

Midway City Council
20 July 2021
Regular Meeting

The Reserve at Midway, Phase 2 /
Final Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: July 20, 2021

NAME OF PROJECT: The Reserve at Midway Phase 2

NAME OF APPLICANT: Russ Watts, agent for Watts Enterprises

PROPERTY OWNER: Midway Vistas Development Inc.

AGENDA ITEM: Final

LOCATION OF ITEM: 285 Luzern Road

ZONING DESIGNATION: RA-1-43

ITEM: 18

Watts Enterprises, agent for Midway Vistas Development Inc, is proposing final approval 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.

BACKGROUND:

Watts Enterprises, agent for Midway Vistas Development Inc., is proposing preliminary approval of phase 2 of The Reserve at Midway (formerly known as Midway Vistas). Phase 2 contains 22 lots on 36.7 acres, of which, 11.83 acres is open space. The master plan was approved July 7, 2020 with three phases with a total of 49 lots. The developer combined phases 2 and 3 with their preliminary application to create a larger second phase. Thus, the subdivision will be developed in two phases instead of three. The project is a large-scale standard subdivision but, unlike most standard subdivisions where the roads are public, the roads in The Reserve at Midway will be private but there will be a public access easement.

LAND USE SUMMARY:

- 36.7 acres in phase 2
 - Entire master plan 83.19 acres
- 11.83 acres of open space in phase 2
- RA-1-43 zoning
- Proposal contains 22 lots
 - Entire master plan contains 49 lots
- Project is a standard subdivision
- Private roads and trails maintenance will be the responsibility of the HOA
 - Public access easement on all roads and on trails with public easements
- The lots will connect to the Midway Sanitation District sewer and to the City's culinary 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

ANALYSIS:

Open Space – The code requires that with each phase there is enough open space to comply with the 15% requirement. If phase 1 has 75% open space, then phase 2 only needs to have 25% open space if both phases are equal in acreage. The proposed plans do comply with the open space requirements. Open space per phase is the following:

	Total Acreage	Open Space	%
Phase 1	46.89	13.63	29.1%
Phase 2	<u>36.6</u>	<u>11.4</u>	<u>31.1%</u>
	83.19	25	30%

Part of the open space will not be irrigated for a couple of reasons. Some of the areas that will not be irrigated are in sloped areas and some are areas that historically have never been irrigated. The City tries to anticipate what areas future lot owners will

irrigate and what common areas that the HOA may want to irrigate in the future when determining to allow areas without water rights. The Water Board recommended to allow some areas that will not be irrigated, and those areas will be noted on the plat. All lots, except lot 30, have water rights that allow the entire lots to be irrigated.

Density – The annexation agreement limits density to 49 lots and phase 2 will contain 22 of the allowed lots.

Access – Each phase of the subdivision must meet the access requirements. Phase 2 does have two points of access and does comply with City code requirements. The three access points for the development are Canyon View Road (public), Interlaken Drive (private), and Luzern Road (Interlaken public road). Because Interlaken Drive is a private road the developer arrived at an agreement with owners of the road that will allow use of Interlaken Drive.

Traffic Study – A traffic study was submitted to the City on May 27, 2020. The study has been reviewed by Horrocks Engineers.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers has reviewed the study to determine if any special requirements are needed for construction of the roads and future structures in the development. The report is available for viewing in the planning office or by request.

Lot acreage – The land use code allows the area of lots to reduce in size based on the amount of open space in the subdivision. The code requires 15% open space for this proposal and the developer has provided 30%. Because the developer has 15% extra open space, the lots may reduce in size by 15%, therefore the minimal size lot allowed is 0.85 acres, of which there are several in the proposed master plan. Likewise, required street frontage for lots may also reduce by the amount of extra open space provided. Because of the extra 15% open space that is being provided, the minimum lot frontage is 127.5' except on the bulb of a cul-de-sac where the minimum is 60'.

Sensitive Lands – The property does contain slopes greater than 25%. Dwellings are not allowed on areas of slope greater than 25%. The proposed plan complies with this requirement.

Trails – The Trails Master Plan contains two planned public trails that cross the property. One trail runs north from Canyon View Road to Interlaken and the other runs from the center of the property to Interlaken Drive. These trails will be paved and will be maintained by the HOA. If the Association fails to maintain the trails, to City standards, the City will provide written notice to the HOA. If the HOA fails or refuses to correct such deficiency within 30 days, then the City has the right to perform the maintenance and repairs and has the right to bill the HOA.

The proposal will also dedicate a public trail easement for a backcountry trail that will take the place of an existing similar trail that currently crosses the northern end of the property. The easement for the trail will be 10' wide and will be located in the common area along the north end of the property running from Interlaken's pump station heading southwest to the west end of the property. It will be the responsibility of the City to build the trail and it is anticipated that volunteers will complete the construction. The general alignment of the trail should be shown on the plans.

The applicant will also be required to extend the paved trail through the frontage of lots 19 and 20 to the back of the cul-de-sac, connecting to the trail in the open space.

Setbacks – All structures in the proposed development will need to comply with the RA-1-43 standards.

Height of structures – All structures in the proposed development will be no taller than 35' to the roof measured from natural grade.

Both phases will be one HOA – Both phases of the master plan will all be one Homeowners' Association, and this has been memorialized in the master plan agreement. The HOA is responsible for maintenance of the streets, private trails, and any amenities, such as the tennis court, that is provided.

Roads and roadside trails - The proposal is a standard subdivision, which usually has public roads, but the annexation agreement specifies that the roads will be private. The recently approved annexation agreement amendment requires that a public access easement is granted for the roads and trails in the subdivision. The easement will be noted on the plats of both phases.

Secondary water meters - The developer will provide secondary water meters to Midway Irrigation Company and the secondary water meters will be installed by the irrigation company at the time of construction of dwellings on those lots. The developer will also construct a water storage tank that will supply the lots with irrigation water.

Storm water pond – There is a storm water retention pond proposed that will straddle the common lot line between lots 9 and 10. The plat will need to address the following: show an emergency access easement connecting from the pond to the ROW; it will need to limit disturbance and uses within the pond; require the installation of a gate for emergency access if a fence or other barrier is installed; limit the type of fencing that can be installed through the pond.

WATER BOARD RECOMMENDATION:

The Water Board reviewed the master plan and 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.

At preliminary approval, phase 2 and 3 of the masterplan were combined to create the current proposed phase 2. This adjustment would result in an updated quantity of 71.06-acre feet for the proposed phase 2.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Bouwhuis: I make a motion that we recommend final approval of the final 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 in the staff report and the listed conditions in the staff report and to modify finding number 3 to include that all the asphalt trails will be built and maintained by the HOA and the back country trail would be built and maintained by the city.

Seconded: Commissioner Wardle

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners Cliften, Bouwhuis, Ream, Wardle and Garland

Motion: Passed

POSSIBLE FINDINGS:

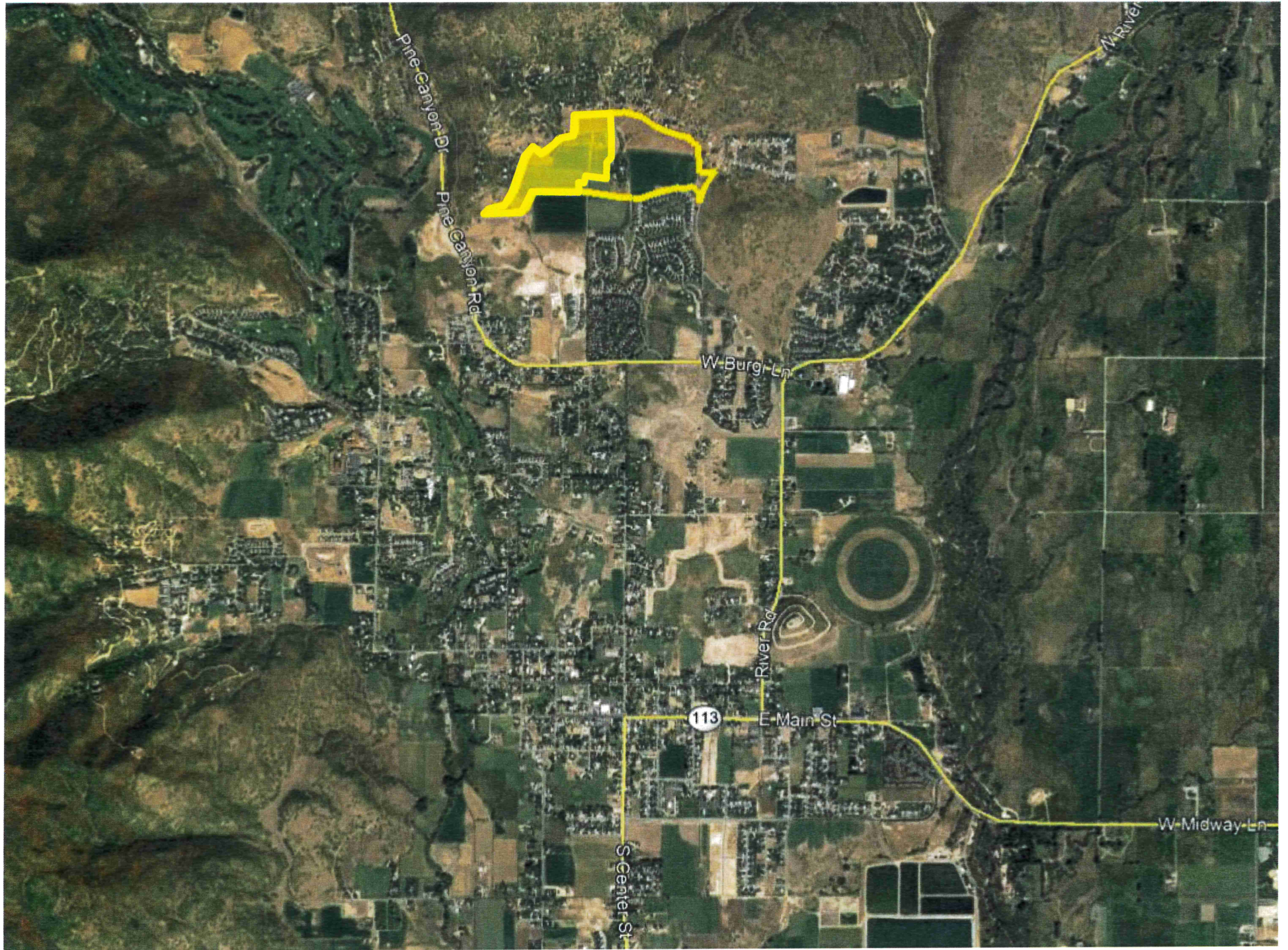
- The proposal complies with the requirements of the code for standard subdivisions.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- The public trails will be an amenity to the entire community.
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the request does not meet the requirements of the code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. All approved non-irrigated areas will be noted on the plat
2. Private roads in the development will have a public access easement which will be noted on the plats and in the development agreement
3. All asphalt trails will be built and maintained by the developer and will have public access easements
4. Include a plat note that addresses the retention pond along the common property line of lots 9 and 10. It should address access, allowable uses, limits on disturbance and limits on fencing along the common fence line
5. Extend asphalt trail along frontage of lots 19 and 20 and connect to trail in Common Area F







THE RESERVE AT MIDWAY

PHASE 2

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	50.02'	S01°09'14"E
L2	34.02'	S02°51'32"E
L3	22.01'	S02°51'32"E
L4	34.00'	S06°29'02"W
L5	22.02'	S06°29'02"W
L6	18.56'	S81°30'58"E
L7	18.56'	S81°30'58"E
L8	5.90'	N00°02'10"W

ADDRESS TABLE

LOT	ADDRESS
8	RESERVE TOP DRIVE
9	RESERVE TOP DRIVE
10	RESERVE TOP DRIVE
11	RESERVE TOP DRIVE
12	RESERVE TOP DRIVE
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28	RESERVE TOP DRIVE
29	RESERVE TOP DRIVE

ADDRESSING TO BE COMPLETED
BY WASATCH COUNTY GIS DEPARTMENT

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	53.97'	020°36'47"	N82°51'53"E	53.67'	C21	222.00'	262.66'	067°47'24"	N52°02'41"E	247.61'	C41	12.00'	11.55'	055°09'00"	S62°25'30"W	11.11'
C2	172.00'	33.45'	011°06'32"	N87°05'14"W	33.40'	C22	278.00'	89.18'	018°22'34"	N76°45'06"E	88.78'	C42	12.00'	11.55'	055°09'00"	N82°25'30"W	11.11'
C3	494.00'	66.30'	007°41'22"	S85°00'06"W	66.25'	C23	172.00'	114.81'	038°14'48"	S66°48'59"W	112.70'	C43	58.00'	63.15'	082°08'27"	S75°55'13"W	76.21'
C4	144.00'	197.90'	076°44'33"	S41°47'08"W	182.69'	C24	228.00'	152.20'	038°14'48"	S66°48'59"W	149.39'	C44	58.00'	47.86'	047°16'39"	S58°29'19"E	46.51'
C5	260.00'	126.06'	027°46'43"	S16°16'13"W	124.82'	C25	228.00'	55.37'	013°54'47"	S40°44'12"W	55.23'	C45	58.00'	63.76'	063°06'33"	N31°30'17"W	60.62'
C6	260.00'	251.74'	059°28'30"	S37°50'50"W	242.02'	C26	172.00'	41.77'	013°54'47"	S40°44'12"W	41.66'	C46	58.00'	78.98'	078°00'58"	N06°51'52"E	73.01'
C7	206.00'	186.56'	051°53'16"	S39°43'28"W	180.25'	C27	178.00'	46.47'	014°57'26"	S26°18'05"W	46.34'	C47	58.00'	20.10'	019°51'23"	N09°55'41"E	20.00'
C8	156.00'	387.71'	142°23'55"	S37°25'09"E	293.35'	C28	178.00'	128.27'	041°36'33"	S01°58'59"E	128.44'	C48	288.58'	91.07'	018°04'51"	N11°27'17"E	90.89'
C9	194.00'	91.77'	027°06'08"	N84°56'58"E	90.91'	C29	178.00'	137.76'	044°21'04"	S44°37'43"E	134.37'	C49	278.00'	65.76'	013°33'04"	N88°17'30"W	65.60'
C10	256.00'	116.45'	028°03'46"	S76°58'07"E	115.45'	C30	122.00'	186.59'	068°34'02"	S10°30'13"E	170.30'	C50	278.00'	65.76'	013°33'04"	S78°09'25"W	65.60'
C11	528.00'	70.86'	007°41'22"	S85°00'06"W	70.81'	C31	122.00'	114.82'	053°49'53"	S81°42'10"E	110.45'						
C12	472.00'	42.34'	006°08'22"	S86°16'36"W	42.32'	C32	178.00'	128.87'	041°28'52"	S67°52'41"E	126.07'						
C13	472.00'	21.01'	002°53'00"	S82°25'55"W	21.01'	C33	172.00'	47.91'	015°57'37"	S78°21'42"W	47.76'						
C14	178.00'	103.80'	033°28'37"	S64°26'08"W	102.43'	C34	228.00'	107.85'	027°06'08"	S84°55'58"W	106.85'						
C15	122.00'	187.67'	076°44'33"	S41°47'08"W	154.78'	C35	12.00'	17.19'	082°04'19"	S22°54'04"E	15.76'						
C16	178.00'	98.71'	031°07'52"	S32°08'52"W	95.53'	C36	12.00'	17.19'	082°04'19"	S78°01'37"W	15.76'						
C17	178.00'	44.01'	014°10'04"	S09°29'53"W	43.90'	C37	222.00'	35.59'	009°11'06"	S68°31'47"E	35.55'						
C18	222.00'	60.97'	015°44'08"	N10°16'55"E	60.78'	C38	278.00'	51.41'	010°35'47"	S60°14'07"E	51.34'						
C19	278.00'	76.28'	015°43'14"	N10°16'28"E	76.04'	C39	222.00'	65.40'	016°52'40"	N81°33'40"W	65.16'						
C20	278.00'	162.89'	033°54'21"	N50°46'38"E	160.57'	C40	278.00'	75.04'	015°28'00"	S82°16'00"E	74.82'						

RIGHT TO FARM NOTICE

PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOMES RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBNOXIOUS TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION, CHUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

PUBLIC TRAIL EASEMENT

ALL PRIVATE TRAILS CONTAIN A PUBLIC TRAIL EASEMENT. SEE THE DEVELOPMENT AGREEMENT FOR CONDITIONS REGARDING USE, MAINTENANCE AND LIABILITY.

