



**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** September 12, 2023

**NAME OF PROJECT:** White Acres Planned Unit Development

**NAME OF APPLICANT:** Midway Meadows Ranch LLC

**AUTHORIZED REPRESENTATIVE:** Berg Engineering

**AGENDA ITEM:** White Acres PUD Final

**LOCATION OF ITEM:** 500 North Whitaker Farm Way

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

**ITEM: 2**

Berg Engineering, agent for Midway Meadows Ranch LLC, is proposing final approval of White Acres Planned Unit Development. The proposal contains six building pads on 1.96 acres. The property is located at 500 Whitaker Farm Way and is in the RA-1-43 zone.

**BACKGROUND:**

Berg Engineering, agent for Midway Meadows Ranch LLC, is requesting final approval of White Acres Planned Unit Development (PUD). White Acres includes six building pads on 1.96 acres that will front on Whitaker Farm Way next to the Whitaker Farm subdivision. There will not be any new road construction with the development, only the requirement to install sewer and water laterals for of the six building pads. The ability for the applicant to apply for approval of the PUD is based on the Whitaker Farm Annexation Agreement.

The Whitaker Farm annexation was approved on November 8, 2017. The annexation included 164.22 acres, of which approximately 100 acres were owned by the Whitaker family. The annexation agreement divided the Whitaker property into three separate development parcels. One parcel was 80 acres and would become the Whitaker Farm subdivision which included 50 lots and almost 20 acres of open space. The second parcel, currently where the Whitaker home is located, is 14 acres and could either be developed as a four-lot standard subdivision or a 12 pad PUD. The third parcel is about six-acres and can be developed as a Rural Preservation subdivision. The annexation agreement states the following:

*Limitation on number of lots and location of lots on Whitaker Parcel: The parcel of property from the existing Whitaker driveway north to the north access road as shown on the Annexation Concept Plan shall be referred to as Whitaker Parcel. The Whitaker Parcel may be further subdivided by the property owner as follows: either a) a maximum of four total residential building lots (with one of the lots including the existing Whitaker home), with no location restrictions except compliance with the required 100 foot setback from River Road, and compliance generally with the lot size and set-backs for lots in the RA-1-43 zone; or b) a planned unit development of no more than 12 units, that may be built no closer to River Road than the west side of the existing Whitaker Residence, and clustered generally to the north and west (east) of the Whitaker Residence. If Whitaker chooses to build a PUD it will be required that the PUD units be made members of the HOA established on the Development Parcel. Further, Whitaker desires to reserve the right to change the use of his existing residence, into a commercial bed and breakfast, which is a conditional use in the agreed zone. The City agrees that a Bed and Breakfast shall be approved, but shall require Whitaker to apply for a conditional use permit, and comply with all requirements set forth in the code at the time of application to approve such use.*

White Acres is a proposal for six of the possible 12 PUD pads that are allowed per the annexation agreement.

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

- RA-1-43
- 6 building pads
  - 12 PUD pads are allowed on the 14-acre Whitaker parcel per the annexation agreement
- 19.9 acres of open space (dedicated in Whitaker Farms)

- Pads front on Whitaker Farm Way (public)
- Pads will connect to the Midway Sanitation District sewer and to the City’s culinary water line.
- No sensitive lands have been identified

**ANALYSIS:**

*Open Space* – 19.9 acres of open space have been dedicated to the Whitaker Farms annexation area. Whitaker Farms covers 80 acres which would have required 12 acres of open space (15% requirement for a standard subdivision). The Whitaker development parcel covers 14 acres and would require seven acres (50% requirement for a PUD). The total open space required by the code for the two types of subdivisions on the property is 19 acres which has been met with the 19.9 acres that have already been dedicated. The annexation agreement also includes a 6 acre museum parcel that may be developed as a Rural Preservation subdivision which does not require open space.

*Density* – Six pads are proposed with this application. Potentially a maximum of 12 building pads may be approved.

*Location of PUD Pads* –The PUD pads must be located generally to the north and east of the Whitaker residence. This requirement is to preserve an open view from River Road to the east.

*Access* – The access for the six building pads will be directly from Whitaker Farm Way.

*Sensitive Lands* – No sensitive lands have been identified in the application area.

*HOA* – The PUD units are required to be members of the Whitaker Farms HOA as per the annexation agreement. The applicant and the Whitaker Farms HOA would rather the units in White Acres not be members of the Whitaker Farms HOA. For this to happen, the annexation agreement would ne to be amended. One of the reasons why this provision was included in the annexation agreement was to assure proper maintenance of any private roads in the PUD. With this proposal, there are no private roads included. The applicant would rather White Acres PUD had its own HOA that would maintain the landscaping around the six units. If City Council is agreeable to this option, then the applicant will apply to amend the annexation agreement.

*Setbacks* – The PUD code in the RA-1-43 zone requires a 100’ setback from the peripheral boundary of the PUD. All the units are setback at least 100’ from the edge of the 14-acre Whitaker parcel as described in the annexation agreement. The front setbacks for the pads must be at least 30’ but the developer is providing a minimum front setback of 60’. Front setbacks must be staggered, and the pads have been staggered and comply with the code.

*Height of structures* – Structures cannot exceed 35’ in height measured from natural grade.

*Landscaping Plan* – A detailed landscaping plan has been submitted which shows irrigated areas, ground covers, and types and quantities of trees. The code requires 15 trees per acre for non-hard-surface common areas. Based on the plan, 21 trees are required and are included in the landscaping plans.

*Building pad size limitations* – The code allows a maximum area of a building pad in a PUD to 3,000 square feet. The six building pads are all less than 3,000 square feet.

*Building Pad Limited Common Area* – Building pads may have a limited common area attached to each pad. The limited common area may be a maximum of 750 square feet, and the maximum depth of the limited common area is 15’. This area may be used for a pergola, covered deck, hot tub, courtyard, or other similar type feature. The maximum height of any improvements in the limited common area is 15’ measured from natural grade. This area may not contain any enclosed living space. The limited common area shall be located to the side or rear of the building pad.

## **WATER BOARD RECOMMENDATION:**

The Water Advisory Board reviewed the proposal during their June 5<sup>th</sup> meeting. The Water Board has recommended that 8.91 acre feet should be dedicated to cover the secondary and culinary water requirements for the proposal. This calculation is based on the following information:

- 1.96-acre parcel (85,377.6 sq. ft.)
  - Impervious area for dwelling, accessory structures, hard surfaces
    - 0.51 acres (22,215.6 sq. ft.)
    - 0.08 acres (3,600 sq. ft.) driveways
  - Irrigated acreage
    - 1.37 acres x 3 = 4.11 acre feet
- 6 culinary connections for new dwellings
  - 4.8 acre feet
- 8.91 acre feet requirement

### **POSSIBLE FINDINGS:**

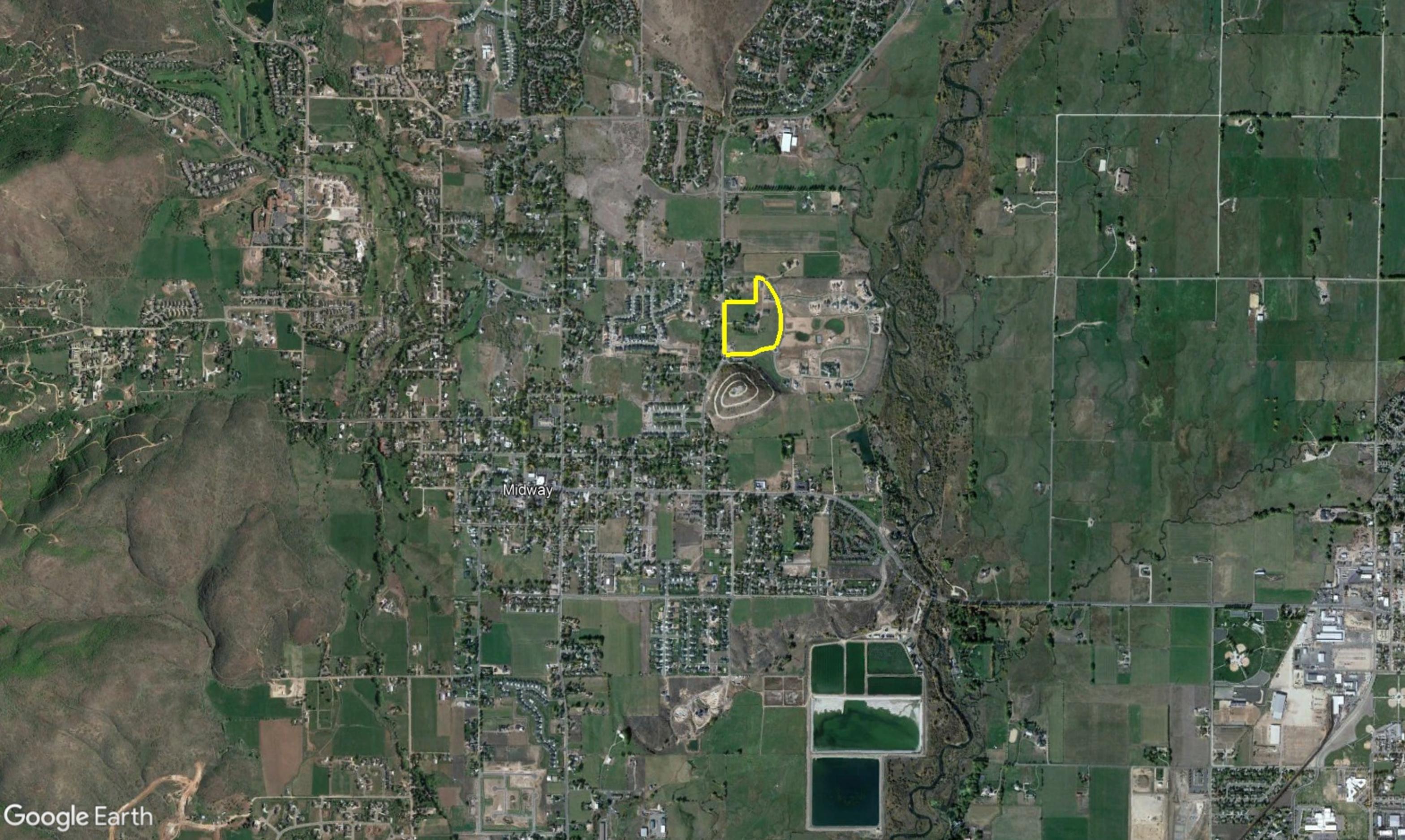
- The Whitaker Farms Annexation Agreement allows the property to be developed into a 12-unit PUD.
- The proposed plan complies with the density and location requirements as described in the annexation agreement.
- The proposal complies with the requirements of the code.

