

**NOTICE AND AGENDA  
MIDWAY WATER ADVISORY BOARD  
MONDAY, May 4, 2026**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, February 2, 2026, at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda were posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

**The agenda shall be as follows:**

1. **General Consent Calendar**
  - a. **Approve Agenda May 4, 2026**
  - b. **Approve Meeting Minutes February 2, 2026**
2. **Cottages at Memorial Hill – SW Edge of Memorial Hill  
behind/east of 160 River Road**
  - a. **Discuss Water Calculations for Project**
  - b. **Possible Recommendation to City Council.**
3. **Homestead Golf Cottages & Homes – Homestead Resort**
  - a. **Discuss Water Calculations for Project**
  - b. **Possible Recommendation to City Council**
4. **New/Old Business - No motions or recommendations**
5. **Adjourn**

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*General Consent Calendar*

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**MIDWAY WATER ADVISORY BOARD  
MONDAY February 2, 2026  
MEETING MINUTES**

The Midway Water Advisory Board meeting was held February 2, 2026, at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

**Roll Call**

Irrigation Members: Steve Farrell, Russ Kohler, Brent Kelly. Midway City: Mayor Craig Simons, City Council Member Andy Garland, Michael Henke, City Planner, and Jennifer Sweat, Treasurer/Midway Water Advisory Board Secretary.

**General Consent Calendar**

Midway Irrigation Company President/Chair Steve Farrell asked for approval of the General Consent Calendar which consisted of:

- a. Approval of the Agenda for February 2, 2026
- b. Approve Meeting Minutes January 5, 2026

**Motion: City Councilman Andy Garland made a motion to approve the General Consent Calendar with the noted changes to minutes. Irrigation Member Russ Kohler 2<sup>nd</sup> the motion.**

Chair Farrell asked if there were further questions regarding this matter. There was none.

**Motion was carried unanimously.**

**Review Whispering Creek Water Requirements- 515 West Cari**

**3. Review Whispering Creek Water Requirements – 515 West Cari**

Planner Henke stated that this item had been continued at the last meeting in January 2026, and that was because the board requested calculations from Paul Berg, the project engineer, and decided they would like him to calculate the flood way vs. flood plain.

Planner Henke briefly reviewed the property presented last month:

- 4.54 acres
- R-1-15 zone
- 7 lots
- Sensitive lands
  - FEMA Floodplain
  - Wetlands
- Cosper Subdivision – 6-acre feet dedicated.
- One existing dwelling – 1.5-acre feet credit

Planner Henke reviewed the plat maps, and site plans. The project has three (3) lots that have a floodplain on them. The board also reviewed the FEMA Map that shows the floodplain, and floodway. The previous water calculation recommendation was also reviewed:

## POSSIBLE RECOMMENDATION

- 4.54-acre parcel (197,762 sq. ft.)
  - Irrigated area
    - Lots – 162,231 sq. ft. (3.72 acres)
    - Park strip – 8,276 sq. ft. (0.19 acres)
    - Common area – 5,896 sq. ft. (0.14 acres)
  - Impervious area for lots
    - 56,000 sq. ft. (7 x 8,000)
  - Total irrigated acreage
    - $2.76 \times 3 = 8.28$ -acre feet
- 7 culinary connections
  - 5.6-acre feet (7 x .8)
- Credits
  - Cospes – 6 acre feet
  - Existing dwelling – 1.5 acre feet
- 13.9 acre feet requirement
- 6.4 acre feet ( $13.9 - 6 - 1.5 = 6.4$ )

Planner Henke stated that we did receive new calculations from Paul Berg, the projects engineer, and if you look at the Floodway, it would be 0.6 acres, and that would change the water calculation recommendations to the following :

## POSSIBLE RECOMMENDATION

- 4.54-acre parcel (197,762 sq. ft.)
  - Irrigated area
    - Lots – 162,231 sq. ft. (3.72 acres)
    - Park strip – 8,276 sq. ft. (0.19 acres)
    - Common area – 5,896 sq. ft. (0.14 acres)
  - Impervious area for lots
    - 56,000 sq. ft. (7 x 8,000) (1.3 acres)
  - Floodway 0.6 acres
  - Total irrigated acreage
    - $2.15 \times 3 = 6.48$ -acre feet
- 7 culinary connections
  - 5.6-acre feet (7 x .8)
- Credits
  - Coper – 6 acre feet
  - Existing dwelling – 1.5 acre feet
- 12.1 acre feet requirement
- 4.6 acre feet ( $12.1 - 6 - 1.5 = 4.6$ )

Planner Henke stated that it would make the water requirement slightly less, however in the past we have required subdivisions with floodplains to turn in water or the floodplain/floodway. He briefly reviewed subdivisions that this had been the case :

## SUBDIVISIONS WITH FLOODPLAIN

- Huntleigh Woods
- Homestead
- Midway Village
- Pine Canyon Paradise
- Ray Farm
- Cozens
- Mill Farm
- Haven Farms

The board and city have set a precedent for requiring water for floodplains/floodways, and if this project is treated differently it could cause a ripple effect, where past projects comes back to the city and requests water to be returned to them for the floodplain/floodway, and by state law that can't be done. Also at the the time the Homestead turned in their required water, their attorney submitted a letter that it was under protest for the floodplain/floodway, and to make this change on policy, would open the door for lawsuits etc.

Jeremy Clark, the applicant was present, and he stated that he really was doing this project so his children had some where to build when they wanted too. The plan was to do a spec home, and then one lot he was selling, but none of this could happen until the plat is recorded. And until the water was found that couldn't happen.

The board discussed the project, the possibility of doing it in phases, which isn't possibly because its less then 10 lots. Mr. Clark asked if he could lease the water until he finds the shares, and then once he gets them, the lease could end and he could turn in the shares. Chair Farrell stated there was no water to lease so that wouldn't be an option. There was discussion in locating share holders that had shares they were willing to sell, and Mr. Clark had been speaking to one person, but the agreement hadn't been settled. Chair Farrell stated that Mike Kohler, secretary for the irrigation company did have a list of people who had contacted him about wanting to sell but Mr. Clark stated that Mr. Kohler hadn't been willing to give that information to him, but Chair Farrell stated no, that information could be given. Mr. Clark said he would reach out again to see what he could find.

Mayor Simons asked Planner Henke his recommendation, and Planner Henke stated that he felt the board needed to say with what had been set as precedent, and keep the water recommendation the same with 6.4 acre feet of water being required for the subdivision.

City Councilman Garland asked if they should continue the item, and see if there was way to phase the project? Planner Henke stated that would start the project over, and it would need to have a Master Plan, go back to Planning Commission, and City Council, which wouldn't help move anything along faster, if anything it would severly delay it.

The board discussed the project, and while they understand why it was asked to be reviewed, they felt that a change could not be made based on previous recommendations, along with the city code requirements.

Chair Farrell asked if there were further questions regarding this matter. There was none.

**Motion: City Councilman Andy Garland moved to not change the water requirement originally recommended to City Council. Midway Irrigation Member Brent Kelly 2<sup>nd</sup> the motion.**

Chair Farrell asked if there were further questions regarding this matter. There was none.

