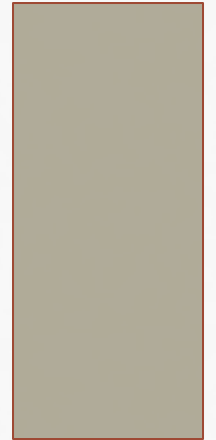


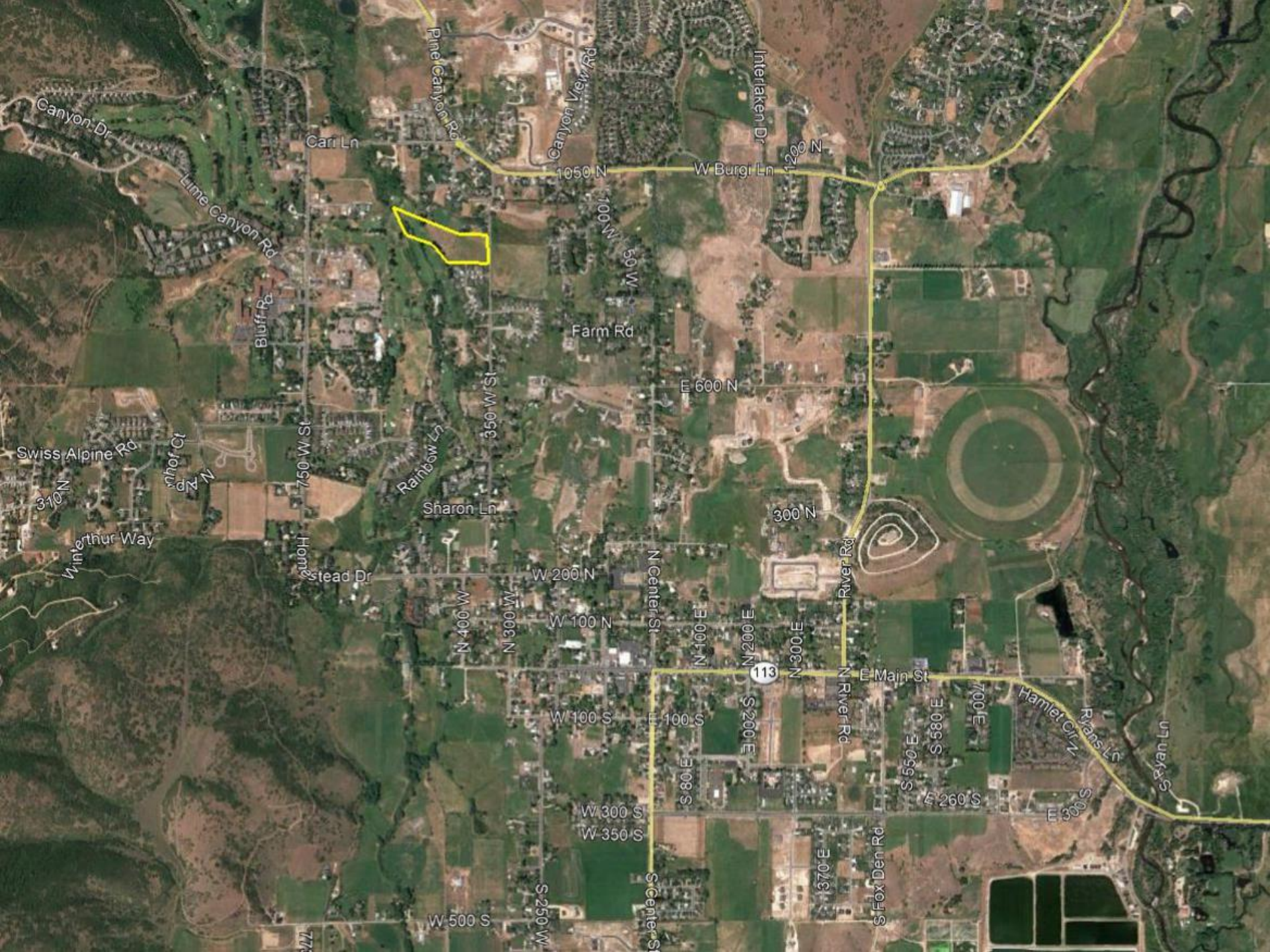
HUNTLEIGH WOODS

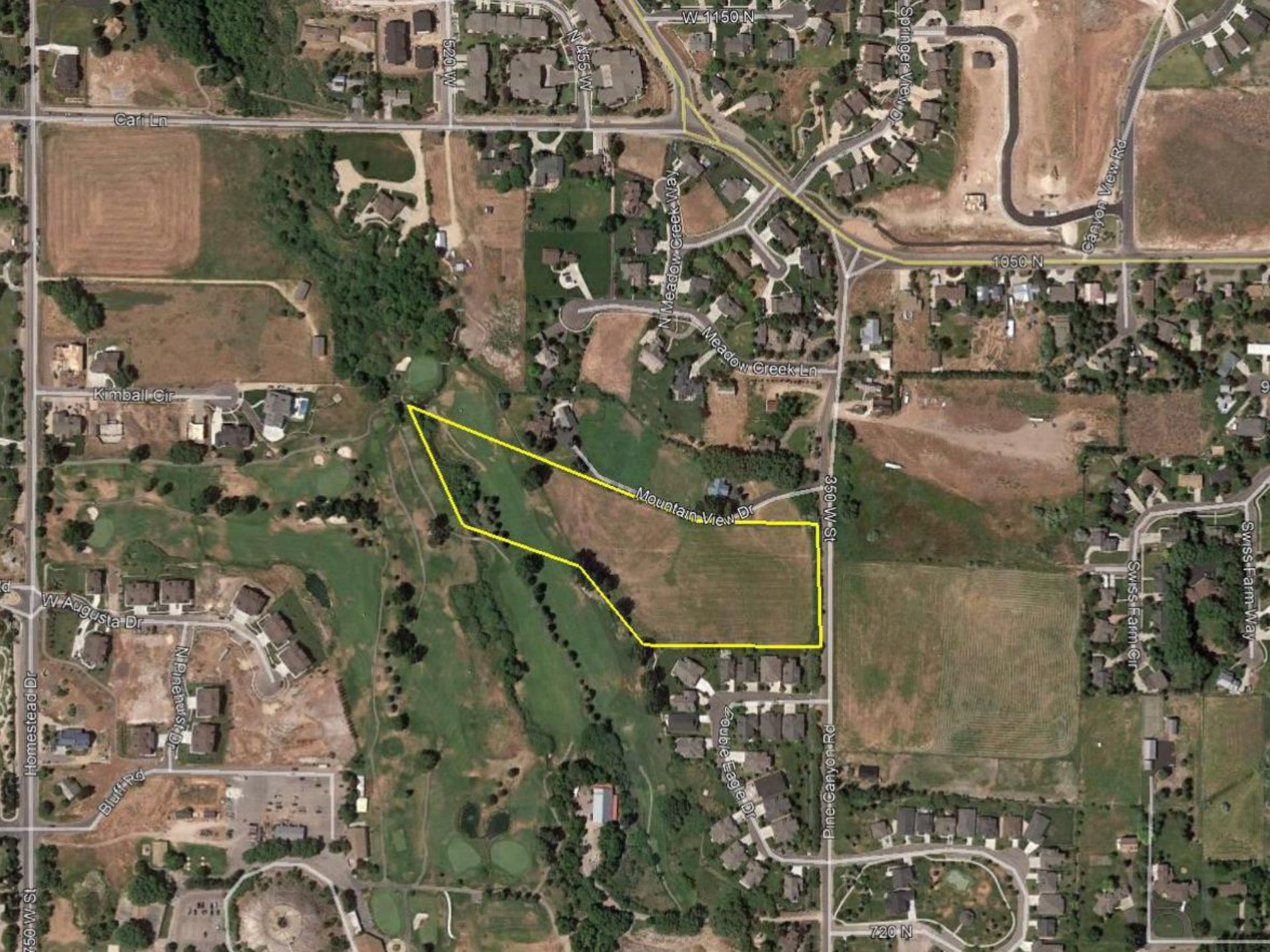
PRELIMINARY



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





Carl Ln

W 1025 W

N 1555 W

W 1150 N

Springer View Dr

Canyon View Rd

1050 N

Kimball Cir

N Meadow Creek Way

Meadow Creek Ln

Mountain View Dr

350 W St

