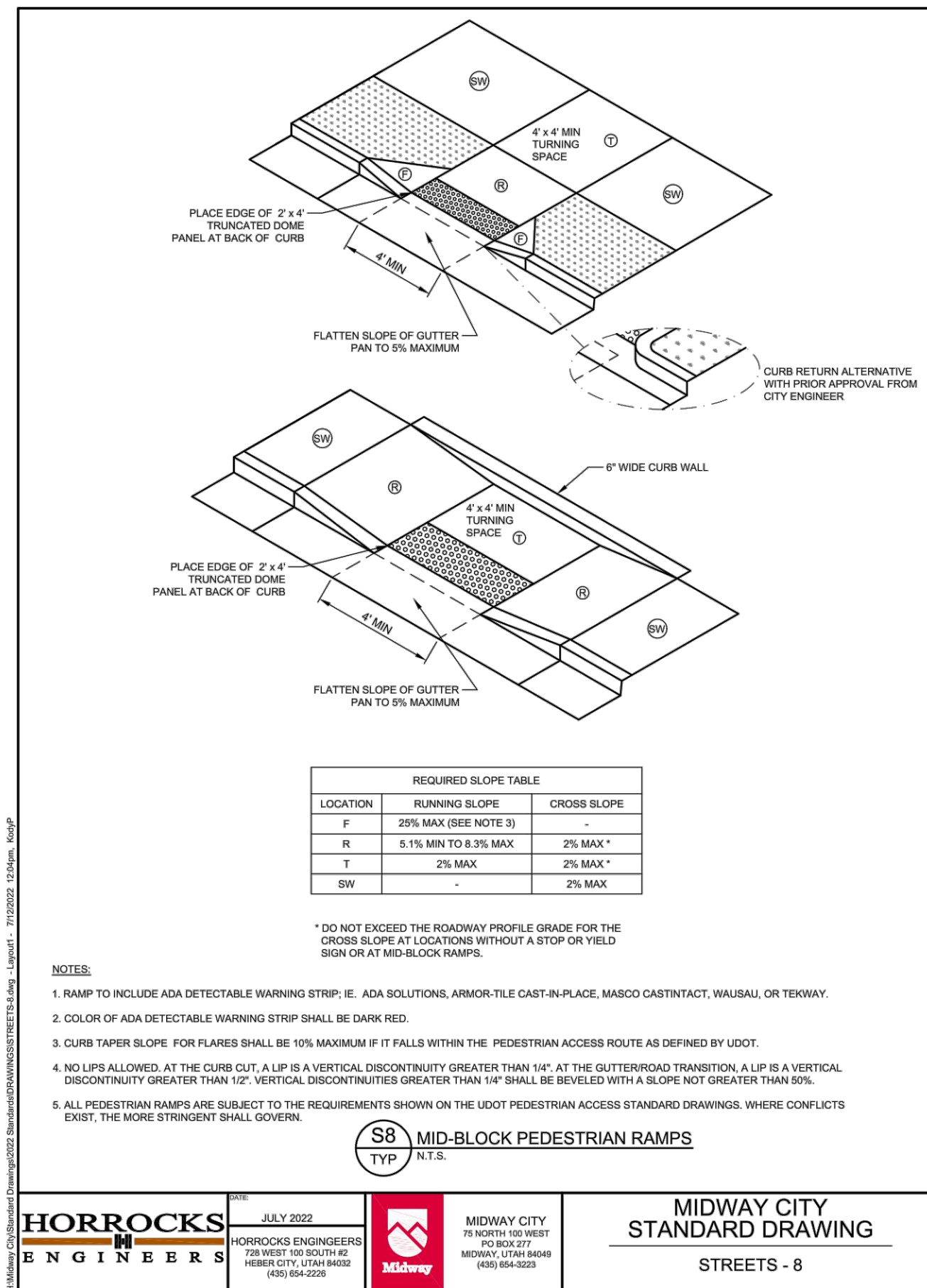
**BERG ENGINEERING**  
380 E Main St. Suite 204  
Midway, Ut 84049  
ph 435.657.9749

DESIGN BY: PDB  
DRAWN BY: SW

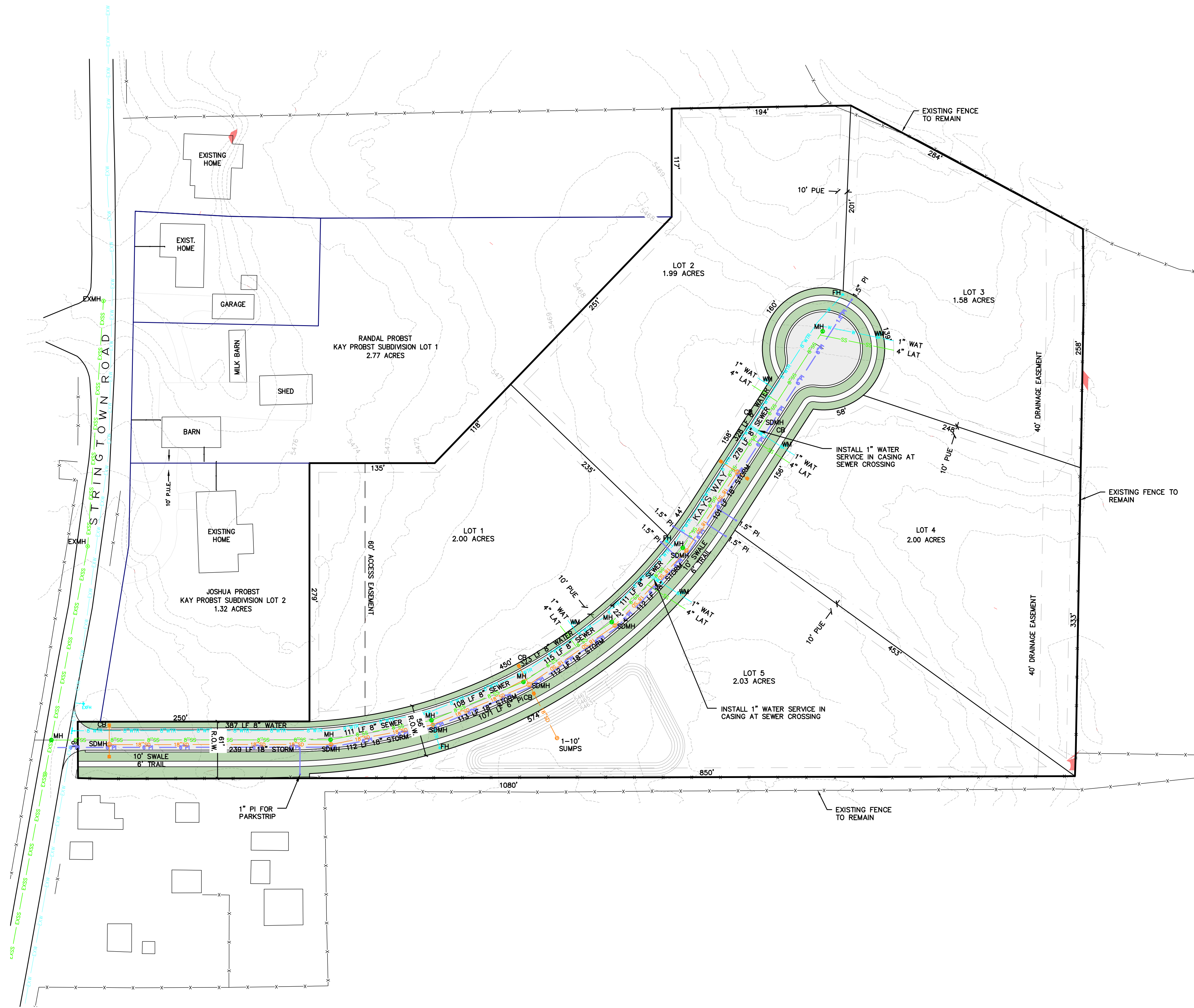
DATE: 11 JAN 2023  
REV:

SHEET  
4









- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
  - EXISTING SEWER
  - EXISTING WATER
  - PROPOSED SEWER
  - PROPOSED WATER
  - PROPOSED STORM
  - PROPOSED PRESSURIZED IRRIGATION
  - FIRE HYDRANT
  - WATER METER

**STORM DRAIN SYSTEM NOTE:**

- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN 2022 EDITION.

**PRESSURIZED IRRIGATION NOTES:**

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.

**SEWER NOTES:**

- ALL SEWER LATERALS ARE 4".
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

**CULINARY WATER NOTES:**

- ALL CULINARY WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- ALL CULINARY WATER MAIN SHALL BE AWWA C900 DR18 BLUE PIPE.

**POWER, GAS AND PHONE NOTE:**

- OWNER AND CONTRACTOR ARE RESPONSIBLE TO OBTAIN THE FINAL DESIGN FOR POWER, GAS AND PHONE UTILITIES FROM THE UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE TO DETERMINE THE POT ROCK TRENCHING NEEDED FOR EACH UTILITY COMPANY TO INSTALL THEIR LINES.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE POWER, GAS AND PHONE UTILITY TRENCHES TO EACH LOT. ONLY LOCATIONS FOR WATER, SEWER AND IRRIGATION ARE SHOWN ON THIS PLAN.

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.



SCALE: 1"=60'

STILL WATER HOLDINGS LLC  
KAYS LANDING

UTILITY PLAN



DESIGN BY: PDB DATE: 11 JAN 2023 SHEET  
DRAWN BY: SW REV: 6

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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 11 JAN 2022

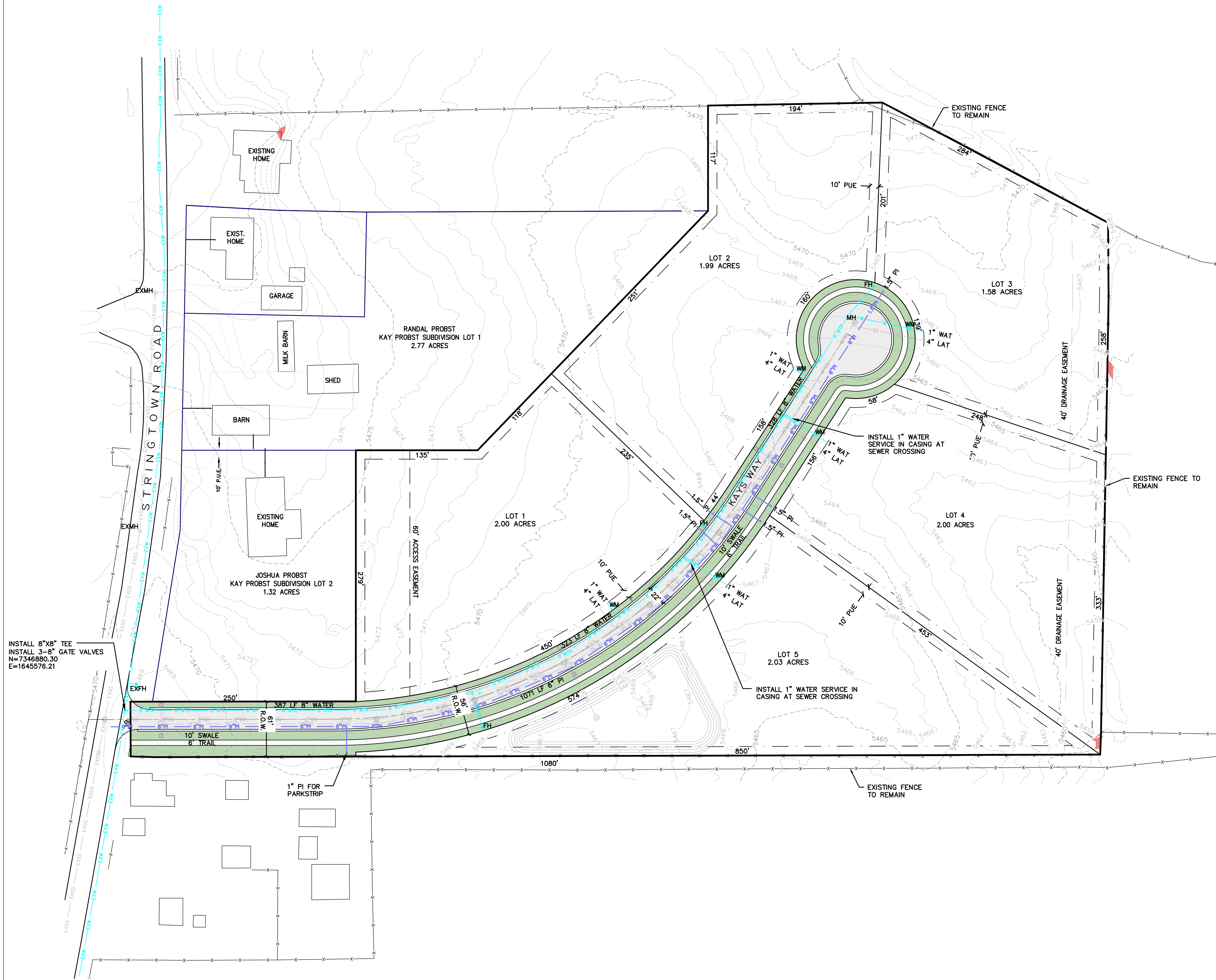












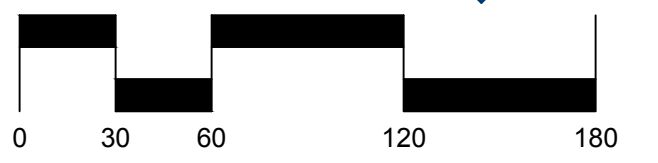
- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
  - EXISTING SEWER
  - EXISTING WATER
  - PROPOSED SEWER
  - PROPOSED WATER
  - PROPOSED STORM
  - PROPOSED PRESSURIZED IRRIGATION
  - FH FIRE HYDRANT
  - WM WATER METER

- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
  - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.