COMMON AREAS F.O.H. & I IS A PUBLIC TRAIL EASEMENT.

PRIVATE STREET NOTE

ALL PRIVATE ROADS ARE SUBJECT TO AN EASEMENT IN FAVOR OF THE PUBLIC FOR TRAVEL OVER THE PRIVATE ROADS TO ACCESS ADJOINING PUBLIC OR PRIVATE ROADS.

20' SEWER EASEMENT NOTE

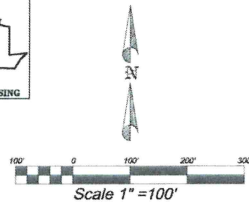
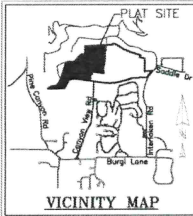
20' EASEMENTS FOR SEWER LINES ARE DEDICATED TO THE MIDWAY SANITATION DISTRICT FOR INSTALLATION, OPERATION, AND MAINTENANCE OF SEWER LINES.

UTILITY EASEMENT NOTES

- ALL PRIVATE STREETS AND COMMON AREAS ARE DEDICATED AS A PUBLIC UTILITY EASEMENTS. PRIVATE STREETS HAVE A 56 FOOT RIGHT-OF-WAY.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED BETWEEN ADJACENT LOTS AND ALONG LOT BOUNDARIES NOT ADJACENT TO OTHER LOTS.
- THE STORM DRAINAGE COLLECTION SYSTEM WITHIN THE RESERVE IS A PRIVATE UTILITY TO BE MAINTAINED, OPERATED, AND REPAIRED BY THE HOME OWNERS ASSOCIATION.
- THE FUNCTION, ELEVATION, OR GRADE OF STORM DRAIN PONDS SHALL NOT BE ALTERED OR INTERFERED WITH.
- MIDWAY CITY HAS THE RIGHT TO ENTER STORM DRAIN EASEMENTS TO MAINTAIN, OPERATE, AND REPAIR THE STORM DRAIN SYSTEM UPON THE HOME OWNERS ASSOCIATIONS FAILURE TO DO SO.

LEGEND

- SM • SURVEY MONUMENT
- SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING
- 25% ± SLOPES



THE RESERVE AT MIDWAY PHASE 2

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 22,
AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
2290 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 857-8748

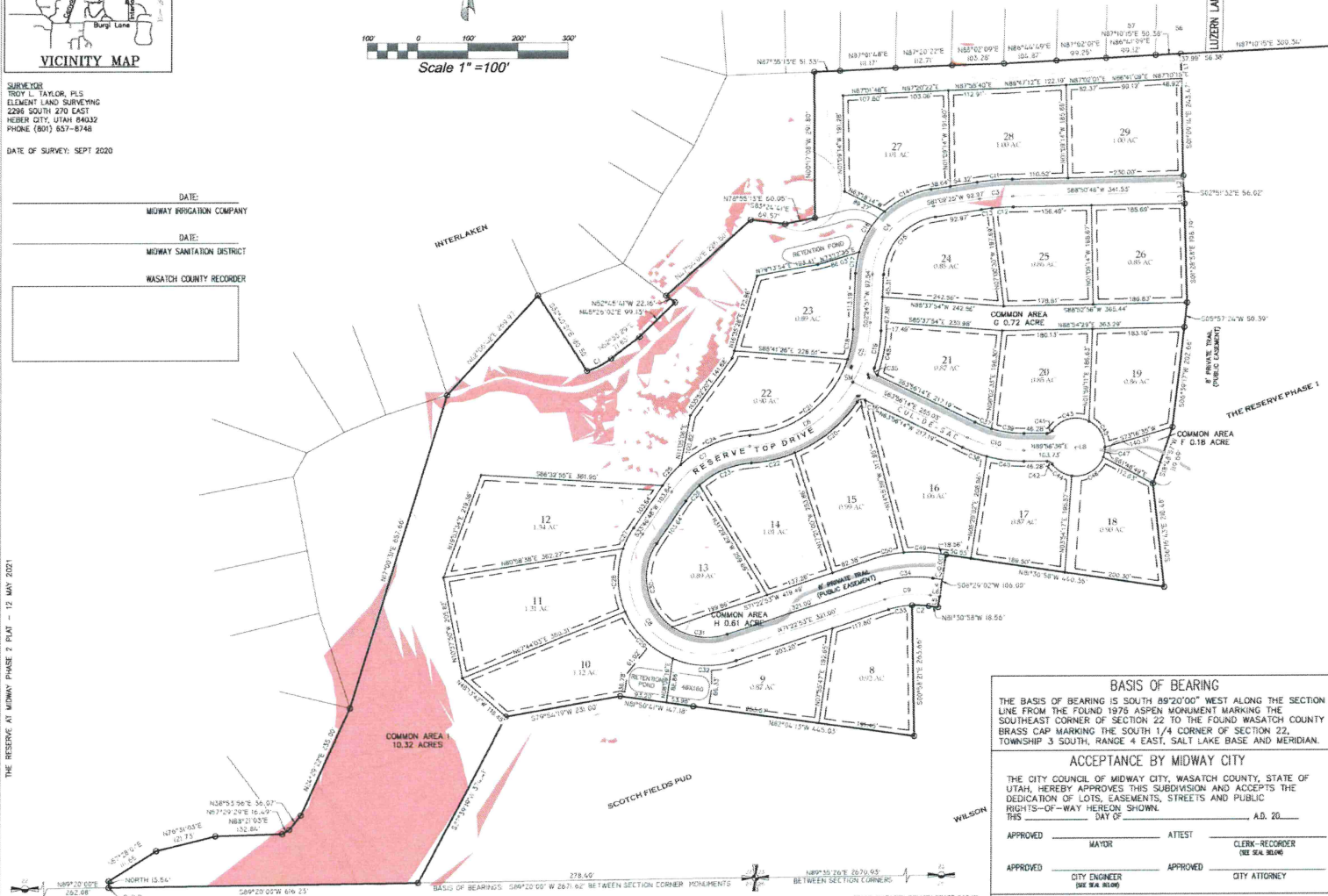
DATE OF SURVEY: SEPT 2020

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

WASATCH COUNTY RECORDER

THE RESERVE AT MIDWAY PHASE 2 PLAT - 12 MAY 2021



BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 89°20'00" WEST ALONG THE SECTION LINE FROM THE FOUND 1975 ASPEN MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22 TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY MIDWAY CITY