W Augusta Dr

N Plank St

Homestead Dr

Bluff Rd

Land Eagle Dr

Pine Canyon Rd

Swiss Farm Cir

Swiss Farm Way

750 W St

720 N



Meadow Creek Ln

Mountain View Dr

350 W St

Double Eagle Dr

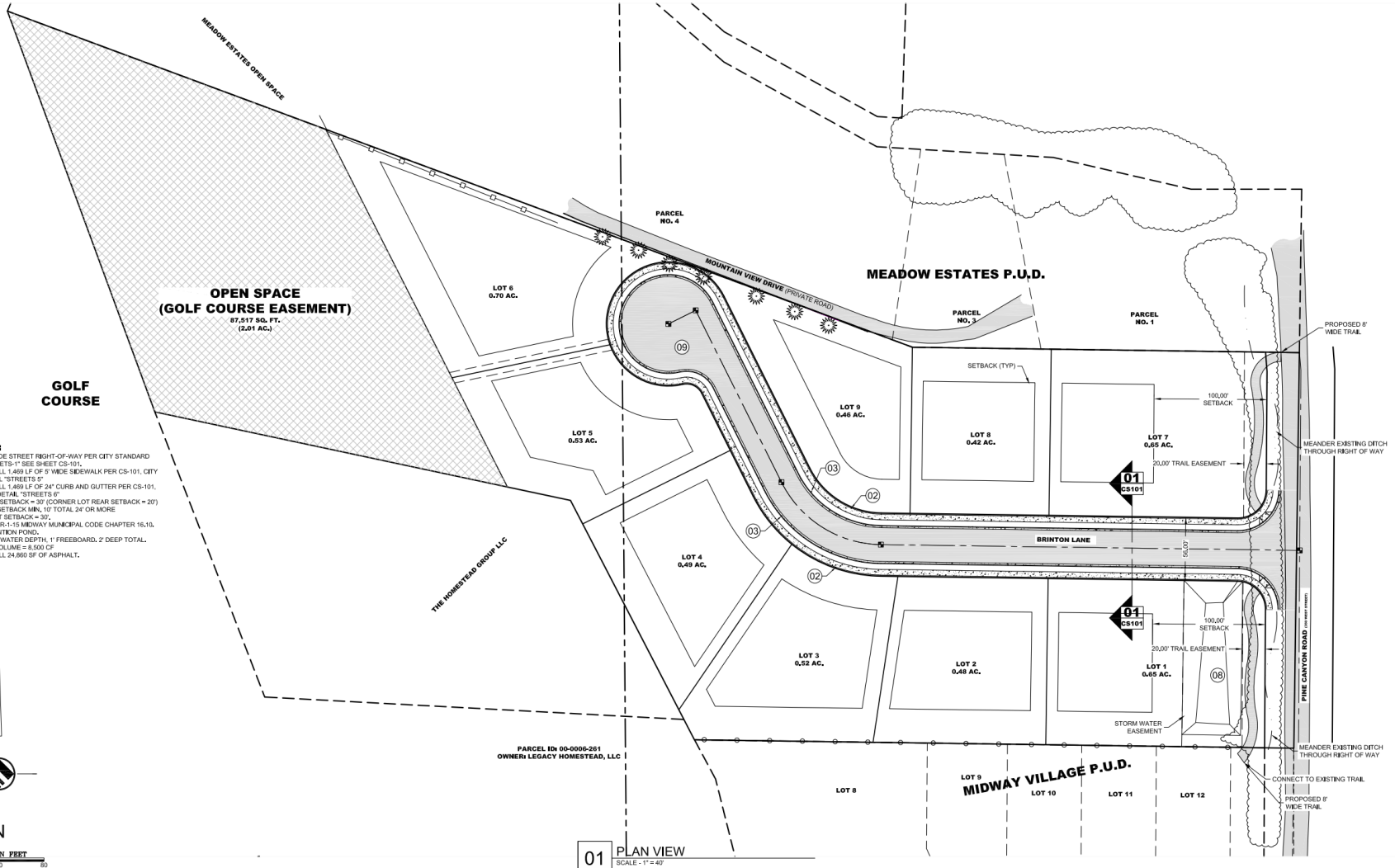




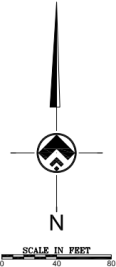






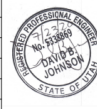


- NOTES:**
