

Midway City Council
15 January 2019
Regular Meeting

Homestead Villas /
Preliminary Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: January 15, 2018

NAME OF PROJECT: Homestead Villas: Phase 1 of the Homestead Resort Master Plan

NAME OF APPLICANT: Homestead Legacy LLC

AGENDA ITEM: Preliminary

LOCATION OF ITEM: Bayhill Drive and Fairway Drive; Mountain Springs Drive

ZONING DESIGNATION: R-1-15

ITEM: 8

Steve Eddington, agent for Legacy Homestead LLC, is requesting Preliminary Approval for a large-scale 4-lot subdivision known as the Homestead Villas (Phase 1 of the Homestead Resort Master Plan) on 1.81 acres. Three lots are located at the intersection of Bayhill Drive and Fairway Drive and the final lot is located near the cul-de-sac on Mountain Springs Drive. The property is in the R-1-15 zone.

BACKGROUND:

Legacy Homestead LLC is requesting approval of a four-lot subdivision that is phase 1 of the Homestead master plan that was approved on August 27, 2008. Three of the lots will access through The Links Planned Unit Development (PUD) from Bayhill Drive and Fairway Drive. The other lot will access through Swiss Creek PUD from Mountain Springs Drive. All the aforementioned streets are private, and easements have been provided proving access.

The three lots that access from The Links are about of third of an acre in size. They range from 13,605 square feet to 14,572 square feet. The lot that accesses from Mountain Springs Drive is larger at 26,968 square feet. This lot contains a 20' wide trail easement and public utility easement (PUE). All the proposed lots contain typical PUEs along the lot boundaries. The three contiguous lots will share a private driveway that will be maintained by the Homestead. Sumps will be installed in an easement on lot 1 that will collect the water run-off for the private driveway. R-1-15 zoning standards will govern all land uses on the three lots including setbacks for future structures. The lots are located along The Crater Springs Golf Course and are prone to golf ball hazards. Special consideration should be taken regarding building materials. Materials used for siding and windows should be resistant to errant golf balls.

This proposal has been previously approved, but the final approval entitlement expired before the plat was recorded. The current configuration is modified from the layout in the exhibit that was approved with the master plan (see attached). The most notable difference is the shared driveway in the master plan connected the surrounding private streets. In the current proposal the driveways do not connect. The reason for the change is during previous approvals of this proposal the surrounding neighborhoods did not want the driveway to connect. This would have allowed for access that has not been possible because of a crash gate that currently blocks access at the south end of Fairway Drive. This proposal mirrors the most previous approval of the subdivision that recently expired.

The Master Plan for the Homestead was previously amended by the developer and the City. These four lots, known as phase 1, were part of that Master Plan and were depicted on the Master Plan map as being part of a through road. The City Council granted final approval of the plans with the through road in November of 2008. The Home Owners Associations of the Links and Mountain Springs both objected to this configuration because of the through road. In December of 2008 the item was heard again by the City Council and lot 4 was reduced back to preliminary approval while the other three lots maintained their Final Approval status because of the issue of the through road. It was suggested by the city attorney in that meeting that if the two groups could not come to an agreement then two cul-de-sacs would be created to service the four lots with no through road. This proposal represents that suggestion.

LAND USE SUMMARY:

- 1.81-acre site
- Proposal contains 4-lots in two plats; Lots 1, 2, and 3 in Plat A and Lot 4 in Plat B
- The parcels will be connected to the City's culinary water system and Midway Sanitation District's sewer system that both have mains located at the intersection of Fairway Drive and Bayhill Drive. Secondary water will be supplied through the Homestead's secondary irrigation system.

- Lots 1, 2, and 3 will access from a private shared driveway that is an extension of Fairway Drive, a private street. Lot 4 will be accessed from Mountain Springs Drive on a driveway easement through Swiss Creek PUD Plat “A”.

ANALYSIS:

Roads and driveways – there are no roads in the proposal only a shared private driveway. The driveway will be 20’ wide and will have a turnaround as approved by the City Engineer and the Fire Chief. The driveway will be maintained by the Homestead. There are several easements that encumber the driveway that include access for emergency services, Homestead maintenance vehicles and the public. The driveway area, titled “Common Area A” is also a sewer and water easement.

Trails – an 8’ paved trail is required to be built along the frontage of the Homestead on Homestead Drive. This will need to be built concurrently with the subdivision driveways. A bond will be required if the trail is not built before the plat is recorded.

Dwelling construction materials – the four lots are in an area where they will be prone to golf ball hazards. Staff has strongly recommended the building materials for the walls and windows are of materials that will withstand the impact of errant golf balls. There will be landscaping that will help deflect some of the potential errant golf balls, but the landscaping will not stop the dwellings from being hit.

Access easements – the applicant claims the ability to access the proposed subdivision through easements and agreements that have been recorded over the years. Three documents have been submitted to the City regarding this issue. The documents submitted to the City are the following: Declaration and Grant of Easement recorded on 1-11-2006, Homestead Golf Course Master Agreement recorded on 2-19-1988, and the Declaration of Covenants, Conditions and Restrictions for Mountain Springs PUD recorded on 8-30-1993.

Landscaping plan – the applicant has submitted a landscaping plan that covers property in and outside the proposed plat. The main reason for the landscaping is to help protect future structures from errant golf balls. The landscaping plan includes berms and a mix of trees. The landscaping plan will need to be included as part of any required bonding.

WATER BOARD RECOMMENDATION:

Homestead Villas
October 7, 2013

Motion: Irrigation Member Steve Farrell made a motion to reaffirm the motion made October 6,2008 that Homestead Villas is required to turn in 2.5 shares of water or 7.5 acre feet for four (4) single family homes. Council Member Dick Hines seconded the motion and it was carried unanimously.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Bouwhuis: I make a motion to approve the Homestead Villas, Phase 1 of the Homestead Resort Master Plan, for the preliminary approval of the large-scale, 4-lot subdivision known as the Homestead Villas as recommended by staff findings. With the following conditions, that the Homestead frontage trail will be built concurrently with the shared driveway in the Homestead Villa Phase 1 (plat one), and a note on the plat is included that gives notice of errant golf balls and the potential safety and damage that could occur because of this hazard. The note will also reflect that sturdy construction materials are recommended that will withstand errant golf balls.

Seconded: Commissioner O'Toole

Chairman Kohler: Any discussion on the motion?

Chairman Kohler: All in favor.

Ayes: Commissioners: Streeter, Bouwhuis, Payne, Nicholas and O'Toole

Nays: None

Motion: Passed

POSSIBLE FINDINGS:

- The Homestead Trail is required as part of Phase 1 of the Homestead master plan
- The Homestead Trail will be public and is a key component of the City’s Master Trail Plan
- The proposal is part of the Homestead’s entitled master plan

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council determines 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 City Council determines that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council determines that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

RECOMMENDED CONDITIONS:

1. The Homestead frontage trail will be built concurrently with the shared driveway in the Homestead Villas Phase 1 (plat one).

2. A note on the plat is included that gives notice of errant golf balls and the potential safety and damage that could occur because of this hazard. The note will also reflect that sturdy construction materials are recommended that will withstand errant golf balls.

December 11, 2018

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

Subject: **The Homestead Villas Plat A and B; Preliminary Review**

Dear Michael:

Horrocks Engineers recently reviewed the Submitted Plans for the Homestead Villas Plat A and B. The following issues should be addressed.

General Comments

- This is the first phase of the Homestead Resort Master Plan. A retaining wall is shown across the private drive from lot 1. The note states "Rock Wall designed by others". It should be clear who is designing the rock wall and when the rock wall will be installed. Can the road be constructed without the rock wall? What is the height of the proposed rock wall? The proposed landscaping should be included within the bond.

Water

- The public waterline within the proposed development will connect to the existing 8-inch public waterline line in within Fairway Drive of the Links. Lot 4, which is within Plat B, shows a lateral connecting to an existing line in Mountain Springs Drive.

Roads

- To better protect the erosion of the existing area, the 20' private road within Plat A should have curb & gutter installed on each side of the road.
- A hammer-head turn-around is proposed at that the end of the private drive.
- Lot 4 as currently shown in Plat B has an easement strip between it and the existing Mountain Springs Drive. This easement should be recorded with the recording of plat B.
- The property boundary of lot 4 is over the existing dirt road connecting the dirt road to Mountain Springs Drive. Will this dirt road be re-located and the connection be continued?

Storm Drain

- The proposed storm drain system contains two sumps. With the construction of the additional curb & gutter, the storm drain calculations should be updated. What type of soil will the sumps be constructed in? Is lot 1 proposed to have a basement that the proposed sumps could impact?

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
City Engineer

cc: file
Berg Engineering



St Andrews Dr

Mountain Springs Dr

S Fairway Dr

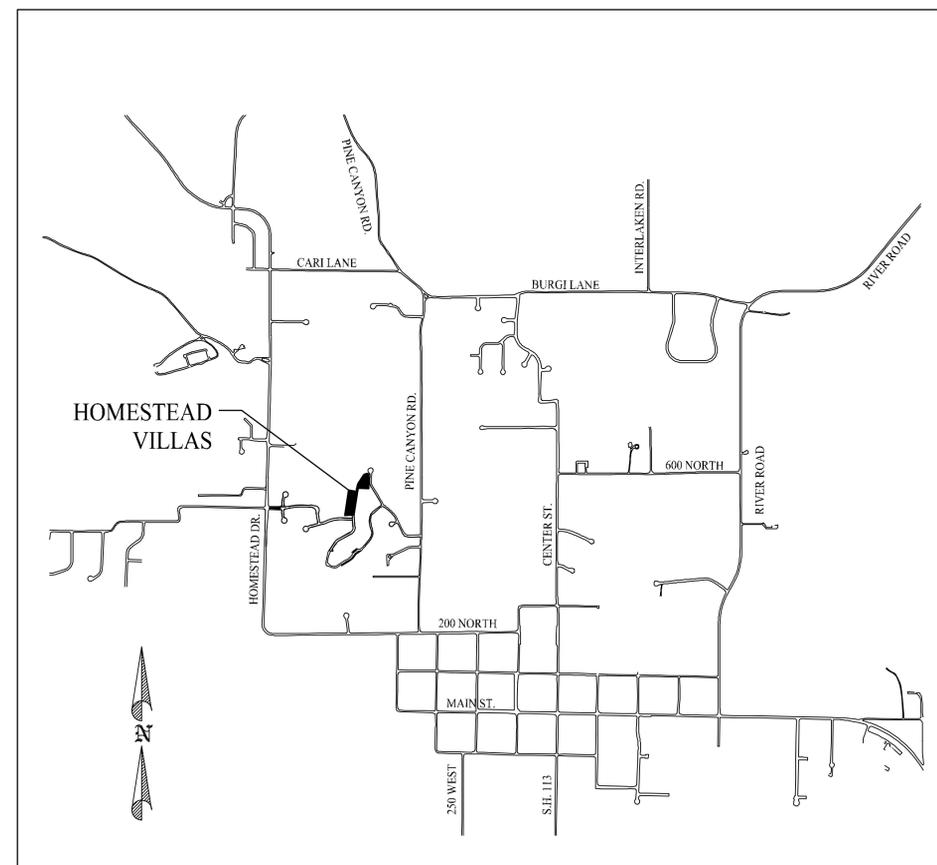
Bayhill Dr

Rainbow Ln

HOMESTEAD VILLAS

PHASE 1 OF THE HOMESTEAD RESORT MASTER PLAN

PRELIMINARY & FINAL APPLICATION



MIDWAY CITY
VICINITY MAP

SHEET INDEX

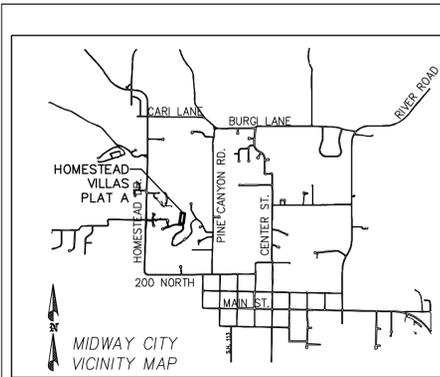
1. HOMESTEAD VILLAS PLAT 'A'
2. HOMESTEAD VILLAS PLAT 'B'
3. GOLF SHOT HAZARD MAP
4. LANDSCAPE PLAN
5. UTILITY PLAN
6. ROAD PLAN & PROFILE
7. ROAD CONSTRUCTION DETAILS
8. SEWER PLAN & PROFILE
9. SANITARY SEWER CONSTRUCTION DETAILS
10. CULINARY WATER CONSTRUCTION DETAILS
11. STORM DRAIN PLAN
12. STORM DRAIN CONSTRUCTION DETAILS

HOMESTEAD VILLAS PRELIM & FINAL - NOVEMBER 13, 2018

THIS DOCUMENT IS INCOMPLETE
AND IS RELEASED TEMPORARILY
FOR INTERIM REVIEW ONLY. IT IS
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG _____ P.E.
SERIAL NO. 295595 _____
DATE: 13 NOV 2018 _____

THE HOMESTEAD HOMESTEAD VILLAS		
COVER SHEET		
 <p>BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749</p>		
DESIGN BY: PDB DRAWN BY: PDB	DATE: 13 NOV 2018 REV:	SHEET 0