**Motion was carried unanimously.**

**4. New/Old Business**

Chair Farrell asked Secretary Sweat if she had anything to discuss, and she stated she did not.

Planner Henke stated there was a slight site plan change on the Michie Lane LDS church, but it was not anything that caused the project to be re-looked at by the board. Chair Farrell asked what was the timeline for getting it to be built? Planner Henke stated that the project goes to Planning Commission in February, and City Council the 1<sup>st</sup> meeting of March. They are trying to start early, as money has been moved to start the project. Planner Henke also stated they might possibly turn in an application for a subdivision for the back piece of the property, but at this time it was not known when or if that would happen. There was also discussion on possibly conservation easements, but again that's just discussion, nothing had been decided.

Chair Farrell asked if there were further questions regarding this matter. There was none.

**Midway City Councilman Andy Garland moved for adjournment, Midway Irrigation Member Russ Kohler 2<sup>nd</sup> the motion meeting was adjourned at 6:21 p.m.**

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*Cottages at Memorial Hill*

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**MIDWAY CITY**  
Planning Office

75 North 100 West  
Midway, Utah 84049

Phone: 435-654-3223 x105  
Fax: 435-654-2830  
mhenke@midwaycityut.org

**Midway Water Advisory Application**

**Applicant or Authorized Representative:**

Name: Jeremy Clark Phone: 719-330-7854 Fax: \_\_\_\_\_

Mailing Address: Po Box 195 City: Midway State: UT Zip: 84049

E-mail Address: clarkj1229@gmail.com

**Project Name:** Cottage at Memorial Hill

Location: Parcel 00-0014-1445, SW edge of Memorial Hill behind/east of 160 River Road

Total Acreage: 1.09 Number of Units: 2 Historically Irrigated Area: minimal

Existing Water Connections: 0

**Comments:**

Requesting water calculations for 2 building sites on this property.

**Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.**

**Please read and sign before application submittal**

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent:  Date: 3/31/2026

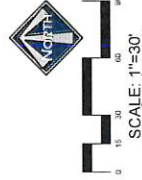
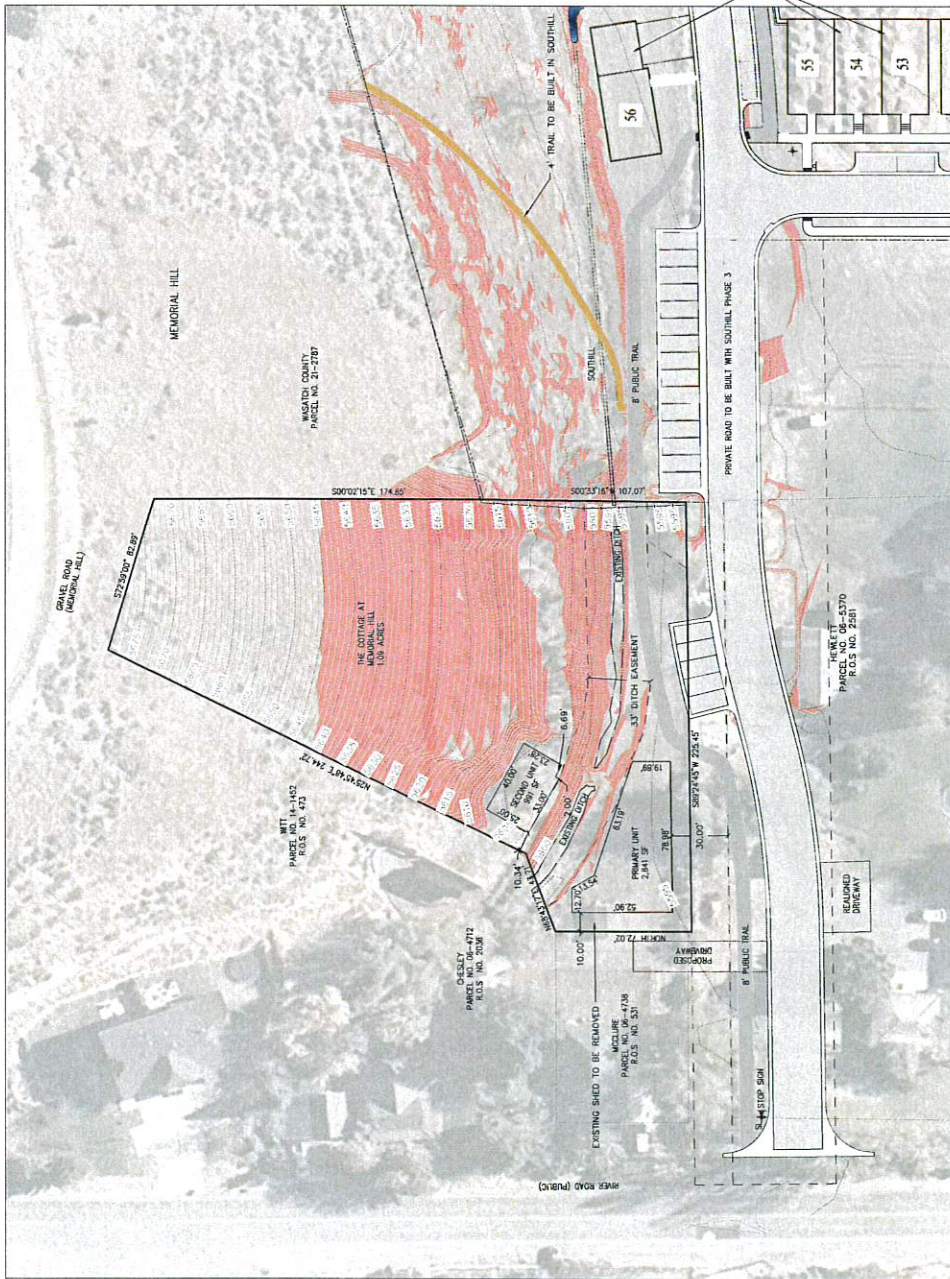
**FOR OFFICE USE ONLY**

<b>STAFF:</b>			
Date Received:	_____	Application Number:	_____
Received By:	_____	Zone:	_____
Fee Paid:	_____	Tax ID Number:	_____
<b>PLANNER:</b>			
Complete / Incomplete			
Date: _____	Reviewed by: _____		

- LEGEND**
- DITCH EASEMENT
  - EXISTING FENCE
  - PROPERTY BOUNDARY
  - > 25% SLOPE

**ZONE:** R-1-3  
**SETBACK NOTE:** 30' MEASURED FROM BACK OF CURB ON PRIVATE DRIVE  
 30' FROM FRONT OF PROPERTY  
 30' FROM BACK OF PROPERTY

**SITE PLAN NOTE:**  
 - DETACHED TWO-FAMILY DWELLING PER 16.8.2.2 IN THE R-1-3 ZONE.  
 - OWNER OR A PERSON RELATED TO THE OWNER BY BLOOD, MARRIAGE OR ADOPTION MUST OCCUPY ONE OF THE TWO UNITS.  
 - DWELLING UNIT IS 30% OF PRIMARY DWELLING UNIT WHICH COMPLEX WITH THE NOT TO EXCEED 70% REQUIREMENT IN 16.8.2.1.1



**THE COTTAGE AT MEMORIAL**  
 JEREMY CLARK  
 SITE PLAN

**BERG ENGINEERING**  
 3100 E. Main St., Suite 204  
 Phoenix, AZ 85016  
 TEL: 602.998.2222 FAX: 602.998.2222  
 DATE: 11/11/2020 P.E.

