

**NOTICE AND AGENDA
MIDWAY WATER ADVISORY BOARD
MONDAY October 5, 2020**

Notice is hereby given that the Midway Water Advisory Board will hold their regular meeting Monday, October 5, 2020 at 6:00 p.m. in the Midway City Office Building at 75 North 100 West Midway, Utah. Notice of the meeting and agenda was posted in the Midway City Office Building, Main Street Station and 7-Eleven, a copy was sent to each of the Trustees and a copy posted on the Utah Meeting Notice Web Site.

The agenda shall be as follows:

1. **General Consent Calendar**
 - a. **Approve Agenda for October 5, 2020**
 - b. **Approve Meeting Minutes August 3, 2020**
2. **Probst Farm Rural Preservation Subdivision— 494 N Center Street**
 - a. **Discussion on water requirement for subdivision**
 - b. **Possible Recommendation to City Council**
3. **Edelweiss Subdivision – 640 East 200 South**
 - a. **Discussion on water requirement for subdivision**
 - b. **Possible Recommendation to City Council**
4. **Finlayson Subdivision – 227 North River Road**
 - a. **Discussion on water requirement for subdivision**
 - b. **Possible Recommendation to City Council**
5. **Howland Subdivision – 600 West 200 North**
 - a. **Discussion on water requirement for subdivision**
 - b. **Possible Recommendation to City Council**
6. **Mountain Spa Rural Preservation Subdivision – 800 North 200 East**
 - a. **Discussion on water requirement for subdivision**
 - b. **Possible Recommendation to City Council**
7. **New/Old Business - No motions or recommendations given**
8. **Adjourn**

General Consent Calendar

Probst Farm Rural Preservation Subdivision

Jennifer Sweat

From: Mike Johnston <mike@summiteg.com>
Sent: Monday, September 14, 2020 11:08 AM
To: Jennifer Sweat
Subject: Midway Water Advisory Meeting - Oct
Attachments: PROBST FARM Midway Water Advisory Application.pdf

Hi Jennifer,
Can you add this to the Water Mtg agenda for October?
Thanks!

Michael P. Johnston
Principal Engineer, President

Summit Engineering Group, Inc.
PO Box 176
55 West Center Street
Heber City, UT 84032
435-654-9229
mike@summiteg.com

MIDWAY CITY

Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: RANDALL PROBST Phone: 435-671-1953 Fax: _____

Mailing Address: 1325 STRINGTOWN RR City: MIDWAY State: UT Zip: 84049

E-mail Address: randall.probst@gmail.com

Project Name: PROBST FARM - RURAL PRESERVATION PARCEL

Location: PARCEL 06-2641 AT 495 N CENTER ST.

Total Acreage: 5.02 Number of Units: 1 Historically Irrigated Area: 4.5 ACRES

Existing Water Connections: NONE

Comments:

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: Randall K Probst Date: 11 Sep 2020

FOR OFFICE USE ONLY

STAFF:	
Date Received: _____	Application Number: _____
Received By: _____	Zone: _____
Fee Paid: _____	Tax ID Number: _____
PLANNER:	
Complete / Incomplete	
Date: _____ Reviewed by: _____	





Summit Engineering Group Inc.

Summit Engineering Group, Inc
55 West Center St.
PO Box 176
Heber City, UT 84032
435-654-9229

Water Rights Calculation Sheet

PROBST FARM RURAL PRESERVATION PARCEL

TOTAL NEW HOMES	1	homes		
IRRIGATION FROM SPRING =	1.650	acres	Water Right 55-4092 from springs	
IRRIGATION FROM SHARES =	2.850	acres	Midway Irrigation Shares =	3.00 ac-ft per share
TOTAL IRRIGATION =	4.500	acres		

Required Water

Culinary Use	0.45	AF/home
Outdoor Irrigation	3.00	AF/acre

Total Municipal Indoor =	0.450 AF
Total PI Outdoor =	8.550 AF
Total Water =	9.00 AF

Total Water Required =	9.00 AF
Midway Irrigation Shares Req'd =	3.00 SH

Edelweiss Subdivision

Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Monday, September 7, 2020 5:43 PM
To: Jennifer Sweat
Cc: Michael Henke
Subject: Edelweiss Meadows - Water Board Application
Attachments: Water Board Application - Edelweiss Meadows _Signed.pdf

Jennifer

Please place the Edelweiss Subdivision on the October Water Board agenda. Attached is a signed application, a water right estimate for the project and the preliminary site plan and water plan.

Paul Berg
Berg Engineering

MIDWAY CITY

Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Hilltop Homes Phone: 801-458-7329 Fax: _____

Mailing Address: 1218 Canyon View Drive City: Midway State: UT Zip: 84049

E-mail Address: buildcrescendo@gmail.com

Project Name: Edelweiss Meadows

Location: 640 East 200 South

Total Acreage: 3.64 Number of Units: 6 Historically Irrigated Area: 3.64

Existing Water Connections: 0

Comments:

This subdivision will extend the water line in 200 South.

Pressurized irrigation is available on the property.

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent:  Date: 8/13/20

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

Zone: _____

Tax ID Number: _____

PLANNER:

Complete / Incomplete

Date: _____ Reviewed by: _____

Edelweiss Subdivision

September 7, 2020

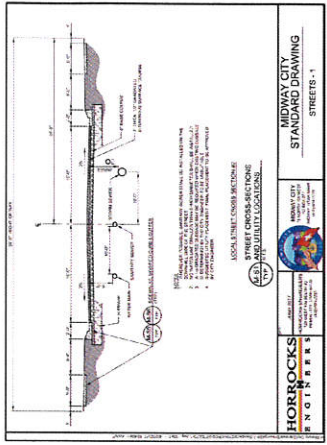
Water Right Estimate

Lot	Water Rights for Inside Use (acre-feet)	Total Area (acres)	Estimated Impervious Area (acres)	Irrigated Area (acres)	Irrigation Requirement (acre-feet/acre)	Water Rights for Irrigation (acre-feet)	Total Water Rights Required (acre-feet)
1	0.80	0.53	0.18	0.35	3.00	1.05	1.85
2	0.80	0.53	0.18	0.35	3.00	1.05	1.85
3	0.80	0.55	0.18	0.37	3.00	1.11	1.91
4	0.80	0.56	0.18	0.38	3.00	1.14	1.94
5	0.80	0.63	0.18	0.45	3.00	1.35	2.15
6	0.80	0.64	0.18	0.46	3.00	1.38	2.18
Road Parkstrips	0.00	0.09	0.00	0.09	3.00	0.27	0.27
Totals	4.80					7.35	12.15
						Total water rights required	12.15
						Total Shares Required	4.05

CONSTRUCTION NOTE: UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAGING OF UTILITIES.

- LEGEND
- EXISTING DRIVEWAY IN ROW TO BE REMOVED TO EXTEND 200 SOUTH
 - DWP — EXISTING PRESSURIZED IRRIGATION
 - DW — EXISTING WATER
 - DSS — EXISTING SEWER
 - DMS — EXISTING PIPED DITCH

TOTAL AREA	3.34 ACRES
ZONE	12-1-11
MIN LOT SIZE	11,000 SF
MIN FRONTAGE	100 FEET
PROPOSED LOTS	6
REQUIRED OPEN SPACE	0 ACRES

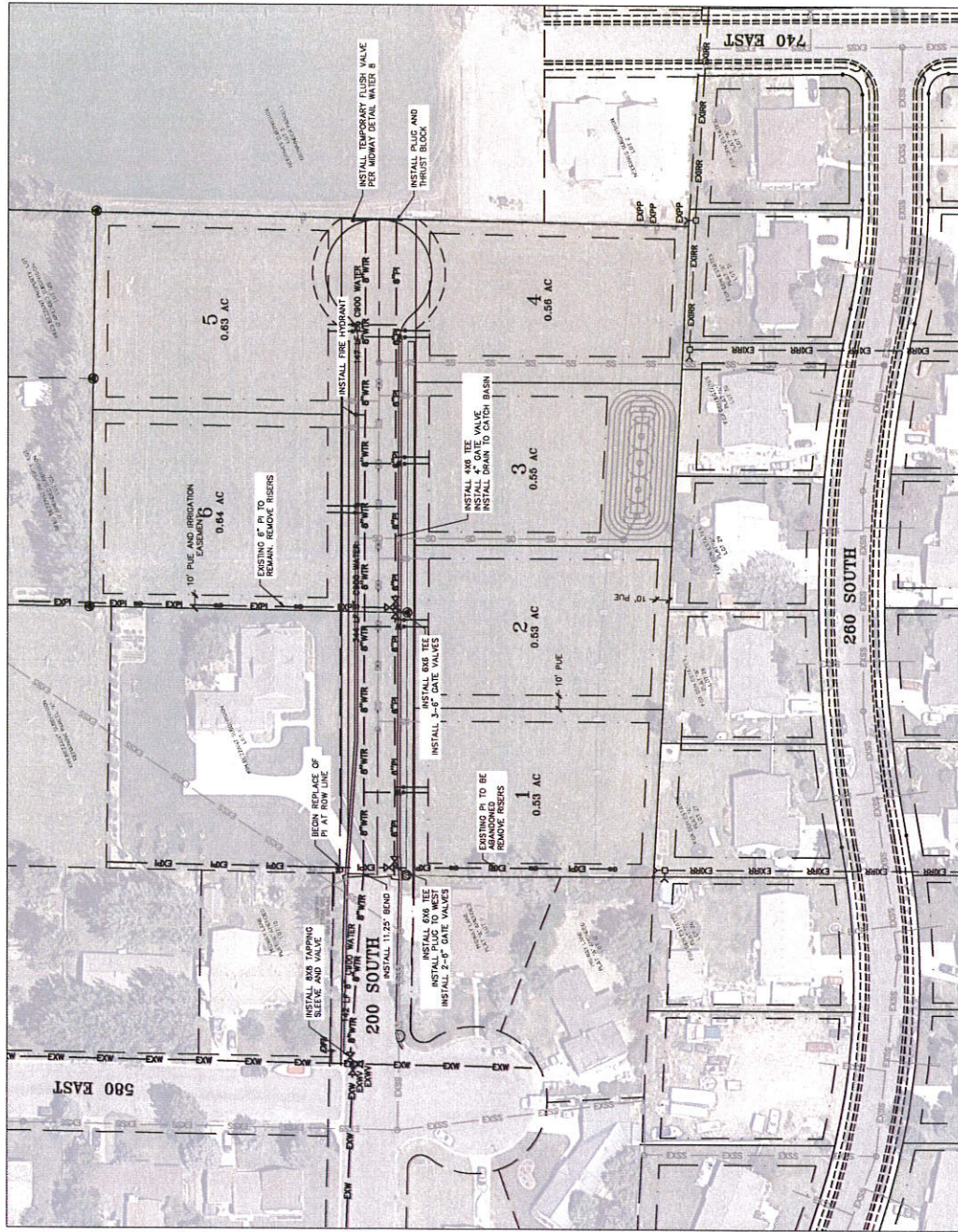


HILLTOP HOMES
EDELWEISS MEADOWS
PRELIMINARY SITE PLAN



THIS DOCUMENT IS BELIEVED
TO BE A TRUE AND CORRECT
REPRESENTATION OF THE
PROJECT AS SHOWN AND
DATE: 12.05.2020

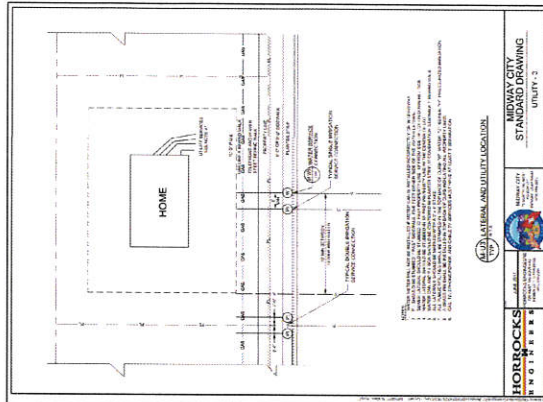
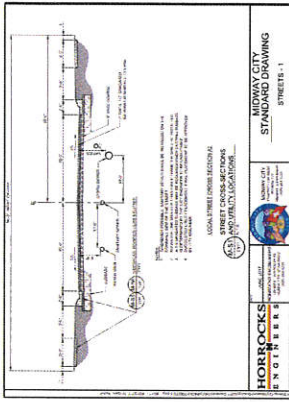
DESIGNED BY	DATE: 12.05.2020
DRAWN BY	REV: 1
CHECKED BY	REV: 2



EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE.
 LOCATIONS OF ALL EXISTING UTILITIES CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE
 LOCATIONS AND THOSE SHOWN ON THIS PLAN.

UTILITY WATER NOTES:
 ALL UTILITY WATER IMPROVEMENTS SHALL
 MEET CITY STANDARDS AND
 SPECIFICATIONS.
 • CSDO D118 BLUE PIPE

STORM DRAIN SYSTEM NOTE:
 ALL STORM DRAIN IMPROVEMENTS TO MEET
 CITY STANDARDS AS ADOPTED IN 2018
 EDITION.
PRESSURIZED IRRIGATION NOTES:
 IMPROVEMENTS
 SHALL MEET MOWAY IRRIGATION COMPANY
 STANDARDS AND SPECIFICATIONS.
 • ALL PRESSURIZED IRRIGATION MAIN SHALL BE
 AWMA C900 D118 PURPLE PIPE



LEGEND

- EX — EXISTING PRESSURIZED IRRIGATION
- EX — EXISTING WATER
- EX — EXISTING SEWER
- EX — EXISTING PIPED DITCH
- S — SEWER
- W — WATER
- P — PRESSURIZED IRRIGATION
- SD — STORM DRAIN

SCALE: 1"=40'

**HILLTOP HOMES
 EDELWEISS MEADOWS
 PRELIMINARY WATER AND
 PRESSURIZED IRRIGATION PLAN**

BERG ENGINEERING
 300 E Main St. Suite 204
 Fort Collins, CO 80501
 PH: 970.225.9199