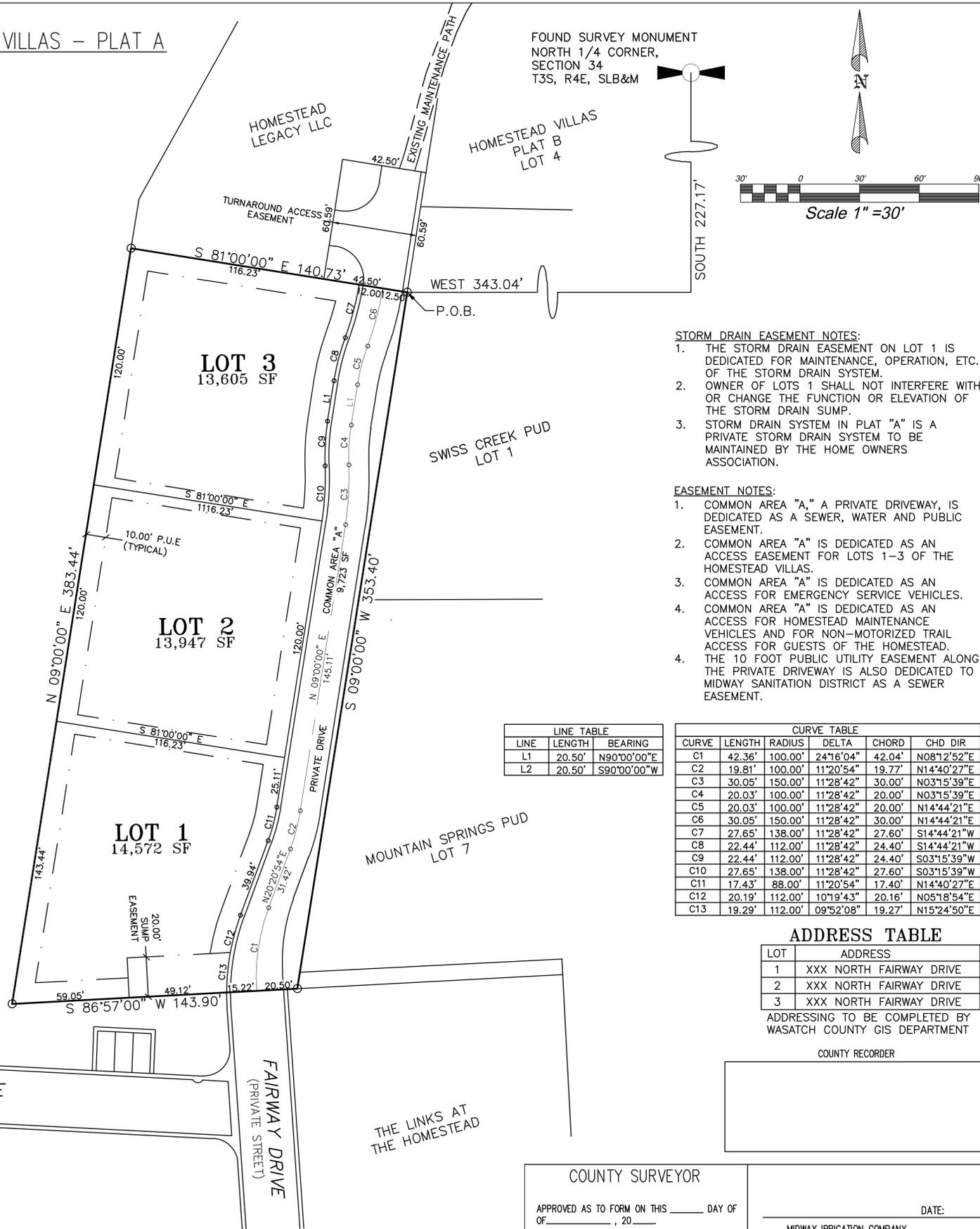


LOCATED IN THE NORTHWEST CORNER OF SECTION 34, T3S, R4E, SLB&M

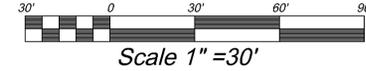
HOMESTEAD VILLAS – PLAT A

THE LINKS AT THE HOMESTEAD

HOMESTEAD LEGACY LLC ACCESS EASEMENT DESCRIPTION
 BEGINNING AT A POINT WHICH IS SOUTH 227.17 FEET AND WEST 343.04 FEET FROM THE FOUND SURVEY MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.
 THENCE NORTH 81°00'00" WEST 42.00 FEET; THENCE NORTH 09°00'00" EAST 60.59 FEET; THENCE SOUTH 81°00'00" EAST 42.50 FEET; THENCE SOUTH 09°00'00" WEST 60.59 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 2,575 SF



FOUND SURVEY MONUMENT
 NORTH 1/4 CORNER,
 SECTION 34
 T3S, R4E, SLB&M



- STORM DRAIN EASEMENT NOTES:**
1. THE STORM DRAIN EASEMENT ON LOT 1 IS DEDICATED FOR MAINTENANCE, OPERATION, ETC. OF THE STORM DRAIN SYSTEM.
 2. OWNER OF LOTS 1 SHALL NOT INTERFERE WITH OR CHANGE THE FUNCTION OR ELEVATION OF THE STORM DRAIN SUMP.
 3. STORM DRAIN SYSTEM IN PLAT "A" IS A PRIVATE STORM DRAIN SYSTEM TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

- EASEMENT NOTES:**
1. COMMON AREA "A," A PRIVATE DRIVEWAY, IS DEDICATED AS A SEWER, WATER AND PUBLIC EASEMENT.
 2. COMMON AREA "A" IS DEDICATED AS AN ACCESS EASEMENT FOR LOTS 1-3 OF THE HOMESTEAD VILLAS.
 3. COMMON AREA "A" IS DEDICATED AS AN ACCESS FOR EMERGENCY SERVICE VEHICLES.
 4. COMMON AREA "A" IS DEDICATED AS AN ACCESS FOR HOMESTEAD MAINTENANCE VEHICLES AND FOR NON-MOTORIZED TRAIL ACCESS FOR GUESTS OF THE HOMESTEAD.
 5. THE 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE PRIVATE DRIVEWAY IS ALSO DEDICATED TO MIDWAY SANITATION DISTRICT AS A SEWER EASEMENT.

LINE TABLE

LINE	LENGTH	BEARING
L1	20.50'	N90°00'00"E
L2	20.50'	S90°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHD DIR
C1	42.36'	100.00'	24°16'04"	42.04'	N08°12'52"E
C2	19.81'	100.00'	11°20'54"	19.77'	N14°40'27"E
C3	30.05'	150.00'	11°28'42"	30.00'	N03°15'39"E
C4	20.03'	100.00'	11°28'42"	20.00'	N03°15'39"E
C5	20.03'	100.00'	11°28'42"	20.00'	N14°44'21"E
C6	30.05'	150.00'	11°28'42"	30.00'	N14°44'21"E
C7	27.65'	138.00'	11°28'42"	27.60'	S14°44'21"W
C8	22.44'	112.00'	11°28'42"	24.40'	S14°44'21"W
C9	22.44'	112.00'	11°28'42"	24.40'	S03°15'39"W
C10	27.65'	138.00'	11°28'42"	27.60'	S03°15'39"W
C11	17.43'	88.00'	11°20'54"	17.40'	N14°40'27"E
C12	20.19'	112.00'	10°19'43"	20.16'	N05°18'54"E
C13	19.29'	112.00'	09°52'08"	19.27'	N15°24'50"E

ADDRESS TABLE

LOT	ADDRESS
1	XXX NORTH FAIRWAY DRIVE
2	XXX NORTH FAIRWAY DRIVE
3	XXX NORTH FAIRWAY DRIVE

ADDRESSING TO BE COMPLETED BY WASATCH COUNTY GIS DEPARTMENT

COUNTY RECORDER

THE HOMESTEAD VILLAS PLAT A - NOVEMBER 13, 2018

SURVEYOR
 BING CHRISTENSEN, R.L.S.
 P.O. BOX 176
 HEBER CITY, UTAH 84032
 PHONE: (435) 654-9229
 DATE OF SURVEY: JAN 2008

COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 OF _____, 20____
 ROS # _____

 COUNTY SURVEYOR

DATE: _____
 MIDWAY IRRIGATION COMPANY
 DATE: _____
 MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9g-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
 I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 227.17 FEET AND WEST 343.04 FEET FROM THE FOUND SURVEY MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

THENCE SOUTH 09°00'00" WEST 353.40 FEET;
 THENCE SOUTH 86°57'00" WEST 143.90 FEET;
 THENCE NORTH 09°00'00" EAST 383.44 FEET;
 THENCE SOUTH 81°00'00" WEST 140.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.19 ACRES

OWNER'S DEDICATION

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

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

BY: _____
 HOMESTEAD LEGACY LLC

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY MIDWAY CITY

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

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

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

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

PLANNING COMMISSION APPROVAL

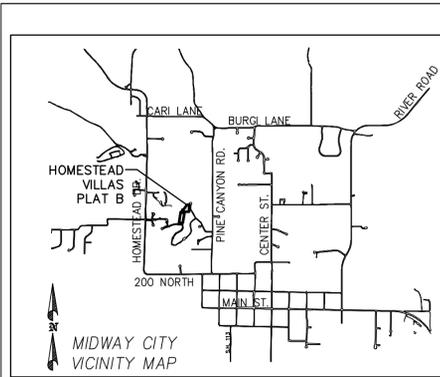
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
 MIDWAY CITY PLANNING COMMISSION

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

HOMESTEAD VILLAS PLAT "A"

LOCATED IN THE NW CORNER OF SEC 34, T3S, R4E SLB&M
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 30 FEET

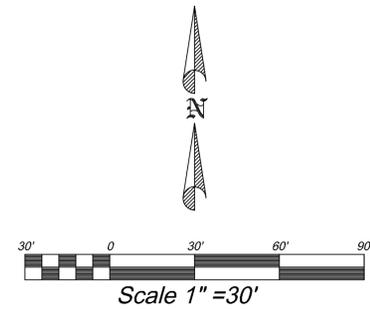
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL



LOCATED IN THE NORTHWEST CORNER OF SECTION 34, T3S, R4E, SLB&M

HOMESTEAD VILLAS - PLAT B

BUILDING REQUIREMENTS FOR LOT 4:
 1. ANY HOME BUILT ON LOT 4 SHALL BE DESIGNED SO THAT IT STEPS WITH THE LAND RATHER THAN IS EXCAVATED TO SET IN A ROCK LINED DEPRESSION WITH THE BUILDING PAD.



SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
 I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 39.91 FEET AND WEST 184.76 FEET FROM THE FOUND SURVEY MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

THENCE SOUTH 227.45 FEET;
 THENCE NORTH 88°47'07" WEST 151.53 FEET;
 THENCE NORTH 09°00'00" EAST 108.46 FEET;
 THENCE NORTH 32°23'37" EAST 138.69 FEET;
 THENCE EAST 60.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.62 ACRES

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

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

BY: _____
 HOMESTEAD LEGACY LLC

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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

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

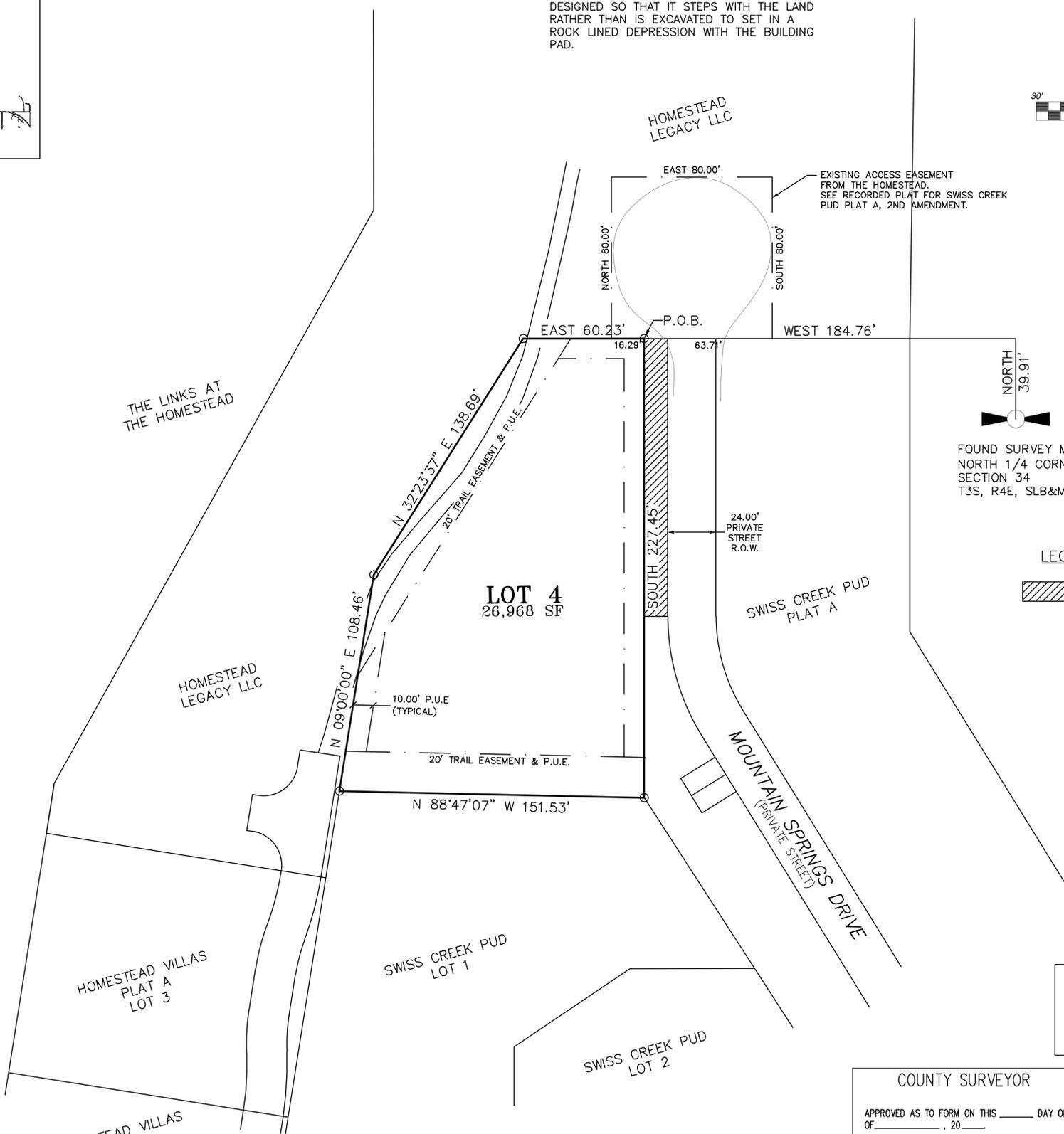
APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER
 (SEE SEAL BELOW)

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
 _____ DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

HOMESTEAD VILLAS PLAT "B"
 LOCATED IN THE NW CORNER OF SEC 34, T3S, R4E SLB&M
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = _____ FEET