- CULINARY WATER NOTES:**
- ALL CULINARY WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
  - ALL CULINARY WATER MAIN SHALL BE AWWA C900 DR18 BLUE PIPE.

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INSTALL 8"x8" TEE  
INSTALL 3'-8" GATE VALVES  
N=7346880.30  
E=1645576.21



SCALE: 1"=60'

STILL WATER HOLDINGS LLC  
KAYS LANDING

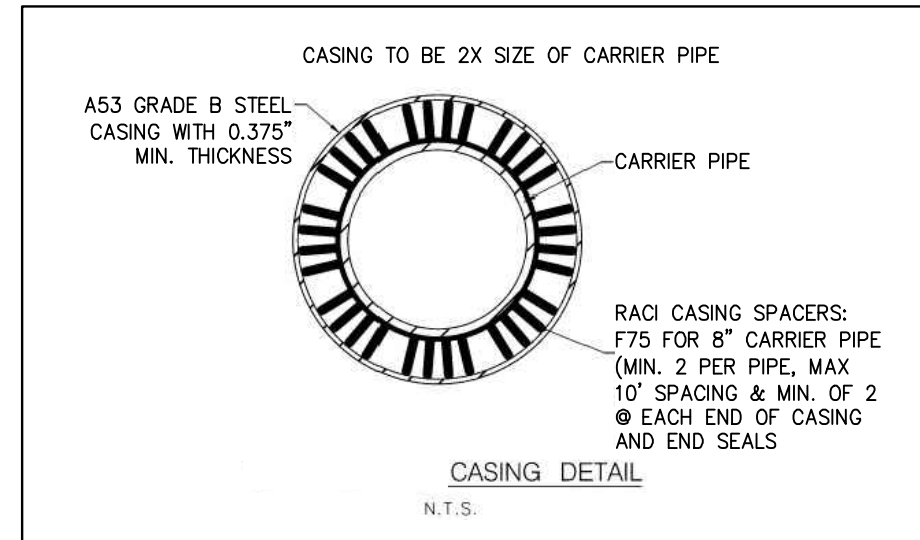
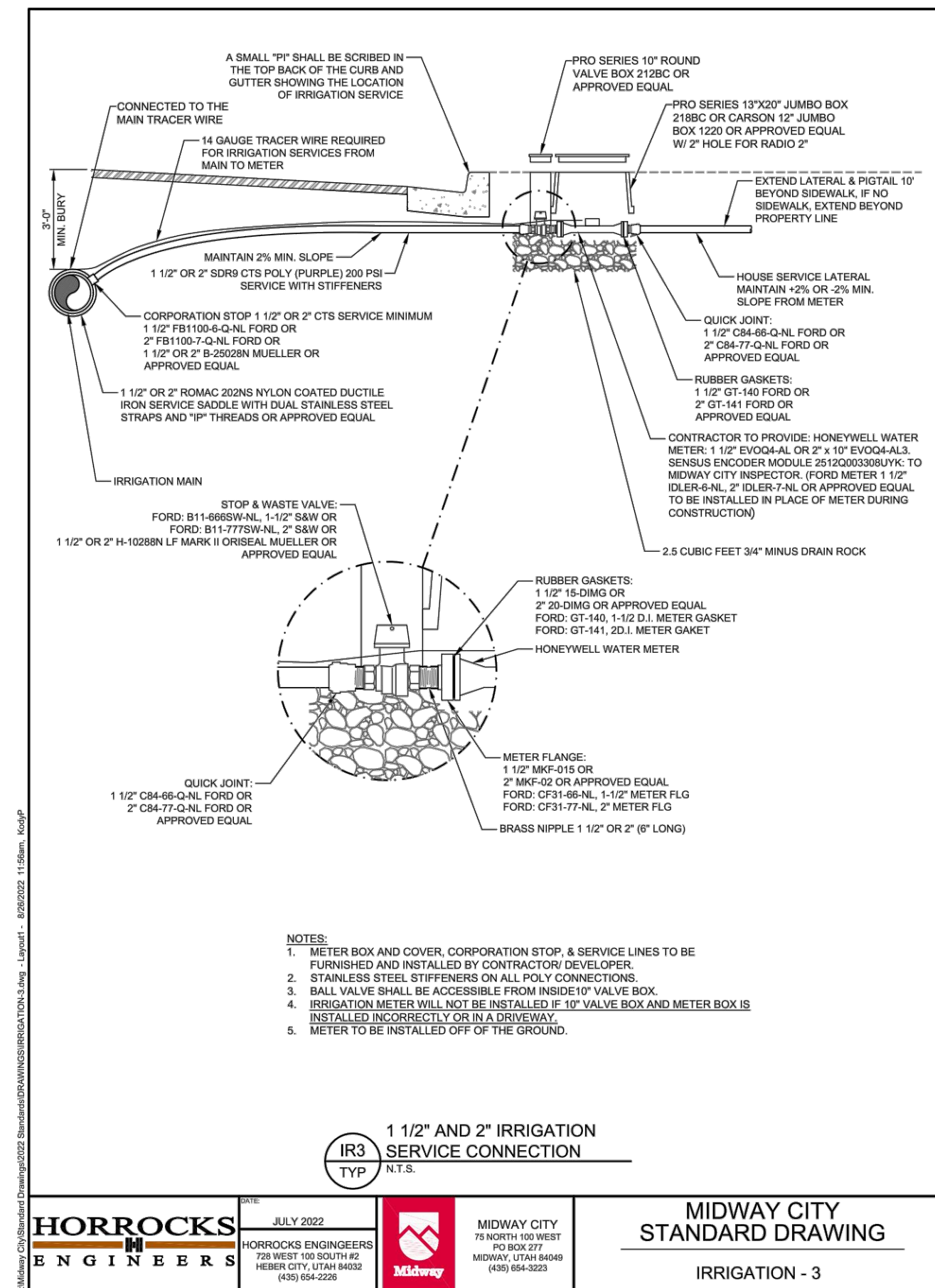
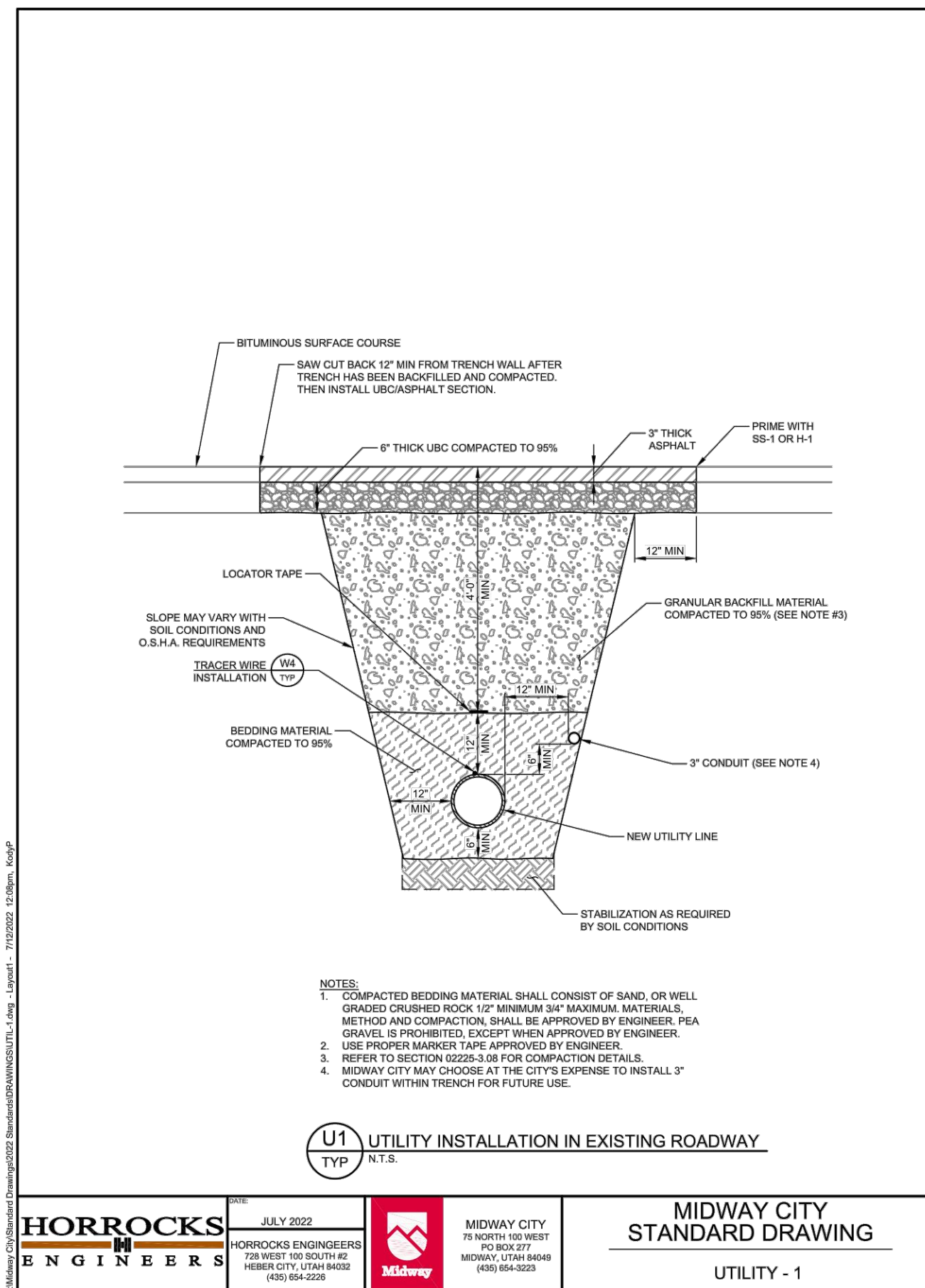
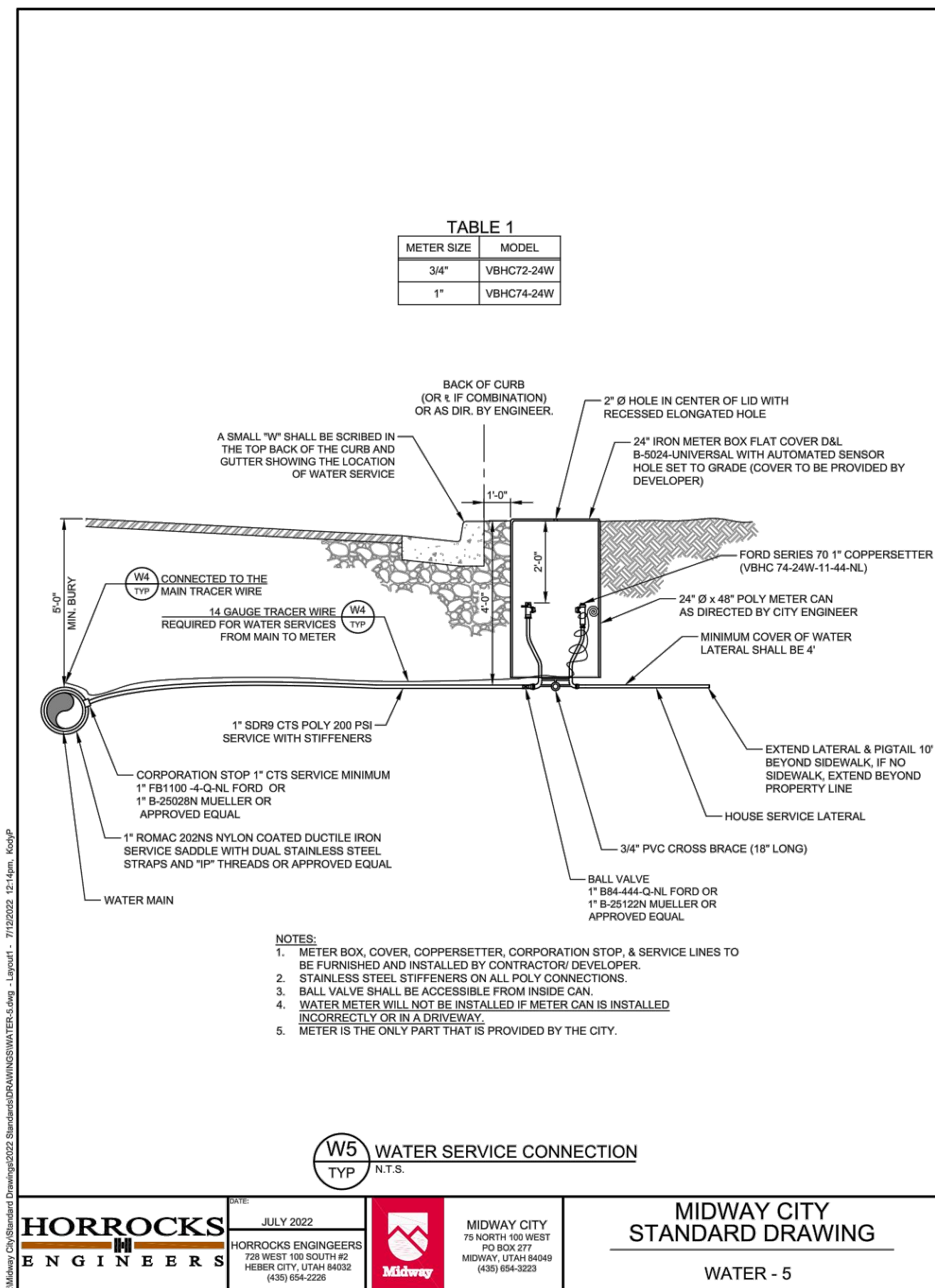
