



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: January 21, 2025
NAME OF PROJECT: Whispering Creek Subdivision
NAME OF APPLICANT: Berg Engineering
OWNER OF RECORD: Cari Lane LLC and Jeremy Clark
AGENDA ITEM: Final Approval
LOCATION OF ITEM: 515 Cari Lane
ZONING DESIGNATION: R-1-15

ITEM: 9

Berg Engineering, representative for MKR Properties LLC, has submitted a final application for a large-scale subdivision to be known as Whispering Creek Subdivision. The final plan includes seven lots on 4.54 acres. The property is in the R-1-15 zone at approximately 515 West Cari Lane.

BACKGROUND:

This request is for final approval of a large-scale subdivision on 4.54 acres and will contain seven lots. The seven lots proposed in the subdivision will obtain frontage along a new road built within the subdivision. The property is in the R-1-15 zone and all lots in the subdivision comply with the requirements of the code regarding frontage and acreage.

The proposed subdivision will combine two parcels (OMI-0186-0 and OMI-0550-0) and the Cosper Subdivision. The Cosper Subdivision is a one lot plat that was recorded 5-31-2017. The plat will need to be vacated before the proposed subdivision may be recorded, which requires approval by the City Council. There is one dwelling on the property that will be on lot 2 in the Whispering Creek Subdivision.

This property was originally proposed for a subdivision in 2020 and was reviewed by both the Planning Commission and the City Council. It was discovered through the review process that some alterations were made by the applicant to the floodplain and wetlands on the property. The City Council continued the item until outstanding issues could be addressed which included restoring the FEMA floodplain and wetlands back to their original condition.

The applicant has submitted several documents, which are available for review in the Planning Office, that address the restoration of the floodplain and the wetlands on the property among other required documents. These include the following:

- 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

LAND USE SUMMARY:

- 4.54-acre property (per the application)
 - OMI-0186-0 – 1.22 acres
 - OMI-0550-0 – 2.25 acres
 - Cosper Subdivision 1.57 acres
- R-1-15 zoning
- Proposal contains seven lots
- Access from Cari Lane
- Sensitive lands are present including floodplain and wetlands
- The lots will connect to the Midway Sanitation District sewer, Midway City’s culinary water line, and Midway Irrigation Company’s secondary water line

ANALYSIS:

Access – Access will be from Cari Lane. A second access is not required because the cul-de-sac is less than 1,300' in length and there are not more than 11 lots in the subdivision. The new road will create a four-way intersection on Cari Lane and 520 West which accesses the Lodges at Snake Creek.

Geotechnical Study – A Geotechnical Study has been submitted to the City and is available for review in the Planning Office. A copy of the entire report is available in the Planning Office for review.

Sensitive lands – There are wetlands and FEMA floodplain areas in the proposed subdivision area. A wetland map has been submitted to the City along with a wetlands delineation and inventory investigation. The code requires a 25' buffer area for any structures and disturbance from any delineated wetlands. The buffer area has been included in the plans. The study has been submitted to the City and to the US Army Corp. of Engineers for their review and approval. The US Army Corp has approved the wetlands delineation.

The proposal includes FEMA flood zone areas including Zone AE (1% chance annual flood) which requires a 50' setback. The 50' setback has been marked on the plans from Zone AE. No structures may be located in this area, but the setback area may be filled and landscaped. Landscaping is allowed in the FEMA flood area, but nothing is allowed that will modify the FEMA flood zone, this includes not placing rocks or fill of any type in this area that impacts the topography of the floodplain. There is area in the subdivision that is designated Zone X which is area of the 500-year flood (0.2% annual chance flood) and is considered a low-risk area but there is flooding potential. Flood insurance is not federally required but it is recommended in the Zone X area. A note should be placed on the plat that advises future owners of lots 2, 4, and 5 of the potential flood hazards from a 500-year chance flood.

Water Connection – The lots will connect to water lines that will be built by the developer and connect to the City's water lines along Cari Lane.

Sewer Connection – The lots will connect to Midway Sanitation District's sewer lines located in the area. There is a sewer lateral that crosses the property from the home at 465 West Cari Lane. The proposed plan is to reroute the lateral to the new sewer main that will be built under the new road in the subdivision. The location of the lateral will be required to be shown on the plat.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's secondary water system which is already servicing the property. Laterals will be created for all seven lots. Secondary water meters are required for each lateral.

Trails – There are no planned trails on the Trail System Master Plan in the proposal area. 5' sidewalks will be included on both sides of the proposed street and around the cul-de-sac.

Public Street – The developer will build the proposed road that will create access and frontage for the development. The right-of-way will be 56' wide except where it will extend at the bulb of the cul-de-sac to 90'. The street will be 26', with modified curb, 8' park strips, and 5' sidewalks.

Open Space – Because the property is less than six acres there is not an open space requirement. The proposed plan does include common area on both sides of the road that will be built to access the subdivision where it connects with Cari Lane. A Homeowners' Association will need to be created to manage the common area.

100' Setback Requirement – The subdivision code requires a 100' setback from the edge of the right-of-way from Cari Lane for any structures. The setback line will be noted on the plat so no structures, including accessory structures, are placed in this area.

Lot 3 Access – The driveway for lot 3 will cross Snake Creek and a Stream Alteration Permit and a Zero Rise Analysis is required for the crossing. The developer must build the crossing to lot 3 as part of the subdivision infrastructure.

Existing Dwelling – The existing dwelling that will be located on Lot 2 is nonconforming to the current code regarding the 50' setback required from the AE floodplain. If the dwelling is demolished, the new structure will need to comply with the required 50' setback from the floodplain as shown on the plat. If an addition is added to the existing dwelling, the new addition must comply with the 50' setback from the floodplain as shown on the plat.

Existing Accessory Structures – The existing accessory structures of the proposed lot 2 must comply with the required setbacks for the proposed road. The structures must either be removed or be moved to a location that complies with code requirements before the plat is recorded.

Building Pads – Normally building pads are not shown on Midway subdivision plats but staff feels that they could be helpful in the proposed development. The development is in an area with sensitive land that has special setback requirements. This could be confusing to future lot owners. It would be much easier for them to see the dwelling setbacks on the plat. If a building pad is shown on the plat, it would be specifically for dwellings and not for accessory structures since setbacks for accessory structures are different than for dwellings.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Lineback: I make a motion that we recommend approval of the final application for a large-scale subdivision to be known as Whispering Creek Subdivision. The final plan includes seven lots on 4.54 acres. The property is in the R-1-15 zone at approximately 515 West Cari Lane. We accept the staff report and the conditions except number 3 as it has been met.

Seconded: Commissioner Garland

Commissioner Nicholas: Any discussion on the motion? No

Commissioner Nicholas: All in favor.

Ayes: Commissioners: Wardle, Osborne, Knight, Nokes, Lineback and Garland

Nays: None

Motion: Passed

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 6.8-acre feet are tendered to the City before the recording of the plat based on the formula below. The Water Board also recommended secondary water meters are installed on each lot.

- 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
 - Cospers – 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 potential risk
- The City has 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

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action may be taken if the City Council finds 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 may be taken if the City Council finds 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 may be taken if the City Council finds the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

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 existing accessory structures of the proposed lot 2 must either be removed or be moved to a location that complies with code requirements before the plat is recorded.
4. An advisory notice must be noted on the plat and 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.*

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Craig Simons
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

December 10, 2024

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049
(sent via E-mail)

Subject: Whispering Creek Estates –Final Review

Dear Michael:

We recently reviewed Whispering Creek Estates for Final Review. The proposed subdivision is located at approximately 515 West Cari Lane. The proposed subdivision consists of 7 lots. The following items should be addressed.

General Comments

- The roads, culinary water, pressurized irrigation system, and storm drain systems within this development will be public infrastructure and maintained by Midway City.
- **All red-line comments should be addressed before final submittal to City Council.**

Water

- The proposed development will be served from the Cottages on the Green pressure zone.
- The water line will connect to the existing 12” water line in Cari Lane.

Roads

- The proposed road within the development will be a 56’ public right-of-way, with a cul-de-sac at the south end of the development.

Trails:

- There are no proposed trails located within the subdivision. There will be a five-foot sidewalk on each side of the proposed road.

Storm Drain

- The storm water within the proposed development is public and will be collected and retained onsite with catch basins and a retention basin.

Sensitive Lands

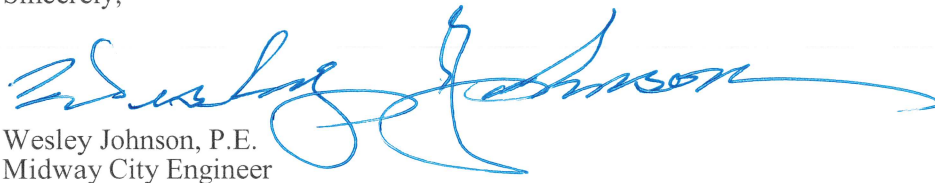
- The development contains floodplains and wetlands.
- A wetland delineation has been submitted to the Army Corp.
- The 25 foot setbacks shall be maintained around all delineated wet lands, as approved by the Corp.
- The 50' setbacks shall be maintained around all FEMA flood Zones.

Sewer

- Preliminary & Final Approval must be received from Midway Sanitation District Board prior to installing sanitation infrastructure. The applicant should contact Becky Wood, with the Midway Sanitation District to apply for an application to be on the District's Board meeting agenda.

Please feel free to call our office with any questions.

Sincerely,



Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg,

Berg Engineering (Sent by Email)

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

Whispering Creek Subdivision Final Approval

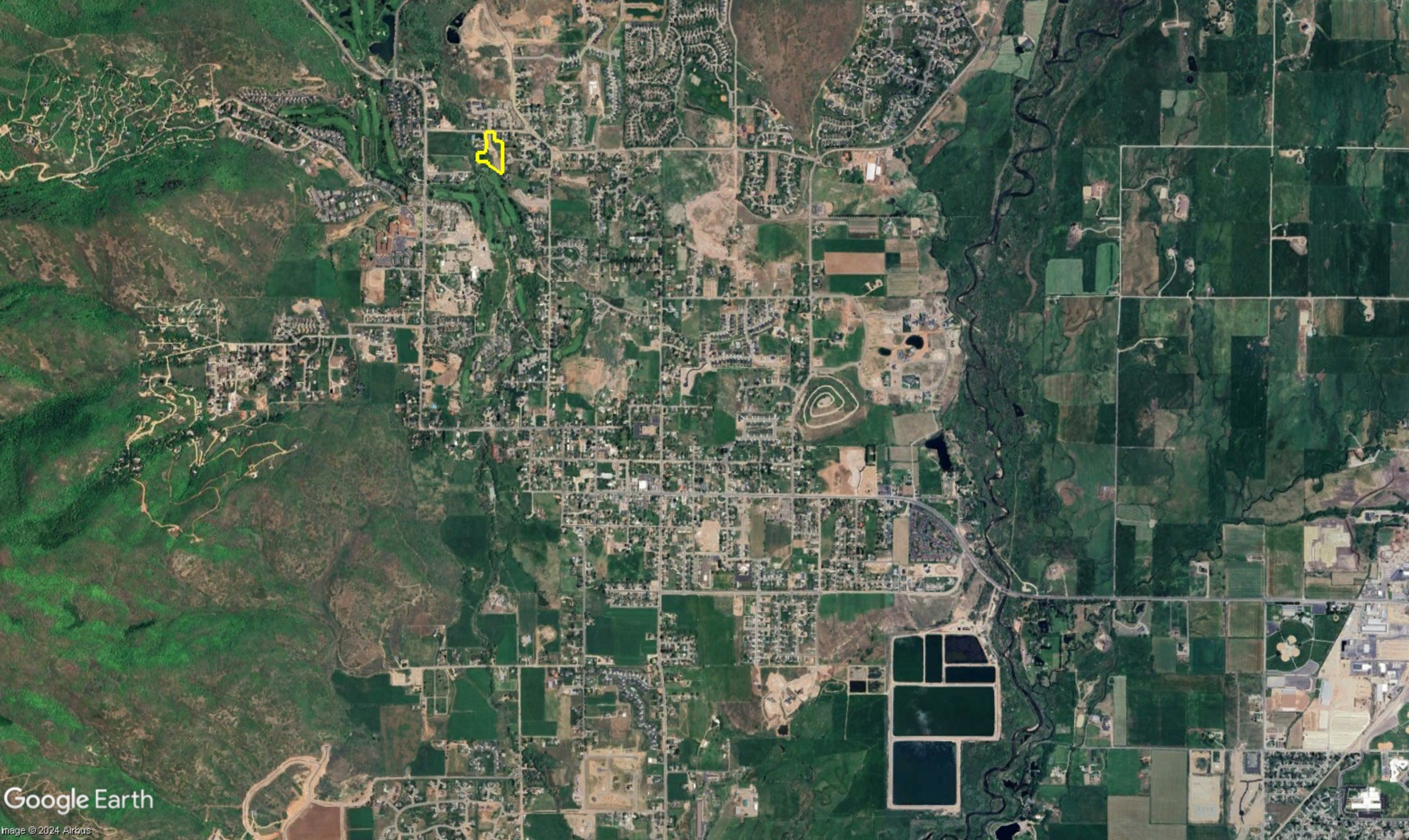
December 2, 2024

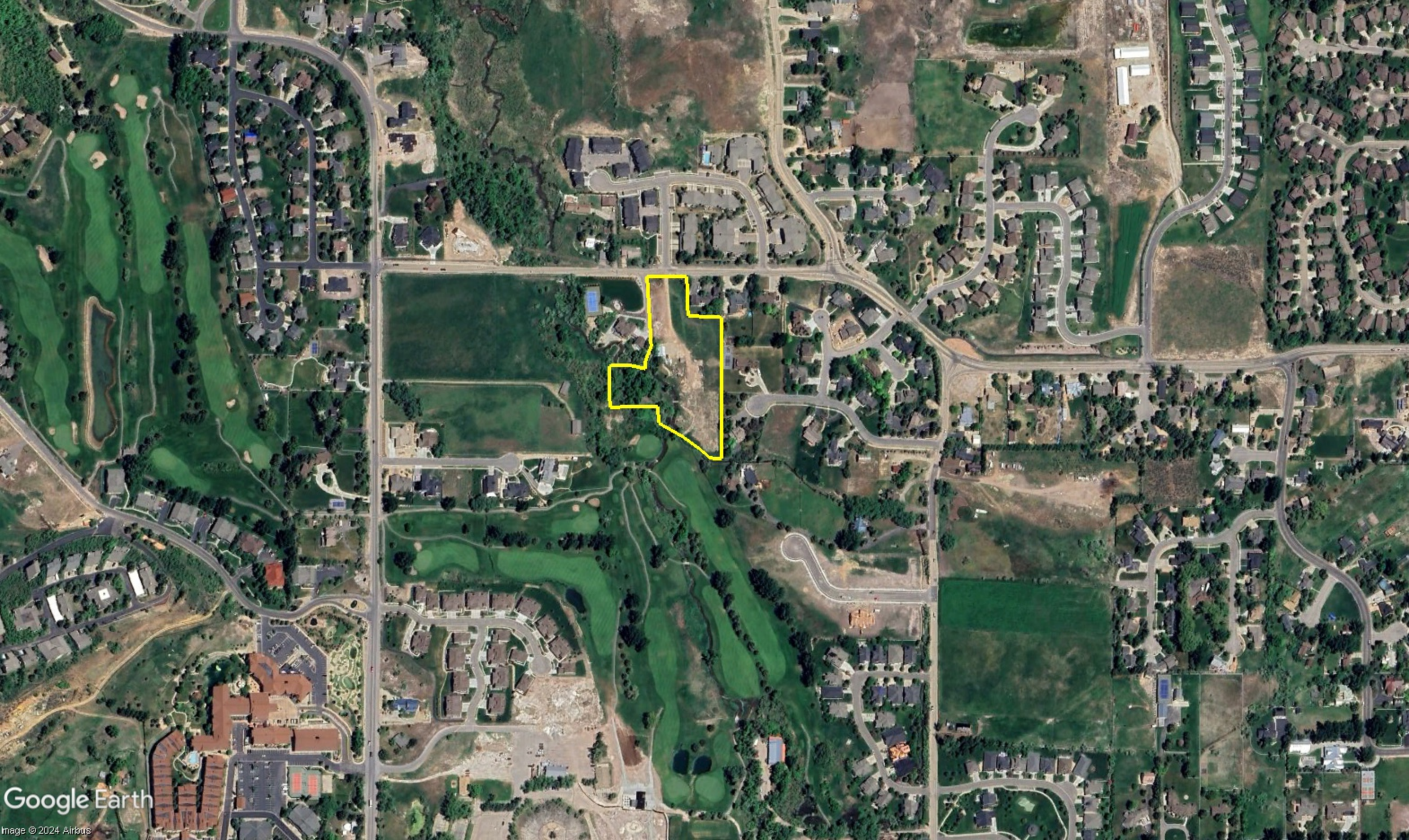
Michael Henke Midway City Planning Director,

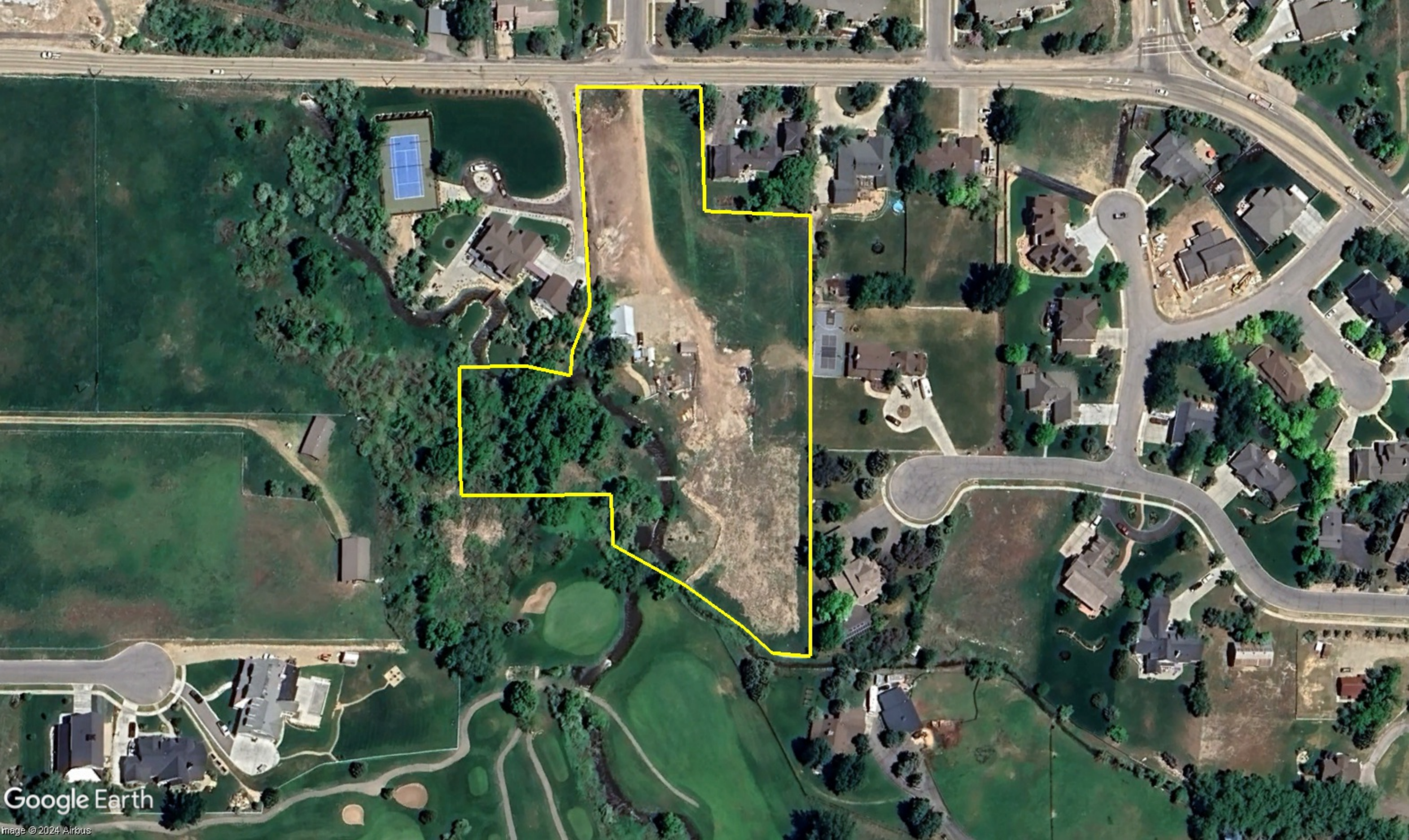
I have reviewed the plan for Whispering Creek Subdivision for compliance with the 2021 International Fire Code (2021 IFC) for final approval. I have no fire code concerns for the final plan for Whispering Creek Subdivision.



Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

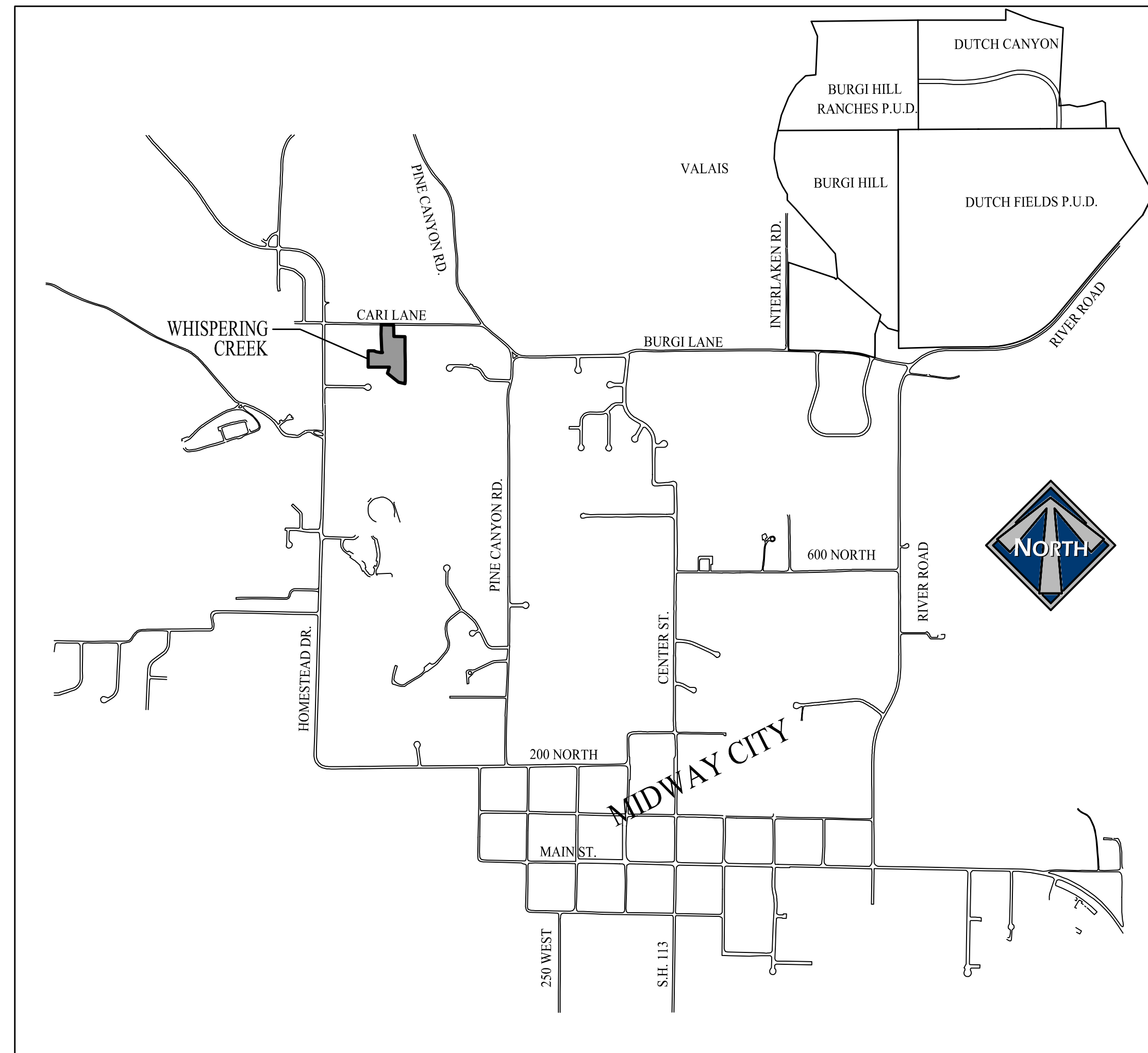






WHISPERING CREEK

FINAL APPLICATION



VICINITY MAP

SHEET INDEX

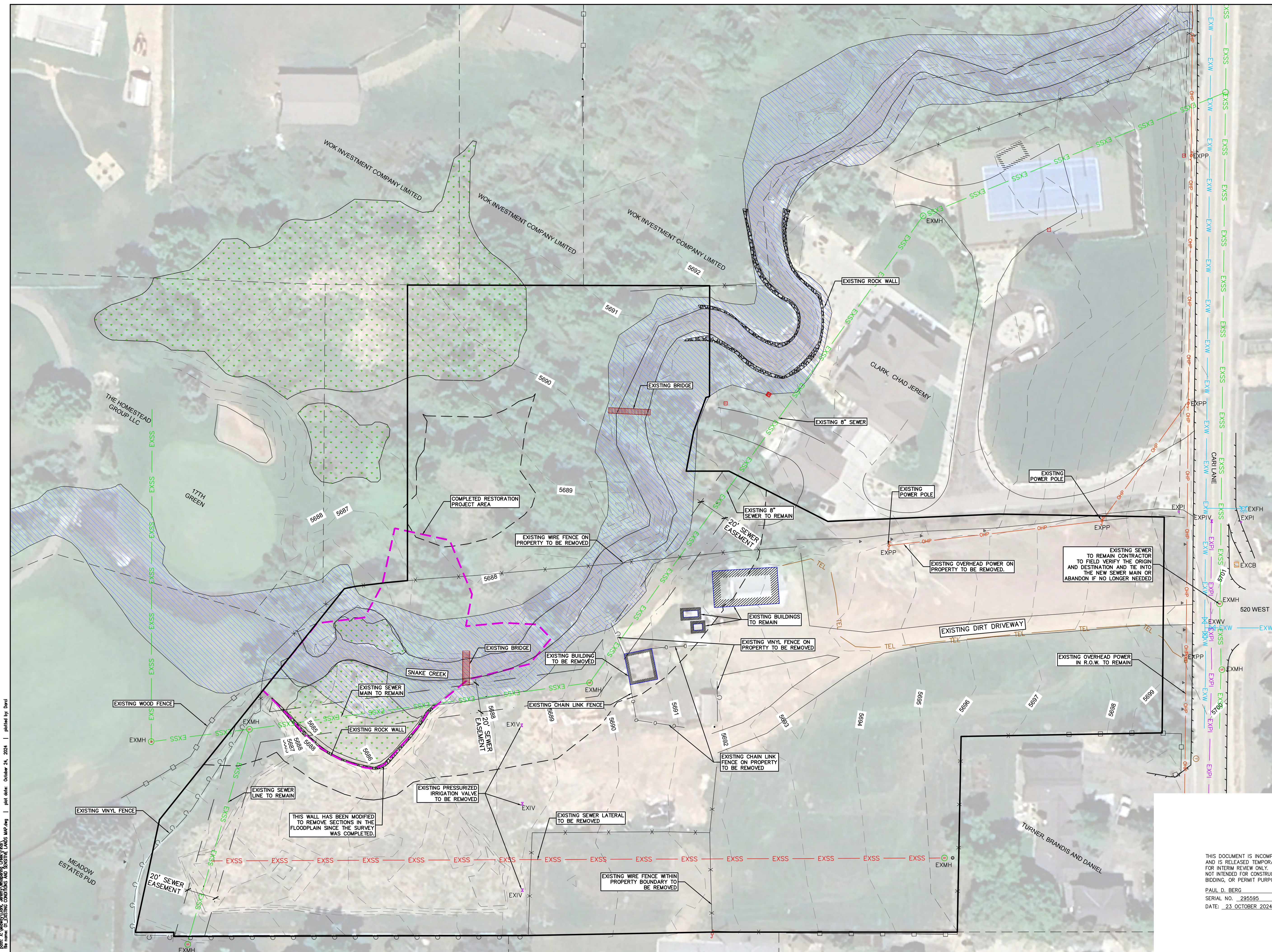
1. EXISTING CONDITIONS AND SENSITIVE LANDS MAP
 2. SITE PLAN
 3. SUBDIVISION PLAT
 4. ROAD PLAN AND PROFILE
 5. ROAD CONSTRUCTION DETAILS
 6. UTILITY PLAN
 7. SEWER PLAN AND PROFILE
 8. SEWER CONSTRUCTION DETAILS
 9. WATER PLAN
 10. PRESSURIZED IRRIGATION PLAN
 11. WATER AND P.I. CONSTRUCTION DETAILS
 12. STORM DRAIN PLAN
 13. STORM DRAIN PLAN AND PROFILE
 14. STORM DRAIN CONSTRUCTION DETAILS
 15. STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
 16. LOT 3 DRIVEWAY PRECAST BRIDGE DETAILS
-
- L01. LANDSCAPE PLAN
 - L02. LANDSCAPE DETAILS
 - L03. IRRIGATION PLAN
 - L04. IRRIGATION DETAILS

Info: Jeremy Clark, Jeremy@bergengineering.com
 File name: 00_CAVE.dwg | Plot date: 23 OCT 2024 | plotted by: David

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 BIDDING, OR PERMIT PURPOSES.
 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024

JEREMY CLARK WHISPERING CREEK		
COVER		
 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749		
DESIGN BY: PDB DRAWN BY: DWA	DATE: 23 OCT 2024 REV:	SHEET 0

WHISPERING CREEK FINAL APPLICATION - 23 OCTOBER 2024

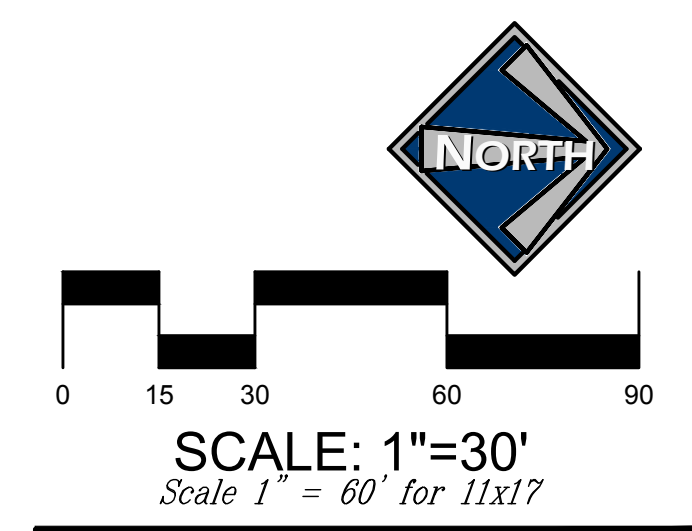


LEGEND

	FEMA FLOODPLAIN
	WETLANDS DELINEATION BY EPIC
	EXPI EXISTING PRESSURIZED IRRIGATION
	EXW EXISTING WATER
	EXSS EXISTING SEWER
	EXSS EXISTING SEWER TO BE REMOVED
	EXSD EXISTING STORM DRAIN
	OHP EXISTING OVERHEAD POWER
	TEL EXISTING TELEPHONE LINE
	EXWV EXISTING WATER VALVE
	EXFH EXISTING FIRE HYDRANT
	EXIV EXISTING IRRIGATION VALVE
	EXISTING CHAIN LINK FENCE
	EXISTING VINYL FENCE
	EXISTING WIRE FENCE
	EXISTING WOOD FENCE
	COMPLETED RESTORATION PROJECT AREA - FRONTIER

PREVIOUS WETLANDS DISTURBANCES NEAR THE SNAKE CREEK CHANNEL HAVE BEEN CORRECTED. PLEASE SEE THE LETTER FROM FRONTIER CORPORATION ENVIRONMENTAL CONSULTANTS FOR MORE INFORMATION.

