



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 8, 2021
NAME OF PROJECT: Saddle Creek Subdivision
NAME OF APPLICANT: DPW Heber Inc.
AGENDA ITEM: Phase 2 & 3 Final
LOCATION OF ITEM: 970 South 250 West
ZONING DESIGNATION: R-1-22

ITEM: 4

Berg Engineering, agent for DPW Heber Inc., is requesting final approval of phases 2 and 3 of the Saddle Creek Ranch subdivision. Phases 2 and 3 includes 17 lots on 15.27 acres. The property is located at 970 South 250 West and is in the R-1-22 zone.

BACKGROUND:

The applicant is requesting final approval of Phases 2 & 3 of the Saddle Creek Subdivision, which received master plan approval May 7, 2019 and preliminary approval May 4, 2021. The proposed subdivision replaces the existing Saddle Creek Ranch PUD plat that is in the process of being vacated. Phases 2 & 3 of the proposed plat consist of 17 lots on 15.27 acres. Phase one has previously received final approval and is currently under construction. There are a total of four phases in the development.

Phase 2 and 3 make up the western half of the proposed development. It includes 17 lots, public streets, public and private trails, improvements to 250 West and landscaped open space which will be owned by the homeowner's association. It will require the reclamation of the temporary cul-de-sac (900 south) that will be constructed as part of phase one.

LAND USE SUMMARY:

- **Phase 2**
 - Thirteen building lots
 - 12.08 acres (lots and internal roads)
 - 0.48 acres for 250 West dedication
 - 3.24 acres of total open space (26% of phase, 52% of total project open space)
- **Phase 3**
 - Four building lots
 - 2.51 acres (lots only, no new roads)
 - All required open space will be dedicated with phases one and two
- This project is a standard subdivision
- Public road maintenance will be the responsibility of the City
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- No sensitive lands have been identified on the property

Master Plan

- 31.99 acres
- 36 lots
- Four phases
 - Phase 1 – 9 lots
 - Phase 2 – 13 lots
 - Phase 3 – 4 lots
 - Phase 4 – 10 lots

ANALYSIS:

Open Space – Phases 2 will include 3.24 acres of open space which is 25% of the total phase acreage. This is the remainder of the required open space needed for the development. Phase 3 and phase 4 will not contain any additional open space. The open space will be landscaped by the developer and maintained by the developer/HOA. The applicant has provided a copy of the CC&Rs for the development. City staff, including the City Attorney, will review to ensure that they

contain adequate language to ensure that the common spaces and its associated improvements will be maintained in perpetuity by the HOA.

Water – The original developer of the property tendered 109.5-acre feet to the City to comply with the culinary and secondary water requirements. Using current City water requirements, the proposal water requirement is in the range of about 106-109-acre feet. It appears the developer has tendered enough water to the City for the entire development. The applicant has received a will serve letter from Midway Irrigation Company.

Sensitive lands – Per the recorded plat, no sensitive lands have been identified. A geotechnical study was submitted to the City that Horrocks Engineers has reviewed.

Phase 2 Improvements – As part of the phase 1 improvements, the developer is required to improve the full width of 970 South. Part of those improvement will require the existing transmission line along the north side of 970 South to be moved or buried by the developer or Heber Light and Power. They are also required to make improvements to the intersection of 970 South and Center Street.

The developers phase 2 obligations will include improving the half width of 250 West that borders the developments west boundary, overlaying the entirety of 250 West and the improvement of the remaining open space in the development.

Timing of approvals – The developer can continue to receive approvals for any phase of the development, but they are unable to record a plat map or begin improvements, until the transmission line along 970 South is in the process of being buried or being moved so that 970 South can be constructed to its planned width.

Trails – As part of phase 2 and 3, the developer will construct an 8' wide paved public trail along 250 West from 970 South to 800 South. The applicant will then dedicate a public trail easement for a future trail along 250 West from 800 South to their northern property line. In lieu of constructing this portion of trail, they have committed to constructing the offsite portion of trail needed to connect their 970 South trail all the way to Center Street. They are proposing a combination of public and private trails along with public sidewalks within the development. The private trails are those that are not bordering roads. All private trails will be maintained by the HOA. Additionally, the applicant received approval from the City Council at preliminary to continue the 8' asphalt trail along the frontage of lots 16-18. The current proposal includes this section of trail along with a 3' public trail easement along the frontages of lots 16-18 to accommodate the additional trail width.

Water extension line agreements – The developer is required to pay fees for a water extension line agreement for a water line in 250 West for \$202.68 per connection and a payment for the water line in Center Street for \$1,436.61 per connection. Both payments would be a pass through to the holders of the extension line agreements. In

the motion for Phase 1 final approval, the City Council included the following condition:

“Each water lease agreement could be paid overtime if everyone signed an agreement otherwise the lump sums had to be paid before the recording of Phase 1.”

If no signed agreement is in place, the full payment for all 36 lots will be required before recording the first plat.

PROPOSED FINDINGS:

- The proposed plans for phase 2 & 3 comply with the requirements of the land use code.
- The proposal does meet the vision as described in the General Plan for the R-1-22 zone.
- Road improvements along 250 West will benefit the community in general
- The public trail built along 250 West will help complete the master trail plan that will benefit members of the community
- No plat can be recorded until the existing plat has been vacated by the county recorder
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development’s approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating, the City Council extends the time limit for plat recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that: (a) construction must be conducted according to any new City standards in effect at the time the plat is ultimately recorded; (b) the property must be maintained in a clean, dust-free, and weed-free condition at all times; (c) each extension will be for a one-year period only, after which time an annual review must be presented before the City Council; and/or (d) no more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the application complies with the requirements of

the Land Use Code.

- 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 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 the requirements of the Land Use Code.

- a. Accept staff report
- b. List accepted findings
- c. Reasons for denial

PROPOSED CONDITIONS:

1. Any required water extension line agreement fees must be paid for before the recording of the plat.

June 8, 2021

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

Subject: Saddle Creek – Phase 2 & 3 – Final Review

Dear Michael:

Horrocks Engineers recently reviewed the Saddle Creek Phase 2 & 3 plans for the Final Review. All redline comments shall be addressed and the following comments should be addressed.

General Comments

- Phase 2 contains 13 lots and phase 3 contains 4 lots.
- The development will realign the irrigation ditch that runs on the east side of 250 west.

Water

- The proposed development will be served from the Gerber Mahogany pressure zone.
- A 12" Water line is required to be installed in 250 west from the north property line and tie into the 12" water line in 970 South. Midway City will reimburse the developer for upsizing the line from 8" to 12".

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company.
- A new 8" secondary irrigation main will need to be installed from 970 south and tie to the existing secondary line just north of the proposed subdivision.

Roads

- The proposed roads within Phase 2 & 3 will be a 56' public right-of-way with side walk or trail on each of the road.
- The east side of 250 west will be rebuilt and widened to a half width of 15'. And the entire roadway will require a chip seal from 970 south to the north property line.

Trails:

- An 8' public trail is shown adjacent to 250 west from 970 south to the 800 south. The trail does not extend to the North property line because the developer agreed to install a trail from their east property line on 970 south to Center Street. An 8' trail is also shown within the subdivision.

Storm Drain

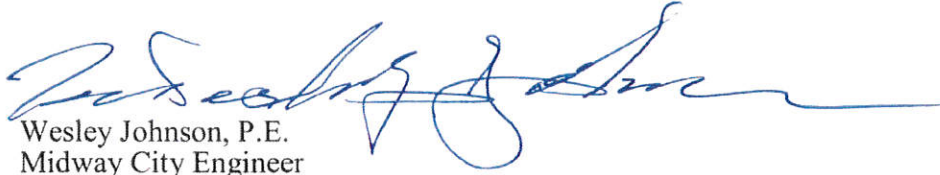
- The storm water within these phases will be public and will be collected within the proposed curb & gutter and discharged to the proposed catch basins and the proposed retention ponds.

Landscaping

- The proposed landscaping cost shall be included within the improvements bond.

Please feel free to call our office with any questions.