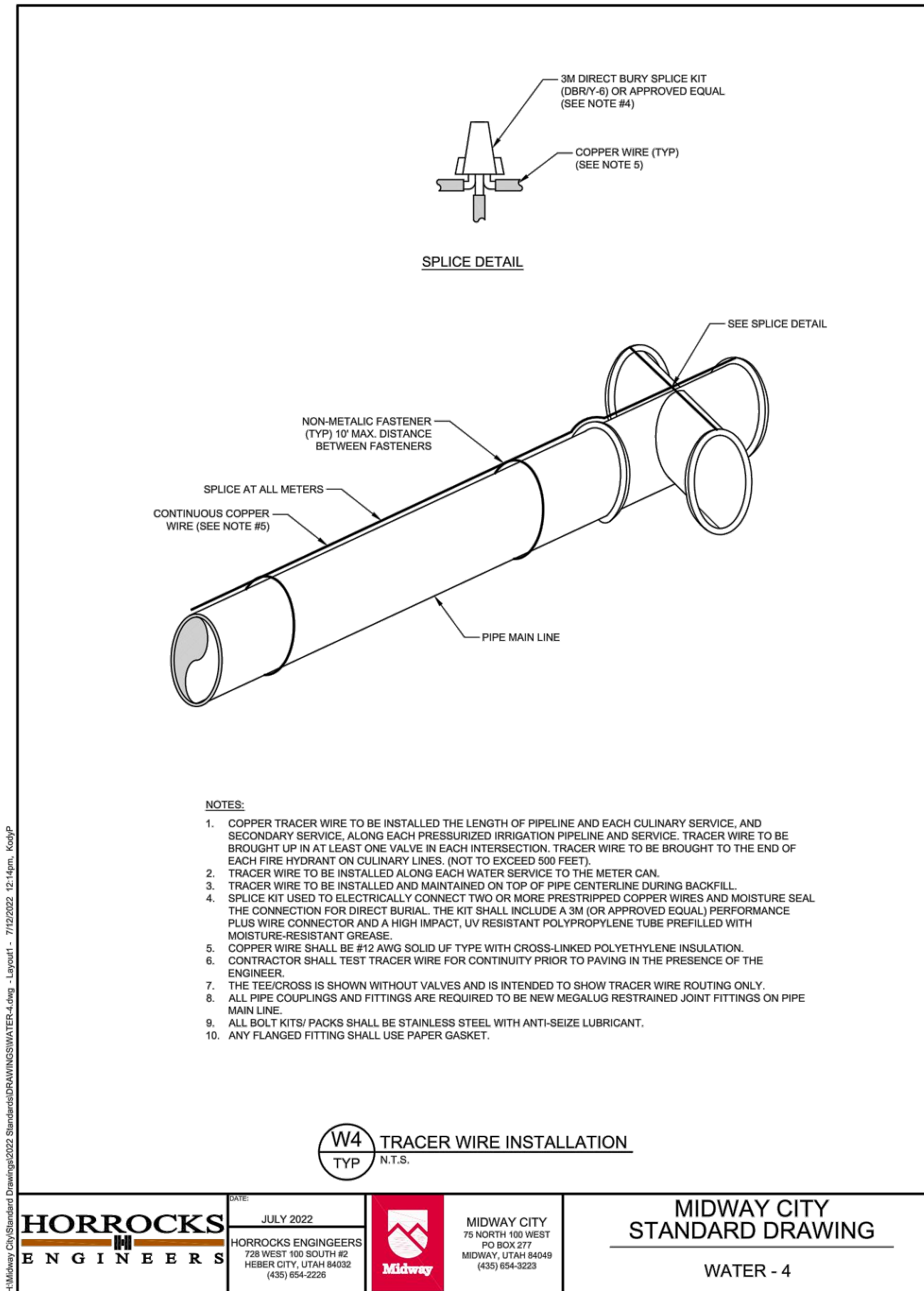
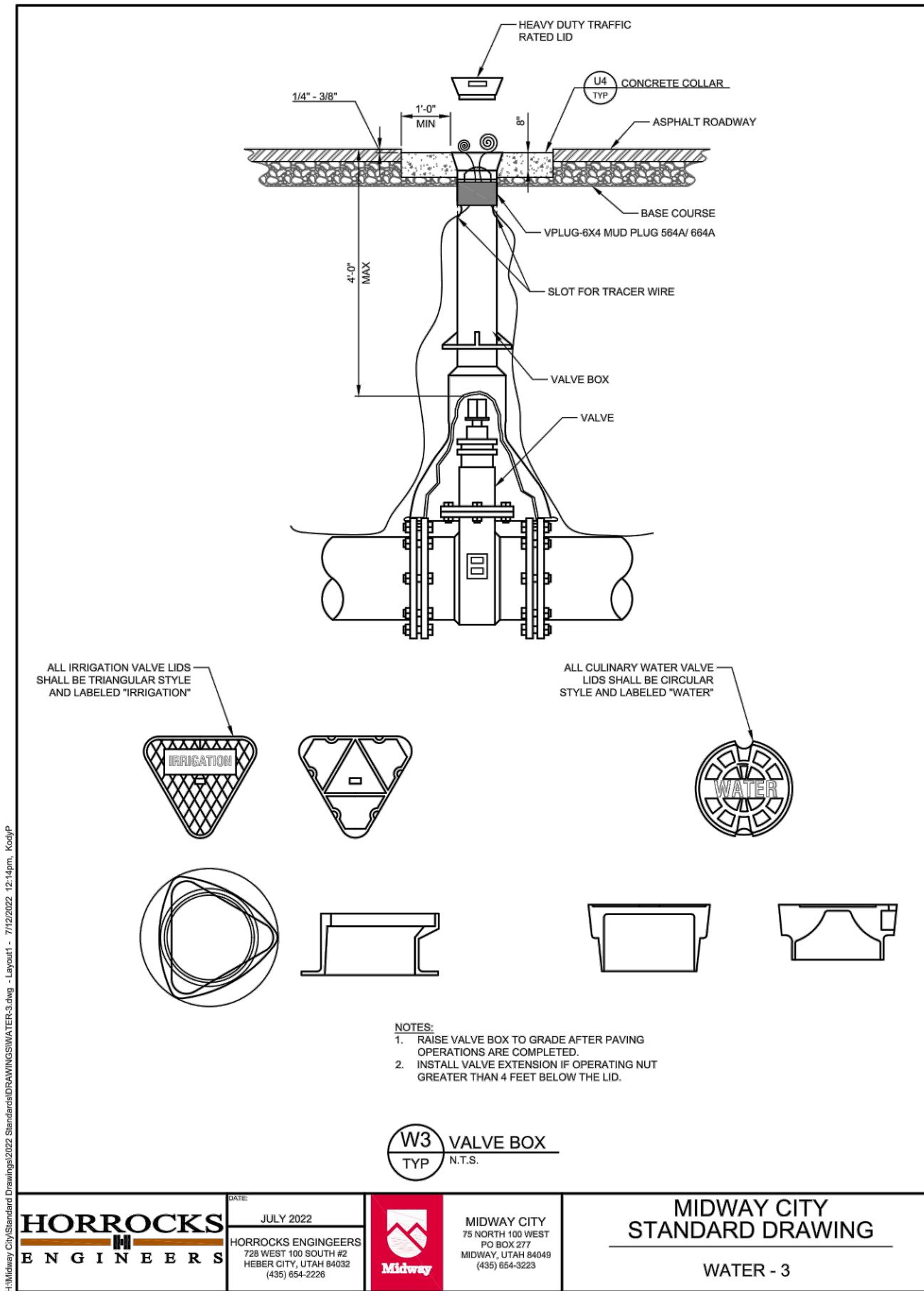
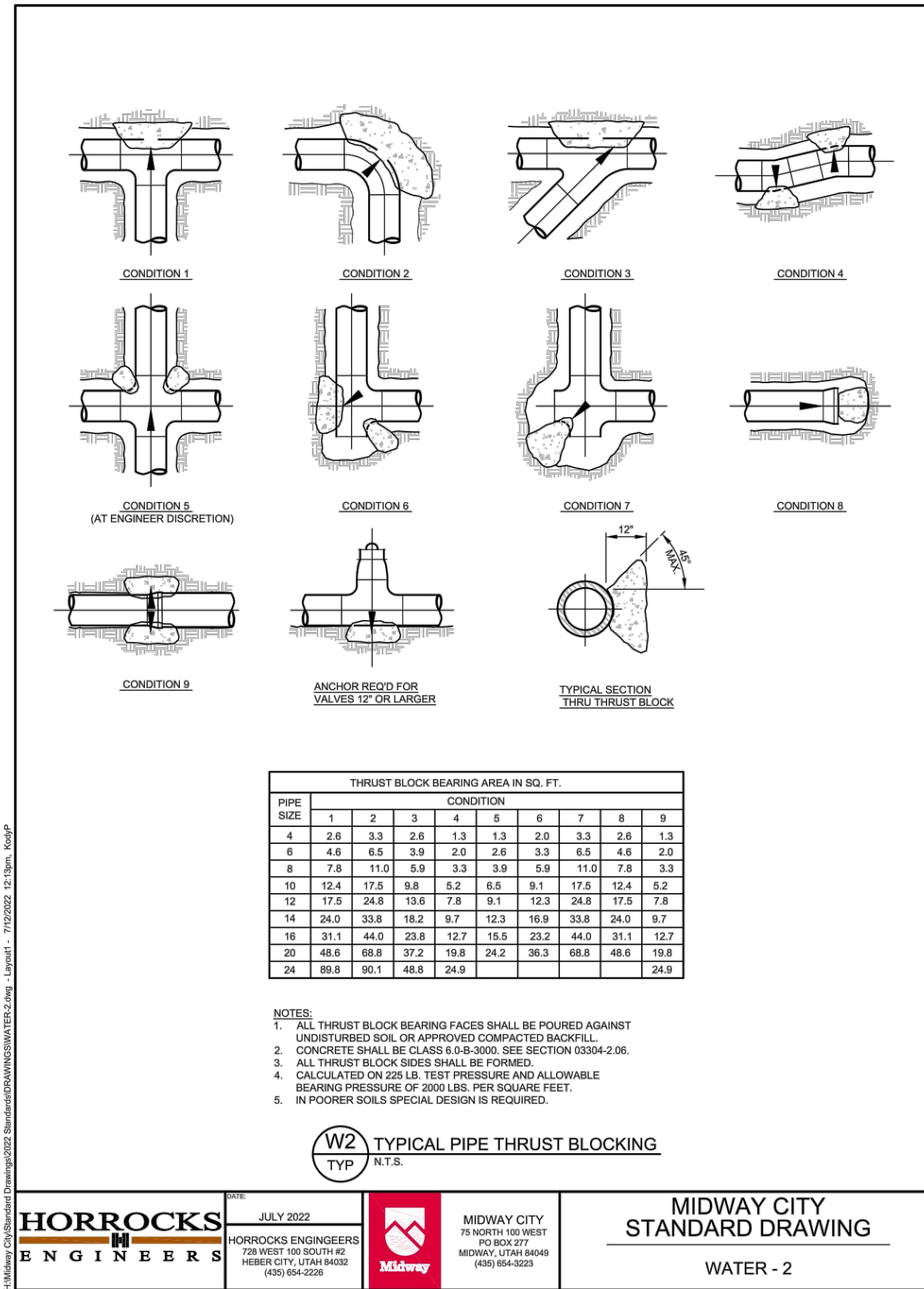
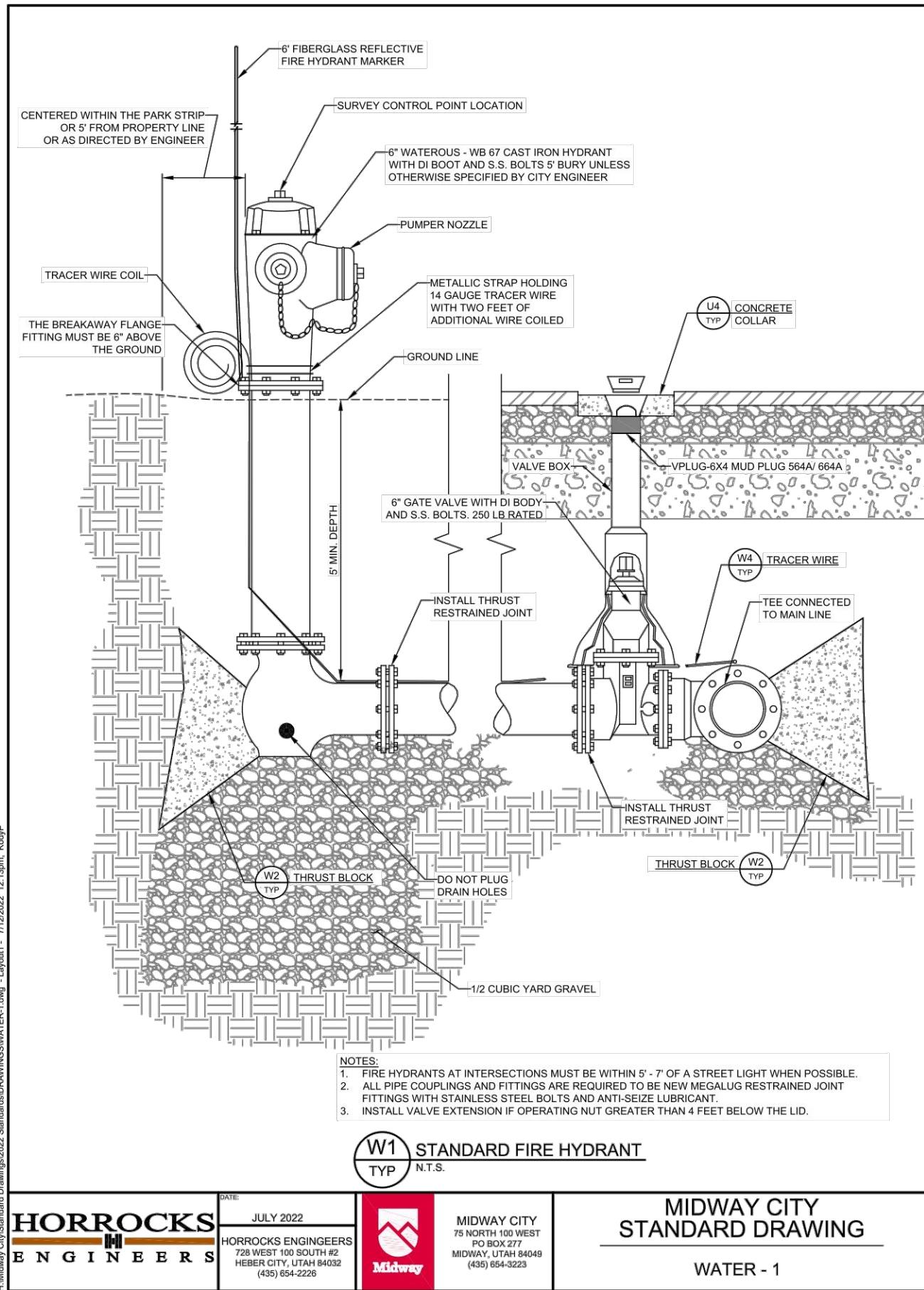
WATER & PI PLAN



