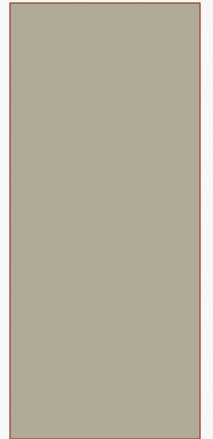


THE RESERVE AT MIDWAY

PHASE 2 PRELIMINARY

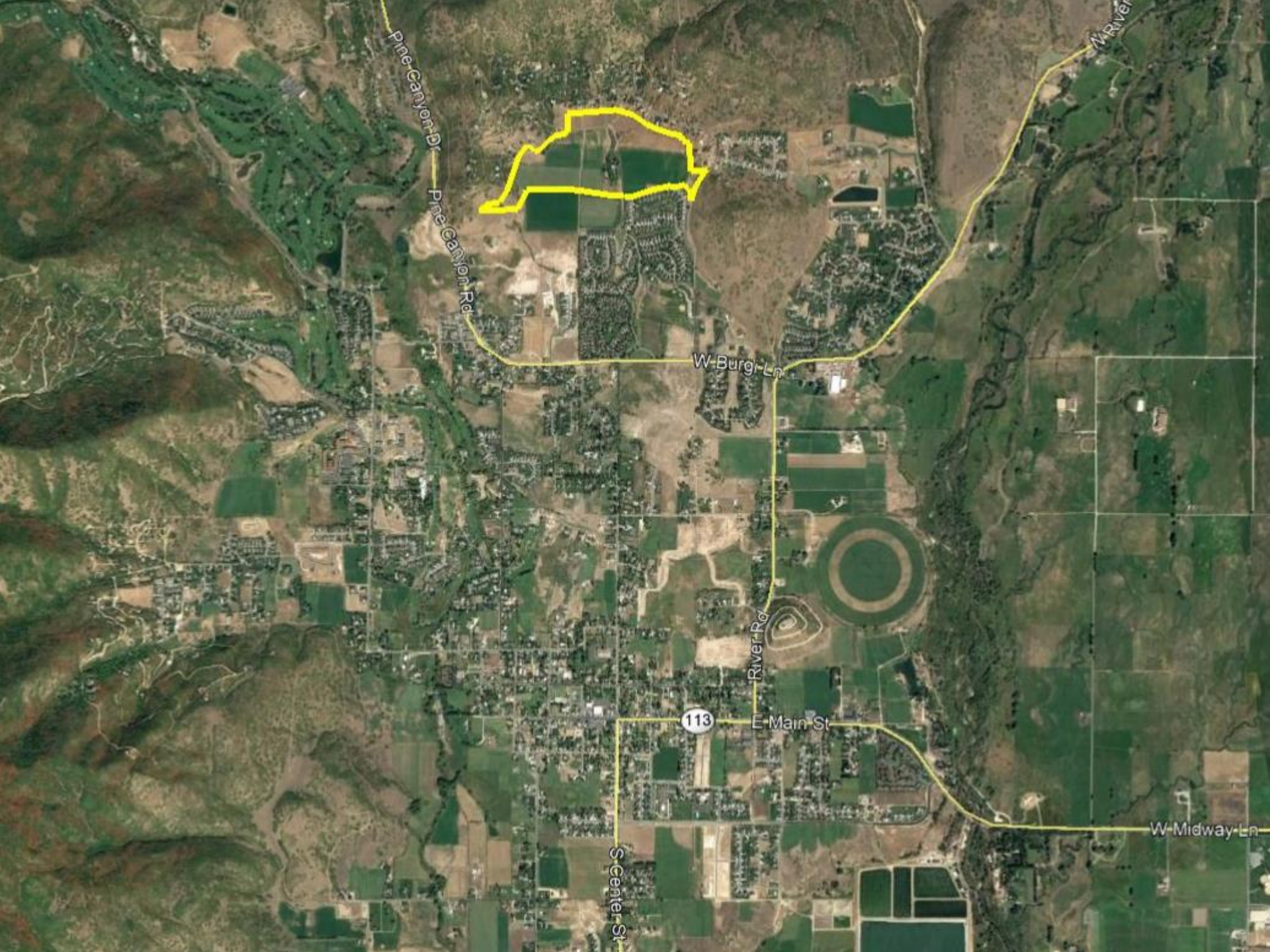


LAND USE SUMMARY

- 36.6 acres in phase 2
 - Entire master plan 83.19 acres
- 11.4 acre of open space
- RA-1-43 zoning
- Proposal contains 22 lots
 - Entire master plan contains 49 lots
- Project is a standard subdivision

LAND USE SUMMARY

- Private roads will be the responsibility of the HOA
 - Public access easement on all roads and trails
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Paved public trails and a public trail easement for a back-country trail
 - Project will participate in an off-site trail about 300' in length along Homestead Drive









LEGEND:

- EXISTING CONTOURS
- EXISTING PRESSURIZED IRRIGATION
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING GAS LINE

--- SLOPES GREATER THAN 25%

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

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL S. MRO P.E.
 SERIAL NO. 390598
 DATE 13 OCT 2020

KIRK MALMROSE
 THE RESERVE AT MIDWAY
 EXISTING CONDITIONS

BURGE ENGINEERING
 280 E. Main St., Suite 204
 Midway, UT 84049
 ph 435.657.9749

DESIGN BY: PJB
 DRAWN BY: DEJ
 DATE: 13 OCT 2020
 REV: 1



ALLOWED LOT SIZE

LOT SIZE AND FRONTAGE MAY BE REDUCED 15%
DUE TO THE EXTRA 15% OPEN SPACE THAT IS
BEING DEDICATED FOR THIS SUBDIVISION.
ALLOWED MINIMUM LOT SIZE 0.85 ACRES
ALLOWED MINIMUM FRONTAGE 127.50 FEET

LOT 30:

IRRIGATED AREA = 1.63 ACRES
NON-IRRIGATED AREA = 1.24 ACRES
IMPERVIOUS AREA = 1.00 ACRES

ROAD ROW IRRIGATED AREA FOR SWALES = 1.91 ACRES

LUZERN ROAD NOTE:
LUZERN ROAD WILL BE ABANDONED THROUGH
LOTS 27-29. LUZERN ROAD WILL CONNECT TO
THE NEW ROAD IN THE SUBDIVISION BETWEEN
THE WELL PUMP HOUSE AND LOT 27 TO
CONNECT TO THE NEW ROAD IN THE
SUBDIVISION.

LEGEND

- COMMON AREA WITH TRAILS & TENNIS COURT (12.03 ACRES)
- IRRIGATED COMMON AREA (11.15 ACRES)
- NON-IRRIGATED COMMON AREA/OPEN SPACE
(13.48 ACRES)
- LOTS
- PUBLIC ASPHALT TRAILS (4,100 LF)
- PUBLIC BACKCOUNTRY TRAIL
- SLOPES GREATER THAN 25%

TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.42 AC (30.56%)
NUMBER OF LOTS	48 NEW LOTS
	1 ZENGER LOT
	49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

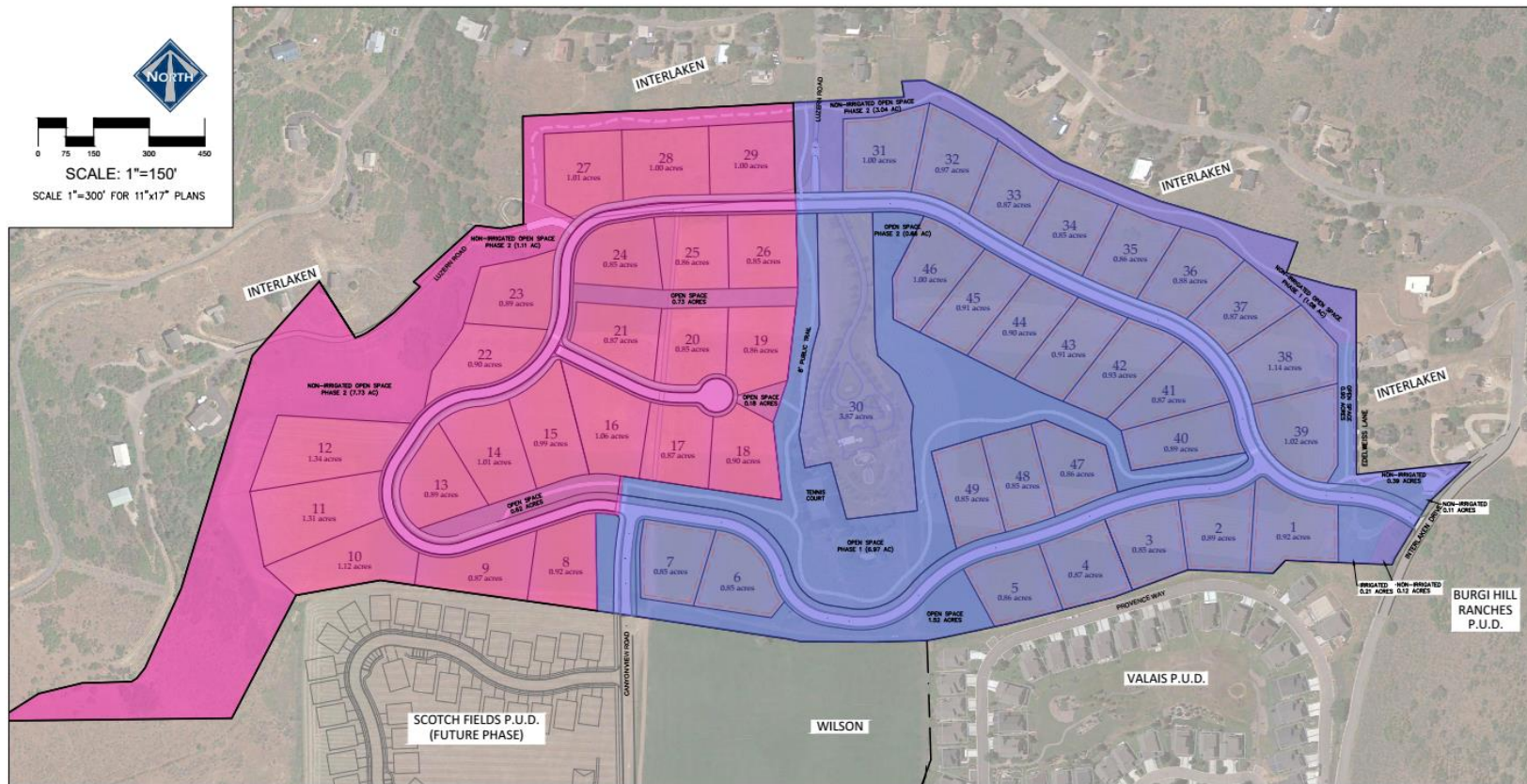
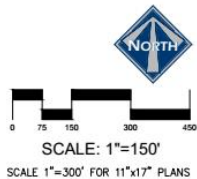
THIS PLAN IDENTIFIES SENSITIVE LANDS ON THE PROPERTY
PER SECTION 16.14 OF THE MIDWAY CITY CODE.

THIS DOCUMENT IS RELEASED
FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION
UNLESS SIGNED AND SEALED.
PAUL D. NERG, P.E.
SERIAL NO. 290595
DATE: 13 OCT 2020

KIRK MALMROSE
THE RESERVE AT MIDWAY
MASTER PLAN

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

DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 13 OCT 2020
REV:
SHEET
3



NOTES:
15% REQUIRED PER CITY ORDINANCE.
30% REQUIRED FOR REDUCE LOT SIZES PROPOSED WITH THIS PROJECT.

PHASE	TOTAL LOTS	LOTS#	TOTAL AREA	OPEN SPACE IN PHASE	OPEN SPACE %	CUMULATIVE OPEN SPACE % IN PROJECT	NON-IRRIGATED OPEN SPACE
1	27	1-7, 30-49	46.89 AC	13.63 AC	29.06%	29.06%	3.36 AC
2	22	8-29	36.60 AC	11.40 AC	31.15%	30.09%	9.87 AC
			83.19 AC	25.03 AC			

LEGEND
 PHASE 1
 PHASE 2

LAND USE TABLE	
TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.03 AC (30.09%)
NUMBER OF LOTS	48 NEW LOTS
	1 ZENGER LOT
	49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

PHASE 3 HAS BEEN REMOVED. PREVIOUSLY SHOWN PHASES 2 AND 3 WILL BE COMBINED INTO PHASE 2 AS SHOWN ON THIS PLAN.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. NEIL P.E.
 SERIAL NO. 295585
 DATE: 11 JAN 2021

KIRK MALMROSE
THE RESERVE

PHASING PLAN



BDO ENGINEERING

280 E Main St, Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: CNB
DRAWN BY: DEJ

DATE: 15 JAN 2021
REV:

SHEET
4

WATER BOARD RECOMMENDATION

- The Water Board has reviewed the master plan and has determined that 191.24-acre feet are required for the entire project. Phase 1 would dedicate 120.18-acre feet, Phase 2 would dedicate 32.7-acre feet, and phase 3 would dedicate 38.36-acre feet. All the required water rights will be held in escrow before the master plan agreement is recorded.
- Total for phases 2 & 3: 71.06-acre feet

PLANNING COMMISSION RECOMMENDATION

Motion: Commissioner Simons: I make a motion that we recommend approval of the preliminary application of phase 2 of The Reserve at Midway. The proposal contains 22 lots on 36.6 acres, which includes 11.4 acres of open space. The property is located at 285 Luzern Road and is in the RA-1-43 zone. We accept the findings from staff and the proposed conditions listed in the staff report.

Seconded: Commissioner Garland

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: McKeon, Garland, Simons, Bouwhuis and Cliften

Nays: None

Motion: Passed

POSSIBLE FINDINGS

- The proposal complies with the requirements of the code for standard subdivisions.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- The public trails will be built by the developer that will be an amenity to the entire community.

PROPOSED CONDITIONS

- All approved non-irrigated areas will be noted on the plats.
- Private roads in the development will have a public access easement which will be noted on the plats and in the development agreement.
- Private trails with public access easements will be maintained by the HOA.