- 50' WIDE STREET RIGHT-OF-WAY PER CITY STANDARD "STREETS" 1" SEE SHEET CS-101.
 - INSTALL 1,400 LF OF 3" WIDE SIDEWALK PER CS-101. CITY DETAIL "STREETS 3"
 - INSTALL 1,400 LF OF 24" CURB AND GUTTER PER CS-101. CITY DETAIL "STREETS 3"
 - REAR SETBACK = 30' (CORNER LOT REAR SETBACK = 20')
 - SIDE SETBACK MIN. 10' TOTAL 24' OR MORE
 - FRONT SETBACK = 30'
 - ZONE R-1-15 MIDWAY MUNICIPAL CODE CHAPTER 16.10.
 - RETENTION POND.
 - 8.1. 1" WATER DEPTH, 1' FREEBOARD, 2' DEEP TOTAL.
 - 8.2. VOLUME = 8,500 CF
 - INSTALL 24,860 SF OF ASPHALT.



01 PLAN VIEW
SCALE - 1" = 40'

NO.	DATE	REVISION
5	-	-
4	-	-
3	-	-
2	05/14/20	PRELIMINARY
1	04/22/20	CONCEPTUAL



CLIENT / OWNER INFORMATION:

GREGORY AND SALLY BRINTON
1714 E FOR 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