REVISIONS	DATE	REVISIONS	SHEET
			3

THIS DOCUMENT IS INCOMPLETE  
 FOR THE RECORD. IT IS  
 NOT TO BE USED FOR ANY  
 PURPOSES OTHER THAN  
 RECORDING OF PLANNING  
 RECORDS.  
 DATE: 11/11/2020 P.E.

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*Homestead Golf Cottages & Homes –  
Homestead Resort*

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# The Homestead Resort Master Plan (Revised April 2026) Additional Water Right Calculations

April 17, 2026

Prepared by: Paul Berg, P.E., Berg Engineering

## Project Information

Existing uses at The Homestead that will be replaced with similar facilities are not considered in the analysis. New or expanded uses must dedicate additional water rights. These new or expanded uses are calculated below. Credits for existing uses that will be removed are also shown. Existing uses that will be replaced within the resort include the golf clubhouse, restaurants, conference rooms, house keeping and existing restrooms.

The water right calculations below are based on the current resort master plan dated April 7, 2026.

Tables 1-3 provide the water right requirements and additional water uses for new The Homestead Resort Master Plan.

There were 12.90 acres of irrigated area within the existing Homestead resort core prior to the 2020 improvements.

The new resort plan will irrigate an additional 2.40 acres.

The existing site has 0.72 acres of ponds.

The new resort plan contains a new 0.11 acre pond near the wedding barn

## Response to May 6, 2024 Water Board Questions

Homestead currently has 15 weddings a year.

Homestead has 130 conference events in the 5 existing conference spaces.

50 events with a meal per year (weddings or conferences) are expected in the new Event Barn.

20 events without a meal per year are expected in the new Event Barn

Only the new uses are accounted for in the water calculations below.

See Restaurants - d. per customer served (includes toilet and kitchen wastes) from Table 2, Utah Code R309-107 for events with meals

Visitor Center assumed for conferences with meals from Table 2, Utah Code R309-107.

Response to Additional Questions from Staff per The Bunker and the Virginia House Building Permits in September 2024. These uses within the resort have changed since the Water Board approval was granted.

## Washing Machines

The Homestead previously had 4 commercial washing machines for onsite laundry.

The Homestead will now outsource laundry to Model Linens in Ogden, Utah.

The Homestead will only have 2 onsite commercial washing machines for pool towels, employees and emergencies.

**Net difference - Homestead should get credit for the loss of 2 commercial washing machines = 2.30 acre-feet**

## Employees Showers

The Homestead has historically had 6 showers for employees in the golf proshop, golf maintenance building and the housekeeping building. The proposed Bunker building will have 2 showers for employees.

**Net difference - Homestead should get credit for the loss of 4 employee showers. Amount to be determined**

**Break Areas**

The existing housekeeping building has a breakroom for employees. This building will be removed.  
 The proposed Bunker building has a breakroom for employees.

**Net difference = 0.00 acre-feet**

**Virginia House**

The Virginia House contained 8 hotel units with bathrooms.  
 The building permit to remodel the Virginia House only contains two restrooms and an employee sink.  
**Net difference - Homestead should receive a credit for approximately 5.5 hotel units = 1.65 acre-feet**

Previous water right determination was 83.24 acre-feet on September 23, 2004 with the updated calculations for the Bunker and Virginia House building permits.

**Table 1 - Water Use Requirements**

Use	Water Requirement		Source of Requirement	Return Flow Requirement		Total Required	
	Quantity	Unit		Quantity	Unit	Quantity	Unit
Irrigated / landscaped area	3.00	acre-feet/acre	Midway Water Board	0.00		3.00	acre-feet/acre
Hotel resort unit	150	gpd/unit	Table 1, Utah Code R309-510	1.77		0.30	acre-feet/unit
Restaurant	35	gpd/seat	Table 2, Utah Code R309-510	1.77		0.07	acre-feet/seat
Swimming pools	10	gpd/person	Table 2, Utah Code R309-510	1.77		0.02	acre-feet/person
Retail and commercial	500	gpd/toilet	Table 2, Utah Code R309-510	1.77		0.99	acre-feet/toilet
Weddings & conferences with a meal (50 per year)	10	gpd/seat	Table 2, Utah Code R309-510	1.77		0.003	acre-feet/seat
Conferences without a meal (25 per year)	5	gpd/person	Table 2, Utah Code R309-510	1.77		0.0007	acre-feet/person
Spa and activity center	25	gpd/person	Table 2, Utah Code R309-510	1.77		0.05	acre-feet/person
Commercial washing machine	580	gpd/machine	Table 2, Utah Code R309-510	1.77		1.15	acre-feet/machine

**Table 2 - Change in Water Uses at The Homestead**

Use	Quantity	Unit	Comments
Existing units to be removed	-12	units	Only 12 existing units to be removed, 125 of the existing 137 units will remain.
Irrigated area added to resort	2.40	acres	
Pond area added to resort	0.11	acres	
Residential homes	5	homes	was 7 in the previous plan
New guest condo hotel units (Golf Cottages)	16	units	no full kitchens are in the golf cottage units, only a hotel kitchenette
New guest condo units (Resort)	68	units	3 - 6 unit building, 5 - 10 unit building
Additional restaurants seating	130	seats	See note 4.
Additional restaurant (Milk House)	35	seats	Based on occupancy calculations on building permit plans.
Additional swimming pool capacity	206	person	See note 1.
Retail and commercial	2	toilet	Additional mens and womens toilet stalls in commercial and amenity areas
Weddings and conferences with a meal	300	person	
Conferences without a meal	300	person	
Spa	50	person	
Activity Center	40	person	
Commercial washing machine	-2	machine	Onsite commercial washing machines reduced to 2 with offsite services.
Employee showers	-4	showers	Reduction of 4 employee showers on the resort.
Virginia House conversion to office space	-5.5	units	8 hotel rooms being reduced to 2 office restrooms and an employee sink.