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



LEGEND
 DRIVEWAY EASEMENT THROUGH SWISS CREEK PUD PLAT 'A' COMMON AREA DEDICATED TO LOT 4 SEE BOOK _____ PAGE _____

ADDRESS TABLE

LOT	ADDRESS
4	XXX MOUNTAIN SPRINGS DRIVE

ADDRESSING TO BE COMPLETED BY WASATCH COUNTY GIS DEPARTMENT

COUNTY RECORDER

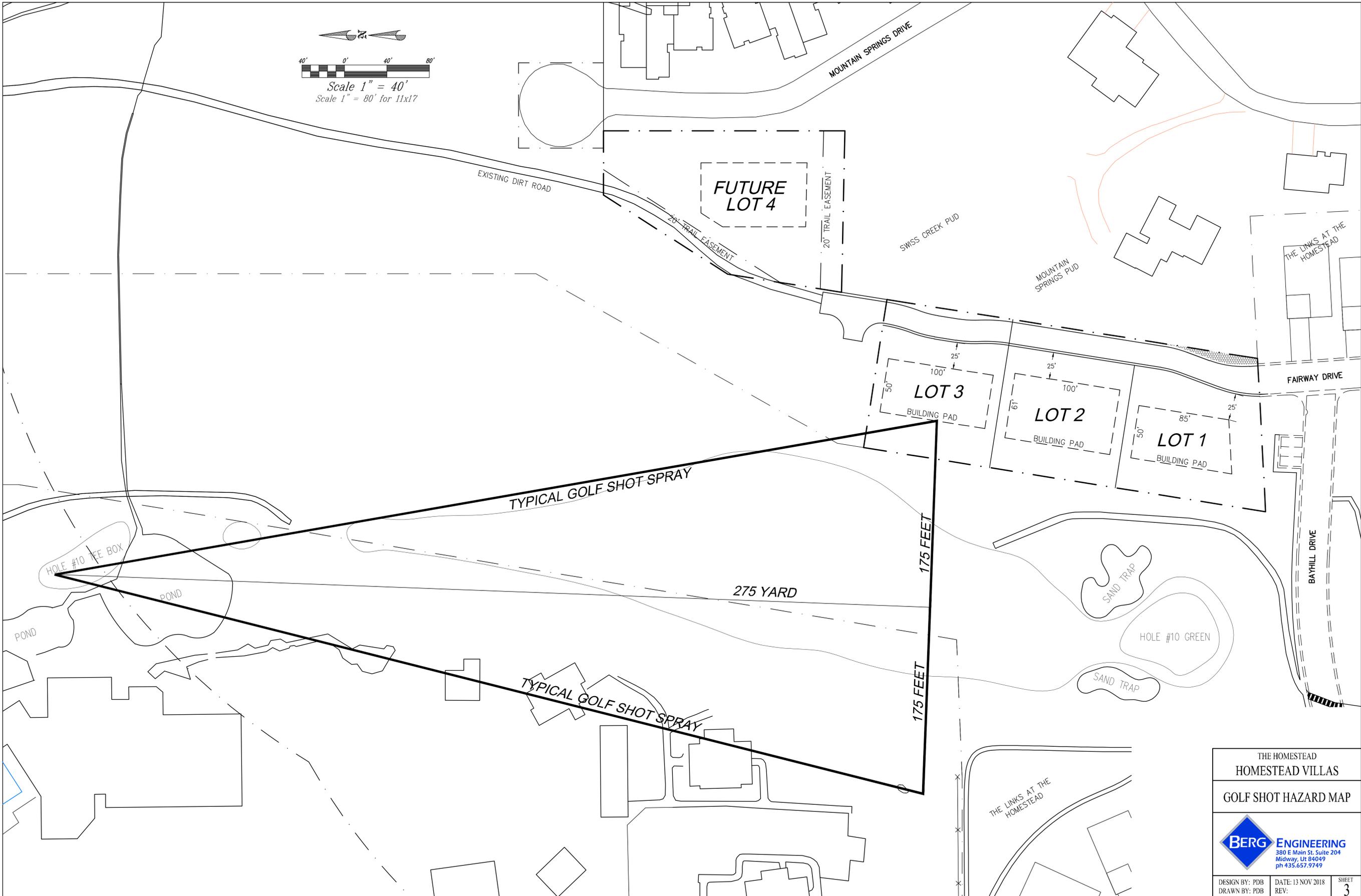
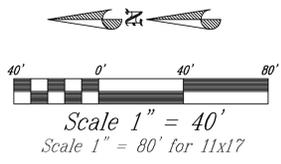
COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 DATE: _____
 ROS # _____

 COUNTY SURVEYOR

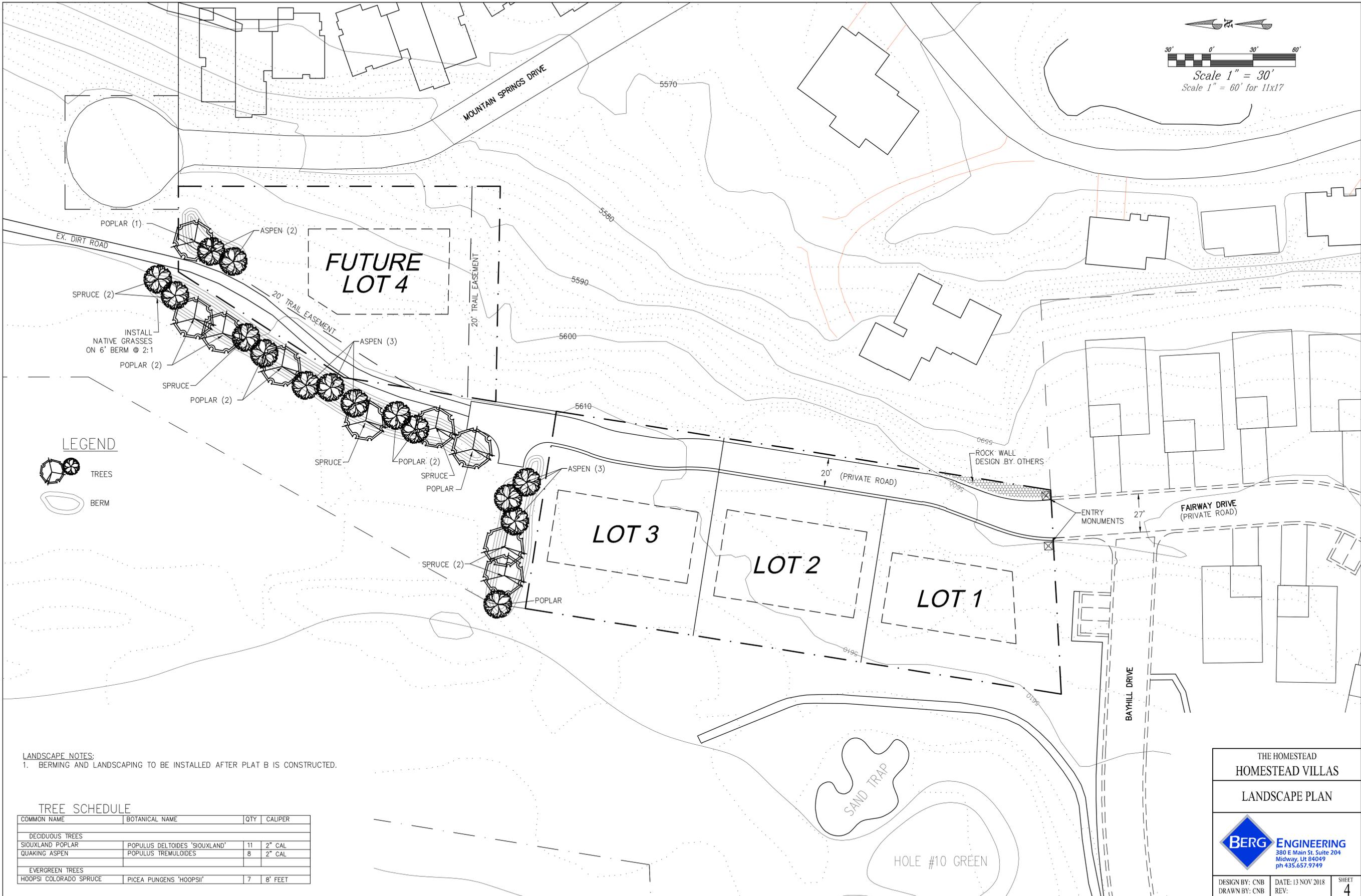
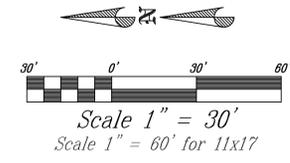
MIDWAY IRRIGATION COMPANY
 DATE: _____
 MIDWAY SANITATION DISTRICT

THE HOMESTEAD VILLAS PLAT B - NOVEMBER 13, 2018

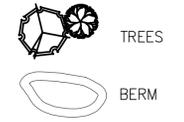
SURVEYOR
 BING CHRISTENSEN, R.L.S.
 P.O. BOX 176
 HEBER CITY, UTAH 84032
 PHONE: (435) 654-9229
 DATE OF SURVEY: JAN 2008



THE HOMESTEAD HOMESTEAD VILLAS		
GOLF SHOT HAZARD MAP		
 <small>380 E Main St. Suite 204 Midway, UT 84049 ph 435.657.9749</small>		
DESIGN BY: PDB	DATE: 13 NOV 2018	SHEET
DRAWN BY: PDB	REV:	3



LEGEND



LANDSCAPE NOTES:
1. BERMING AND LANDSCAPING TO BE INSTALLED AFTER PLAT B IS CONSTRUCTED.

TREE SCHEDULE

COMMON NAME	BOTANICAL NAME	QTY	CALIPER
DECIDUOUS TREES			
SIouxLAND POPLAR	POPULUS DELTOIDES 'SIouxLAND'	11	2" CAL
QUAKING ASPEN	POPULUS TREMULOIDES	8	2" CAL
EVERGREEN TREES			
HOOPSI COLORADO SPRUCE	PICEA PUNGENS 'HOOPSI'	7	8' FEET

THE HOMESTEAD
HOMESTEAD VILLAS

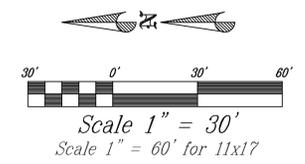
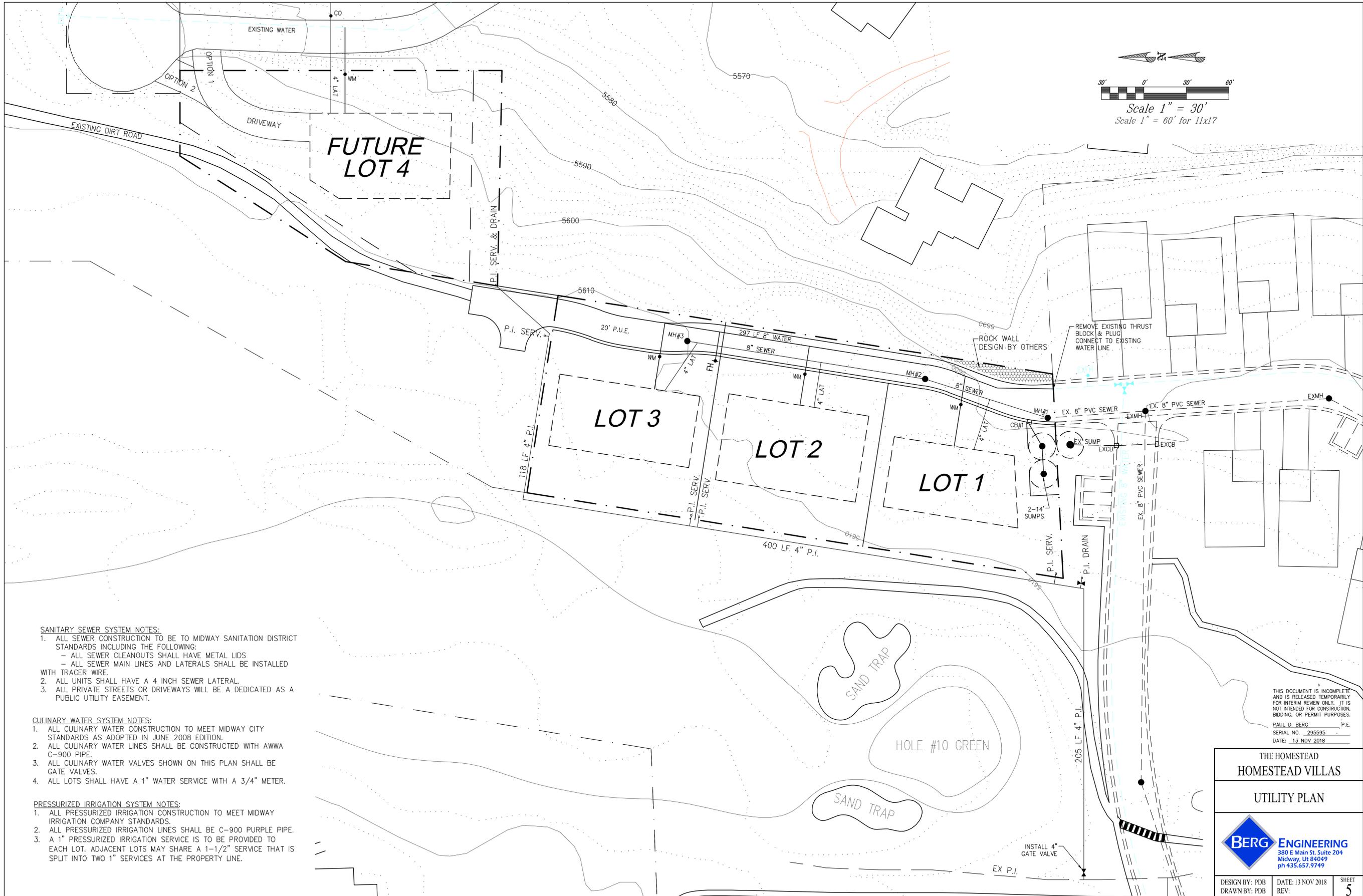
LANDSCAPE PLAN

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

DESIGN BY: CNB
DRAWN BY: CNB

DATE: 13 NOV 2018
REV:

SHEET
4



- SANITARY SEWER SYSTEM NOTES:**
- ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
 - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
 - ALL SEWER MAIN LINES AND LATERALS SHALL BE INSTALLED WITH TRACER WIRE.
 - ALL UNITS SHALL HAVE A 4 INCH SEWER LATERAL.
 - ALL PRIVATE STREETS OR DRIVEWAYS WILL BE A DEDICATED AS A PUBLIC UTILITY EASEMENT.

- CULINARY WATER SYSTEM NOTES:**
- ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JUNE 2008 EDITION.
 - ALL CULINARY WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900 PIPE.
 - ALL CULINARY WATER VALVES SHOWN ON THIS PLAN SHALL BE GATE VALVES.
 - ALL LOTS SHALL HAVE A 1" WATER SERVICE WITH A 3/4" METER.