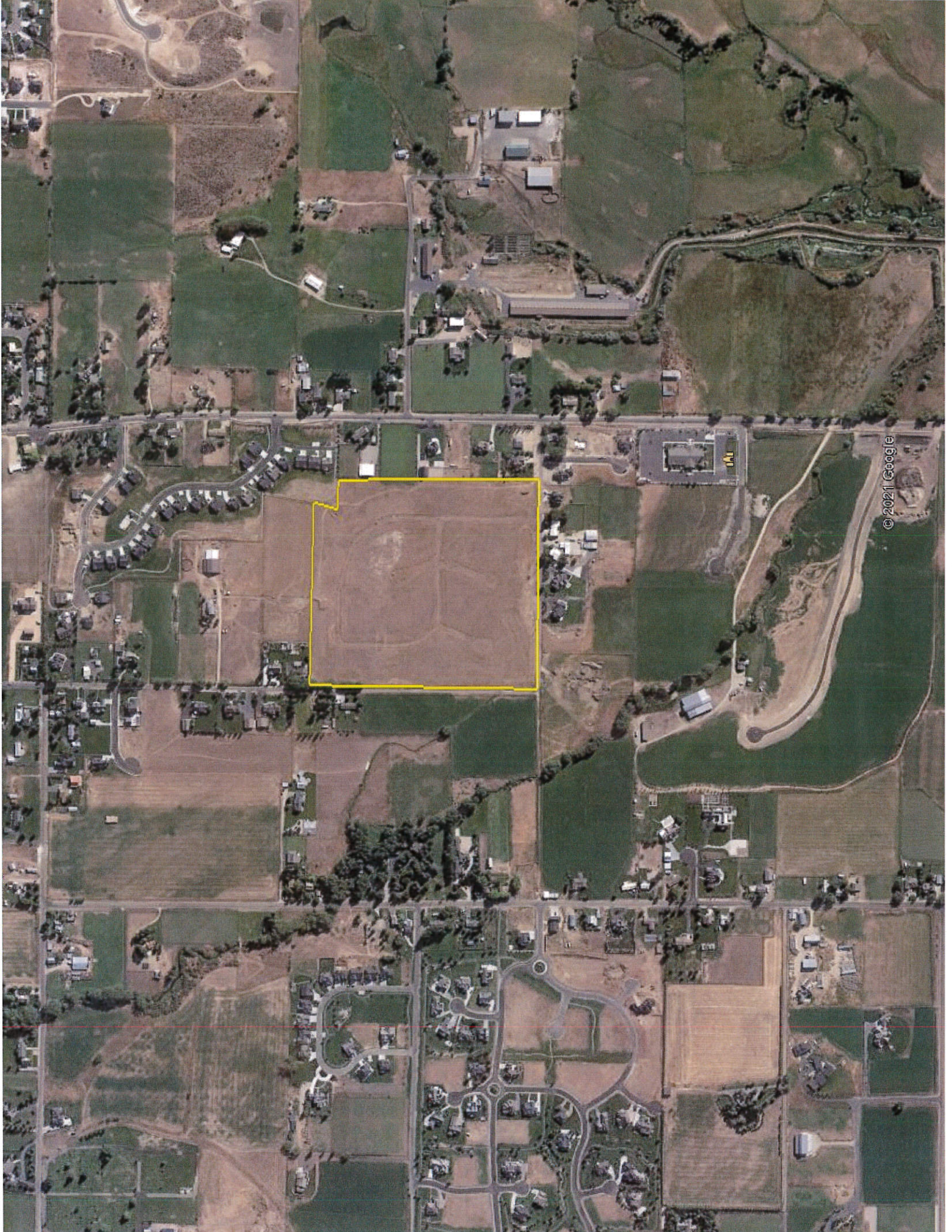
Sincerely,
HORROCKS ENGINEERS ,



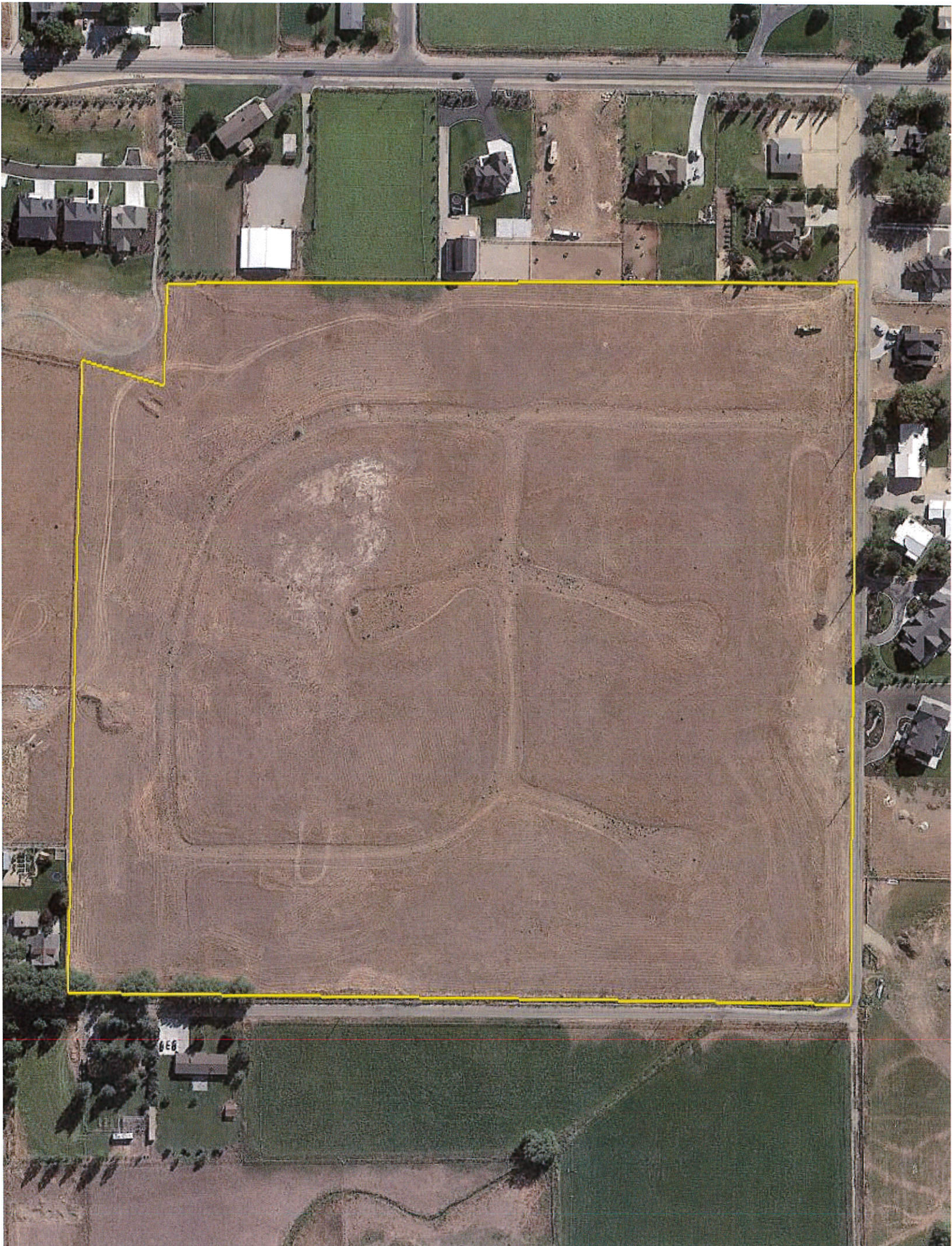
Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg Berg Engineering





© 2021 Google

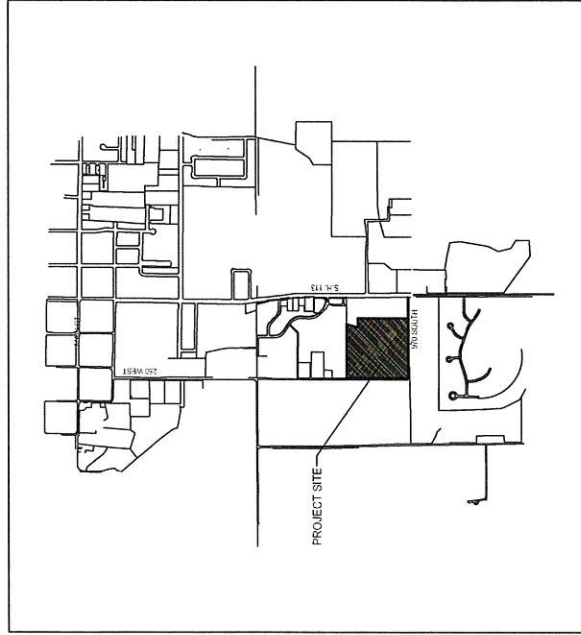


SADDLE CREEK - PHASE 2 & 3

FINAL APPLICATION

SHEET INDEX

1. PREDEVELOPMENT CONDITIONS PLAN
2. APPROVED MASTER PLAN
3. APPROVED PHASING PLAN
4. PHASE 2 & 3 SITE PLAN
5. PHASE 2 & 3 LANDSCAPE PLAN
6. 900 SOUTH ROAD PLAN AND PROFILE
7. 175 WEST ROAD PLAN AND PROFILE
8. 800 SOUTH ROAD PLAN AND PROFILE
9. SADDLE CREEK CIRCLE PLAN AND PROFILE
10. ROAD CONSTRUCTION DETAILS
11. OVERALL UTILITY PLAN
12. 900 SOUTH SEWER PLAN AND PROFILE
13. 175 WEST ROAD SEWER PLAN AND PROFILE
14. 800 SOUTH ROAD SEWER PLAN AND PROFILE
15. SADDLE CREEK CIRCLE SEWER PLAN AND PROFILE
16. SEWER CONSTRUCTION DETAILS
17. WATER PLAN
18. PRESSURIZED IRRIGATION PLAN
19. WATER AND PI CONSTRUCTION DETAILS
20. 900 SOUTH STORM DRAIN PLAN AND PROFILE
21. 175 WEST ROAD STORM DRAIN PLAN AND PROFILE
22. 800 SOUTH ROAD STORM DRAIN PLAN AND PROFILE
23. SADDLE CREEK CIRCLE STORM DRAIN PLAN AND PROFILE
24. STORM DRAIN CONSTRUCTION DETAILS
25. 250 WEST ROAD IMPROVEMENTS
26. SADDLE CREEK PHASE 2 PLAT
27. SADDLE CREEK PHASE 3 PLAT



MIDWAY CITY
VICINITY MAP

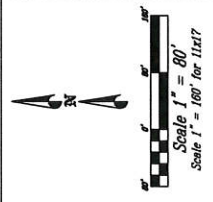
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WATKINS
SADDLE CREEK - PHASE 2 & 3

COVER SHEET



DRAWN BY: CND
DATE: 12/14/2021
REV: 0



SENSITIVE LANDS.
THERE ARE NO SENSITIVE LANDS ON THIS PROPERTY.

BLUE STAKE MARKS
THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INACCURATE. THE CLIENT IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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IN FULL TO THE CLIENT FOR THEIR
INTERNAL USE ONLY. IT IS NOT TO BE
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WITHOUT THE WRITTEN CONSENT OF BERG
ENGINEERING, INC.
DATE: 22. APR. 2021

| | | | | | | | | | |
|---------------|--|----------------------------|-----------------------------------|--|--|------------------|-------------------|------|-------|
| WATKINS | | SADDLE CREEK - PHASE 2 & 3 | PREDEVELOPMENT CONDITIONS PLAN | | BERG ENGINEERING 2801 SADDLE CREEK BLVD SUITE 100 WATKINS, CO 80295 PH: 425.657.9749 | DESIGNED BY: PDB | DATE: 22.APR.2021 | REV: | SHEET |
| DRAWN BY: CNB | | | | | | | | | |





LAND USE CALCULATIONS:

TOTAL AREA 31.95 AC
 ROAD DEDICATION 1.71 AC
 SUBDIVISION AREA 30.24 AC
 # OF LOTS 36 LOTS
 # OF SPACES 36 SPACES (20.24% (15% REQUIRED))
 ZONE R-1-22
 MIN. LOT SIZE 0.50 AC
 MIN. FRONTAGE 108.87'
 (FRONTAGE REDUCED BY 5.24% ADDITIONAL OPEN SPACE ABOVE 15%)

NOTE:
 REDUCED 11% OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE EXTRA 5.24% OF OPEN SPACE. ALLOWED MINIMUM FRONTAGE IS 108.87'

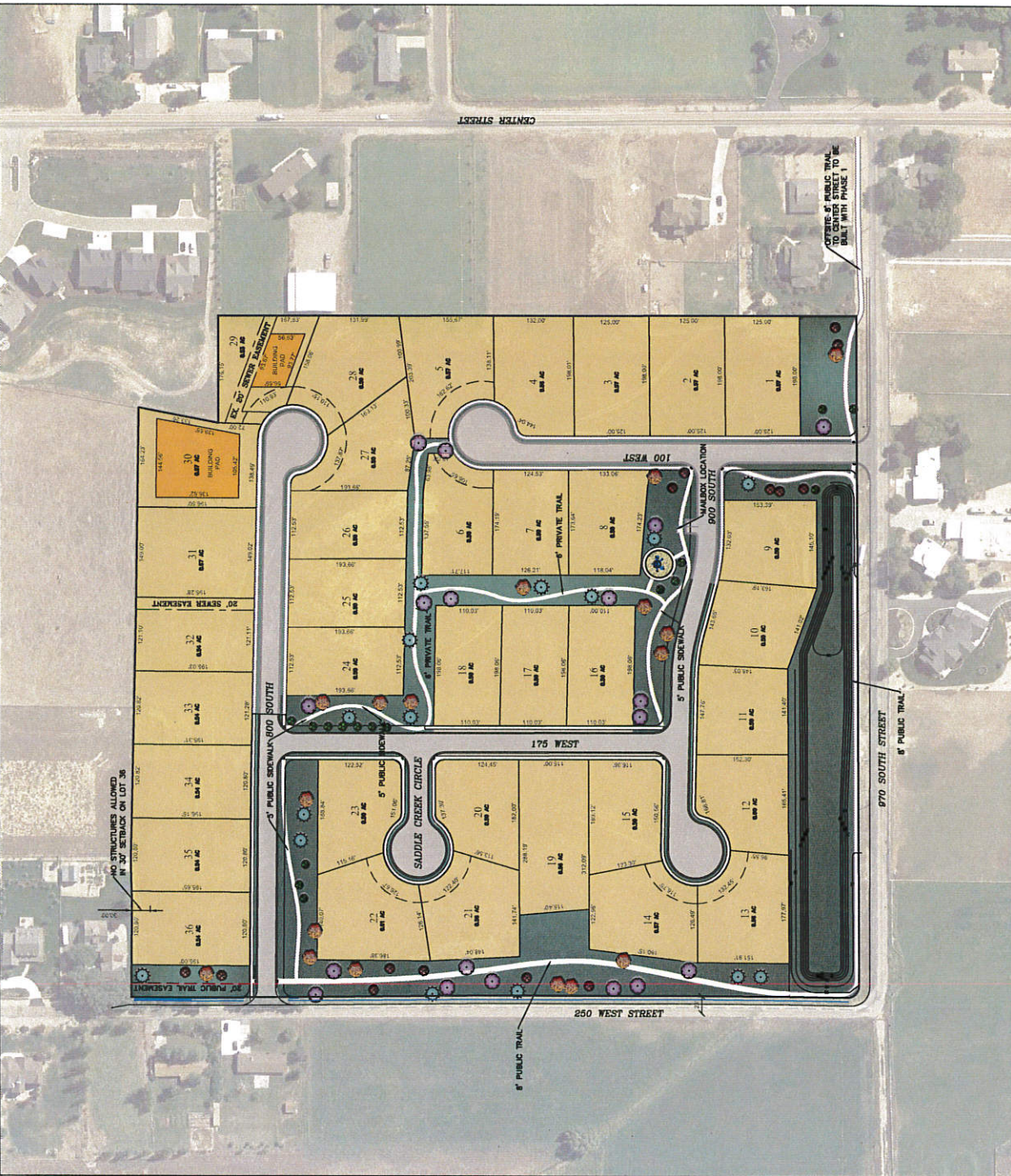
MASTER PLAN APPROVED BY THE MIDWAY CITY COUNCIL APRIL 2019.

