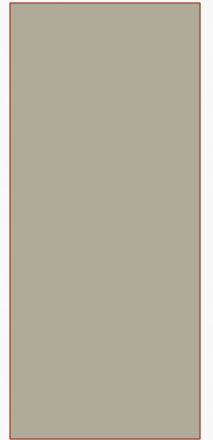


THE RESERVE AT MIDWAY

PHASE 1 PRELIMINARY

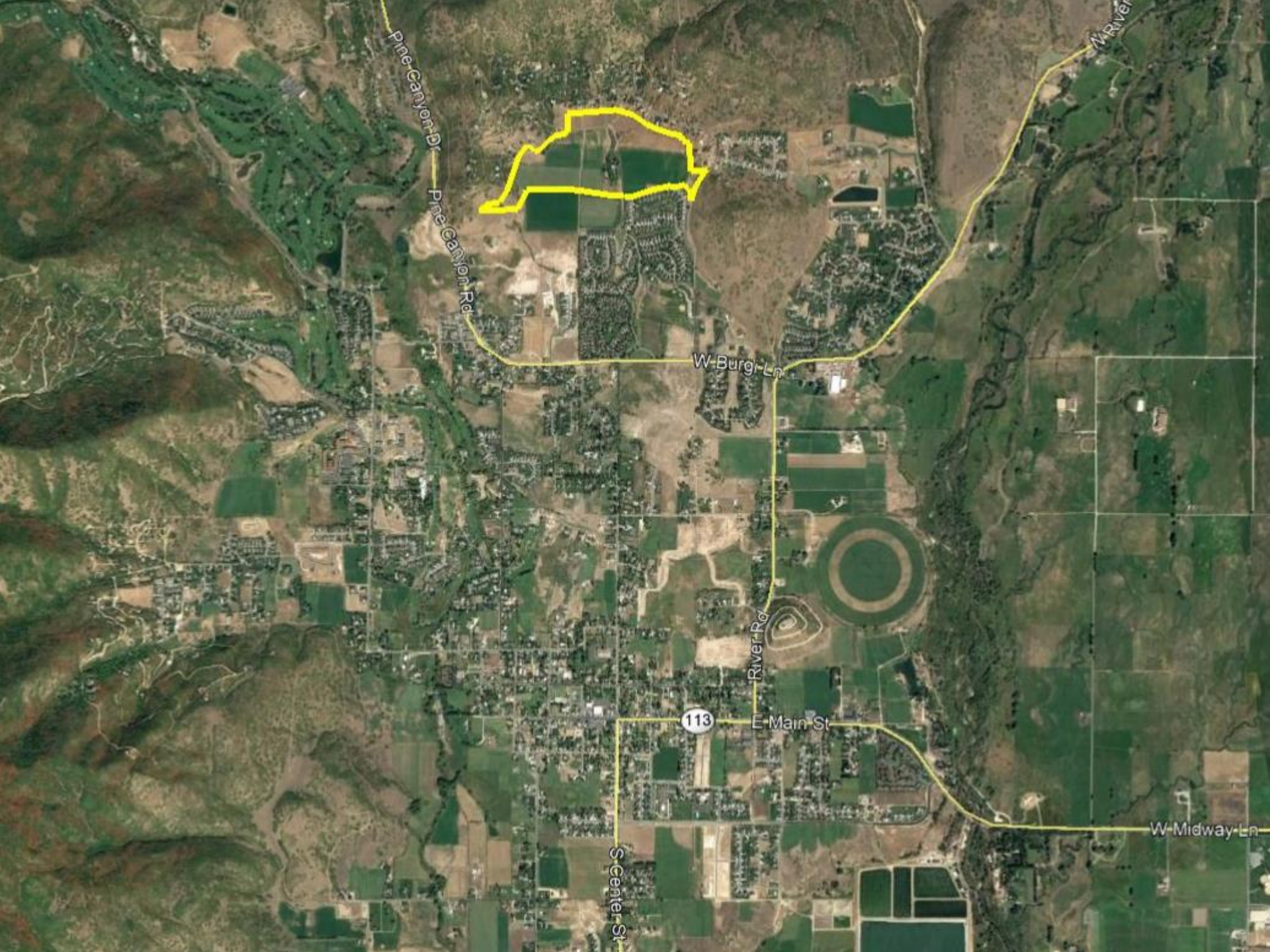


LAND USE SUMMARY

- 46.89 acres in phase 1
 - Entire master plan 83.19 acres
- 13.63 acre of open space
- RA-1-43 zoning
- Proposal contains 27 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 sidewalks
- 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



Pine Canyon Dr
Pine Canyon Rd

W Burgi Ln

River Rd

113

E Main St

S Center St

W Midway Ln





Matterhorn Way

Eugene Rd

Edelweiss Ln

Provence Way

Burgundy Ln

Interlaken Dr

Chancellor Ln

N Antioch Ln

Versaille Way

Elmorton Way

Valais Pkwy

Saxon Ln

Fernand Dr



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 (13.36 ACRES)
	LOTS
	PUBLIC ASPHALT TRAILS (4,717 LF)
	PUBLIC BACKCOUNTRY TRAIL
	SLOPES GREATER THAN 25%

LAND USE TABLE

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.	