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

APPROVED _____ MAYOR ATTEST _____ CLERK-RECORDER
APPROVED _____ CITY ENGINEER APPROVED _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 685412 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE _____ SURVEYOR (SEE SEAL BEHIND)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°20'00" EAST ALONG THE SECTION LINE 262.08 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 13.54 FEET, NORTH 57°28'01" EAST 111.89 FEET, NORTH 76°31'03" EAST 121.73 FEET, NORTH 66°21'13" EAST 132.04 FEET, NORTH 57°28'22" EAST 18.49 FEET, NORTH 39°53'26" EAST 36.07 FEET, NORTH 24°29'22" EAST 230.00 FEET, THENCE NORTH 17°00'31" EAST 657.66 FEET, THENCE NORTH 42°06'42" EAST 269.97 FEET, THENCE SOUTH 32°02'51" EAST 180.50 FEET, THENCE ALONG THE ARC A OF 150.00 FOOT RADIUS CURVE TO THE LEFT 53.97 FEET (CHORD BEARS NORTH 82°51'53" EAST 53.67 FEET), NORTH 52°32'29" EAST 71.83 FEET, THENCE NORTH 45°28'02" EAST 99.13 FEET, THENCE NORTH 32°56'41" WEST 22.18 FEET, THENCE NORTH 47°54'01" EAST 228.50 FEET, THENCE NORTH 83°24'41" EAST 89.57 FEET, THENCE NORTH 78°50'13" EAST 80.02 FEET, THENCE NORTH 06°17'08" WEST 299.80 FEET, THENCE NORTH 87°30'13" EAST 51.33 FEET, THENCE NORTH 87°01'48" EAST 111.17 FEET, THENCE NORTH 87°20'22" EAST 112.71 FEET, THENCE NORTH 89°02'08" EAST 103.38 FEET, THENCE NORTH 86°44'48" EAST 104.87 FEET, THENCE NORTH 87°20'01" EAST 95.25 FEET, THENCE NORTH 86°41'09" 99.12 FEET, THENCE NORTH 87°10'15" EAST 50.38 FEET, THENCE SOUTH 01°09'14" EAST 243.47 FEET, THENCE SOUTH 01°51'32" EAST 86.02 FEET, THENCE SOUTH 01°28'58" EAST 198.79 FEET, THENCE SOUTH 02°37'24" WEST 50.38 FEET, THENCE SOUTH 06°38'17" WEST 202.66 FEET, THENCE SOUTH 18°49'19" WEST 119.89 FEET, THENCE SOUTH 08°18'43" EAST 210.48 FEET, THENCE NORTH 61°30'58" WEST 440.36 FEET, THENCE SOUTH 08°28'02" WEST 108.00 FEET, THENCE NORTH 61°30'58" WEST 18.66 FEET, THENCE ALONG THE ARC A OF 172.00 FOOT RADIUS CURVE TO THE LEFT 33.45 FEET (CHORD BEARS NORTH 87°03'14" WEST 33.40 FEET), THENCE SOUTH 02°58'27" EAST 263.66 FEET, THENCE NORTH 82°04'13" WEST 449.03 FEET, THENCE NORTH 81°50'41" WEST 147.18 FEET, THENCE SOUTH 78°54'19" WEST 231.00 FEET, THENCE SOUTH 27°30'39" WEST 374.41 FEET, THENCE SOUTH 89°20'00" WEST 816.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 36.704 ACRES

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND AREA HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE RESERVE AT MIDWAY RECORDED, AS ENTRY NO. _____ IN BOOK _____ BEGINNING RECD. _____ (THE _____)

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 SUBDIVIDED INTO LOTS, PRIVATE STREETS, EASEMENTS, AND COMMON AREA, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS, EASEMENTS, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____

MIDWAY VISTA DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE

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

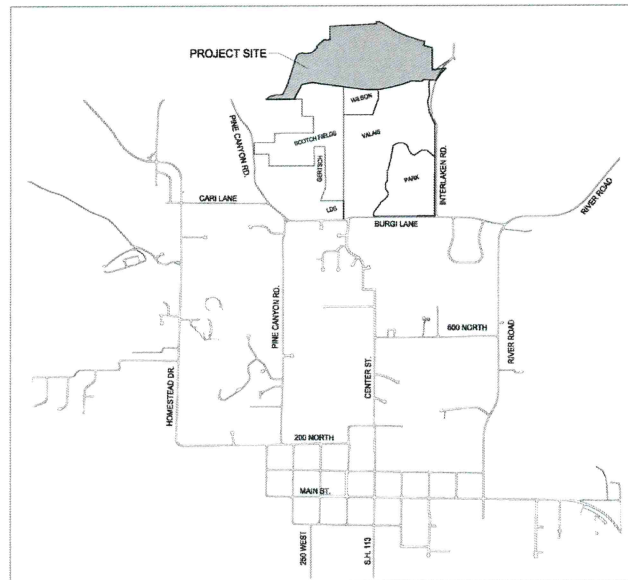
THE RESERVE AT MIDWAY PHASE 2

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET (SHEET 1 OF 2)