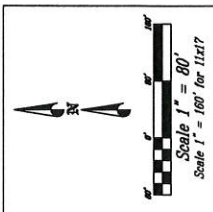
THE PROPERTY IS BEING OFFERED FOR DEVELOPMENT. IT IS NOT TO BE CONSIDERED AS A PRELIMINARY PLAN UNLESS SHOWN AND SIGNED.
 PAUL G. BERG, P.E.
 DATE: 20. APR. 2019

WATKINS
 SADDLE CREEK - PHASE 2 & 3
 APPROVED MASTER PLAN



REVISION #100
 DRAWN BY: CMC
 DATE: 20. APR. 2019
 SHEET 2





PHASE

| |
|---|
| 1 |
| 2 |
| 3 |
| 4 |

LOTS

1-9 AND 970 SOUTH IMPROVEMENTS

10-18 & 34-36 AND 250 WEST IMPROVEMENTS

20-23

24-33

PHASING PLAN:

| PHASE | LOTS | TOTAL AREA | OPEN SPACE/PHASE | TOTAL OPEN SPACE |
|--------------|--------------|------------|------------------|------------------|
| 1 | 970 SOUTH | 1.23 AC | 0.00 AC | 2.80 AC (28.07%) |
| 2 | 10-18&34-36 | 12.23 AC | 3.22 AC | 6.12 AC (48.15%) |
| 3 | 250 WEST ROW | 0.48 AC | 0.00 AC | 6.12 AC (48.15%) |
| 4 | 20-23 | 2.60 AC | 0.00 AC | 6.12 AC (48.15%) |
| 5 | 24-33 | 31.85 AC | 6.12 AC | 6.12 AC (19.10%) |
| TOTAL | 56 | | | |

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DATE: 20.08.2021

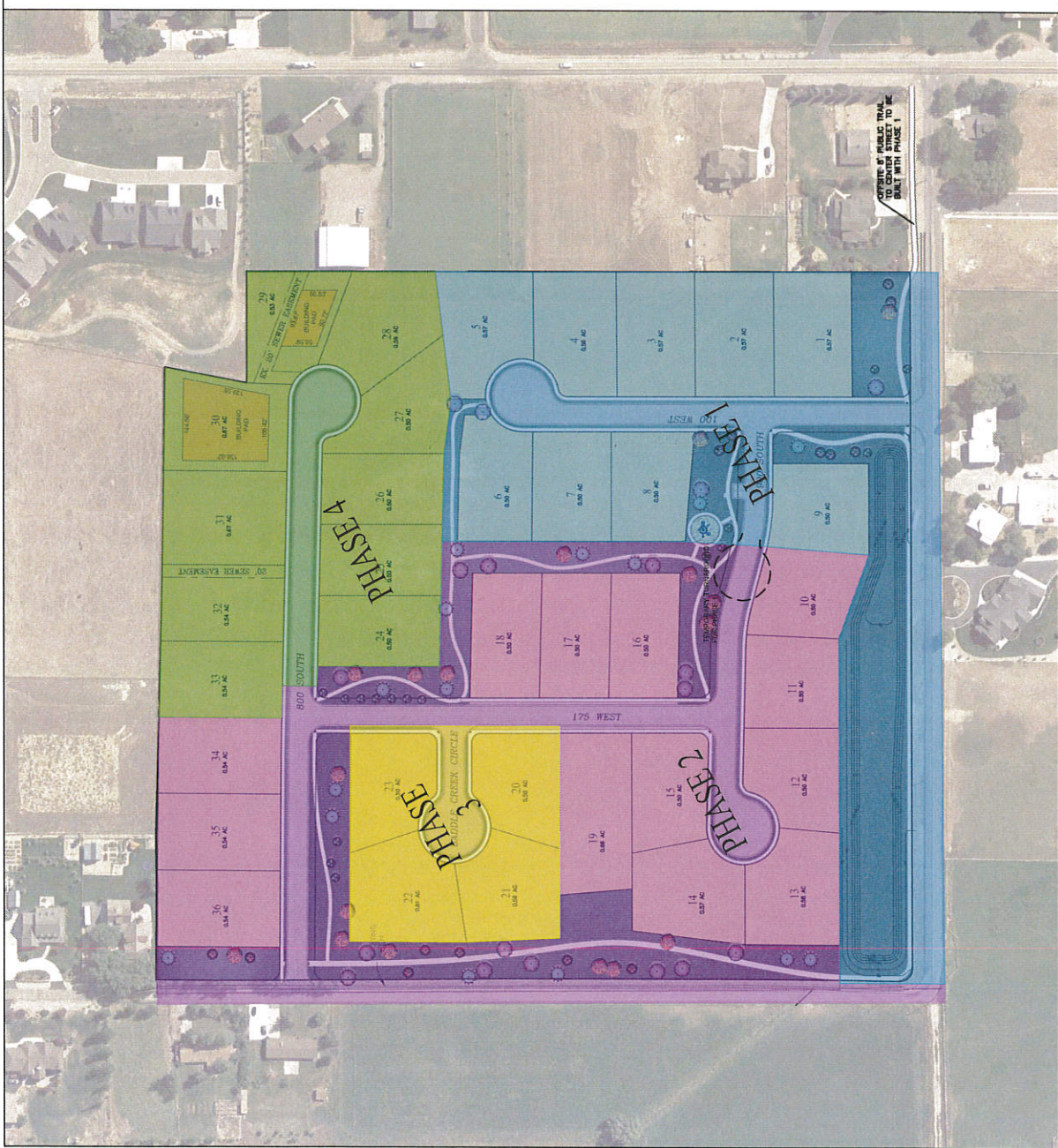
WALKINS

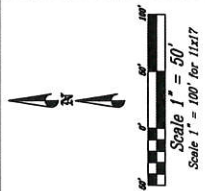
SADDLE CREEK - PHASE 2 & 3

APPROVED PHASING PLAN

BERG ENGINEERING
2801 E. BERRY AVE. SUITE 204
DENVER, CO 80231
PH: 303.751.9749
WWW.BERGENGINEERING.COM

ISSUED BY: JWB
DRAWN BY: CNB
CHECKED BY: JWB
DATE: 20.08.2021
REV: 3





- LEGEND:**
- PHASE 1 LOTS
 - PHASE 2 & 3 LOTS
 - PHASE 1 LANDSCAPING
 - PHASE 2 & 3 LANDSCAPING

LAND USE CALCULATIONS - PHASE 2 & 3:

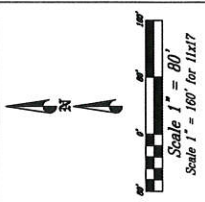
| | |
|-------------|---------------------|
| TOTAL AREA | 15.31 AC |
| # OF LOTS | 17 LOTS |
| OPEN SPACE | 3.22 AC (21.03%) |
| LANDSCAPING | 6.12 ACRES (24.24%) |

THIS DOCUMENT IS RELEASED
 INTO THE PUBLIC DOMAIN
 WITHOUT WARRANTY FROM
 BERG ENGINEERING, INC.
 UNLESS SHOWN AND SEALED.
 BERG ENGINEERING, INC.
 SUITE 200, 12110
 L.A.
 DATE: 11 MAY 2021

WATKINS
 SADDLE CREEK - PHASE 2 & 3
 SITE PLAN - PHASE 2 & 3

| | | |
|--|-------------------|-------|
| | DATE: 11 MAY 2021 | SHEET |
| | DRAWN BY: CNB | REV |
| | DATE: 11 MAY 2021 | 4 |
| | REV | 4 |