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PAUL D. NERO, P.E.
SERIAL NO. 295065
DATE: 28 JUL 2020

KIRK MALMROSE
MIDWAY VISTAS
APPROVED MASTER PLAN

BURGO ENGINEERING
3800 E. Main St., Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: CNB
DRAWN BY: CNB
DATE: 15 JUL 2020
REV: 28 JUL 2020
SHEET 3



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%

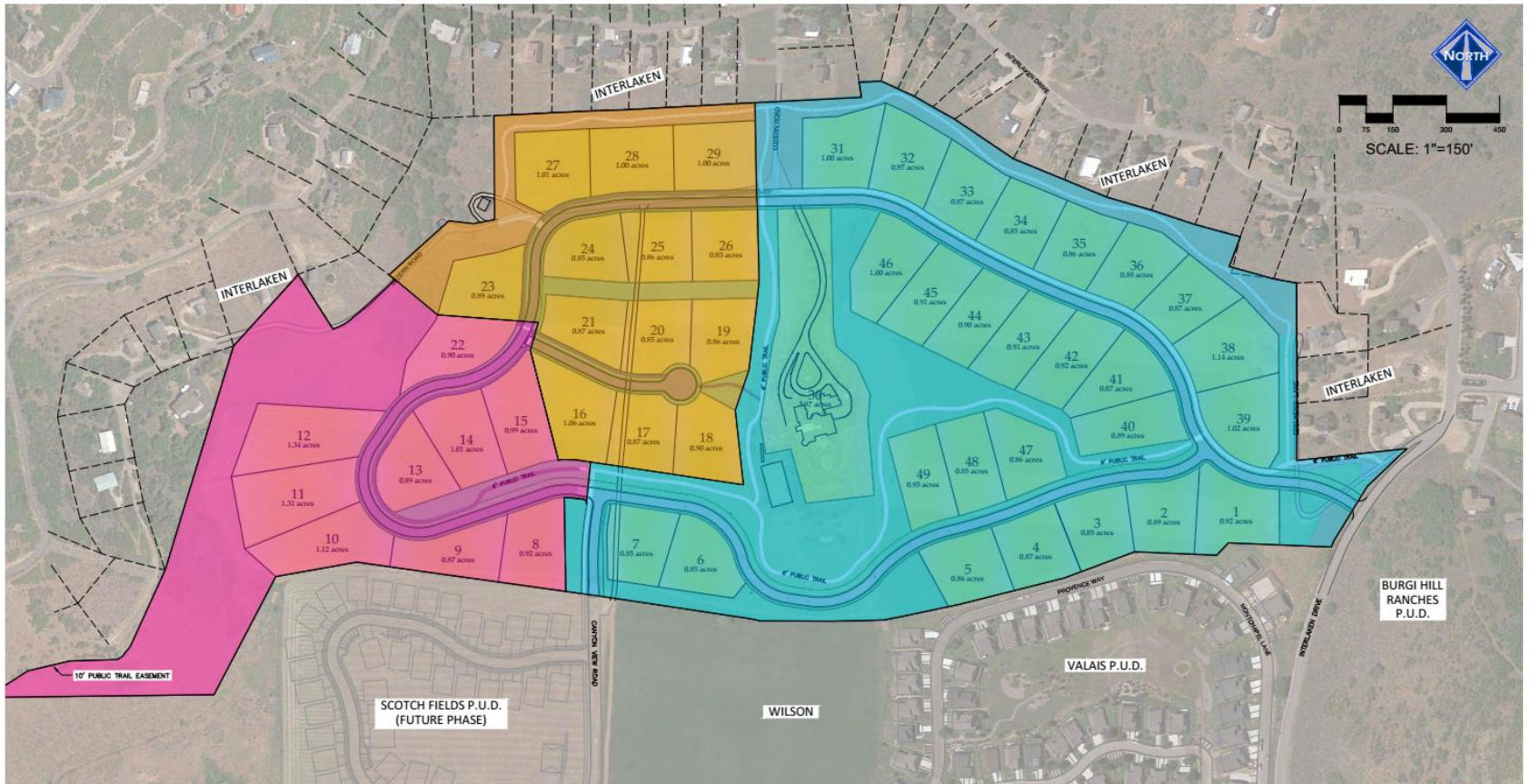
TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.42 AC (30.56%)
NUMBER OF LOTS	48 NEW LOTS
	1 ZENGER LOT
	49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

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

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: 3



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	9	8-15, 22	19.66 AC	8.32 AC	43.90%	32.98%	7.70 AC
3	13	16-21, 24-29	16.64 AC	3.05 AC	18.33%	30.05%	2.17 AC
			83.19 AC				

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

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.	

LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3

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PAUL D. MORGAN P.E.
SERIAL NO. 205096
DATE: 13 OCT 2020

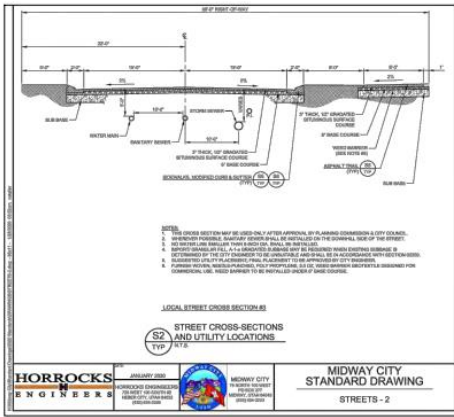
KIRK MALMROSE
THE RESERVE AT MIDWAY
PHASING PLAN

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

DESIGN BY: PDB
DRAWN BY: DEJ

DATE: 13 OCT 2020
REV:

SHEET
4



LEGEND

- LOTS
- PUBLIC ASPHALT TRAILS (4,100 LF)
- PUBLIC BACKCOUNTRY TRAIL
- SLOPES GREATER THAN 25%

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.

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PAUL S. MRO P.E.
SERIAL NO. 395099
DATE 13 OCT 2020

KIRK MALMROSE THE RESERVE AT MIDWAY PHASE 1 STREETS & TRAILS PLAN	
 BURG ENGINEERING 380 E Main St, Suite 204 Midway, UT 84049 ph 435.657.9749	
DESIGN BY: PMS DRAWN BY: DEJ	DATE: 13 OCT 2020 REV: 6



PLANT SCHEDULE

TREES	QTY	COMMON (BOTANICAL NAME)	CONT.	CAL.	SIZE
	49	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	855	2" Cal	
	36	Autumn Purple Ash / Fraxinus americana "Autumn Purple"	855	2" Cal	
	12	European Beech / Fagus sylvatica	855	2" Cal	
EVERGREEN TREES	QTY	COMMON (BOTANICAL NAME)	CONT.	CAL.	SIZE
	43	Colorado Spruce / Picea pungens	855	8-10"	
GROUND COVERS	QTY	COMMON (BOTANICAL NAME)	CONT.		
	305,423 sf	Kentucky Bluegrass / Poa pratensis	not		
	105,623 sf	Wild Flower Multiflora Grass Mix / Wild Flower Multiflora Grass Mix	Hydroseed		

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UNLESS SIGNED AND SEALED.
CARL N. BERG L.A.
SERIAL NO. 2262792
DATE: 13 OCT 2020

KIRK MALMROSE
THE RESERVE AT MIDWAY

LANDSCAPE PLAN

berg
LANDSCAPE ARCHITECTS

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

DESIGN BY: CNB DATE: 13 OCT 2020
DRAWN BY: DAW REV: 39



Interlaken Dr

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.

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Simons: I make a motion that we recommend approve the final approval of phase 1 of The Reserve at Midway (formerly known as Midway Vistas). The Reserve at Midway contains 27 lots on 46.89 acres, of which, there are 13.63 acres of open space. The property is located at 285 Luzern Road and is in the RA-1-43 zone. With the conditions and findings in the staff reports with the omission of condition number three (3) as it has already addressed with Midway Irrigation Company. Condition one (1) of The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that the City built along Burgi Lane that was originally required of the developer. Payment is required before the phase 1 plat is recorded. Condition two (2) that All approved non-irrigated areas will be noted on the plats. Condition four (4) that private roads and sidewalks in the development will have a public access easement which will be noted on the plats and in the development agreement. And condition five (5) stating that private trails with public trail easements will be maintained by the City with an annual maintenance fee paid by the HOA. This condition will be modified by the developer and the city.

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

- The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that the City built along Burgi Lane that was originally required of the developer. Payment is required before the phase 1 plat is recorded.
- All approved non-irrigated areas will be noted on the plats.
- Private roads and sidewalks 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 trail easements will be maintained by the City with an annual maintenance fee paid by the HOA.
- A 10' public trail easement will be dedicated on the plats that will run from the Interlaken pump house to the southwest corner of the development and will connect to the existing backcountry trail.