### **ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with code requirements.
  - 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 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 of Denial. This action can be taken if the Planning Commission finds that the request does not comply with code requirements.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

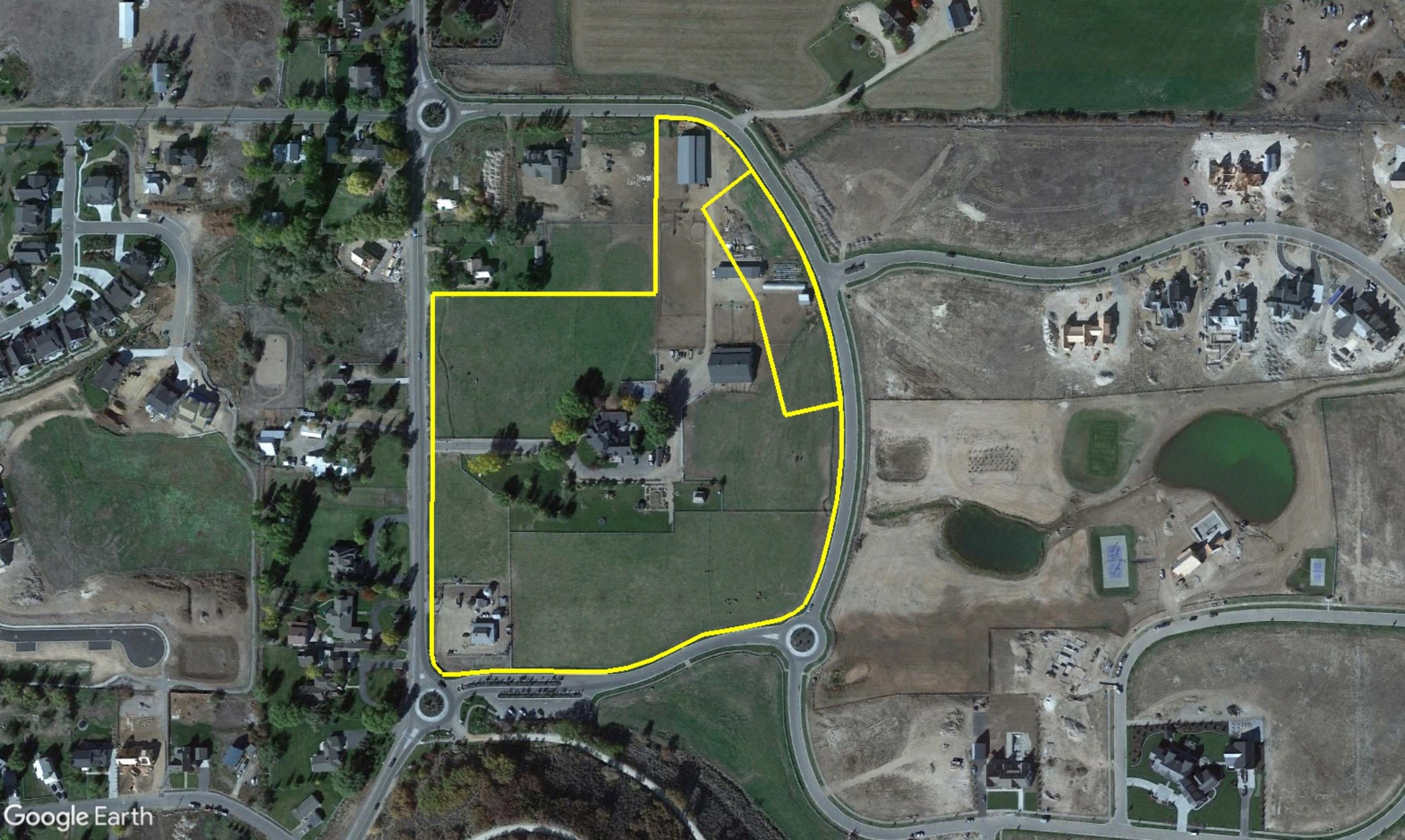
### **PROPOSED CONDITION:**

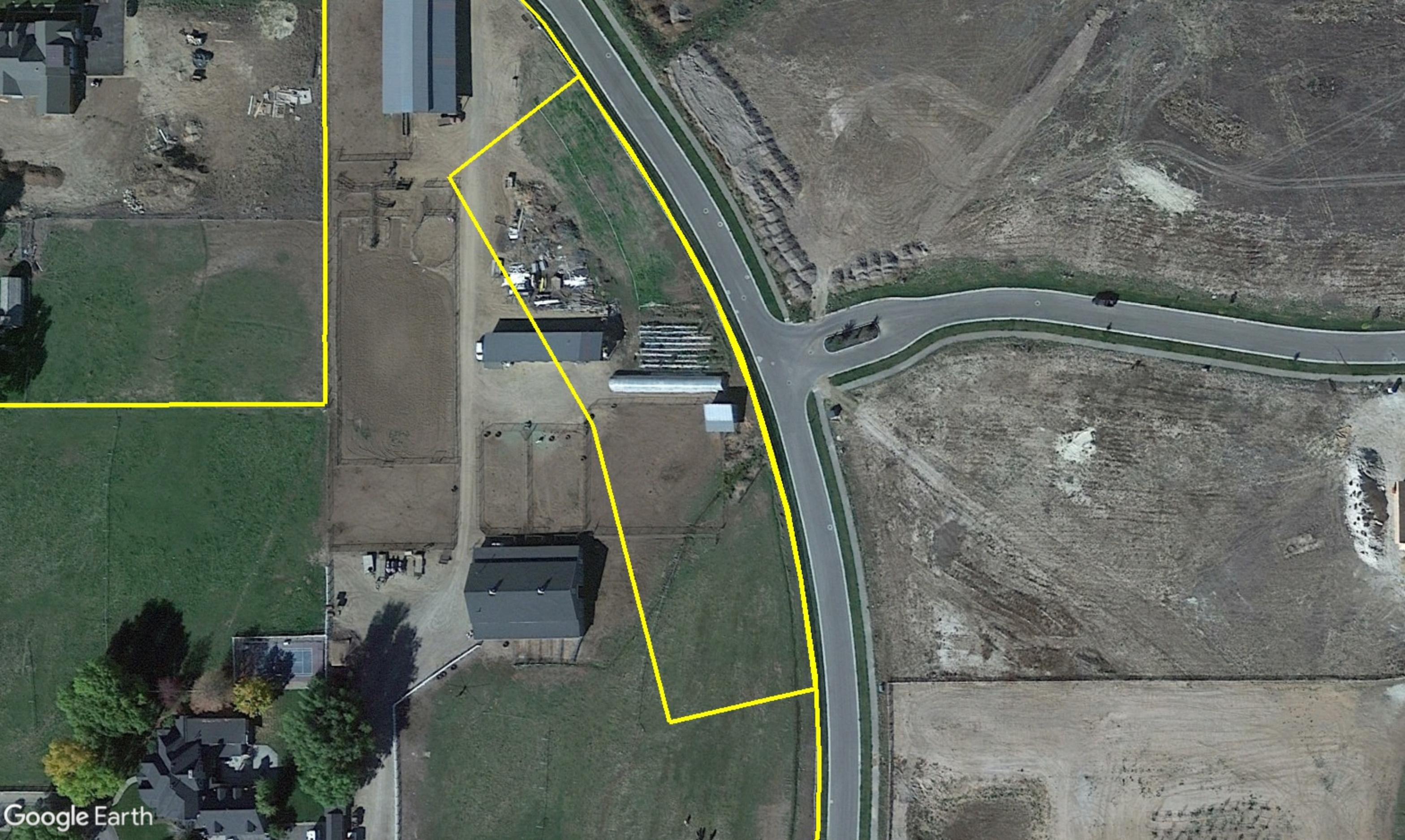
- The applicant submits an annexation agreement amendment application that is approved before, or simultaneously, with final approval.



