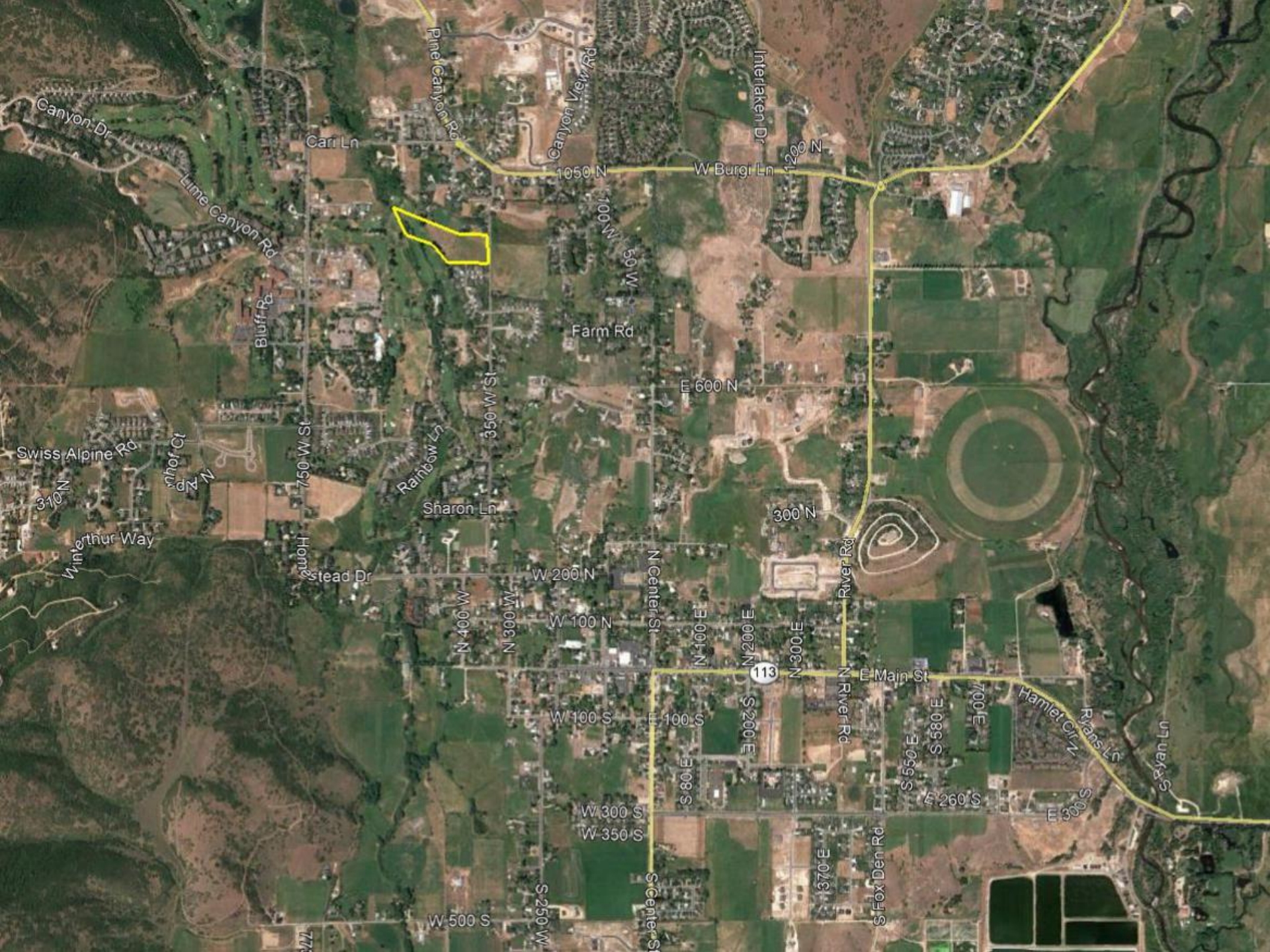


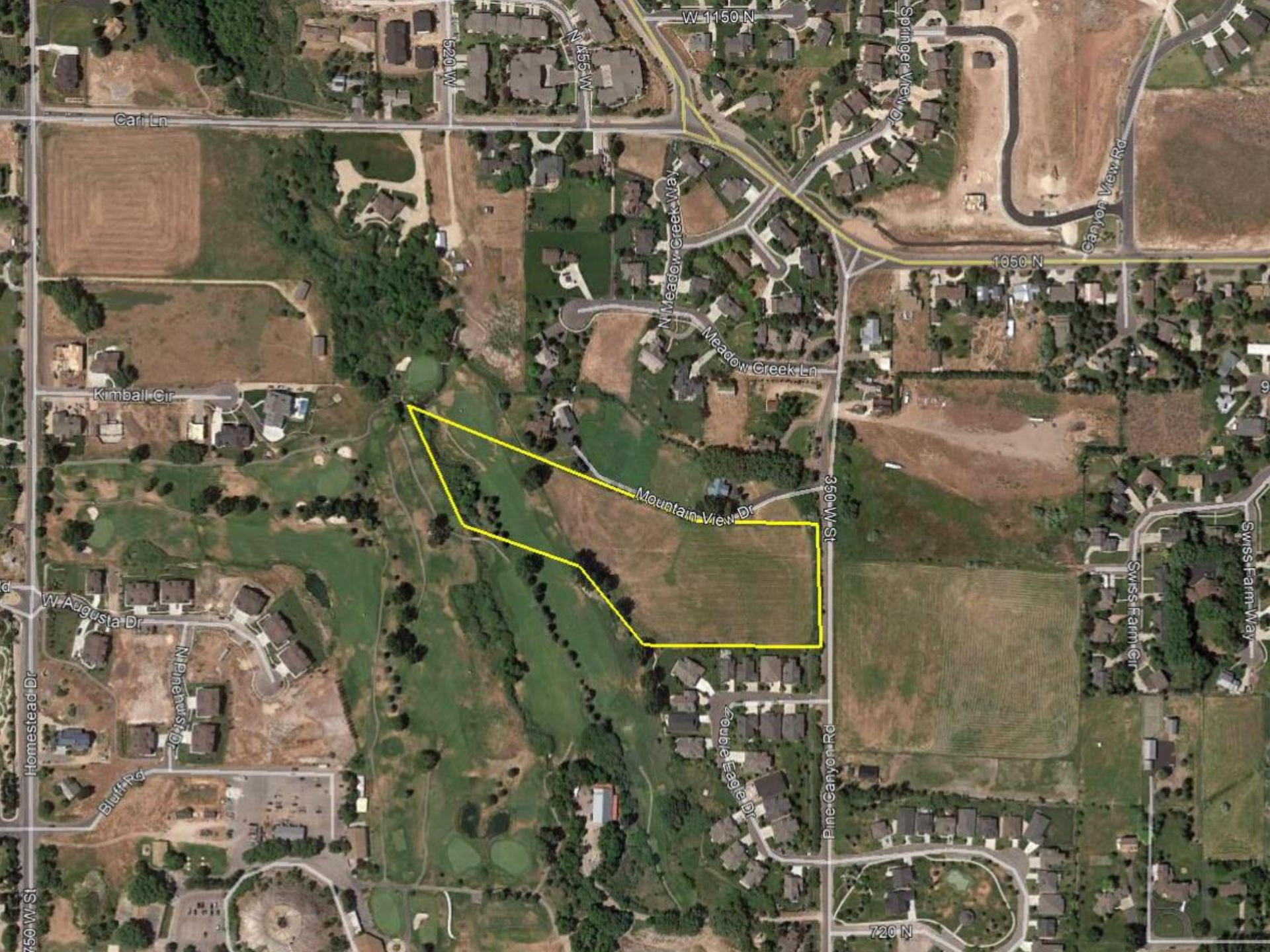
HUNTLEIGH WOODS

FINAL

LAND USE SUMMARY

- 8.1 acres
- R-1-15 zone
- 9 lots
- Public road
- 100' foot setback from Pine Canyon
- Public trail along Pine Canyon Road
- Homestead Golf Course
- Sensitive Lands





W 1150 N

W 1025 W

N 555 W

Springer View Dr

Carl Ln

Canyon View Rd

1650 N

N Meadow Creek Way

Meadow Creek Ln

Kimball Cir

Mountain View Dr

350 W St

Swiss Farm Way

Swiss Farm Cir

W Augusta Dr

N Cypress St

Homestead Dr

Bluff Rd

Eagle Dr

Pine Canyon Rd

720 N

W 650 St



Meadow Creek Ln

Mountain View Dr

350 W St

Double Eagle Dr









- NOTES:**
1. 56' WIDE STREET RIGHT-OF-WAY PER CITY STANDARD "STREETS" SEE SHEET CS-101.
 2. INSTALL 1.489 LF OF 5' WIDE SIDEWALK PER CS-101, CITY DETAIL "STREETS 5"
 3. INSTALL 1.489 LF OF 24" MODIFIED CURB AND GUTTER PER CS-101, CITY DETAIL "STREETS 6"
 4. REAR SETBACK = 30' (CORNER LOT REAR SETBACK = 20')
 5. SIDE SETBACK MIN. 10' TOTAL 24' OR MORE
 6. FRONT SETBACK = 30'
 7. ZONE R-1-S MIDWAY MUNICIPAL CODE CHAPTER 16.10.
 8. RETENTION POND.
 - 8.1. 3" WATER DEPTH, 1" FREEBOARD, 4" DEEP TOTAL.
 - 8.2. VOLUME = 6,000 CF
 9. INSTALL 24,869 SF OF ASPHALT.
 10. INSTALL STREET LIGHTS PER CS-103.
 11. INSTALL STREET SIGN PER CS-103.
 12. INSTALL 294 LF OF BLOCK PILLAR FENCING. SEE CS-102 FOR DETAILS
 13. RETENTION POND
 - 13.1. 3" WATER DEPTH, 1" FREEBOARD, 4" DEEP TOTAL.
 - 13.2. VOLUME = 6,100 CF



01 PLAN VIEW
SCALE: 1" = 40'

KNOW WHAT'S BELOW: CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"X36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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NO.	DATE	REVISION
5	02/07/21	FINAL
4	01/07/21	FINAL
3	10/13/20	FINAL
2	05/14/20	PRELIMINARY
1	04/22/20	CONCEPTUAL



CLIENT / OWNER INFORMATION:
 GREGORY AND SALLY BRINTON
 1714 E FORT DOUBLAS CIRCLE
 SALT LAKE CITY, UTAH 84103
 801-824-8300

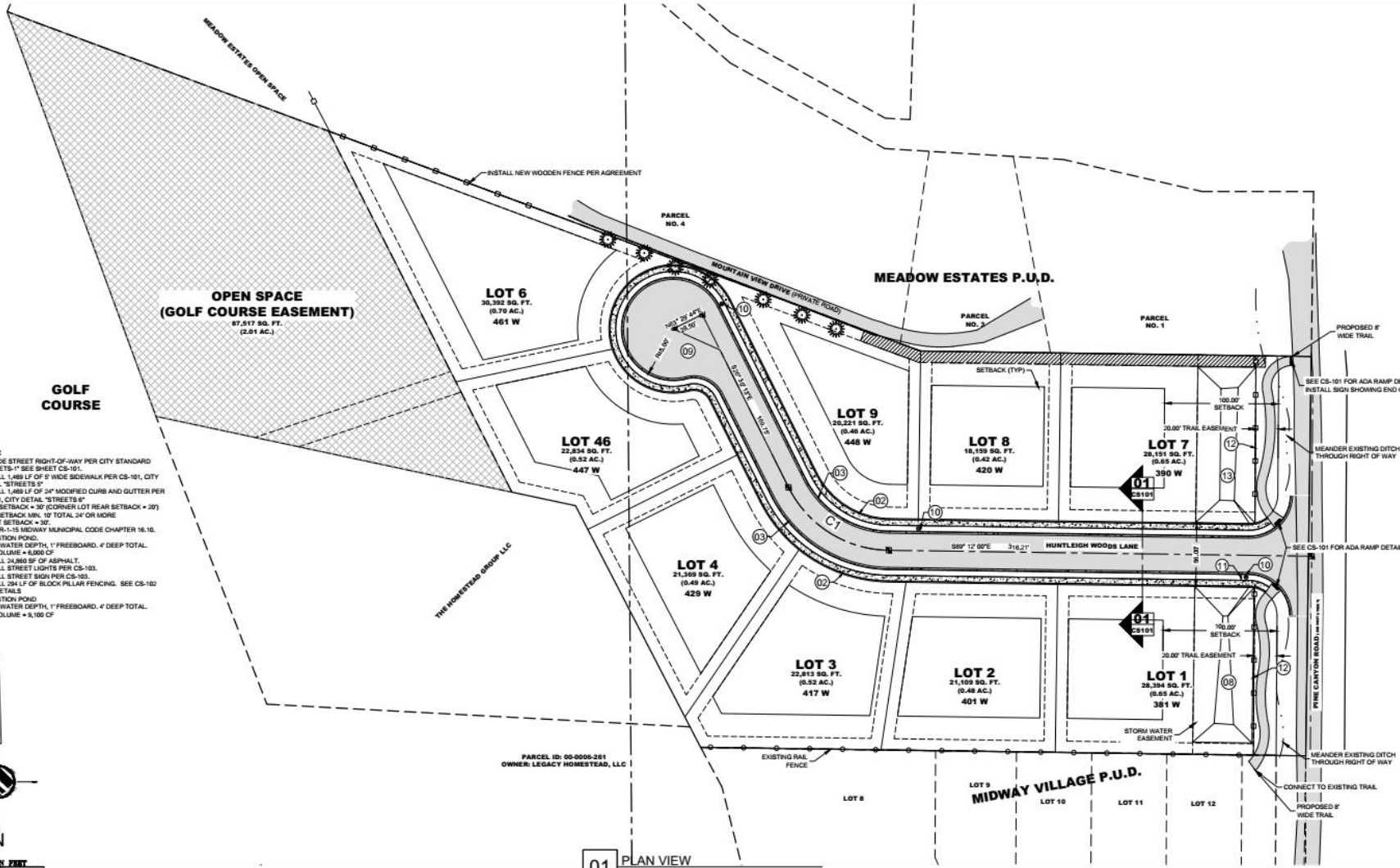
ENGINEER / SURVEYOR INFORMATION:

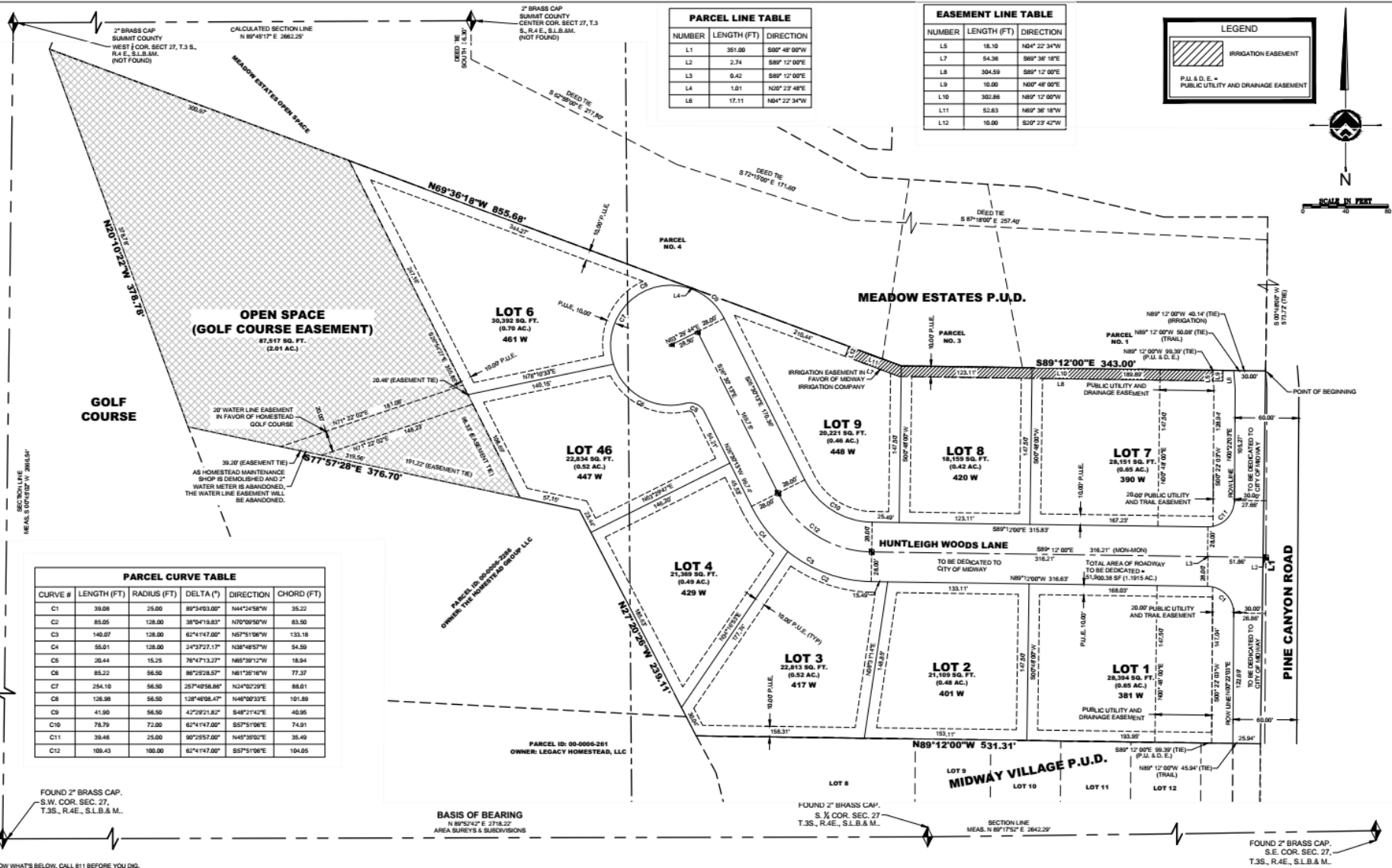
JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-787-4569

SHEET INFORMATION:
SITE PLAN
HUNTLEIGH WOODS SUBDIVISION
 MIDWAY, WASATCH COUNTY, UTAH

DRAWN BY: DBJ
CHECKED BY: DBJ
APPROVED BY: DBJ
PROJECT NO.: 20-008
DATE: 02/07/21
SCALE: 1"=40'

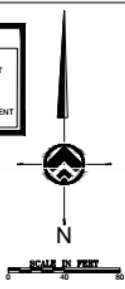
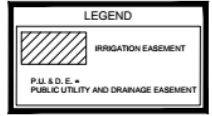
CS-100





PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L1	351.00	S00°48'00"W
L2	2.74	S89°12'00"E
L3	0.42	S89°12'00"E
L4	1.01	N00°23'48"E
L8	17.11	N04°22'34"W

EASEMENT LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L5	18.10	N04°22'34"W
L7	54.38	S00°30'18"E
L8	304.50	S00°12'00"E
L9	10.00	N00°48'00"E
L10	302.86	N00°12'00"W
L11	52.63	N00°30'18"W
L12	10.00	S00°23'42"W

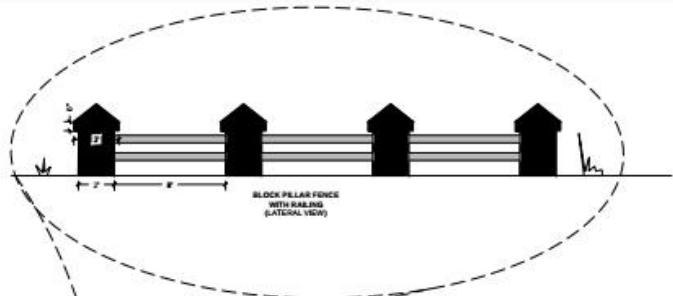


PARCEL CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	39.08	25.00	89°34'03.00"	N44°24'58"W	35.22
C2	85.05	128.00	38°54'19.83"	N70°09'50"W	83.50
C3	140.07	128.00	62°41'47.00"	N67°51'06"W	133.18
C4	55.01	128.00	24°32'27.17"	N38°48'57"W	54.59
C5	20.44	15.25	78°47'32.77"	N85°59'12"W	18.94
C6	85.22	58.50	88°25'28.57"	N81°35'18"W	77.37
C7	254.10	58.50	257°40'58.88"	N24°02'29"E	88.01
C8	128.98	58.50	128°48'08.47"	N48°00'33"E	101.89
C9	41.90	58.50	42°29'21.82"	S48°21'42"E	40.95
C10	78.79	72.00	62°41'47.00"	S57°51'06"E	74.91
C11	39.48	25.00	90°23'57.00"	N45°30'02"E	35.49
C12	109.43	100.00	62°41'47.00"	S57°51'06"E	104.65

KNOW WHAT'S BELOW, CALL B1 BEFORE YOU GO. DRAWING IS NOT TO SCALE IF LESS THAN 24x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

5	02/07/21	FINAL		CLIENT / OWNER INFORMATION: GREGORY AND SALLY BRINTON 1714 E FORT DOUBLAS CIRCLE SALT LAKE CITY, UTAH 84103 801-824-8300	JOHNSON ENGINEERING 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124 www.johnsonengineeringinc.com Phone: 801-787-4569	SHEET INFORMATION: HUNTLEIGH WOODS SUBDIVISION LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.M. MIDWAY CITY, WASATCH COUNTY, UTAH.	DRAWN BY: DBJ PROJECT NO: 20-008 DATE: 02/07/21 SCALE: 1"=40'	CHECKED BY: DBJ APPROVED BY: DBJ SHEET: VP-102 02 OF 02
4	01/07/21	FINAL						
3	10/13/20	FINAL						
2	05/14/20	PRELIMINARY						
1	04/22/20	CONCEPTUAL						
NO.	DATE	REVISION						

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01 PINE CANYON ROAD X-SECTION OPTION A
NO SCALE

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"X36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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4	01/07/21	FINAL
3	10/13/20	FINAL
2	05/14/20	PRELIMINARY
1	04/22/20	CONCEPTUAL



CLIENT / OWNER INFORMATION:
 GREGORY AND SALLY BRINTON
 1714 E FORT DOUBLAS CIRCLE
 SALT LAKE CITY, UTAH 84103
 801-824-8300

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-767-4560

SHEET INFORMATION:
PINE CANYON ROAD CROSS SECTIONS
HUNTLEIGH WOODS SUBDIVISION
 MIDWAY, WASATCH COUNTY, UTAH

DESIGN BY:	CHECKED BY:	APPROVED BY:
DBJ	DBJ	DBJ
PROJECT NO.:	20-008	
DATE:	02/07/21	
SCALE:	NO SCALE	

CS-102

DISCUSSION ITEMS

- Sensitive lands
 - Floodplain
 - Zone AE & X
 - Located entirely in open space
- Existing culinary water line
 - Must be relocated
- Open space
 - 1.22 acre required
 - 2.01 acres provided
- 100' Setback from Pine Canyon Road
 - Setback for all structures
 - Will be noted on the plat

LEGEND AND GENERAL NOTES

NOTES:

1. INSTALL FIRE HYDRANT PER MIDWAY CITY STANDARDS SEE CU-108.
2. INSTALL 4" SEWER MANHOLE SEE DETAILS CU-107.
3. INSTALL 5" SEWER MANHOLE SEE DETAILS CU-107.
4. INSTALL 4" SANITARY SEWER LATERAL FOR EACH LOT. SEE DETAILS CU-107.
5. INSTALL 3/4" WATER METER AND 1" LATERAL FOR EACH LOT. SEE DETAIL CU-108.
6. INSTALL CURB INLETS PER MIDWAY CITY STANDARDS SEE CU-106.
7. INSTALL 382 LF OF 2" WATER LATERAL TO PROVIDE WATER TO EXISTING HOMESTEAD GOLF COURSE WATER METER. REPLACE EXISTING WATER METER IN KIND IF REQUIRED.
8. INSTALL 1" IRRIGATION WATER METER PER DETAIL 01 ON CU-111
9. INSTALL AIR/VAC RELEASE STATION PER DETAIL ON CU-113

TOTAL PROJECT

12" CULINARY WATER MAIN LINE C900 DR-18 = 695 LF MIN COVER = 5'

6" PRESSURIZED IRRIGATION LINE C900 DR-18 = 650 LF. MIN COVER = 3'



SHOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 1/8" DIMENSIONS AND NOTES SUPPLEMENT SCALE.

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4589

CLIENT / OWNER INFORMATION:

GREGORY AND SALLY BRINTON
1714 E FORT DOUBLAS CIRCLE
SALT LAKE CITY, UTAH 84103
801-824-8300

SHEET INFORMATION:

UTILITY PLAN
HUNTLEIGH WOODS SUBDIVISION
MIDWAY, WASATCH COUNTY, UTAH

DESIGNED BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:	
PROJECT NO: 20-008	CU-100			
DATE: 02/07/21	05	02/07/21	FINAL	
SCALE: 1"=20'	04	01/07/21	FINAL	
	NO.	DATE	REVISION	

01 PLAN VIEW
SCALE: 1"=20'

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OPEN SPACE
(GOLF COURSE EASEMENT)

87,287 SQ. FT.
(2.01 AC.)

LOT 6
38,392 SQ. FT.
(0.78 AC.)
451 W

LOT 46
22,538 SQ. FT.
(0.52 AC.)
447 W

LOT 4
21,368 SQ. FT.
(0.49 AC.)
429 W

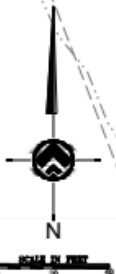
EXISTING TOWNSHIP LINE MUST STAY IN PLACE AND ACTIVE UNTIL NEW WATER LINE IS INSTALLED AND WORKING IN ORDER TO HELP WATER GOING TO HOMESTEAD GOLF COURSE MAINTENANCE SHED.

WATER LINE CASHMENT
IN FAVOR OF HOMESTEAD
GOLF COURSE

TYPICAL IRRIGATION METER
SEE NOTE 8

TYPICAL WATER
METER SEE NOTE 5

TYPICAL SEWER
LATERAL SEE NOTE 4





WATER BOARD RECOMMENDATION

- 8.1-acre parcel
 - Area of parcel
 - 352,836 sq. ft.
 - Lots – 213,444 sq. ft (4.9 acres)
 - Impervious area for lots
 - 72,000 sq. ft. (9 x 8,000)
 - Irrigated area
 - Irrigated area of lots – 141,444 sq. ft. (3.24 acres)
 - Irrigated open space – 87,555.6 sq. ft. (2.01 acres)
 - Park strip (estimation) – 7,830 sq. ft. (0.18 acres)
 - Total irrigated acreage
 - $5.43 \times 3 = 16.29$ -acre feet
- 9 culinary connections
 - 7.2-acre feet (9 x .8)
- 23.49-acre feet requirement

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Simons: I make a motion that we recommend approve final approval of a large-scale subdivision that will be known as Huntleigh Woods Subdivision. The proposal contains nine lots on 8.1 acres. The property is located at 885 North Pine Canyon Road and is in the R-1-15 zone. We accept findings in the staff report with a condition of the water that is needed for the Homestead will be resolved.

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
- A public trail will be built as part of the subdivision that will benefit members of the community
- 2.01 acres of open space will be created as part of the development