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

THE RESERVE AT MIDWAY - PHASE 2

FINAL APPLICATION



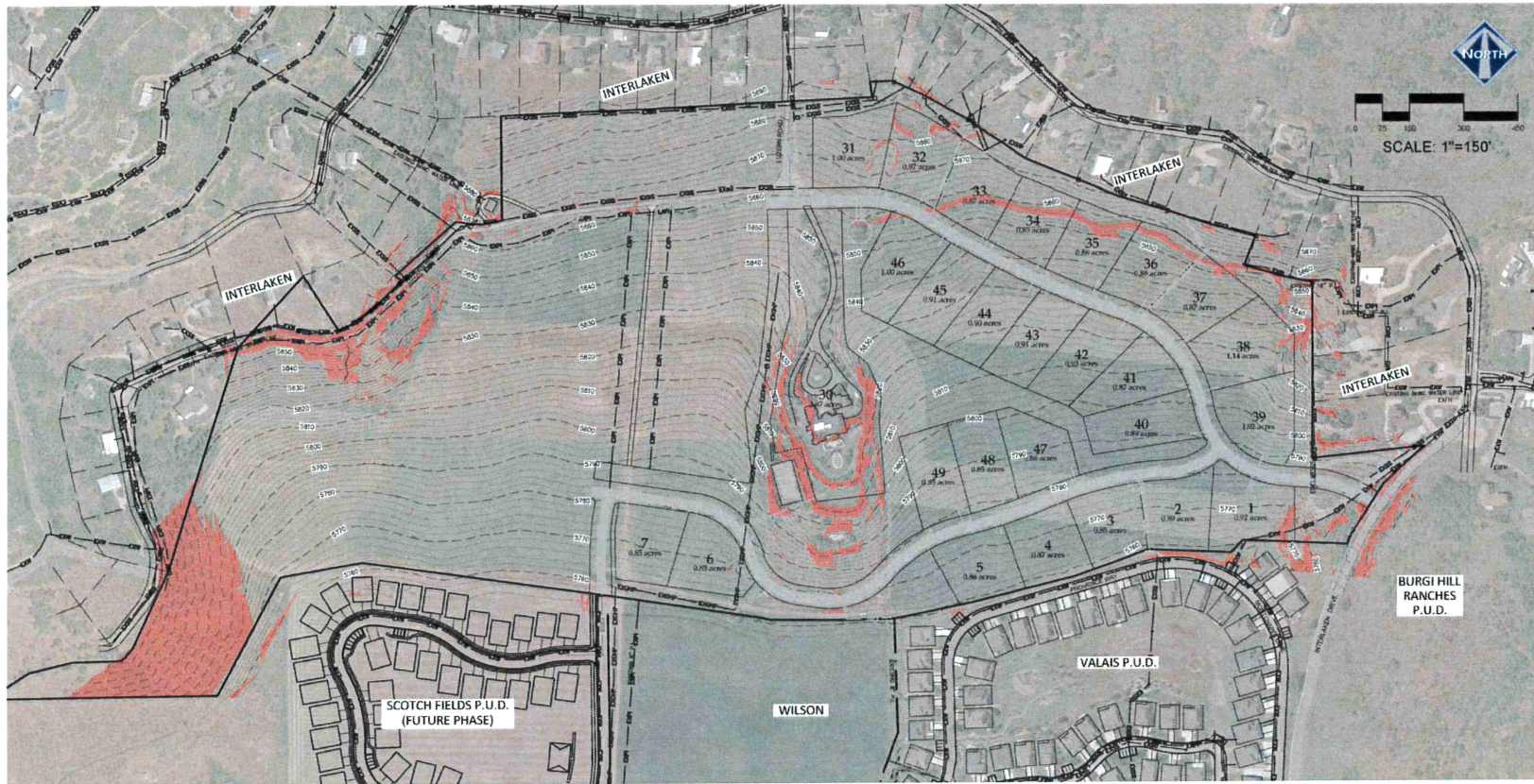
MIDWAY CITY
VICINITY MAP

SHEET INDEX

1. EXISTING CONDITIONS PLAN
2. SENSITIVE LANDS PLAN
3. APPROVED MASTER PLAN
4. APPROVED PHASING PLAN
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6. PHASE 2 STREETS AND TRAIL PLAN
7. RESERVE TOP DRIVE PLAN & PROFILE STA 20+09 - 30+00
8. RESERVE TOP DRIVE PLAN & PROFILE STA 30+00 - 40+00
9. RESERVE TOP DRIVE PLAN & PROFILE STA 40+00 - 42+98
10. CUL-DE-SAC PLAN & PROFILE STA 0+00 - 5+00
11. ROAD CONSTRUCTION PLANS
12. PHASE 2 UTILITY PLAN
13. PHASE 2 SEWER PLAN
14. RESERVE TOP DRIVE SEWER PLAN & PROFILE STA 21+00 - 31+00
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17. CUL-DE-SAC SEWER PLAN & PROFILE STA 0+00 - 5+00
18. SEWER CONSTRUCTION DETAILS
19. PHASE 2 WATER PLAN
20. PHASE 2 PRESSURIZED IRRIGATION PLAN
21. WATER AND PRESSURIZED IRRIGATION CONSTRUCTION DETAILS
22. STORM DRAIN MASTER PLAN
23. RESERVE TOP DRIVE STORM POND F STA 25+75
24. RESERVE TOP DRIVE STORM DRAIN & POND D STA 34+50 - 38+50
25. CUL-DE-SAC STORM DRAIN & POND E PLAN & PROFILE STA 0+00 - 6+61
26. STORM DRAIN CONSTRUCTION DETAILS
27. LANDSCAPE PLAN
28. STORM WATER POLLUTION PROTECTION PLAN

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PAUL J. BERG, P.E.
SERIAL NO. 280385
DATE: 12 MAY 2021

KIRK MALMROSE THE RESERVE AT MIDWAY	
COVER SHEET	
 <p>BERG ENGINEERING 380 E Main St, Suite 204 Midway, UT 84049 ph 435.657.9749</p>	
DESIGN BY: PJB DRAWN BY: DEJ	DATE: 12 MAY 2021 REV: 0



- LEGEND:
- EXISTING CONTOURS
 - EXISTING PRESSURIZED IRRIGATION
 - EXISTING OVERHEAD POWER
 - EXISTING SANITARY SEWER
 - SLOPES GREATER THAN 25%
 - EXISTING SEWER MANHOLE
 - EXISTING WATER LINE
 - EXISTING GAS LINE

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.

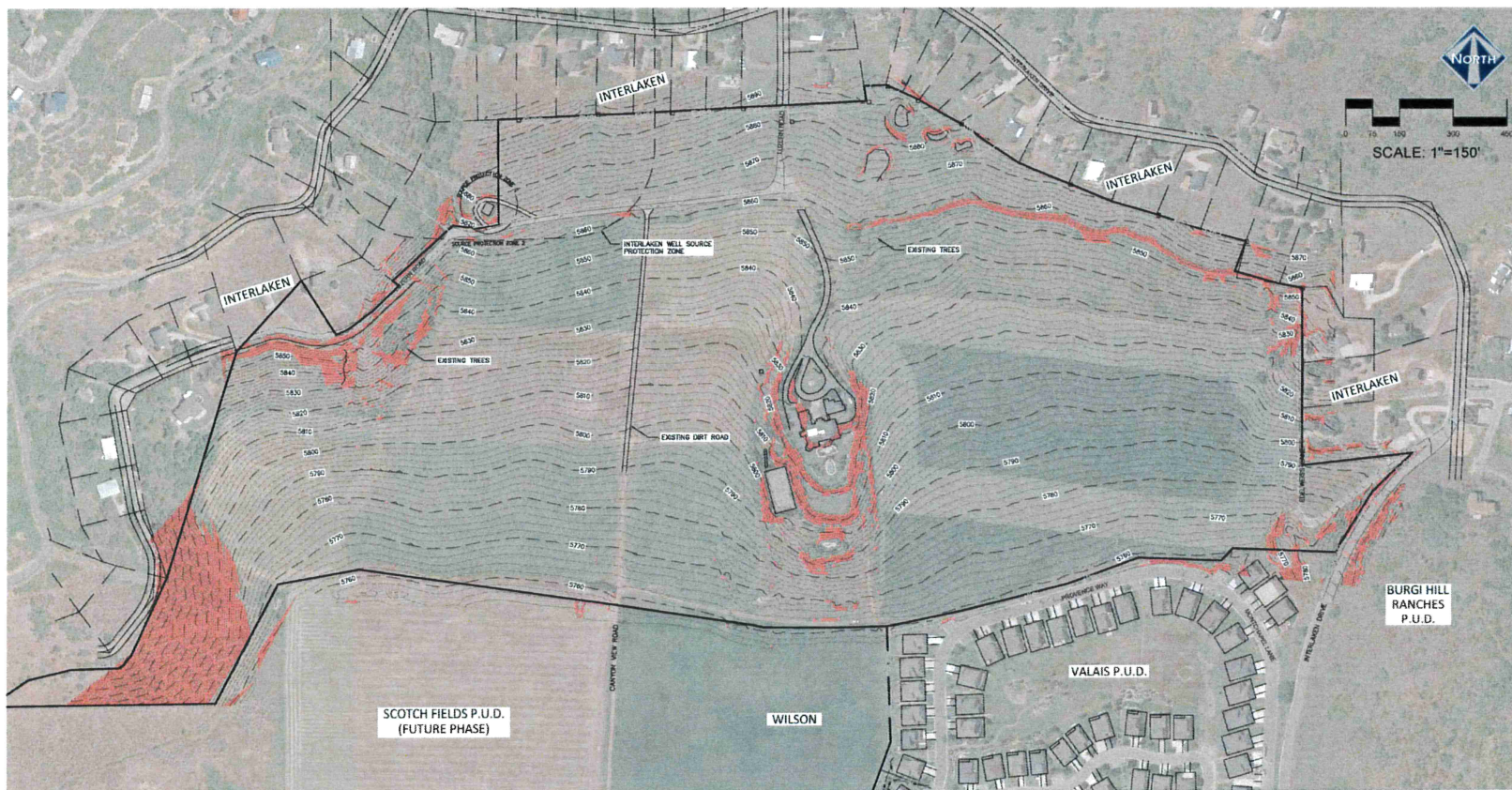
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PAUL D. BERG, P.E.
 SERIAL NO. 280085
 DATE: 12 MAY 2021

KIRK MALMROSE
 THE RESERVE AT MIDWAY
 EXISTING CONDITIONS

BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.857.9749

DESIGN BY: PDB DATE: 12 MAY 2021 SHEET: 1
 DRAWN BY: DBJ REV:



LEGEND:
 --- EXISTING CONTOURS
 SLOPES GREATER THAN 25%

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

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 PAUL R. BERG P.E.
 SERIAL NO. 200085
 DATE 12 MAY 2021