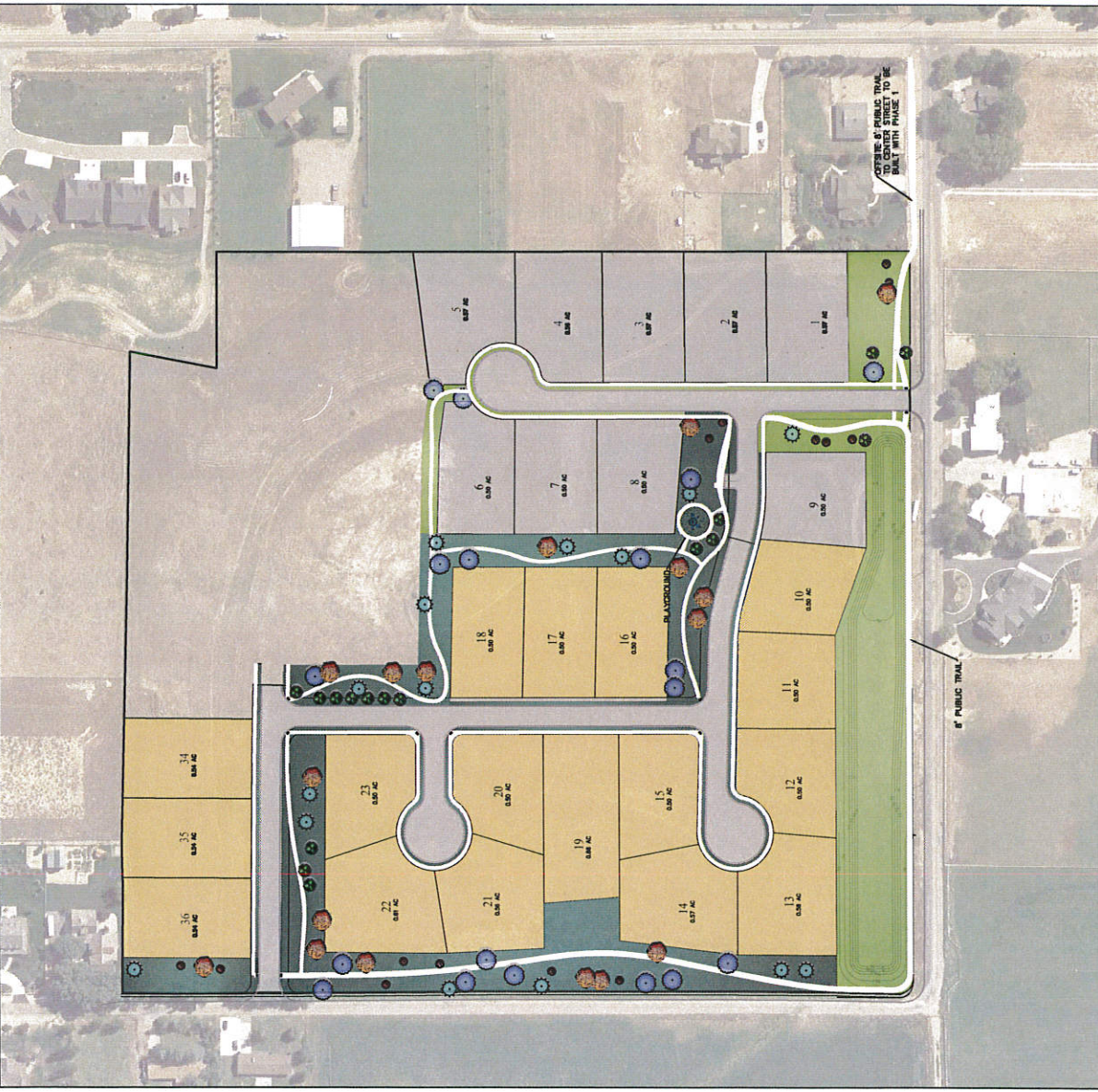




PLANT SCHEDULE PHASE 2-3

| TREES | QTY | COMMON BOTANICAL NAME | CODE | CAL | SIZE |
|-----------------|---------------|---|------|------|----------|
| | 16 | Autumn Blaze Maple / Acer freemanii 'Autumn Blaze' | B48 | 2" | 2' Cal |
| | 15 | Autumn Purple Ash / Fraxinus americana 'Autumn Purple' | B48 | 2" | 2' Cal |
| | 9 | Canada Red Chokeberry / P. virginiana 'Canada Red' | B48 | 2" | 2' Cal |
| | 13 | Eastern Cotenwood Shrubland / Populus edulis 'Standard' | B48 | 2.5" | 2.5' Cal |
| EVERGREEN TREES | QTY | COMMON BOTANICAL NAME | CODE | CAL | SIZE |
| | 14 | Colorado Spruce / Picea pungens | B48 | 8.0" | 8.0' H |
| GROUND COVERS | QTY | COMMON BOTANICAL NAME | CODE | SIZE | |
| | 183,006 sq ft | Kentucky Bluegrass / Poa pratensis | std | std | |

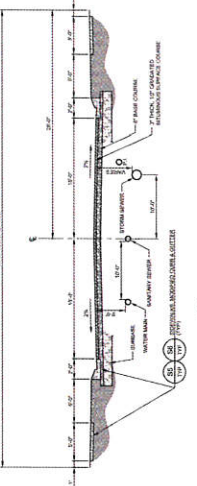
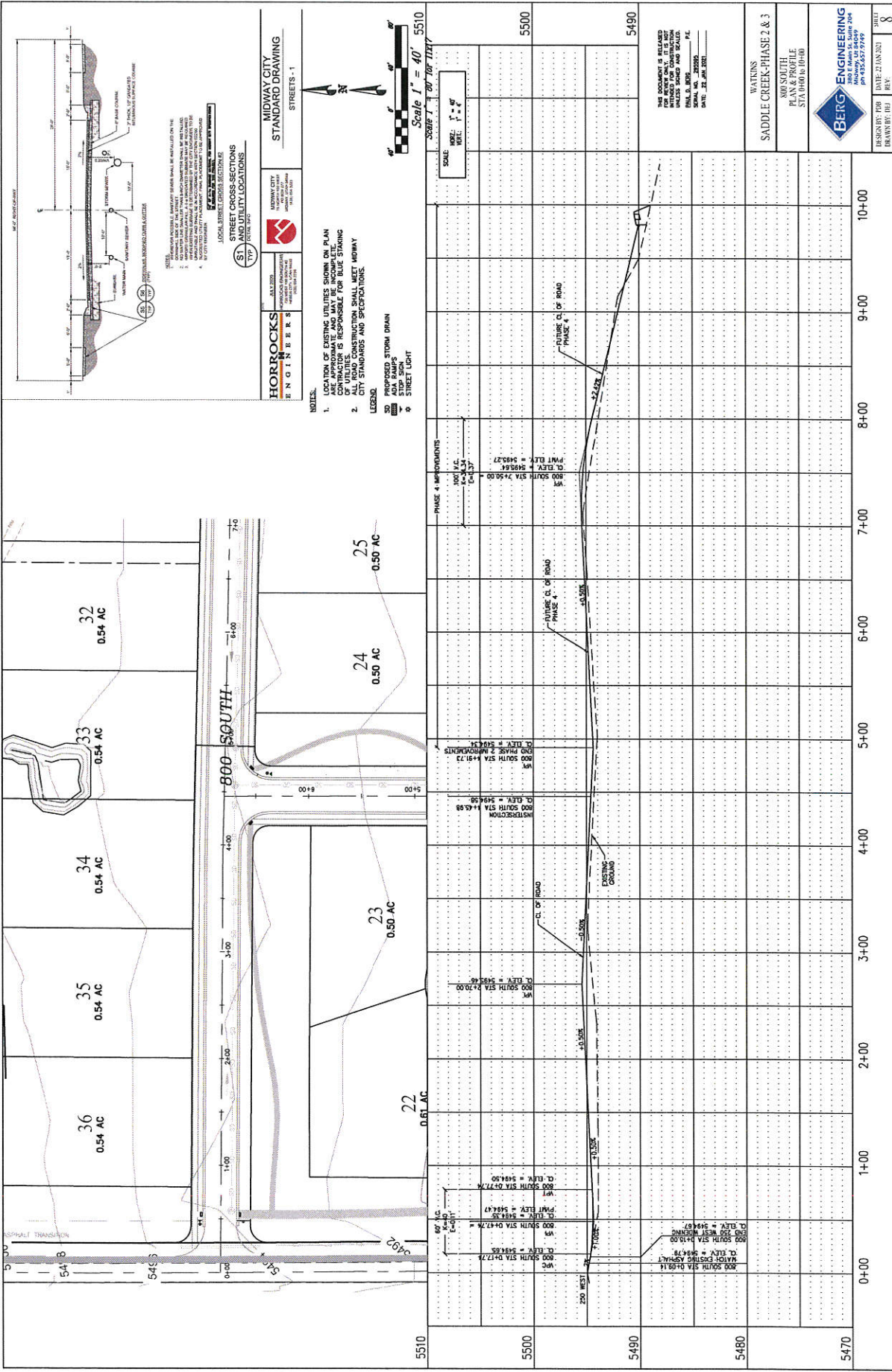
PHASE 1 LANDSCAPING (EXISTING)



WATKINS
 SADDLE CREEK - PHASE 2 & 3
 LANDSCAPE PLAN - PHASE 2-3

BERG ENGINEERING
 200 E. Main St., Suite 204
 PO Box 257, 97419

DRAWN BY: CNB
 DATE: 22 JAN 2011
 SHEET: 5



- NOTES:**
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. THE USER IS RESPONSIBLE FOR BLUE DRAWING UTILITIES TO BE LOCATED AND DEPT. OF PUBLIC WORKS CITY STANDARDS AND SPECIFICATIONS.
 2. CITY STANDARDS AND SPECIFICATIONS.

LEGEND:

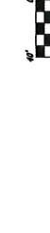
- SD PROPOSED STORM DRAIN
- ADA RAMPS
- STREET LIGHT

LOCAL STREET STANDARDS:

STREET CROSS-SECTIONS
S1 AND UTILITY LOCATIONS

HORROCKS ENGINEERS
ALABAMA PROFESSIONAL ENGINEERS
1000 W. UNIVERSITY BLVD., SUITE 200
MONTGOMERY, AL 36102
TEL: (205) 263-1100
WWW.HORROCKSENGINEERS.COM

MIDWAY CITY STANDARD DRAWING
STREETS-1



Scale 1" = 40'

DATE: 22 JAN 2021

THE DOCUMENT IS RELEASED UNLESS SO INDICATED OTHERWISE UNDER SOLED AND SEALS.

WATKINS
SADDLE CREEK-PHASE 2 & 3

WMS SOUTH
PLANS & PROFILE
STA 000+00 TO 0+00

BERG ENGINEERING
1000 E. MAIN ST., SUITE 200
MONTGOMERY, AL 36102
TEL: (205) 263-7999

DESIGNER: JHB
DATE: 2/18/2021
DRAWN BY: JHB
REV: 8

DATE: 22 JAN 2021

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SADDLE CREEK-PHASE 2 & 3

WMS SOUTH
PLANS & PROFILE
STA 000+00 TO 0+00

BERG ENGINEERING
1000 E. MAIN ST., SUITE 200
MONTGOMERY, AL 36102
TEL: (205) 263-7999

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DATE: 2/18/2021
DRAWN BY: JHB
REV: 8

DATE: 22 JAN 2021

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WATKINS
SADDLE CREEK-PHASE 2 & 3

WMS SOUTH
PLANS & PROFILE
STA 000+00 TO 0+00

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1000 E. MAIN ST., SUITE 200
MONTGOMERY, AL 36102
TEL: (205) 263-7999

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DATE: 2/18/2021
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REV: 8

DATE: 22 JAN 2021

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WATKINS
SADDLE CREEK-PHASE 2 & 3

WMS SOUTH
PLANS & PROFILE
STA 000+00 TO 0+00

BERG ENGINEERING
1000 E. MAIN ST., SUITE 200
MONTGOMERY, AL 36102
TEL: (205) 263-7999

DESIGNER: JHB
DATE: 2/18/2021
DRAWN BY: JHB
REV: 8

DATE: 22 JAN 2021

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-5

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-6

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-7

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-8

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-1

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-9

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-10

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-11

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

HORROCKS ENGINEERS
MIDWAY CITY STANDARD DRAWING
STREETS-12

APPROVALS:
 PROJECT MANAGER: [Signature]
 DESIGNER: [Signature]
 CHECKER: [Signature]

WATKINS
SADDLE CREEK-PHASE 2 & 3
ROAD CONSTRUCTION
DETAILS

BERG ENGINEERING
 10000 SADDLE CREEK ROAD
 SUITE 100
 SADDLE CREEK, CA 94598
 TEL: 925.637.1748

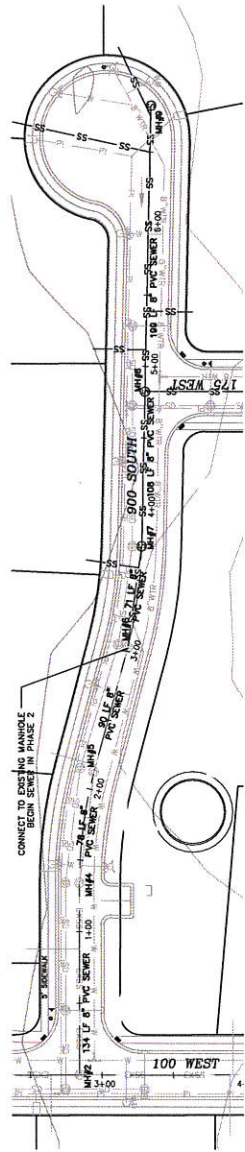
DESIGNER: FDB
 DRAWN BY: FDB
 DATE: 21 JAN 2011
 REV: 10



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

- NOTES:**
1. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION AND DATA. THE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING. ALL ROAD CONSTRUCTION SHALL MEET MDMWY SANITATION DISTRICT STANDARDS.
 2. SANITATION DISTRICT STANDARDS.

- LEGEND:**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - PROPOSED 12" SEWER
 - PROPOSED 18" WATER
 - PROPOSED 18" SANITATION
 - PROPOSED STORM DRAIN
 - ADA RAMP



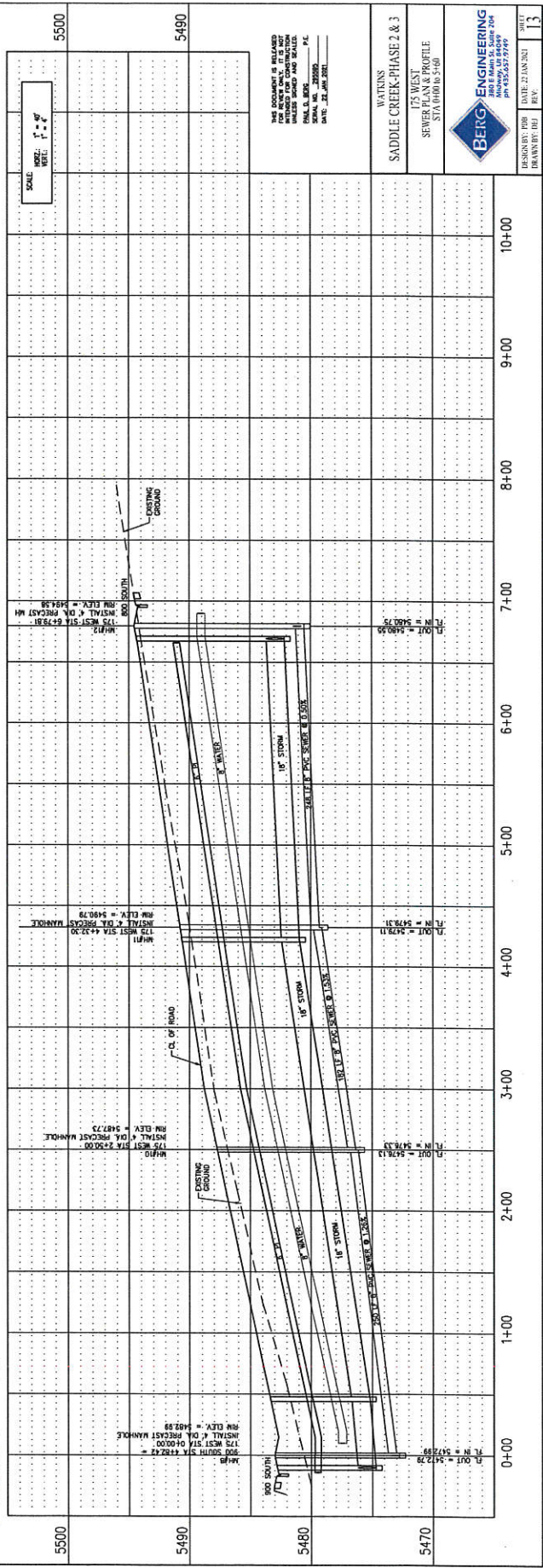
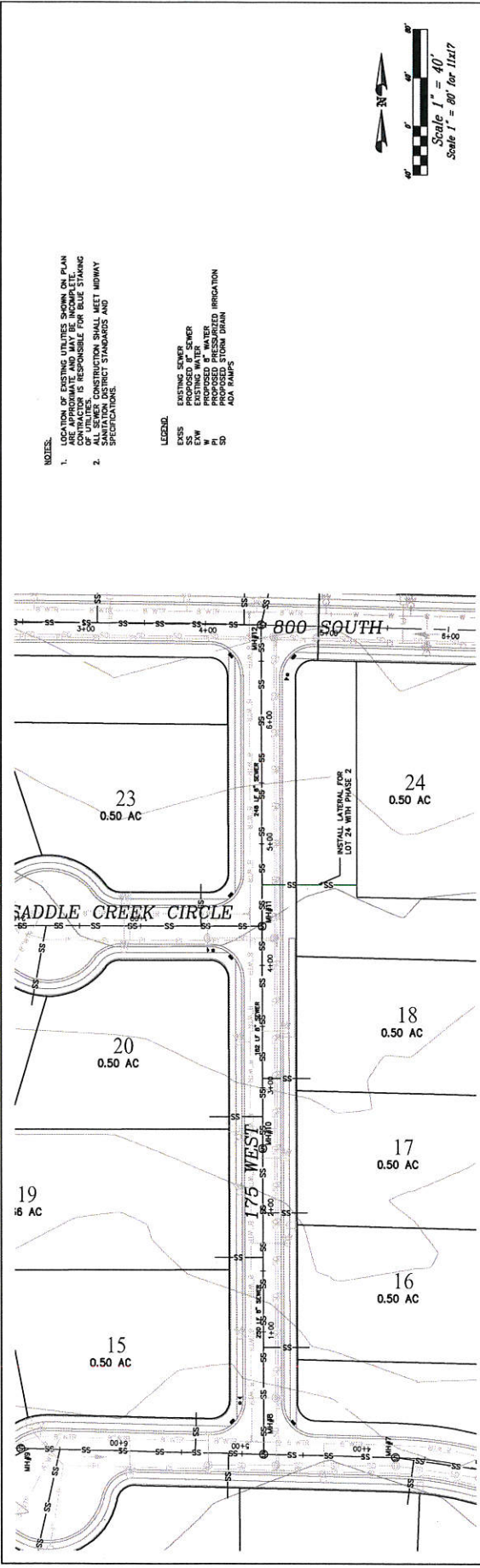
| Station | Profile | Notes | Scale |
|---------|---------|------------------|----------|
| 5490 | 5490 | SEWER IN PHASE 2 | 1" = 40' |
| 5480 | 5480 | SEWER IN PHASE 1 | 1" = 40' |
| 5470 | 5470 | SEWER IN PHASE 2 | 1" = 40' |
| 5460 | 5460 | SEWER IN PHASE 2 | 1" = 40' |

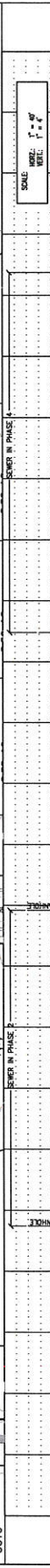
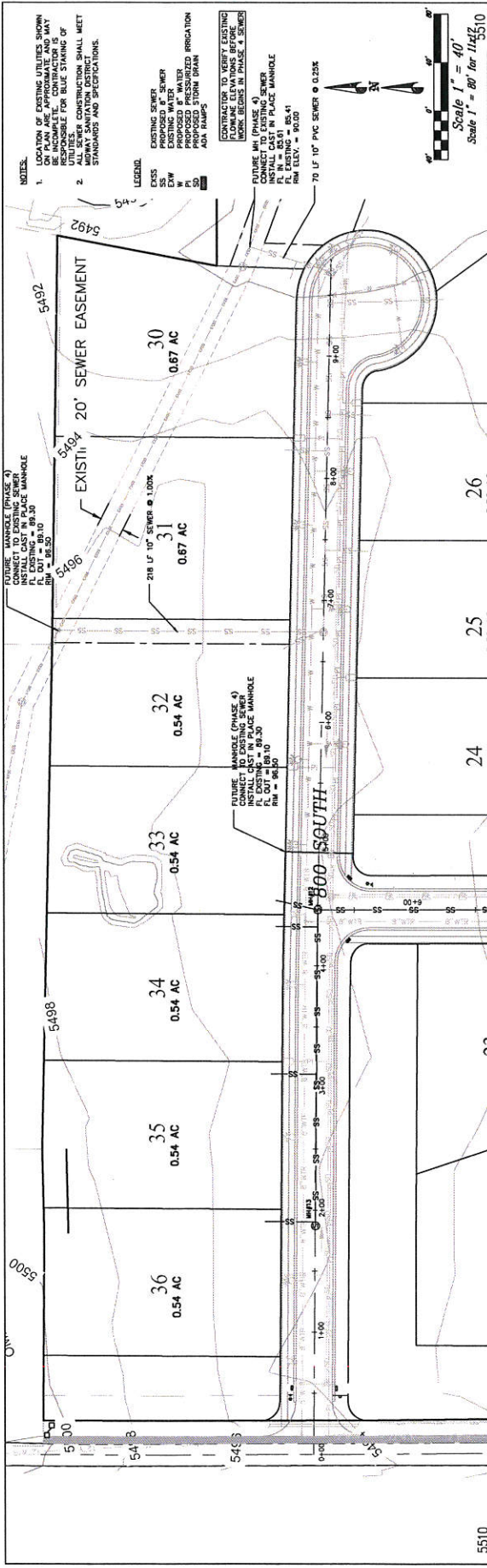
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WATKINS
SADDLE CREEK-PHASE 2 & 3
SEWER PLAN & PROFILE
STA 1100 to 5160



DESIGNED BY: DATE: 11 MAY 2021
DRAWN BY: DATE: 12 MAY 2021
CHECKED BY: DATE: 12 MAY 2021
SCALE: 1" = 40'





| STATION | DESCRIPTION | ELEVATION |
|---------|-------------|-----------|
| 0+00 | 250 WEST | 5495.04 |
| 1+00 | CL. OF ROAD | 5483.18 |
| 2+00 | CL. OF ROAD | 5468.73 |
| 3+00 | CL. OF ROAD | 5454.28 |
| 4+00 | CL. OF ROAD | 5439.83 |
| 5+00 | CL. OF ROAD | 5425.38 |
| 6+00 | CL. OF ROAD | 5410.93 |
| 7+00 | CL. OF ROAD | 5396.48 |
| 8+00 | CL. OF ROAD | 5382.03 |
| 9+00 | CL. OF ROAD | 5367.58 |
| 10+00 | CL. OF ROAD | 5353.13 |

NOTES:
 1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES. CONSTRUCTION SHALL MEET ALL CITY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

LEGEND:
 EXISTING SEWER
 EXISTING WATER
 PROPOSED 18" WATER
 PROPOSED 24" WATER
 PROPOSED 18" PIPING
 PROPOSED 24" PIPING
 ADA RAMP

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5495.04
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5483.18
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5468.73
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5454.28
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5439.83
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5425.38
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5410.93
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5396.48
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5382.03
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5367.58
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5353.13
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5338.68
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5324.23
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5309.78
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5295.33
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5280.88
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5266.43
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5251.98
 INVERT STA 4443.89
 RIM = 96.30

CONTRACTOR TO VERIFY EXISTING FLOWLINE ELEVATIONS BEFORE INSTALLING 18" AND 24" SEWERS.
 FUTURE MANHOLE (PHASE 4)
 CONNECT TO EXISTING SEWER
 RIM ELEV. = 5237.53
 INVERT STA 4443.89
 RIM = 96.30

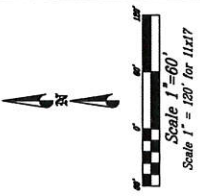
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DATE: 22 JAN 2021

WATKINS
 SADDLE CREEK-PHASE 2 & 3
 SEWER PLAN & PROFILE
 STA 0+00 to 5+00

BERG ENGINEERING
 300 E MAIN ST, SUITE 204
 DENVER, CO 80202
 PH: 303.733.7999

DESIGNED BY: []
 DRAWN BY: []
 DATE: 21 JAN 2021
 SHEET: 14



- LEGEND**
- PROPOSED SEWER
 - EXISTING SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING PRESSURIZED IRRIGATION
 - EXISTING STORM DRAIN
 - WM WATER METER
 - PH FIRE HYDRANT
 - CS STORM DRAIN CATCH BASIN

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

PRESSURIZED IRRIGATION NOTES:
 ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS COMPANY. ALL PRESSURIZED IRRIGATION MAIN LINES TO BE 12" O.D. DRIP PURPLE PIPE.

NOTE:
 DRIVEWAYS ARE DETERMINED AT BUILDING OWNER'S RISK. DRIVEWAY CENTER IS AT CENTER OF LOT PER CITY STANDARD.

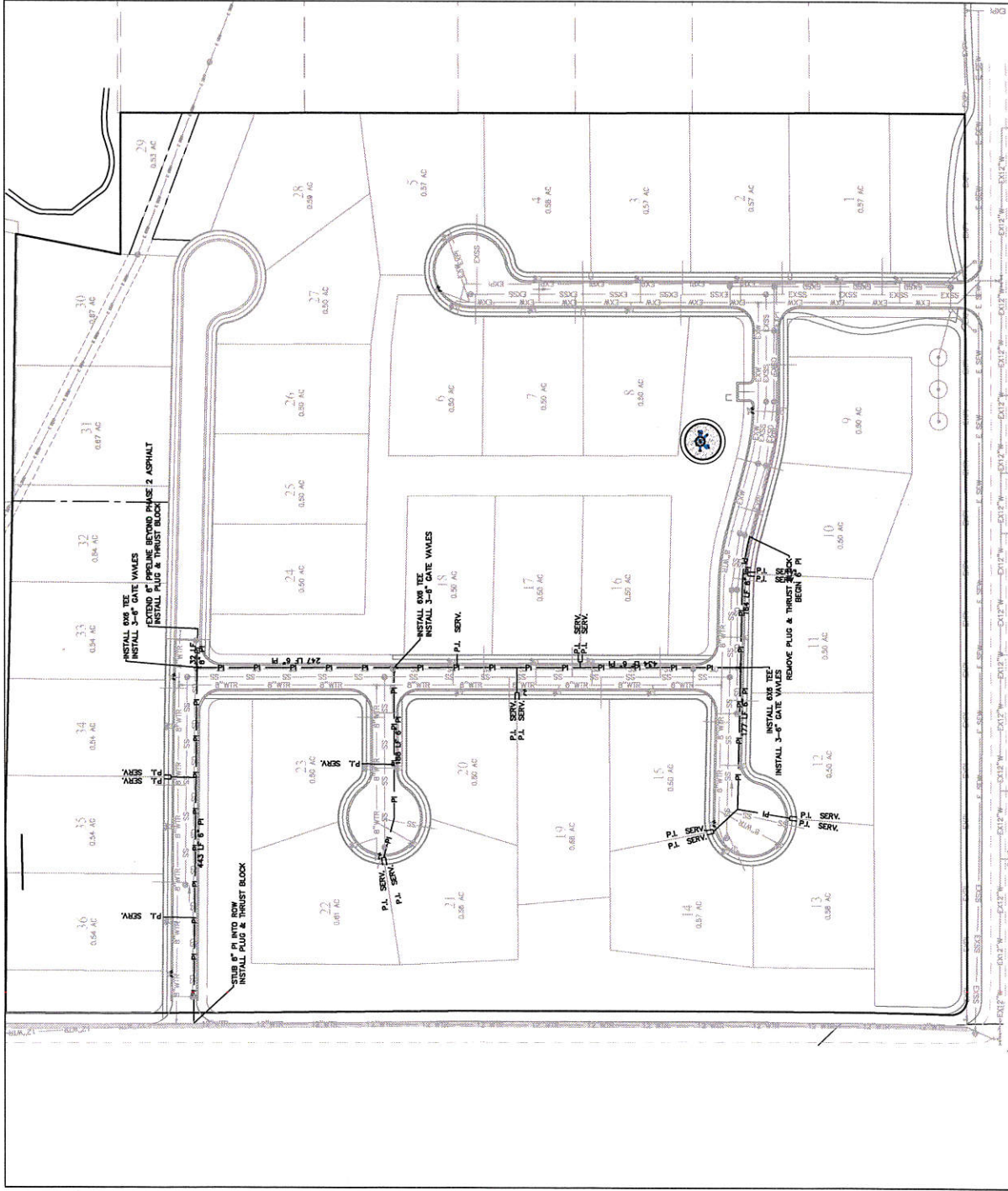
THE CONTRACTOR IS TO BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

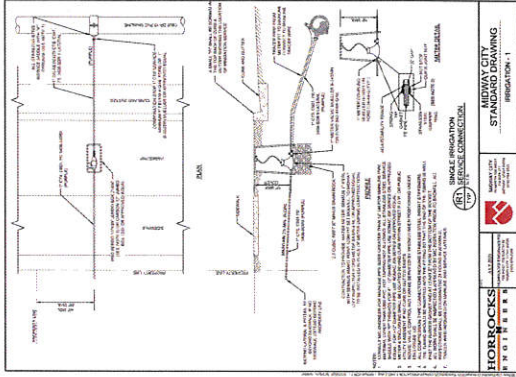
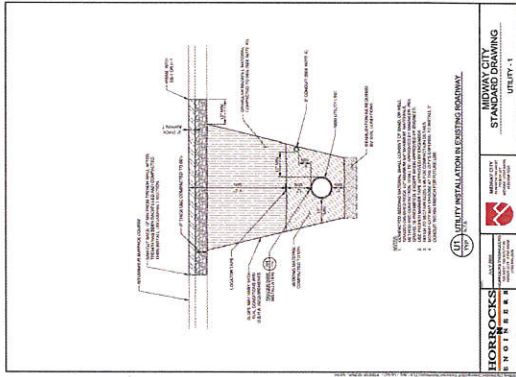
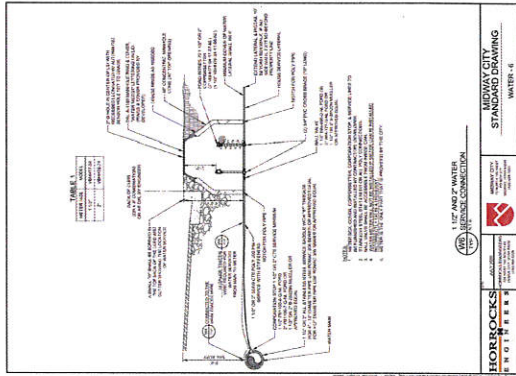
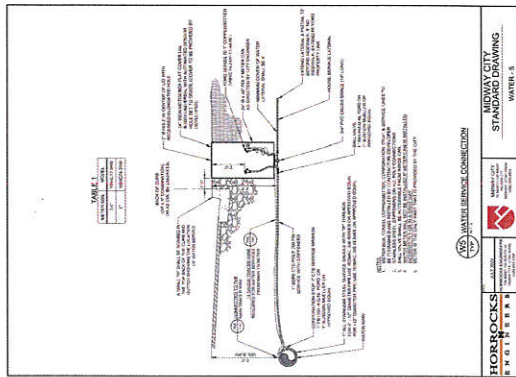
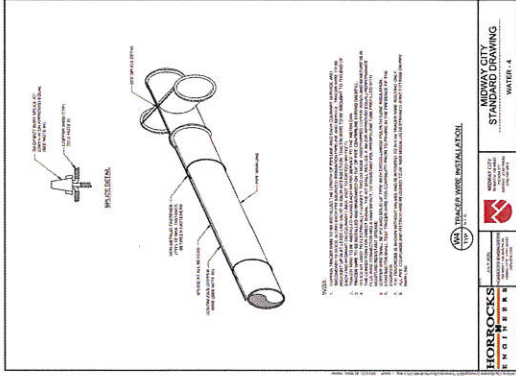
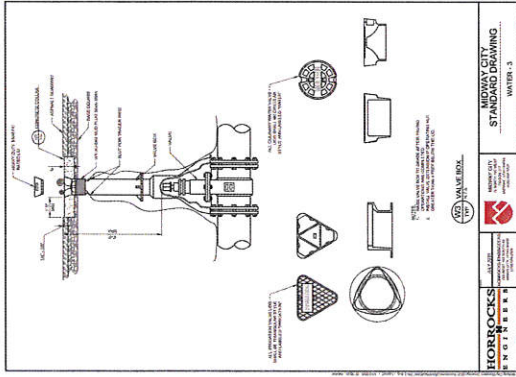
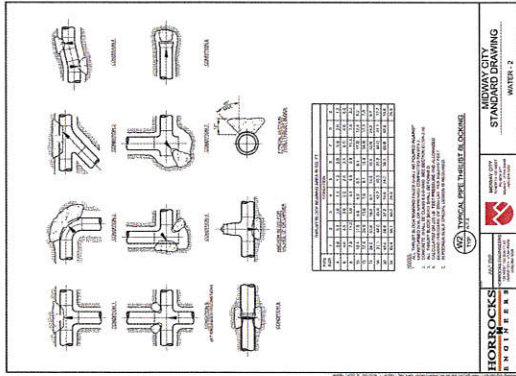
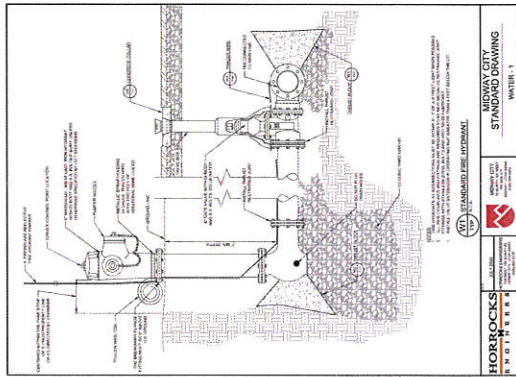
DATE: 22.08.2020

WATKINS
 SADDLE CREEK-PHASE 2 & 3
 PRESSURIZED IRRIGATION
 PLAN



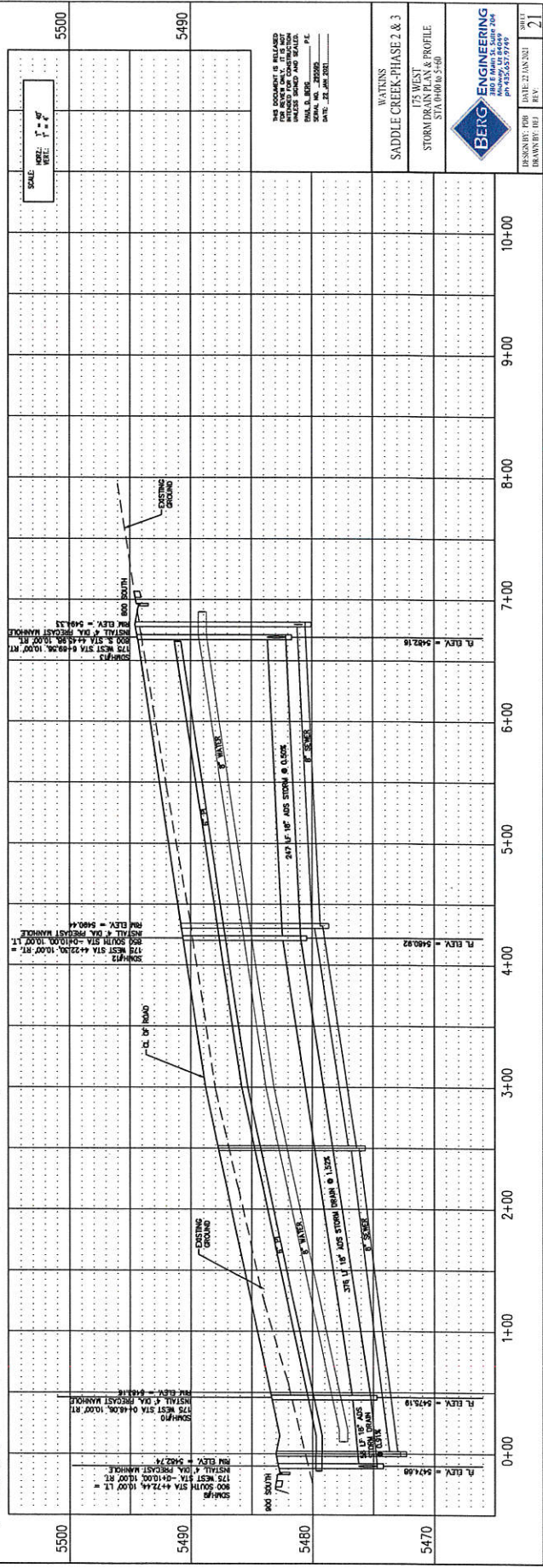
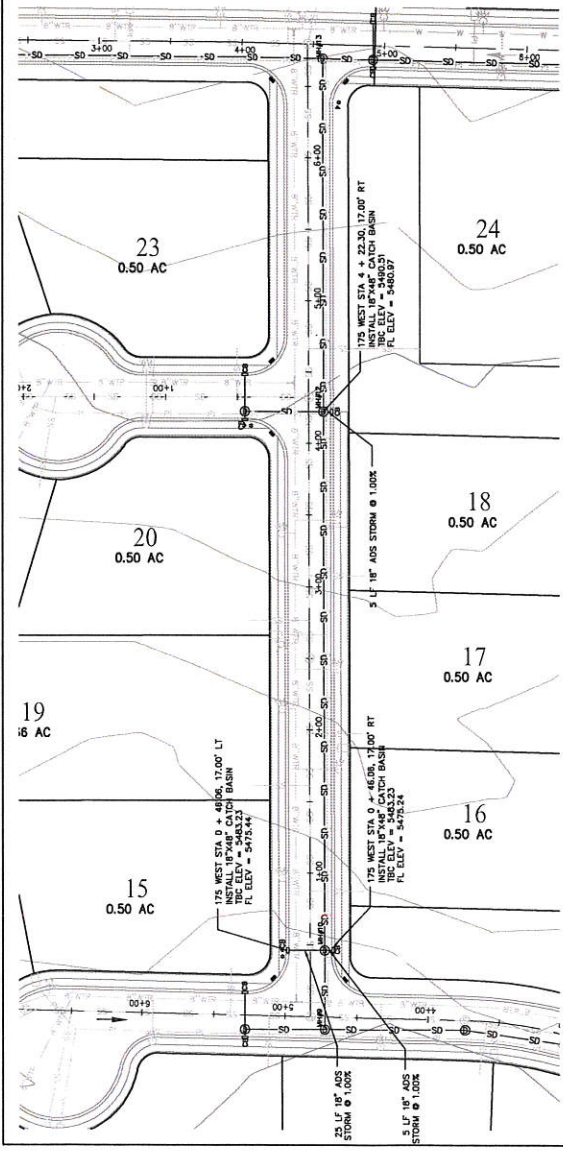
DESIGN BY: JWB
 DRAWN BY: JWB
 DATE: 22.08.2020
 SHEET
 18





- NOTES:**
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN IS FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING UTILITIES.
 2. ALL STORM DRAIN CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN THE JULY 2008 EDITION.

- LEGEND:**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - PROPOSED PRESSURIZED IRRIGATION
 - STORM DRAIN
 - ADA RAMP

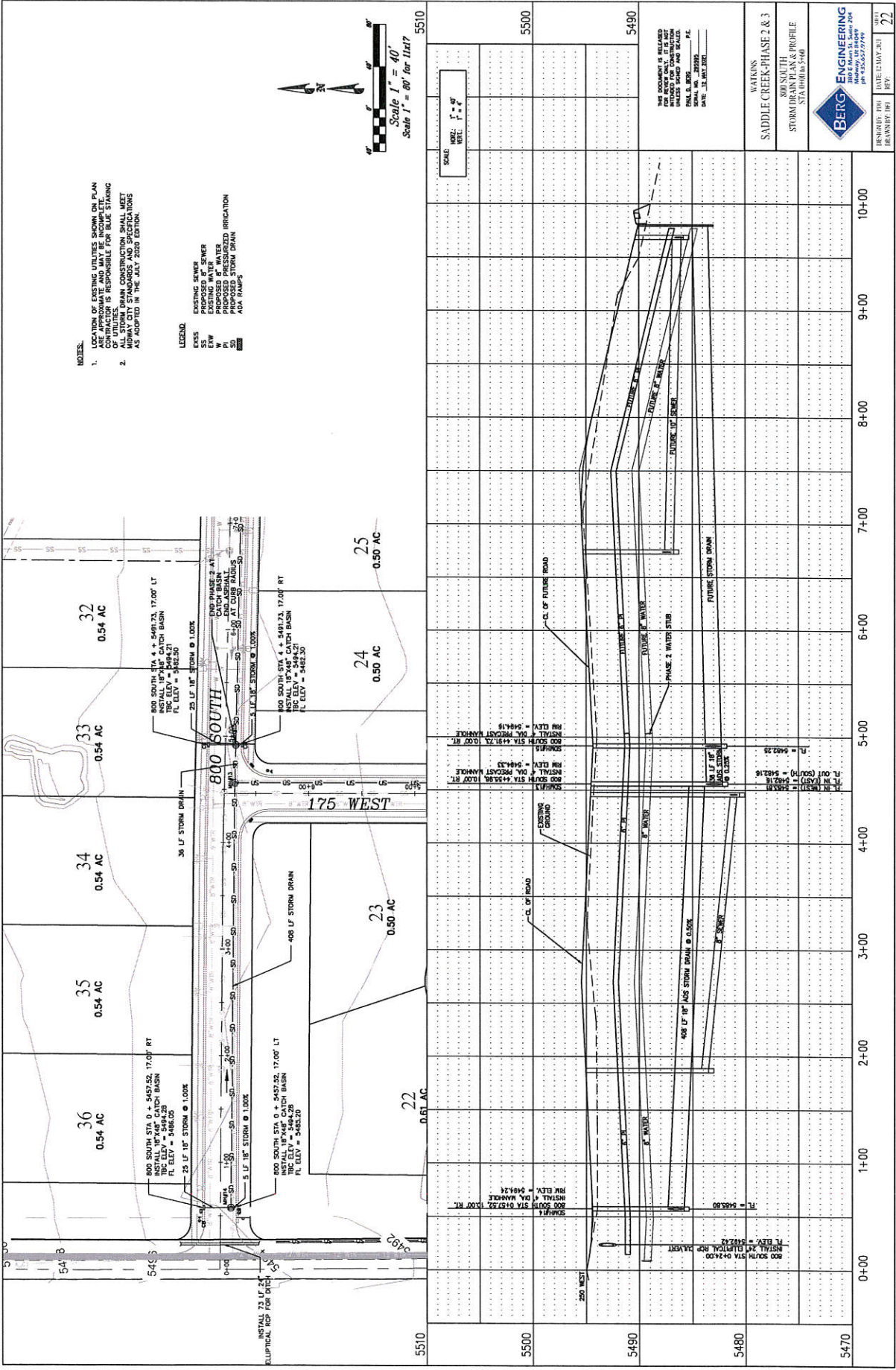


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SERIAL NO. 202502
DATE: 22 JAN 2021

WATKINS
SADDLE CREEK-PHASE 2 & 3
175 WEST
STORM DRAIN PLAN & PROFILE
STA 0+00 to 5+00

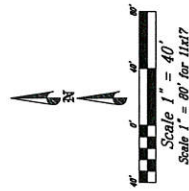


DESIGNED BY: JRM
DRAWN BY: JRM
DATE: 2/18/2021
SHEET
21



- NOTES:**
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
 2. ALL STORM DRAIN CONSTRUCTION SHALL MEET AS ADOPTED IN THE JULY 2009 EDITION.

- LEGEND:**
- EXISTING SEWER
 - EXISTING WATER
 - EXISTING WATER
 - PROPOSED 8" WATER
 - PROPOSED 18" WATER
 - PROPOSED 18" STORM DRAIN
 - PROPOSED 24" STORM DRAIN
 - PROPOSED 30" STORM DRAIN
 - ADJ. RAMP



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DATE: 11/11/2011

SCALE: 1" = 60'

DATE: 11/11/2011

WAKINS
SADDLE CREEK-PHASE 2 & 3
800 SOUTH
STORM DRAIN PLAN & PROFILE
STA 0+00 TO 5+00

BERG ENGINEERING
300 E. Main St. Suite 204
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000

DATE: 11/11/2011

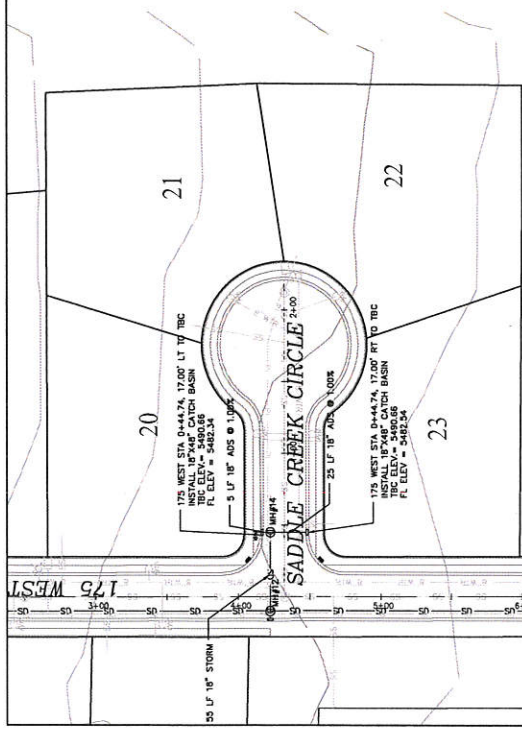
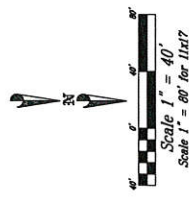
REVISIONS: THIS DATE: 11/11/2011

REVISION: 22

| Station | Profile | Plan |
|---------|---------|------|
| 5510 | | |
| 5500 | | |
| 5490 | | |
| 5480 | | |
| 5470 | | |

- NOTES:**
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON FOR CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES. CONSTRUCTION SHALL MEET MINIMUM CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN THE JULY 2020 EDITION.
 - 2.