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



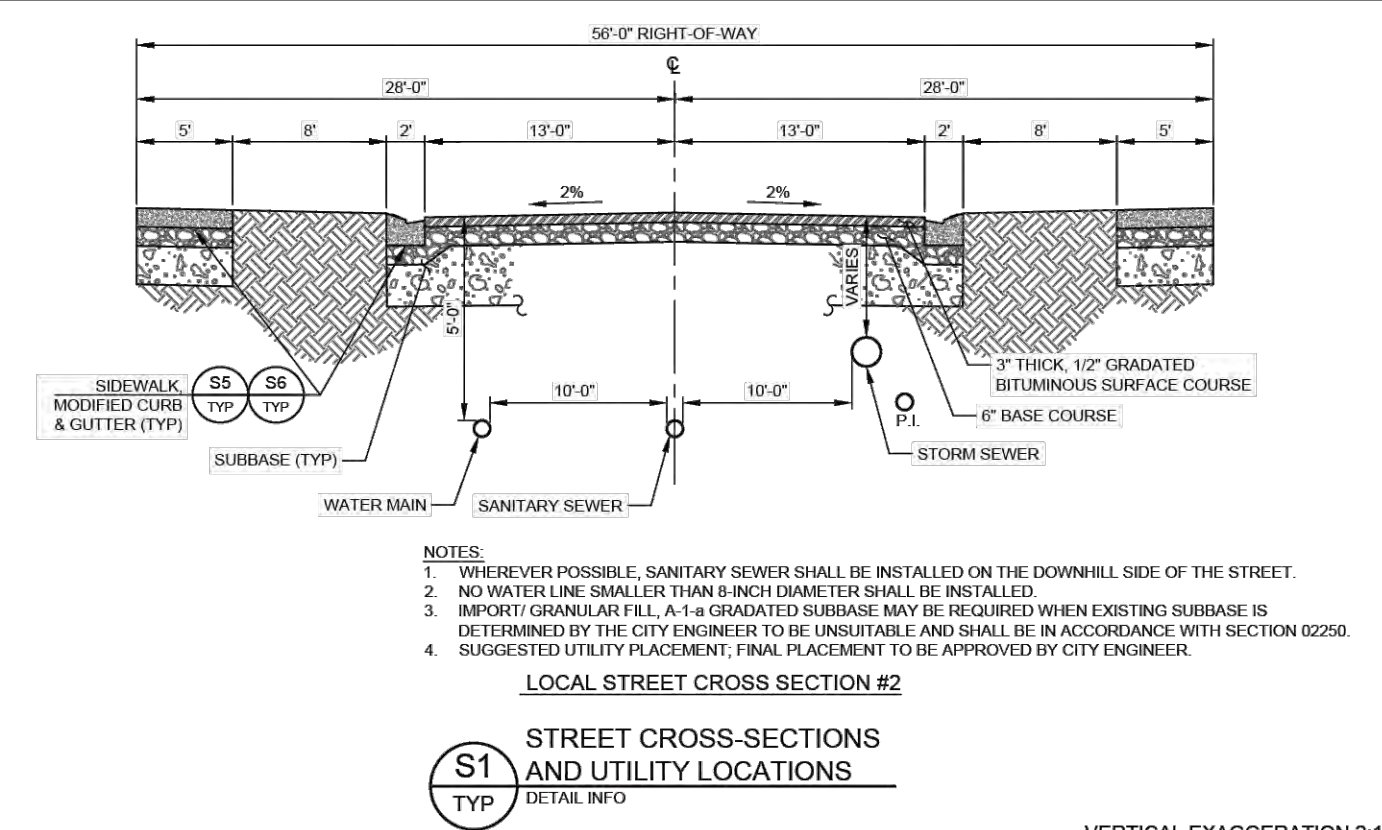
JEREMY CLARK
 WHISPERING CREEK
 EXISTING CONDITIONS AND SENSITIVE LANDS MAP

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 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024



DESIGN BY: PDB DATE: 23 OCT 2024 SHEET 1
 DRAWN BY: DWA REV:

Path: S:\Midway\024 - Jersey Whispering Creek\Task 1 - Existing Conditions and Sensitive Lands Map.dwg | plot date: October 24, 2024 | plotted by: David



HORROCKS ENGINEERS
JULY 2022
HORROCKS ENGINEERS
70 WEST 100 SOUTH #2
HEBER CITY, UTAH 84002
(801) 864-2208

MIDWAY CITY STANDARD DRAWING
STREETS - 1

MIDWAY CITY
70 WEST 100 SOUTH
PO BOX 217
MIDWAY, UTAH 84049
(801) 654-3223

LEGEND

- FEMA FLOODPLAIN
- WETLANDS
- BUILDING PAD
- SETBACKS
- P.U.E.
- PROPOSED STREET LIGHT

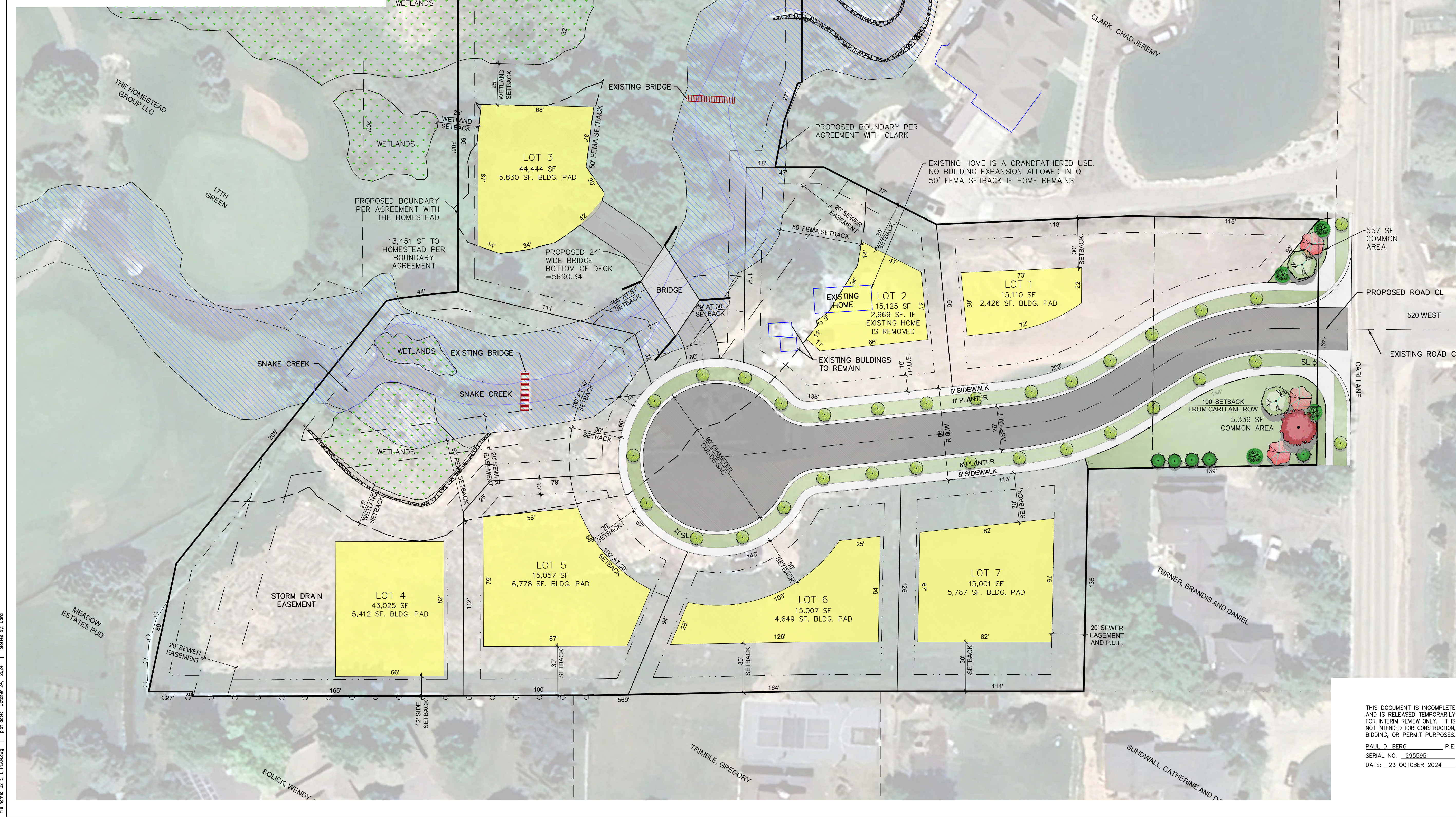
LAND USE SUMMARY

TOTAL AREA	4.53 AC
ZONE	R-1-15
MIN. LOT SIZE	15,000 SF
MIN. LOT WIDTH	100'
SETBACKS	
FRONT	30'
REAR	30'
SIDE	12'
# OF LOTS	7

SUBDIVISION NOTES:
1. PARCELS 06-1817, 20-0483 AND THE COSPER SUBDIVISION ARE INCLUDED IN THIS SUBDIVISION.
2. THE COSPER SUBDIVISION WILL BE VACATED AS PART OF THIS SUBDIVISION PLAN.
3. OPEN SPACE IS NOT REQUIRED SINCE THIS SUBDIVISION IS LESS THAN 6 ACRES.

BRIDGE NOTE:
PLEASE SEE THE STUDY COMPLETED BY RIMROCK ENGINEERING FOR DETAILS REGARDING THE FEMA FLOODPLAIN AND ELEVATIONS NEEDED FOR THE BRIDGE TO LOT 3.

BRIDGE TO BE BUILT BY DEVELOPER FOR LOT 3.



SCALE: 1"=30'
Scale 1" = 60' for 11x17

LEGEND

LEGEND

LEGEND

JEREMY CLARK WHISPERING CREEK

SITE PLAN

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

DESIGN BY: PDB
DRAWN BY: DWA

DATE: 23 OCT 2024
REV:

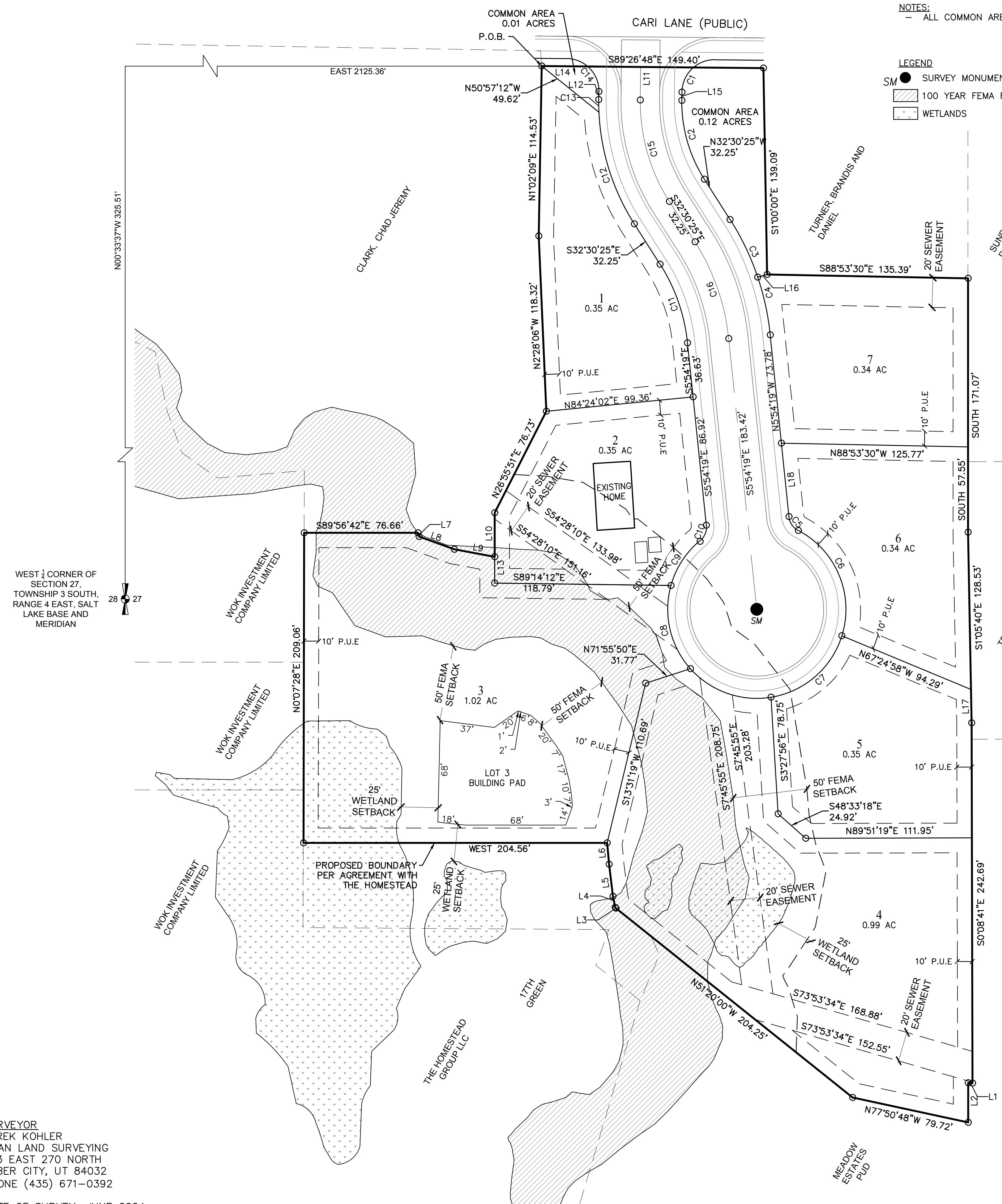
SHEET
2

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 Plot Date: October 24, 2024 | plotted by: dard

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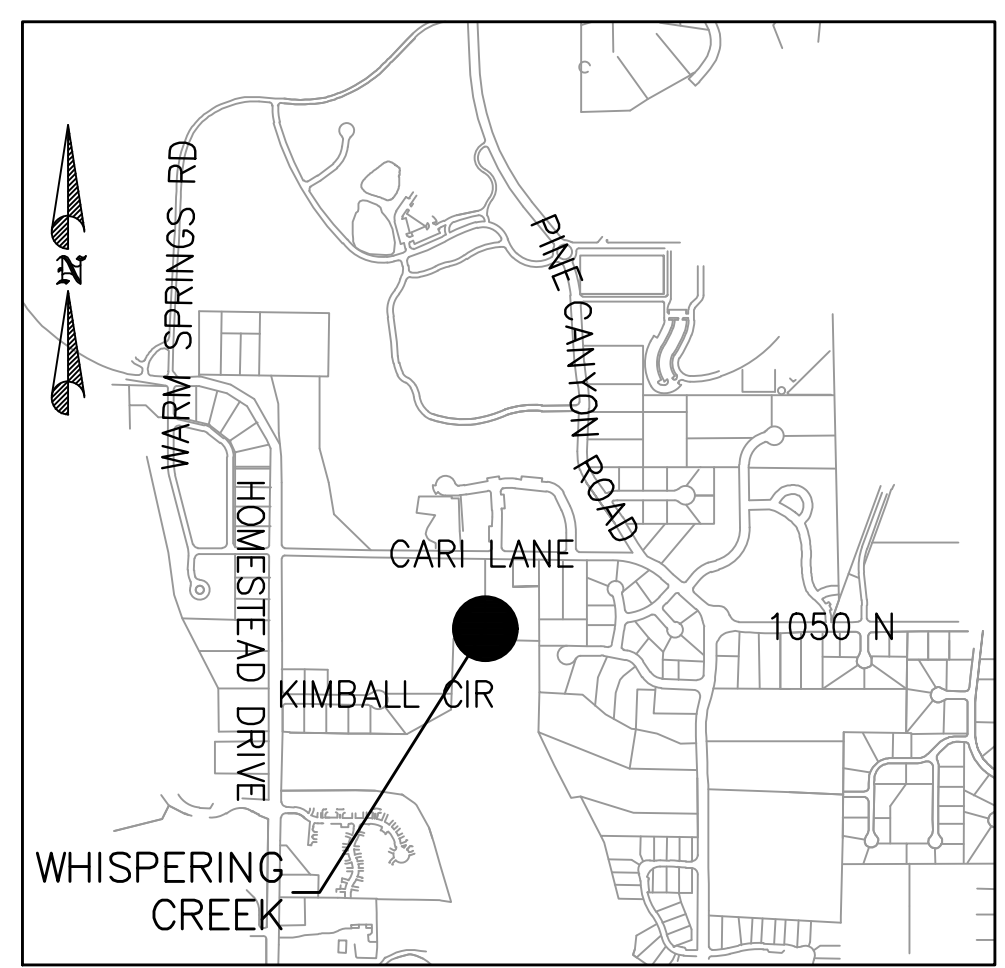
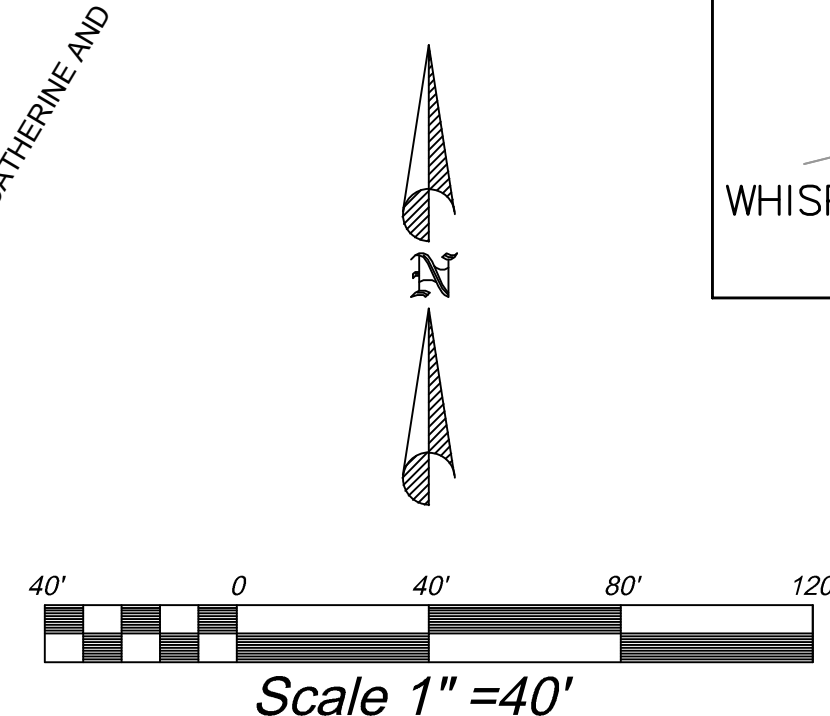
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SERIAL NO. 295595
DATE: 23 OCTOBER 2024

WHISPERING CREEK SUBDIVISION



NOTES:
- ALL COMMON AREAS ARE A PUBLIC UTILITY EASEMENT

LEGEND
 SM ● SURVEY MONUMENT
 100 YEAR FEMA FLOODPLAIN
 WETLANDS



VICINITY MAP

Line Table

LINE #	LENGTH	DIRECTION
L1	2.89	N86°40'41"W
L2	26.74	S00°00'13"E
L3	0.74	N39°19'53"W
L4	7.64	N11°33'31"W
L5	21.77	N06°56'13"W
L6	14.37	N05°11'40"W
L7	2.58	S15°57'07"E
L8	25.25	S70°09'10"E
L9	27.72	S79°25'51"E
L10	29.62	N00°01'18"W
L11	22.28	S00°34'14"W
L12	5.41	S00°34'14"W
L13	17.71	S00°01'18"E
L14	30.74	N89°26'48"W
L15	5.56	N00°34'14"E
L16	6.60	S74°36'25"W
L17	22.51	N01°05'40"W
L18	49.77	N05°54'19"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	19.01'	22.00'	049°30'05"	18.42'	S25°19'16"W
C2	56.00'	97.00'	033°04'39"	55.22'	S15°58'05"E
C3	43.09'	178.00'	013°52'10"	42.98'	N25°34'20"W
C4	39.56'	178.00'	012°43'56"	39.47'	N12°16'17"W
C5	11.78'	12.00'	056°15'04"	11.31'	S34°01'50"E
C6	85.86'	60.00'	081°59'24"	78.72'	N21°09'40"W
C7	121.98'	60.00'	116°28'54"	102.03'	N78°04'53"E
C8	62.03'	60.00'	059°14'18"	59.31'	S14°02'37"E
C9	36.41'	60.00'	034°46'13"	35.86'	S32°57'39"W
C10	11.78'	12.00'	056°15'04"	11.31'	N22°13'13"E
C11	56.64'	122.00'	026°36'06"	56.14'	N19°12'22"W
C12	79.71'	153.00'	029°50'55"	78.81'	S17°34'57"E
C13	8.62'	153.00'	003°13'43"	8.62'	S01°02'38"E
C14	19.21'	22.00'	050°01'09"	18.60'	N24°26'20"W
C15	72.16'	125.00'	033°04'39"	71.17'	S15°58'05"E
C16	69.64'	150.00'	026°36'06"	69.02'	N19°12'22"W

COUNTY RECORDER

COUNTY SURVEYOR'S CERTIFICATE

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

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

BOUNDARY DESCRIPTION

BEGINNING N00°33'37"W 325.51 FEET AND EAST 2125.36 FEET FROM THE MONUMENT FOR THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE COSPER SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S89°26'48"E 149.40 FEET, (2) THENCE S01°00'00"E 139.09 FEET, (3) S88°53'30"E 135.39 FEET; THENCE ALONG THE COMMON BOUNDARY LINE BETWEEN COSPER SUBDIVISION AND THE STEVE WHITE SMALL SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 171.07 FEET, (2) S01°05'40"E 128.53 FEET; THENCE S00°08'41"E 242.69 FEET ALONG THE MEADOW CREEK SUBDIVISION; THENCE N86°40'41"W 2.89 FEET; THENCE S00°00'13"E 26.74 FEET; THENCE N77°50'48"W 79.72 FEET; THENCE N51°20'00"W 204.25 FEET; THENCE ALONG THE BOUNDARY LINE AGREEMENT 111TH THE HOMESTEAD THE FOLLOWING FIVE (5) COURSES: (1) N39°19'53"W 0.74 FEET, (2) N11°33'31"W 7.64 FEET, (3) N06°56'13"W 21.77 FEET, (4) N05°11'40"W 14.37 FEET, (5) THENCE WEST 204.56 FEET; THENCE N00°07'28"E 209.06 FEET; THENCE ALONG A BOUNDARY LINE AGREEMENT FOR THE FOLLOWING EIGHT (8) COURSES: (1) S89°56'42"E 76.66 FEET; (2) S15°57'07"E 2.58 FEET; (3) S70°09'10"E 25.25 FEET; (4) S79°25'51"E 27.72 FEET; (5) N00°01'18"W 29.62 FEET; (6) N26°55'51"E 76.73 FEET; (7) N02°28'06"W 118.32 FEET; (8) N01°02'09"E 114.53 FEET TO THE POINT OF BEGINNING. CONTAINING: 4.53 ACRES

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS ESTABLISHED AS NORTH 00°33'37" WEST 2643.31 BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON AND IN CONFORMANCE WITH UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 11725351 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

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, COMMON AREA, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: CARI LANE L.L.C.

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WASATCH } 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, COMMON AREA, 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 (SEE SEAL BELOW) CITY ATTORNEY

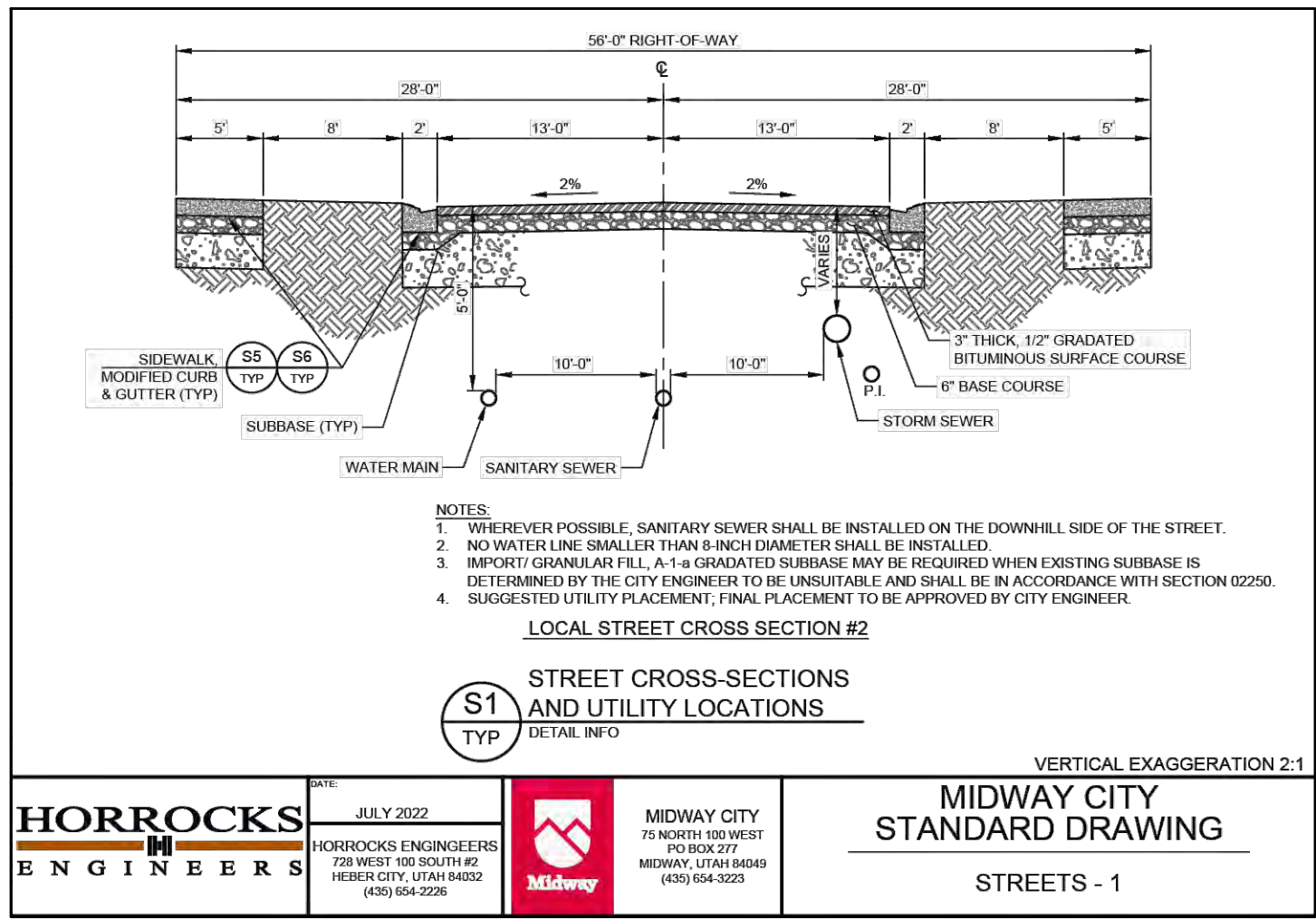
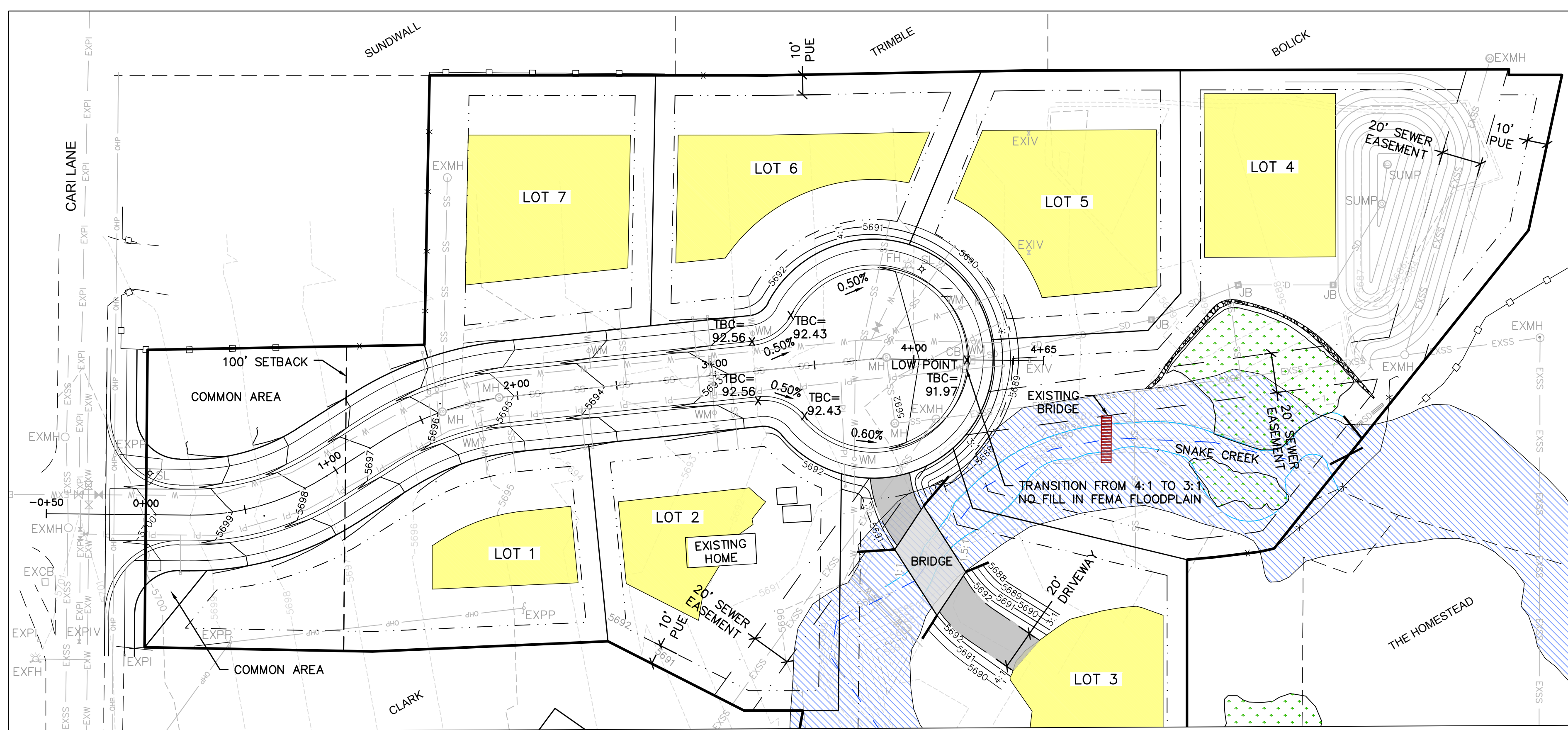
PLANNING COMMISSION APPROVAL

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

WHISPERING CREEK SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 40 FEET
 SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

2024, S. Wendy Bolick, Surveyor, Whispering Creek Plat, November 06, 2024. I printed by Dusk
 WHISPERING CREEK PLAT - 23 OCTOBER 2024
 SURVEYOR
 DEREK KOHLER
 TITAN LAND SURVEYING
 983 EAST 270 NORTH
 HEBER CITY, UT 84032
 PHONE (435) 671-0392
 DATE OF SURVEY: JUNE 2024



LEGEND

	FEMA FLOODPLAIN
	WETLANDS
	BUILDING PAD
	SETBACKS
	PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING WOODEN FENCE
	EXISTING WIRE FENCE
	EXISTING PRESSURIZED IRRIGATION
	EXISTING WATER
	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING OVERHEAD POWER
	PROPOSED 6" PRESSURIZED IRRIGATION
	PROPOSED 8" WATER
	PROPOSED 8" SEWER
	PROPOSED 18" STORM DRAIN
	PROPOSED 1" WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT

HORROCKS ENGINEERS JULY 2022
 120 WEST 180 SOUTH
 HEBER CITY, UTAH 84002
 (435) 864-2026

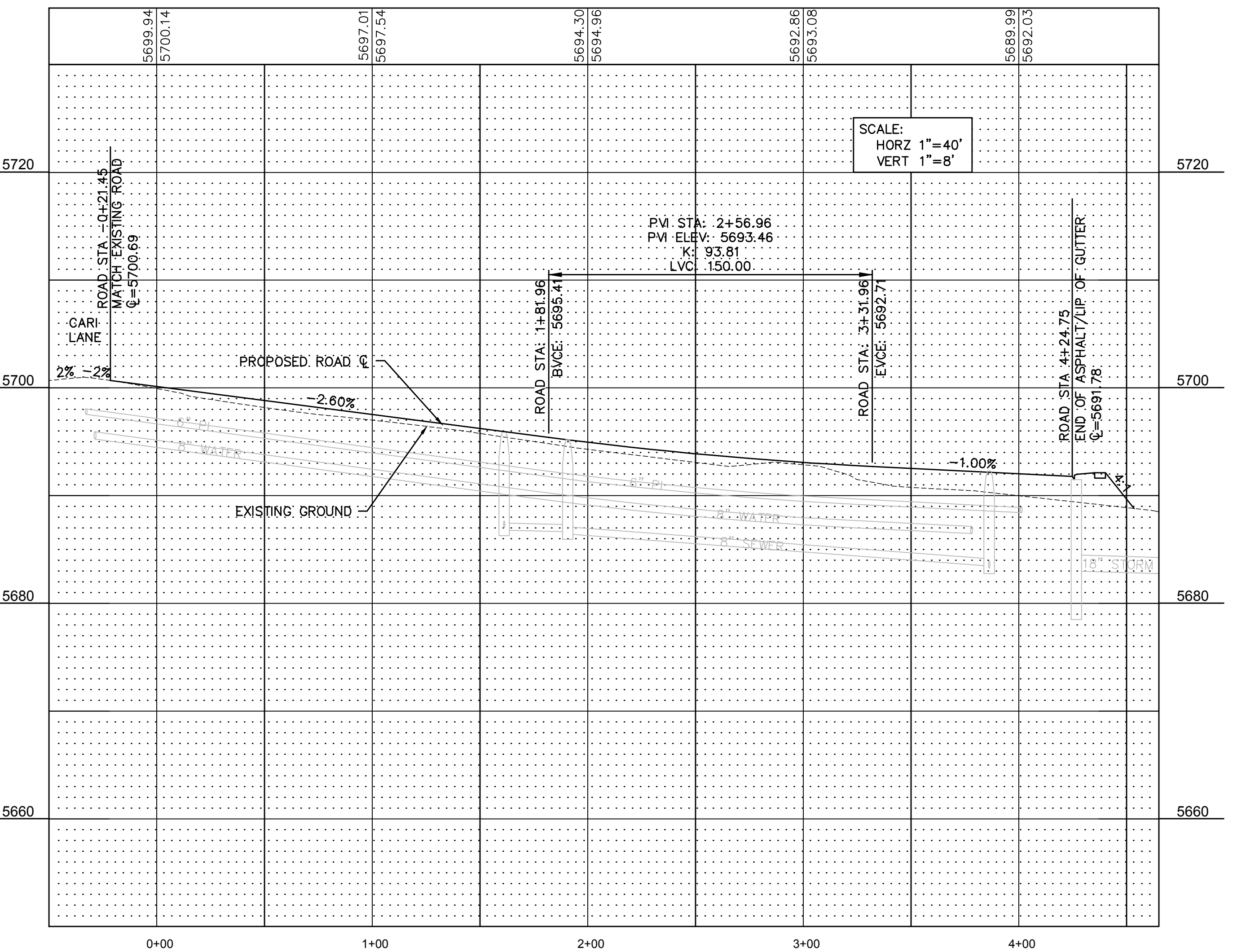
MIDWAY CITY
 75 NORTH 100 WEST
 HEBER CITY, UTAH 84002
 (435) 544-3229

MIDWAY CITY STANDARD DRAWING
 STREETS - 1

VERTICAL EXAGGERATION 2:1

- NOTES:**
- WHEREVER POSSIBLE, SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
 - NO WATER LINE SMALLER THAN 8-INCH DIAMETER SHALL BE INSTALLED.
 - IMPROVED GRANULAR FILL, AS A GRADUATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02250.
 - SUGGESTED UTILITY PLACEMENT; FINAL PLACEMENT TO BE APPROVED BY CITY ENGINEER.

LOCAL STREET CROSS SECTION #2
 STREET CROSS-SECTIONS AND UTILITY LOCATIONS
 S1 TYP
 DETAIL INFO



5660.00 EXISTING ELEV
 5692.00 PROPOSED ELEV

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:

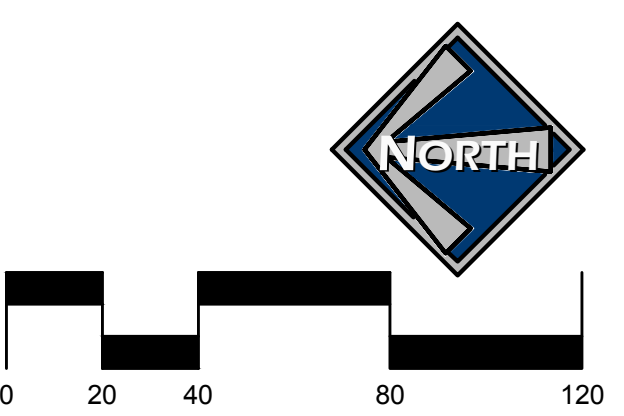
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- ALL LOTS WILL HAVE A 1" WATER SERVICE.

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.