DESIGN BY: PDB  
DRAWN BY: SW  
DATE: 11 JAN 2023  
REV: SHEET 9

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STILL WATER HOLDING LLC  
KAYS LANDING

WATER & PI CONSTRUCTION  
DETAILS

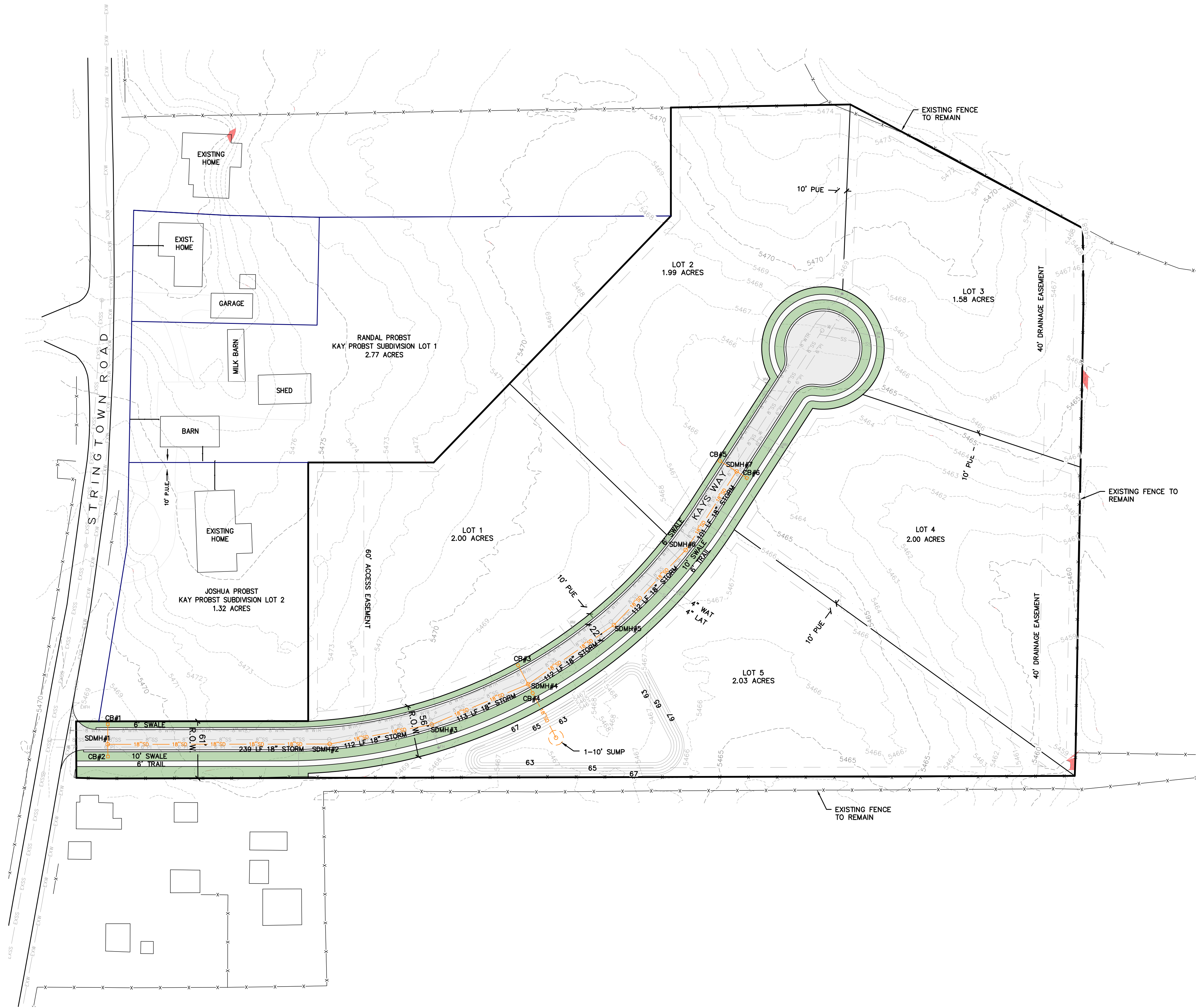
**BERG ENGINEERING**  
380 E Main St. Suite 204  
Midway, UT 84049  
ph 435.657.9749

DESIGN BY: PDB  
DRAWN BY: DEJ

DATE: 11 JAN 2023  
REV:

SHEET  
10





**Kay's Landing**  
**Storm Drain Calculations**

Kay's Landing subdivision summary			
Subdivision	11.14 acres		
Drainage Easment	0.72 acres	does not drain into basin	
Drainage Area	10.42		
Road ROW	1.53 acres		
Homes and Driveways	0.91 acres	(assumed 8,000 sf per lot)	
Landscaped Yard	14.13 acres		

Storm water from the cul-de-sac will be collected in a retention pond on Lot 5.  
100 Year w ill be retained in the retention pond.  
Percolation rate of 2.0 inches per hour used for DcA soils per Heber Valley Soils.  
No groundwater was encountered per geotechnical study.