**FOR REVIEW & RELEASE
 OF RECORDS, CONTACT
 MOWAY IRRIGATION COMPANY
 1000 W. Main St. Suite 204
 Fort Collins, CO 80501
 PH: 970.225.9199**

DATE: 11.25.2018
 DRAWN BY: DFI
 REV: 4

Finlayson Subdivision

Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, September 17, 2020 9:39 AM
To: Jennifer Sweat
Cc: Michael Henke
Subject: Finlayson Subdivision - Water Board Application
Attachments: Midway Water Advisory Board Application.pdf

Jennifer

Attached is the water board application for the Finlayson Subdivision, a 1 lot subdivision. Please place this item on the October 5, 2020 agenda.

Paul Berg
Berg Engineering

MIDWAY CITY
Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Keith Finlayson Phone: 801-836-8462 Fax: _____

Mailing Address: 555 Sagewood Ave City: Provo State: UT Zip: 84604

E-mail Address: finlaysonkc@gmail.com

Project Name: Finlayson Subdivision

Location: 227 North River Road

Total Acreage: 0.33 Number of Units: 1 Historically Irrigated Area: Unknown

Existing Water Connections: 0

Comments:

This 1 lot subdivision will connect to the water line in River Road.

Irrigated area = 0.33 - .11 = 0.22 acres

Water rights = 0.80 af for inside + 0.22(3) for irrigation = 1.46 af

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: _____ Date: _____

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

Zone: _____

Tax ID Number: _____

PLANNER:

Complete / Incomplete

Date: _____ Reviewed by: _____

Howland Subdivision

Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, September 17, 2020 10:30 AM
To: Jennifer Sweat
Cc: Michael Henke
Subject: Howland Subdivision - Water Board Application
Attachments: Midway Water Advisory Board Application.pdf

Jennifer

Attached is the water board application for the Howland Subdivision, a 1 lot subdivision. Please place this item on the October 5, 2020 agenda.

Paul Berg
Berg Engineering

MIDWAY CITY

Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Pointe 11 LLC Phone: 801-631-9464 Fax: _____

Mailing Address: 9450 S. Redwood Road City: South Jordan State: UT Zip: 84095

E-mail Address: spencer@howlandinc.com

Project Name: Howland Subdivision

Location: 600 West 200 North

Total Acreage: 2.49 Number of Units: 1 Historically Irrigated Area: 1.13

Existing Water Connections: 0

Comments:

1.13 acres has been farmed for hay.

1.36 acres is wetlands, irrigation channel, Snake Creek or natural area.

Irrigated area in lot = $1.13 - 0.18 = 0.95$ acres

Water rights = 0.80 af for inside + $0.95(3)$ for irrigation = 3.65 af

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: _____ Date: _____

FOR OFFICE USE ONLY

STAFF:

Date Received: _____

Received By: _____

Fee Paid: _____

Application Number: _____

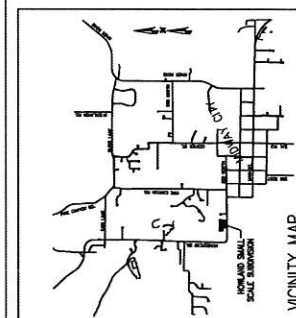
Zone: _____

Tax ID Number: _____

PLANNER:

Complete / Incomplete

Date: _____ Reviewed by: _____



VICINITY MAP
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



ADDRESS TABLE	
LOT	ADDRESS
1	XXX WEST 250 NORTH

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. HOWLAND, LICENSED SURVEYOR, HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED HEREON, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN.

DATE _____ SURVEYOR (SEE SIGNATURE)

BOUNDARY DESCRIPTION

BEARING SOUTH 112.04° EAST AND WEST 430.13 FEET MORE OR LESS FROM THE
LAKE BASE AND MERIDIAN;
THENCE SOUTH 87°43'00" EAST 382.44 FEET;
THENCE SOUTH 87°43'00" EAST 58.67 FEET;
THENCE SOUTH 87°43'00" EAST 183.39 FEET;
THENCE SOUTH 87°43'00" EAST 183.39 FEET;
THENCE NORTH 00°06'35" EAST 137.75 FEET;
THENCE NORTH 00°06'35" EAST 137.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.31 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF
THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE
SURVEYED AND LAYED OUT IN ACCORDANCE WITH THE UTAH CODE,
AND HAVE CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS
HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND
EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC
UTILITIES AND EMERGENCY VEHICLE ACCESS.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.
BEFORE ME, DAY OF _____, A.D. 20____, PERSONALLY APPEARED
TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES _____

ACCEPTANCE BY MIDWAY CITY

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

THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ MAYOR _____ ATTEST _____ CLERK-RECORDER
CITY ENGINEER _____ APPROVED _____ CITY ATTORNEY
(SEE SIGNATURE)

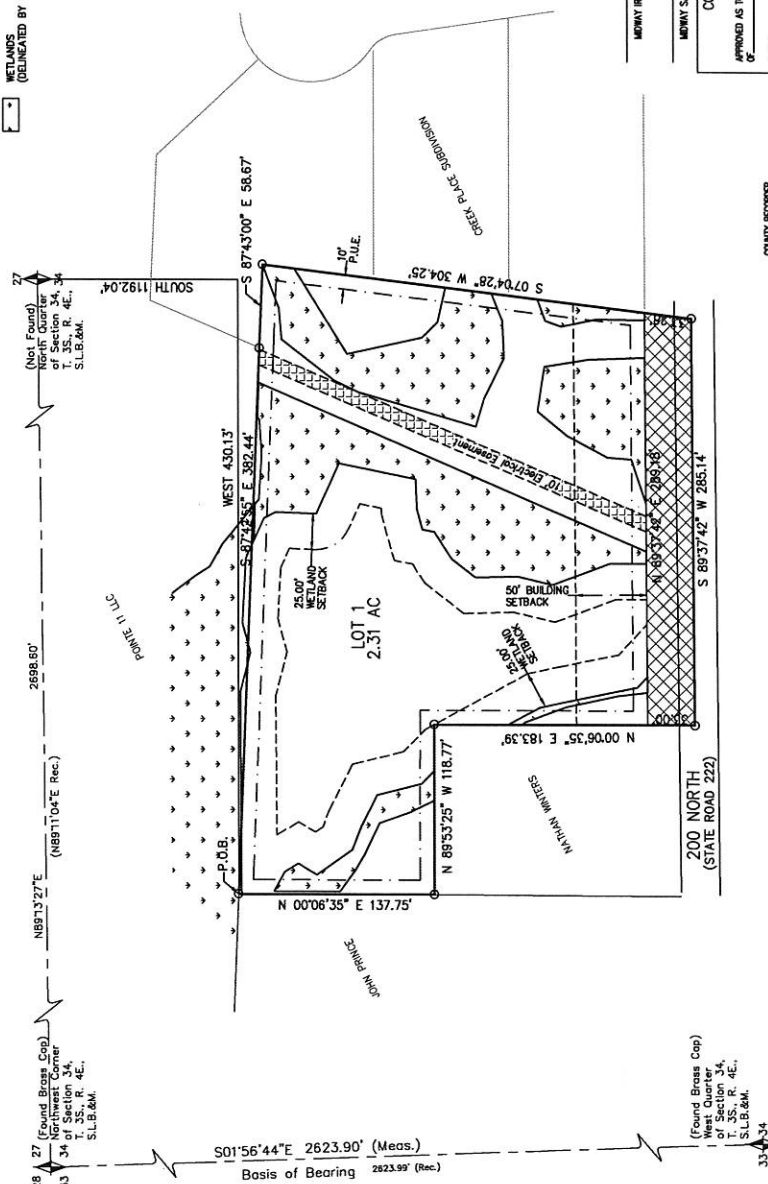
PLANNING COMMISSION APPROVAL

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

**HOWLAND SMALL SCALE
SUBDIVISION**

MIDWAY CITY, WASHINGTON COUNTY, STATE OF UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
SCALE 1" = 50 FEET

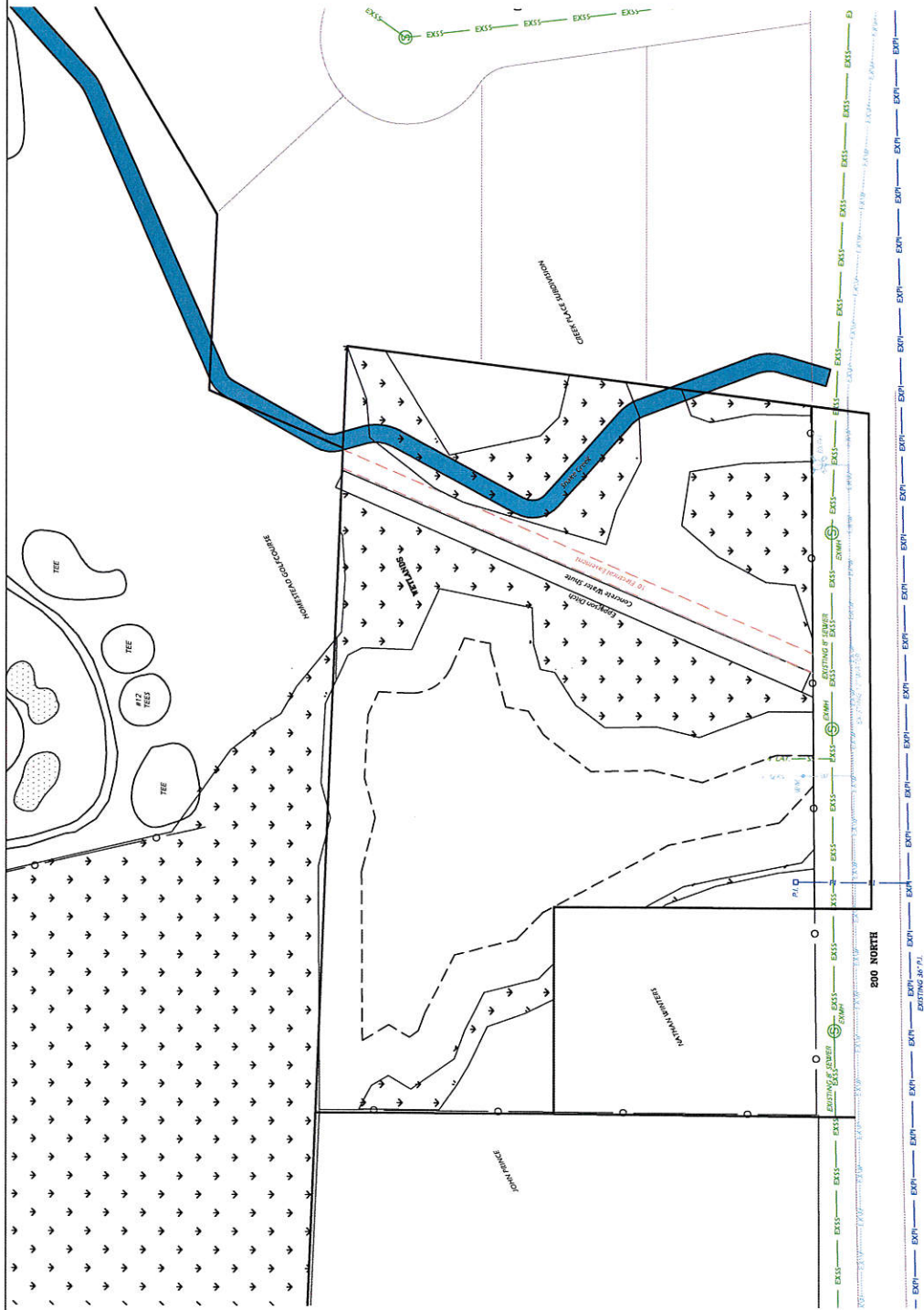
SHAW-WHITE & ASSOCIATES, INC.	SHAW-WHITE & ASSOCIATES, INC.	SHAW-WHITE & ASSOCIATES, INC.	SHAW-WHITE & ASSOCIATES, INC.
REGISTERED SURVEYOR	REGISTERED SURVEYOR	REGISTERED SURVEYOR	REGISTERED SURVEYOR



COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
R/S _____
COUNTY SURVEYOR

COUNTY RECORDER

DATE OF SURVEY: _____
TROY L. HOWLAND, P.E.
REGISTERED SURVEYOR
2500 SOUTH 1000 EAST
SALT LAKE CITY, UT 84143
PHONE (801) 637-0743



LEGEND



NOTES

1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF ALL UTILITIES.
2. ALL UTILITY CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN THE 2000 EDITION.
3. INSTALL SERVICES AS SHOWN TO LOT 1.

LEGEND

- EXISTING SERIES
- EX15 EXISTING 15" WATER
 - EX12 EXISTING 12" WATER
 - EX10 EXISTING 10" WATER
 - EX8 EXISTING 8" WATER
 - EX6 EXISTING 6" WATER
 - EX4 EXISTING 4" WATER
 - EX2 EXISTING 2" WATER
 - EX1 EXISTING 1" WATER
 - EX15 EXISTING 15" SEWER
 - EX12 EXISTING 12" SEWER
 - EX10 EXISTING 10" SEWER
 - EX8 EXISTING 8" SEWER
 - EX6 EXISTING 6" SEWER
 - EX4 EXISTING 4" SEWER
 - EX2 EXISTING 2" SEWER
 - EX1 EXISTING 1" SEWER
 - EX15 EXISTING 15" GAS
 - EX12 EXISTING 12" GAS
 - EX10 EXISTING 10" GAS
 - EX8 EXISTING 8" GAS
 - EX6 EXISTING 6" GAS
 - EX4 EXISTING 4" GAS
 - EX2 EXISTING 2" GAS
 - EX1 EXISTING 1" GAS

THIS DOCUMENT IS INCOMPLETE
FOR THE PURPOSES OF THE
MIDWAY CITY STANDARDS AND
SPECIFICATIONS AS ADOPTED IN THE
2000 EDITION.