- PRESSURIZED IRRIGATION SYSTEM NOTES:**
- ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.
 - ALL PRESSURIZED IRRIGATION LINES SHALL BE C-900 PURPLE PIPE.
 - A 1" PRESSURIZED IRRIGATION SERVICE IS TO BE PROVIDED TO EACH LOT. ADJACENT LOTS MAY SHARE A 1-1/2" SERVICE THAT IS SPLIT INTO TWO 1" SERVICES AT THE PROPERTY LINE.

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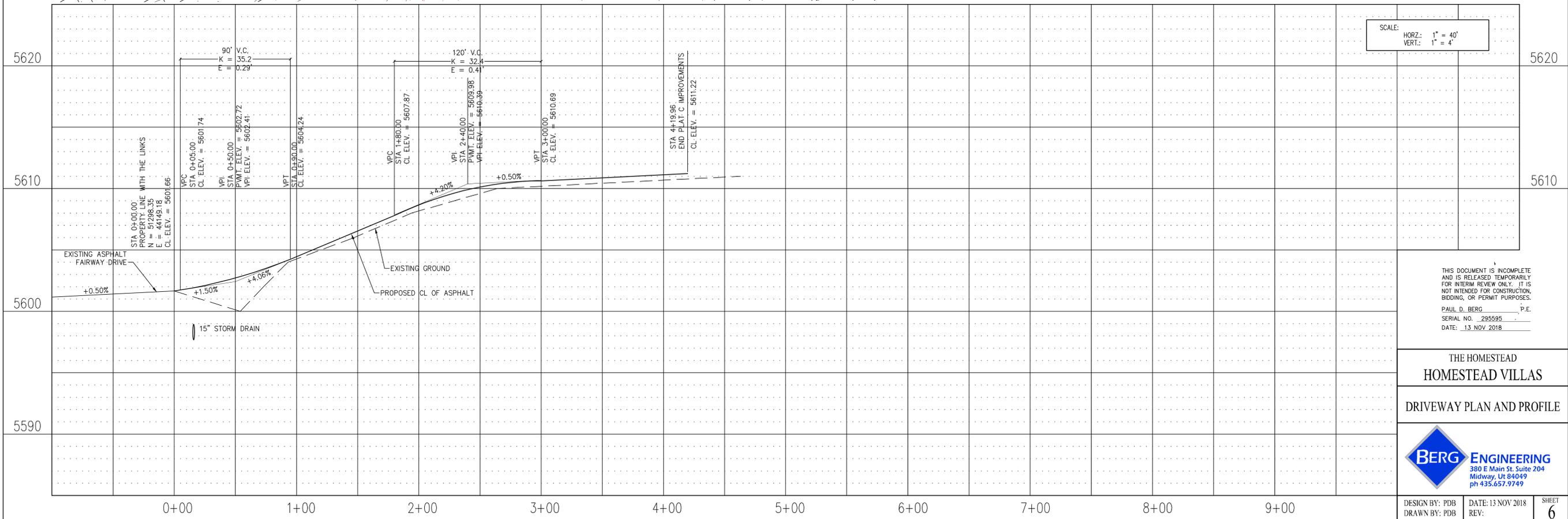
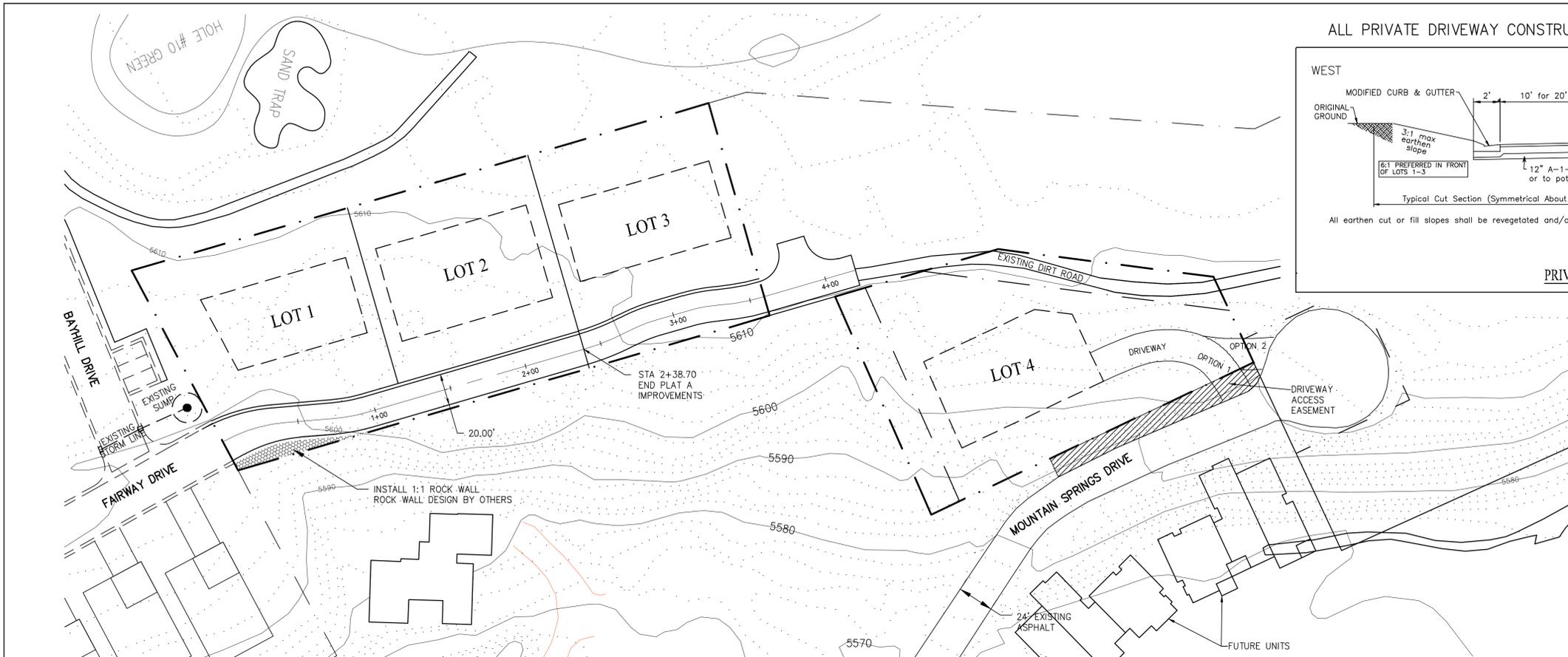
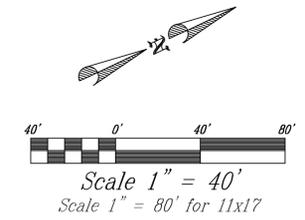
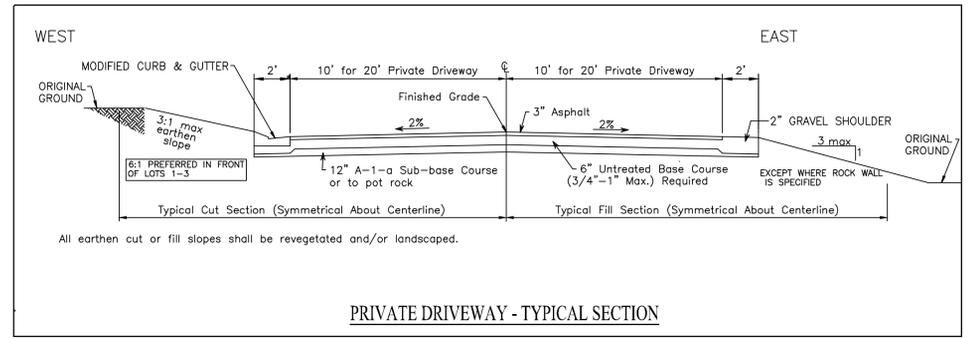
PAUL D. BERG P.E.
 SERIAL NO. 295585
 DATE: 13 NOV 2018

THE HOMESTEAD
 HOMESTEAD VILLAS
 UTILITY PLAN



DESIGN BY: PDB DATE: 13 NOV 2018 SHEET
 DRAWN BY: PDB REV: 5

ALL PRIVATE DRIVEWAY CONSTRUCTION SHALL CONFORM TO MIDWAY CITY STANDARDS.



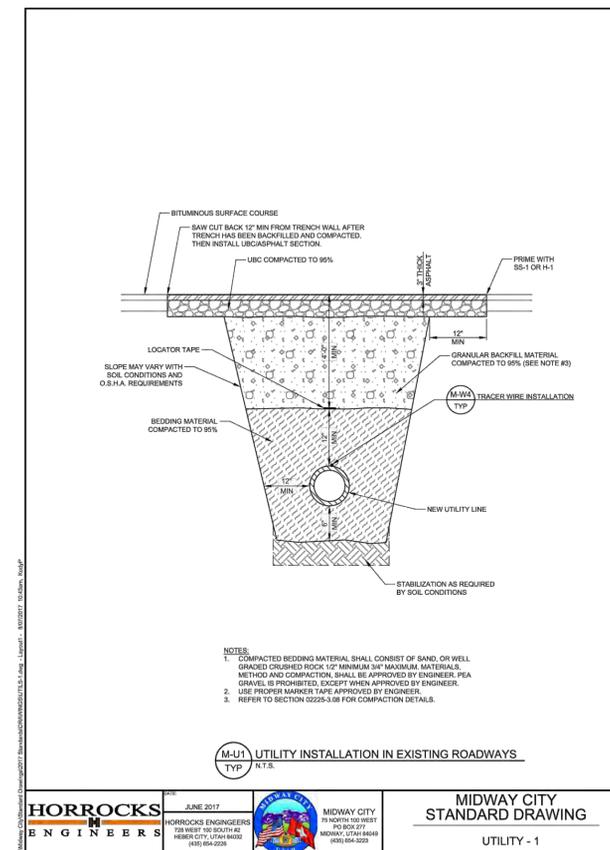
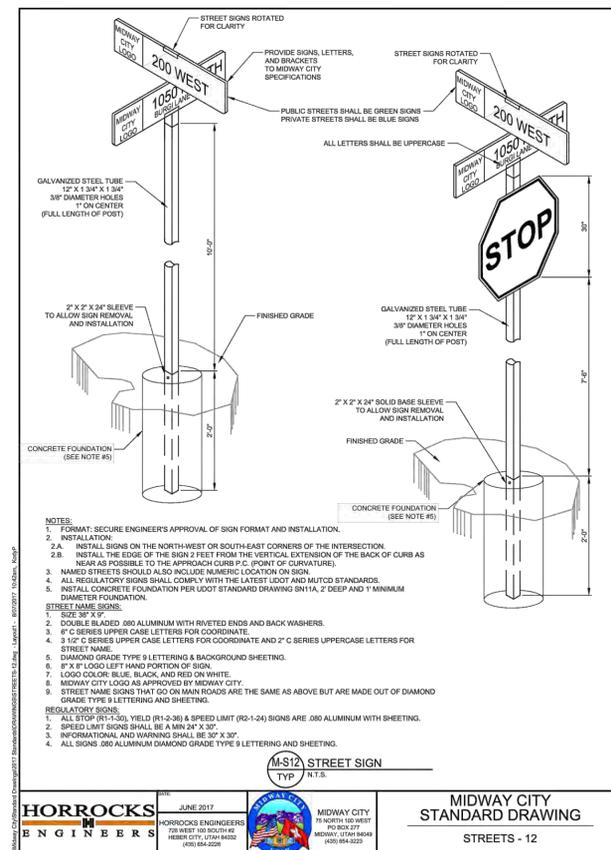
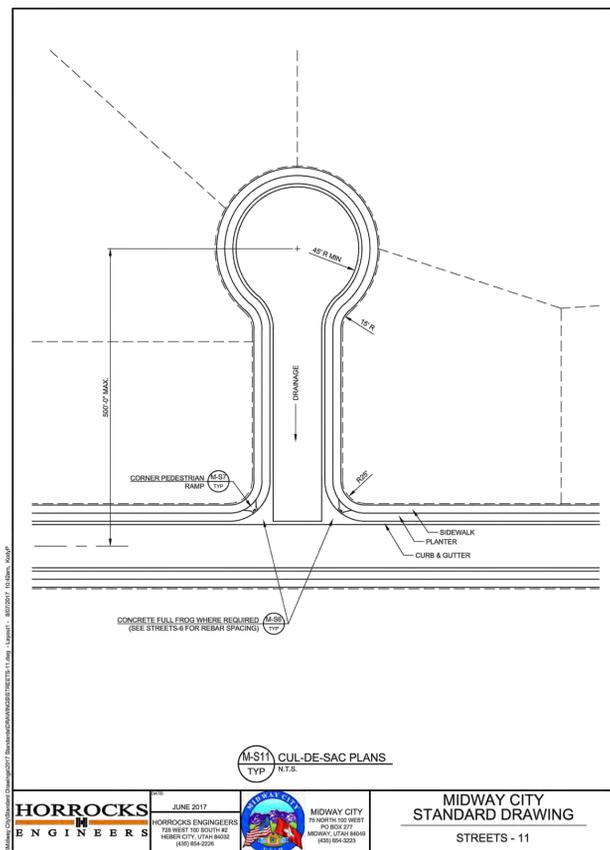
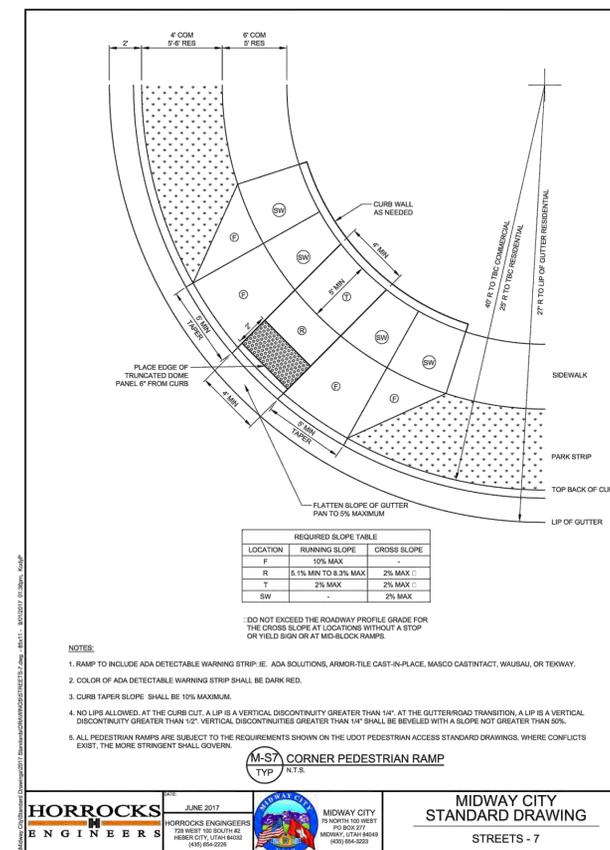
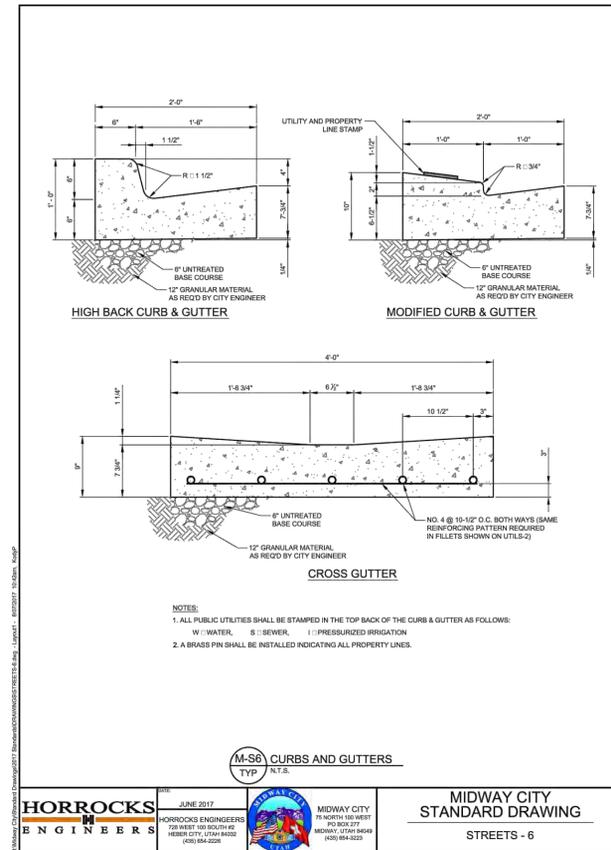
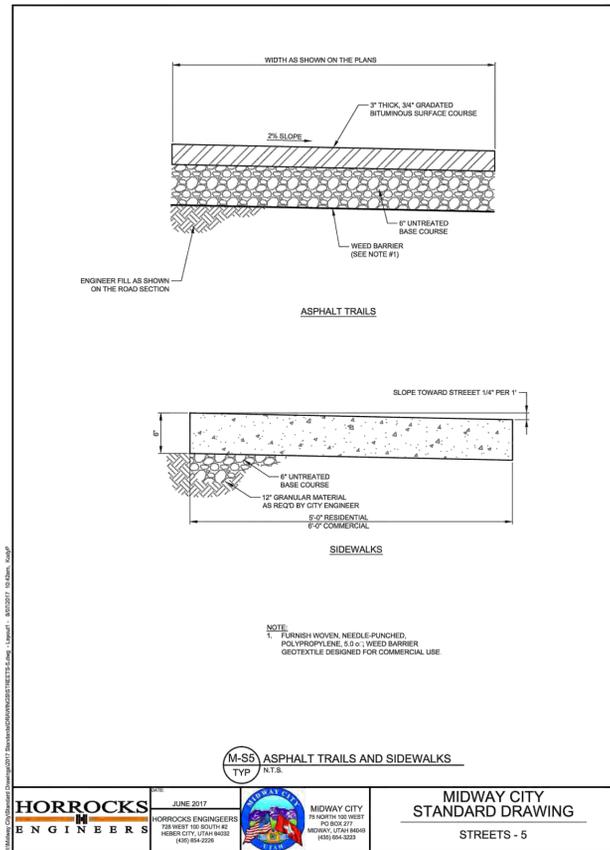
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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 NOV 2018