Table 3 - Additional Water Needs for The Homestead Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Credit for removed hotel units	12	units	-0.30	acre-feet/unit	-3.60
Irrigated area added to resort	2.40	acres	3.00	acre-feet/acre	7.20
Pond area added to resort	0.11	acres	3.00	acre-feet/acre	0.33
Residential homes	5	homes	0.80	acre-feet/home	4.00
New guest condo hotel units (Golf Cottages)	16	units	0.30	acre-feet/unit	4.80
New guest condo units	68	units	0.80	acre-feet/unit	54.40
New restaurant spaces	130	seats	0.07	acre-feet/person	9.10
Additional restaurant (Milk House)	35	seats	0.07	acre-feet/person	2.45
Swimming Pools	206	person	0.02	acre-feet/person	4.12
Retail and commercial	2	toilet	0.99	acre-feet/toilet	1.98
Weddings and conferences with meal (50 per year)	300	person	0.003	acre-feet/person	0.90
Conferences without a meal (25 per year)	300	person	0.0007	acre-feet/person	0.21
Spa	50	person	0.05	acre-feet/person	2.50
Activity Center	40	person	0.05	acre-feet/person	2.00
Virginia House conversion to office space	-5.5	units	0.3	acre-feet/unit	-1.65
Reduction in commercial washing machines	-2	machine	1.15	acre-feet/machine	-2.30
					<b>86.44 acre-feet</b>

The resort plan change results in an increase of 3.2 acre-feet from the last water right determination on September 23, 2024.

Notes:

1. The existing swimming pools, hot tub and fitness center has an existing capacity of 194 people. The new swimming pools have a proposed capacity of 400 people for a net difference of 206.
2. 1 acre-feet per year = 892 gallons per day
3. The Midway Water Board policy was recently changed from 1.0 acre-feet per home to 0.80 acre-feet per home. This change represents a 1.77x return flow. The previous policy was 2x.
4. The existing restaurants have a 172 seating capacity (Simons 96 and Fanny's 76). The new restaurants, bars and lounges have a capacity of 302 for an increase in restaurant capacity of 130 seats.
5. Per the building permit application the Milk House food and beverage outlet has a occupancy of 35 people.









**LEGEND:**

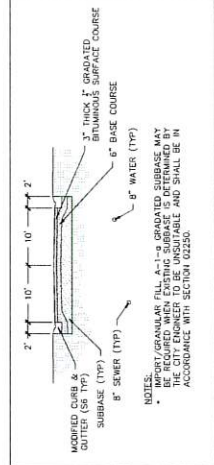
- EXISTING CURB
- EXISTING GUTTER
- EXISTING SEWER
- EXISTING WATER
- EXISTING 8" WATER
- PROPOSED 8" WATER
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN

**BLUE STAKE NOTE:**

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

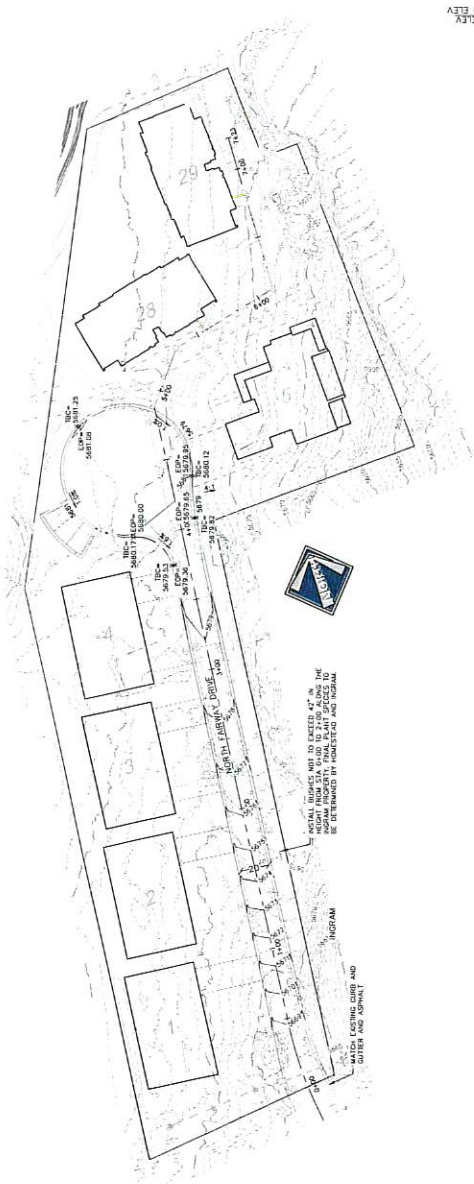
**REVISION NOTES: 28 JULY 2023**

- REDUCE NORTH FARWAY DRIVE FROM 26" TO 20" TO ACCORD WITH PROTECT EXISTING LANDSCAPING AS APPROVED BY MEWAY CITY COUNCIL



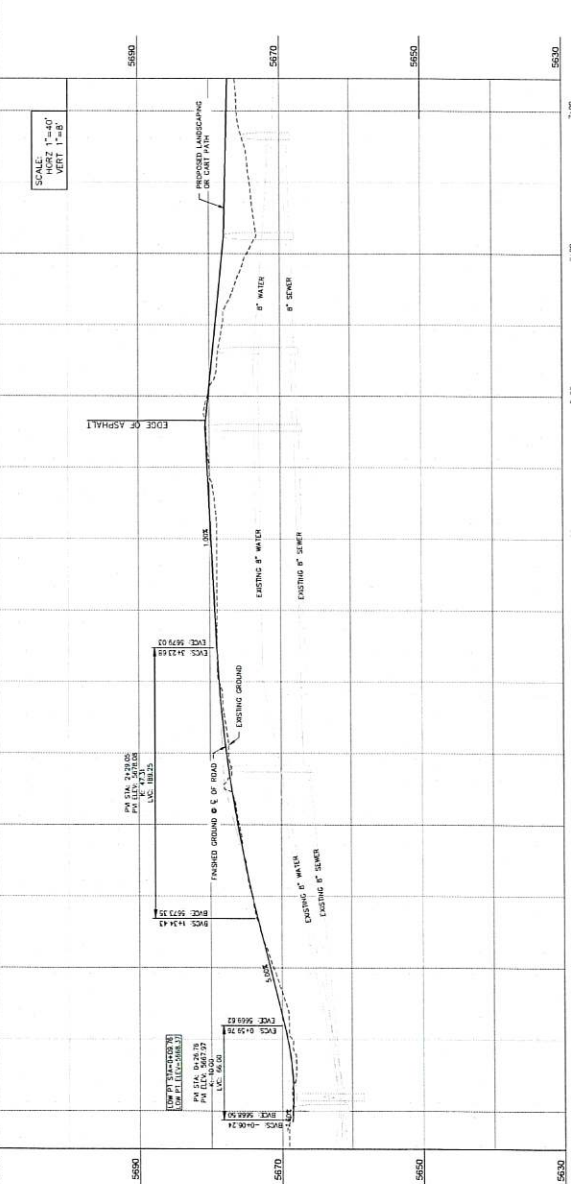
- NOTES:**
- IMPORT/GRANULAR FILL A-1-9 GRADATED SUBBASE MAY BE USED WHERE TO BE DETERMINED BY THE CITY ENGINEER TO BE SUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02250.

- REVISION NOTES:**
- REDUCE NORTH FARWAY DRIVE FROM 26" TO 20" TO ACCORD WITH PROTECT EXISTING LANDSCAPING AS APPROVED BY MEWAY CITY COUNCIL
  - CURB AND GUTTER HAS BEEN INSTALLED
  - SEWER AND WATER HAS BEEN INSTALLED
  - ASPHALT SHALL BE INSTALLED



VERTICAL CURVES NOT TO EXCEED 47' IN LENGTH. VERTICAL CURVE DATA TO BE DETERMINED BY HORIZONTAL AND VERTICAL ALIGNMENT DESIGN. ALL VERTICAL CURVES TO BE DETERMINED BY HORIZONTAL AND VERTICAL ALIGNMENT DESIGN.

