

May 12, 2020

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

**Subject: Midway Vistas Subdivision – Master Plan Review**

Dear Michael:

Horrocks Engineers recently reviewed the Midway Vistas subdivision plans for Master Plan approval. The proposed subdivision borders Interlaken to the North, the Scotch Fields Subdivision to the South and Interlaken Drive to the East. The proposed subdivision consists of 49 lots. The following issues should be addressed.

**General Comments**

- Each phase within the Master Plan appears to be a stand-alone phase.
- All drawings and standards should meet the Midway City updated 2020 specifications.

**Water**

- The proposed development will be served from the Cottages on the Green pressure zone.
- The proposed development will connect to the existing 8" culinary water line in Interlaken Drive to the east of the subdivision and to a 10" culinary water line in Dutch Fields subdivision to the South of the proposed subdivision.
- To accommodate fire flows it appears a 10" water line will need to be installed throughout the subdivision. This will be addressed during the preliminary approval process.
- During the approval process we need to address the required water pressure of the highest lots.

**Roads**

- The proposed private roads within development will have right-of-way widths of 56' with sidewalk on both sides of the road.
- As part of the annexation agreement all roads within the subdivision will be private with a public use easement.
- Any access issues relative to the town of Interlaken need to be resolved.

**Pressure Irrigation**

- The subdivision will be serviced by Midway Irrigation Company. Lots higher in elevation will likely have issues with pressure. This should be addressed as part of the preliminary approved plans.
- All removal, additions, or revisions to pressure irrigation system must be approved by Midway Irrigation Company.

Trails

- An 8' public trail system is shown throughout the development. This should be shown as a private trail with public use easement.
- The trails will connect with Scott Fields development on Canyon View Road.

Storm Drain

- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and detention basins with the development.
- Midway Vistas HOA will be responsible for maintenance of the detention basins.

Sewer

- Sewer will be provided by Midway Sanitary Sewer District.

The following items will need to be submitted for preliminary review:

- Roadway, trail, and detention pond cross sections
- An updated traffic report shall be submitted for final approval.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', with a long horizontal flourish extending to the right.

Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering