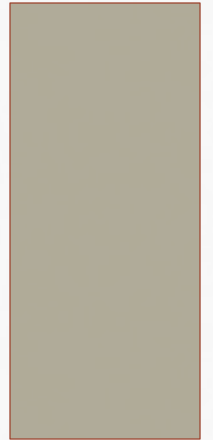


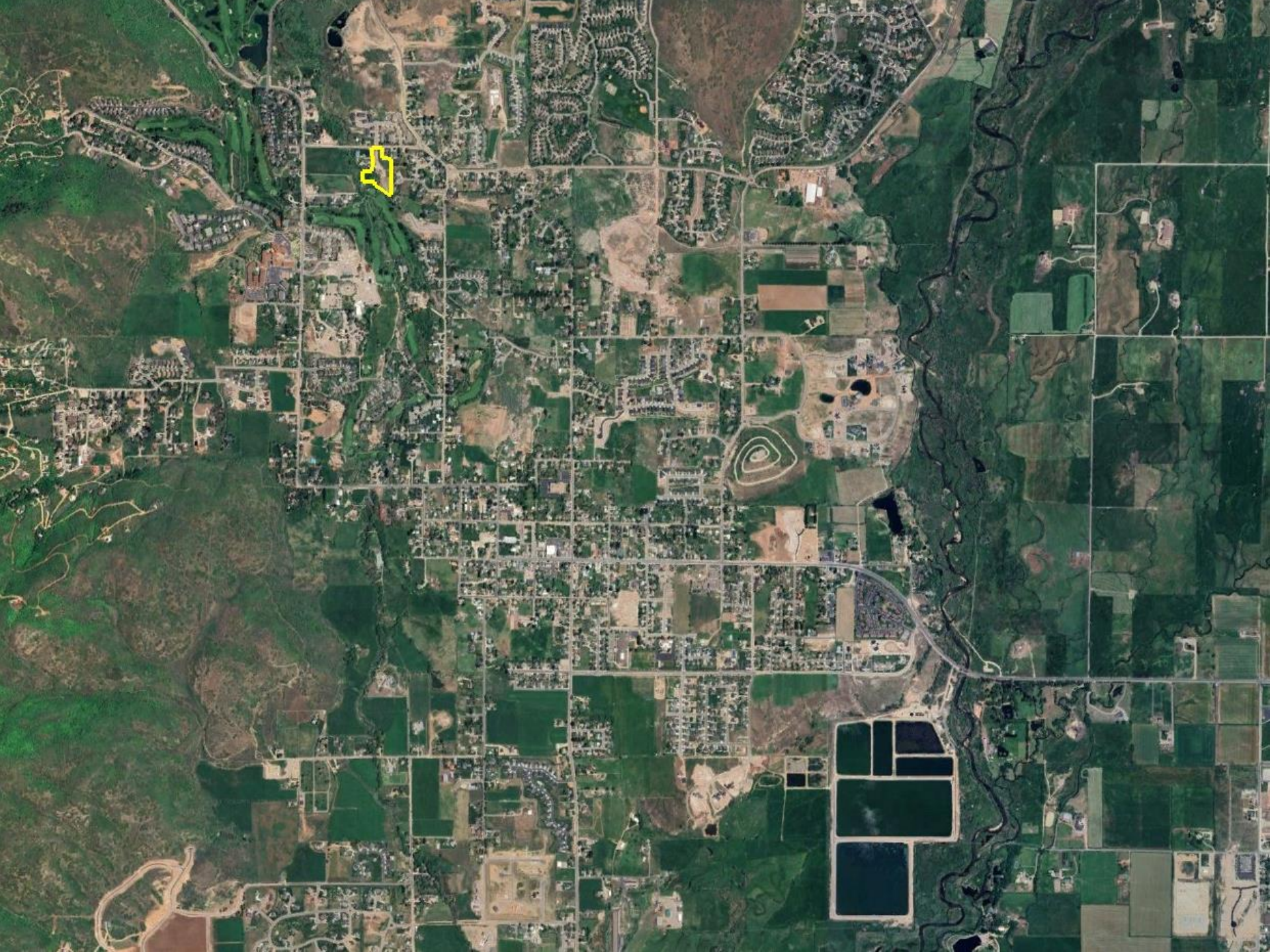
# WHISPERING CREEK ESTATES

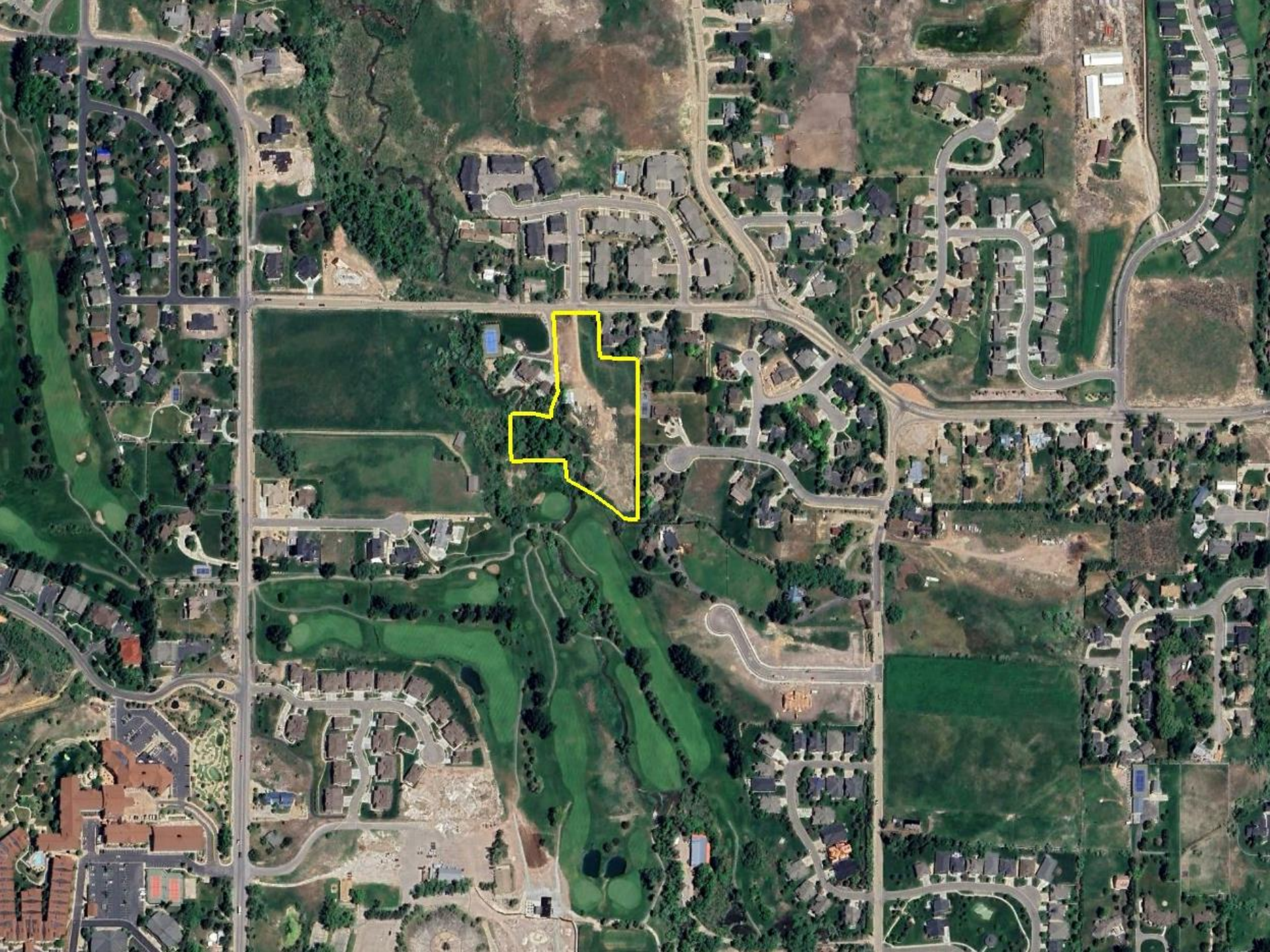
PRELIMINARY

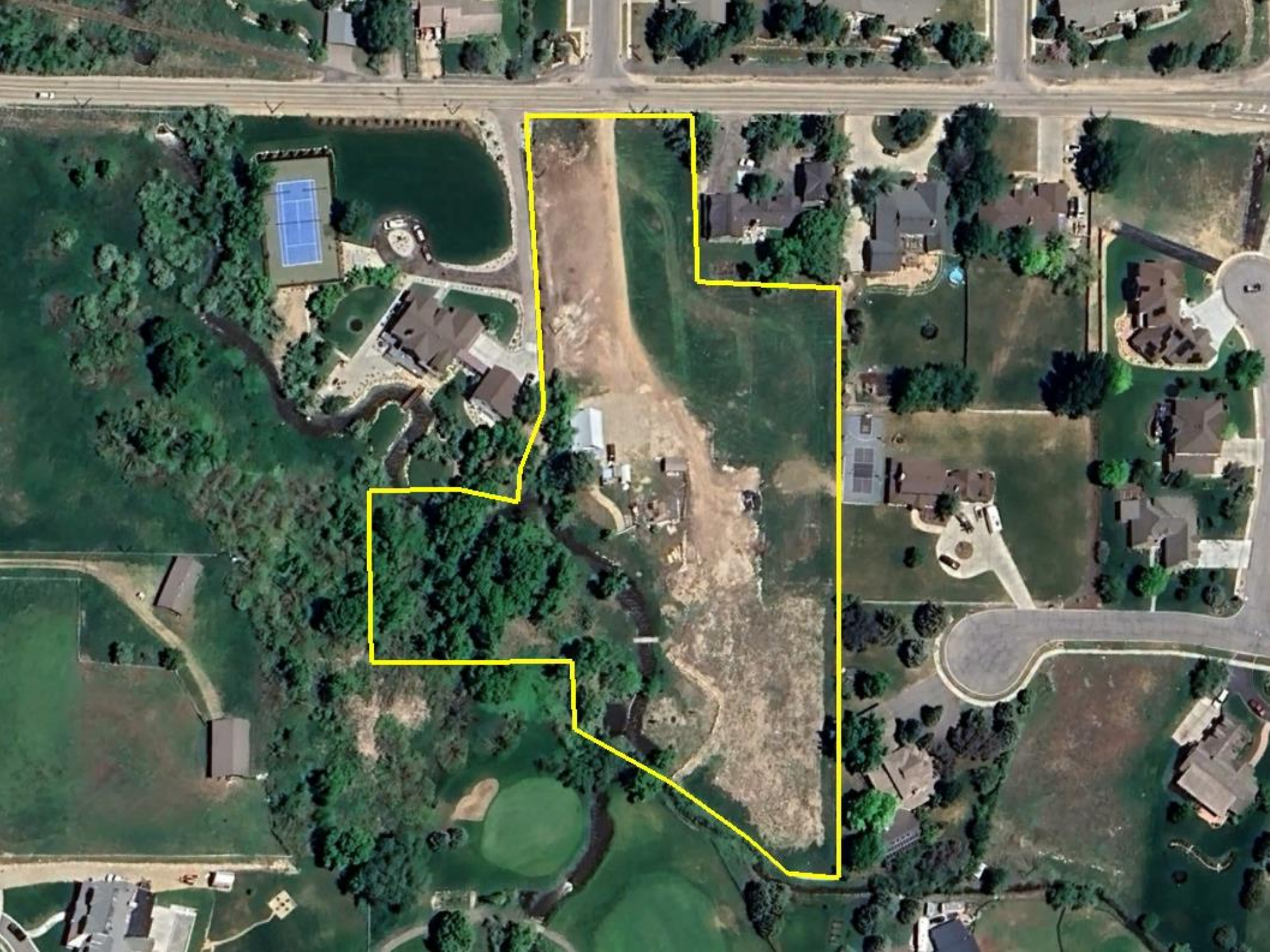


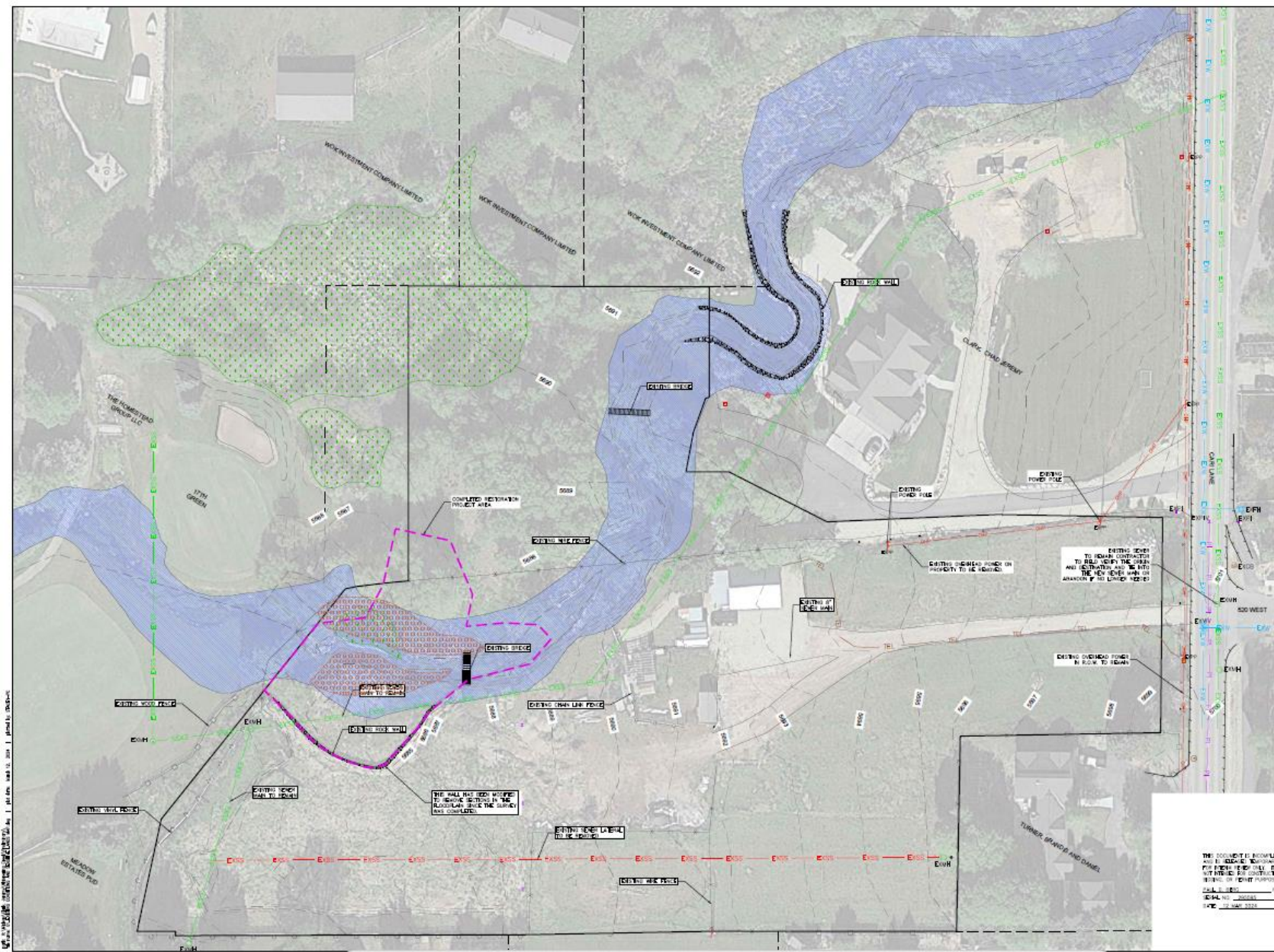
# LAND USE SUMMARY

- 4.54 acres
  - OMI-0186-0 – 1.22 acres
  - OMI-0550-0 – 2.25 acres
  - Cosper Subdivision 1.57 acres
- R-1-15 zone
- 7 lots
- Sensitive lands
  - FEMA Floodplain
  - Wetlands
- Water dedications and credits
  - Cosper Subdivision – 6 acre feet dedicated
  - One existing dwelling – 1.5 acre feet credit









**LEGEND**

- FEMA FLOODPLAIN
- WETLANDS DELINEATION BY EPIC
- HISTORIC DELINEATION BY EPIC
- EWH EXISTING PRESSURIZED PIPING
- EWW EXISTING WATER
- EWS EXISTING SEWER
- EWSB EXISTING SEWER TO BE REMOVED
- EWSO EXISTING STORM DRAIN
- EWSH EXISTING OVERHEAD POWER
- EWSL EXISTING TELEPHONE LINE
- EWSM EXISTING WATER VALVE
- EWSN EXISTING FIVE HYDRANT
- EWSO EXISTING CRAWL LINK FENCE
- EWSW EXISTING WIND FENCE
- EWSX EXISTING WOOD FENCE
- EWSY EXISTING HOOD PENETRATION PROJECT AREA - FINISHED
- EWSZ EXISTING HOOD PENETRATION PROJECT AREA - FINISHED

**PREVIOUS WETLANDS DISTURBANCES NEAR THE SWAKE USED; SHOWN, HAVE BEEN CORRECTED. PLEASE SEE THE LETTER FROM FRONTIER CORPORATION ENVIRONMENTAL CONSULTANTS FOR MORE INFORMATION.**

**BLUE STAKING**

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

EXISTING SEWER TO BE REMOVED CONTRACTOR TO BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE SEWER INTO THE EXISTING SEWER MAIN AS SHOWN ON THE PLAN.

EXISTING OVERHEAD POWER TO BE REMOVED CONTRACTOR TO BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE OVERHEAD POWER AS SHOWN ON THE PLAN.

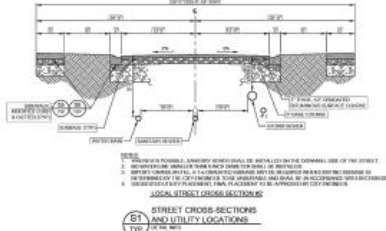
EXISTING OVERHEAD POWER TO BE REMOVED CONTRACTOR TO BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE OVERHEAD POWER AS SHOWN ON THE PLAN.

SCALE: 1"=30'  
SHEET 1 OF 2

JEREMY CLARK  
WHISPERY CREEK  
EXISTING CONDITIONS AND  
SENSITIVE LANDS MAP

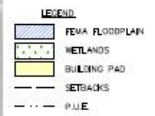
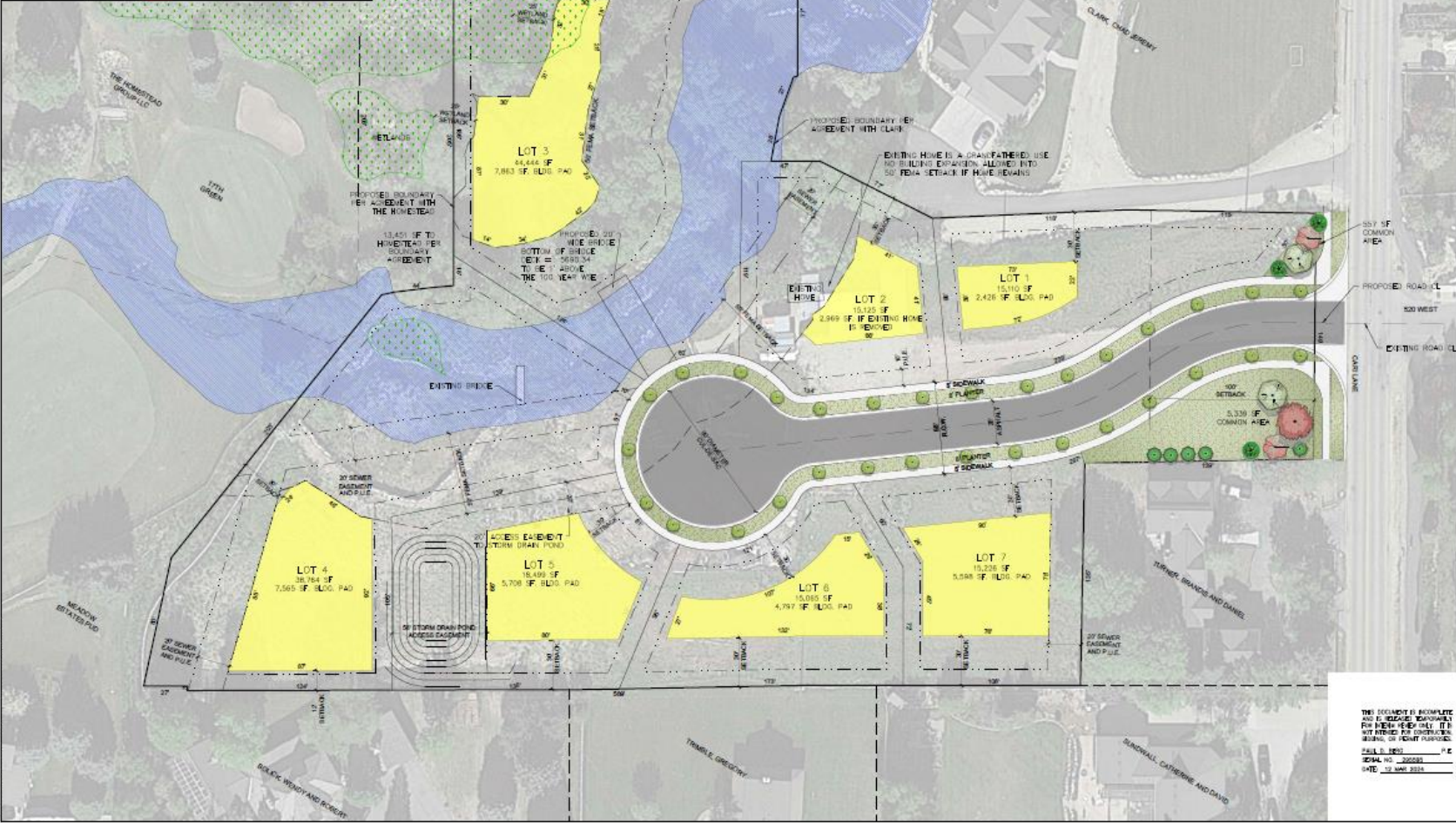
BPRG ENGINEERING  
200 S. Main St., Suite 204  
Midway, UT 84049  
PH: 435.627.7949

DESIGN BY: PDB  
DRAWN BY: DEJ  
DATE: 12 MAR 2024  
REV: 1



**HORROCKS ENGINEERS** 387.300  
 10000 Highway 101, Suite 204  
 Midway, VA 23049  
 www.horrocksend.com

**MIDWAY CITY STANDARD DRAWING**  
 STRAITS - 1

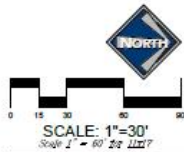


**LAND USE SUMMARY**

TOTAL AREA	4.54 AC
ZONE	R-1-10
MIN. LOT SIZE	15,000 SF
MIN. LOT WIDTH	100'
SETBACKS	
FRONT	30'
REAR	30'
SIDE	12'
OF LOTS	7

- SUBDIVISION NOTES:**
- PARCELS 00-0117, 20-0483 AND THE COOPER SUBDIVISION ARE INCLUDED IN THIS SUBDIVISION.
  - THE COOPER SUBDIVISION WILL BE VACATED AS PART OF THIS SUBDIVISION PLAN.
  - OPEN SPACE IS NOT REQUIRED SINCE THIS SUBDIVISION IS LESS THAN 6 ACRES.

**BRIDGE NOTE:**  
 PLEASE SEE THE STUDY COMPLETED BY TROTTEN ENGINEERING FOR DETAILS REGARDING THE FEWA FLOODPLAIN AND ELEVATIONS NEEDED FOR THE BRIDGE TO LOT 3.  
 BRIDGE TO BE BUILT BY DEVELOPER FOR LOT 3.



JEREMY CLARK  
 WHISPERING CREEK  
 SITE PLAN

**BERG ENGINEERING**  
 385 S Main St, Suite 204  
 Midway, VA 23049  
 ph 434.637.5745

DESIGN BY: JCB DATE: 12 MAR 2024 SHEET 2  
 DRAWN BY: DEB REV: 2

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED RESPONSIBLY FOR THEM. PLEASE DO NOT INTEND FOR CONSTRUCTION, REVISION, OR OBTAIN PERMISSION.

PAUL S. BERG P.E.  
 REG. NO. 200580  
 DATE: 12 MAR 2024

**LEGEND**

[Blue Hatched]	FEMA FLOODPLAIN
[Green Dotted]	WETLANDS
[Yellow]	BUILDING PAD
[Dashed Line]	SETBACKS
[Dotted Line]	PUBLIC UTILITY EASEMENT (P.U.E.)
[Purple]	EXISTING PRESSURIZED IRRIGATION
[Blue]	EXISTING WATER
[Green]	EXISTING SEWER
[Red]	EXISTING SEWER TO BE REMOVED
[Orange]	EXISTING STORM DRAIN
[Red]	EXISTING OVERHEAD POWER
[Purple]	PROPOSED 8" PRESSURIZED IRRIGATION
[Blue]	PROPOSED 8" WATER
[Green]	PROPOSED 8" SEWER
[Orange]	PROPOSED 18" STORM DRAIN
[Blue]	PROPOSED 1" WATER METER
[Blue]	PROPOSED FIRE HYDRANT

**BLUE STAKE NOTE:**

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

**SEWER NOTES:**

- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS & SPECIFICATIONS.

**WATER NOTES:**

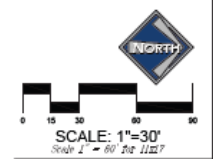
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- ALL LOTS WILL HAVE A 1" WATER SERVICE.

**PRESSURIZED IRRIGATION NOTES:**

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS & SPECIFICATIONS.
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE C-900 DR-18 PURPLE PIPE.

**STORM DRAIN NOTES:**

- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.



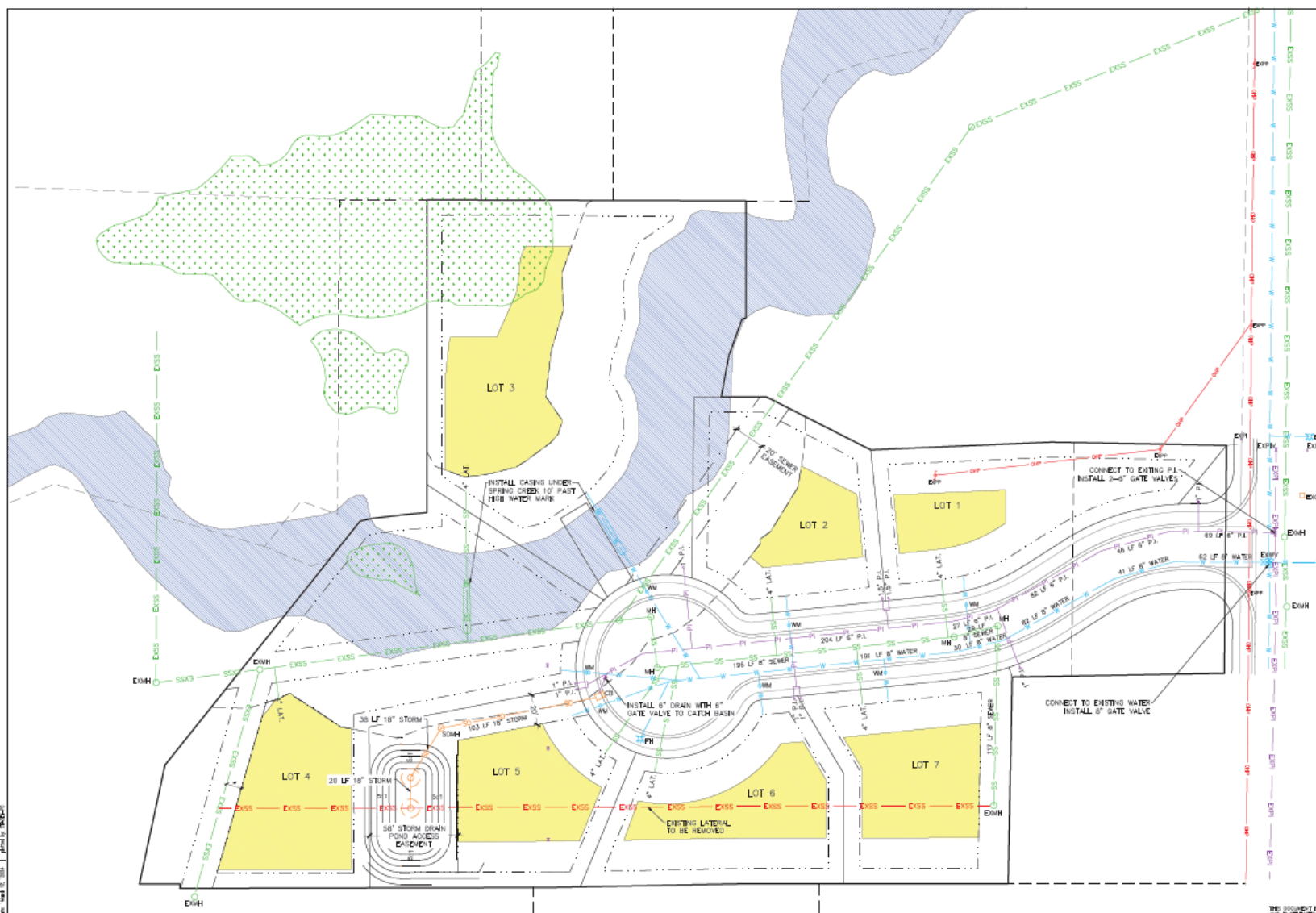
JEREMY CLARK  
WHISPERING CREEK  
UTILITY PLAN



DESIGN BY: PDB DATE: 12 MAR 2024 SHEET: 3  
DRAWN BY: DEJ REV: \_\_\_\_\_

THIS DOCUMENT IS INCOMPLETE AND IS INCLUDED EXCLUSIVELY FOR YOUR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION. REVIEW FOR PERMITS PURPOSES.

DATE: 12 MAR 2024



www.berg-engineering.com | 432.627.9749





**LEGEND**

[Blue Hatched Box]	SEMI FLOODPLAIN
[Green Box]	WETLANDS
[Yellow Box]	BUILDING FOOTPRINT
[Dashed Line]	SETBACK
[Dotted Line]	FEEL

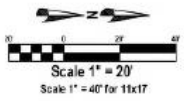
LANDSCAPE NOTES PER PERMITS CITY CODE:  
 \* 9" DROUGHT FREE MUST BE 2" CALIBER AT TIME OF INSTALL.  
 \* CIRCULAR TREES MUST BE MINIMUM OF 2 1/2" TREE DB INSTALL.

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
<b>TREES</b>						
[Red Tree Symbol]	1	Asplen. forestalis Arizona Sycamore	Arizona Black Maple	500	2"	2' Cal.
[Green Tree Symbol]	11	Ficus sylvatica Texas Sycamore	Common Green Sycamore	500	2"	2' Cal.
[Green Tree Symbol]	2	Malus 'Spring Snow'	Spring Snow Crab Apple	500	2"	2' Cal.
[Red Tree Symbol]	2	Prunus virginiana Canada Pear	Canada Pear Umbellifer	500	2"	2' Cal.
<b>EVER GREEN TREES</b>						
[Green Tree Symbol]	2	Abies balsamea Glenside Conifer	Sublime Fir	500	2"	5' H.
[Green Tree Symbol]	5	Pinus Resinosa 'Franklin's Pyramid'	Franklin's Pyramid Pine	500	2"	6'
<b>SHRUBS</b>						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
[Green Shrub Symbol]	10,000 of	Phlox paniculata	Embroidery Blazer	500		

THIS DOCUMENT IS BELIEVED TO BE CORRECT FOR GENERAL USE ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SHOWN AND SCALED.  
 REVIEWED BY: JEREMY CLARK  
 DATE: 5 MAR 2024

JEREMY CLARK  
 WHISPERING CREEK  
 LANDSCAPE PLAN



300 E. Main St., Suite 204  
 Midway, UT 84040 (Ph: 801) 724-2000  
 DESIGN BY: JPB DATE: 6 MAR 2024  
 DRAWN BY: DAA REV: 00

101

# SUBMITTED DOCUMENTS

- Wetlands Disturbance Restoration Letter from Frontier Environmental Consultants
- Whispering Creek Geotechnical Report by Gordon
- Whispering Creek Wetlands Report & Request for Aquatic Resources Restoration
- Whispering Creek Lot 3 Floodplain Study for Proposed Bridge Report
- Stream Alteration Permit for the vehicular bridge to Lot 3 for the sewer lateral and culinary water lateral
- Army Corps of Engineer approval of the wetlands delineation on the property
- A letter verifying that the FEMA Floodplain has been restored to its original condition

# WATER BOARD 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
  - Cosper – 6 acre feet
  - Existing dwelling – 1.5 acre feet
- 13.9 acre feet requirement
- 6.4 acre feet ( $13.9 - 6 - 1.5 = 6.4$ )

# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- Sensitive lands on the property and setbacks will be included on the plat along with notes informing future lot owners of any risk
- The City has not received approval of the wetlands study by the Army Corps of Engineers
- A stream alteration permit is required for the driveway crossing on lot 3

# PROPOSED CONDITIONS

1. A note shall be placed on the plat that advises future owners of lots 2, 4, and 5 of the potential flood hazards from a 500-year flood.
2. The developer must build the driveway crossing in lot 3 as part of the subdivision infrastructure.
3. The plans must be updated to show the common area that borders Cari Lane in the plan submittal for final approval.
4. An advisory notice must be recorded on Lots 2, 3, and 4 regarding the AE floodplain on the lots. The document will explain the limitations of what is allowed in the floodplain. The document will have language similar to the following:  
Landscaping is allowed in the FEMA AE flood area which includes planting grass, plants, and trees, but nothing is allowed that will modify the FEMA flood zone, this includes not grading or placing rocks or fill of any type in this area that impacts the topography of the floodplain.