Midway







# Midway City Corporation

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Orme • 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

September 12, 2023

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049  
(Sent via e-mail)

**Subject: White Acres PUD Development, Final Review**

Dear Michael:

The Midway Engineering department recently reviewed the above development plans for Final Approval. The proposed development is located near 500 North and Whitaker Farm Way. The entire development contains 1.96 acres and contains 6 building pads. The following comments should be addressed with Final approval.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone and connect to the existing 8" water line within Whitaker Farm Way.

Irrigation

- The common area will be served by pressurized irrigation.

Roads

- The road should be re-paved within the limits of the asphalt cuts.
- Each building pad will front the existing Whitaker Farm Way, which is a public road.

Trails

- There's currently a trail within the Whitaker Farm development. No trails are proposed within this development.

Storm Drain

- The existing shoulder, swell and storm drain system will contain the storm drain.

Sincerely,



Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering (sent via email)

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.

# 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

## White Acres PUD Final Approval

September, 5 2023

Michael Henke Midway City Planning Director,

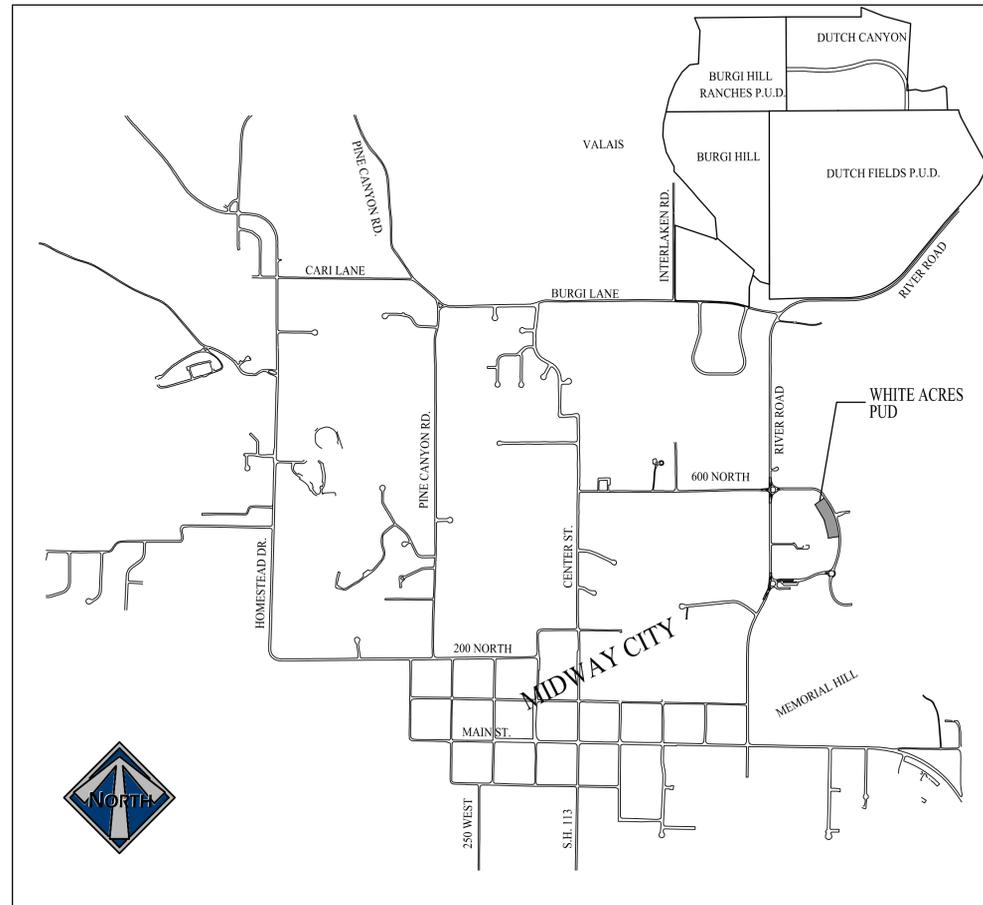
I have reviewed the final plans for White Acres PUD for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these final plans that have already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



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

# WHITE ACRES PUD

## FINAL APPLICATION



VICINITY MAP

### SHEET INDEX

1. EXISTING CONDITIONS PLAN
2. SITE PLAN
3. PLAT
4. LANDSCAPE PLAN
5. UTILITY PLAN
6. WATER AND PI CONSTRUCTION DETAILS
7. SEWER PLAN AND PROFILE
8. SEWER CONSTRUCTION DETAILS
9. STORM WATER POLLUTION PREVENTION PLAN

WHITE ACRES PUD FINAL APPLICATION - 3 AUGUST 2023

This is a preliminary drawing. It is not to be used for construction, bidding, or permit purposes. July 28, 2023. Prepared by: Paul Berg

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 PAUL D. BERG \_\_\_\_\_ P.E.  
 SERIAL NO. 295595  
 DATE: 3 AUG. 2023

MIDWAY MEADOWS RANCH LLC WHITE ACRES PUD	
COVER	
	
DESIGN BY: PDB DRAWN BY: JNE	DATE: 3 AUG 2023 REV: 0



**LEGEND**

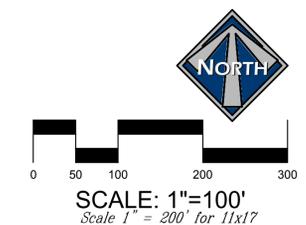
- EXSS — EXISTING SEWER
- EXW — EXISTING WATER
- EXP — EXISTING PRESSURIZED IRRIGATION
- EXSD — EXISTING STORM DRAIN
- EXFH — EXISTING FIRE HYDRANT

**BLUE STAKE NOTE:**

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

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PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 3 AUG 2023



MIDWAY MEADOWS RANCH LLC  
 WHITE ACRES PUD

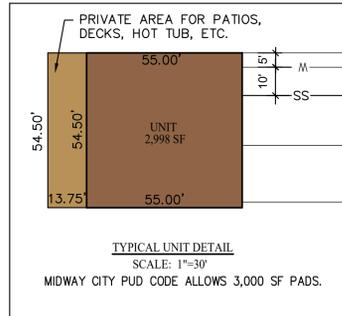
EXISTING CONDITIONS PLAN



DESIGN BY: PDB DATE: 3 AUG 2023 SHEET  
 DRAWN BY: JNE REV: 1

File: \\s:\m\m\white - pdb\cwp.dwg | plot date: July 26, 2023 | plotted by: Paul  
 File name: 01 EXISTING CONDITIONS PLAN.dwg

- SETBACK NOTES:**
1. ALL UNITS HAVE A 40'-50' FRONT SETBACK.
  2. THE MINIMUM SETBACK FOR THIS PUD MAY BE LESS THAN 100' FROM THE PERIPHERAL PROPERTY LINE SINCE THIS IS A LEGAL PUD PER THE ANNEXATION AGREEMENT AND MEETS THE REQUIREMENTS OF THE ANNEXATION AGREEMENT. THE REAR SETBACK IS NOT COUNTED AS OPEN SPACE PER 16.16.110.C. MINIMUM REAR SETBACK IS 30 FEET.



**LAND USE CALCS:**  
TOTAL WHITAKER PROPERTIES: 19.87 ACRES  
TOTAL PUD AREA: 1.83 ACRES  
REMAINING WHITAKER PARCEL: 18.37 ACRES  
PUD UNITS: 6 UNITS

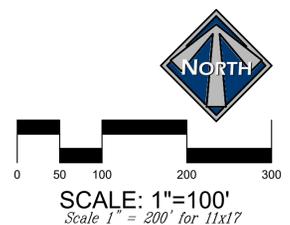
**OPEN SPACE PARCEL C**  
PREVIOUSLY DEDICATED WITH WHITAKER FARM: 3.91 ACRES (199%)

**DENSITY NOTE**  
12 PUD UNITS ARE ALLOWED PER SECTION OF THE ANNEXATION AGREEMENT WITHIN MIDWAY CITY. SEE ENTRY 446998 FOR ADDITIONAL DETAILS.

- LEGEND**
- GRASS AREA (1.15 ACRES)
  - PUBLIC TRAIL
  - ROADS
  - MULCH (0.13 ACRES)
  - UNIT (0.41 ACRES)
  - PRIVATE AREA FOR PATIOS, DECK, HOT TUB, PERGOLA, ETC. (0.10 ACRES)

- OPEN SPACE NOTE:**
1. PARCELS A AND B COMBINED ARE 16.02 ACRES AND PROVIDE 19.8% OPEN SPACE FOR WHITAKER FARM.
  2. PARCEL C IN THE WHITAKER FARM DEVELOPMENT IS OWNED BY MIDWAY MEADOWS RANCH LLC.
  3. PARCEL C IS OPEN SPACE THAT HAS ALREADY BEEN DEDICATED THAT MAY BE USED FOR THE PUD.