**Table 1 - Runoff Coefficient for Subdivision**

Drainage Basin	Drainage Area (acres)	C=0.75 Road Right-of-Way (acres)	C=0.95 Buildings (acres)	C=0.20 Landscaped Yard (acres)	Composite Runoff Coefficient
A	10.42	1.53	0.91	7.98	0.35

**Table 2 - 100 Year Storm Peak Runoff and Volume**

Time Period (min)	100 Year Rainfall Intensity (in / hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	10.42	0.35	14.72	13,249
30	2.76	10.42	0.35	9.96	17,925
60	1.71	10.42	0.35	6.17	22,211
120	0.96	10.42	0.35	3.46	24,938
180	0.65	10.42	0.35	2.35	25,328
360	0.35	10.42	0.35	1.26	27,276
720	0.21	10.42	0.35	0.76	32,732
1440	0.13	10.42	0.35	0.47	40,525

**Table 3 - Retention Pond**

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch / hour)	1 - 10' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	13,249	2.0	1,176	28	12,045
30	17,925	2.0	1,176	56	16,693
60	22,211	2.0	1,176	112	20,923
120	24,938	2.0	1,176	223	23,539
180	25,328	2.0	1,176	335	23,817
360	27,276	2.0	1,176	670	25,431
720	32,732	2.0	1,176	1,339	30,217
1440	40,525	2.0	1,176	2,678	36,671

**Table 4 - Retention Pond Volume**

Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5462	12	0	0.00
5463	10,026	5,019	0.12
5464	11,549	15,807	0.36
5465	13,129	28,146	0.65
5466	14,766	42,093	0.97
5467	16,499	57,706	1.32

Contains 100 year storm  
1' of Freeboard

**AREA**  
TOTAL PROJECT AREA 11.14 ACRES

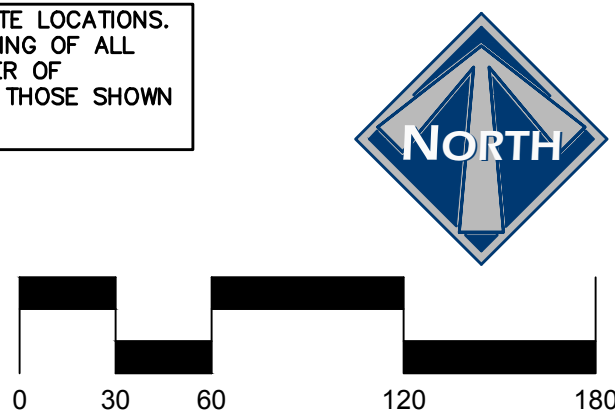
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  - PROPOSED SEWER
  - PROPOSED WATER
  - PROPOSED STORM
  - PROPOSED PRESSURIZED IRRIGATION

**STORM DRAIN SYSTEM NOTE:**  
• ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY

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SCALE: 1"=60'

STILL WATER HOLDINGS LLC  
KAYS LANDING

STORM DRAIN PLAN



DESIGN BY: PDB  
DRAWN BY: SW

DATE: 11 JAN 2023  
REV:

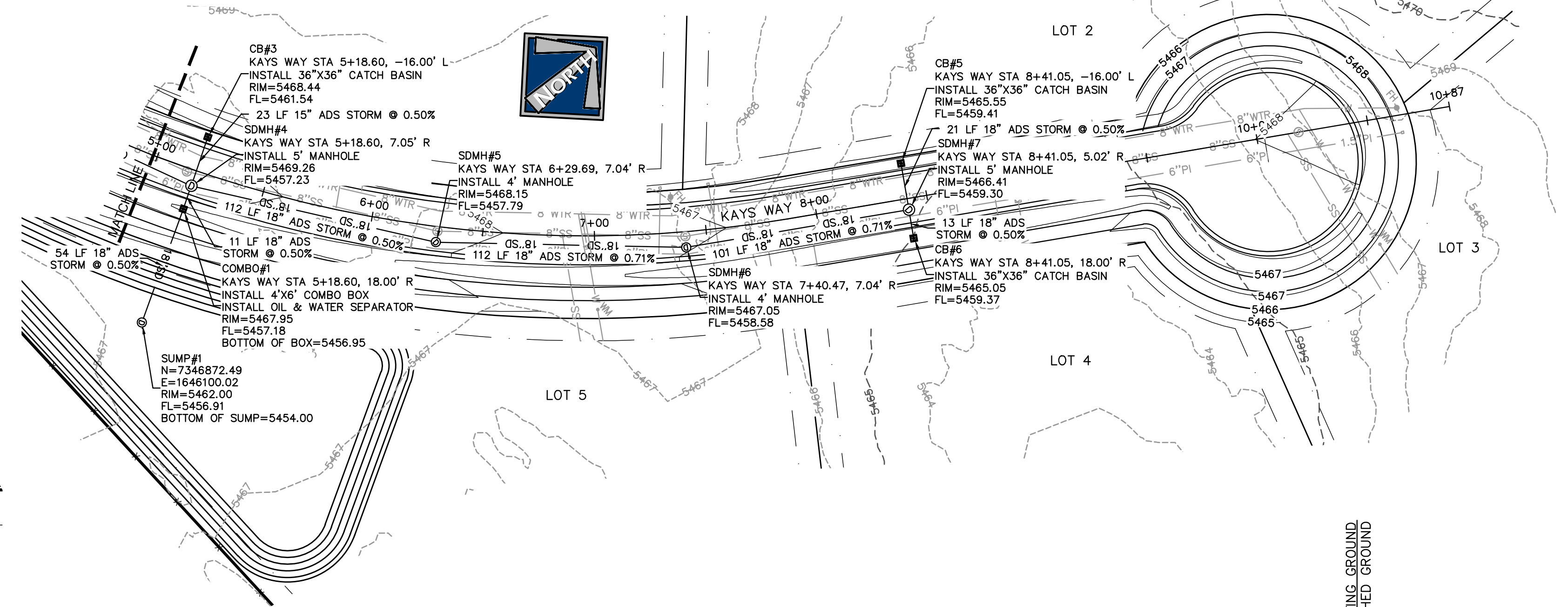
SHEET  
11



STORM DRAIN CONSTRUCTION NOTE:

- ALL STORM DRAIN CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

— EXSS —	EXISTING SEWER
— 8"SS —	PROPOSED 8" SEWER
— EXB"W —	EXISTING 8" WATER
— 8"WTR —	PROPOSED 8" WATER
— EXPI —	EXISTING PRESSURIZED IRRIGATION
— PI —	PROPOSED PRESSURIZED IRRIGATION
— SD —	PROPOSED STORM DRAIN



SHEET  
12

path: X:\Midway\Pope, Jeremy\Kays Landing\Final\  
file name: 12\_KAYS WAY STORM P&P.dwg | plot date: January 11, 2023 | plotted by: dalee