THE HOMESTEAD
HOMESTEAD VILLAS
DRIVEWAY PLAN AND PROFILE



DESIGN BY: PDB
DRAWN BY: PDB
DATE: 13 NOV 2018
REV: SHEET 6



THE HOMESTEAD
HOMESTEAD VILLAS

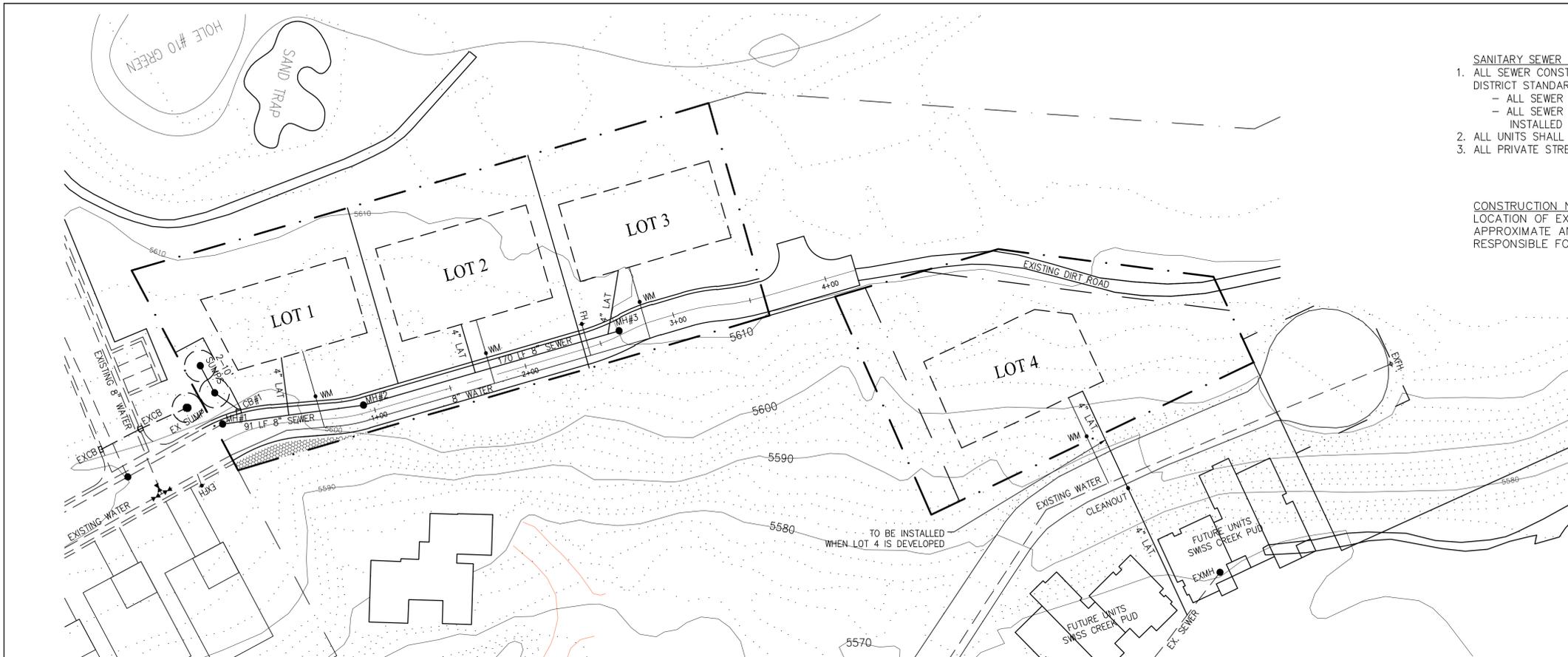
ROAD CONSTRUCTION DETAILS

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

DESIGN BY: PDB
DRAWN BY: PDB

DATE: 13 NOV 2018
REV:

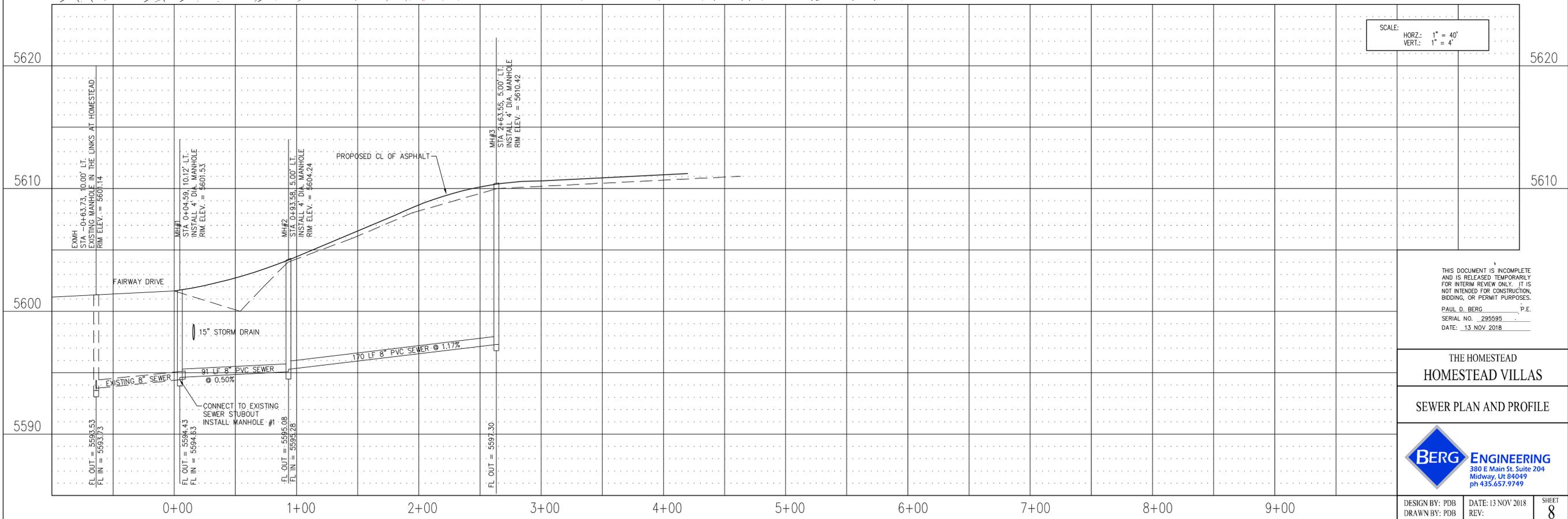
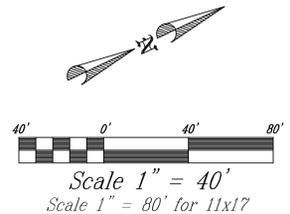
SHEET
7



- SANITARY SEWER SYSTEM NOTES:**
- ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
 - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
 - ALL SEWER MAIN LINES AND LATERALS SHALL BE INSTALLED WITH TRACER WIRE.
 - ALL UNITS SHALL HAVE A 4 INCH SEWER LATERAL.
 - ALL PRIVATE STREETS OR DRIVEWAYS WILL BE A DEDICATED AS A PUBLIC UTILITY EASEMENT.

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

SEWER PHASING NOTE:
 1. SEWER LATERALS TO BE INSTALL 10 FEET BEYOND BACK OF CURB.