- LEGEND:**
- EXISTING CENTER
 - PROPOSED 18" SEWER
 - EXISTING WATER
 - PROPOSED 18" WATER
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN
 - 18" (10'x10')



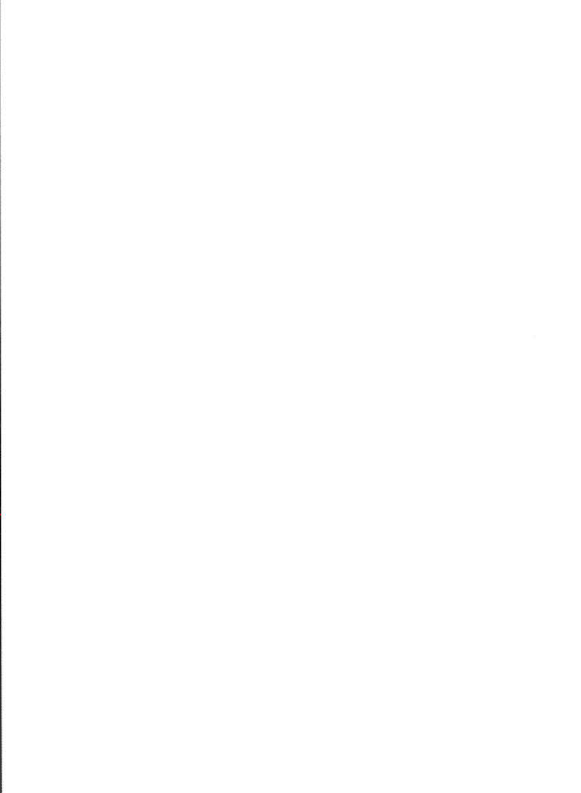
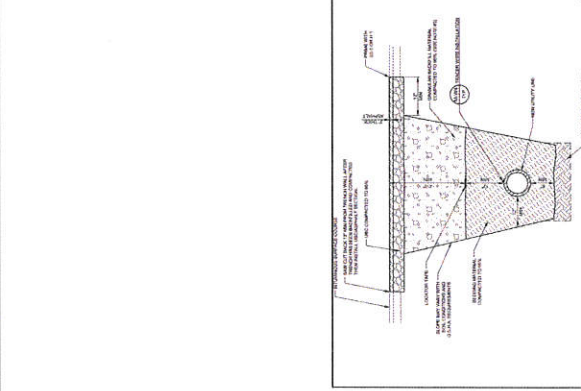
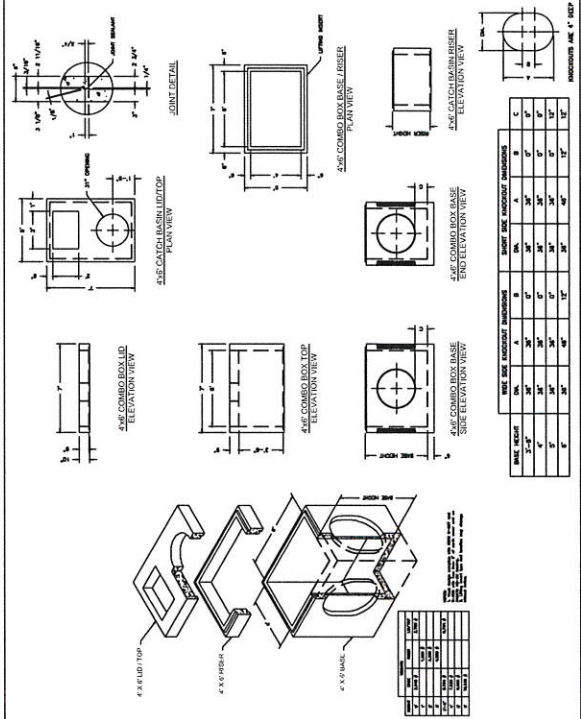
| 5500 | 5490 | 5480 | 5470 | 0+00 | 1+00 | 2+00 | 3+00 | 4+00 | 5+00 | 6+00 | 7+00 | 8+00 | 9+00 | 10+00 |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 | 175 WEST STATION (D=44.74, 17+00' RT TO TBC) INS. FALL 18" A/S @ 1.00% CATCH BASIN R. ELEV = 5482.34 |

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DATE: 22 JAN 2021

WATKINS
SADDLE CREEK CIRCLE
STORM PLAN PROFILE
STA 0+00 to 5+00



DATE: 22 JAN 2021
SHEET: 23



WATKINS
SADDLE CREEK-PHASE 2 & 3
STORM WATER
CONSTRUCTION DETAILS

BERG ENGINEERING
 3805 E MAIN ST. SUITE 204
 DENVER, CO 80202
 303.427.8149

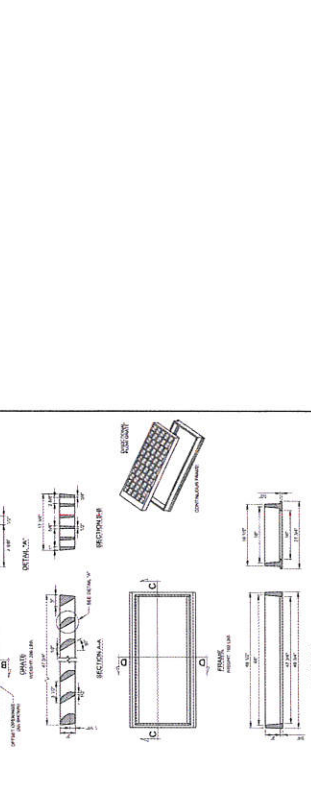
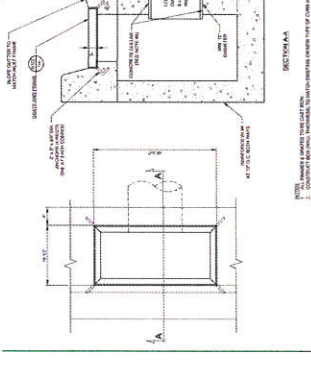
DATE: 22 JAN 2011
 SHEET: 24

WATKINS
SADDLE CREEK-PHASE 2 & 3
STORM WATER
CONSTRUCTION DETAILS

BERG ENGINEERING
 3805 E MAIN ST. SUITE 204
 DENVER, CO 80202
 303.427.8149

WATKINS
SADDLE CREEK-PHASE 2 & 3
STORM WATER
CONSTRUCTION DETAILS

BERG ENGINEERING
 3805 E MAIN ST. SUITE 204
 DENVER, CO 80202
 303.427.8149



WATKINS
SADDLE CREEK-PHASE 2 & 3
STORM WATER
CONSTRUCTION DETAILS

BERG ENGINEERING
 3805 E MAIN ST. SUITE 204
 DENVER, CO 80202
 303.427.8149

DATE: 22 JAN 2011
 SHEET: 24

WATKINS
SADDLE CREEK-PHASE 2 & 3
STORM WATER
CONSTRUCTION DETAILS

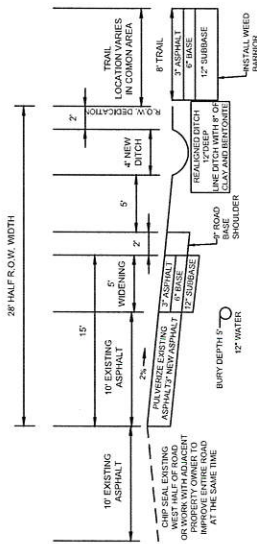
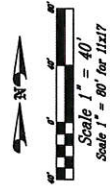
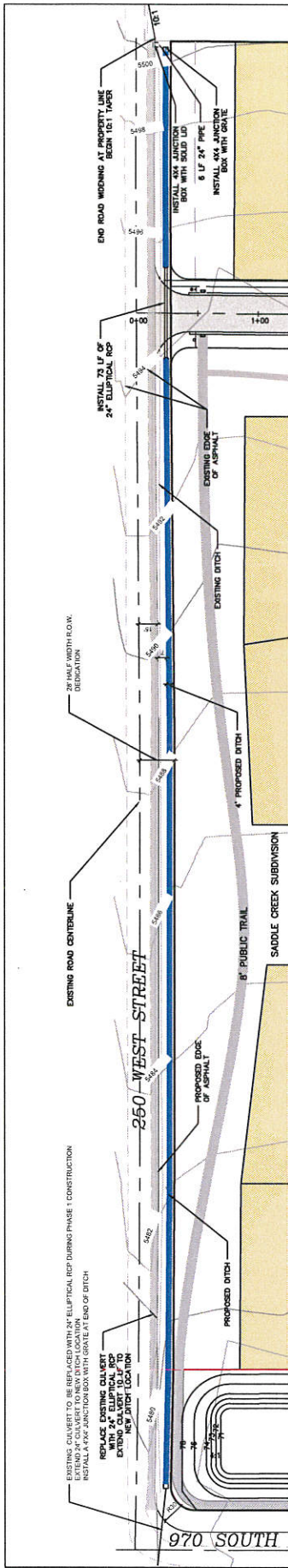
BERG ENGINEERING
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 DENVER, CO 80202
 303.427.8149

WATKINS
SADDLE CREEK-PHASE 2 & 3
STORM WATER
CONSTRUCTION DETAILS

BERG ENGINEERING
 3805 E MAIN ST. SUITE 204
 DENVER, CO 80202
 303.427.8149

WATKINS
SADDLE CREEK-PHASE 2 & 3
STORM WATER
CONSTRUCTION DETAILS

BERG ENGINEERING
 3805 E MAIN ST. SUITE 204
 DENVER, CO 80202
 303.427.8149



250 WEST DETAIL
SCALE 1" = 5'

- LEGEND:**
- EXISTING EDGE OF ASPHALT
 - - - PROPOSED EDGE OF ASPHALT
 - EXISTING DITCH
 - - - PROPOSED DITCH
 - ▭ ASPHALT WIDENING

- NOTES:**
1. THE NUMBER OF EXISTING UTILITIES SHOWN ON PLAN USE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING ALL ROAD CONSTRUCTION SHALL MEET MOWNY CITY STANDARDS AND SPECIFICATIONS.
 - 2.

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MAILED, STORED AND SEALED
DATE: 03.22.2023
SERIAL NO.: 202303
DATE: 03.22.2023

WATKINS
SADDLE CREEK-PHASE 2 & 3

250 WEST ROAD IMPROVEMENTS



DRAWN BY: JRM DATE: 12 MAY 2021
CHECKED BY: JEF
SHEET NO. 25