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

JEREMY CLARK
 WHISPERING CREEK

ROAD PLAN & PROFILE
 STA 0+00 - 4+65

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

DESIGN BY: PDB
 DRAWN BY: SW

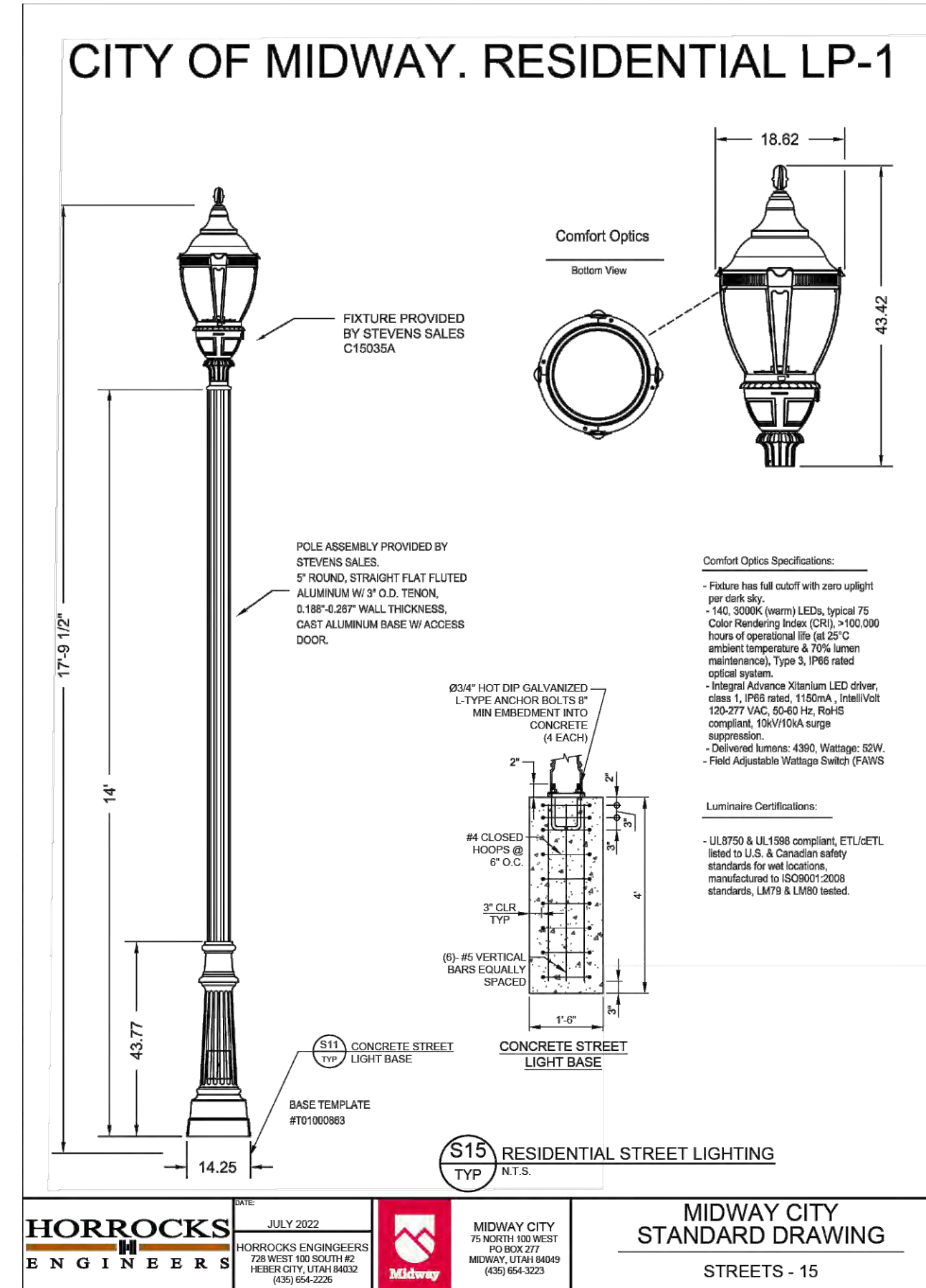
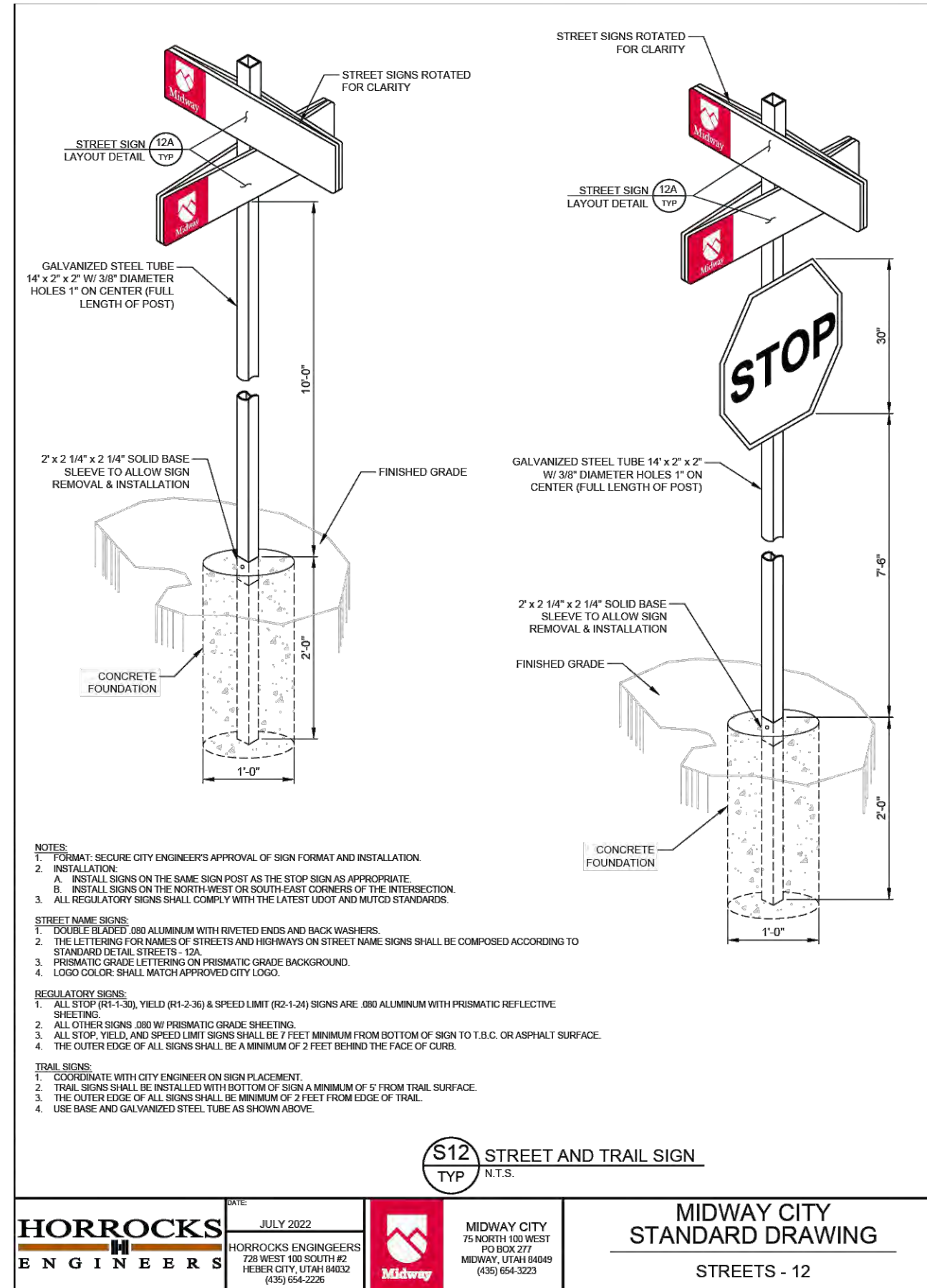
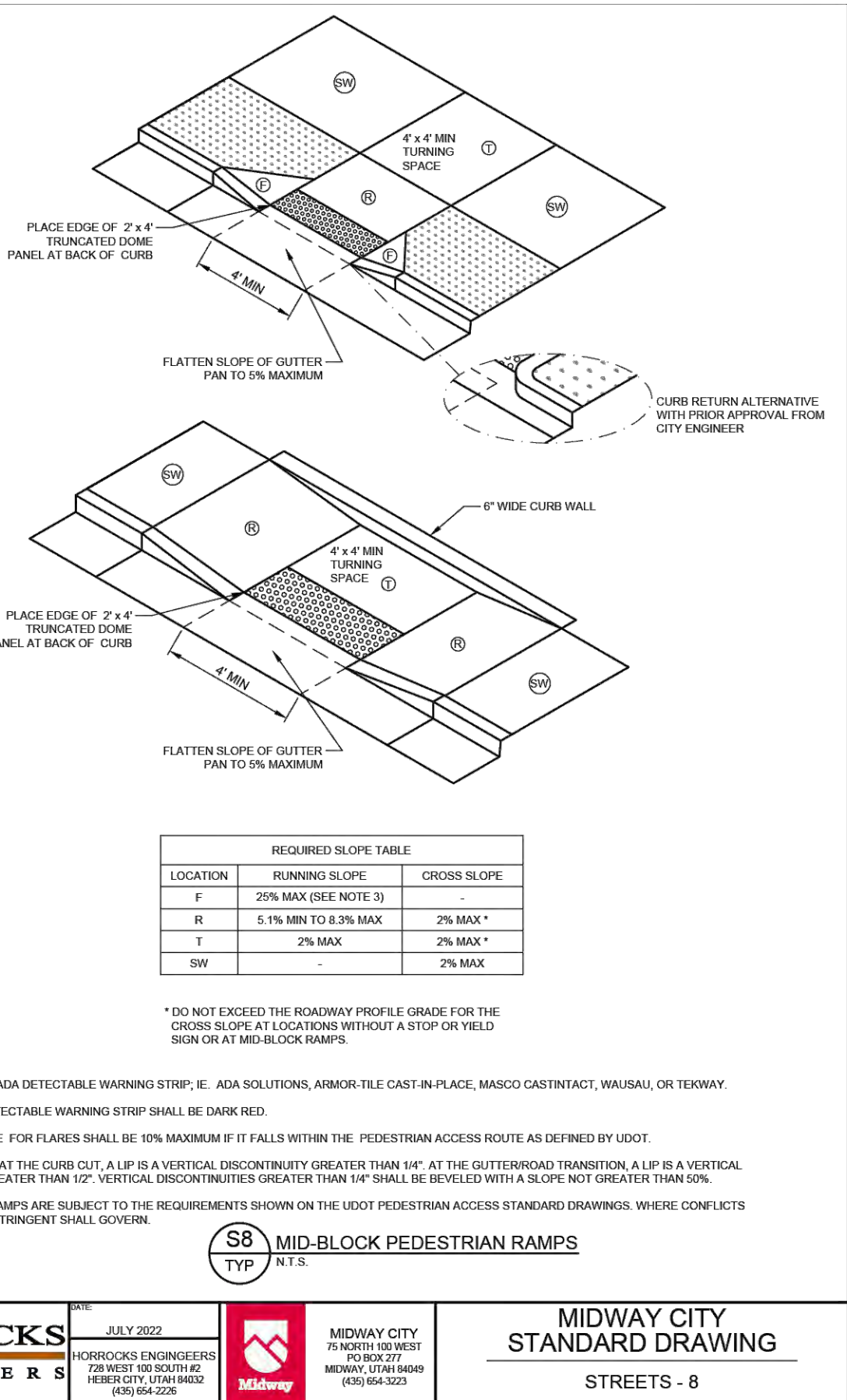
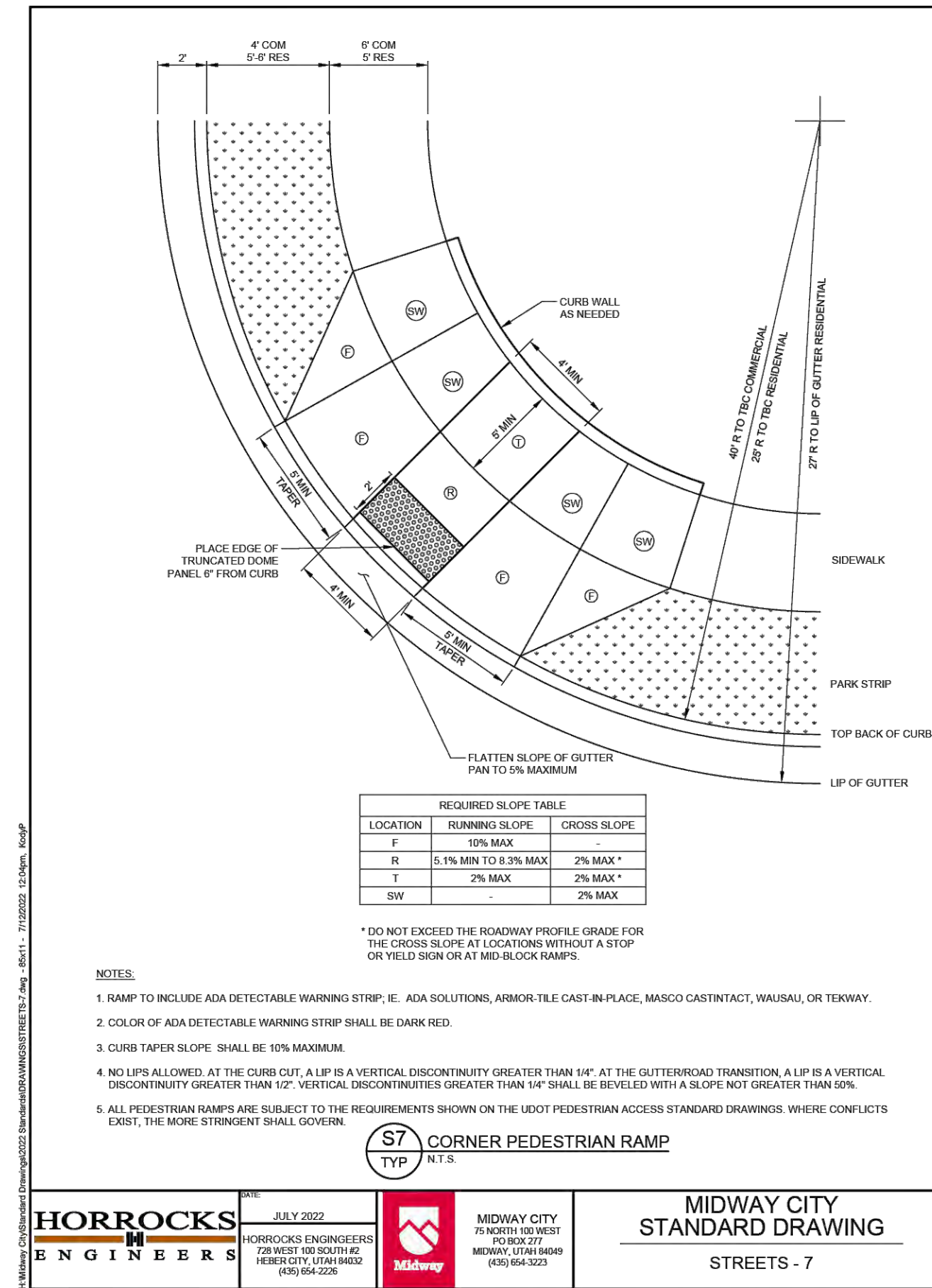
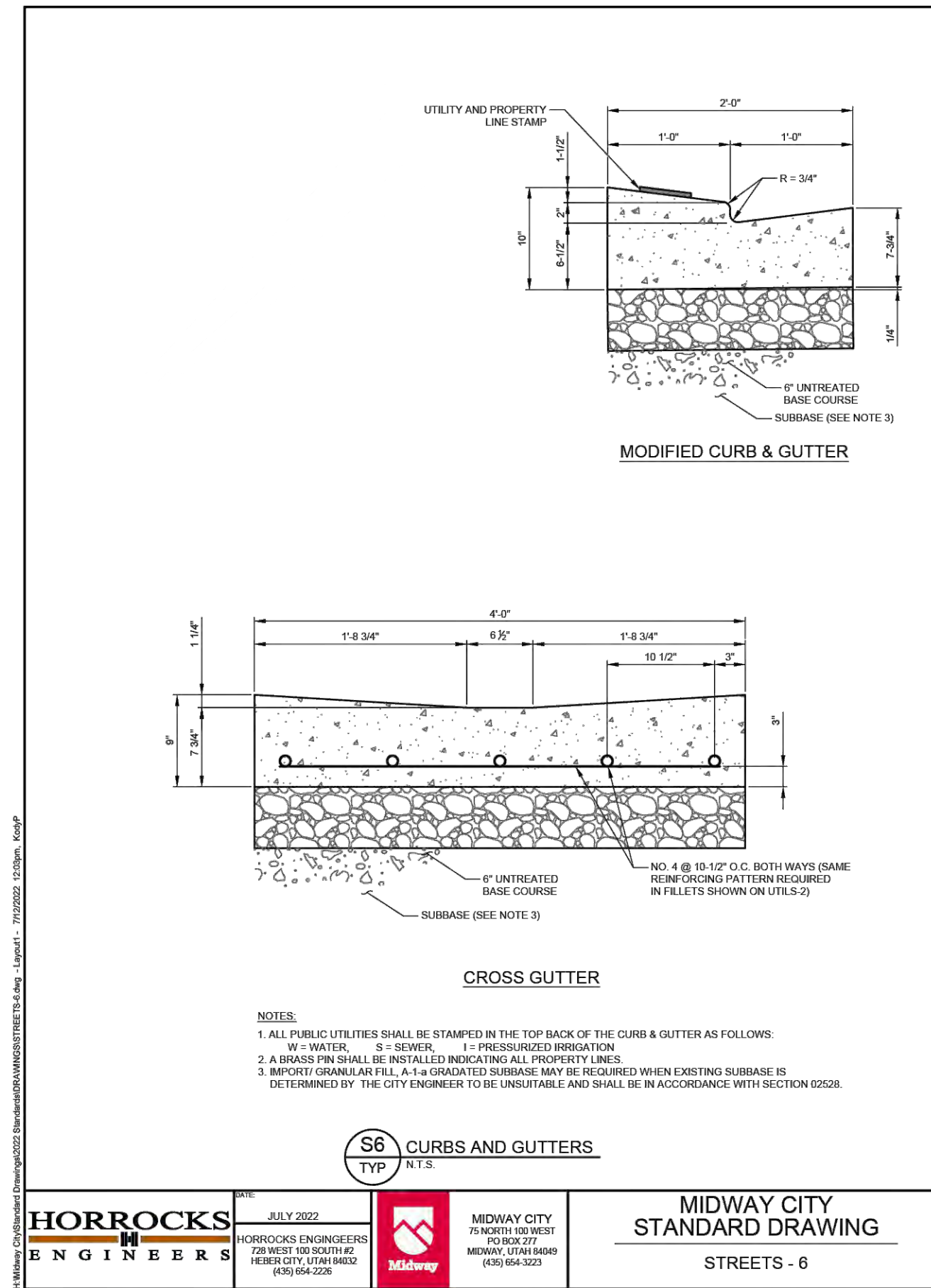
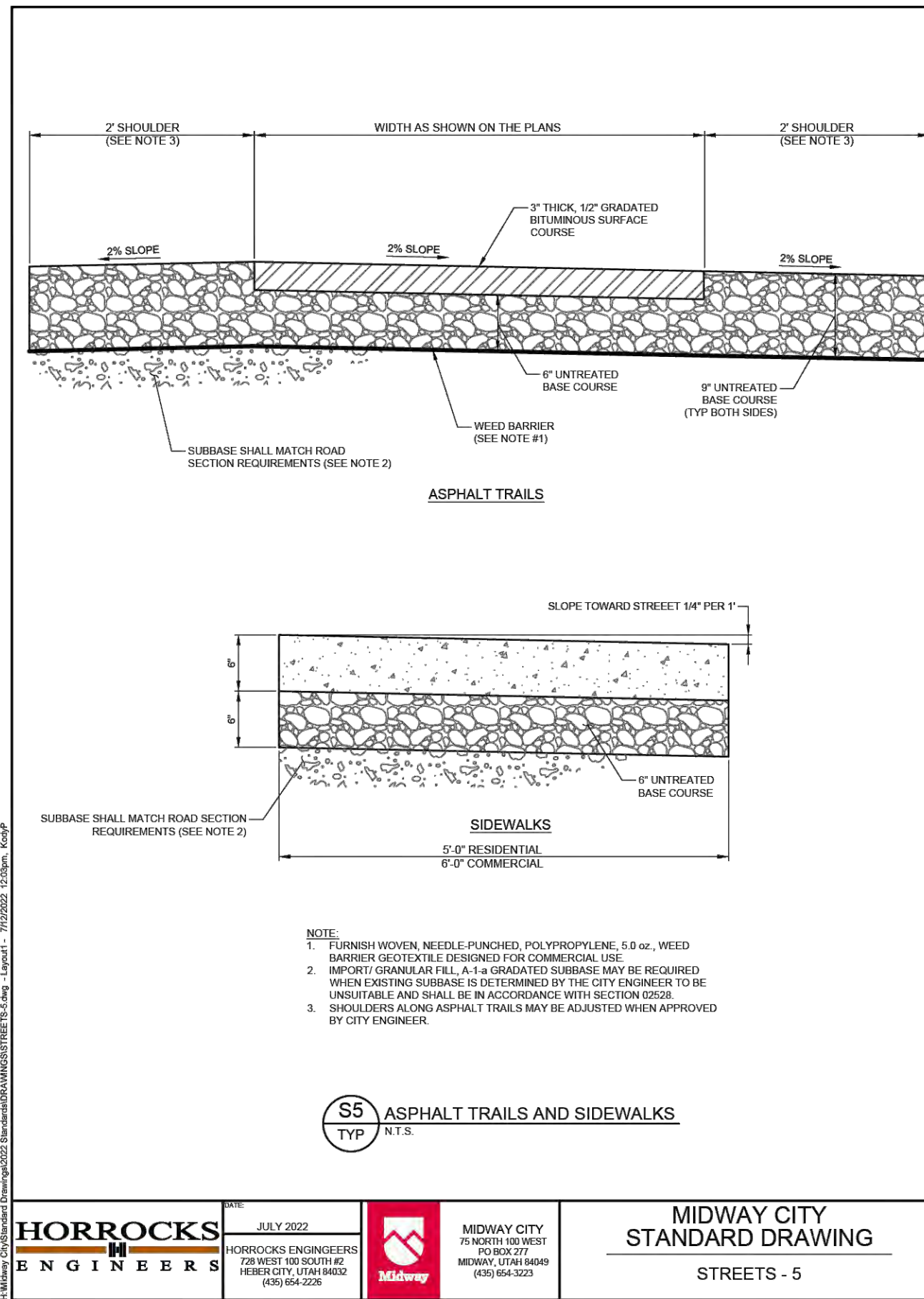
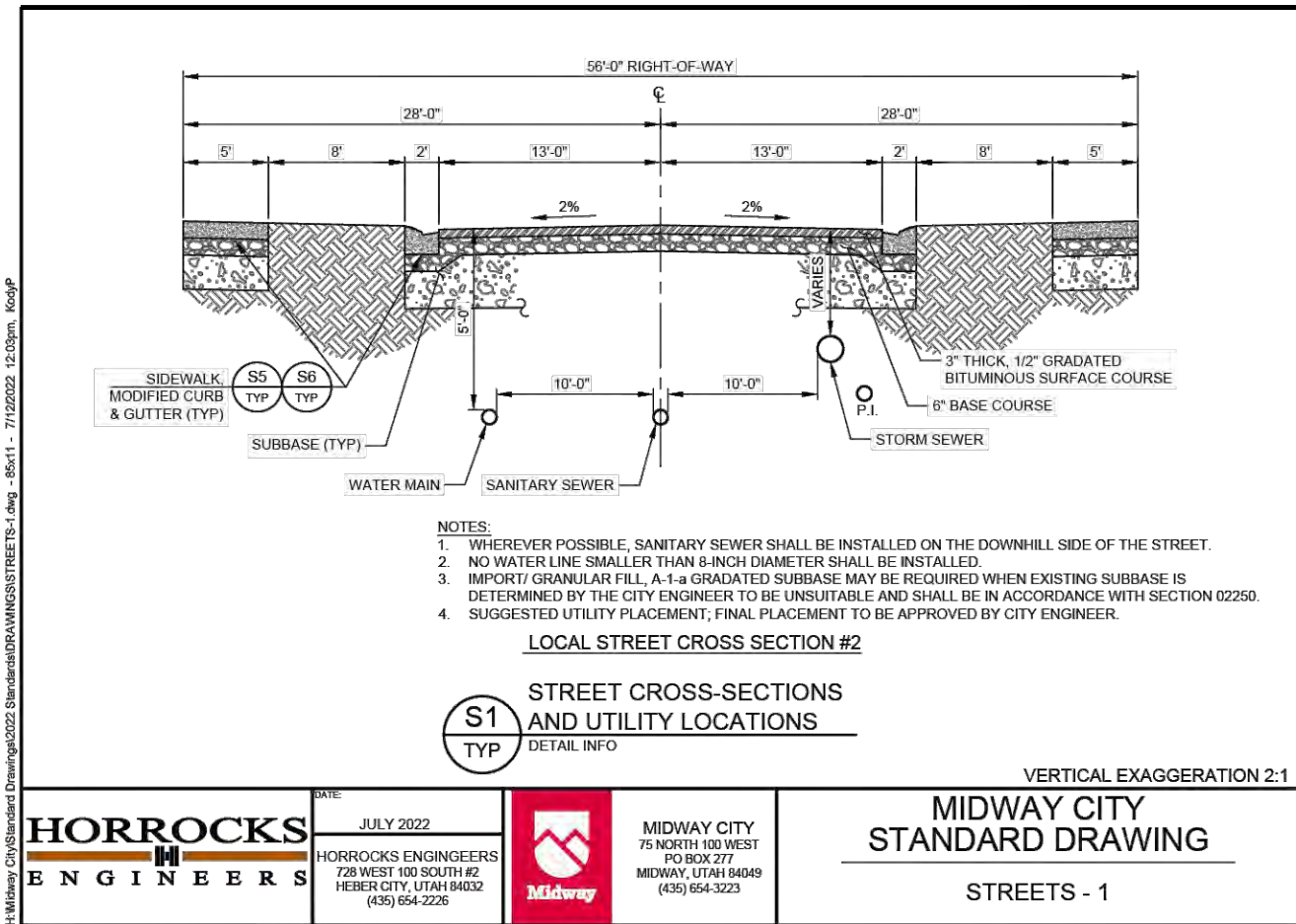
DATE: 23 OCT 2024
 REV:

SHEET
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PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024

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 Plot Date: 23 October 24, 2024 | plotted by: STACEY-PC



JEREMY CLARK
WHISPERING CREEK

ROAD CONSTRUCTION DETAILS

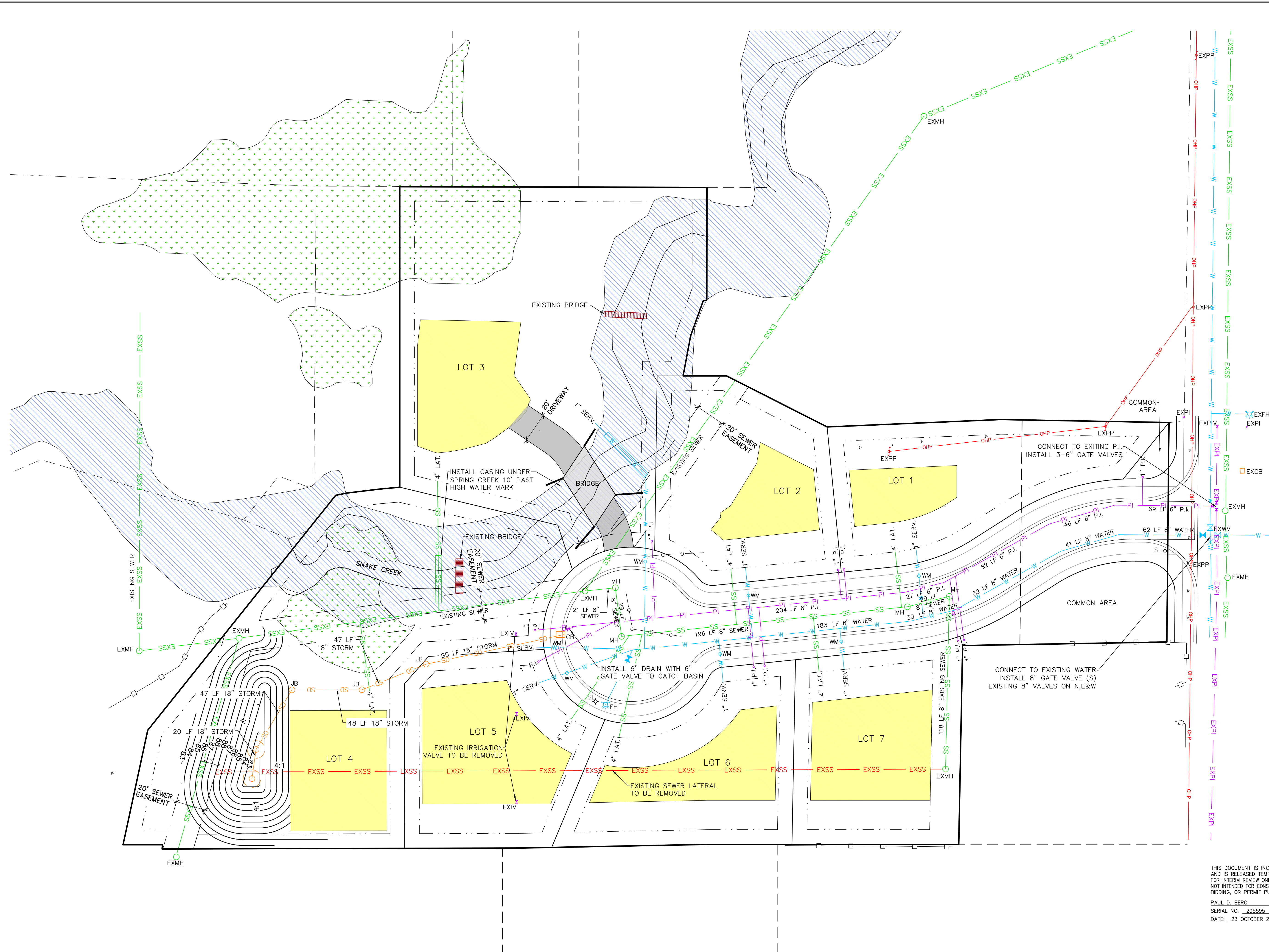
BERG ENGINEERING
380 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB
DRAWN BY: DWA

DATE: 23 OCT 2024
REV:

SHEET
5

path: \\s:\Users\Clark, Jeremy\Whispering Creek\Proj\...
 File name: 08_UTILITY PLAN.dwg | plot date: October 24, 2024 | plotted by: David



LEGEND

	FEMA FLOODPLAIN
	WETLANDS
	BUILDING PAD
	SETBACKS
	PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRESSURIZED IRRIGATION
	EXISTING WATER
	EXISTING SEWER
	EXISTING SEWER TO BE REMOVED
	EXISTING STORM DRAIN
	EXISTING OVERHEAD POWER
	PROPOSED 6" PRESSURIZED IRRIGATION
	PROPOSED 8" WATER
	PROPOSED 8" SEWER
	PROPOSED 18" STORM DRAIN
	PROPOSED 1" WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT

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:

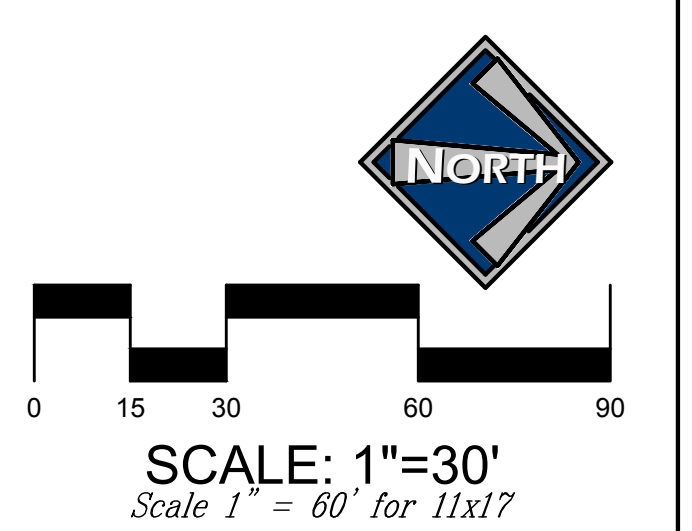
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS & SPECIFICATIONS.
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE C-900 DR-18 PURPLE PIPE.

STORM DRAIN NOTES:

- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

STREAM ALTERATION PERMIT NOTE:

OWNER OR CONTRACTOR TO OBTAIN A STREAM ALTERATION PERMIT TO INSTALL UTILITIES ACROSS SNAKE CREEK TO LOT 3.



JEREMY CLARK
 WHISPERING CREEK

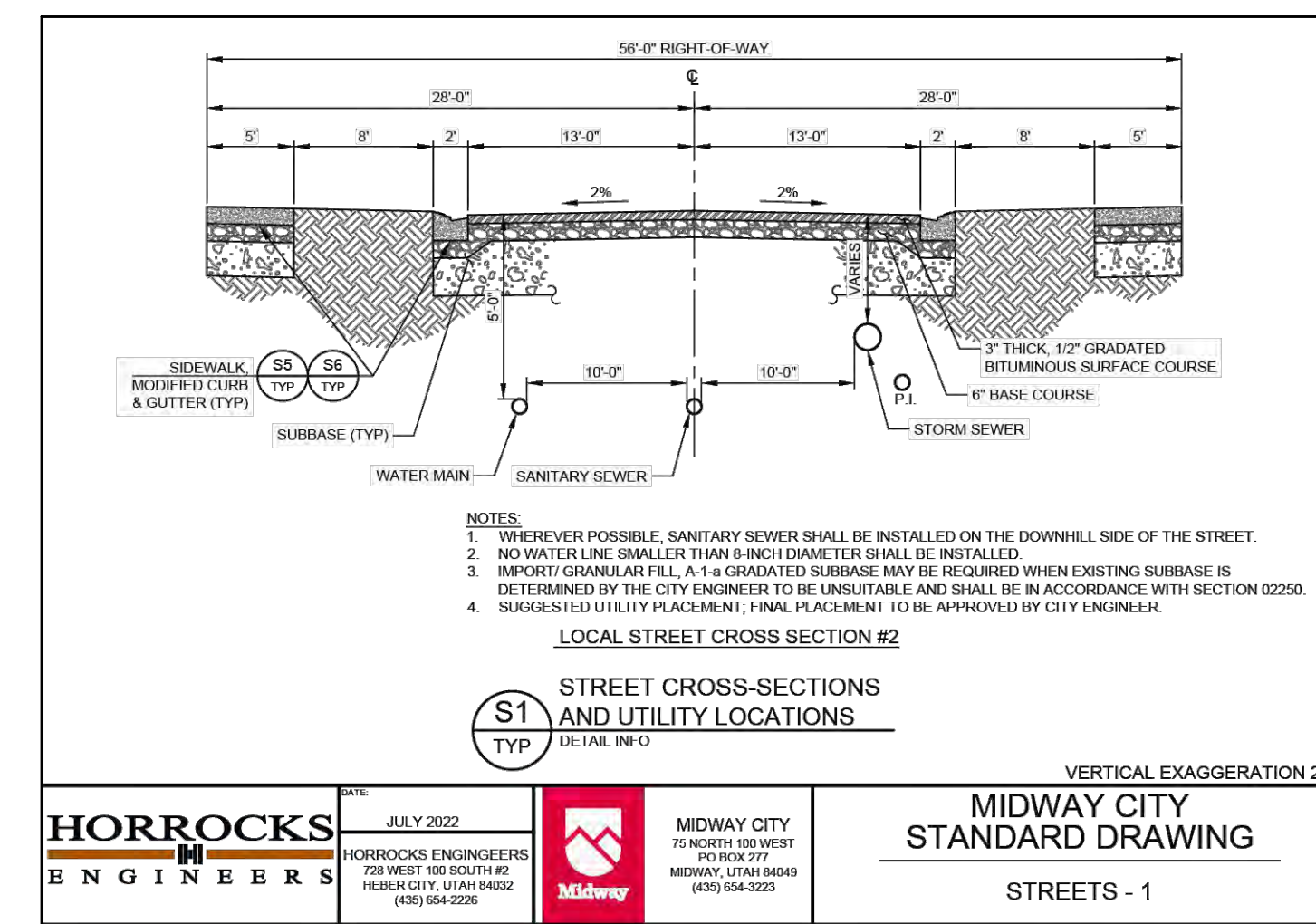
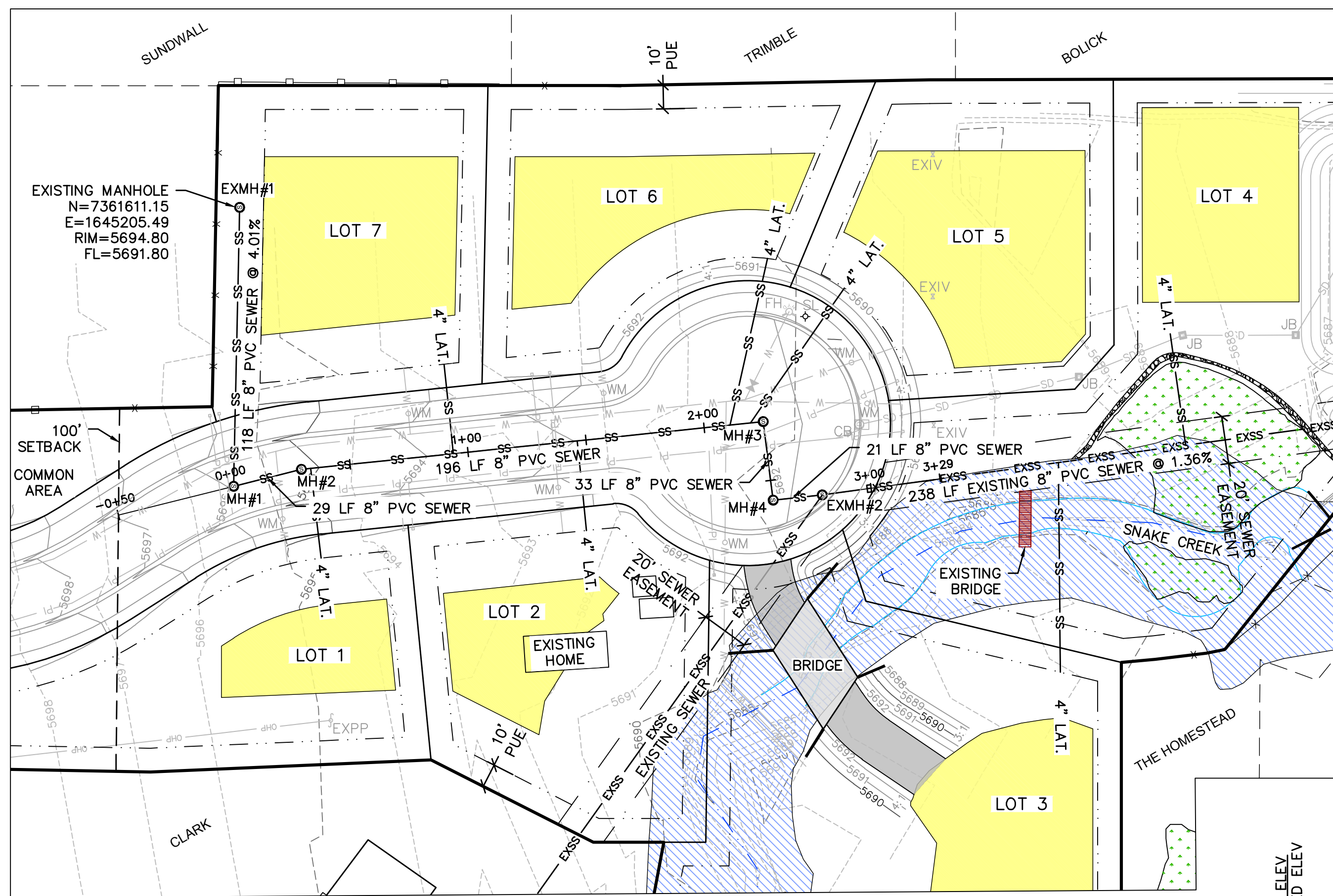
UTILITY PLAN

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

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PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024

DESIGN BY: PDB DATE: 23 OCT 2024 SHEET 6
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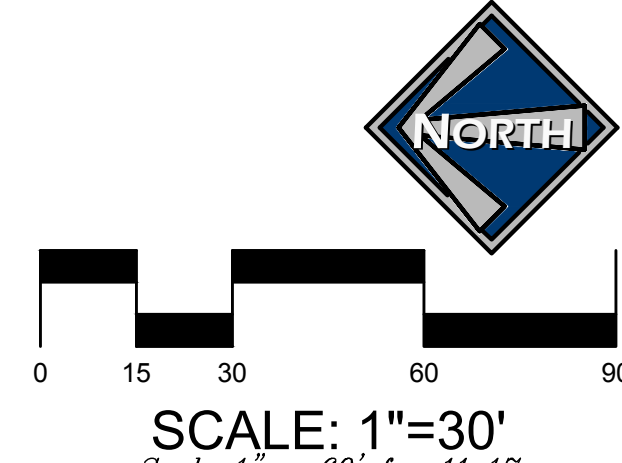
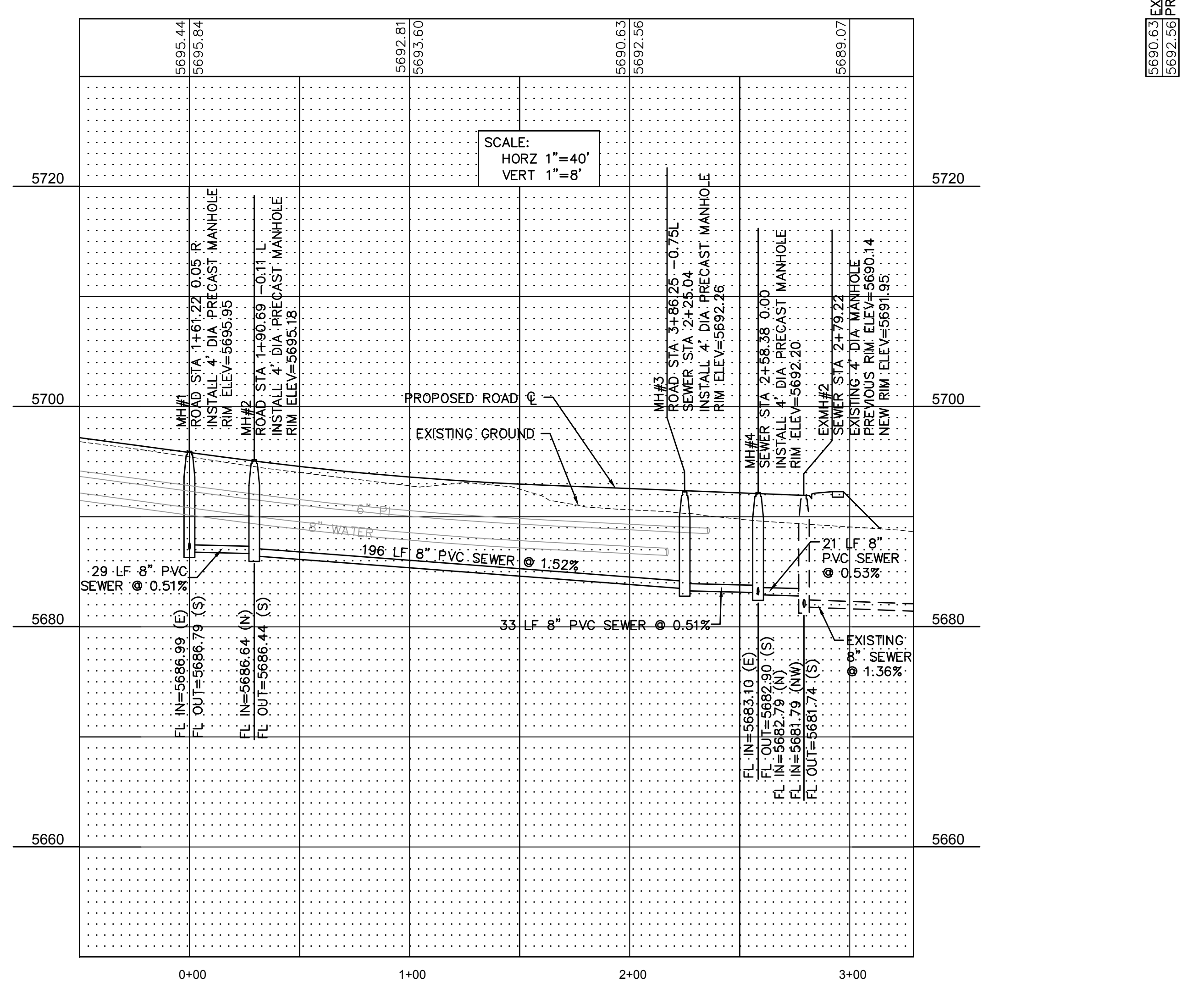


- LEGEND**
- FEMA FLOODPLAIN
 - WETLANDS
 - BUILDING PAD
 - SETBACKS
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - EXISTING WOODEN FENCE
 - EXISTING WIRE FENCE
 - EXISTING PRESSURIZED IRRIGATION
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING STORM DRAIN
 - EXISTING OVERHEAD POWER
 - PROPOSED 6" PRESSURIZED IRRIGATION
 - PROPOSED 8" WATER
 - PROPOSED 8" SEWER
 - PROPOSED 18" STORM DRAIN
 - PROPOSED 1" WATER METER
 - PROPOSED STREET LIGHT

HORROCKS ENGINEERS
 JULY 2022
 120 WEST 100 SOUTH
 HEBER CITY, UTAH 84002
 (435) 864-2026

MIDWAY CITY STANDARD DRAWING
 STREETS - 1

- BLUE STAKE NOTE:**
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- SEWER NOTES:**
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SCALE: 1"=30'
 Scale 1" = 60' for 11x17

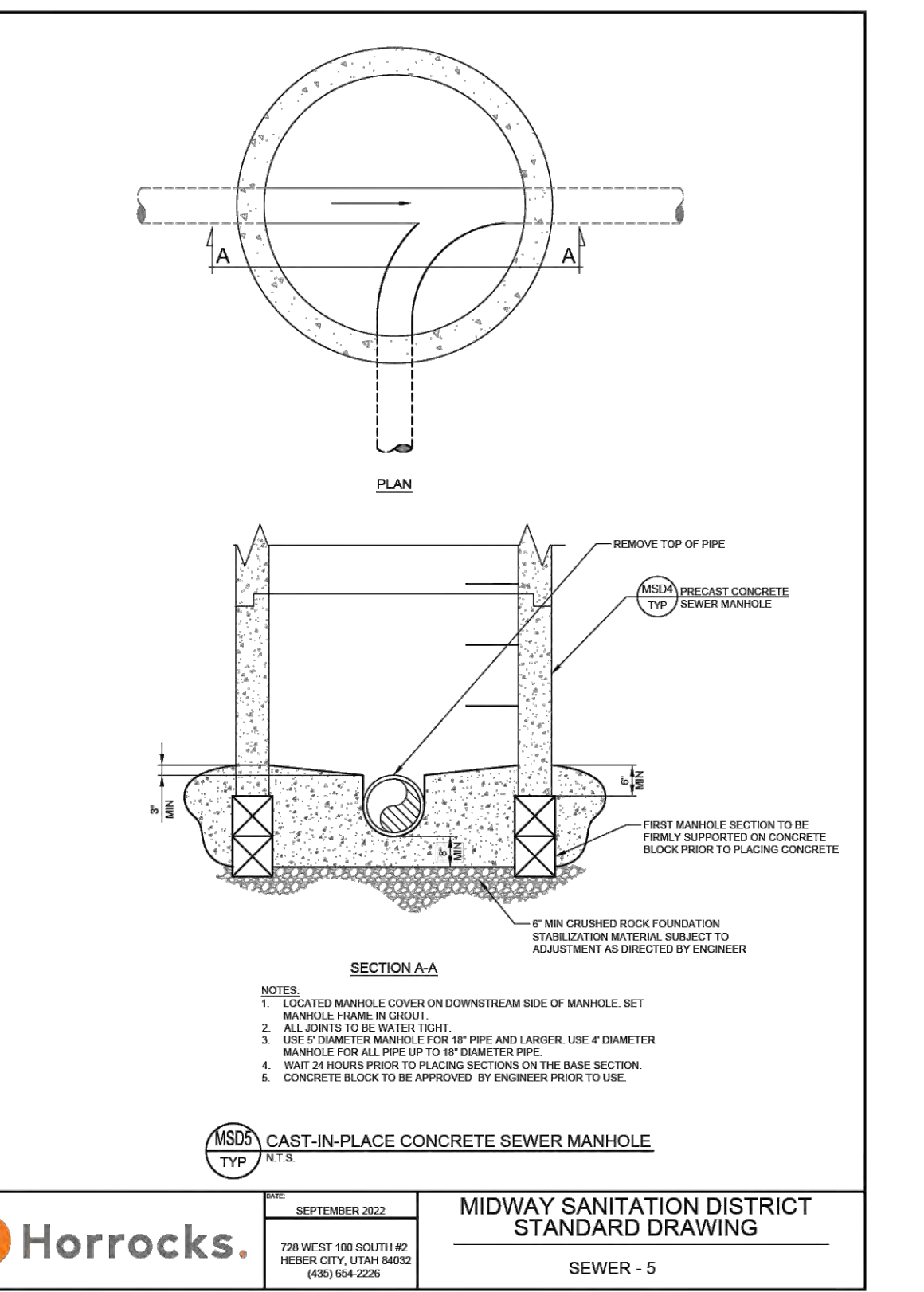
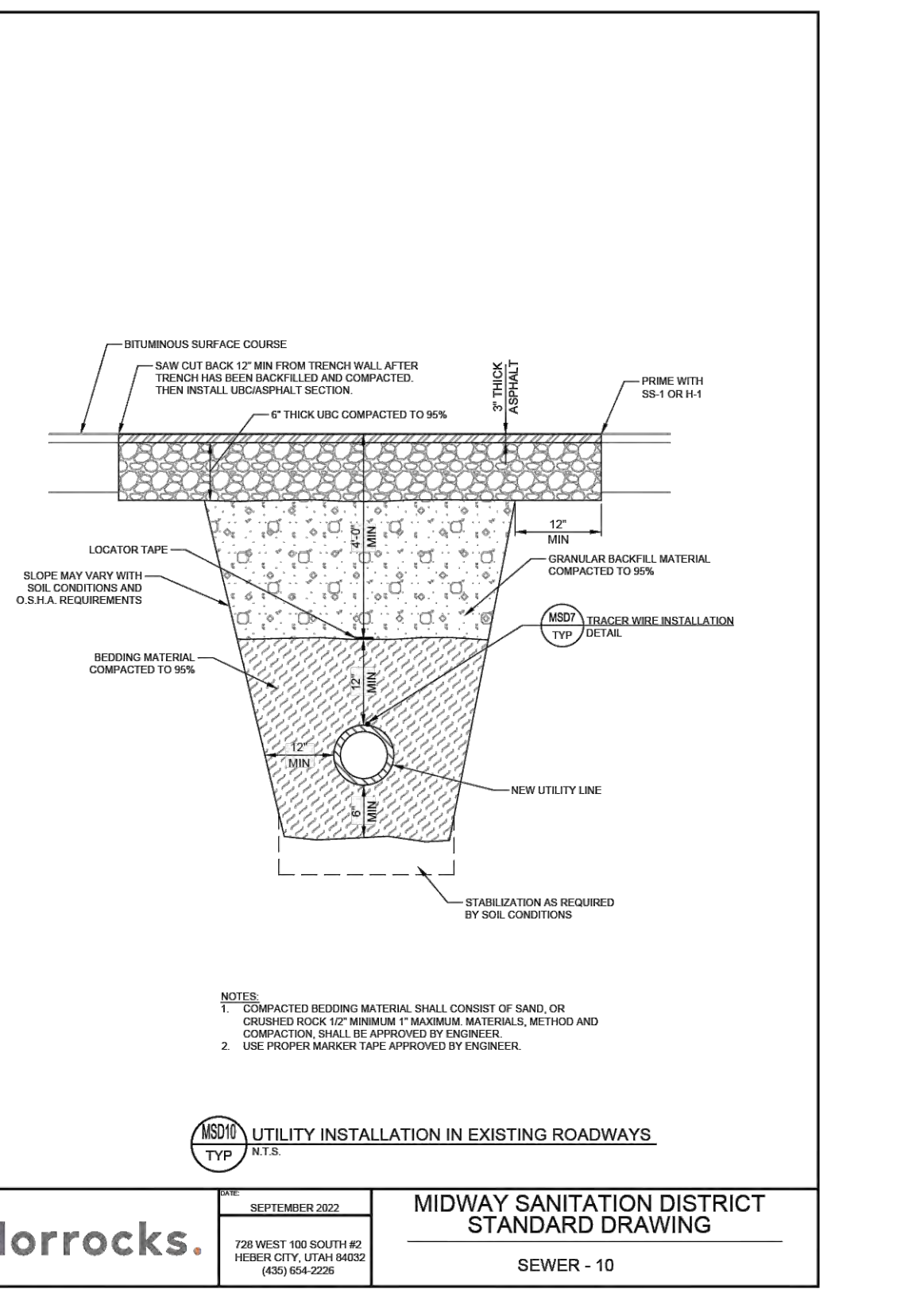
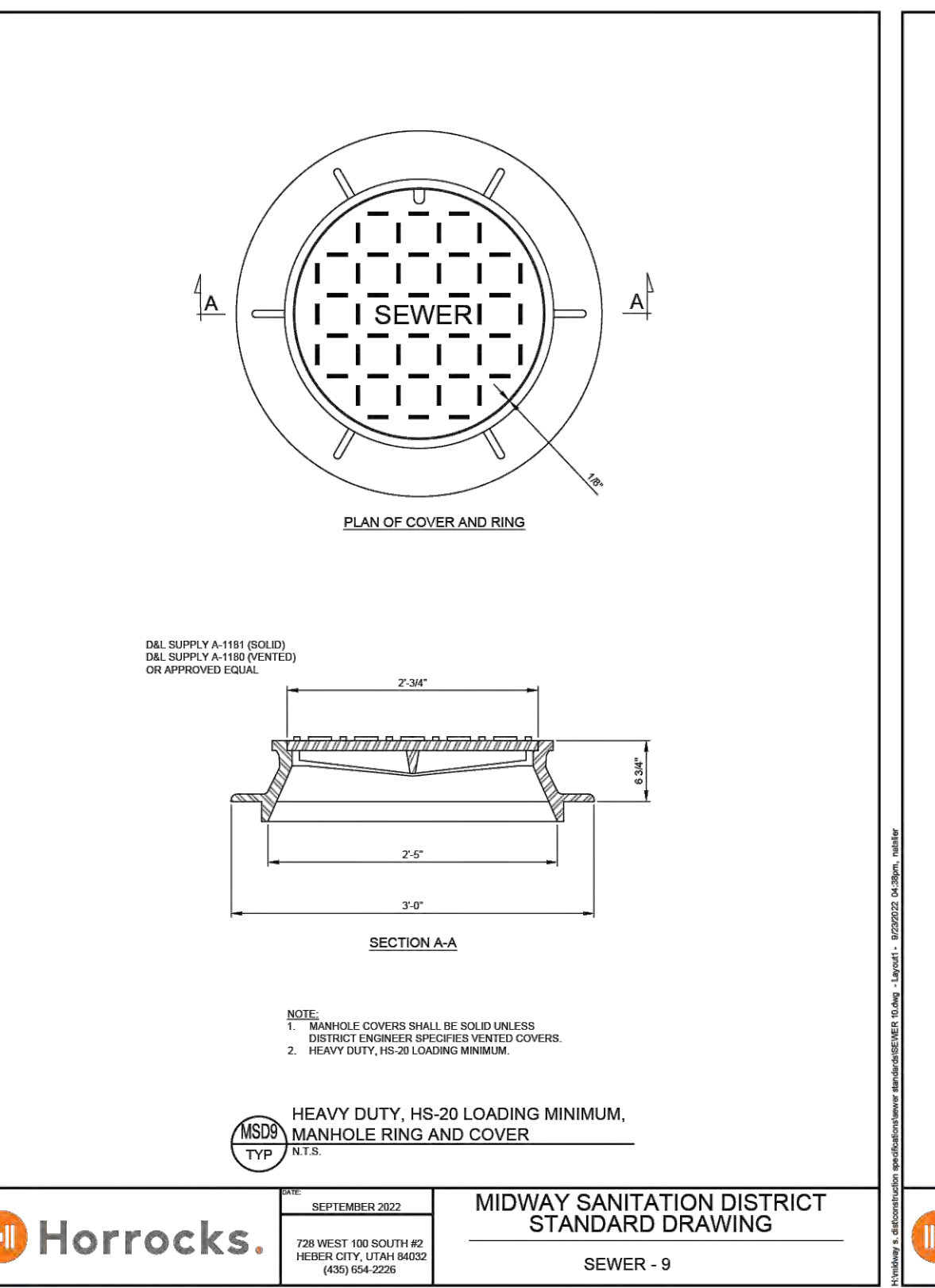
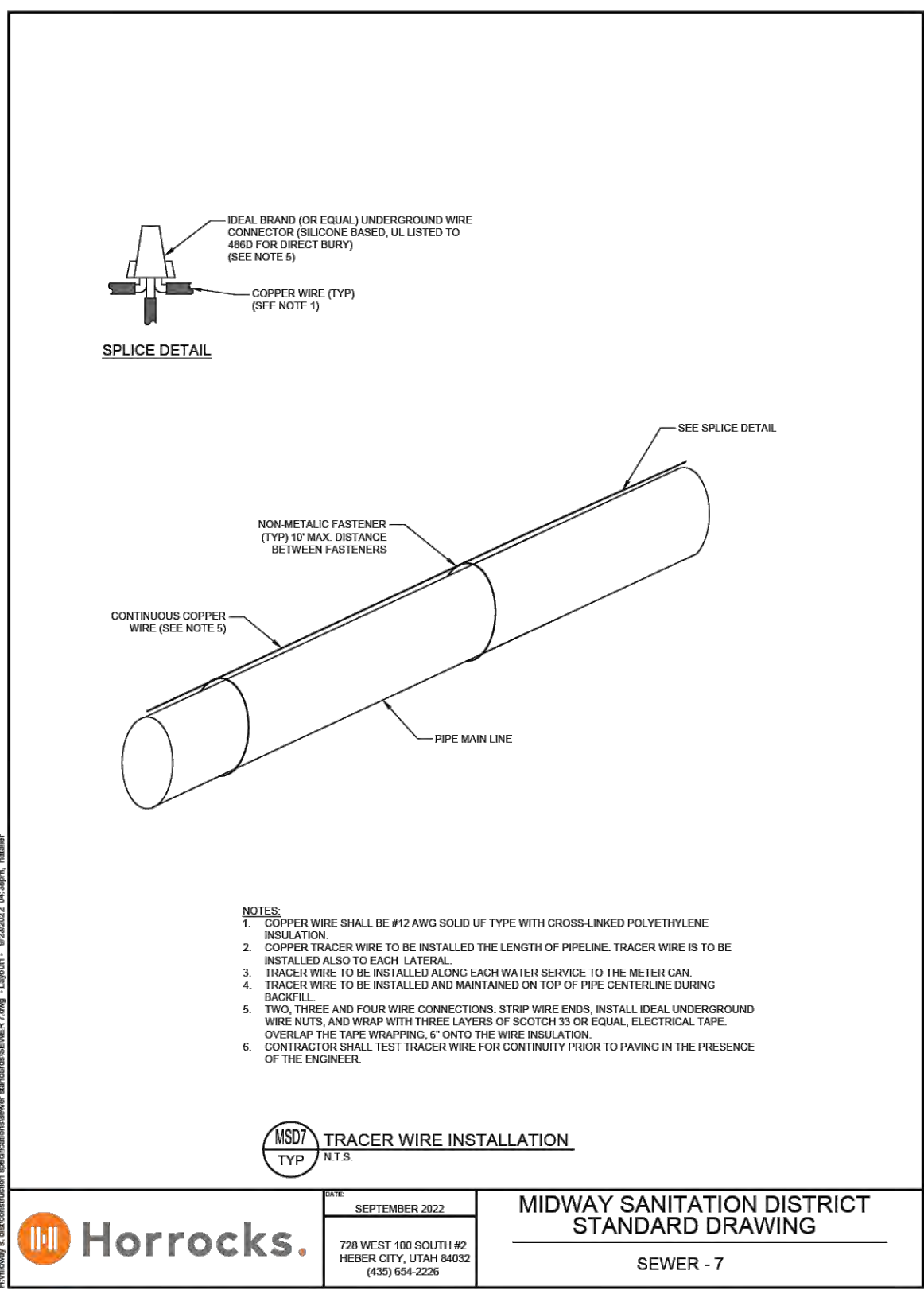
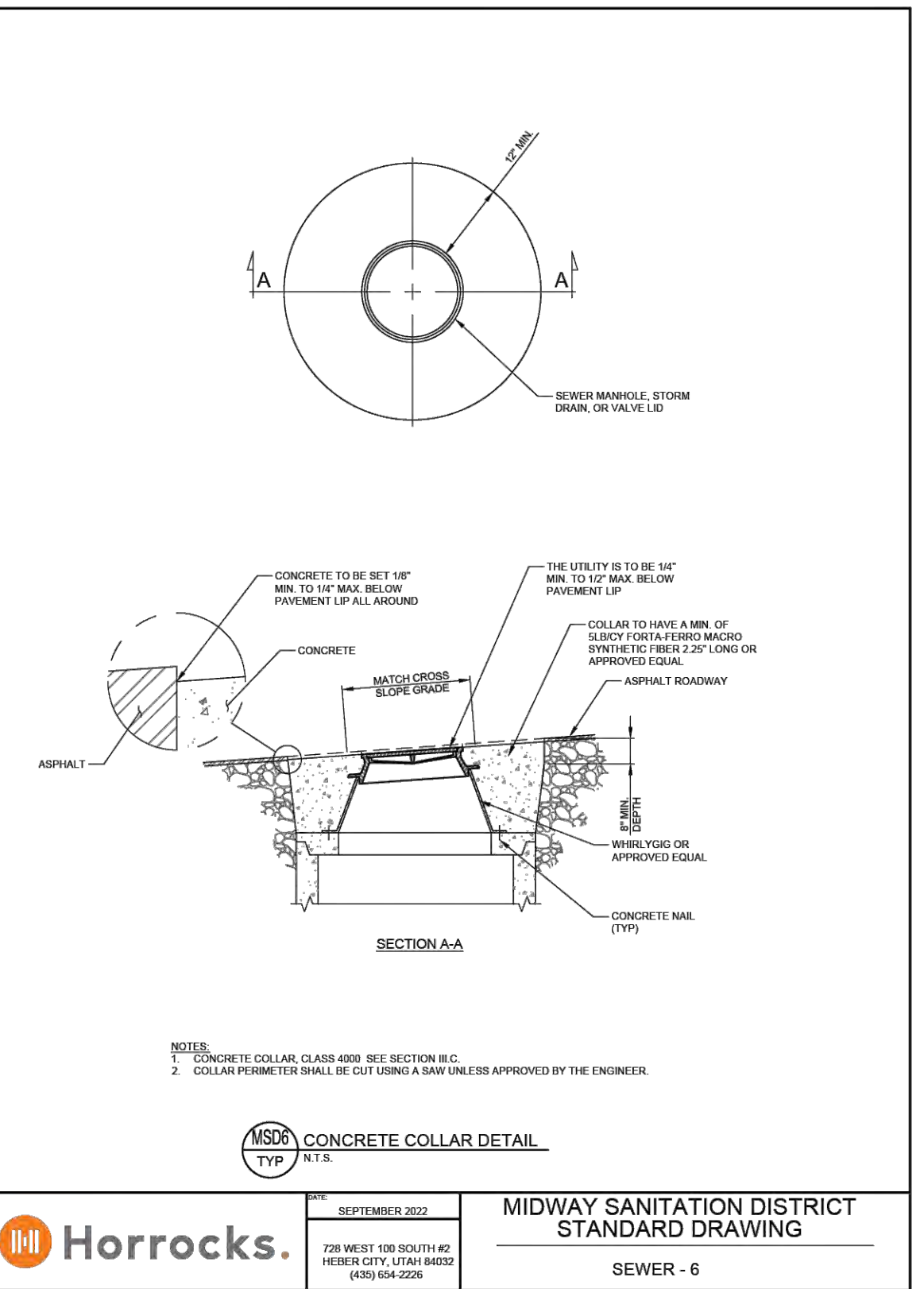
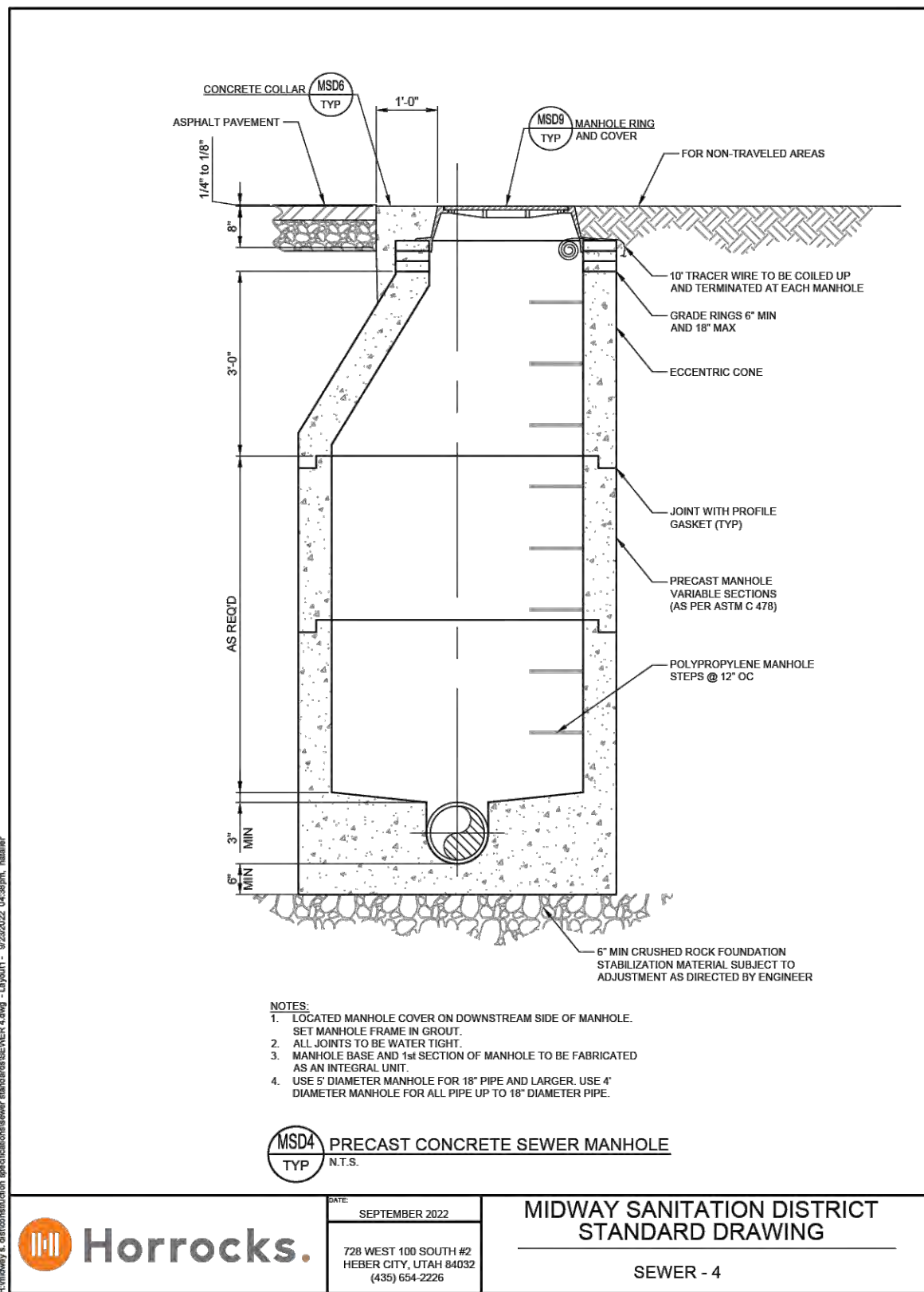
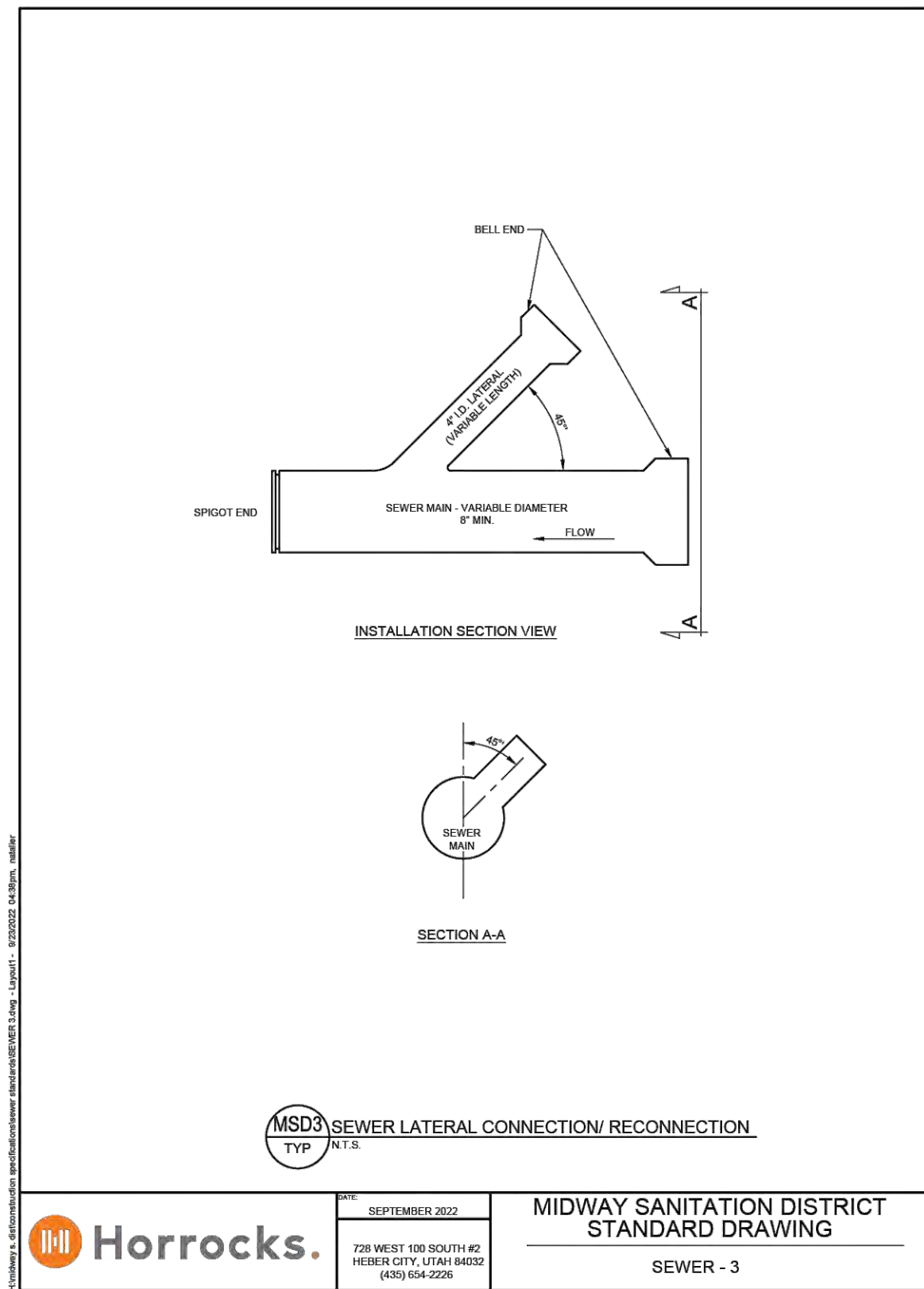
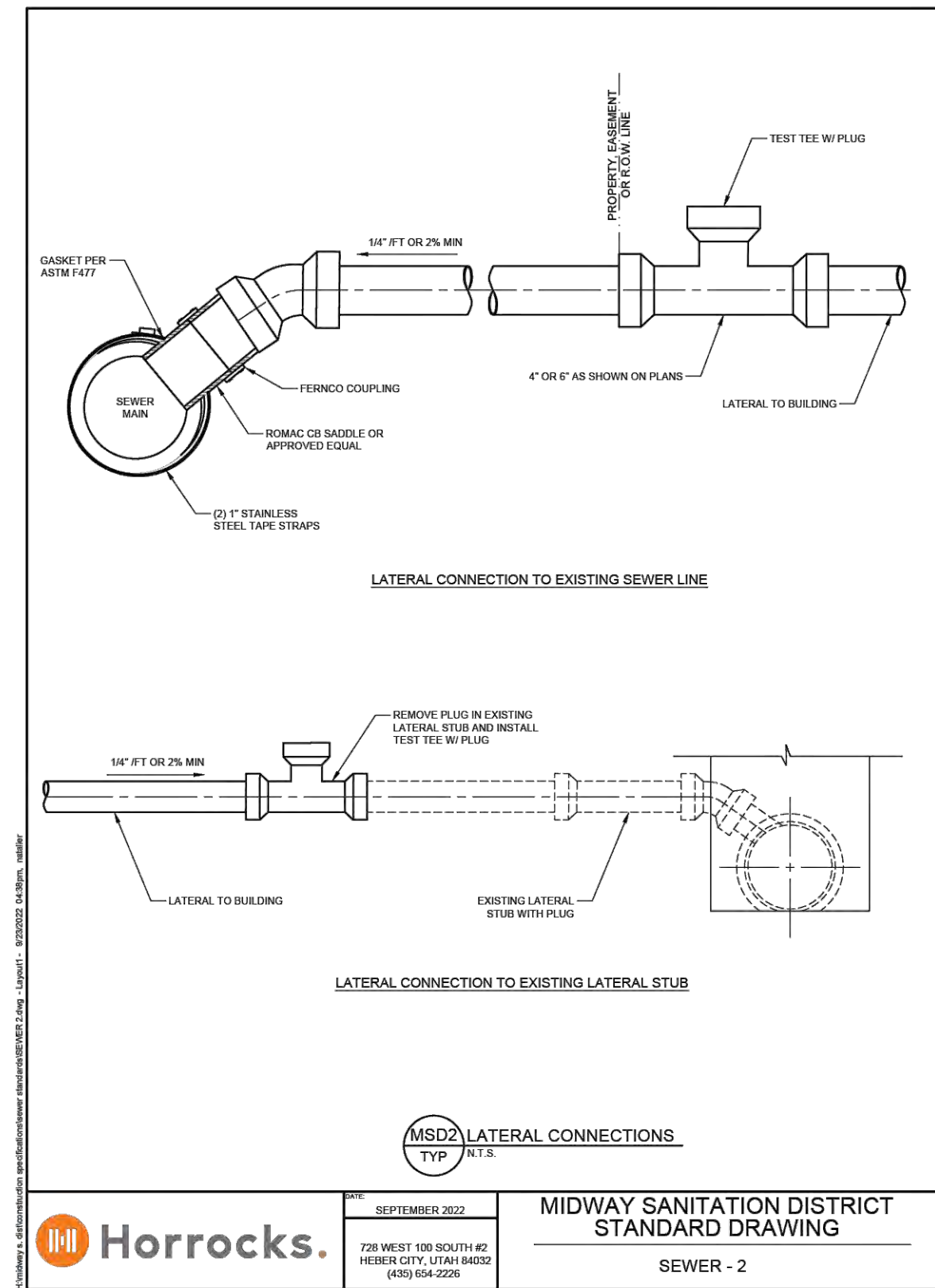
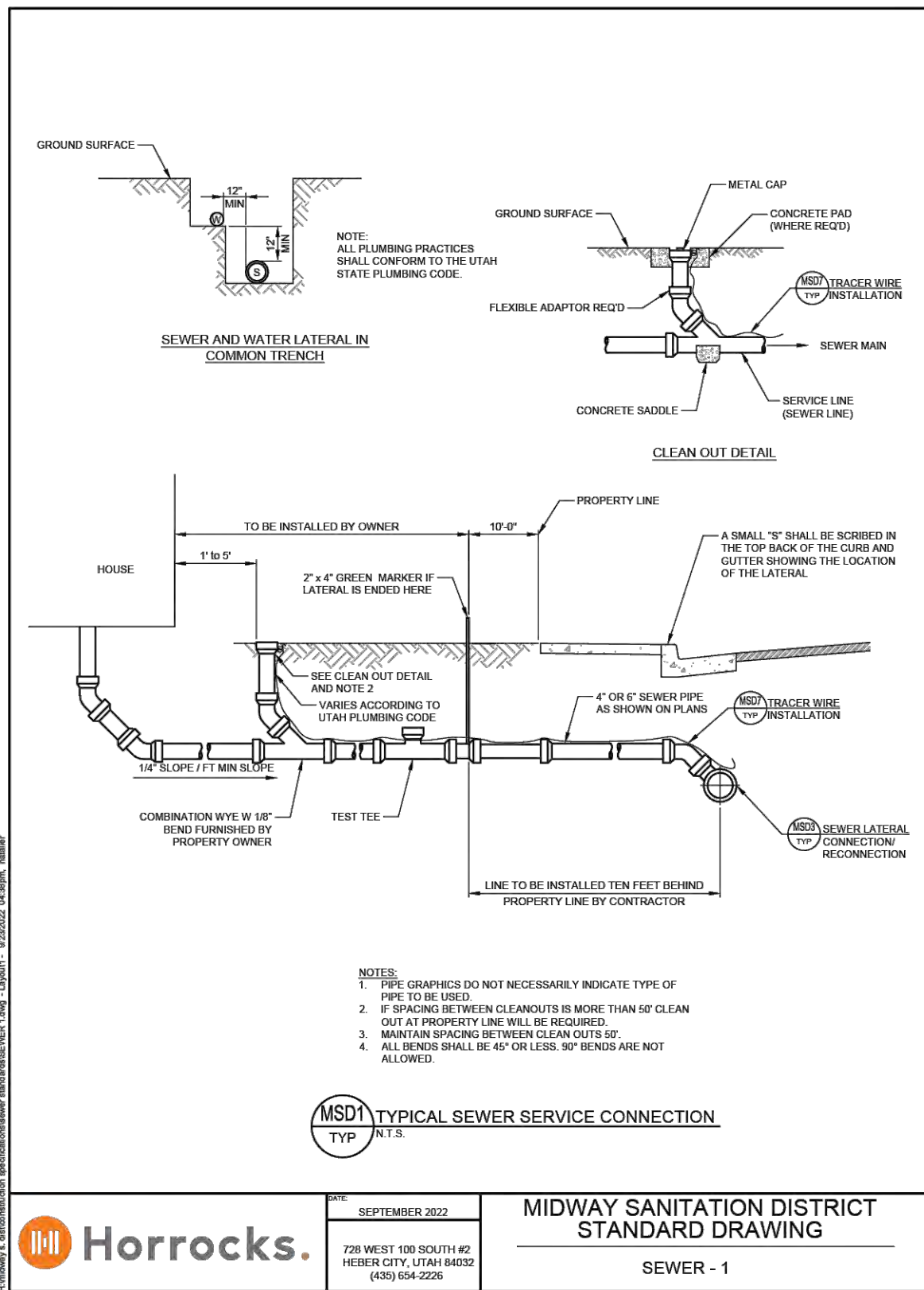
JEREMY CLARK
 WHISPERING CREEK
 SEWER PLAN & PROFILE
 STA 0+00 - 3+29



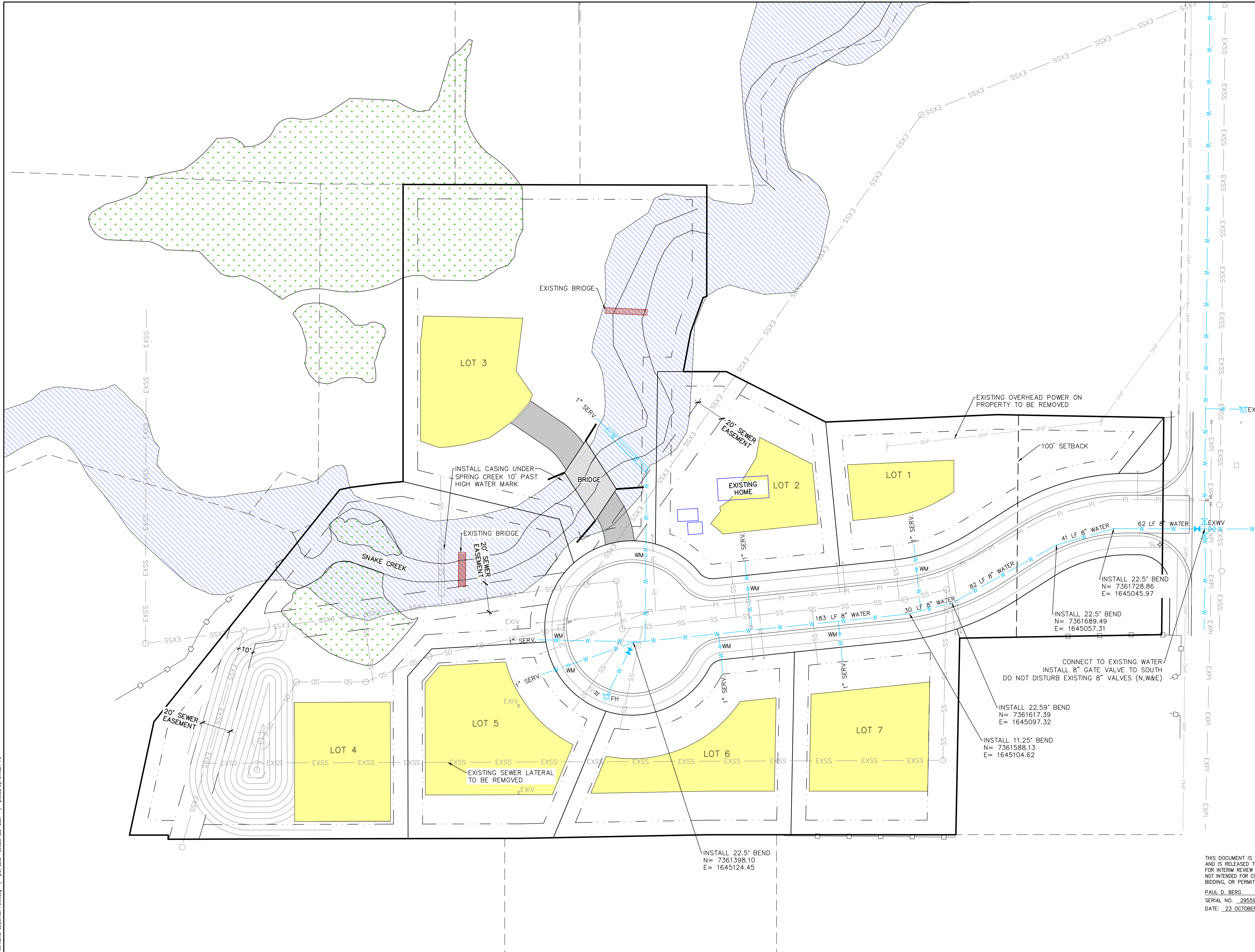
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 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024

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 Plotted by: STACEY-PC



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LEGEND

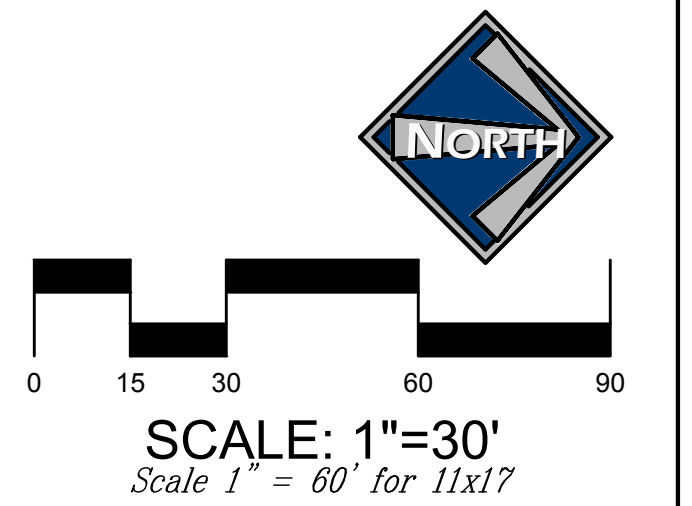
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	WETLANDS
	BUILDING PAD
	SETBACKS
	PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRESSURIZED IRRIGATION
	EXISTING WATER
	EXISTING SEWER
	EXISTING SEWER TO BE REMOVED
	EXISTING STORM DRAIN
	EXISTING OVERHEAD POWER
	PROPOSED 6" PRESSURIZED IRRIGATION
	PROPOSED 8" WATER
	PROPOSED 8" SEWER
	PROPOSED 18" STORM DRAIN
	PROPOSED 1" WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT

BLUE STAKE NOTE:

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

WATER NOTES:

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



JEREMY CLARK
WHISPERING CREEK

WATER PLAN

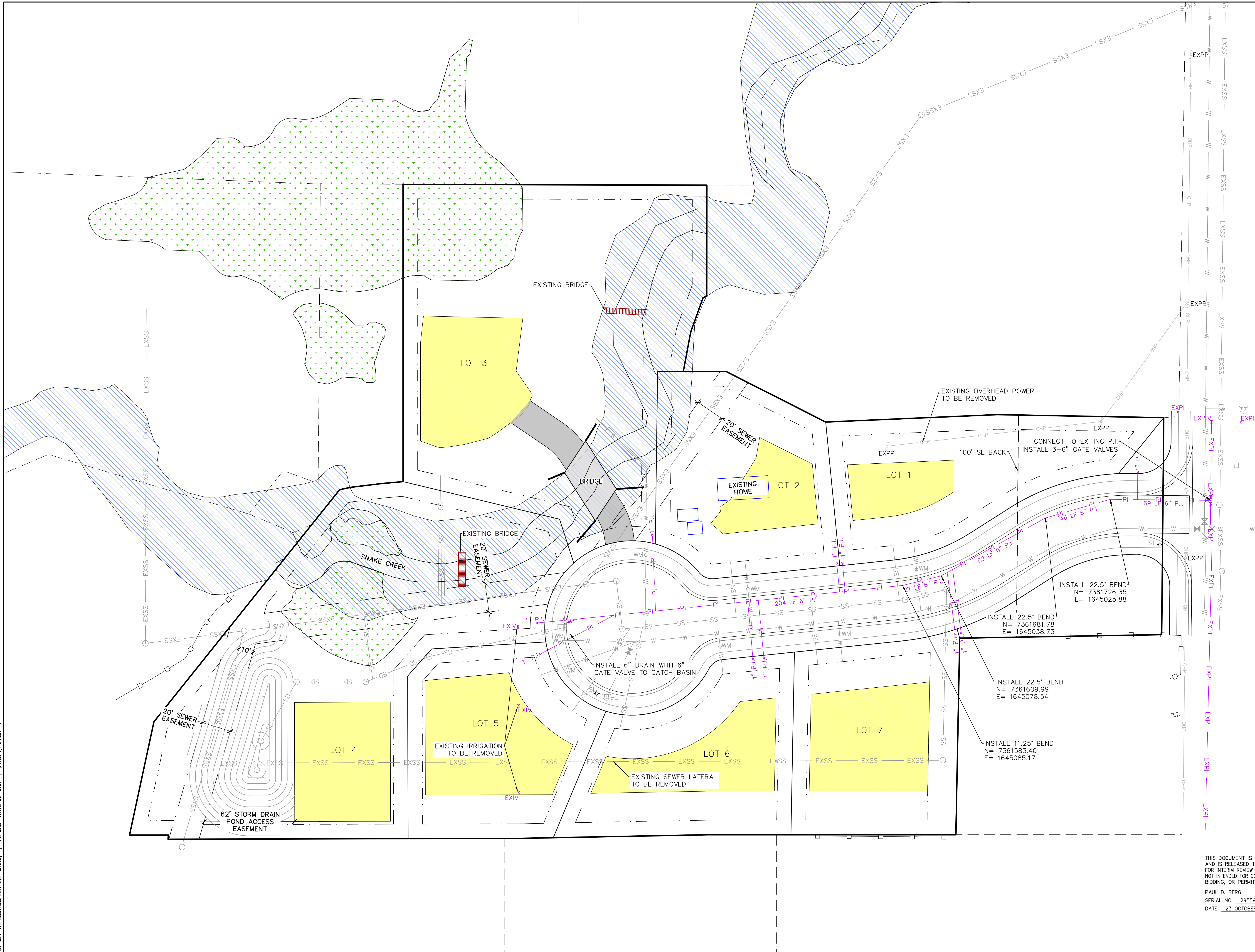
BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, Ut 84049
 ph 435.657.9749

DESIGN BY: PDB DATE: 23 OCTOBER 2024 SHEET 9
 DRAWN BY: DWA REV:

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PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024

path: \\s:\Users\Clark, Jeremy\My Documents\Whispering Creek\Proj\ for name: PU PRESSURIZED IRRIGATION PLAN.dwg | plot date: October 24, 2024 | plotted by: STACEY-PC



LEGEND

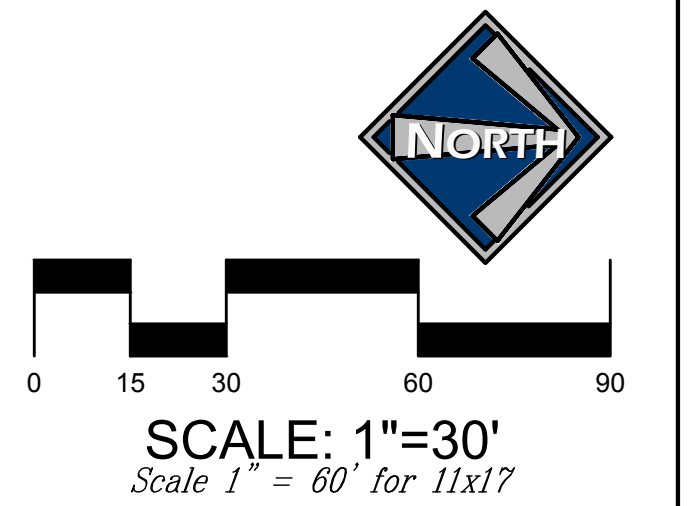
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	WETLANDS
	BUILDING PAD
	SETBACKS
	PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRESSURIZED IRRIGATION
	EXISTING WATER
	EXISTING SEWER
	EXISTING SEWER TO BE REMOVED
	EXISTING STORM DRAIN
	EXISTING OVERHEAD POWER
	PROPOSED 6" PRESSURIZED IRRIGATION
	PROPOSED 8" WATER
	PROPOSED 8" SEWER
	PROPOSED 18" STORM DRAIN
	PROPOSED 1" WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	EXISTING IRRIGATION VALVE

BLUE STAKE NOTE:

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

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.



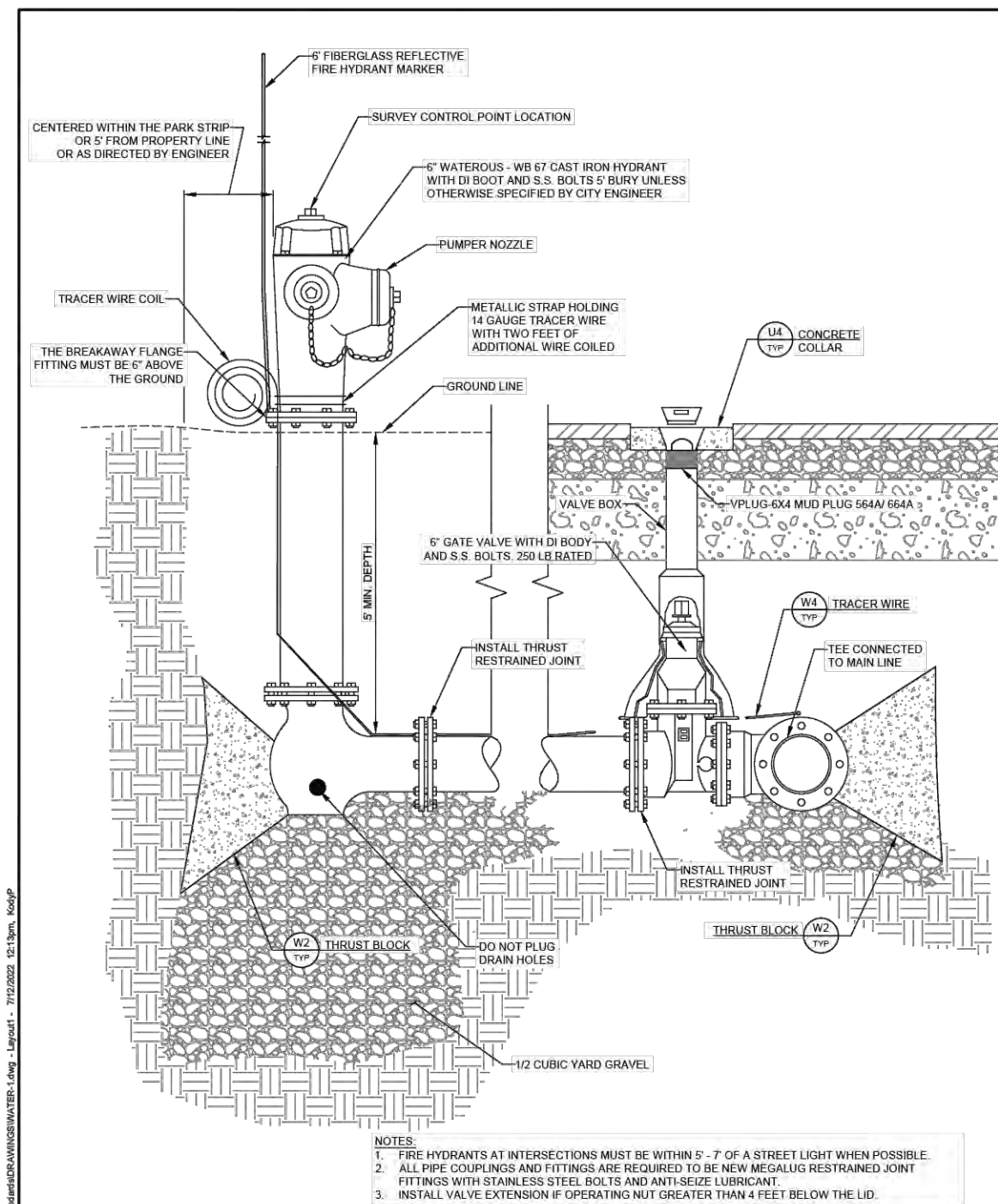
JEREMY CLARK
WHISPERING CREEK
PRESSURIZED IRRIGATION PLAN

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

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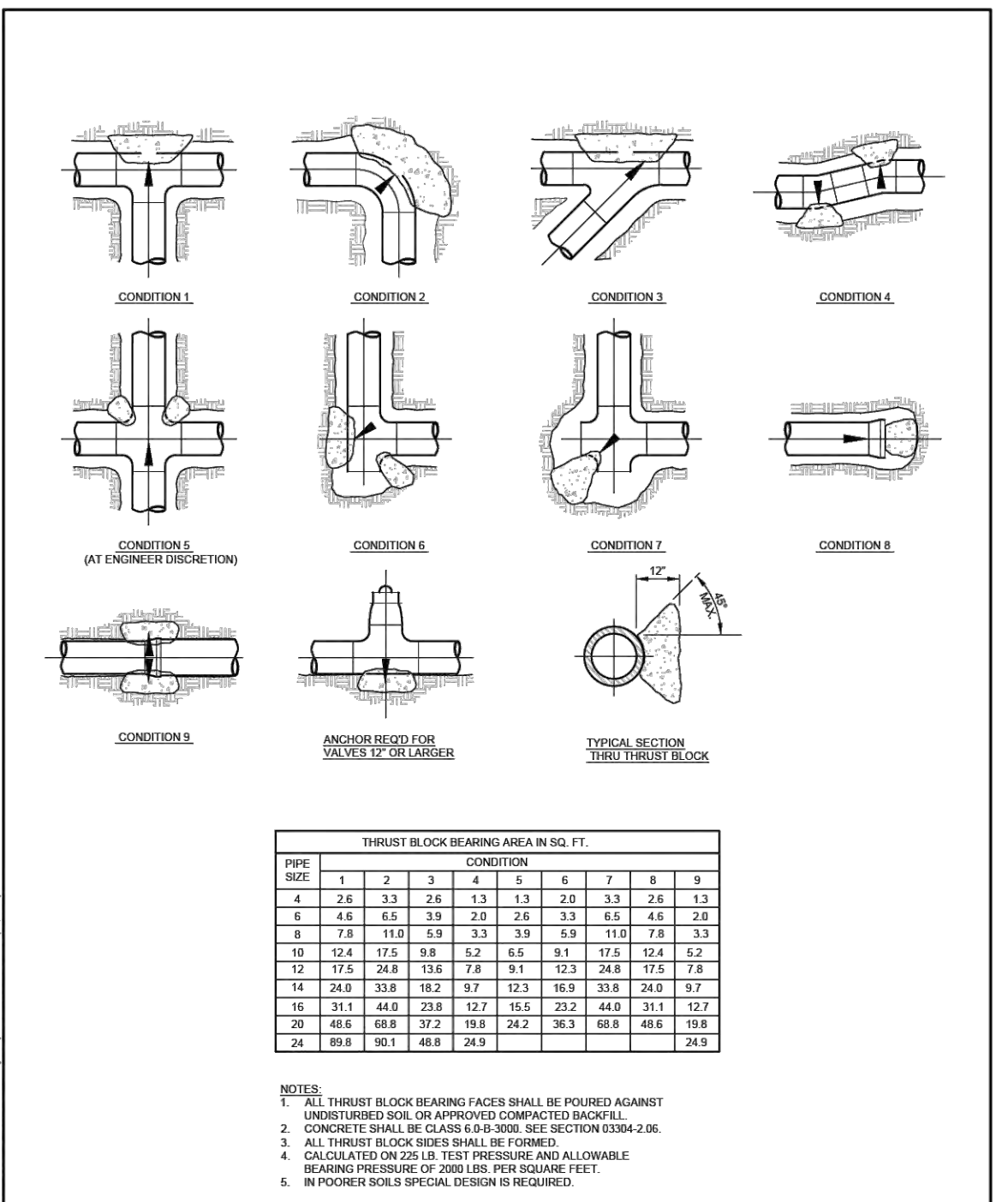
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 23 OCTOBER 2024

DESIGN BY: PDB	DATE: 23 OCT 2024	SHEET
DRAWN BY: DWA	REV:	10



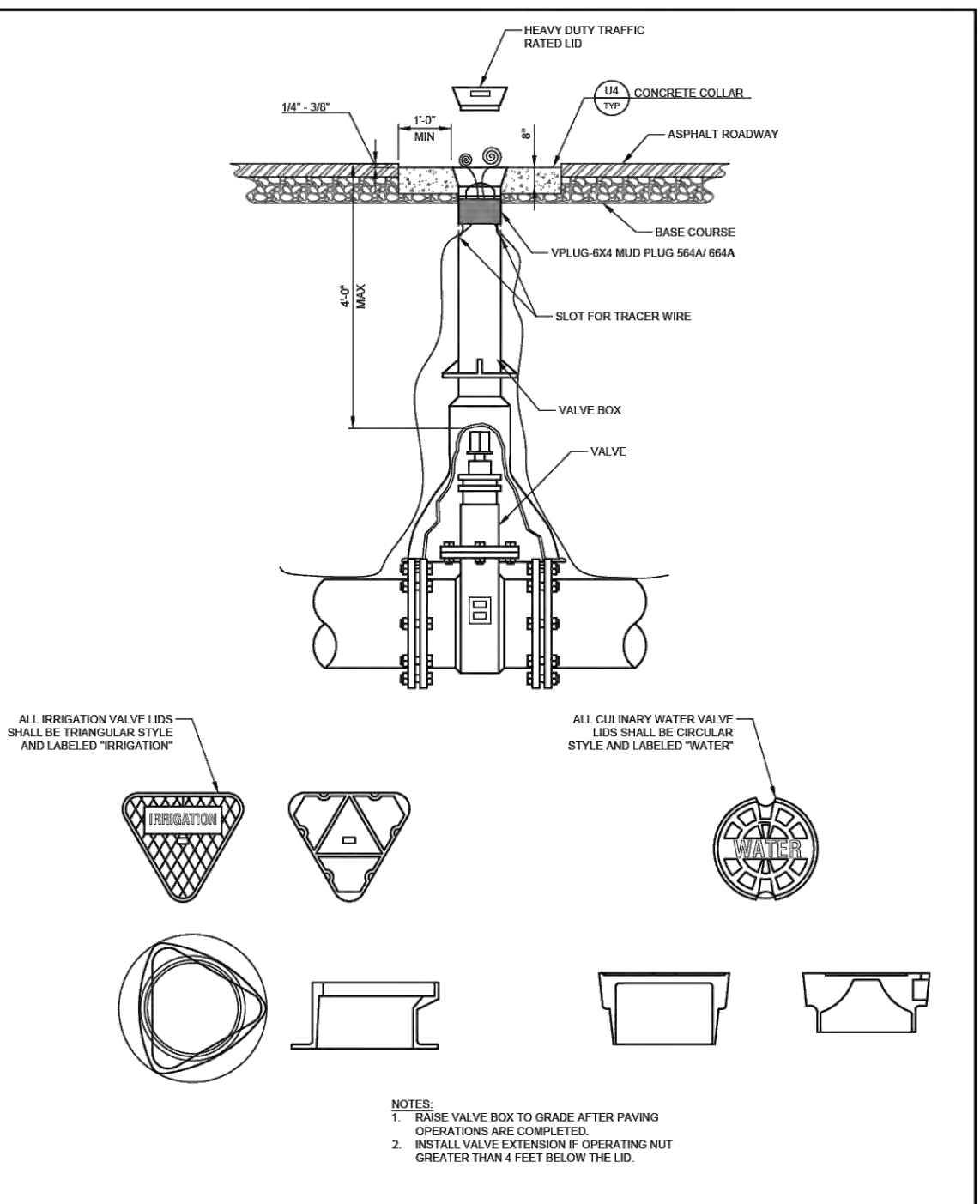
W1 STANDARD FIRE HYDRANT
TYP. N.T.S.

HORROCKS ENGINEERS JULY 2022
MIDWAY CITY STANDARD DRAWING
WATER - 1



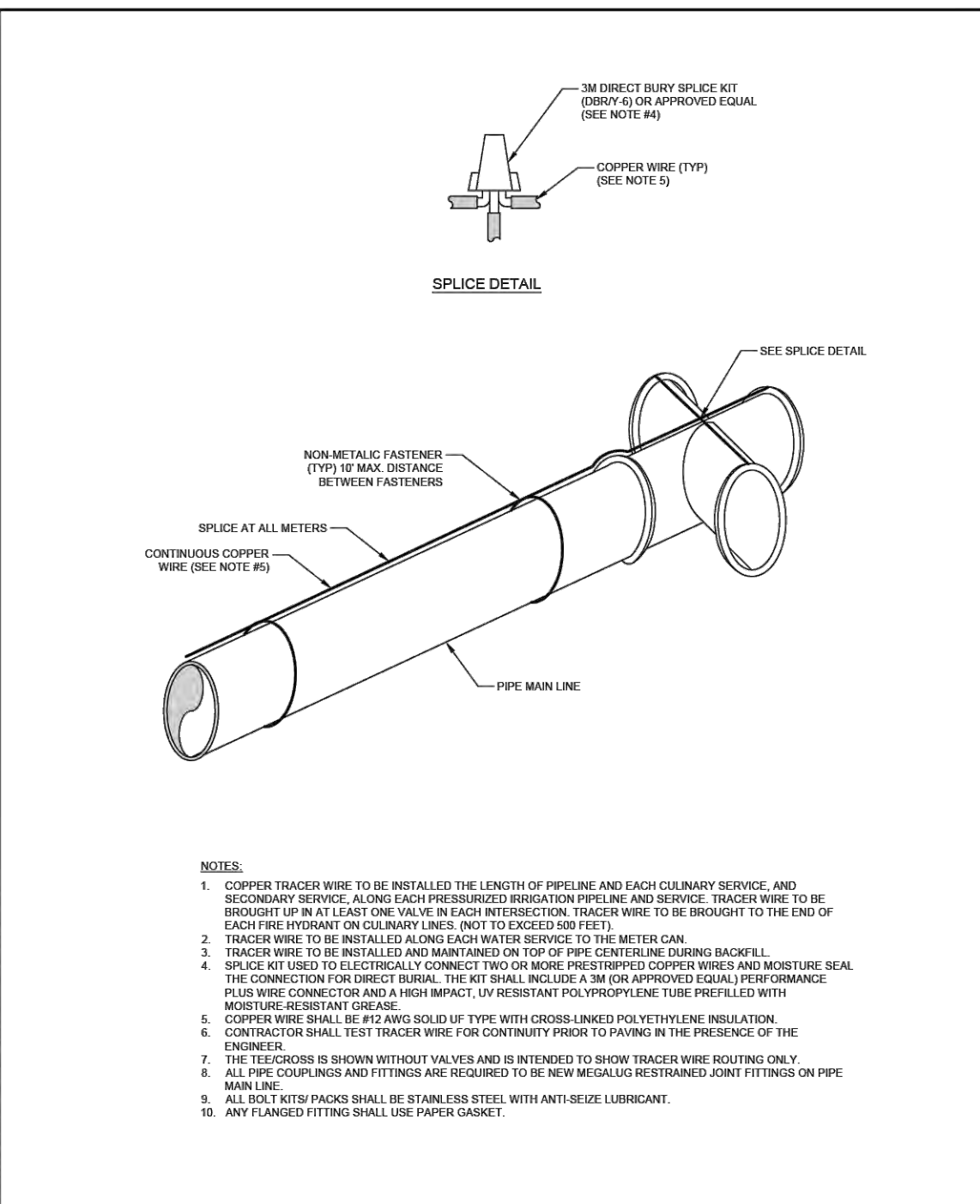
W2 TYPICAL PIPE THRUST BLOCKING
TYP. N.T.S.