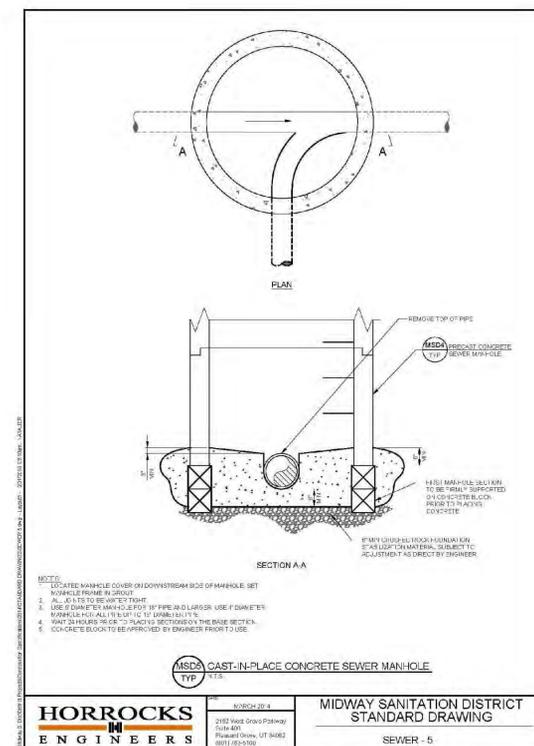
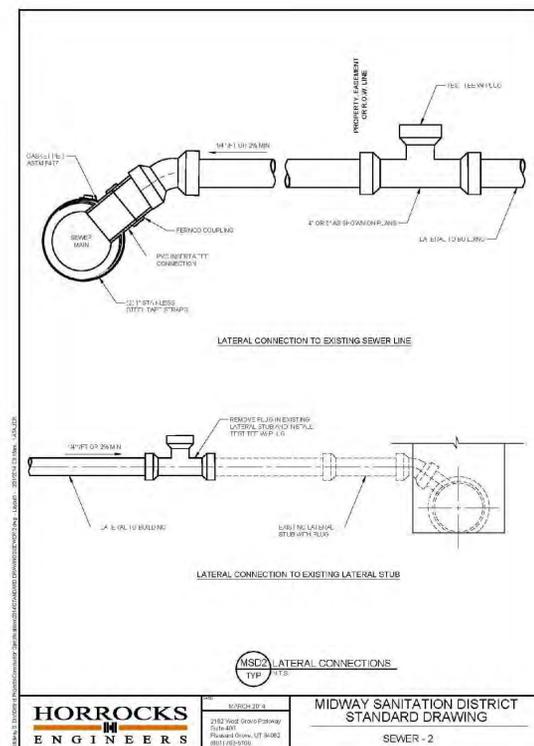
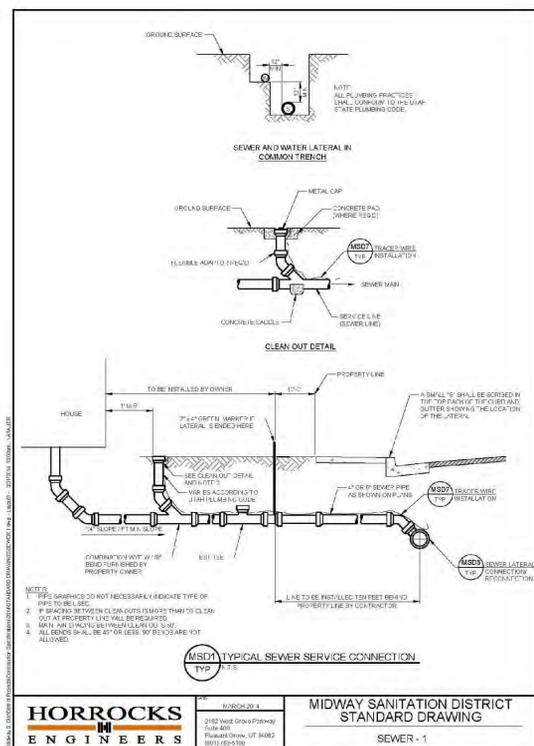
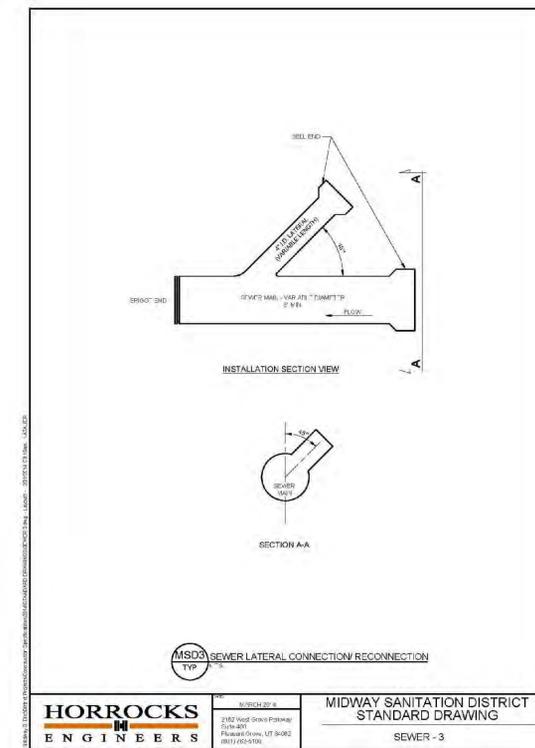
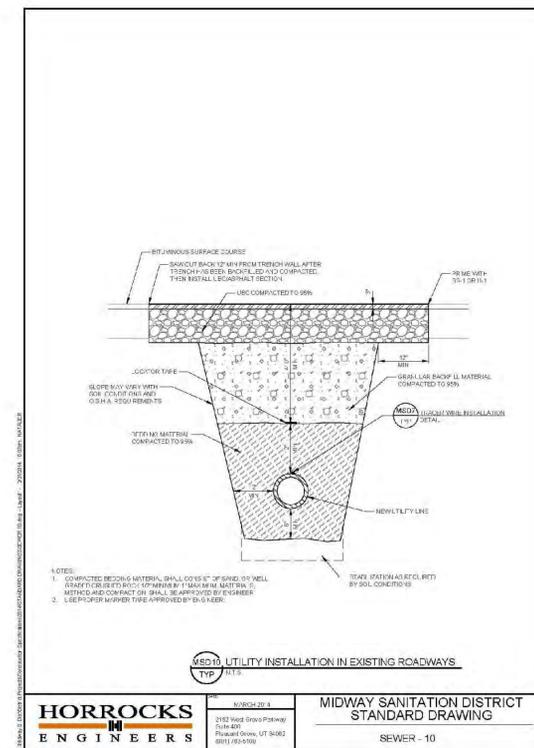
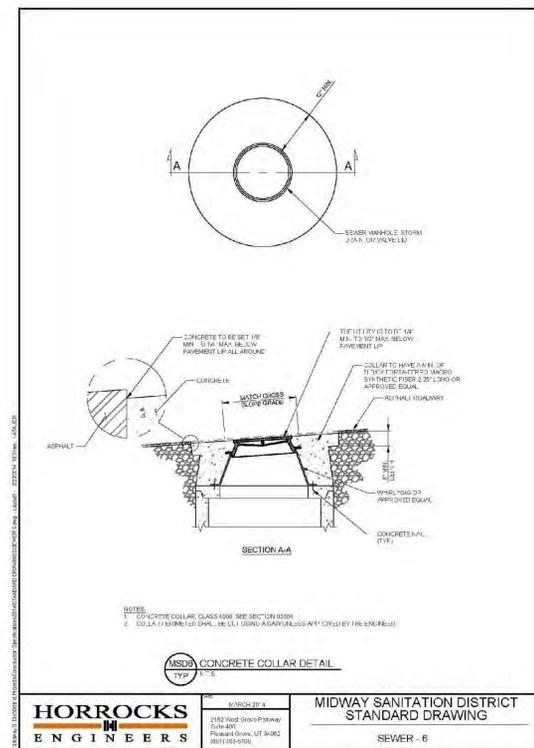
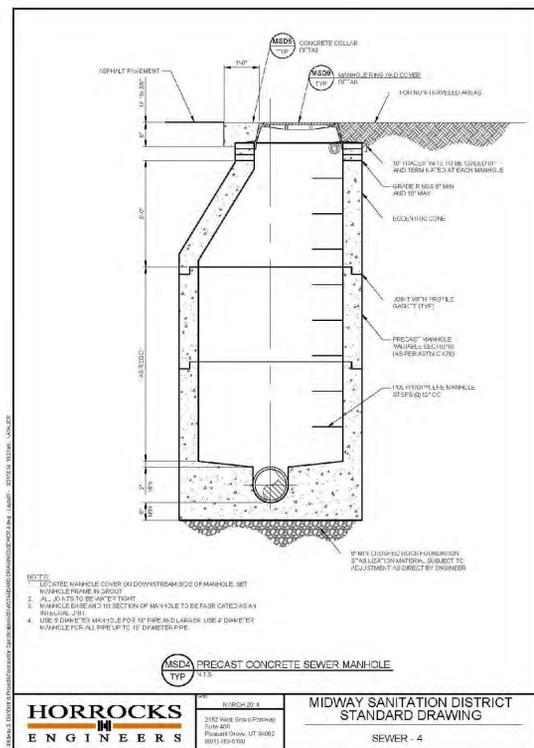


SCALE:
 HORZ.: 1" = 40'
 VERT.: 1" = 4'

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 PAUL D. BERG, P.E.
 SERIAL NO. 295595
 DATE: 13 NOV 2018

THE HOMESTEAD
 HOMESTEAD VILLAS
 SEWER PLAN AND PROFILE



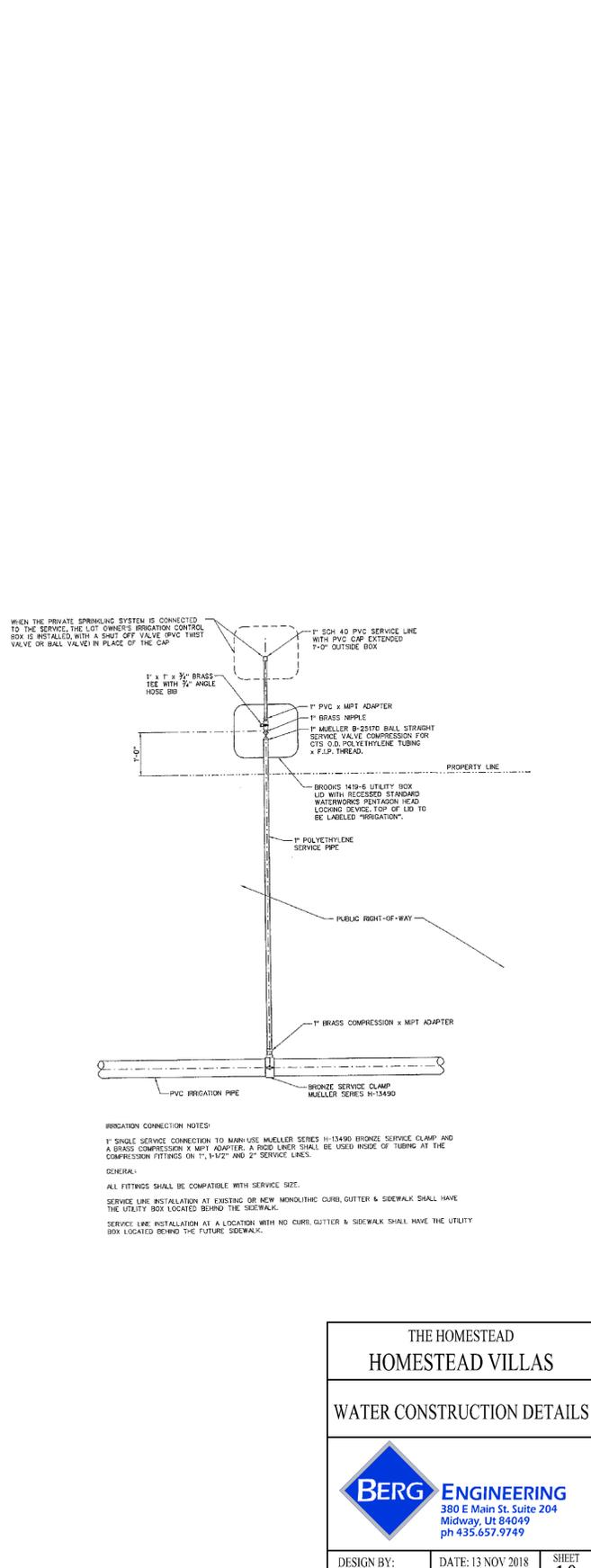
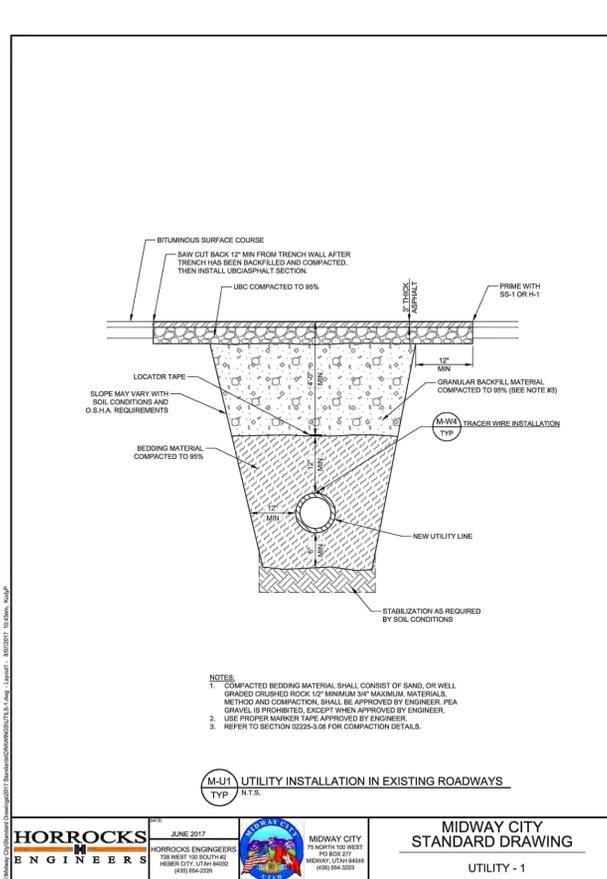
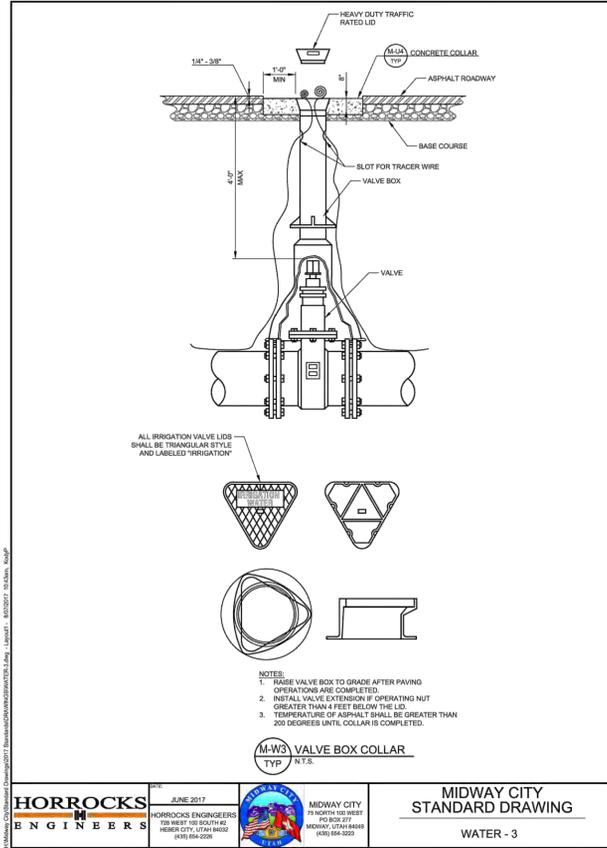
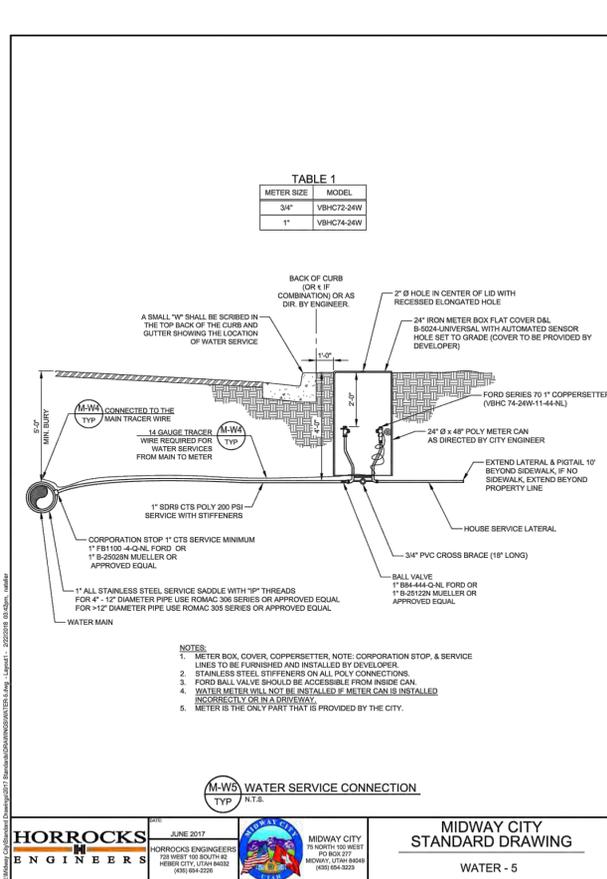
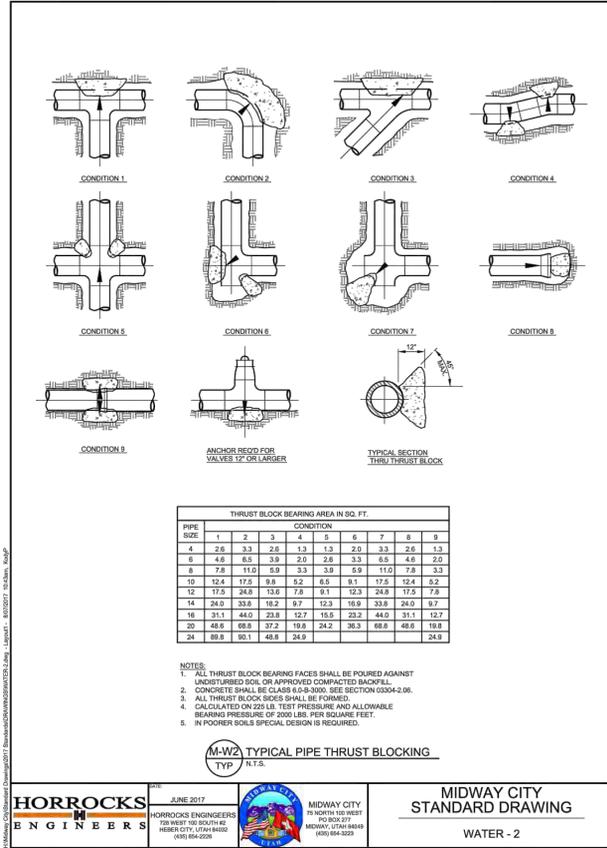
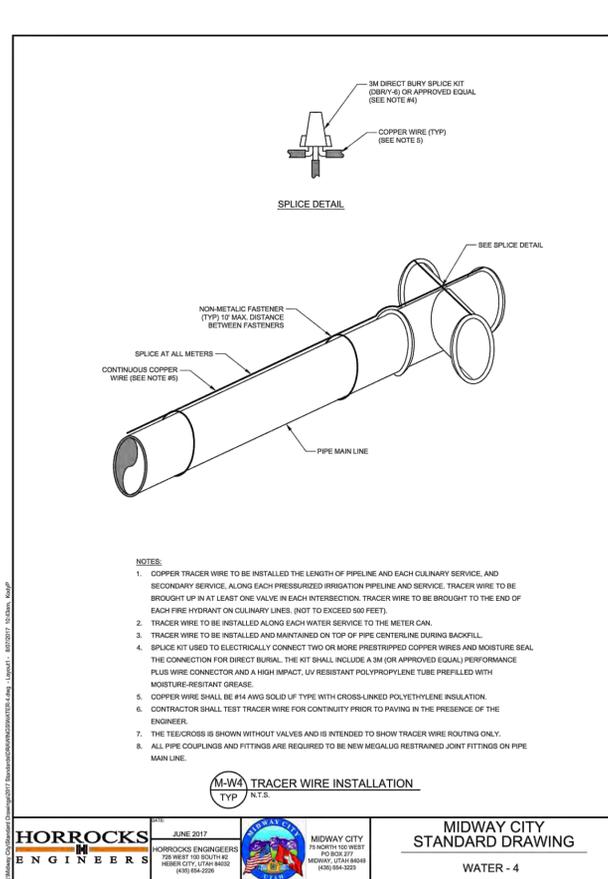
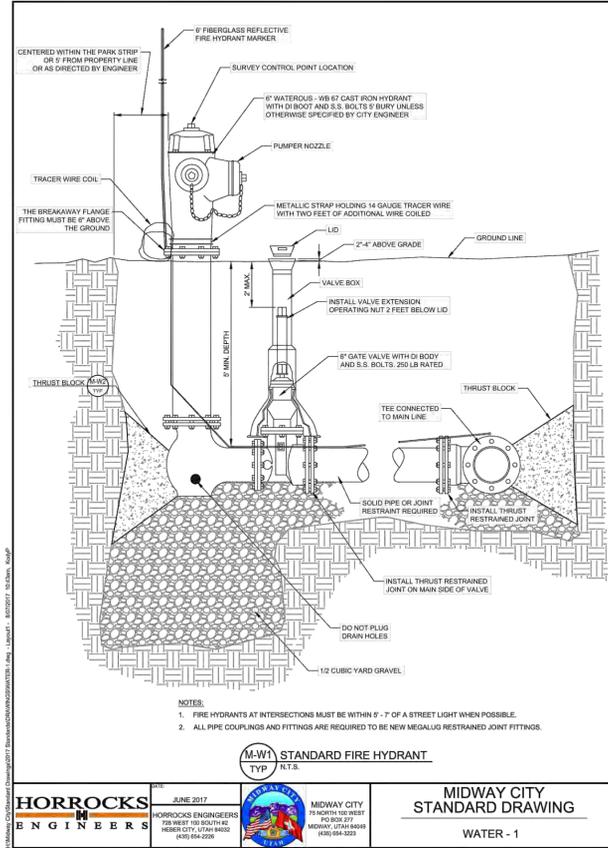


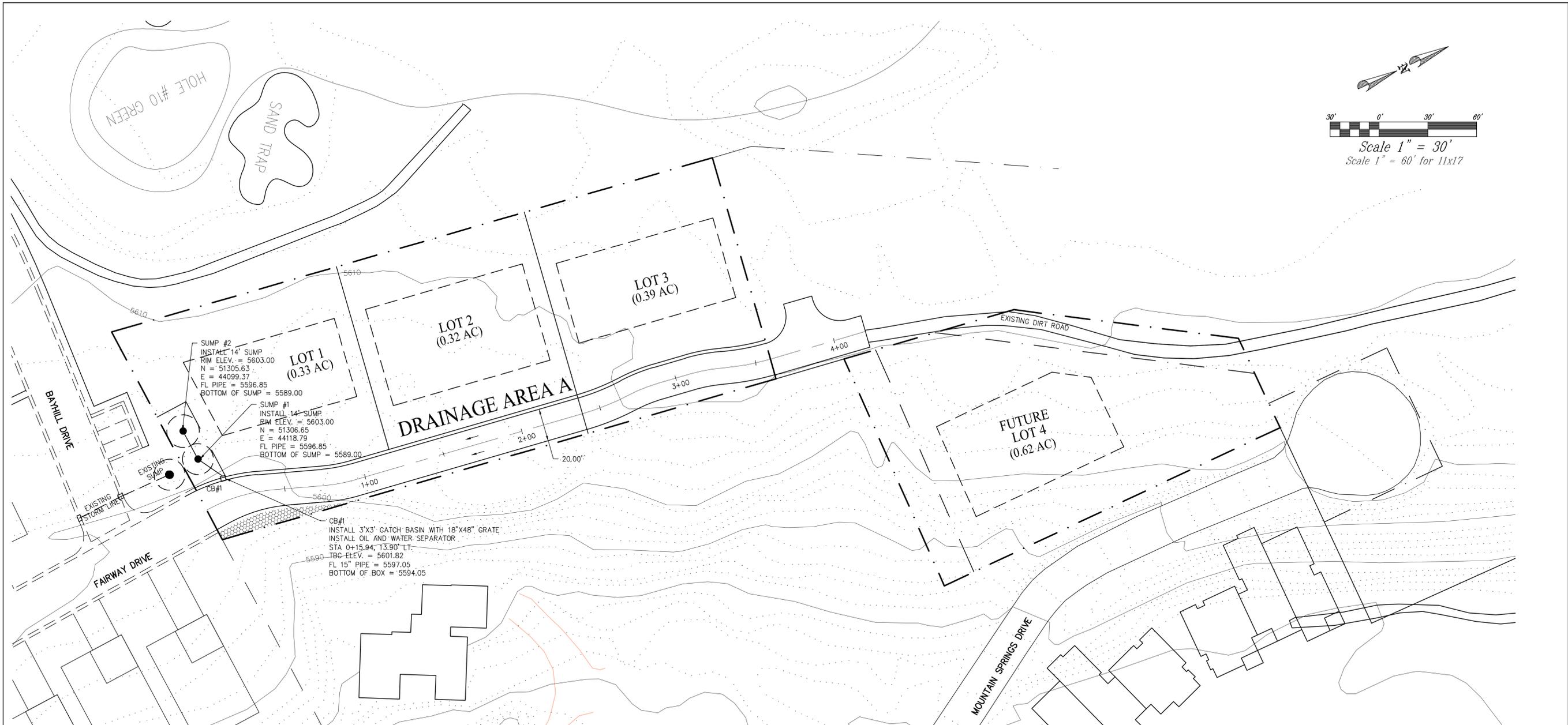
THE HOMESTEAD
HOMESTEAD VILLAS

MSD STANDARD SEWER
CONSTRUCTION DETAILS

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

DESIGN BY: DATE: 13 NOV 2018 SHEET
DRAWN BY: REV: 9





**Homestead Villas
Final Storm Drainage Calculations**

Date: September 19, 2008
Prepared by: Paul Berg, P.E., Berg Engineering

Table 1 - Runoff Coefficient for Drainage Areas

Drainage Area	Total Collected Area (acres)	C = 0.50 Lot and Home (acres)	C = 0.90 Private Driveway (acres)	Compsite Runoff Coefficient
A	1.19	0.97	0.22	0.57

Table 2 - Area A, 100 Year Storm Peak Runoff Rates and Volumes

Time Period (min)	Rainfall Intensity (in / hr)	Total Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	3.36	1.19	0.57	2.29	2,065
30	2.34	1.19	0.57	1.60	2,877
60	1.48	1.19	0.57	1.01	3,639
120	0.88	1.19	0.57	0.60	4,327
180	0.65	1.19	0.57	0.44	4,795
360	0.40	1.19	0.57	0.27	5,901
720	0.26	1.19	0.57	0.18	7,671
1440	0.16	1.19	0.57	0.11	9,442

Table 3 - Sump Design Calculations for Area A

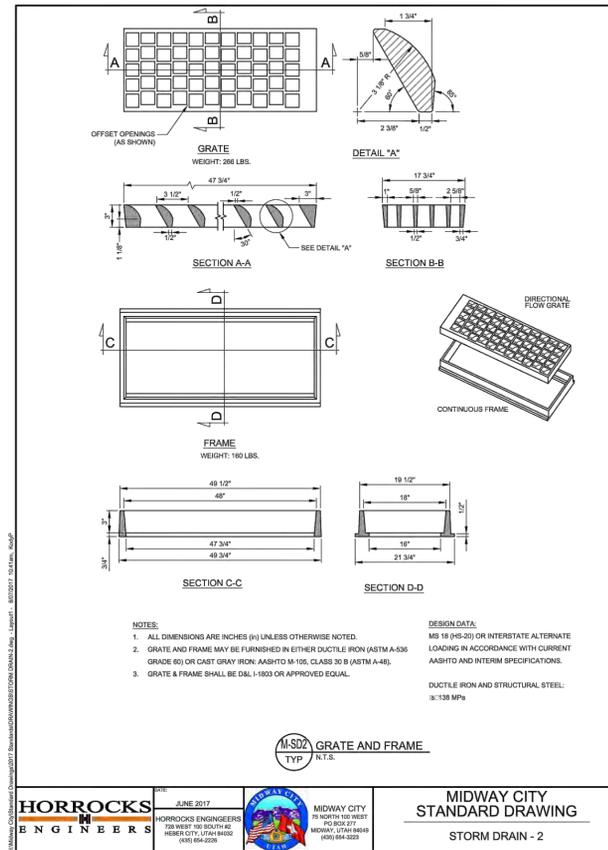
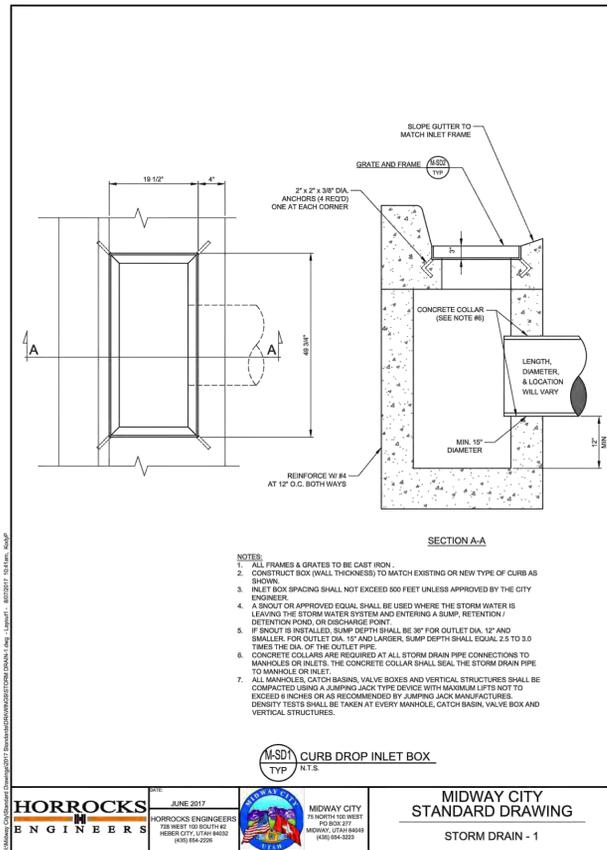
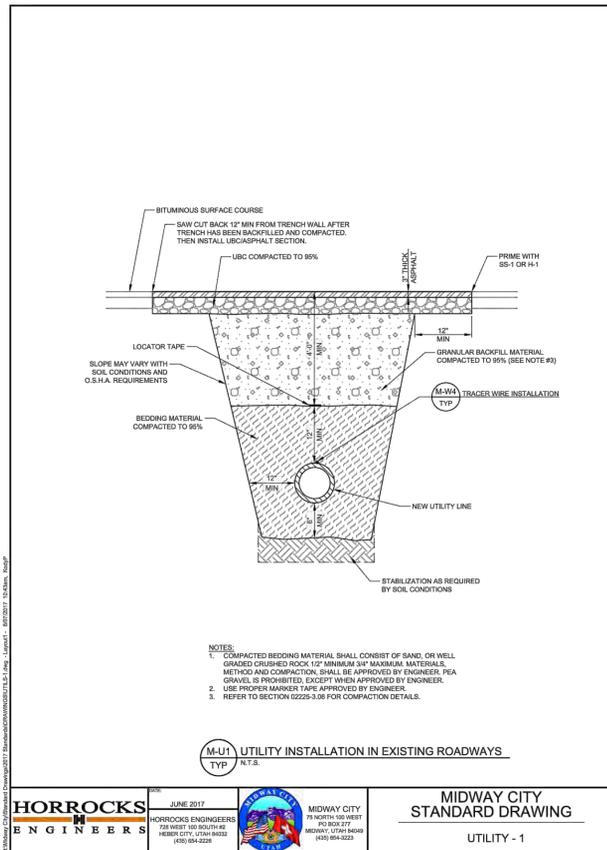
Time Period (min)	Total Runoff Volume (cf)	Percolation Rate (inch / hour)	2-14' Sump Volume (cf)	Percolation from Sump (cf)	Total Storm Water Retention in Sump (cf)
15	2,065	2.0	3,994	86	4,080
30	2,877	2.0	3,994	173	4,167
60	3,639	2.0	3,994	346	4,340
120	4,327	2.0	3,994	691	4,685
180	4,795	2.0	3,994	1,037	5,031
360	5,901	2.0	3,994	2,074	6,068
720	7,671	2.0	3,994	4,147	8,141
1440	9,442	2.0	3,994	8,294	12,288

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PAUL D. BERG, P.E.
SERIAL NO. 295595
DATE: 13 NOV 2018

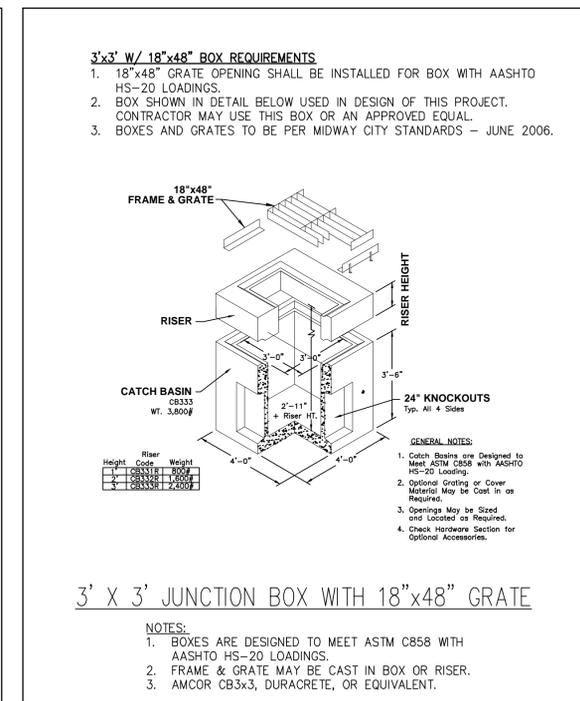
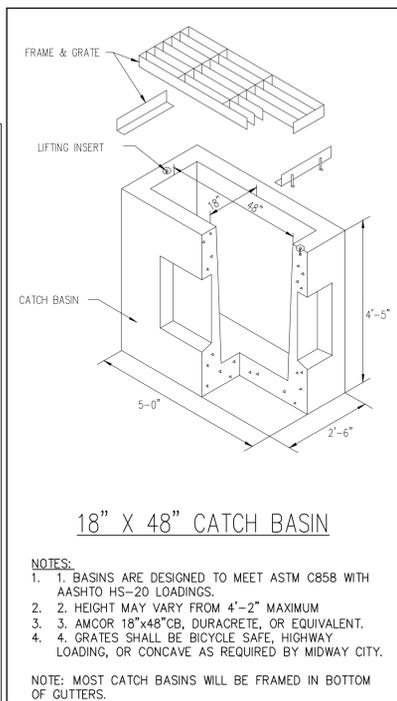
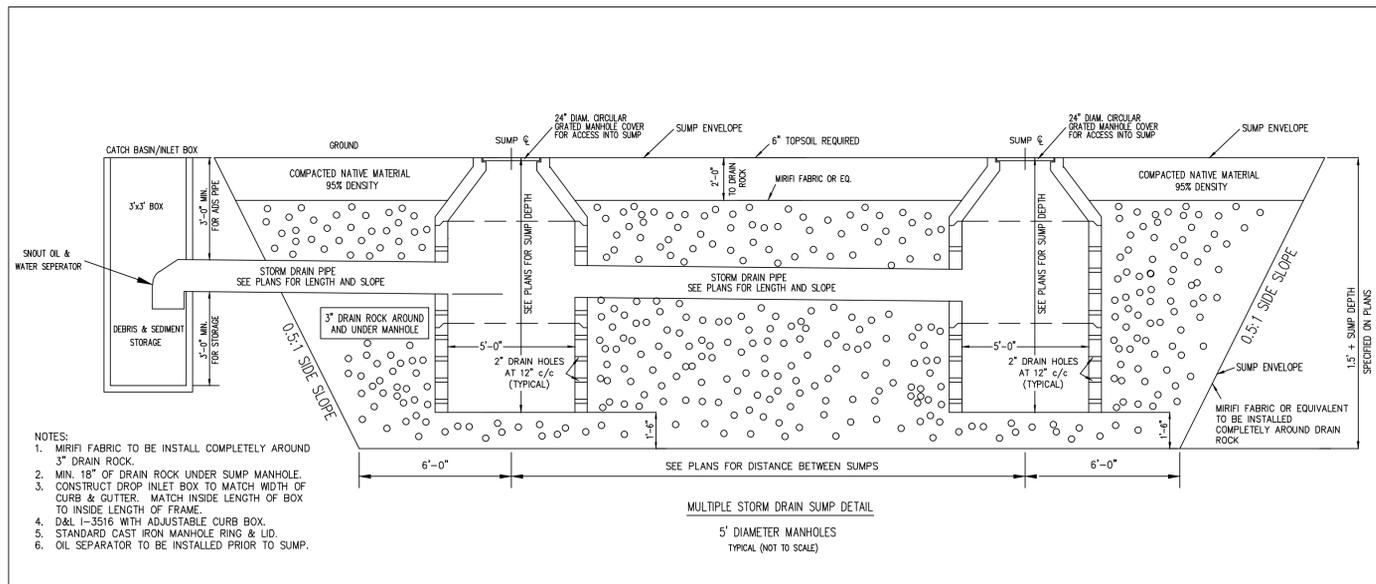
THE HOMESTEAD
HOMESTEAD VILLAS
STORM DRAIN PLAN



DESIGN BY: PDB DATE: 13 NOV 2018 SHEET
DRAWN BY: PDB REV: 11



- STORM DRAIN NOTES:**
- CONTRACTOR AND SURVEYOR SHALL REFER TO STORM DRAIN PLAN AND PROFILES FOR CATCH BASIN RIM ELEVATIONS.
 - CONTRACTOR TO REFER TO STORM DRAIN PLAN FOR COORDINATES AND/OR STATIONING FOR CATCH BASINS AND SUMPS WITHIN THE PROJECT.
 - CONTRACTOR TO REFER TO PLANS FOR REQUIRED SUMP DEPTH. ALL SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.
 - ALL REFERENCES TO MIRAFI FILTER FABRIC ON THIS DETAIL SHEET SHALL BE A MINIMUM OF MIRAFI 140N OR ENGINEER APPROVED EQUIVALENT.
 - A SNOOT OIL AND WATER SEPARATOR OR EQUIVALENT SHALL BE INSTALLED IN THE CATCH BASIN BEFORE EACH SUMP.
 - ALL STORM DRAIN CONSTRUCTION SHALL COMPLY WITH MIDWAY CITY STANDARDS AS ADOPTED IN JUNE 2006 EDITION AND WITH SPECIFICATIONS WITHIN THESE PLANS.



THE HOMESTEAD
HOMESTEAD VILLAS

STORM DRAIN
CONSTRUCTION DETAILS

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

DESIGN BY:
DRAWN BY:

DATE: 13 NOV 2018
REV:

SHEET
12

The Links at the Homestead HOA

Submitted January 7, 2019

The Links at the Homestead HOA ("The Links") hereby submits comments and questions related to the application of Homestead Legacy LLC in connection with Phase 1 of the Homestead Resort Master Plan.

Generally, we expect that the attached recommendations of Horrocks Engineers, entitled, "The Homestead Villas Plat A & B. Preliminary Review", dated December 11, 2018, will be followed. If not, please let us know.

Roads

- Discussion in the Midway planning committee meeting in December referred to the extension of Fairway Dr (north) as both a roadway and a private drive. Plans describe the extension as a private road. The summary of the Planning Committee meeting describes it as a driveway. Which is it? And does it make any difference.
- Is the end of the new Fairway extension going to be a hammer head dead end or a cul de sac dead end? The Planning Committee Meeting summary describes it as a cul de sac. In the Planning Committee meeting, a hammer head dead end was discussed and shown on the plan but Wes Johnson would prefer it be a cul de sac dead end. The Links strongly prefers a cul de sac for the reasons below.

The Links is concerned about access for refuse trucks, utility vehicles, guests etc. if there is no adequate turn around at the end of the street. We feel there needs to be a turn-around on this road which would result from making it a cul de sac. If not, then refuse trucks will not go down the street and, if they do, they will have to back out. It will create an unsafe situation where commercial vehicles are backing up in front of driveways where small children live.

And, if refuse vehicles don't go down this street, then the new residents will have to take garbage cans to the entrance to the new road, which will be an eyesore.

- Curbs and gutters on both sides of the private road are necessary to minimize runoff. This was mentioned in the meeting as necessary, but it is not in the meeting summary. How does this affect storm drain calculations?
- We agree with the request by Horrocks that the maintenance gravel road or diversion of maintenance road does not need to be maintained since lots 1, 2 and 3 will now replace the area where the Homestead Golf Course keeps their extra landscape supplies (sand, soil, driving range equipment etc.). If it is still there, the maintenance road will most likely be used by individuals trying to find a shortcut around established roads which will most likely be Bayhill.

Storm Drain

- Storm drain sumps should be reevaluated. Recalculate run off calculations and provide for the type of soil sumps to be constructed for the geographical features. Homes east and south of the sumps have basements and/or sharp drop offs. We feel it is very important to determine where the water will drain to and from the sumps.
- How will oil and other hazardous liquids runoff be handled if sumps overflow? Horrocks Engineers recommend a study be undertaken.

Additional Private Road questions

- We see no requirements for guest parking for the new private road. This should definitely be required. If not, we foresee problems with guests and visitors parking in the parking spaces The Links has constructed for their guests at the corner of Fairway and Bayhill. If cars in this new development were to park in The Links parking spaces, we would have such cars towed.
- Is a fire hydrant going to be installed on the new road?
- Will extension of Fairway Dr be open to public foot and bicycle traffic? The Links allows it and does not object to it being allowed on this new road. This will allow access to the trail system which is currently used by the public. We realize this is not part of the public trail system but Homestead Resort has been gracious enough to allow access and use.
- The Homestead Resort has approval to connect to public utilities running through The Links at the intersection of Bayhill and Fairway. After completion of utility connections , roadway and landscaping will be returned to their original condition. A road bond by Homestead Resort should be in place which will cover repaving of The Links roads and meets city engineer standards. This is from our conversations with Mr. Henke but we see no mention of it in the meeting summary. We want confirmation that this will be required.

Landscaping

- A buffer or landscaping should be required where The Links property ends and lot #1 starts. Landscaping should be required which separates the developments and provides a visual barrier to The Links houses in that area.
- It is our understanding from the Planning Committee meeting that the public trail in front of the Homestead Resort along Homestead Dr is to be completed at the same time as completion of Phase 1. Please confirm.

Summary of Actions taken

We want to confirm the following decisions that were made by the Planning Committee and are contained in the meeting summary:

- R-1-15 zoning standards govern land use.
- Both Fairway Dr (north) and Mountain Springs Dr will be dead end roads.
- Easements will be in place for access to lots #1, 2 and 3 through The Links. However, there is no road access to lot #4 through The Links. Access to lot #4 will only be through Mountain Springs Dr.

We will attend the January 15 City Council meeting to answer any questions the City Council or Mike Henke have concerning the above.

Thank you for your consideration.

HOA Board
The Links at the Homestead HOA

728 West 100 South
Heber, UT 84032
www.horrocks.com

HORROCKS
ENGINEERS

Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

December 11, 2018

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

Subject: **The Homestead Villas Plat A and B; Preliminary Review**

Dear Michael:

Horrocks Engineers recently reviewed the Submitted Plans for the Homestead Villas Plat A and B. The following issues should be addressed.

General Comments

- This is the first phase of the Homestead Resort Master Plan. A retaining wall is shown across the private drive from lot 1. The note states "Rock Wall designed by others". It should be clear who is designing the rock wall and when the rock wall will be installed. Can the road be constructed without the rock wall? What is the height of the proposed rock wall? The proposed landscaping should be included within the bond.

Water

- The public waterline within the proposed development will connect to the existing 8-inch public waterline line in within Fairway Drive of the Links. Lot 4, which is within Plat B, shows a lateral connecting to an existing line in Mountain Springs Drive.

Roads

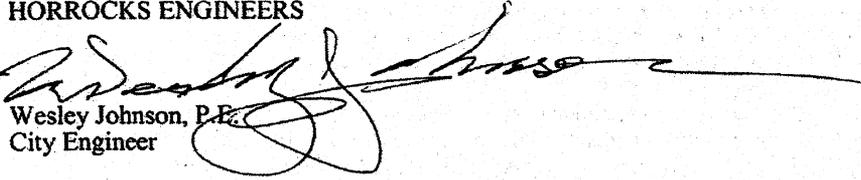
- To better protect the erosion of the existing area, the 20' private road within Plat A should have curb & gutter installed on each side of the road.
- A hammer-head turn-around is proposed at that the end of the private drive.
- Lot 4 as currently shown in Plat B has an easement strip between it and the existing Mountain Springs Drive. This easement should be recorded with the recording of plat B.
- The property boundary of lot 4 is over the existing dirt road connecting the dirt road to Mountain Springs Drive. Will this dirt road be re-located and the connection be continued?

Storm Drain

- The proposed storm drain system contains two sumps. With the construction of the additional curb & gutter, the storm drain calculations should be updated. What type of soil will the sumps be constructed in? Is lot 1 proposed to have a basement that the proposed sumps could impact?

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS


Wesley Johnson, P.E.
City Engineer

cc: file
Berg Engineering