PAUL D. BERG
DATE: 06/01/2020

APC LLC & PONTI LLC
HOWLAND SMALL SCALE SUBDIVISION

UTILITY PLAN



DATE	BY	CHK	REV
06/01/2020	PAUL D. BERG	PAUL D. BERG	1
06/01/2020	PAUL D. BERG	PAUL D. BERG	2
06/01/2020	PAUL D. BERG	PAUL D. BERG	3

Mountain spa Rural Preservation Subdivision

Jennifer Sweat

From: Paul Berg <paul@bergeng.net>
Sent: Thursday, September 17, 2020 11:00 AM
To: Jennifer Sweat
Cc: Michael Henke
Subject: Mountain Spa Rural Preservation Subdivision - Water Board Application
Attachments: Midway Water Advisory Board Application.pdf

Jennifer

Attached is the water board application for the Mountain Spa Rural Preservation Subdivision. Please place this item on the October 5, 2020 agenda.

Paul Berg
Berg Engineering

MIDWAY CITY

Planning Office

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223 x105
Fax: 435-654-2830
mhenke@midwaycityut.org

Midway Water Advisory Application

Applicant or Authorized Representative:

Name: Chuck Heath Phone: 435-659-8875 Fax: _____

Mailing Address: 1887 Gold Dust Lane #301 City: Park City State: UT Zip: 84060

E-mail Address: cv.heath.pc@gmail.com

Project Name: Mountain Spa Rural Preservation Subdivision

Location: 800 North 200 East

Total Acreage: 36.13 Number of Units: 5 Historically Irrigated Area: _____

Existing Water Connections: 1 (Assumed that the home was connected to city water)

Comments:

Please see the attached spreadsheet.

Please submit with application Site Plans, Plat Maps, Drawings or any information that pertains to water calculations.

Please read and sign before application submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. As the applicant for this proposal, I understand that my application is not deemed complete until the Planning Office has reviewed the application. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time.

Signature of Owner or Agent: _____ Date: _____

FOR OFFICE USE ONLY

STAFF:

Date Received: _____
Received By: _____
Fee Paid: _____

Application Number: _____
Zone: _____
Tax ID Number: _____

PLANNER:

Complete / Incomplete
Date: _____ Reviewed by: _____

Mountain Spa Rural Preservation Subdivision Water Right Estimate

September 17, 2020

The Hot Pot Conservation Area will not be irrigated and not water rights have been calculated for this area.
The farm parcel along Burgi Lane has not been historically irrigated. This area will continue to be used for grazing with irrigation.
The farm parcel along River Road is proposed to be irrigated (14.10 acres).

Water Right Estimate for Mountain Spa Concept Plan

Use	Water Right per Unit (acre-feet)	Unit	Unit Quantity	Required Water Rights (acre-feet)
Preservation Lots				
Homes	0.80	per home	5	4.00
Total Estimated Water Rights for Inside Use				4

Lot 1 Irrigated Area	3.00	acre	1.87	5.61	Lot size less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 2 Irrigated Area	3.00	acre	0.82	2.46	Lot size less 8,000 sf for home and driveway per city code.
Lot 3 Irrigated Area	3.00	acre	1.52	4.56	Lot size less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 4 Irrigated Area for Home	3.00	acre	1.60	4.80	Parcel for home less 8,000 sf for home and driveway per city code.
Lot 4 Farm Parcel	3.00	acre	0.00	0.00	This area has not be historically irrigated. To be used for grazing.
Lot 5 Irrigated Area for Home	3.00	acre	2.19	6.57	Parcel for home less sensitive lands and 8,000 sf for home and driveway per city code.
Lot 5 Farm Parcel	3.00	acre	14.10	42.30	Historically irrigated area.
Total Estimated Water Rights for Irrigation				66.30	

Total Estimated Water Rights Needed for Development 70.30



- LEGEND**
- WETLANDS (3.75 ACRES)
 - SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POT/CRATER)
 - HOT POT/CRATER SENSITIVE LANDS (3.32 ACRES)
 - RESORT ZONE BOUNDARY
 - EXISTING PRESSURIZED IRRIGATION
 - EXISTING WATER
 - EXISTING SEWER
 - PROPOSED WATER
 - PROPOSED SEWER

SEWER LINES:
.. ALL SEWER LATERALS ARE 4"
.. ALL SEWER IMPROVEMENTS SHALL MEET MINNY CITY
.. STANDARDS & SPECIFICATIONS

WATER LINES:
.. ALL WATER LATERALS ARE 4"
.. ALL WATER IMPROVEMENTS SHALL MEET MINNY CITY
.. STANDARDS & SPECIFICATIONS

BLUE STAKE AND
.. ALL EXISTING UTILITIES SHOWN ON PLAN
.. ARE APPROXIMATE AND MAY BE INCOMPLETE.
.. THE USER OF THIS PLAN IS RESPONSIBLE FOR BLUE STAKING OF
.. UTILITIES.

PRESSURIZED IRRIGATION LINES:
.. ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET
.. MINNY PRODUCTION COMPANY STANDARDS & SPECIFICATIONS

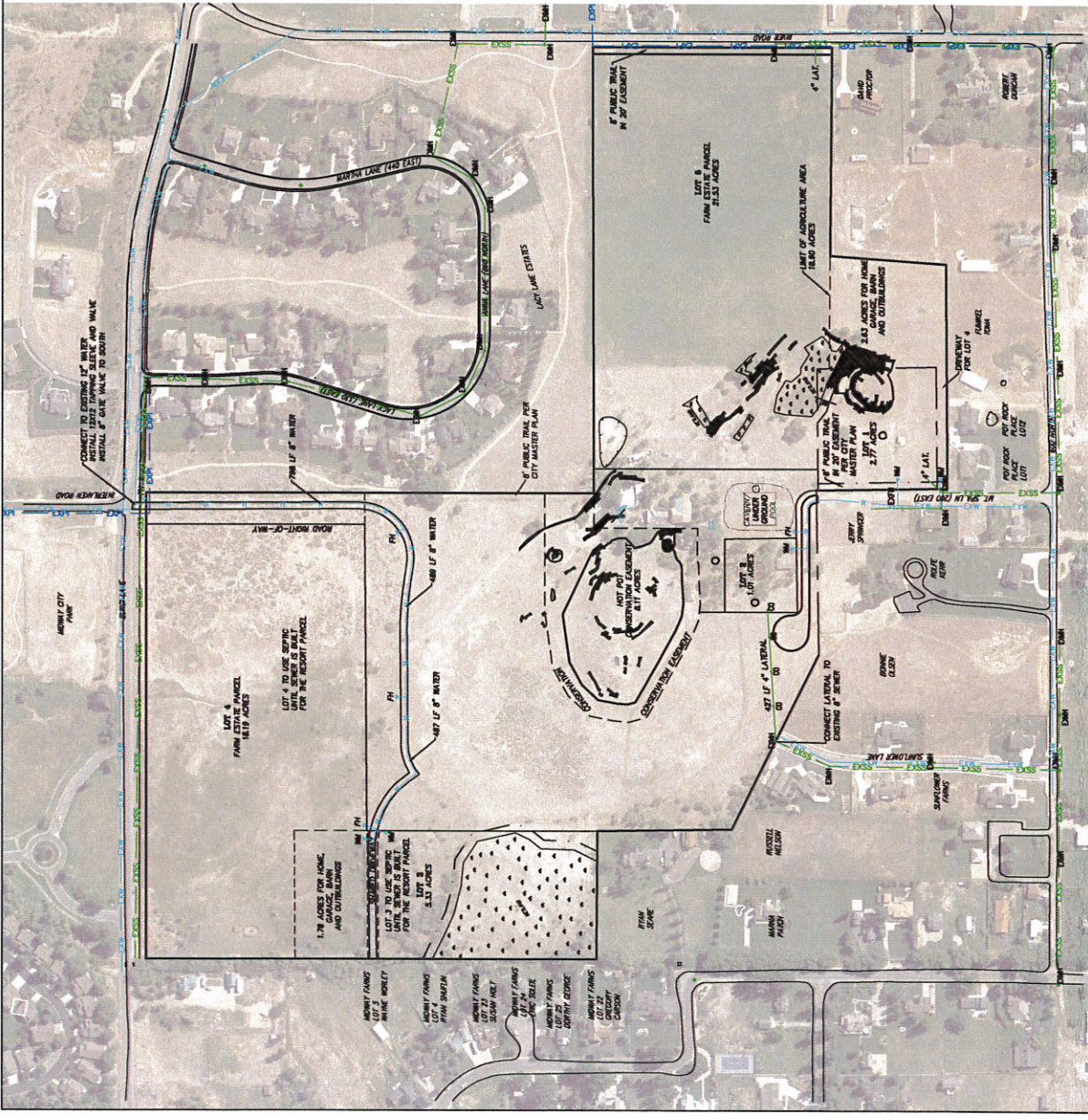
THIS DOCUMENT IS RELEASED
FOR THE PROJECT OF CONSTRUCTION OF
UTILITIES SHOWN AND SCALED.
DATE: 3.28.2020
DRAWN BY: JLD
CHECKED BY: JLD

CHUCK HEATH
MOUNTAIN SPA

UTILITY PLAN

BERG ENGINEERING
1000 E. Main St., Suite 204
Minneapolis, MN 55414
Phone: 612.338.8888
Fax: 612.338.8889
Email: info@berg-engineering.com
Website: www.berg-engineering.com

DATE: 3.28.2020
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: 1"=160'



New/Old Business

Adjourn