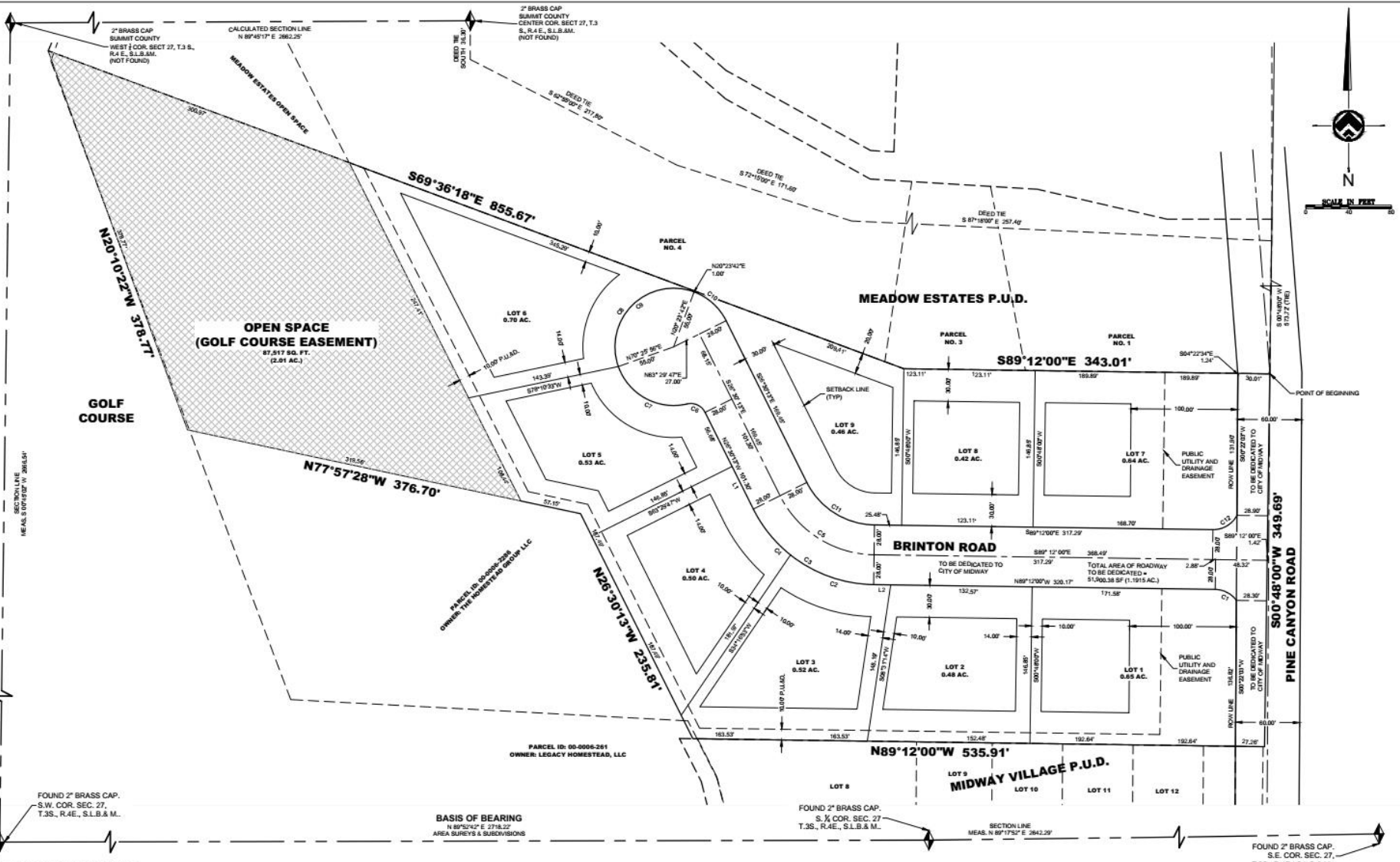
SHEET INFORMATION:

SITE PLAN
HUNTLEIGH WOODS SUBDIVISION
MIDWAY, WASATCH COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: CS-100
PROJECT NO: 20-008	DATE: 05/14/20	SCALE: 1"=40'	

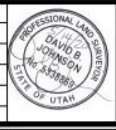
\\solaris\projects\2008\Brinton_Subdivision\01_Design\Drawings\Design\Plan_Sheet\CS-101.dwg Plot Date:

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KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24\"/>

NO.	DATE	REVISION
5	-	-
4	-	-
3	-	-
2	05/14/20	PRELIMINARY
1	04/22/20	CONCEPTUAL



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

ENGINEER / SURVEYOR INFORMATION:

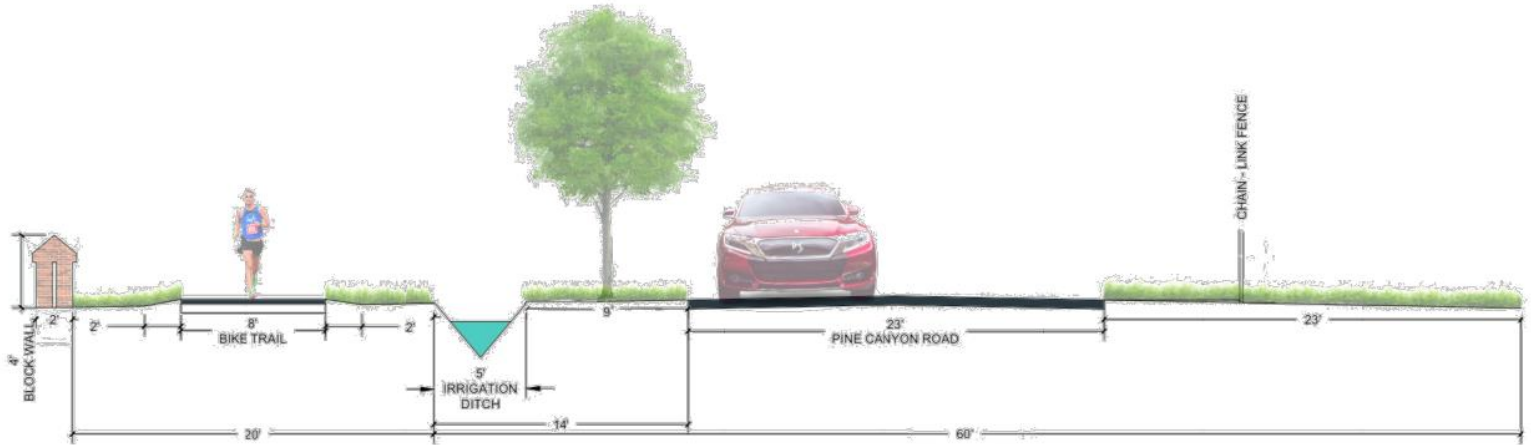


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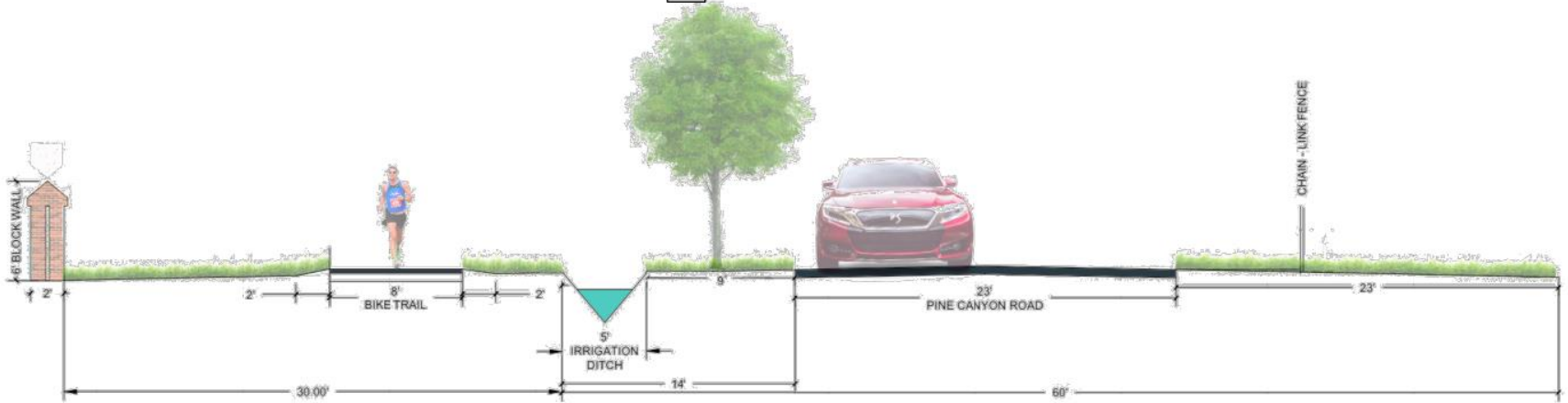
SHEET INFORMATION:

PRELIMINARY PLAT
HUNTLEIGH WOODS SUBDIVISION
 MIDWAY, WASATCH COUNTY, UTAH

DRAWN BY: DBJ PROJECT NO.: 20-008 DATE: 05/14/20 SCALE: 1"=40'	CHECKED BY: DBJ APPROVED BY: SHEET:	V-102
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01 PINE CANYON ROAD X-SECTION OPTION A
NO SCALE



01 PINE CANYON ROAD X-SECTION OPTION B
NO SCALE

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 48" - DIMENSIONS AND NOTES SUPERSEDE SCALE

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5	-	-
4	-	-
3	-	-
2	05/14/20	PRELIMINARY
1	04/22/20	CONCEPTUAL
NO.	DATE	REVISION



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

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

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

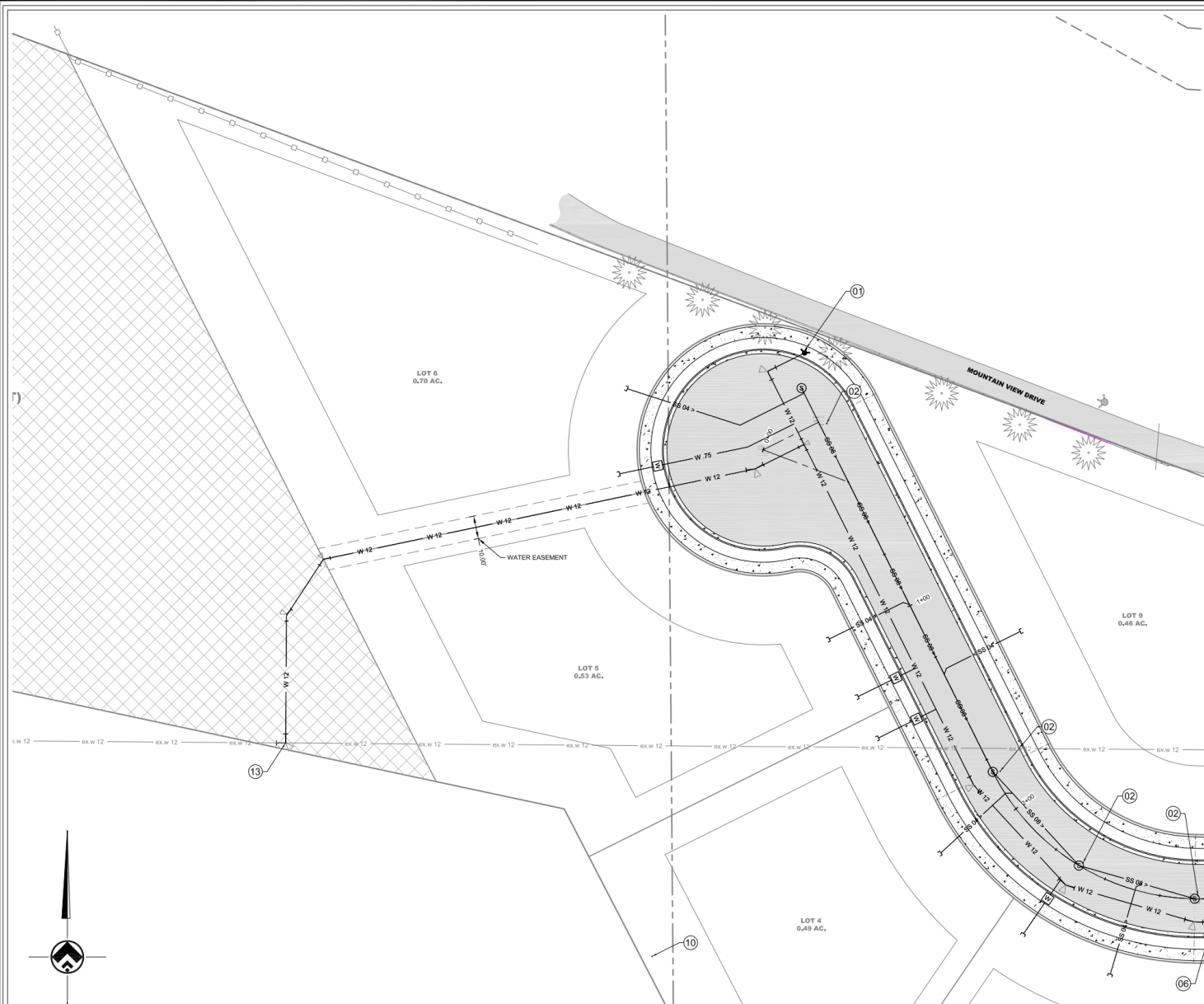
DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	
PROJECT NO:	20-008		
DATE:	05/14/20		
SCALE:	1"=40'		