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PAUL D. BERG P.E.  
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DATE: 3 AUG 2023

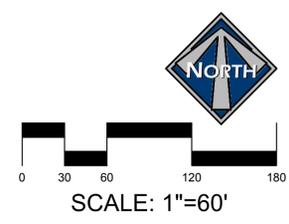
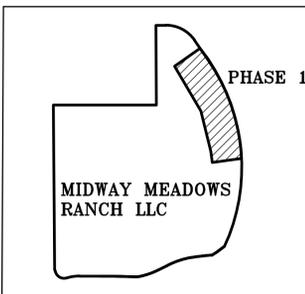
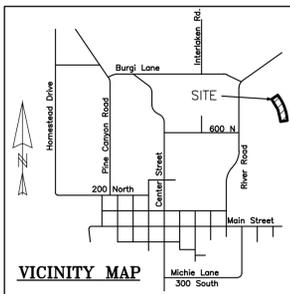


MIDWAY MEADOWS RANCH LLC  
WHITE ACRES PUD  
**FINAL SITE PLAN**

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

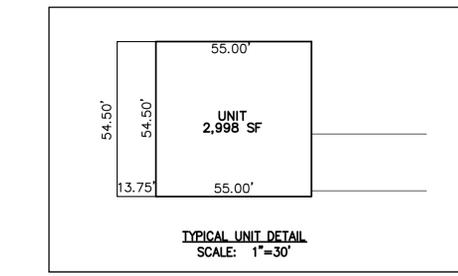
DESIGN BY: PDB DATE: 3 AUG 2023 SHEET 2  
DRAWN BY: JNE REV: \_\_\_\_\_

# WHITE ACRES PUD PHASE 1



**LEGEND**

- COMMON AREA (1.24 AC)
- PRIVATE AREA #1 (HOUSE PAD) (0.41 AC)
- PRIVATE AREA #2 (PATIO) (0.10 AC)
- LIMITED COMMON AREA (DRIVEWAY) (0.13 AC)
- 20' PUBLIC TRAIL AND UTILITY EASEMENT



**BUILDING PAD COORDINATES**

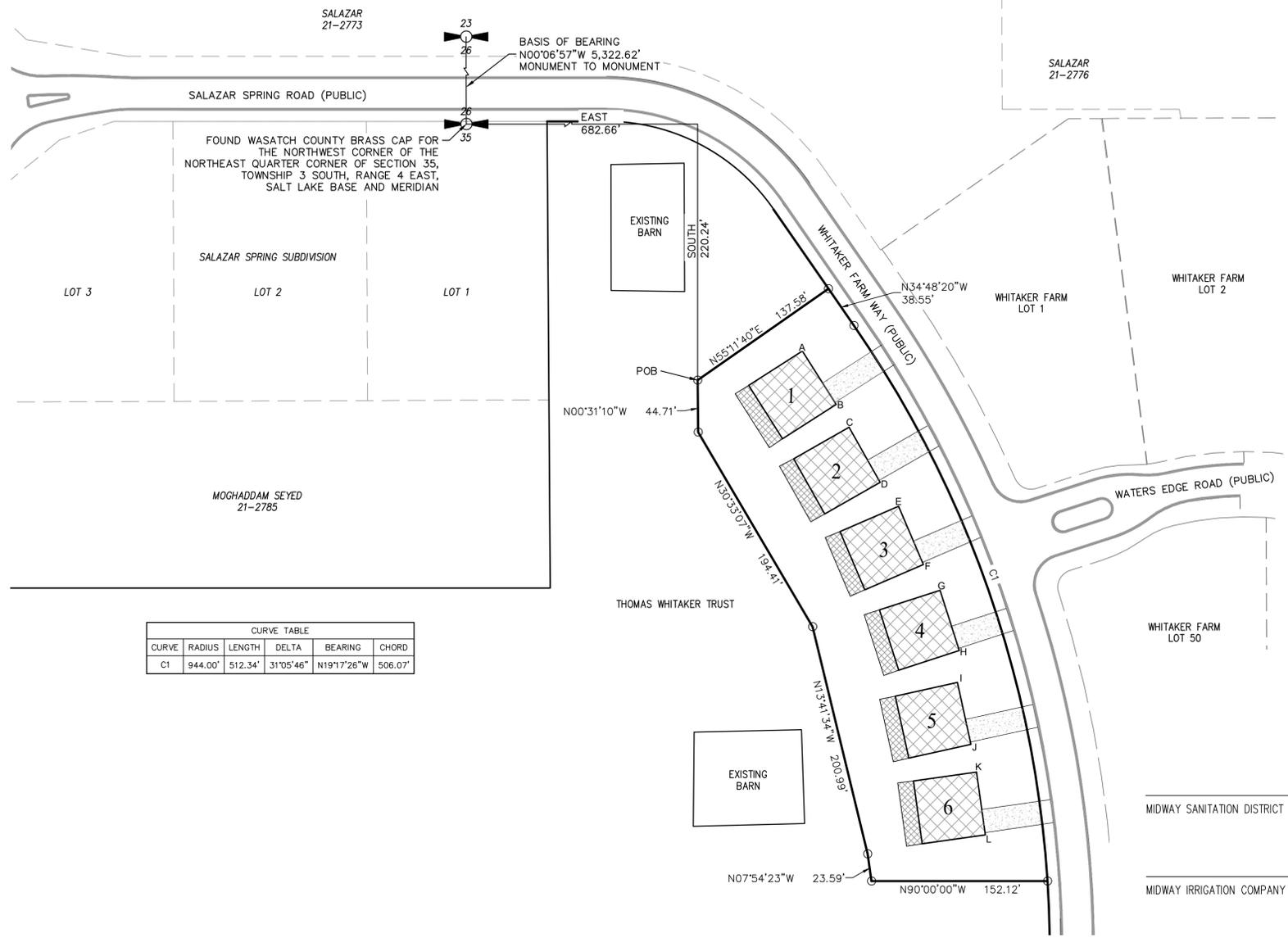
POINT	NORTHING	EASTING
A	9804.71	10771.09
B	9758.77	10800.40
C	9739.07	10811.36
D	9691.65	10838.22
E	9671.13	10854.15
F	9621.03	10875.60
G	9598.95	10889.95
H	9547.10	10906.71
I	9519.67	10905.01
J	9466.45	10916.73
K	9442.57	10921.57
L	9388.60	10929.11

**ADDRESS TABLE**

1	XXX WHITAKER FARM WAY
2	XXX WHITAKER FARM WAY
3	XXX WHITAKER FARM WAY
4	XXX WHITAKER FARM WAY
5	XXX WHITAKER FARM WAY
6	XXX WHITAKER FARM WAY

**RIGHT TO FARM NOTICE:**  
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

**COMMON AREA IS A PUBLIC UTILITY EASEMENT**  
ALL COMMON AREA IS DEDICATED AS A PUBLIC UTILITY EASEMENT.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	944.00'	512.34'	31°05'46"	N19°17'26"W	506.07'

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT WHICH IS SOUTH 220.24 FEET AND EAST 682.66 FEET FROM THE FOUND WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF THE NORTHEAST QUARTER CORNER SECTION OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:  
THENCE NORTH 55°11'40" EAST 137.58 FEET; THENCE SOUTH 34°48'20" EAST 38.55 FEET; THENCE SOUTH ALONG THE ARC OF A 944.00 FOOT RADIUS CURVE TO THE RIGHT 512.34 FEET (CENTRAL ANGLE OF 31°05'46" AND A CHORD BEARING NORTH 19°17'26" WEST 506.07 FEET); THENCE WEST 152.12 FEET; THENCE NORTH 07°54'3" WEST 23.59 FEET; THENCE NORTH 13°41'34" WEST 200.99 FEET; THENCE NORTH 30°33'07" WEST 194.41 FEET; THENCE NORTH 00°31'10" WEST 44.71 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 1.83 ACRES

**BASIS OF BEARING**  
BASIS OF BEARING IS NORTH 00°06'57" WEST 5322.62 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER THE NORTHEAST QUARTER CORNER SECTION OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST CORNER OF THE NORTHEAST QUARTER CORNER SECTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

**SURVEYOR'S CERTIFICATE**  
IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, KEVIN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11207308 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.

SURVEYOR \_\_\_\_\_ (SEE SEAL BELOW) DATE \_\_\_\_\_

**RESERVATION OF COMMON AREA**  
THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS AND LIMITED COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WHITE ACRES P.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

**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 PADS, DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: \_\_\_\_\_  
MIDWAY MEADOWS RANCH 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 \_\_\_\_\_ NOTARY PUBLIC

**ACCEPTANCE BY MIDWAY CITY**

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

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

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

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

**PLANNING COMMISSION APPROVAL**

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

**WHITE ACRES PUD PHASE 1**

A PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
SCALE: 1" = 60 FEET

**COUNTY SURVEYOR'S CERTIFICATE**

APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ROS# \_\_\_\_\_  
COUNTY SURVEYOR

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

WHITE ACRES PUD PHASE 1 - 03 AUG 2023

SURVEYOR  
KEVIN BALLS, PLS  
SUMMIT ENGINEERING  
35 WEST CENTER  
HEBER CITY, UT 84032  
PHONE (435) 654-9229  
DATE OF SURVEY: APRIL 2018

COUNTY RECORDER



**LANDSCAPE REQUIREMENTS:**

- 70% OF AREA WITHIN FRONT AND SIDE YARD TO BE LANDSCAPED (70% PROVIDED).
- 1 TREE PER 2,904 SF (GROSS) OF COMMON AREA/OPEN SPACE (18 TREES).
- STREET TREES PLANTED 40' ON CENTER (2" CAL.).

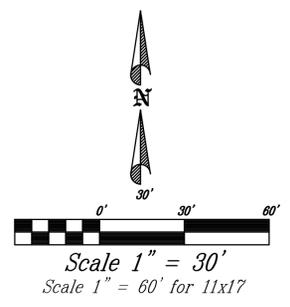
**LEGEND**

- GRASS AREA (1.15 ACRES)
- PUBLIC TRAIL
- ROADS
- MULCH (0.13 ACRES)
- UNIT (0.41 ACRES)
- PATIO/DECK (0.10 ACRES)

**PLANT SCHEDULE WHITAKER PUD**

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	4	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B & B	2"	Cal
	4	Common Hackberry / Celtis occidentalis	B&B	2"	Cal
	14	Thornless Hawthorn / Crataegus crus-galli 'Inermis'	B&B	2"	Cal
	3	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B & B	2"	Cal
	4	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B & B	2"	Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	3	Colorado Spruce / Picea pungens	B&B		8-10'
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
	36	Tatarian Dogwood / Cornus alba 'Ivory Halo'™	5 gal		
	36	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	36	Incrediball White Hydrangea / Hydrangea arborescens 'Incrediball'	5 gal		
	36	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	18	Magic Carpet Spirea / Spiraea japonica 'Magic Carpet'	5 gal		
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
	36	Dwarf Serbian Spruce / Picea omorika 'Nana'	5 gal		
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT		
	18	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT		
	18	Summer Pastels Yarrow / Achillea millefolium 'Summer Pastels'	1 gal		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	50,054 sf	Kentucky Bluegrass / Poa pratensis	sod		
MULCH	QTY	COMMON / BOTANICAL NAME	CONT		
	5,566 sf	Wood Mulch / Wood Mulch	Mulch		

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 CARL N. BERG PLA  
 SERIAL NO. 7162790  
 DATE: 3 AUG 2023

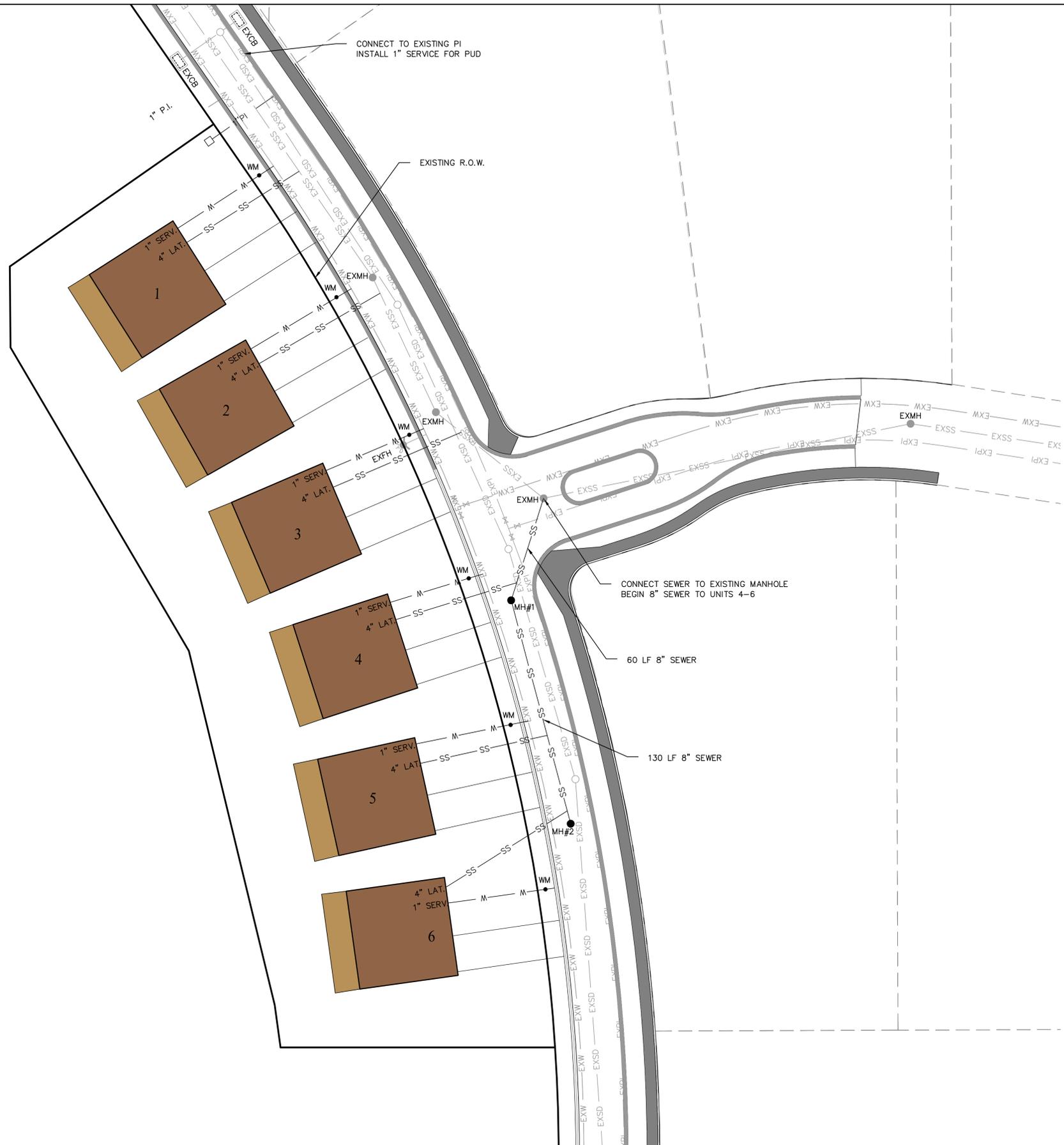


MIDWAY MEADOWS RANCH LLC  
 WHITE ACRES PUD  
 LANDSCAPE PLAN

**berg**  
 LANDSCAPE ARCHITECTS

380 E Main St, Suite 204  
 Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: DAH	DATE: 3 AUG 2023	SHEET
DRAWN BY: DAA	REV:	4



- LEGEND**
- EXSS — EXISTING SEWER
  - SS — PROPOSED SEWER
  - EXW — EXISTING WATER
  - W — PROPOSED WATER
  - WM ● — PROPOSED WATER METER
  - EXPi — EXISTING PRESSURIZED IRRIGATION
  - PI — PROPOSED PRESSURIZED IRRIGATION
  - EXSD — EXISTING STORM DRAIN

**BLUE STAKE NOTE:**

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

**SEWER NOTES:**

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

**WATER NOTES:**

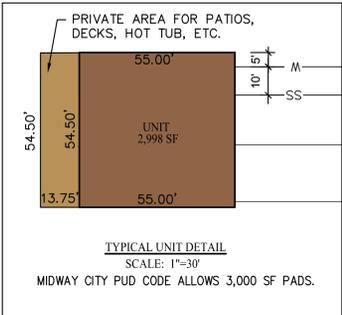
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS
- STUB WATER SERVICES 10' BEYOND CURB TO FUTURE UNITS
- ALL WATER SERVICES ARE 1".

**PRESSURIZED IRRIGATION NOTES:**

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS

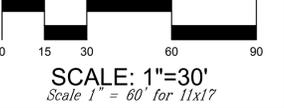
**STORM DRAIN**

- NO NEW STORM DRAIN IS PROPOSED FOR THIS SUBDIVISION. THE PUD WILL DRAIN INTO THE EXISTING STREET AND THE EXISTING STORM DRAIN IN THE STREET.



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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 3 AUG 2023



MIDWAY MEADOWS RANCH LLC  
WHITE ACRES PUD

**PRELIMINARY UTILITY PLAN**



DESIGN BY: PDB DATE: 3 AUG 2023 SHEET 5  
DRAWN BY: JNE REV: \_\_\_\_\_

Info: S:\Midway\WhiteAcres\_PUD\Drawn.plt  
 Date: 07/31/2023 10:51:17 AM  
 Plot Date: 07/31/2023 10:51:17 AM  
 Plot Name: 02\_PUD UTILITY PLAN.dwg  
 Plot Date: July 31, 2023 | plotted by: Paul

PIPE SIZE	CONDITION								
	1	2	3	4	5	6	7	8	9
4	2.5	3.3	2.6	1.3	1.3	2.0	3.3	2.6	1.3
6	4.0	6.5	3.0	2.0	2.6	3.3	6.5	4.6	2.0
8	7.8	11.0	5.0	3.3	3.9	5.9	11.0	7.8	3.3
10	12.4	17.5	8.8	6.5	6.5	9.1	17.5	12.4	6.2
12	17.5	24.9	13.6	7.8	9.1	12.3	24.9	17.5	7.8
14	24.0	33.8	18.2	9.7	12.3	16.9	33.8	24.0	9.7
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1	12.7
20	43.8	69.1	37.2	19.8	24.2	36.3	69.1	43.8	19.8
24	69.8	99.1	48.8	24.9					24.9

**NOTES:**  
 1. ALL THRUST BLOCK BEARING FACES SHALL BE FORMED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.  
 2. CONCRETE SHALL BE CLASS 6.0-8-3000. SEE SECTION 03304-2.06.  
 3. ALL THRUST BLOCK SIDES SHALL BE FORMED.  
 4. CALCULATED ON 225 LB. TEST PRESSURE AND ALLOWABLE BEARING PRESSURE OF 2000 LB. PER SQUARE FEET.  
 5. IN POORER SOILS SPECIAL DESIGN IS REQUIRED.