KIRK MALMROSE THE RESERVE AT MIDWAY		
SENSITIVE LANDS PLAN		
		
DESIGN BY: PEB DRAWN BY: DEJ	DATE: 12 MAY 2021 REV:	HEET 2



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

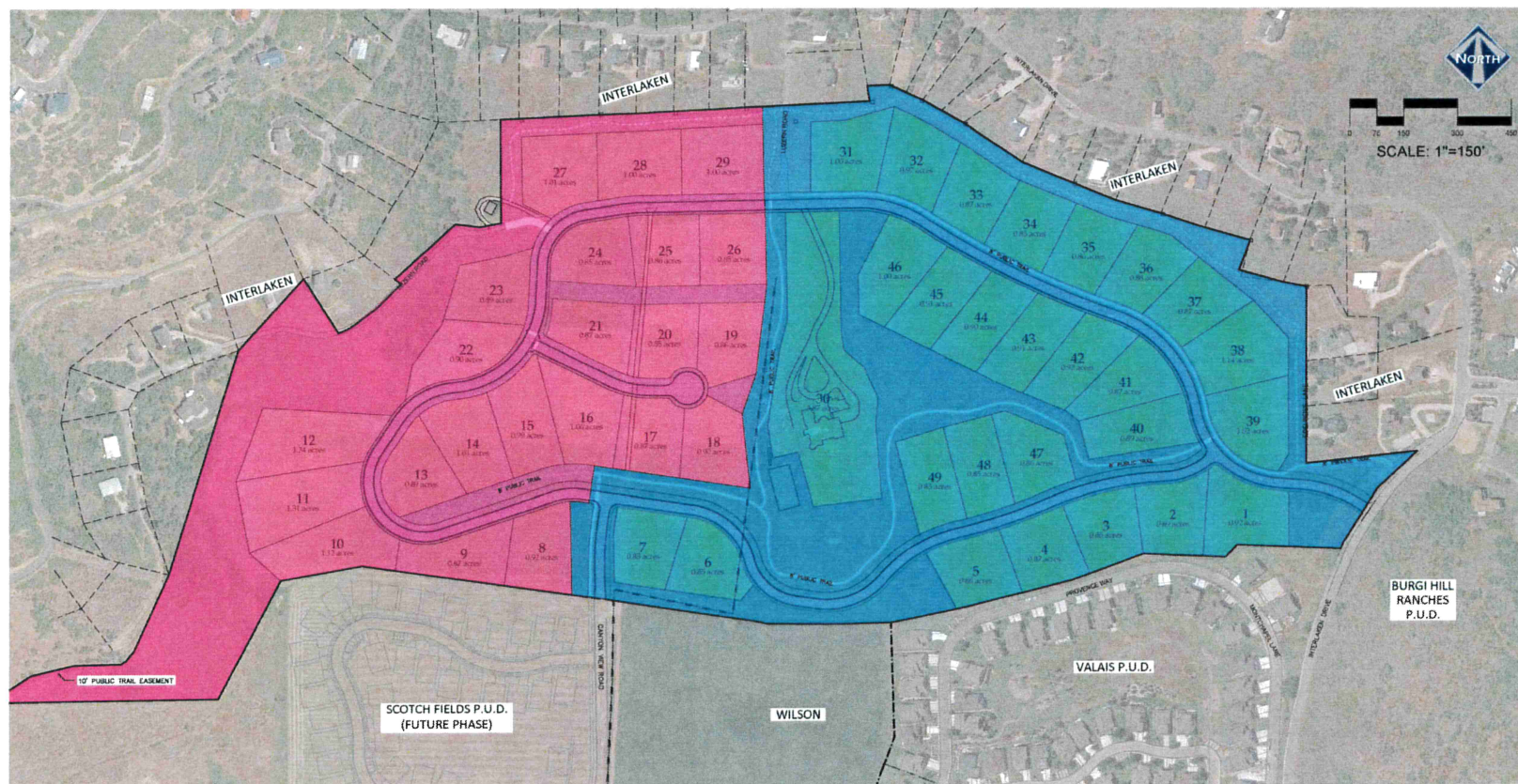
TOTAL AREA 83.19 AC
 OPEN SPACE REQUIREMENT 12.48 AC (15.00%)
 OPEN SPACE (PROPOSED) 25.42 AC (30.56%)
 NUMBER OF LOTS 48 NEW LOTS
 1 ZENGER LOT
 49 TOTAL LOTS
 NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.

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

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 SERIAL NO. 202003 P.A.
 DATE 12 MAY 2021

KIRK MALMROSE
 THE RESERVE AT MIDWAY
 APPROVED MASTER PLAN

BERG ENGINEERING
 2802 E. Main St., Suite 204
 Midway, VA 22049
 PH 540.657.9749
 DESIGN BY: PER DATE: 12 MAY 2021 SHEET
 DRAWN BY: DEJ REV: 3



PHASE	TOTAL LOTS	LOTS#	TOTAL AREA	OPEN SPACE IN PHASE	OPEN SPACE %	CUMULATIVE OPEN SPACE %	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	8-22, 24-29	36.30 AC	11.37 AC	62.23%	63.03%	9.87 AC
			83.19 AC				

LEGEND	
PHASE 1	Blue
PHASE 2	Pink

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

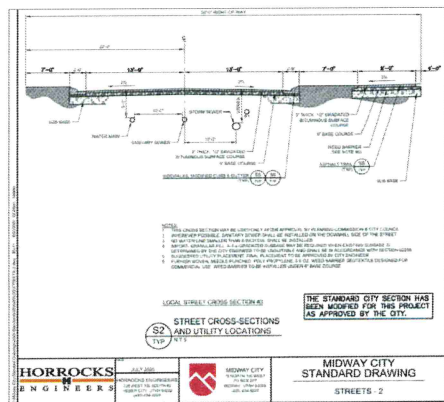
LAND USE TABLE	
TOTAL AREA	83.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	25.03 AC (30.09%)
NUMBER OF LOTS	48 NEW LOTS 1 ZENGER LOT 49 TOTAL LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	

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PAUL S. BERG P.E.
SERIAL NO. 285085
DATE: 12 MAY 2021

KIRK MALMROSE
THE RESERVE AT MIDWAY
APPROVED PHASING PLAN

BERG ENGINEERING
280 E Main St, Suite 204
Liberty, MO 64068
ph 435.657.9749

DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 12 MAY 2021
REV:
SHEET 4



LEGEND

-  LOTS (PHASE 2)
 PRIVATE ASPHALT TRAILS (2,845 LF)
 PRIVATE 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.

TRAIL NOTES:

- 4' BACK COUNTRY TRAIL WILL BE CONSTRUCTED BY MIDWAY CITY.
- PRIVATE TRAILS HAVE A PUBLIC USE EASEMENT. SEE THE DEVELOPMENT AGREEMENT FOR FURTHER CONDITIONS REGARDING USE, MAINTENANCE AND LIABILITY.