HORROCKS ENGINEERS JULY 2022
MIDWAY CITY STANDARD DRAWING
WATER - 2



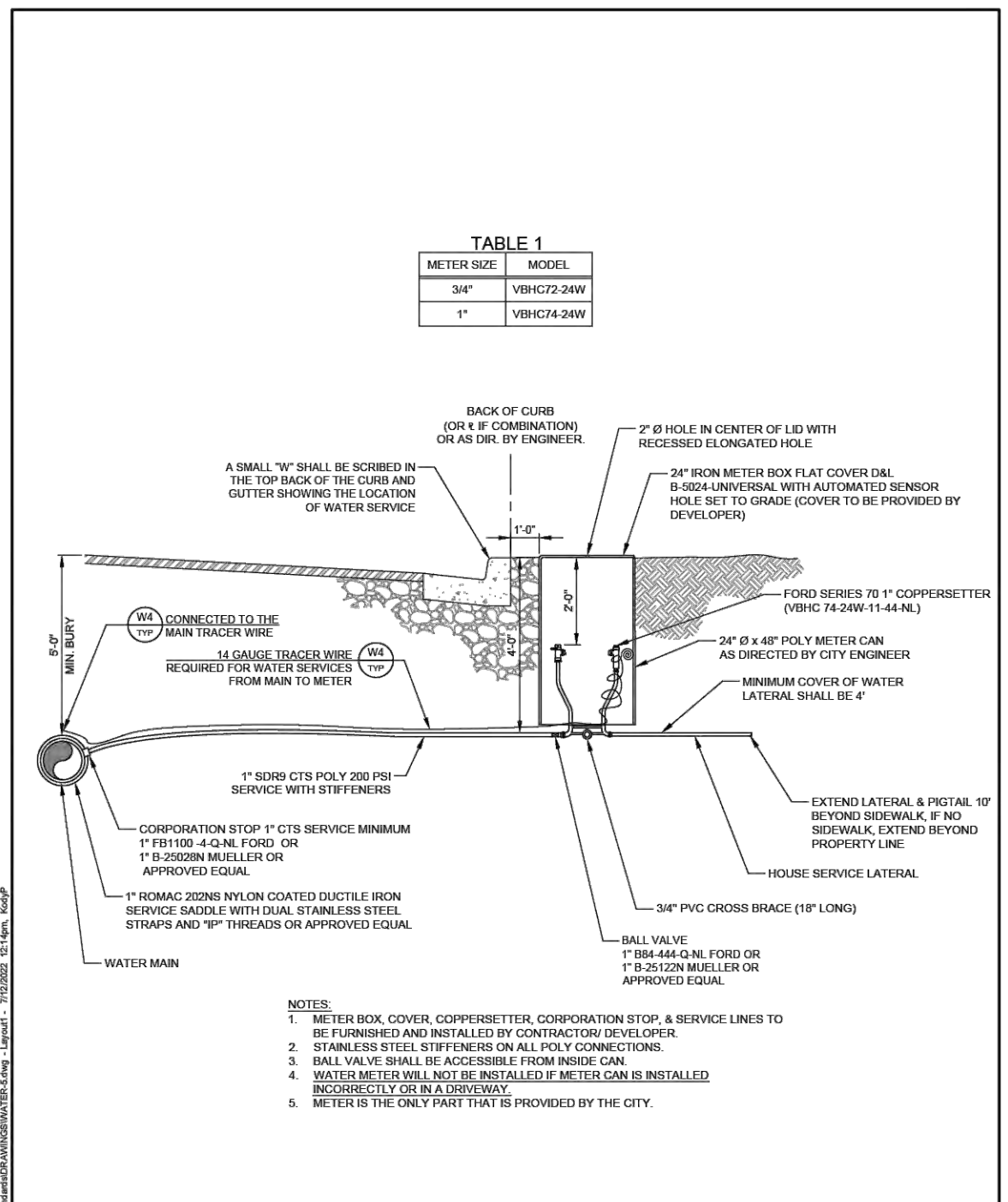
W3 VALVE BOX
TYP. N.T.S.

HORROCKS ENGINEERS JULY 2022
MIDWAY CITY STANDARD DRAWING
WATER - 3



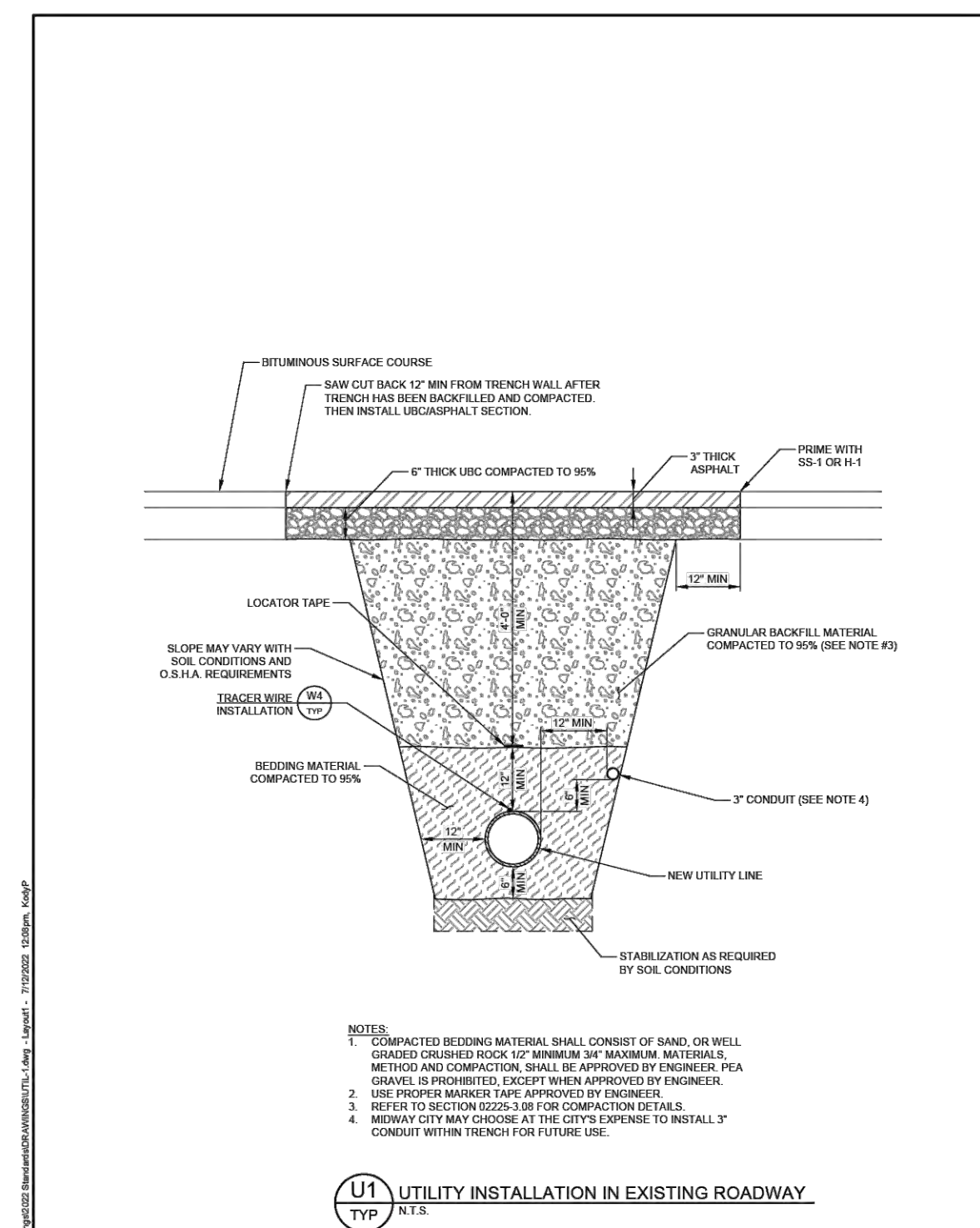
W4 TRACER WIRE INSTALLATION
TYP. N.T.S.

HORROCKS ENGINEERS JULY 2022
MIDWAY CITY STANDARD DRAWING
WATER - 4



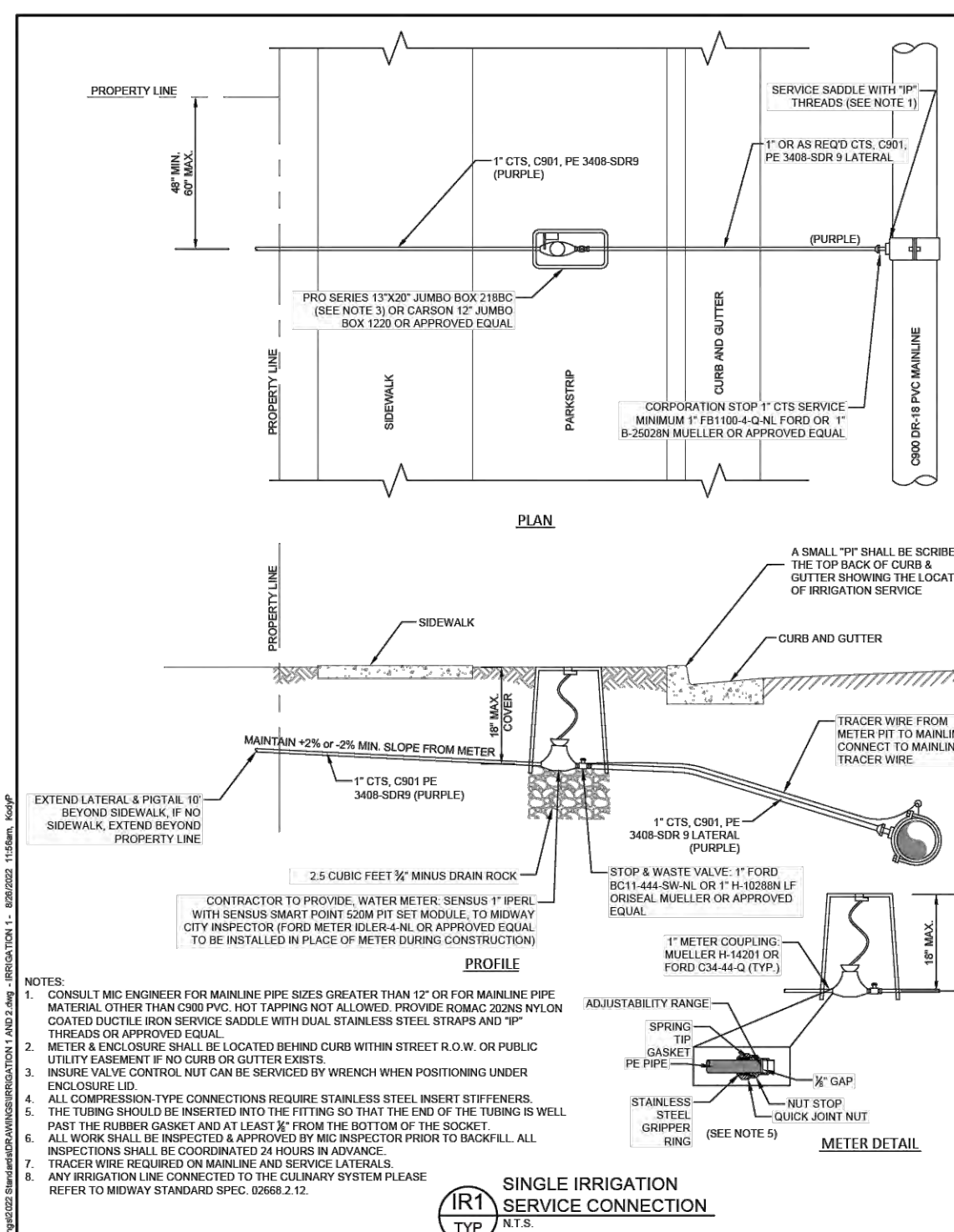
W5 WATER SERVICE CONNECTION
TYP. N.T.S.

HORROCKS ENGINEERS JULY 2022
MIDWAY CITY STANDARD DRAWING
WATER - 5



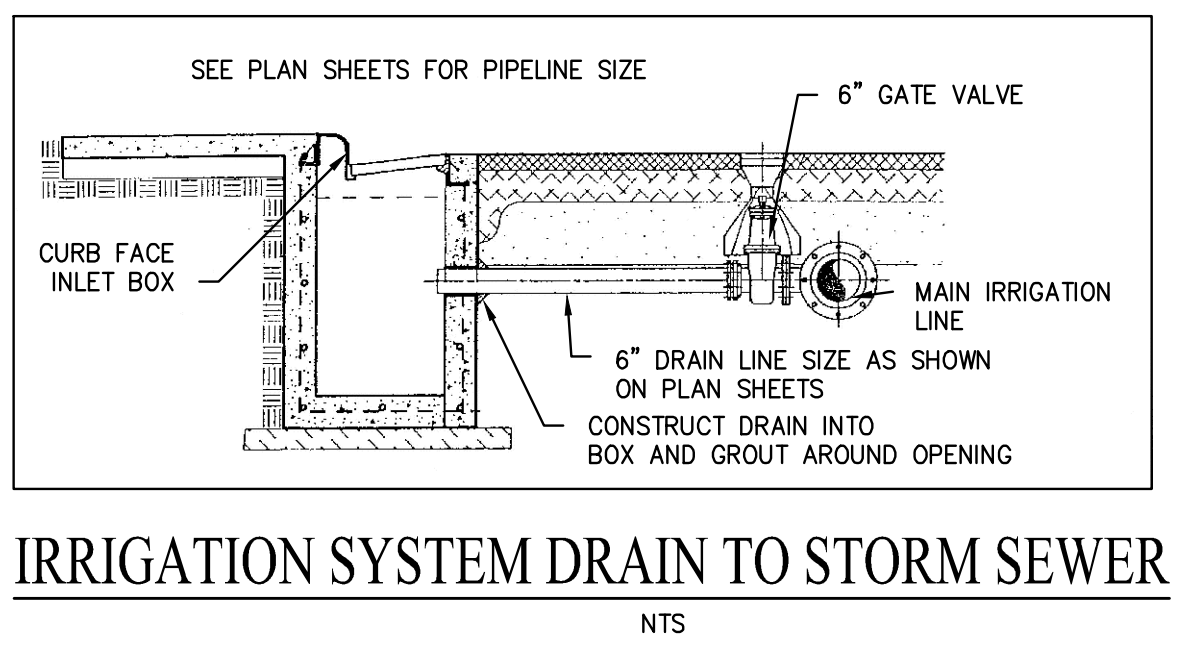
U1 UTILITY INSTALLATION IN EXISTING ROADWAY
TYP. N.T.S.

HORROCKS ENGINEERS JULY 2022
MIDWAY CITY STANDARD DRAWING
UTILITY - 1



I1 SINGLE IRRIGATION SERVICE CONNECTION
TYP. N.T.S.

HORROCKS ENGINEERS JULY 2022
MIDWAY CITY STANDARD DRAWING
IRRIGATION - 1



IRRIGATION SYSTEM DRAIN TO STORM SEWER
NTS

JEREMY CLARK
WHISPERING CREEK

WATER & PI CONSTRUCTION
DETAILS

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

DESIGN BY: PDB DATE: 23 OCT 2024
DRAWN BY: DWA REV: SHEET 11

path: \\V:\Users\Clark, Jeremy\Whispering Creek\Draw\ 23_Storm Drain\DWG\11x17\11x17.dwg | plotted by: STACEY-PC | October 23, 2024

Whispering Creek Storm Drain Runoff Calculations

October 22, 2024
 Runoff from the road and lots adjacent to the road will be collected in the retention pond
 See Test Pit #4 in the geotechnical report.
 No groundwater found in this test pit.
 Silty sand (SM) material found in this test pit.
 A percolation rate of 4.0 inches per hour assumed for silty sand (SM).
 A 6' sump has a total volume of 587 cf.
 A 6' sump has a percolation rate of 0.035 cfs with a percolation rate of 4.0 inches / hour.

Table 1 - Runoff Coefficient

Drainage Area	Total Collected Area (acres)	Building Pads (acres)	C = 0.95 Streets and Sidewalks (acres)	C = 0.20 Landscaped Areas (acres)	Composite Runoff Coefficient
A	2.33	0.39	0.50	1.44	0.48

Table 2 - 100 Year Storm Peak Runoff and Volume

Time Period (min)	Rainfall Intensity (in / hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	2.33	0.48	4.52	4,070
30	2.76	2.33	0.48	3.06	5,507
60	1.71	2.33	0.48	1.90	6,824
120	0.96	2.33	0.48	1.06	7,682
180	0.65	2.33	0.48	0.72	7,782
360	0.35	2.33	0.48	0.39	8,380
720	0.21	2.33	0.48	0.23	10,056
1440	0.13	2.33	0.48	0.14	12,451

Table 3 - Retention Pond Design

Time Period (min)	Total Runoff Volume (cf)	Soil Percolation Rate (inch / hour)	2 - 6' Sump Volume (cf)	Percolation from Sump (cf)	Storage Needed in Pond (cf)
15	4,070	4.0	1,174	63	2,833
30	5,507	4.0	1,174	128	4,207
60	6,824	4.0	1,174	252	5,398
120	7,682	4.0	1,174	504	5,984
180	7,782	4.0	1,174	756	5,852
360	8,380	4.0	1,174	1,512	5,694
720	10,056	4.0	1,174	3,024	5,858
1440	12,451	4.0	1,174	6,048	5,229

Table 4 - Retention Pond Storage Volume

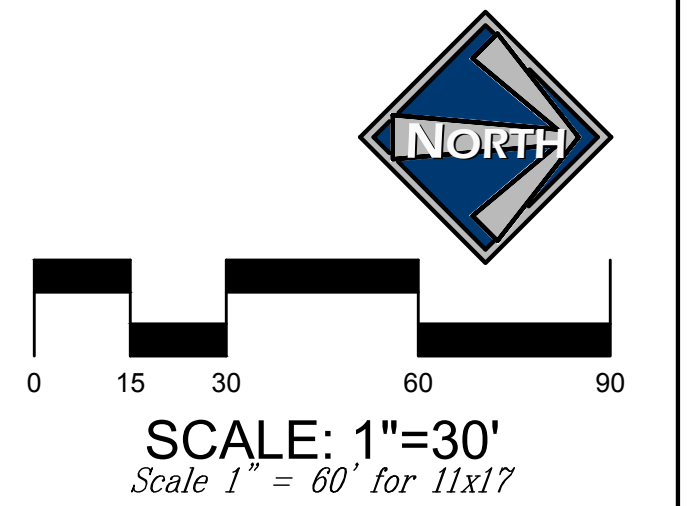
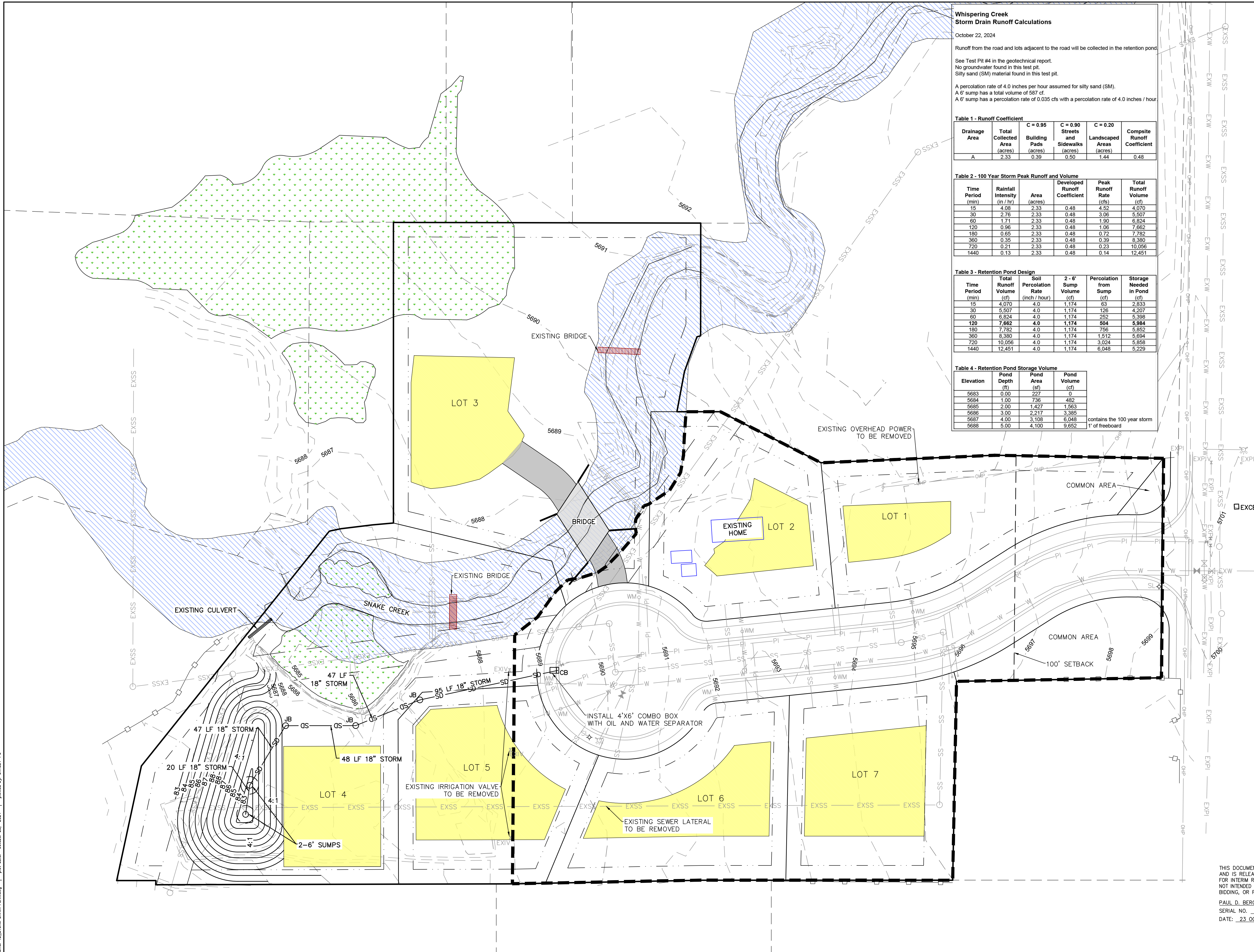
Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)
5683	0.00	227	0
5684	1.00	756	482
5685	2.00	1,427	1,563
5686	3.00	2,217	3,385
5687	4.00	3,108	6,048
5688	5.00	4,100	9,652

contains the 100 year storm 1' of freeboard

- LEGEND**
- FEMA FLOODPLAIN
 - WETLANDS
 - BUILDING PAD
 - SETBACKS
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING STORM DRAIN
 - EXISTING OVERHEAD POWER
 - PROPOSED 6" PRESSURIZED IRRIGATION
 - PROPOSED 8" WATER
 - PROPOSED 8" SEWER
 - PROPOSED 18" STORM DRAIN
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - STORM DRAIN AREA

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

STORM DRAIN NOTES:
 • ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

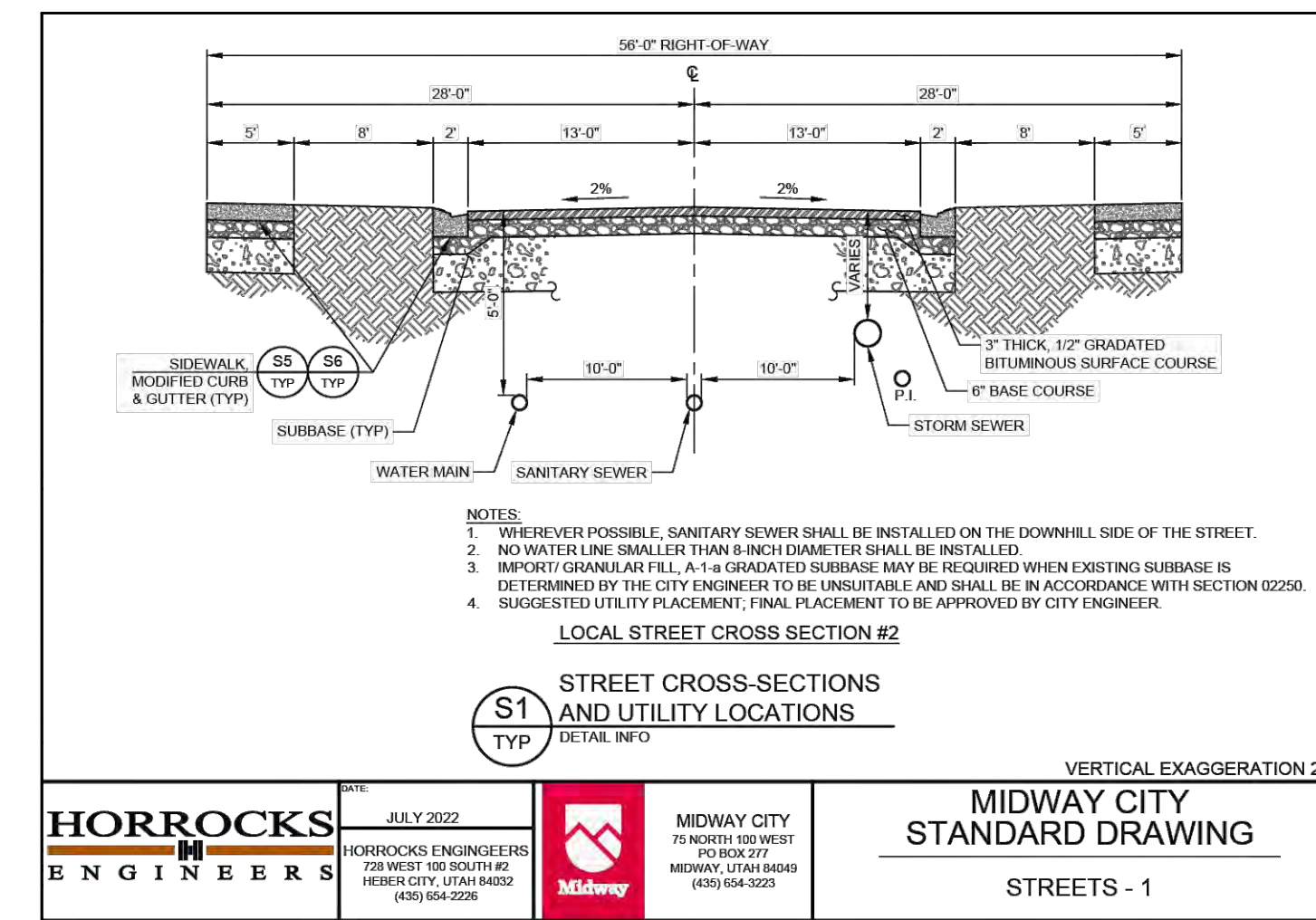
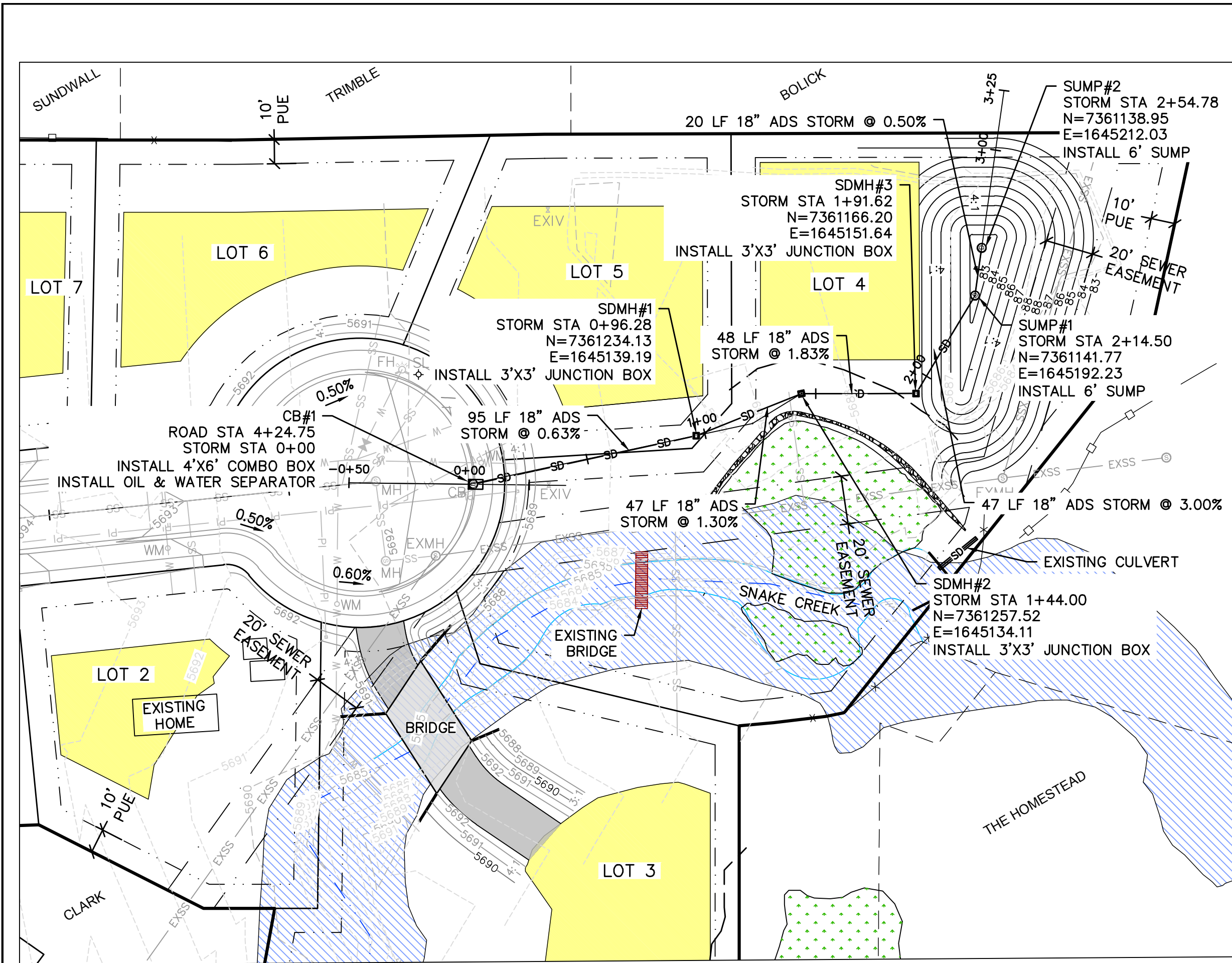


JEREMY CLARK
 WHISPERING CREEK
 STORM DRAIN PLAN

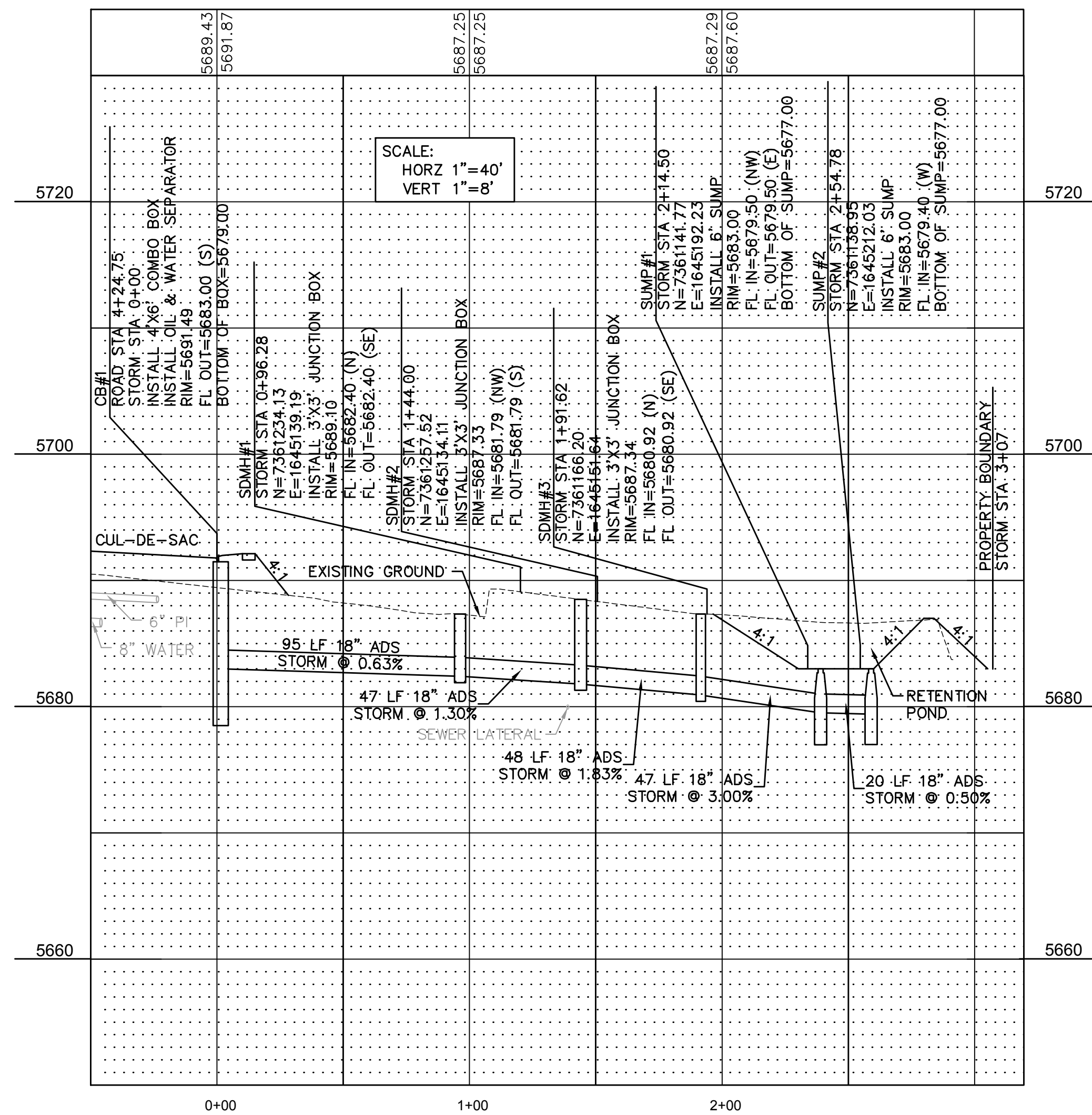
BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, Ut 84049
 ph 435.657.9749

DESIGN BY: PDB DATE: 23 OCTOBER 2024 SHEET 12
 DRAWN BY: DWA REV:

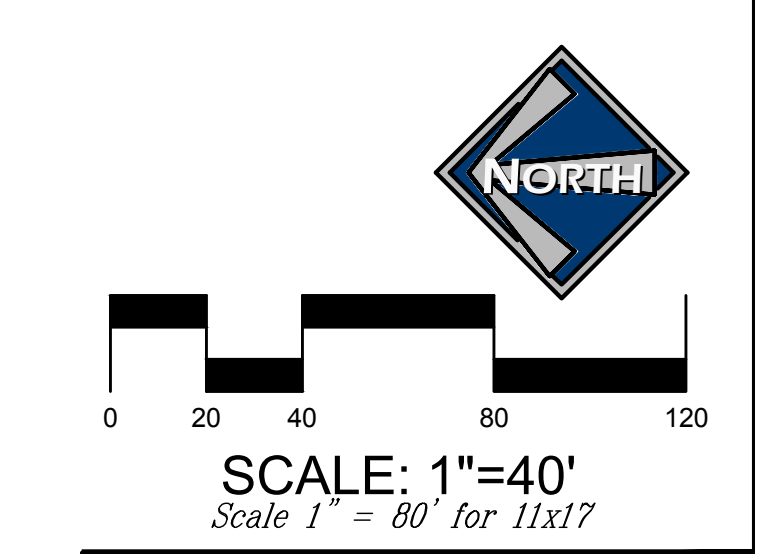
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 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024



5687.29 EXISTING ELEV
 5687.60 PROPOSED ELEV



- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- STORM DRAIN NOTES:**
- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.



JEREMY CLARK
 WHISPERING CREEK
 STORM DRAIN PLAN & PROFILE
 STA 0+00 - 3+20

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

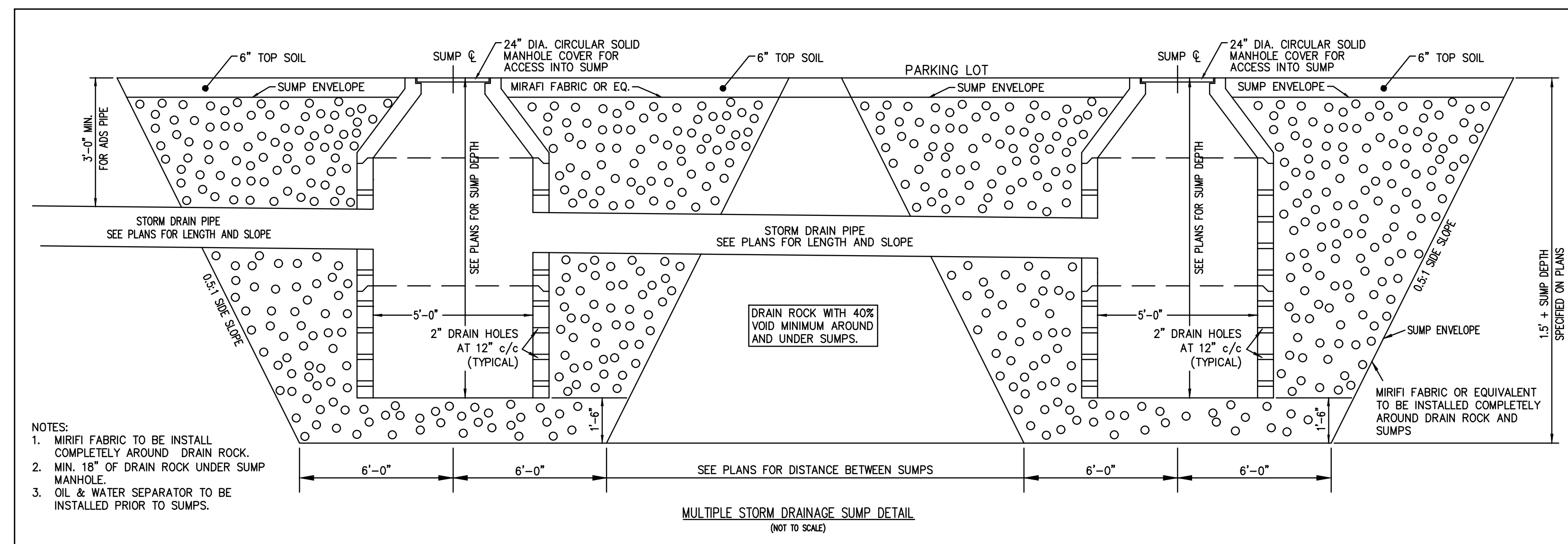
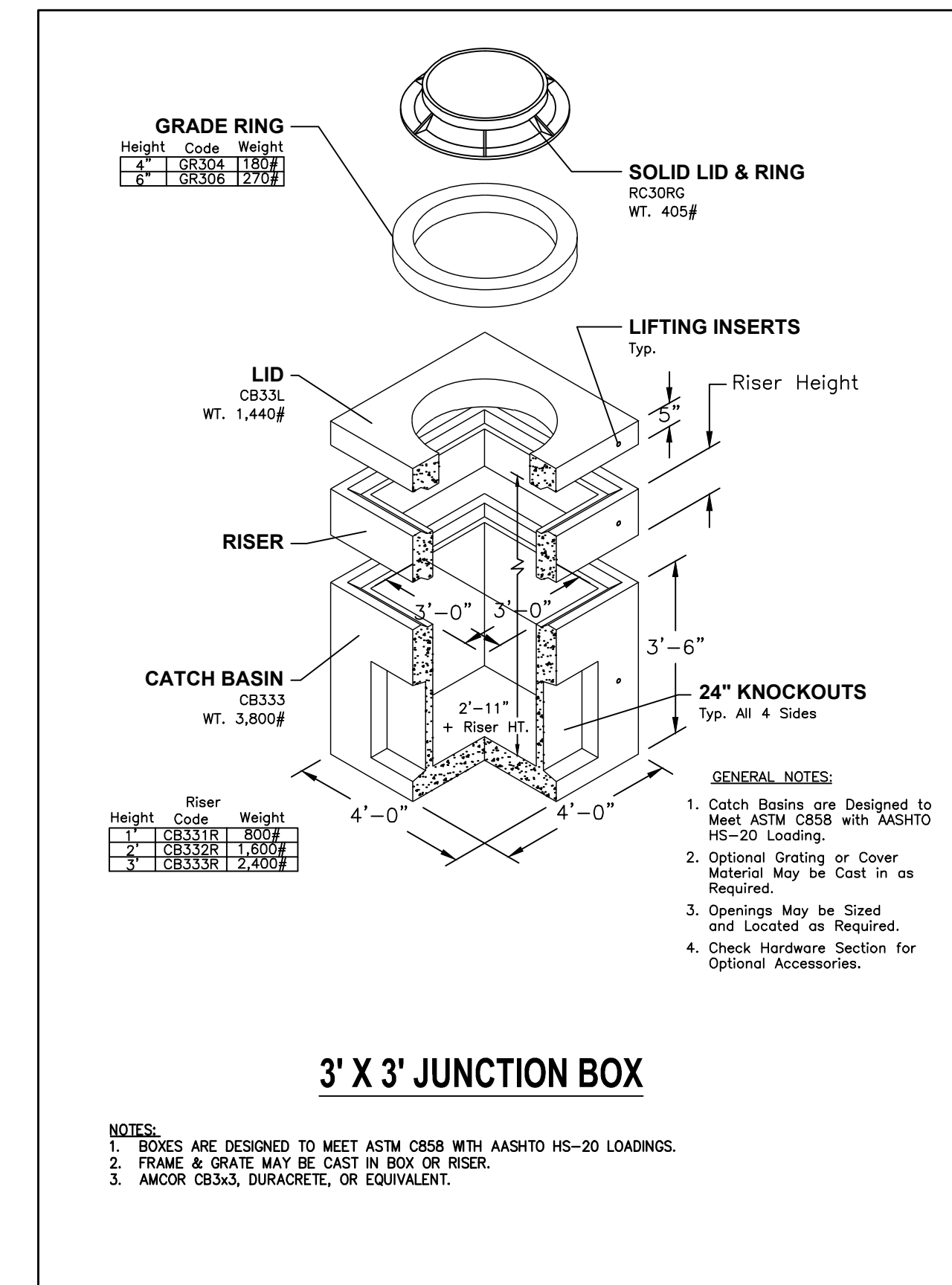
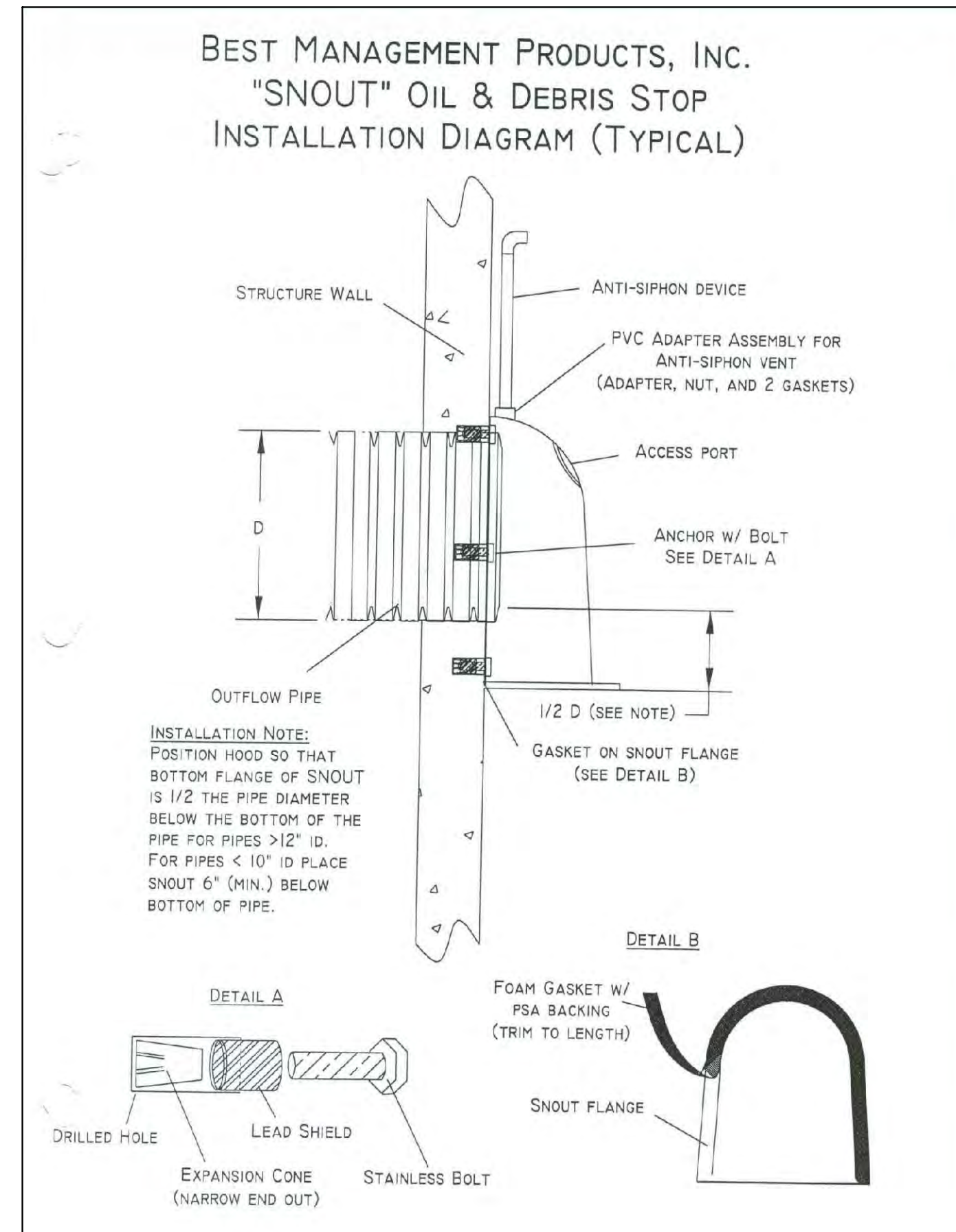
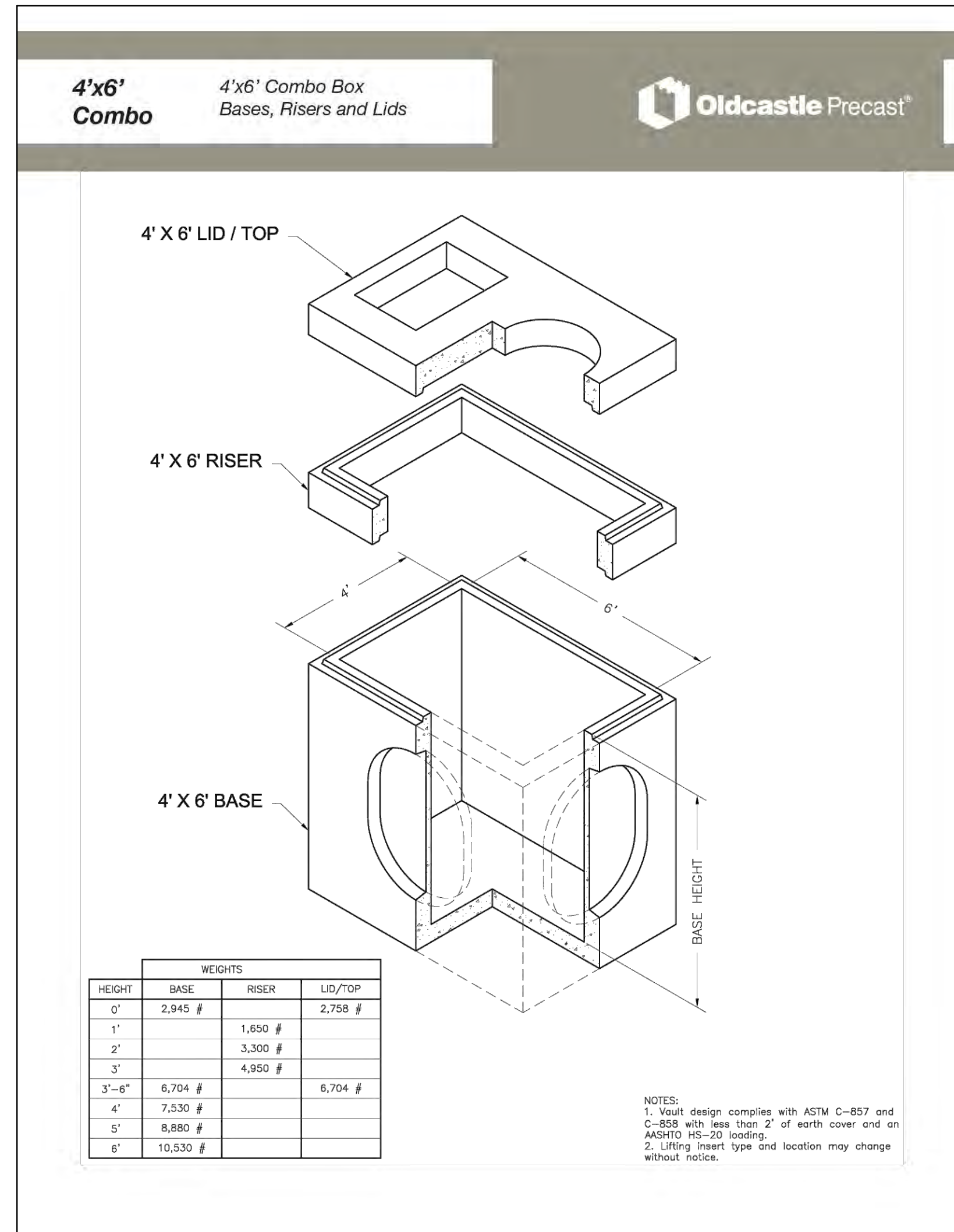
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 DRAWN BY: SW
 DATE: 23 OCT 2024
 REV:

SHEET
 13

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 Plot date: October 24, 2024
 Plotted by: David

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 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024

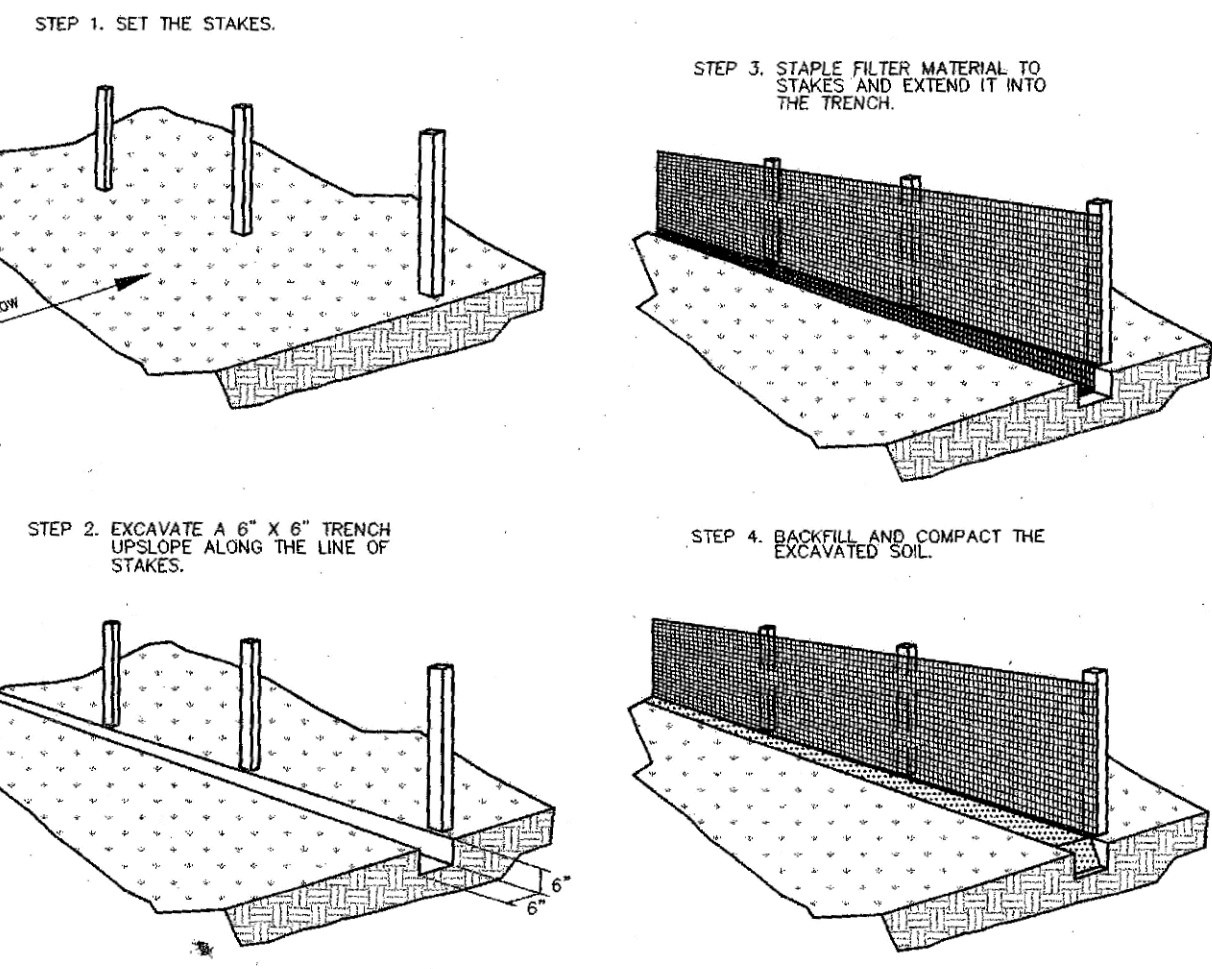


JEREMY CLARK
 WHISPERING CREEK

STORM DRAIN
 CONSTRUCTION DETAILS



DESIGN BY: PDB DATE: 23 OCT 2024 SHEET
 DRAWN BY: DWA REV: 14



CONSTRUCTION SPECIFICATIONS FOR SILT BARRIER FENCE MATERIALS

- SYNTHETIC FILTER FABRIC SHALL BE A PREVIOUS SHEET OF PROPELLEN, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS (PER ASTM METHODS):

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% MAXIMUM ELONGATION	EXT. STRENGTH = 50 LBS./LIN. IN. (MIN.) STD. STRENGTH = 30 LBS./LIN. IN. (MIN.)
FLOW RATE	30 GAL./SQ. FT./MINUTE (MIN.)
- SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0° TO 120°.
- INSTALLATION**
 - THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 15" AND A MAXIMUM OF 18" ABOVE FINAL GRADE.
 - STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE BARRIER'S STRENGTH AND EFFICIENCY).
 - STAKES FOR THE SILT FENCE SHALL BE 2" x 2" WOOD WITH A MINIMUM LENGTH OF 3 FEET.
 - THE STAKES SHALL BE SPACED A MAXIMUM OF 5 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (18" MIN.).
 - A TRENCH SHALL BE EXCAVATED APPROX. 6" WIDE AND 6" DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.
- THE SILT FENCE SHALL BE STAPLED TO THE STAKES WITH 8" (MIN.) OF FABRIC EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES (1/2" WIDE LONG) SHALL BE USED. THE FENCE SHALL NOT BE STAPLED TO EXISTING TREES.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FENCE MATERIAL.
- IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SMALL THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW. THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- MAINTENANCE**
 - SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE SILT FENCE IS STILL NECESSARY, IT SHALL BE REPLACED IMMEDIATELY.
 - SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
 - THERE SHOULD BE NO GAPS OR SAGS IN THE SILT FENCE.

CONSTRUCTION OF A FILTER BARRIER

N.T.S.

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

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

EROSION CONTROL FOR STORM DRAIN SYSTEM
 CONTRACTOR SHALL INSTALL EROSION CONTROL AT ALL CATCH BASINS DURING CONSTRUCTION. EROSION CONTROL TO INCLUDE FILTER FABRIC AND HAY BALES. CONTRACTOR SHALL PERIODICALLY REMOVE SEDIMENT THAT COLLECTS AROUND THE CATCH BASINS AND SHALL KEEP THE STORM DRAIN SYSTEM FREE OF SEDIMENT AND DEBRIS.

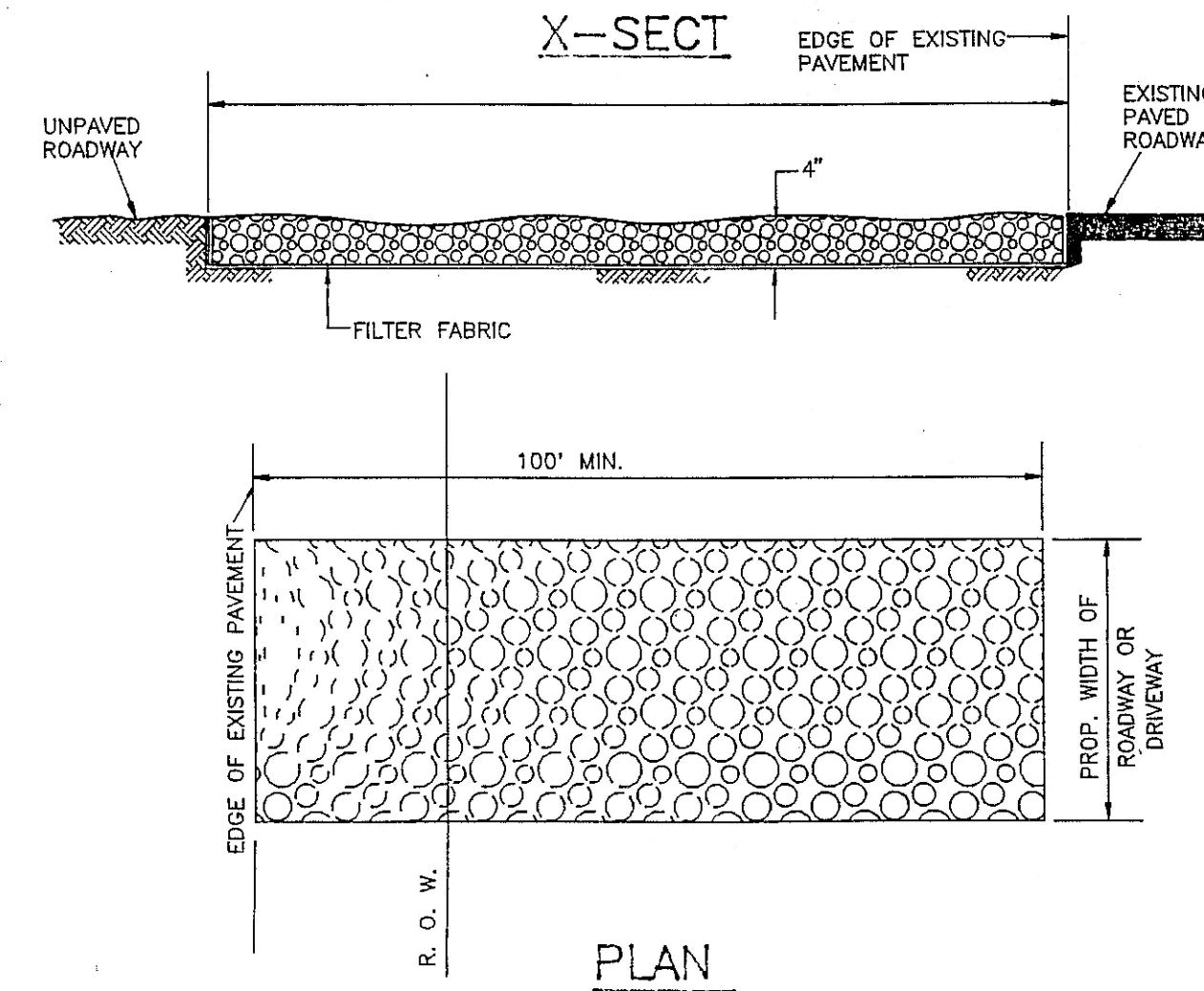
CONSTRUCTION ENTRANCE
 A STABILIZED CONSTRUCTION ACCESS IS REQUIRED FOR THIS PROJECT DURING CONSTRUCTION OF THE DEVELOPMENT AND BUILDINGS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A STABILIZED CONSTRUCTION ACCESS. SEE DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION.

CLEARING AND GRUBBING
 CONTRACTOR IS RESPONSIBLE TO CLEAR AND GRUB A MINIMUM OF 12" FROM THE ROADWAY AREA FOR THE STREET AND PARKING AREAS. CONTRACTOR IS RESPONSIBLE TO CLEAR AND GRUB A MINIMUM OF 12" FROM THE PROPOSED BUILDING PADS AND DRIVEWAYS. GRUBBINGS SHOULD REMAIN ON SITE FOR USE IN SITE GRADING FOR LANDSCAPED AREAS.

STABILIZED CONSTRUCTION ACCESS

A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO POINTS OF CONSTRUCTION INGRESS AND EGRESS WHERE SEDIMENT MAY BE TRACKED OR FLOW OFF THE CONSTRUCTION SITE.

MAINTENANCE
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

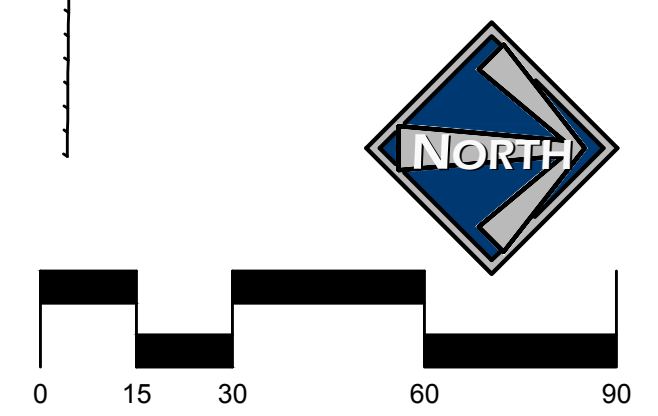
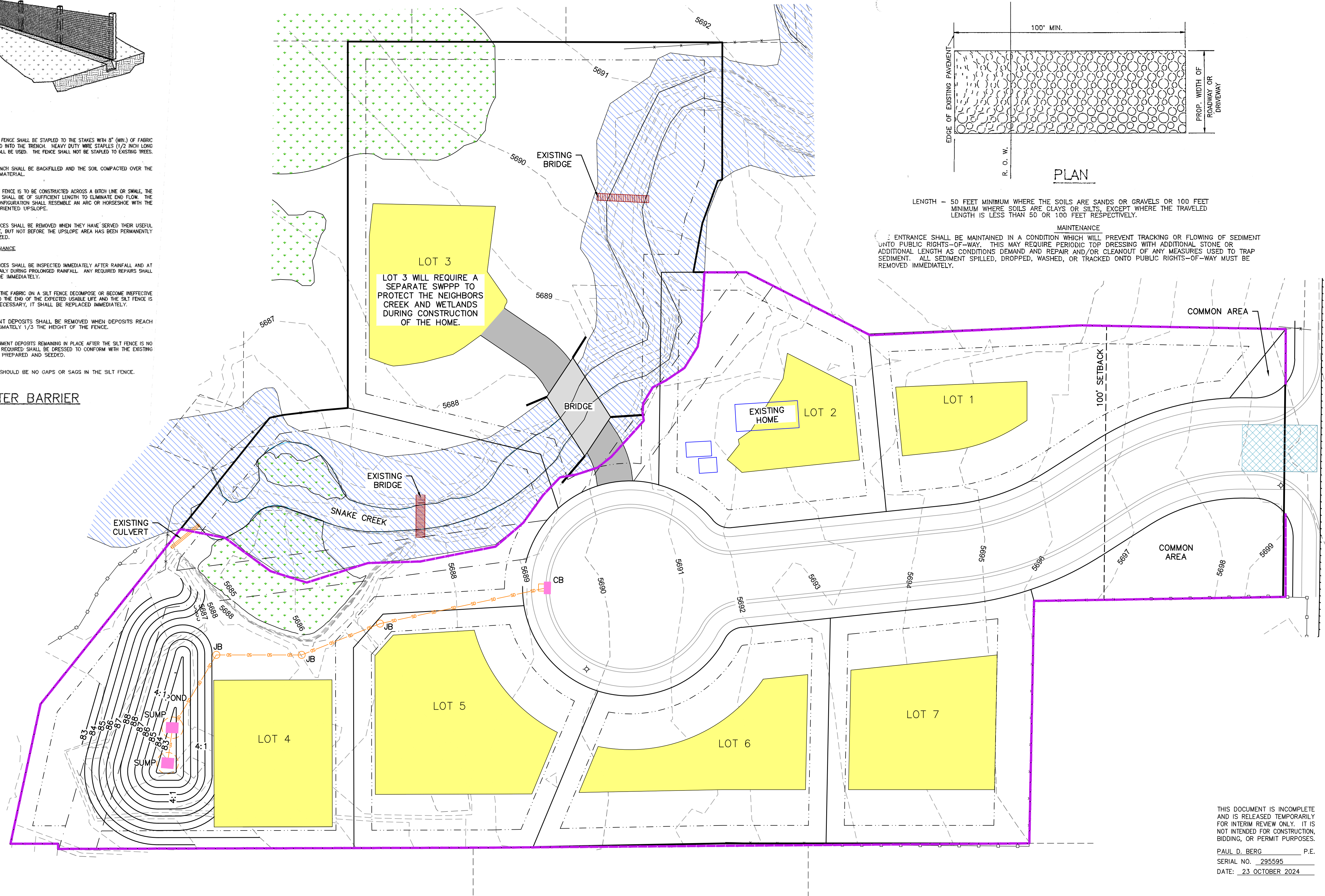


LENGTH - 50 FEET MINIMUM WHERE THE SOILS ARE SANDS OR GRAVELS OR 100 FEET MINIMUM WHERE SOILS ARE CLAYS OR SILTS, EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY.

MAINTENANCE
 ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

LEGEND

	FEMA FLOODPLAIN
	WETLANDS
	BUILDING PAD
	SETBACKS
	PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED 18" STORM DRAIN
	SILT FENCE
	STABILIZED CONSTRUCTION ACCESS
	INLET PROTECTION



SCALE: 1"=30'
 Scale 1" = 60' for 11x17

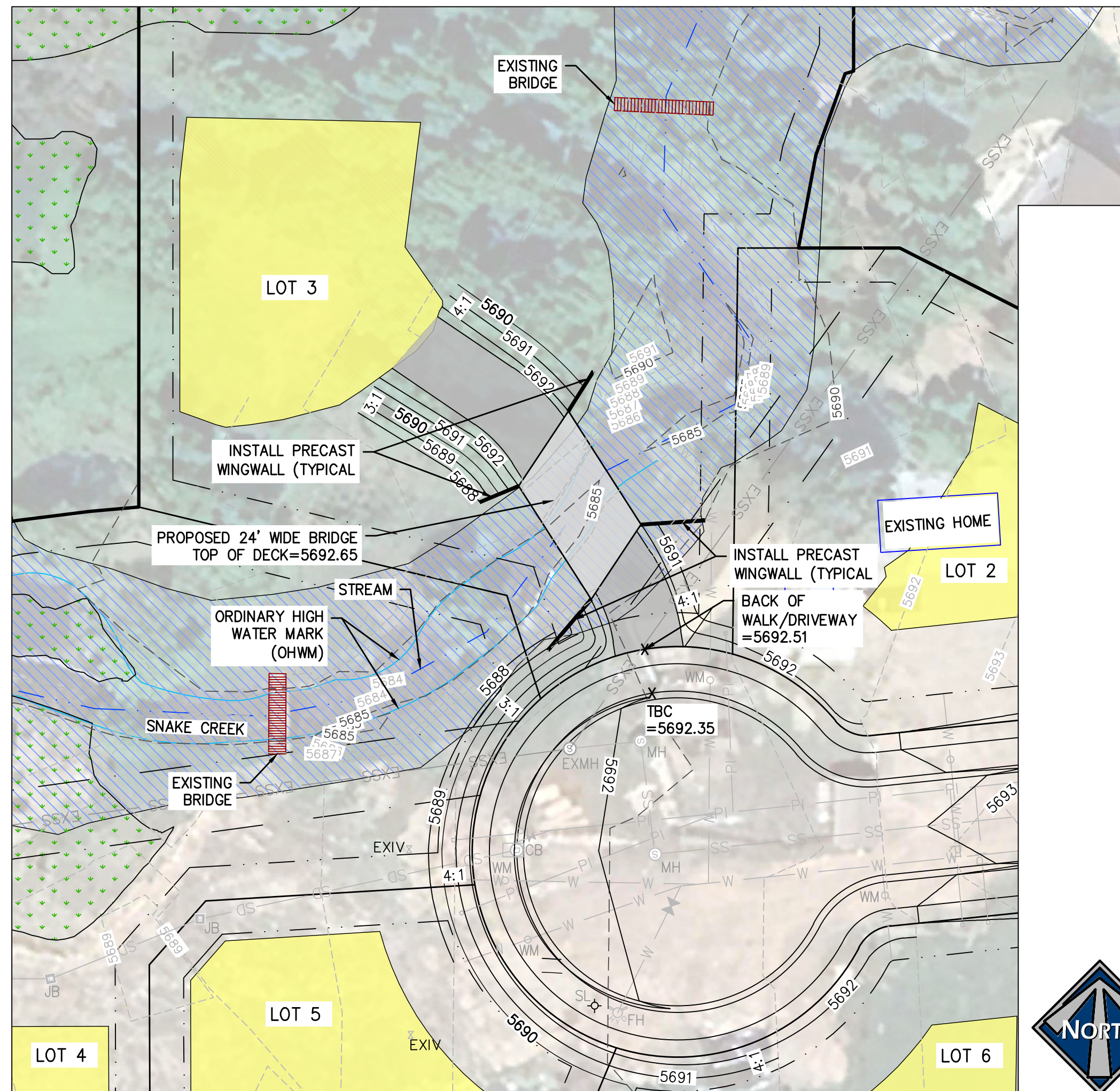
JEREMY CLARK
 WHISPERING CREEK

SWPPP



DESIGN BY: PDB
 DRAWN BY: DWA
 DATE: 23 OCT 2024
 REV: 15

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 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 23 OCTOBER 2024



SCALE: 1"=30'
Scale 1" = 60' for 11x17

RISE	WATERWAY AREA (FT ²)										WEIGHT (TONS/FT)													
	SPAN (FEET)										SPAN (FEET)													
	12	14	16	20	24	28	32	36	42	48	12	14	16	20	24	28	32	36	42	48				
3	30	-	-	-	-	-	-	-	-	-	.94	-	-	-	-	-	-	-	-	-				
4	42	50	55	65	-	-	-	-	-	-	1.04	1.14	1.59	1.73	-	-	-	-	-	-				
5	54	64	71	85	95	-	-	-	-	-	1.14	1.24	1.71	1.86	2.05	-	-	-	-	-				
6	66	78	87	105	119	139	-	-	-	-	1.24	1.34	1.83	1.99	2.18	2.84	-	-	-	-				
7	78	92	103	125	143	167	184	-	-	-	1.34	1.44	1.96	2.12	2.31	2.99	3.56	-	-	-				
8	90	106	119	145	167	195	216	232	-	-	1.44	1.54	2.09	2.24	2.44	3.14	3.71	4.06	-	-				
9	102	120	135	165	191	223	248	268	-	-	1.54	1.64	2.21	2.36	2.57	3.29	3.86	4.23	-	-				
10	114	134	151	185	215	251	280	304	334	387	435	-	1.64	1.74	2.33	2.49	2.69	3.44	4.01	4.40	4.87	5.27	6.52	-
11	-	-	-	-	239	279	312	340	376	435	489	-	-	-	-	2.81	3.59	4.16	4.58	5.04	5.48	6.72	-	-
12	-	-	-	-	-	344	376	418	483	543	578	-	-	-	-	-	4.31	4.76	5.21	5.67	6.92	7.76	-	-
13	-	-	-	-	-	-	412	460	531	599	638	-	-	-	-	-	-	4.93	5.38	5.88	7.12	7.98	-	-
14	-	-	-	-	-	-	-	448	501	579	652	698	-	-	-	-	-	5.11	5.58	6.08	7.32	8.21	-	-

ARCH LAY LENGTHS (Nominal)