**W2 TYPICAL PIPE THRUST BLOCKING**  
N.T.S.

**HORROCKS ENGINEERS** JULY 2022  
 728 WEST 100 SOUTH #2  
 HEBER CITY, UTAH 84032  
 (435) 864-2228

**MIDWAY CITY STANDARD DRAWING**  
 WATER - 2

**UT1 TYPICAL UTILITY INSTALLATION IN EXISTING ROADWAY**  
N.T.S.

**HORROCKS ENGINEERS** JULY 2022  
 728 WEST 100 SOUTH #2  
 HEBER CITY, UTAH 84032  
 (435) 864-2228

**MIDWAY CITY STANDARD DRAWING**  
 UTILITY - 1

**W4 TYPICAL TRACER WIRE INSTALLATION**  
N.T.S.

**HORROCKS ENGINEERS** JULY 2022  
 728 WEST 100 SOUTH #2  
 HEBER CITY, UTAH 84032  
 (435) 864-2228

**MIDWAY CITY STANDARD DRAWING**  
 WATER - 4

**IR1 TYPICAL SINGLE IRRIGATION SERVICE CONNECTION**  
N.T.S.

**HORROCKS ENGINEERS** JULY 2022  
 728 WEST 100 SOUTH #2  
 HEBER CITY, UTAH 84032  
 (435) 864-2228

**MIDWAY CITY STANDARD DRAWING**  
 IRRIGATION - 1

**W5 TYPICAL WATER SERVICE CONNECTION**  
N.T.S.

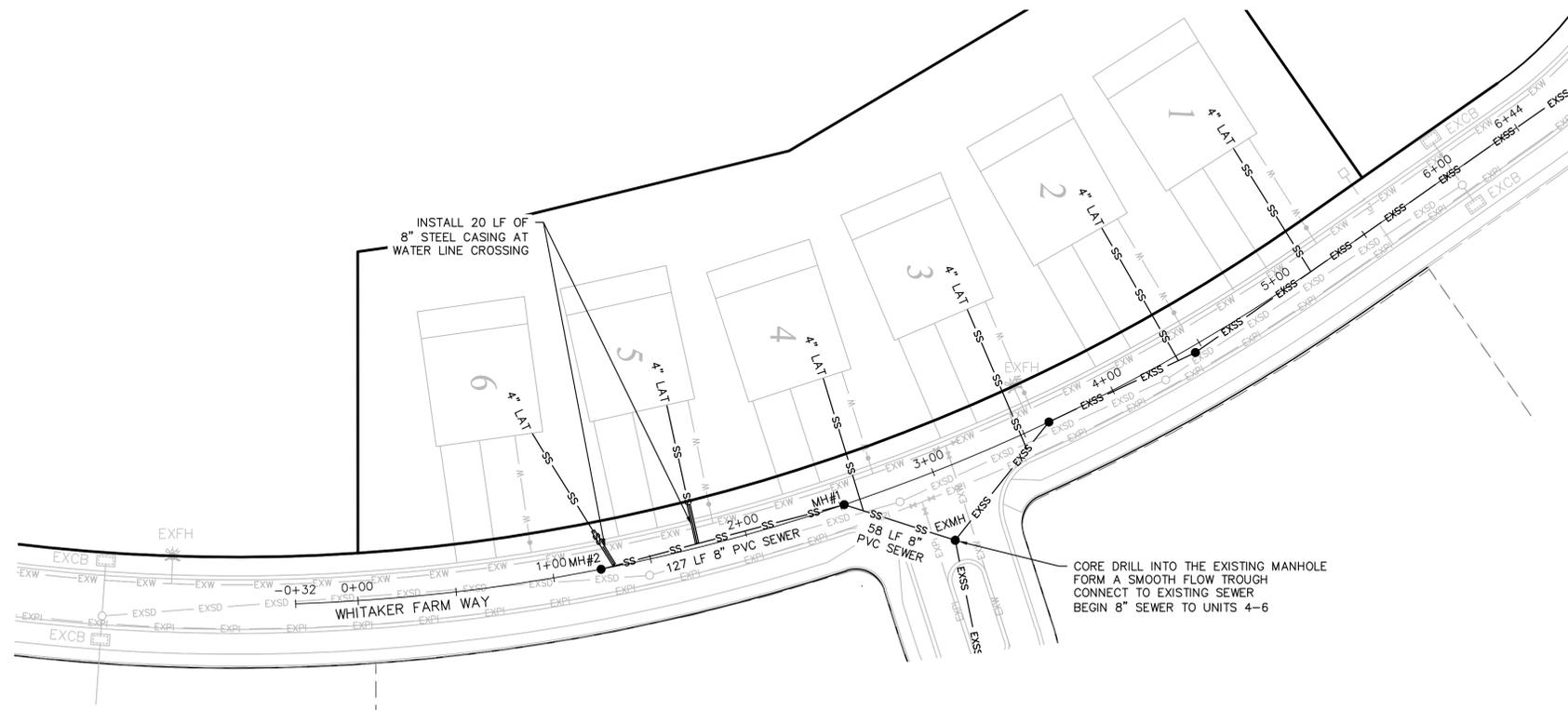
**HORROCKS ENGINEERS** JULY 2022  
 728 WEST 100 SOUTH #2  
 HEBER CITY, UTAH 84032  
 (435) 864-2228

**MIDWAY CITY STANDARD DRAWING**  
 WATER - 5

MIDWAY MEADOWS RANCH LLC  
 WHITE ACRES PUD  
 WATER & PI CONSTRUCTION DETAILS

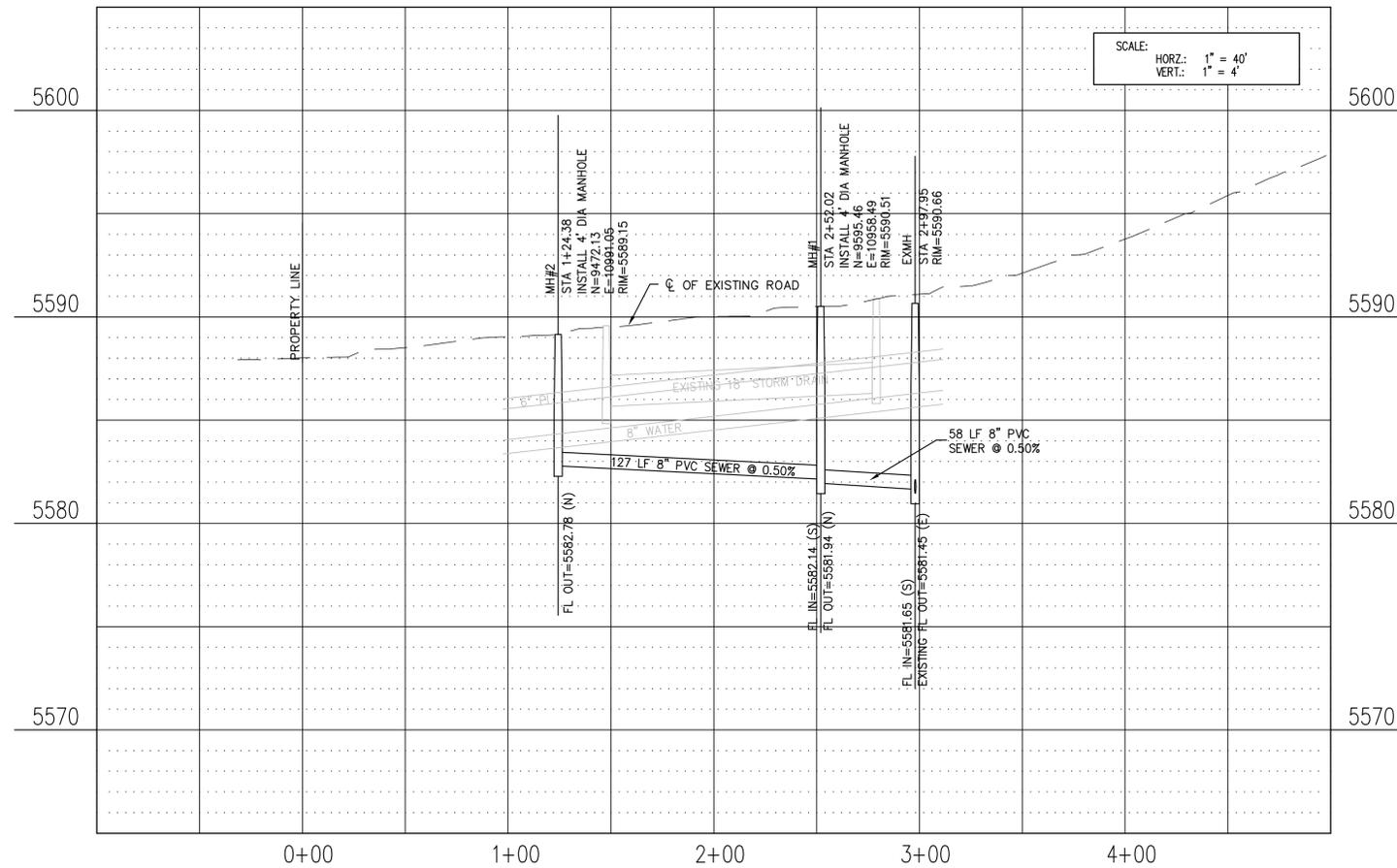
**BERG ENGINEERING**  
 380 E Main St. Suite 204  
 Midway, UT 84049  
 ph 435.657.9749

DESIGN BY: PDB DATE: 3 AUG 2023 SHEET 6  
 DRAWN BY: JNE REV: 6



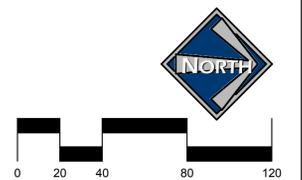
- LEGEND**
- EXSS — EXISTING SEWER
  - SS — PROPOSED SEWER
  - EXW — EXISTING WATER
  - W — PROPOSED WATER
  - FH FIRE HYDRANT
  - WM PROPOSED WATER METER
  - EXPI — EXISTING PRESSURIZED IRRIGATION
  - PI — PROPOSED PRESSURIZED IRRIGATION
  - EXSD — EXISTING STORM DRAIN

- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
  - ALL SEWER CONSTRUCTION SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.



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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 3 AUG 2023

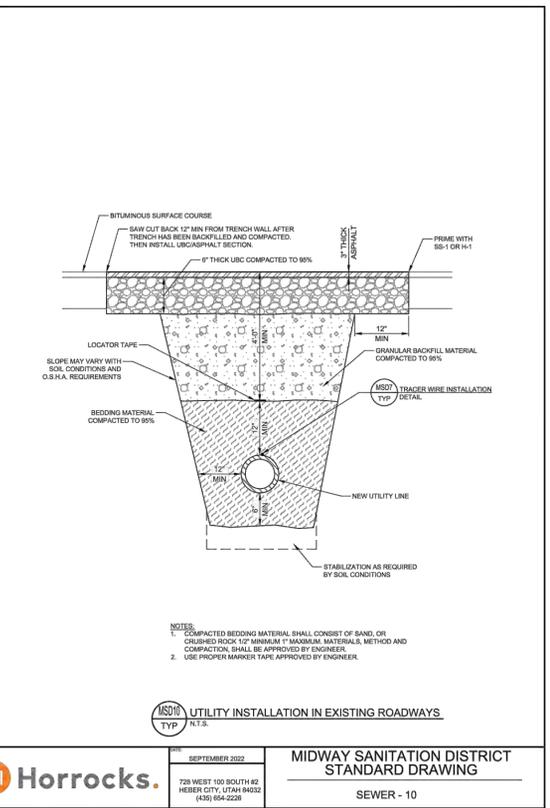
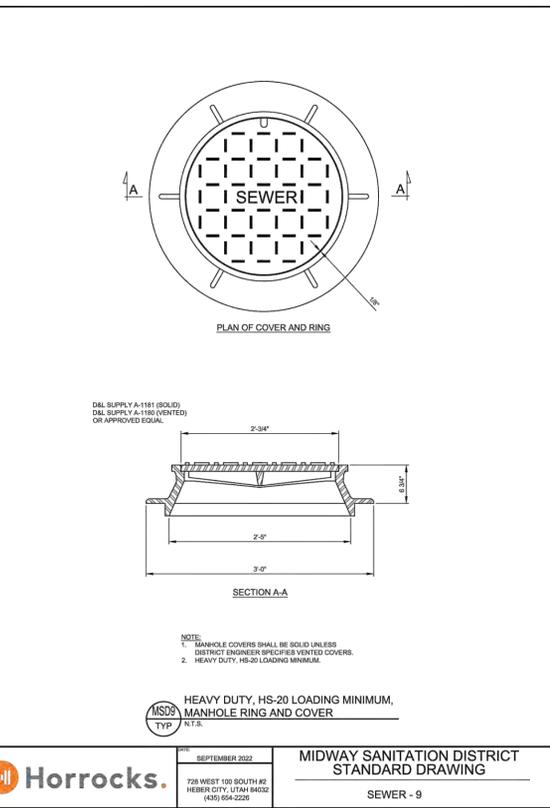
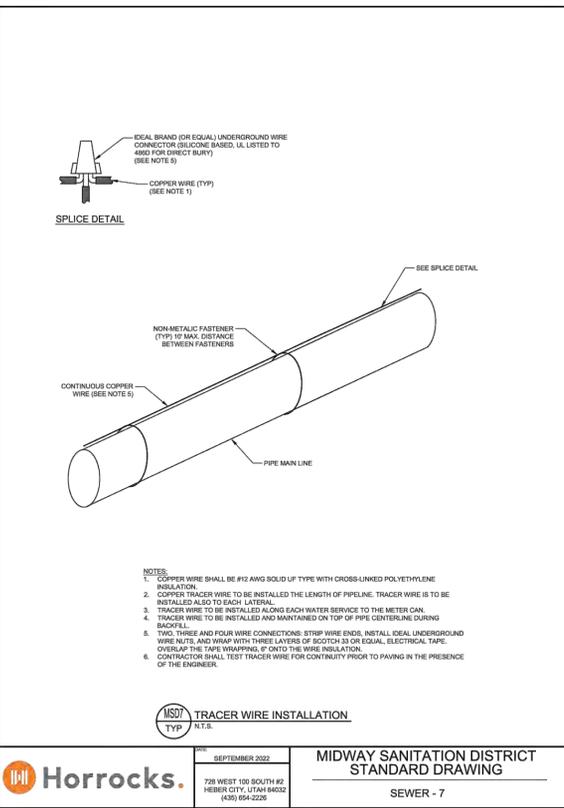
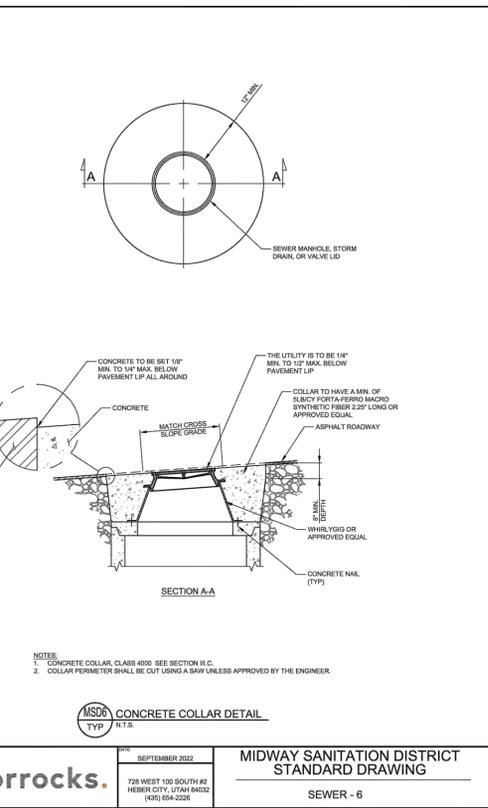
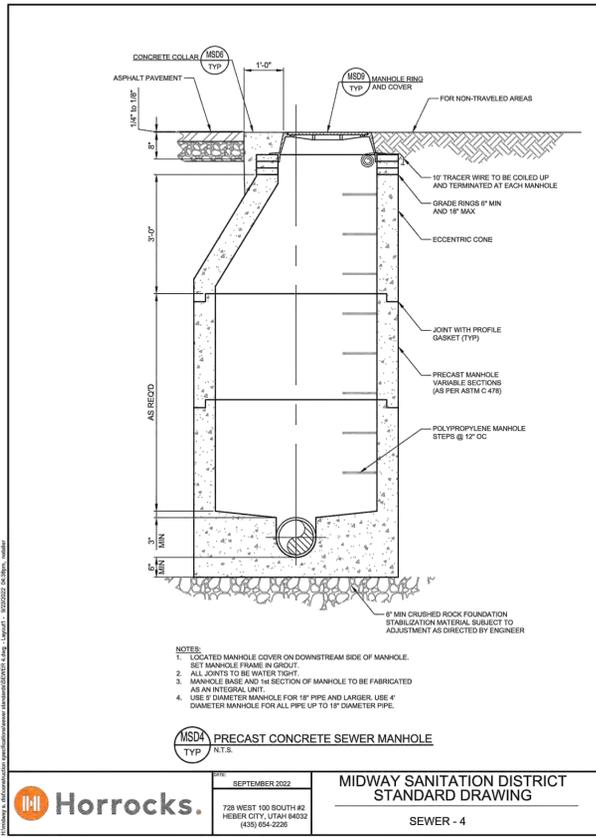
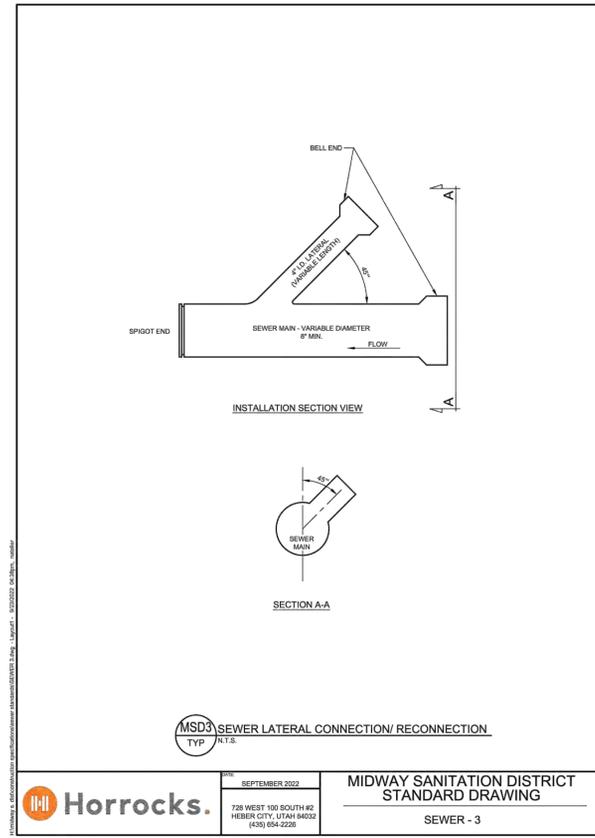
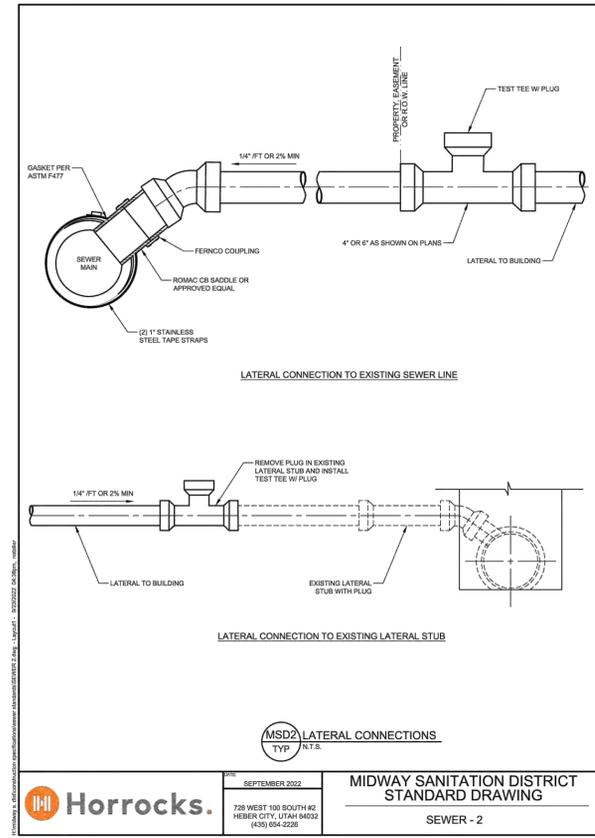
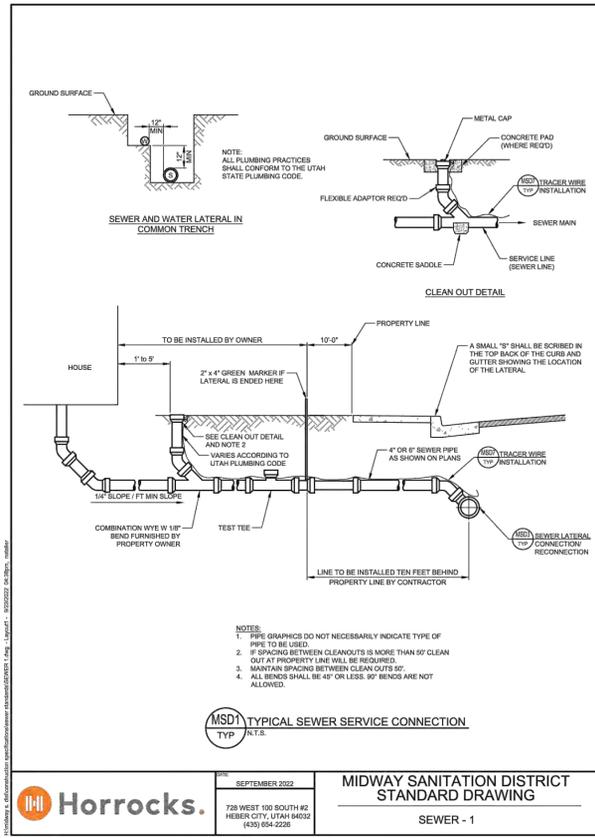


SCALE: 1"=40'  
Scale 1" = 80' for 11x17

MIDWAY MEADOWS RANCH LLC  
WHITE ACRES PUD  
SEWER PLAN & PROFILE



DESIGN BY: PDB DATE: 3 AUG 2023  
DRAWN BY: JNE REV: SHEET 7



MIDWAY MEADOWS RANCH LLC  
WHITE ACRES PUD  
SEWER CONSTRUCTION DETAILS

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

DESIGN BY: PDB  
DRAWN BY: JNE

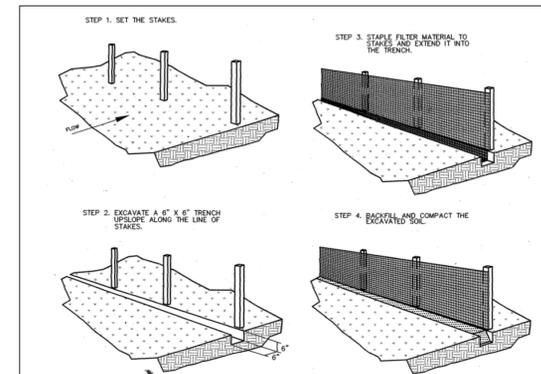
DATE: 3 AUG 2023  
REV: 8

File: S:\Midway Meadows - PUD (C) - BERG\CONSTRUCTION DETAILS\MSD1.dwg | plot date: July 26, 2023 | plotted by: Paul

Date: 10/10/2023 10:58:10 AM  
 File Name: 03\_SWPPP Plan.dwg  
 Plot Date: July 31, 2023  
 Plotted by: Paul



**EROSION CONTROL FOR STORM DRAIN SYSTEM**  
 CONTRACTOR SHALL INSTALL EROSION CONTROL AT ALL CATCH BASINS DURING CONSTRUCTION. EROSION CONTROL TO INCLUDE FILTER FABRIC AND HAY BALES. CONTRACTOR SHALL PERIODICALLY REMOVE SEDIMENT THAT COLLECTS AROUND THE CATCH BASINS AND SHALL KEEP THE STORM DRAIN SYSTEM FREE OF SEDIMENT AND DEBRIS.



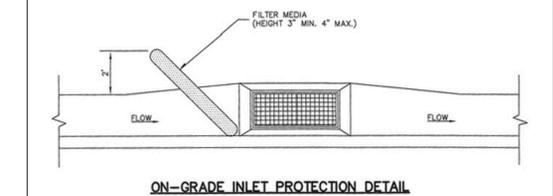
**CONSTRUCTION SPECIFICATIONS FOR SILT BARRIER FENCE MATERIALS**

1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPOLENE NYLON, POLYESTER OF ETHYLENE TERN AND SHALL BE COVERED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS (SEE ASTM METHODS):
 

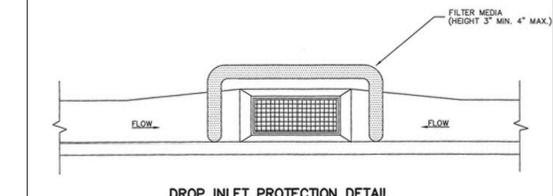
PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% EXT. STRENGTH = 50 LBS./LIN. IN. (MIN.)	
MAXIMUM ELONGATION	STD. STRENGTH = 30 LBS./LIN. IN. (MIN.)
FLOW RATE	30 GAL./SQ. FT./MINUTE (MIN.)
2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0° TO 120°.
3. STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE BARRIER'S STRENGTH AND EFFICIENCY).
4. STAKES FOR THE SILT FENCE SHALL BE 2" x 2" WOOD WITH A MINIMUM LENGTH OF 3 FEET.
5. THE STAKES SHALL BE SPACED A MINIMUM OF 5 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (18" MIN.).
6. A TRENCH SHALL BE EXCAVATED APPROX. 6" WIDE AND 6" DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.
7. THE SILT FENCE SHALL BE STAPLED TO THE STAKES WITH 6" (MIN.) OF FABRIC EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES (1/2" X 1 1/2" MIN.) SHALL BE USED. THE FENCE SHALL NOT BE STAPLED TO EXISTING TREES.
8. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FENCE MATERIAL.
9. IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A BIRD LINE OR SMALL, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW. THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.
10. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
11. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE SILT FENCE IS STILL NECESSARY, IT SHALL BE REPLACED IMMEDIATELY.
13. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/5 THE HEIGHT OF THE FENCE.
14. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
15. THERE SHOULD BE NO GAPS OR SAGS IN THE SILT FENCE.

**CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)**  
 N.T.S.

**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.



**ON-GRADE INLET PROTECTION DETAIL**



**DROP INLET PROTECTION DETAIL**

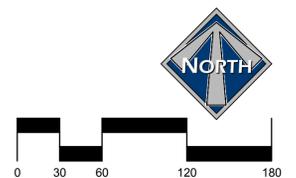
**Inlet protection - gravel sock**

- LEGEND**
- EXSS — EXISTING SEWER
  - SS — PROPOSED SEWER
  - EXW — EXISTING WATER
  - W — PROPOSED WATER
  - WM — PROPOSED WATER METER
  - EXP1 — EXISTING PRESSURIZED IRRIGATION
  - PI — PROPOSED PRESSURIZED IRRIGATION
  - EXSD — EXISTING STORM DRAIN
  - SILT FENCE
  - INLET PROTECTION

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.

**BLUE STAKE NOTE:**  
 • LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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 PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 3 AUG 2023



**SCALE: 1"=60'**  
 Scale 1" = 120' for 11x17

MIDWAY MEADOWS RANCH LLC  
 WHITE ACRES PUD

SWPPP



DESIGN BY: PDB DATE: 3 AUG 2023 SHEET  
 DRAWN BY: JNE REV: 9