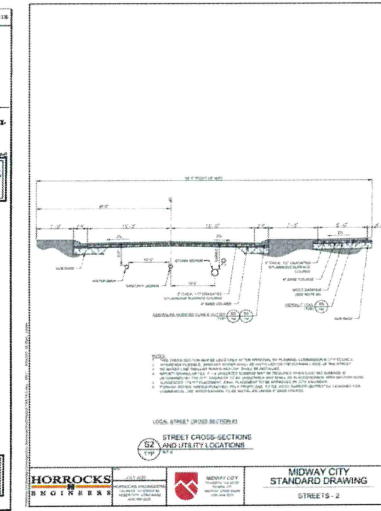
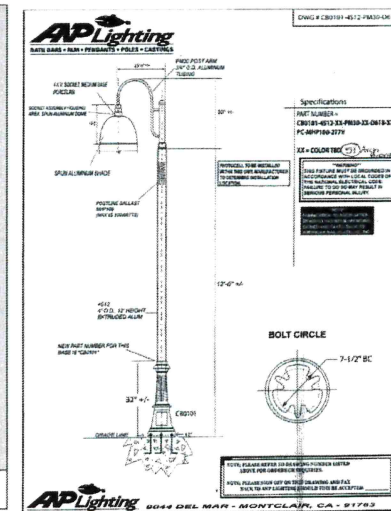
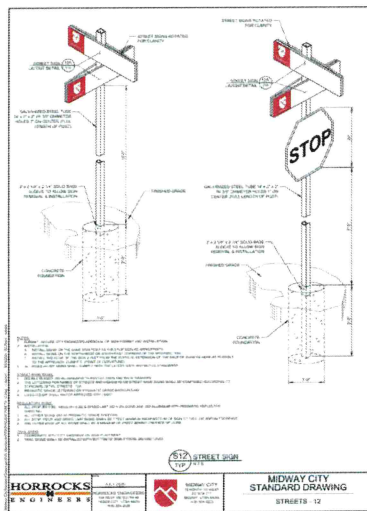
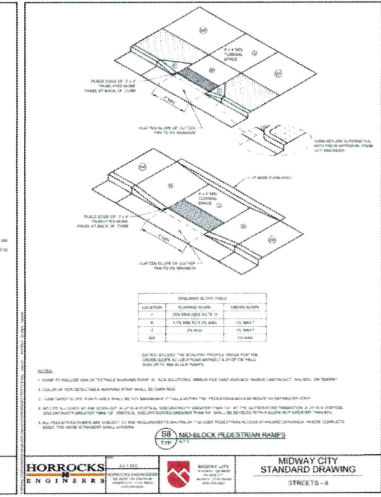
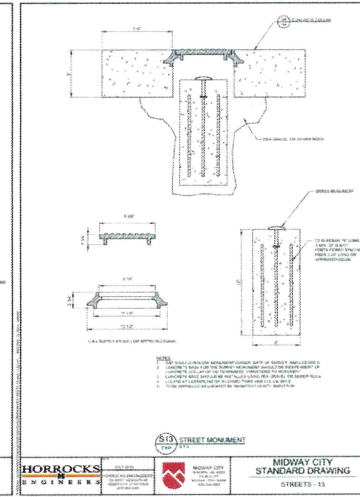
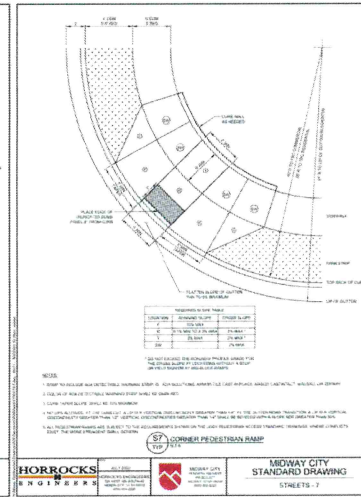
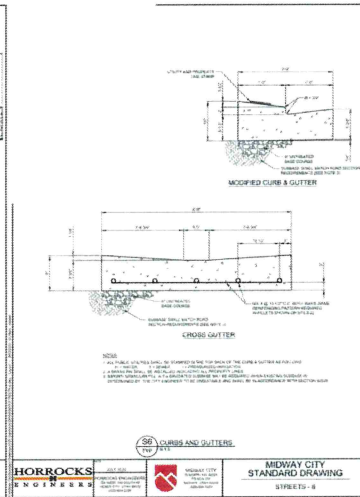
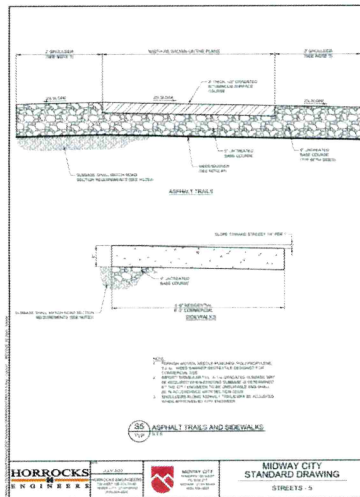
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PAUL D. BERG, P.E.
SERIAL NO. 285595
DATE: 12 MAY 2021

KIRK MALMROSE
THE RESERVE AT MIDWAY
PHASE 2 STREETS &
TRAILS PLAN



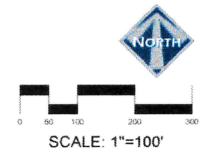
DESIGN BY: PDB	DATE: 12 MAY 2021	SHEET
DRAWN BY: DEJ	REV:	6



KIRK MALMROSE
MIDWAY VISTAS
ROAD CONSTRUCTION
DETAILS

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, IL 60059
 ph 435.657.7749

DESIGN BY: PMB
 DRAWN BY: DEJ
 DATE: 12 MAY 2021
 REV: 11



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PAUL D. BERG P.E.
SERIAL NO. 220095
DATE: 12/05/2021

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

KIRK MALMROSE
THE RESERVE AT MIDWAY
PHASE 2 UTILITY PLAN

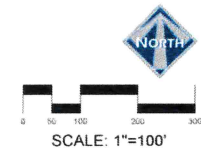
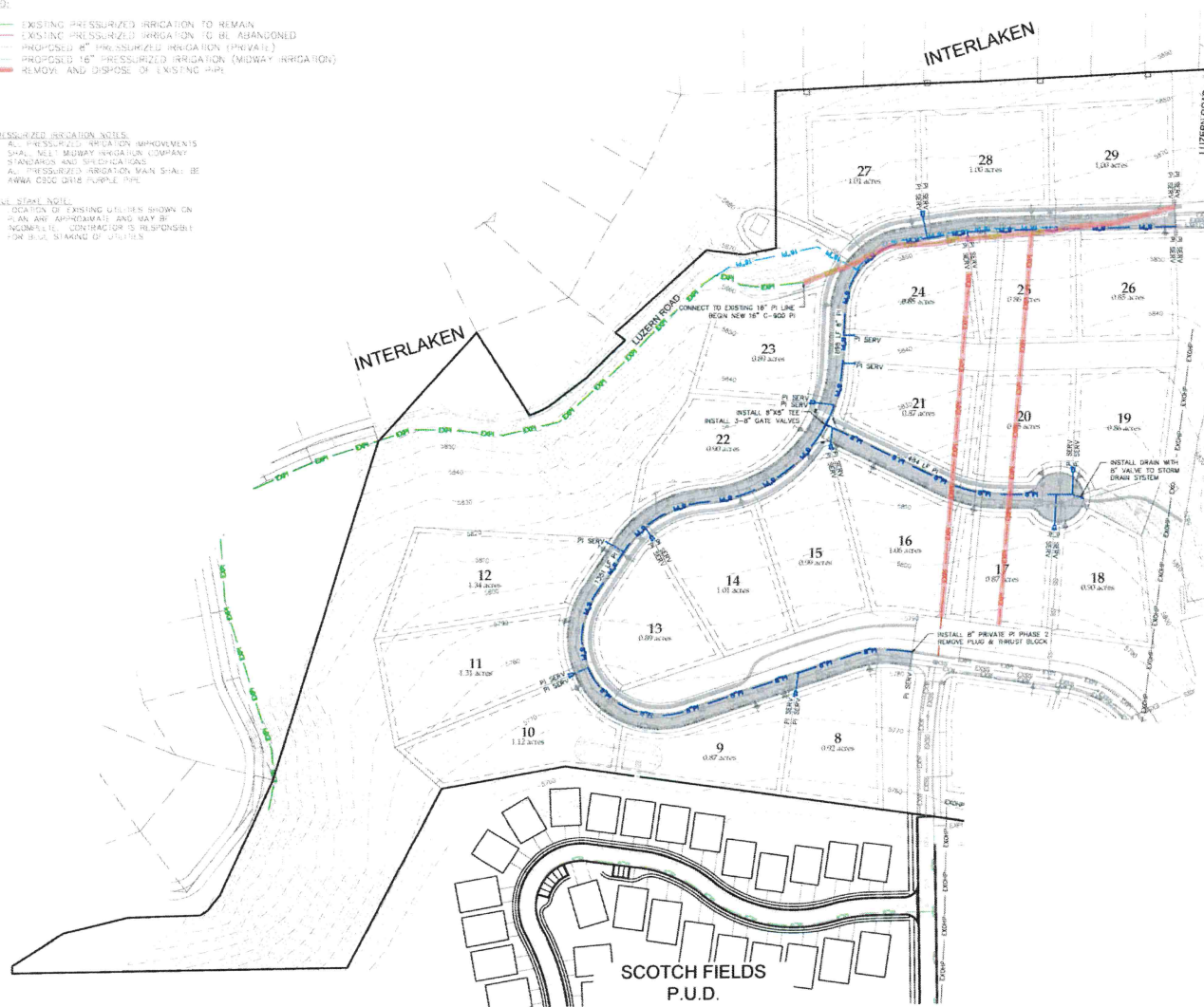
BERG ENGINEERING
3802 Main St. Suite 204
Midway, IL 60059
ph 435.657.9749