PROPOSED ELEV.	EXISTING ELEV.
5706.25	5710
5705.84	5710
5677.45	5677.45
5677.70	5677.70
5678.14	5678.14
5678.16	5678.16
5678.14	5678.14
5678.25	5678.25
5680.14	5680.14
5680.00	5680.00
5680.29	5680.29
5679.20	5679.20
5679.79	5679.79
5678.73	5678.73
5679.29	5679.29
5678.97	5678.97
5678.73	5678.73
5678.09	5678.09
5677.08	5677.08
5676.18	5676.18
5674.11	5674.11
5673.73	5673.73
5671.83	5671.83
5671.19	5671.19
5669.18	5669.18
5669.30	5669.30
5668.42	5668.42
5668.36	5668.36



THE HOMESTEAD GROUP LLC  
GOLF COTTAGES AND HOMES  
NORTH FARWAY DRIVE  
PLAN & PROFILE STA. 0+00-10+00

**BERG ENGINEERING**  
140 E. MAIN ST. SUITE 204  
MILWAUKEE, WI 53212  
TEL: 414.224.8888 FAX: 414.224.7777  
WWW.BERG-ENG.COM

DESIGNED BY: DANIEL VANDERKAM  
DRAWN BY: BEJ  
REVISION: C4

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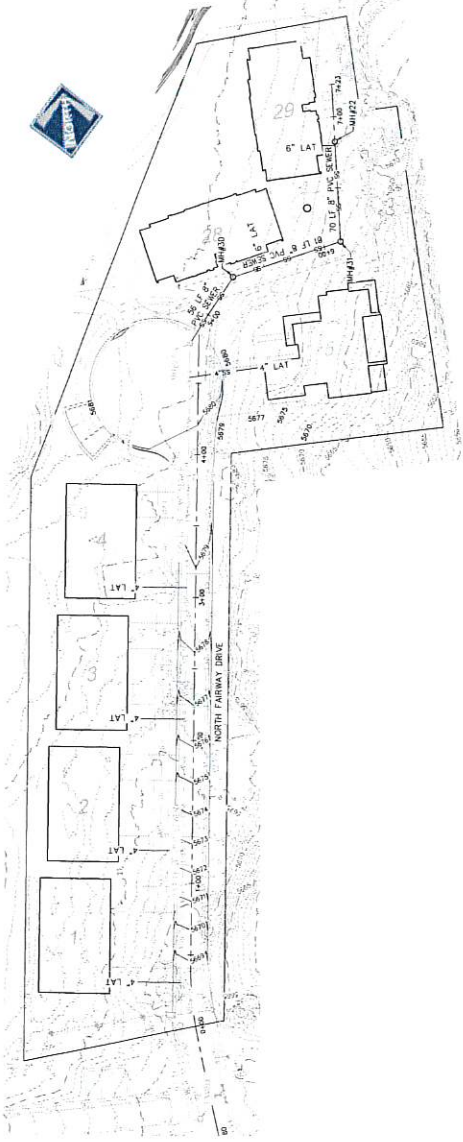
- LEGEND**
- HOT WATER LINE FROM CHAFTER (PRIVATE)
  - COLD WATER GAS LINE
  - GAS LINE
  - EXISTING 8" WATER
  - EXISTING 6" WATER
  - EXISTING 4" WATER
  - EXISTING 2" WATER
  - EXISTING 1" WATER
  - EXISTING 1/2" WATER
  - EXISTING 1/4" WATER
  - EXISTING 1/8" WATER
  - EXISTING 1/16" WATER
  - EXISTING 1/32" WATER
  - EXISTING 1/64" WATER
  - EXISTING 1/128" WATER
  - EXISTING 1/256" WATER
  - EXISTING 1/512" WATER
  - EXISTING 1/1024" WATER
  - EXISTING 1/2048" WATER
  - EXISTING 1/4096" WATER
  - EXISTING 1/8192" WATER
  - EXISTING 1/16384" WATER
  - EXISTING 1/32768" WATER
  - EXISTING 1/65536" WATER
  - EXISTING 1/131072" WATER
  - EXISTING 1/262144" WATER
  - EXISTING 1/524288" WATER
  - EXISTING 1/1048576" WATER
  - EXISTING 1/2097152" WATER
  - EXISTING 1/4194304" WATER
  - EXISTING 1/8388608" WATER
  - EXISTING 1/16777216" WATER
  - EXISTING 1/33554432" WATER
  - EXISTING 1/67108864" WATER
  - EXISTING 1/134217728" WATER
  - EXISTING 1/268435456" WATER
  - EXISTING 1/536870912" WATER
  - EXISTING 1/1073741824" WATER
  - EXISTING 1/2147483648" WATER
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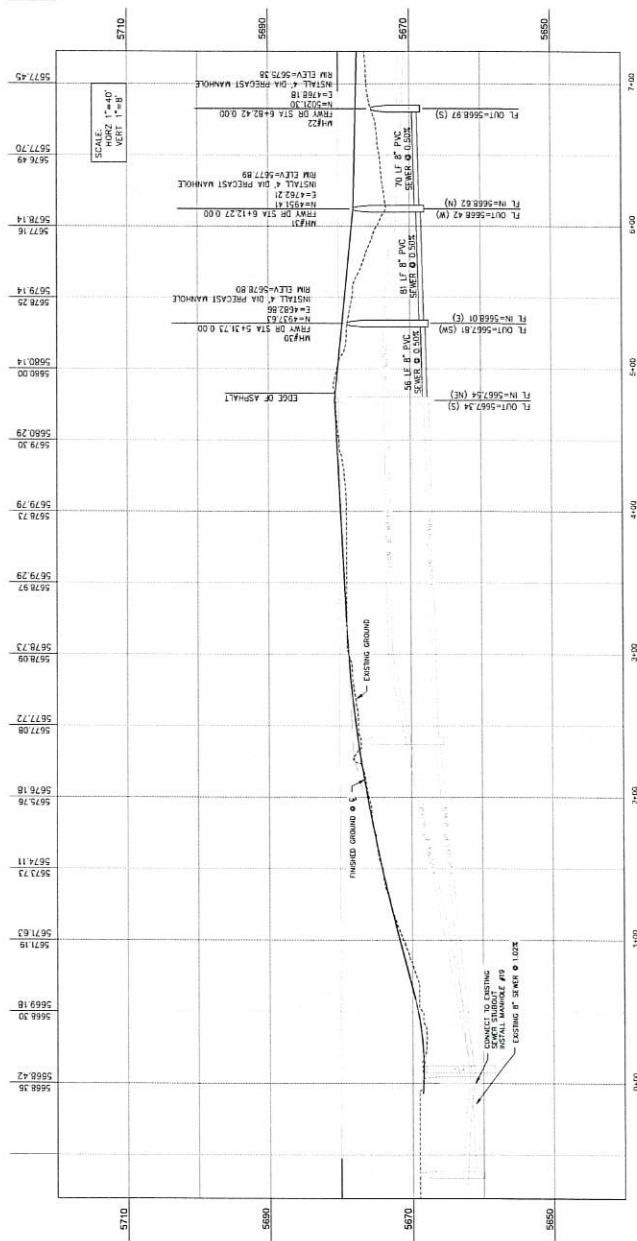
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- EXISTING GAS
- EXISTING SEWER
- EXISTING WATER
- PROPOSED PRESSURIZED IRRIGATION
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED 3" DRAIN

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

NOTES:  
 ALL CONSTRUCTION SHALL MEET MOWAY SANITATION DESIGN STANDARDS AND SPECIFICATIONS



PROPOSED ELEV.	EXISTING ELEV.
5706.35	5705.54



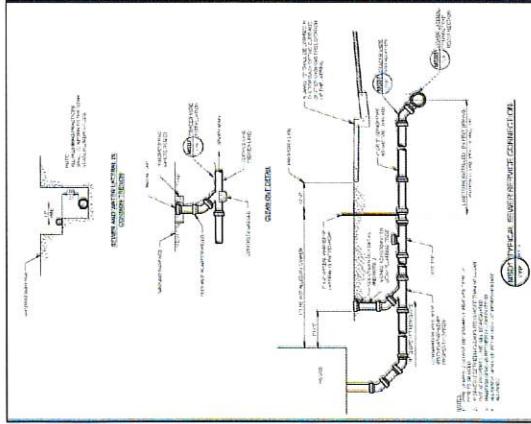
THE HOMESTEAD GROUP LLC  
 GOLF COTTAGES AND HOMES

NORTH FARROW DRIVE  
 SEWER PLAN & PROFILE STA 10+00-6+15

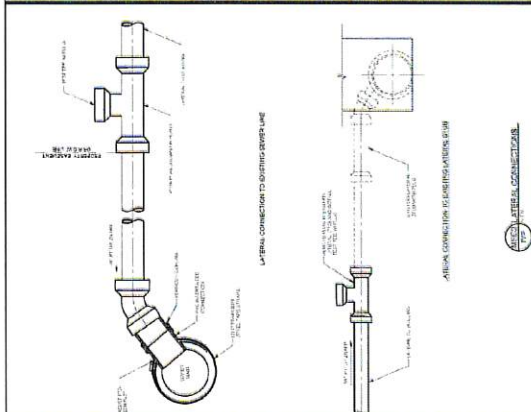
**BERG ENGINEERING**  
 140 S. Main St., Suite 204  
 Madison, WI 53703  
 TEL: 608.271.1111 FAX: 608.271.1112  
 WWW.BERG-ENG.COM  
 DATE: 3/28/2015

DESIGNED BY: JMB  
 DRAWN BY: DEJ  
 REV: C7

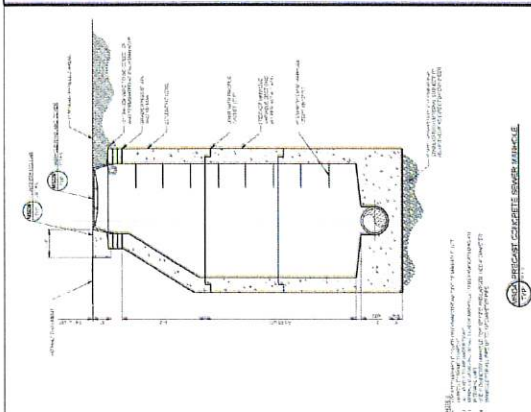
THIS DOCUMENT IS INCOMPLETE FOR REVIEW. ONLY THE DESIGNER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING.



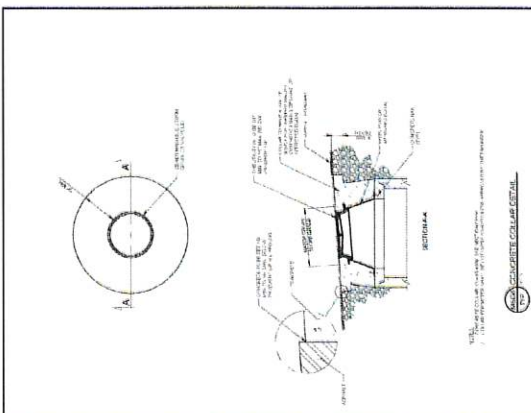
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 MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER - 1



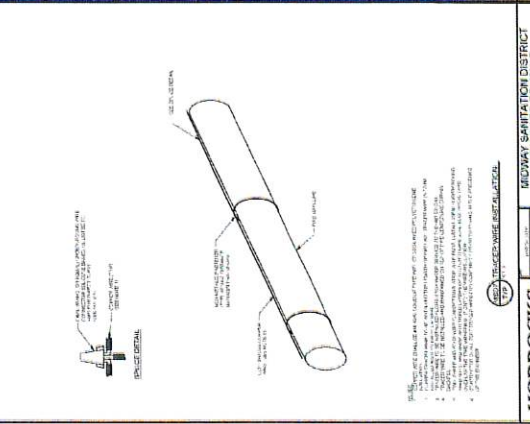
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 MIDWAY SANITATION DISTRICT  
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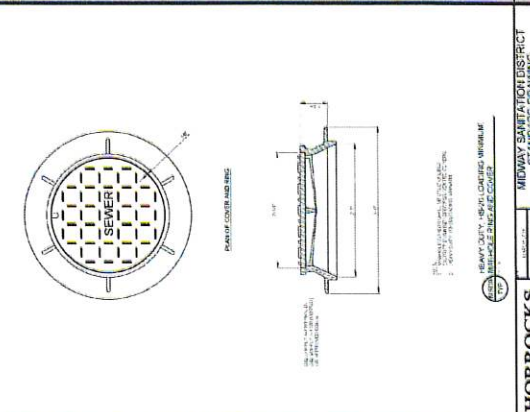
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 MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER - 4



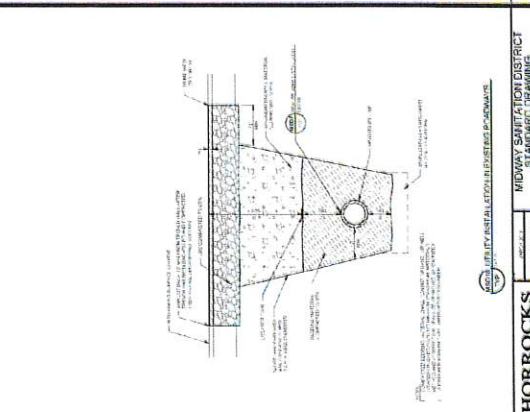
**HORROCKS ENGINEERS**  
 MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER - 5



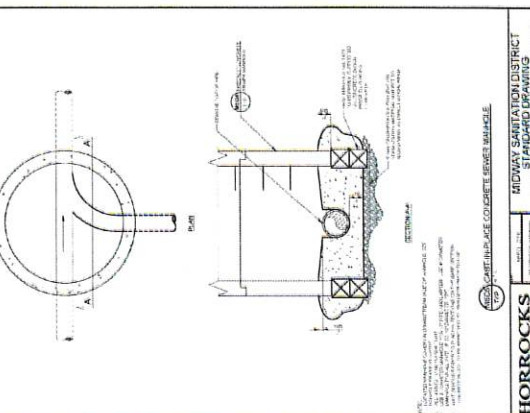
**HORROCKS ENGINEERS**  
 MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER - 7



**HORROCKS ENGINEERS**  
 MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER - 5



**HORROCKS ENGINEERS**  
 MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER - 10



**HORROCKS ENGINEERS**  
 MIDWAY SANITATION DISTRICT  
 STANDARD DRAWING  
 SEWER - 5

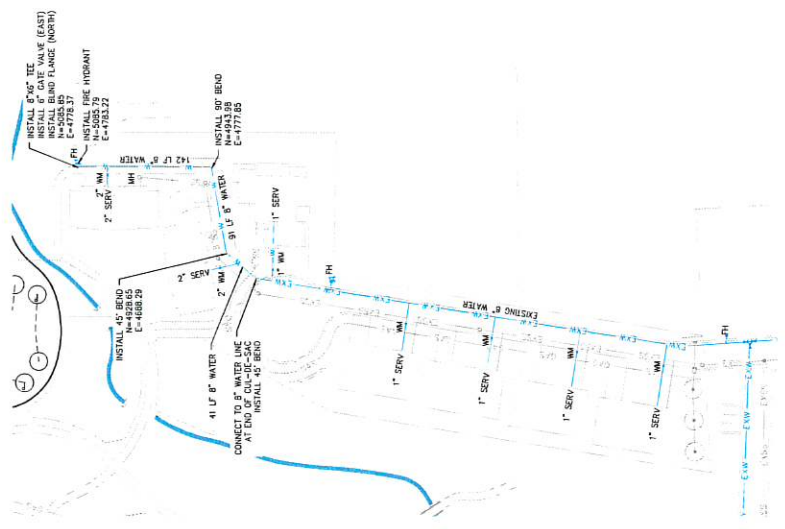
- LEGEND**
- EXISTING HOT WATER LINE FROM GRATER (PRIVATE)
  - EXISTING GAS LINE
  - EXISTING FIRE LINES
  - EXISTING WATER LINES
  - PROPOSED SEWER
  - EXISTING WATER LINES
  - PROPOSED WATER LINES
  - PROPOSED BRIGADION
  - EXISTING POWER LINE
  - EXISTING WATER METER
  - EXISTING WATER METER POLE
  - EXISTING HYDRANT

**BLUE SCALE NOTE:**

- ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE SKIPPING OF EXISTING UTILITIES.

**WATER NOTES:**

- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS
- NEW 8" WATER SHALL BE C900 OR 18 PIPE



SCALE: 1"=60'  
Scale 1" = 120' for 1147

THE HOMESTEAD GROUP LLC  
GOLF COTTAGES AND HOMES

WATER PLAN

**BERG ENGINEERING**  
3402 E. 14th Ave. Suite 208  
Midway, MO 64584  
PH: 816.252.7799  
FAX: 816.252.7799

THIS DOCUMENT IS INCOMPLETE FOR PERMITS AND SHALL BE REVISIONED IN PERMIT PARTICLES.  
DATE: 11.08.2025 P.E.  
DESIGNED BY: [Name] P.E.  
CHECKED BY: [Name] P.E.  
DATE: 11.08.2025

DESIGNED BY	DATE: 11.08.2025	SHEET
DRAWN BY	REV:	09



**LEGEND:**

- EXISTING POWER
- EXISTING SEWER
- EXISTING WATER
- EXISTING SLOPE
- EXISTING 12" WATER
- PROPOSED 12" WATER
- EXISTING PRESSURIZED IRRIGATION
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED STORM DRAIN

**BLUE STAKE NOTE:**  
 EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. THE USER IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.  
**NOTES:**  
 ALL STORM DRAIN CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.

**Non-Residential Sites Final Storm Drainage Calculations**  
 3 June 2024

**Table 1.1. Storm Coefficient for Drainage Areas**

Drainage Area (Acres)	Coefficient	Runoff Coefficient
0.05 - 0.25	0.50	0.70
0.26 - 0.50	0.55	0.75
0.51 - 1.00	0.60	0.80
1.01 - 2.00	0.65	0.85
2.01 - 5.00	0.70	0.90
5.01 - 10.00	0.75	0.95
10.01 - 25.00	0.80	1.00
25.01 - 50.00	0.85	1.05
50.01 - 100.00	0.90	1.10
100.01 - 250.00	0.95	1.15
250.01 - 500.00	1.00	1.20
500.01 - 1000.00	1.05	1.25
1000.01 - 2500.00	1.10	1.30
2500.01 - 5000.00	1.15	1.35
5000.01 - 10000.00	1.20	1.40
10000.01 - 25000.00	1.25	1.45
25000.01 - 50000.00	1.30	1.50
50000.01 - 100000.00	1.35	1.55
100000.01 - 250000.00	1.40	1.60
250000.01 - 500000.00	1.45	1.65
500000.01 - 1000000.00	1.50	1.70
1000000.01 - 2500000.00	1.55	1.75
2500000.01 - 5000000.00	1.60	1.80
5000000.01 - 10000000.00	1.65	1.85
10000000.01 - 25000000.00	1.70	1.90
25000000.01 - 50000000.00	1.75	1.95
50000000.01 - 100000000.00	1.80	2.00
100000000.01 - 250000000.00	1.85	2.05
250000000.01 - 500000000.00	1.90	2.10
500000000.01 - 1000000000.00	1.95	2.15
1000000000.01 - 2500000000.00	2.00	2.20
2500000000.01 - 5000000000.00	2.05	2.25
5000000000.01 - 10000000000.00	2.10	2.30
10000000000.01 - 25000000000.00	2.15	2.35
25000000000.01 - 50000000000.00	2.20	2.40
50000000000.01 - 100000000000.00	2.25	2.45
100000000000.01 - 250000000000.00	2.30	2.50
250000000000.01 - 500000000000.00	2.35	2.55
500000000000.01 - 1000000000000.00	2.40	2.60
1000000000000.01 - 2500000000000.00	2.45	2.65
2500000000000.01 - 5000000000000.00	2.50	2.70
5000000000000.01 - 10000000000000.00	2.55	2.75
10000000000000.01 - 25000000000000.00	2.60	2.80
25000000000000.01 - 50000000000000.00	2.65	2.85
50000000000000.01 - 100000000000000.00	2.70	2.90
100000000000000.01 - 250000000000000.00	2.75	2.95
250000000000000.01 - 500000000000000.00	2.80	3.00
500000000000000.01 - 1000000000000000.00	2.85	3.05
1000000000000000.01 - 2500000000000000.00	2.90	3.10
2500000000000000.01 - 5000000000000000.00	2.95	3.15
5000000000000000.01 - 10000000000000000.00	3.00	3.20
10000000000000000.01 - 25000000000000000.00	3.05	3.25
25000000000000000.01 - 50000000000000000.00	3.10	3.30
50000000000000000.01 - 100000000000000000.00	3.15	3.35
100000000000000000.01 - 250000000000000000.00	3.20	3.40
250000000000000000.01 - 500000000000000000.00	3.25	3.45
500000000000000000.01 - 1000000000000000000.00	3.30	3.50
1000000000000000000.01 - 2500000000000000000.00	3.35	3.55
2500000000000000000.01 - 5000000000000000000.00	3.40	3.60
5000000000000000000.01 - 10000000000000000000.00	3.45	3.65
10000000000000000000.01 - 25000000000000000000.00	3.50	3.70
25000000000000000000.01 - 50000000000000000000.00	3.55	3.75
50000000000000000000.01 - 100000000000000000000.00	3.60	3.80
100000000000000000000.01 - 250000000000000000000.00	3.65	3.85
250000000000000000000.01 - 500000000000000000000.00	3.70	3.90
500000000000000000000.01 - 1000000000000000000000.00	3.75	3.95
1000000000000000000000.01 - 2500000000000000000000.00	3.80	4.00
2500000000000000000000.01 - 5000000000000000000000.00	3.85	4.05
5000000000000000000000.01 - 10000000000000000000000.00	3.90	4.10
10000000000000000000000.01 - 25000000000000000000000.00	3.95	4.15
25000000000000000000000.01 - 50000000000000000000000.00	4.00	4.20
50000000000000000000000.01 - 100000000000000000000000.00	4.05	4.25
100000000000000000000000.01 - 250000000000000000000000.00	4.10	4.30
250000000000000000000000.01 - 500000000000000000000000.00	4.15	4.35
500000000000000000000000.01 - 1000000000000000000000000.00	4.20	4.40
1000000000000000000000000.01 - 2500000000000000000000000.00	4.25	4.45
2500000000000000000000000.01 - 5000000000000000000000000.00	4.30	4.50
5000000000000000000000000.01 - 10000000000000000000000000.00	4.35	4.55
10000000000000000000000000.01 - 25000000000000000000000000.00	4.40	4.60
25000000000000000000000000.01 - 50000000000000000000000000.00	4.45	4.65
50000000000000000000000000.01 - 100000000000000000000000000.00	4.50	4.70
100000000000000000000000000.01 - 250000000000000000000000000.00	4.55	4.75
250000000000000000000000000.01 - 500000000000000000000000000.00	4.60	4.80
500000000000000000000000000.01 - 1000000000000000000000000000.00	4.65	4.85
1000000000000000000000000000.01 - 2500000000000000000000000000.00	4.70	4.90
2500000000000000000000000000.01 - 5000000000000000000000000000.00	4.75	4.95
5000000000000000000000000000.01 - 10000000000000000000000000000.00	4.80	5.00
10000000000000000000000000000.01 - 25000000000000000000000000000.00	4.85	5.05
25000000000000000000000000000.01 - 50000000000000000000000000000.00	4.90	5.10
50000000000000000000000000000.01 - 100000000000000000000000000000.00	4.95	5.15
100000000000000000000000000000.01 - 250000000000000000000000000000.00	5.00	5.20
250000000000000000000000000000.01 - 500000000000000000000000000000.00	5.05	5.25
500000000000000000000000000000.01 - 1000000000000000000000000000000.00	5.10	5.30
1000000000000000000000000000000.01 - 2500000000000000000000000000000.00	5.15	5.35
2500000000000000000000000000000.01 - 5000000000000000000000000000000.00	5.20	5.40
5000000000000000000000000000000.01 - 10000000000000000000000000000000.00	5.25	5.45
10000000000000000000000000000000.01 - 25000000000000000000000000000000.00	5.30	5.50
25000000000000000000000000000000.01 - 50000000000000000000000000000000.00	5.35	5.55
50000000000000000000000000000000.01 - 100000000000000000000000000000000.00	5.40	5.60
100000000000000000000000000000000.01 - 250000000000000000000000000000000.00	5.45	5.65
250000000000000000000000000000000.01 - 500000000000000000000000000000000.00	5.50	5.70
500000000000000000000000000000000.01 - 1000000000000000000000000000000000.00	5.55	5.75
1000000000000000000000000000000000.01 - 2500000000000000000000000000000000.00	5.60	5.80
2500000000000000000000000000000000.01 - 5000000000000000000000000000000000.00	5.65	5.85
5000000000000000000000000000000000.01 - 10000000000000000000000000000000000.00	5.70	5.90
10000000000000000000000000000000000.01 - 25000000000000000000000000000000000.00	5.75	5.95
25000000000000000000000000000000000.01 - 50000000000000000000000000000000000.00	5.80	6.00
50000000000000000000000000000000000.01 - 100000000000000000000000000000000000.00	5.85	6.05
100000000000000000000000000000000000.01 - 250000000000000000000000000000000000.00	5.90	6.10
250000000000000000000000000000000000.01 - 500000000000000000000000000000000000.00	5.95	6.15
500000000000000000000000000000000000.01 - 1000000000000000000000000000000000000.00	6.00	6.20
1000000000000000000000000000000000000.01 - 2500000000000000000000000000000000000.00	6.05	6.25
2500000000000000000000000000000000000.01 - 5000000000000000000000000000000000000.00	6.10	6.30
5000000000000000000000000000000000000.01 - 10000000000000000000000000000000000000.00	6.15	6.35
10000000000000000000000000000000000000.01 - 25000000000000000000000000000000000000.00	6.20	6.40
25000000000000000000000000000000000000.01 - 50000000000000000000000000000000000000.00	6.25	6.45
50000000000000000000000000000000000000.01 - 100000000000000000000000000000000000000.00	6.30	6.50
100000000000000000000000000000000000000.01 - 250000000000000000000000000000000000000.00	6.35	6.55
250000000000000000000000000000000000000.01 - 500000000000000000000000000000000000000.00	6.40	6.60
500000000000000000000000000000000000000.01 - 1000000000000000000000000000000000000000.00	6.45	6.65
1000000000000000000000000000000000000000.01 - 2500000000000000000000000000000000000000.00	6.50	6.70
2500000000000000000000000000000000000000.01 - 5000000000000000000000000000000000000000.00	6.55	6.75
5000000000000000000000000000000000000000.01 - 100.00	6.60	6.80
100.01 - 25000000000000000000000000000000000000000.00	6.65	6.85
25000000000000000000000000000000000000000.01 - 500.00	6.70	6.90
500.01 - 1000.00	6.75	6.95
1000.01 - 2500.00	6.80	7.00
2500.01 - 5000.00	6.85	7.05
5000.01 - 100.00	6.90	7.10
100.01 - 25000.00	6.95	7.15
25000.01 - 500.00	7.00	7.20
500.01 - 1000.00	7.05	7.25
1000.01 - 2500.00	7.10	7.30
2500.01 - 5000.00	7.15	7.35
5000.01 - 100.00	7.20	7.40
100.01 - 25000.00	7.25	7.45
25000.01 - 500.00	7.30	7.50
500.01 - 1000.00	7.35	7.55
100000000000000		







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*New/Old Business*

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*Adjourn*

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