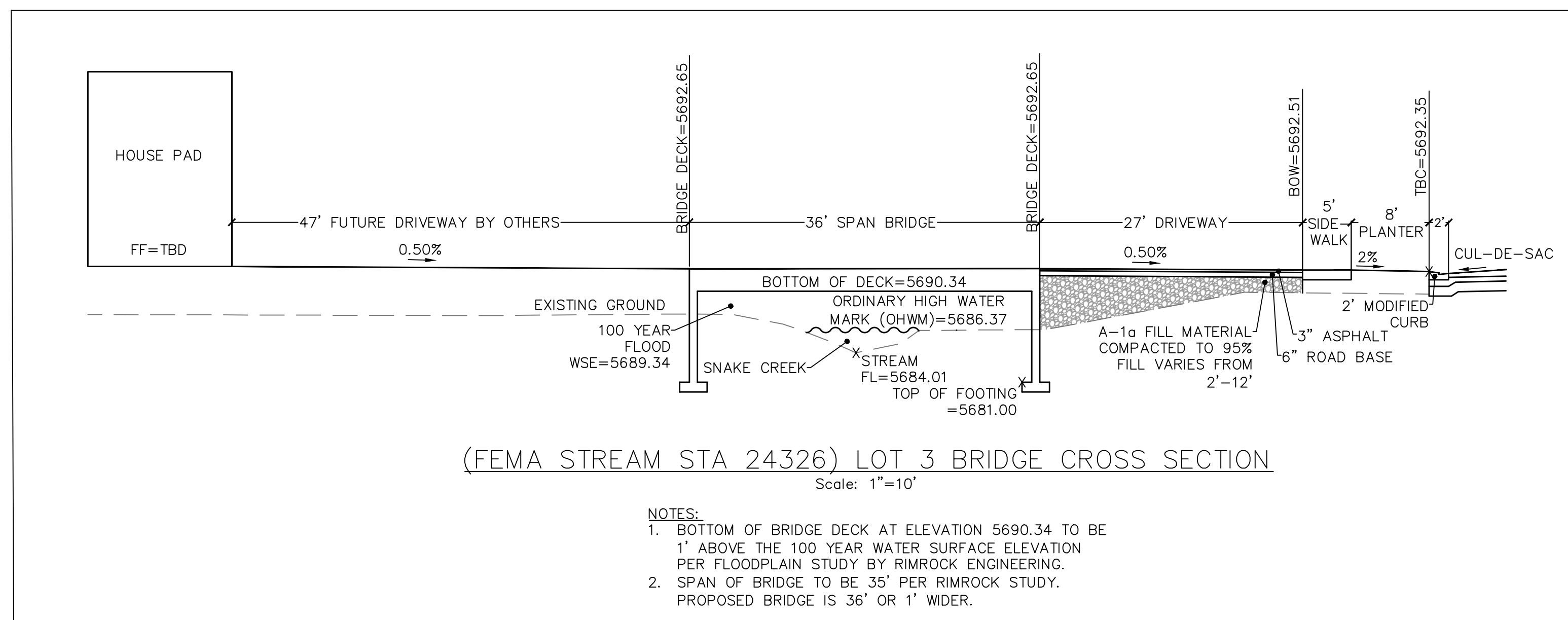
12'-24' SPAN 8' LAY LENGTH

28'-42' SPAN 6' LAY LENGTH

48'-60' SPAN 4' LAY LENGTH

*1/4" Joints between Precast Concrete Units

- LEGEND**
- FEMA FLOODPLAIN
 - WETLANDS
 - BUILDING PAD
 - SETBACKS
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - EXISTING WOODEN FENCE
 - EXISTING WIRE FENCE
 - EXISTING PRESSURIZED IRRIGATION
 - EXW EXISTING WATER
 - EXSS EXISTING SEWER
 - EXSD EXISTING STORM DRAIN
 - OHP EXISTING OVERHEAD POWER
 - PI PROPOSED 6" PRESSURIZED IRRIGATION
 - W PROPOSED 8" WATER
 - SS PROPOSED 8" SEWER
 - SD PROPOSED 18" STORM DRAIN
 - OWM PROPOSED 1" WATER METER
 - FH PROPOSED FIRE HYDRANT
 - SL PROPOSED STREET LIGHT



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SERIAL NO. 295595
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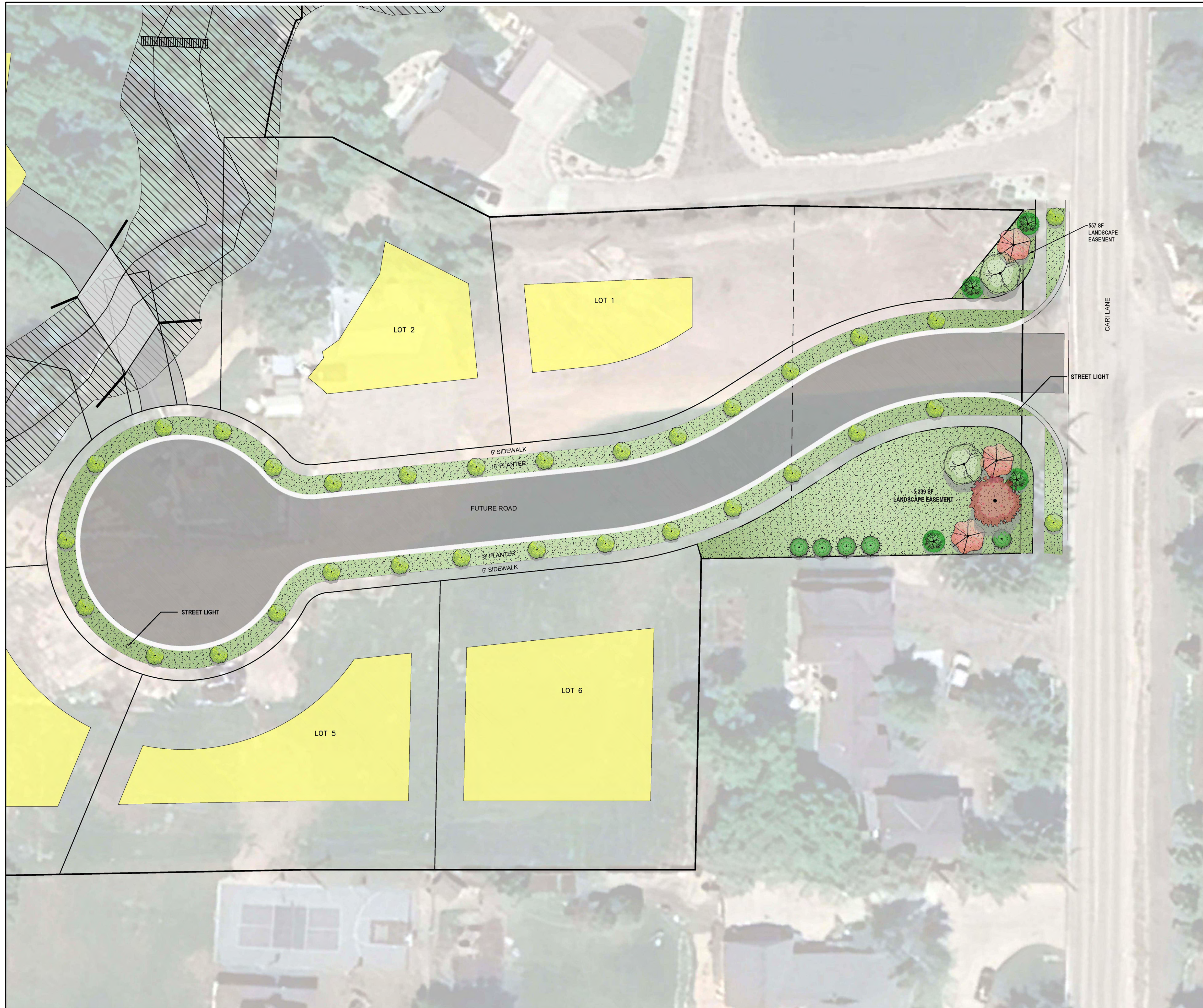
JEREMY CLARK
WHISPERING CREEK

LOT 3 DRIVEWAY
PRECAST BRIDGE DETAILS


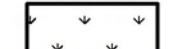

380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB DATE: 23 OCT 2024 SHEET
DRAWN BY: DWA REV: 16

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LEGEND

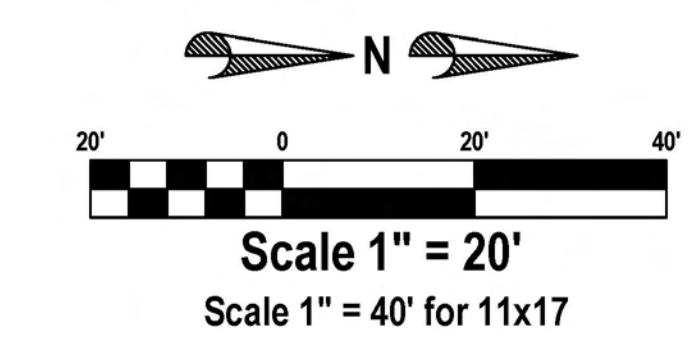
-  FEMA FLOODPLAIN
-  WETLANDS
-  BUILDING PAD

LANDSCAPE NOTES PER MIDWAY CITY CODE:

- DECIDUOUS TREES MUST BE 2" CALIPER AT TIME OF INSTALL.
- CONIFEROUS TREES MUST BE MINIMUM OF 6' AT TIME OF INSTALL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	ACE AUT	1	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B&B	2"	CAL
	FAG FAS	31	FAGUS SYLVATICA 'FASTIGIATA'	COLUMNAR GREEN BEECH	B&B	2"	CAL
	MS	2	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B&B	2"	CAL
	PRU CAN	3	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	B&B	2"	CAL
EVERGREEN TREES							
	ABI GLA	4	ABIES LASIOCARPA 'GLAUCO COMPACTA'	SUBALPINE FIR	B&B	8-10'	
	PIN FLE	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B&B	6'	
GROUND COVERS							
	PP	14,390 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

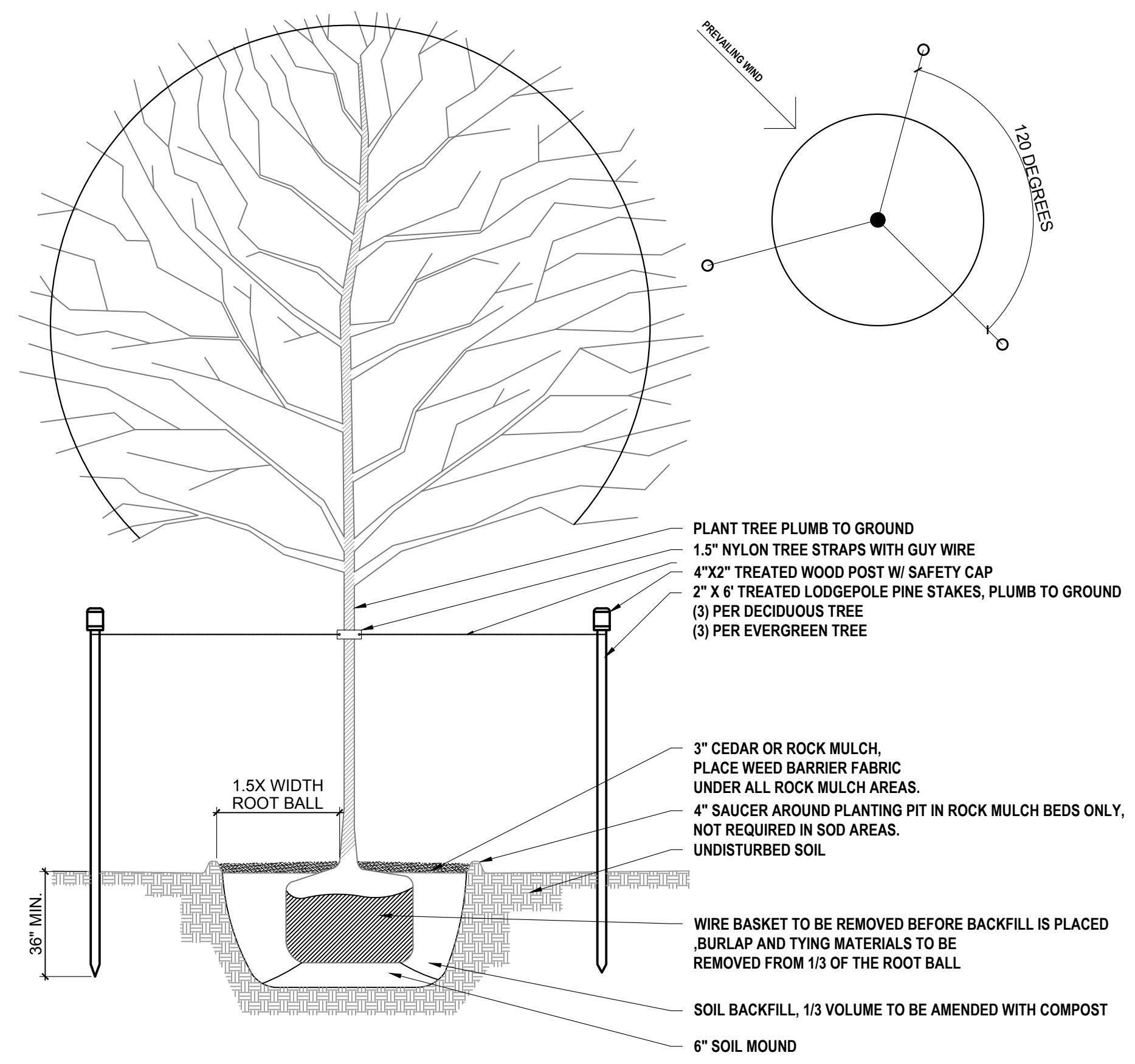
BRYAN M. NICHOLAS P.L.A.
SERIAL NO. 12902936-5301
DATE: 23 OCT 2024

**JEREMY CLARK
WHISPERING CREEK**

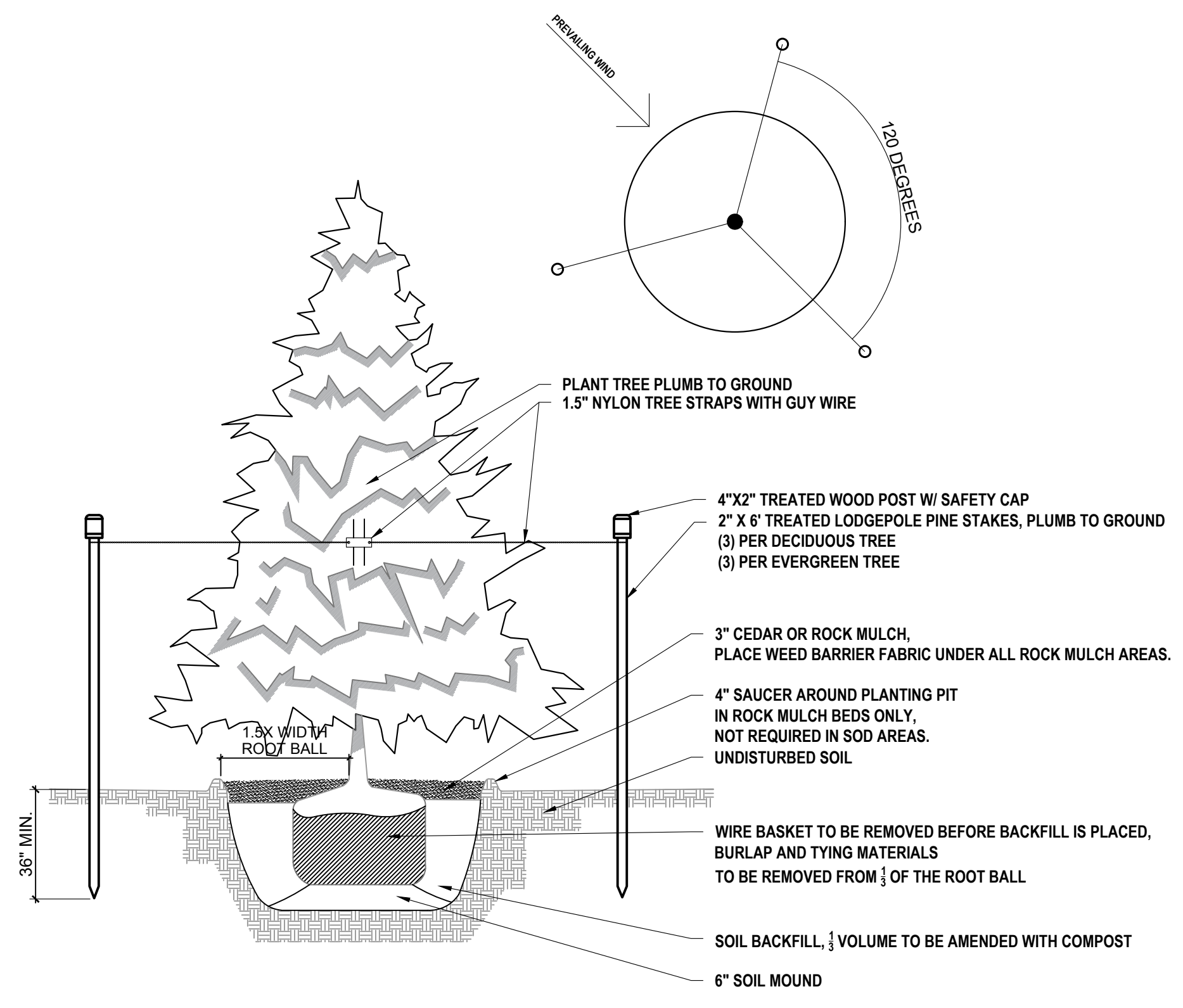
LANDSCAPE DETAILS


380 E Main St, Suite 204
Midway, Ut 84049 ph: (801) 723-2000

DESIGN BY: DAA	DATE: 23 OCT 2024	SHEET L01
DRAWN BY: MB	REV: 00	



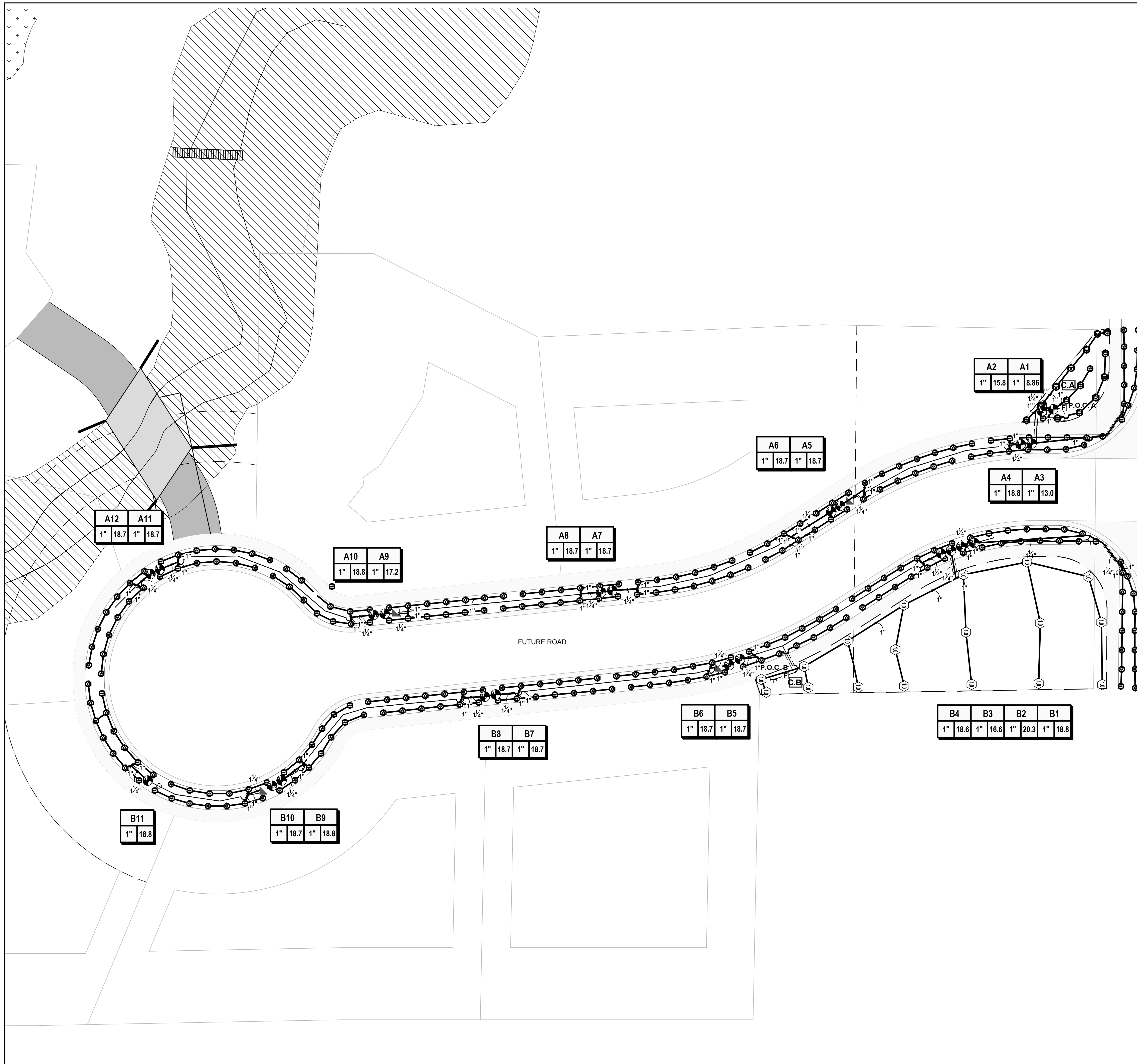
- PLANT TREE PLUMB TO GROUND
- 1.5" NYLON TREE STRAPS WITH GUY WIRE
- 4"x2" TREATED WOOD POST W/ SAFETY CAP
- 2" X 6" TREATED LODGEPOLE PINE STAKES, PLUMB TO GROUND
- (3) PER DECIDUOUS TREE
- (3) PER EVERGREEN TREE
- 3" CEDAR OR ROCK MULCH, PLACE WEED BARRIER FABRIC UNDER ALL ROCK MULCH AREAS.
- 4" SAUCER AROUND PLANTING PIT IN ROCK MULCH BEDS ONLY, NOT REQUIRED IN SOD AREAS. UNDISTURBED SOIL.
- WIRE BASKET TO BE REMOVED BEFORE BACKFILL IS PLACED. BURLAP AND TYING MATERIALS TO BE REMOVED FROM 1/3 OF THE ROOT BALL
- SOIL BACKFILL, 1/3 VOLUME TO BE AMENDED WITH COMPOST
- 6" SOIL MOUND



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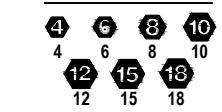
01 DECIDUOUS TREE, TYP.
NTS

02 EVERGREEN TREE, TYP.
NTS



IRRIGATION

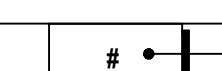
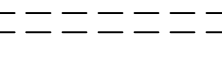
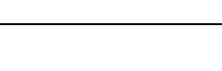
SYMBOL



SYMBOL



SYMBOL



CRITICAL AN

Generated:

P.O.C. NUMBER: 01
 Water Source Information:

FLOW AVAILABLE
 Point of Connection Size:
 Flow Available

PRESSURE AVAILABLE
 Static Pressure at POC:
 Pressure Available:

DESIGN ANALYSIS
 Maximum Station Flow:
 Flow Available at POC:
 Residual Flow Available:

Pressure Req. at Critical Station
 Loss for Fittings:
 Loss for Main Line:
 Loss for POC to Valve Elevation
 Loss for Backflow:
 Critical Station Pressure at POC
 Pressure Available:
 Residual Pressure Available:

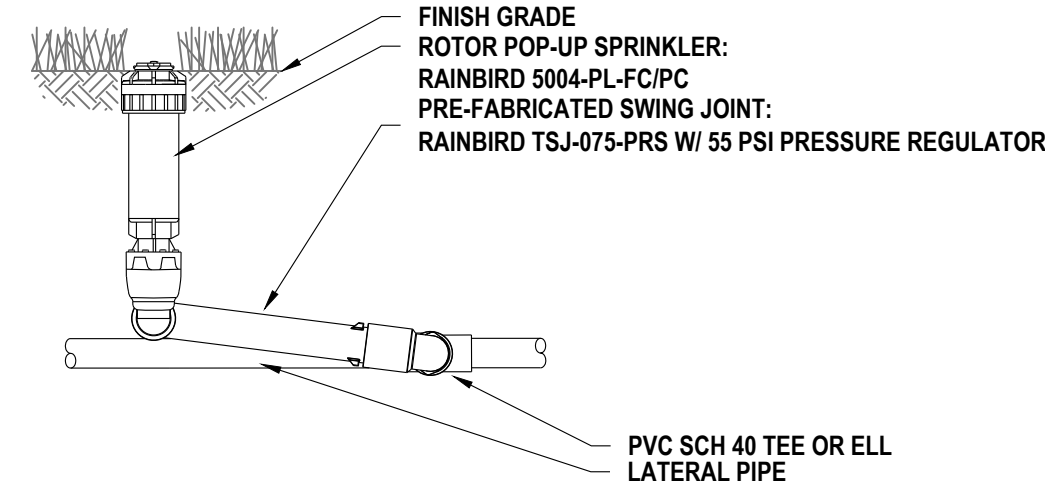
P.O.C. NUMBER: 02
 Water Source Information:

FLOW AVAILABLE
 Point of Connection Size:
 Flow Available

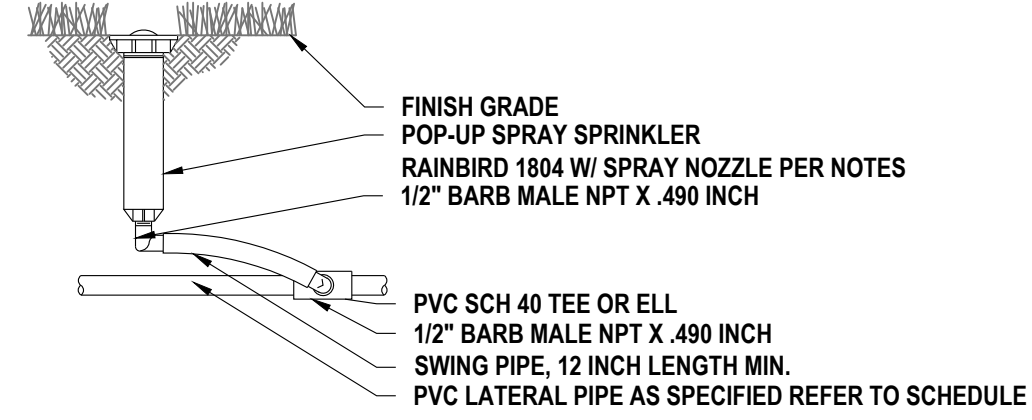
PRESSURE AVAILABLE
 Static Pressure at POC:
 Pressure Available:

DESIGN ANALYSIS
 Maximum Station Flow:
 Flow Available at POC:
 Residual Flow Available:

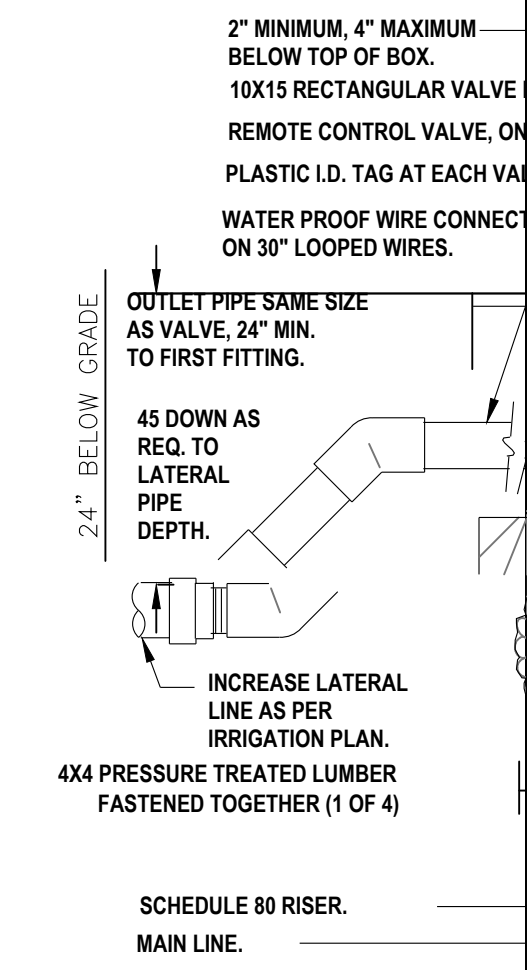
Pressure Req. at Critical Station
 Loss for Fittings:
 Loss for Main Line:
 Loss for POC to Valve Elevation
 Loss for Backflow:
 Critical Station Pressure at POC
 Pressure Available:
 Residual Pressure Available:



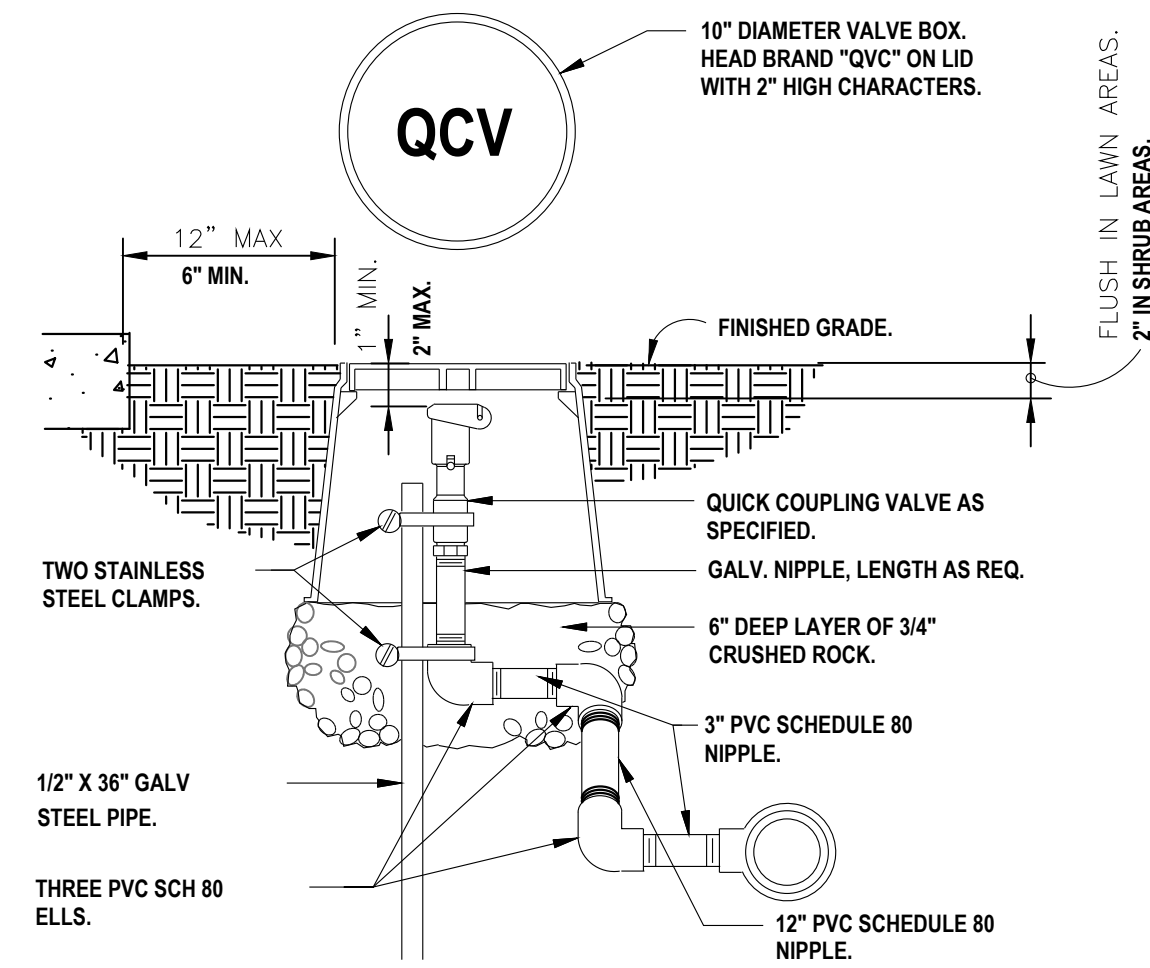
01 RAINBIRD 5004-PC,FC -MPR, TYP.
NTS



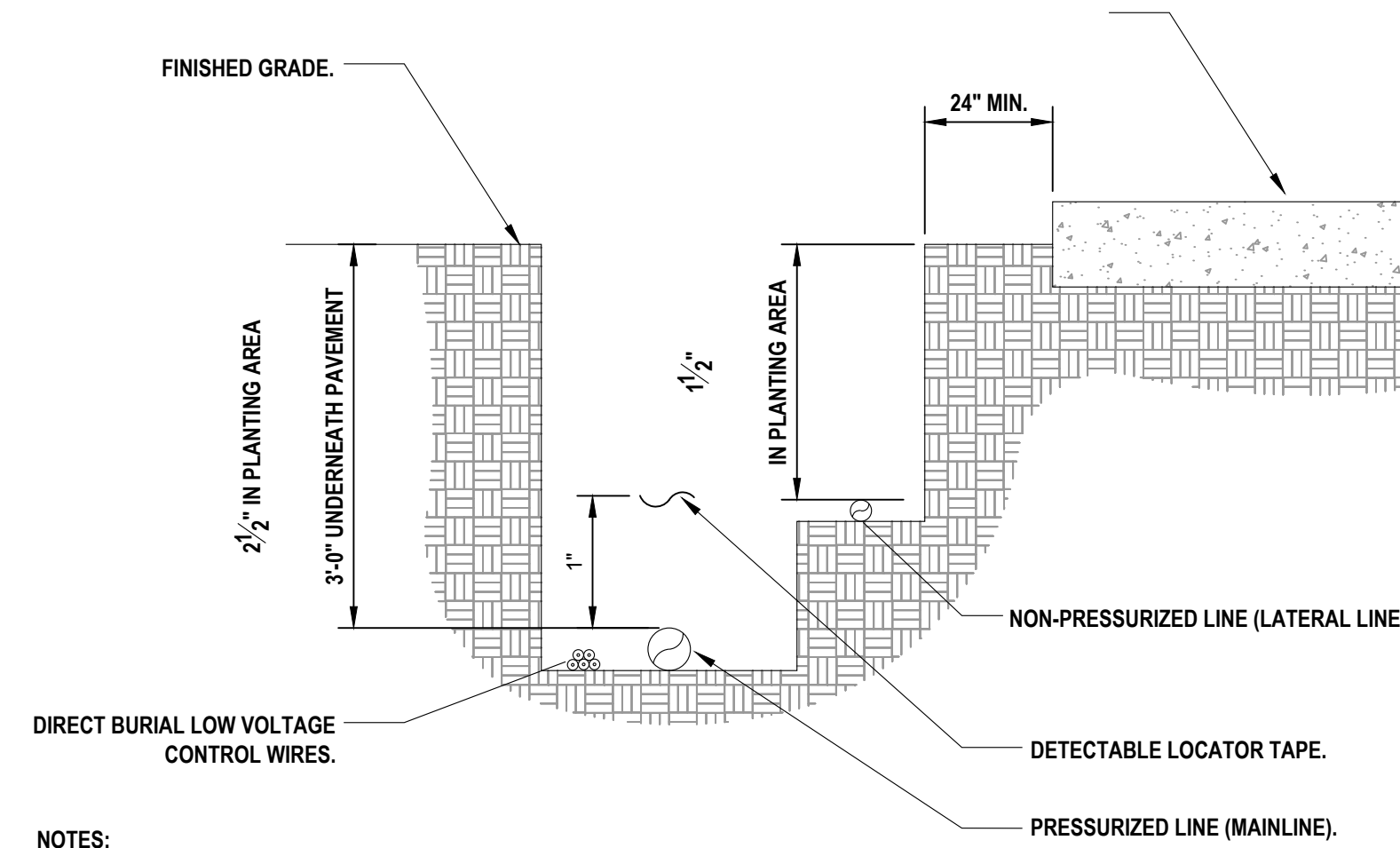
02 RAINBIRD 1804, TYP.
NTS



03 ELECTRIC REMO
NTS



04 QUICK COUPLING VALVE IN BOX
NTS



NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6\") ABOVE THE ENTIRE MAINLINE RUN.

05 IRRIGATION TRENCHING
NTS