CS-102

X:\GIS\Projects\2020\Huntleigh Woods\Drawings\01\Drawings\01\01 - Section A.dwg 2020/05/14 10:58 AM

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



01 PLAN VIEW
SCALE: 1" = 40'

LEGEND AND GENERAL NOTES

- NOTES:
1. INSTALL FIRE HYDRANT PER MIDWAY CITY STANDARDS SEE CU-103.
 2. INSTALL 4" SEWER MANHOLE SEE DETAILS CU-102.
 3. INSTALL 5" SEWER MANHOLE SEE DETAILS CU-102.
 4. INSTALL 4" SANITARY SEWER LATERAL SEE DETAILS CU-102.
 5. INSTALL 3/4" WATER METER AND LATERAL. SEE DETAIL CU-103
 6. INSTALL CURB INLETS PER MIDWAY CITY STANDARDS SEE CU-104.
 7. INSTALL 15" CONCRETE FLARED END SECTION. SEE FLARED END SECTION CHART ON SHEET CU-104.
 8. INSTALL 36" CONCRETE FLARED END SECTION. SEE FLARED END SECTION CHART ON SHEET CU-104.
 9. NA
 10. INSTALL 12" PERFORATED PIPE LAND DRAIN.
 11. RELOCATED EXISTING POWER POLE.
 12. HOT TAP TO EXISTING WATER LINE. TRENCH THROUGH ROADWAY PER CITY TRENCHING STANDARDS ON CU-103
 13. CONNECT TO EXISTING 12" TRANSITE PIPE.



KNOW WHAT'S BELOW, CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36", DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:



JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-767-4369

CLIENT / OWNER INFORMATION:

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

SHEET INFORMATION:

UTILITY PLAN
HUNTLEIGH WOODS SUBDIVISION
MIDWAY, WASATCH COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: CU-100
PROJECT NO: 20-008			
DATE: 2020-07-23	02	05/14/20	CONCEPTUAL
SCALE: 1"=20'	01	04/22/20	CONCEPTUAL
	NO.	DATE	REVISION

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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 Ream: I make a motion that we recommend preliminary 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 incorporate staff findings and conditions of, a plan to supply water to The Homestead's maintenance building is presented and approved by the City Engineer and The Homestead before preliminary approval is granted by the City Council, and prior to presentation to the City Council to have a plan that shows the trail and its relation to the irrigation ditch and to provide the Geo Tech report before presentation City Council Meeting.
- **Seconded:** Commissioner Simons
- **Chairman Nicholas:** Any discussion on the motion?
- There was a question about the Geo Tech Report and the plan showing the trail before city council.
- **Chairman Nicholas:** All in favor.
- **Ayes:** Commissioners: Ream, McKeon, Whitney, Bouwhuis, Crawford, Garland
- **Motion: Passed**

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

PROPOSED CONDITION

- A plan to supply water to The Homestead's maintenance building is presented and approved by the City Engineer and The Homestead before preliminary approval is granted by the City Council.