DESIGN BY: PDB	DATE: 12 MAY 2021	SHEET
DRAWN BY: DEJ	REV:	12

- LEGEND:
- EXISTING PRESSURIZED IRRIGATION TO REMAIN
 - EXISTING PRESSURIZED IRRIGATION TO BE ABANDONED
 - PROPOSED 8" PRESSURIZED IRRIGATION (PRIVATE)
 - PROPOSED 16" PRESSURIZED IRRIGATION (MIDWAY IRRIGATION)
 - REMOVE AND DISPOSE OF EXISTING PIPE

- PRESSURIZED IRRIGATION NOTES:
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 GR18 PURPLE PIPE

- BLUE STAKE NOTE:
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

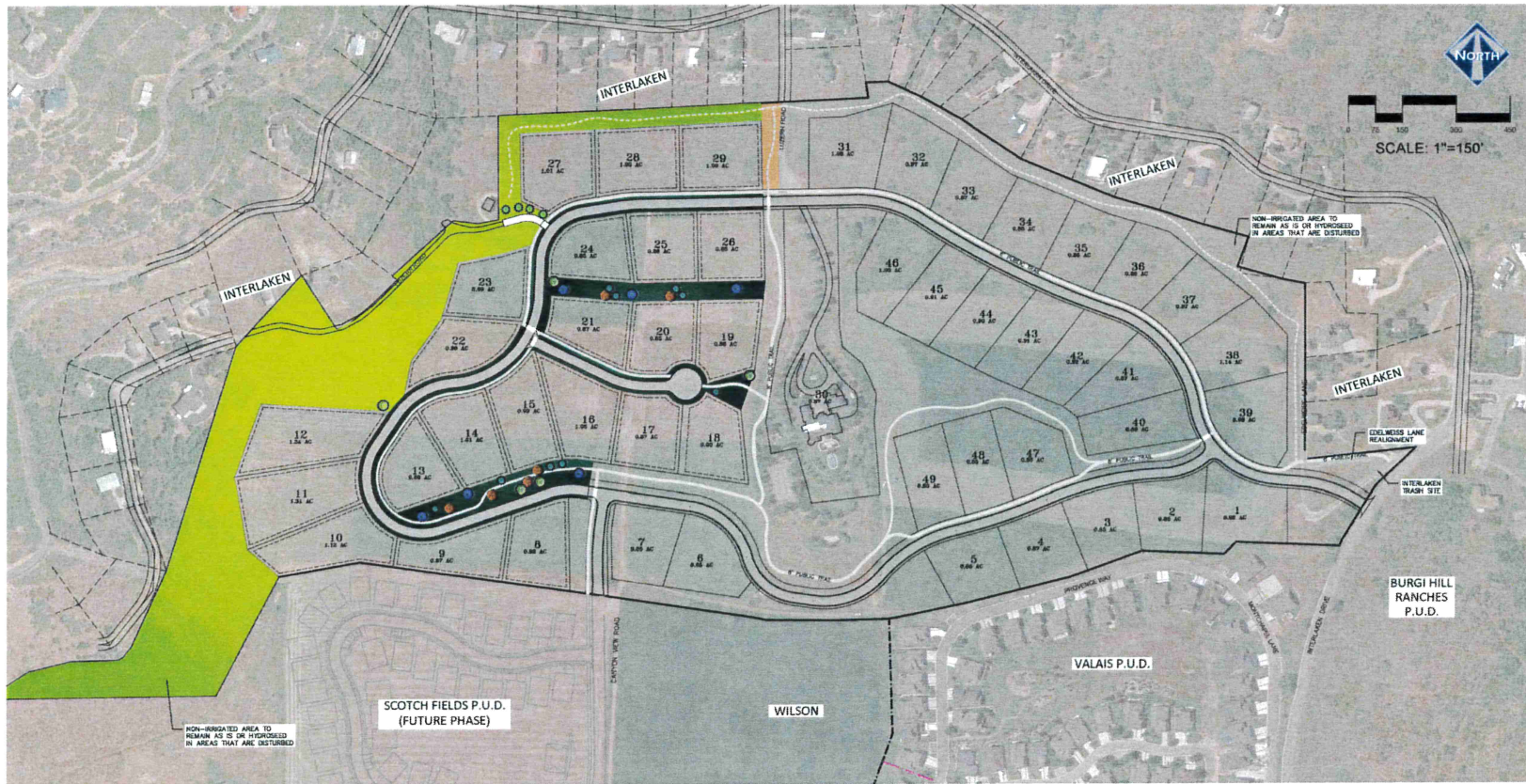


KIRK MALMROSE
THE RESERVE AT MIDWAY
PHASE 2 PRESSURIZED
IRRIGATION PLAN

BERG ENGINEERING
280 E Main St. Suite 204
Midway, IL 60059
ph 435.657.9799

DESIGN BY: PDB	DATE: 12 MAY 2021	SHEET 20
DRAWN BY: DEJ	REV:	

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FINAL 2-28-21 P4
SHEET NO. 200395
DATE: 12 MAY 2021



PLANT SCHEDULE					
TREE	QTY	COMMON BOTANICAL NAME	COST	ADJ.	DATE
	6	Autumn Blaze Maple / Acer Fraxinosa Autumn Blaze	\$60	2" CW	
	6	Autumn Purple Ash / Fraxinus americana Autumn Purple	\$60	2" CW	
	5	European Beech / Fagus sylvatica	\$60	2" CW	
EVERGREEN TREE	QTY	COMMON BOTANICAL NAME	COST	ADJ.	DATE
	13	Colorado Spruce / Picea pungens	\$48	8-10"	
GROUND COVER	QTY	COMMON BOTANICAL NAME	COST		
	113,351 SF	Kentucky Bluegrass / Poa pratensis	not		
	447,368 SF	Wild Flower Multiflora Grass Mix / Wild Flower Multiflora Grass Mix	Hydroseed		
NON-IRRIGATED AREA TO REMAIN AS IS OR HYDROSEED IN AREAS THAT ARE DISTURBED					

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CARL B. BERG, P.L.A.
SERIAL NO. 2352788
DATE: 12 MAY 2021

KIRK MALMROSE
THE RESERVE AT MIDWAY
LANDSCAPE PLAN

berg
LANDSCAPE ARCHITECTS

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

DESIGN BY: CNB DATE: 12 MAY 2021
DRAWN BY: DEJ REV: 27

June 8, 2021

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: The Reserve Subdivision Phase 2 – Final Approval

Dear Michael:

Horrocks Engineers recently reviewed The Reserve phase 2 subdivision plans for Final approval. The proposed subdivision borders Interlaken to the North and Scotch Fields Subdivision to the South. The proposed subdivision consists of 22 lots. All redline comments should be addressed. The following items should be addressed.

Water

- The proposed development will be served from the Cottages on the Green pressure zone.
- The proposed development will connect to the 10" culinary water line that is to be installed as part of phase 1 of the development.

Roads

- The proposed roads within subdivision will be private and have right-of-way widths of 56'.
- As part of the annexation agreement all roads within the subdivision will be private with a public use easement.
- Luzern Road will be relocated through the development using Mountain Top Road.

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company.
- The irrigation system will utilize a water storage tank that is to be built with phase 1 and private 8" PI lines to serve the homes throughout phase 2.
 - What is the status of the irrigation tank redlines?
- All removal, additions, or revisions to the pressure irrigation system must be approved by Midway Irrigation Company.

Trails

- An 8' private trail system with public use easement is shown throughout the development.
- The trails will connect with the Scott Fields development on Canyon View Road.

Storm Drain

- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and retention basins with

- the development.
- The Reserve HOA will be responsible for maintenance of the storm system.

Sewer

- Sewer will be provided by the Midway Sanitation District.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', is written over the printed name and title.

Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering