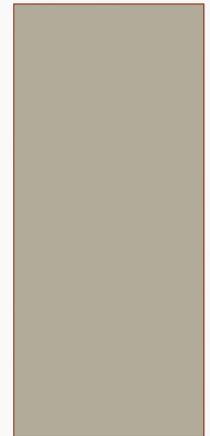


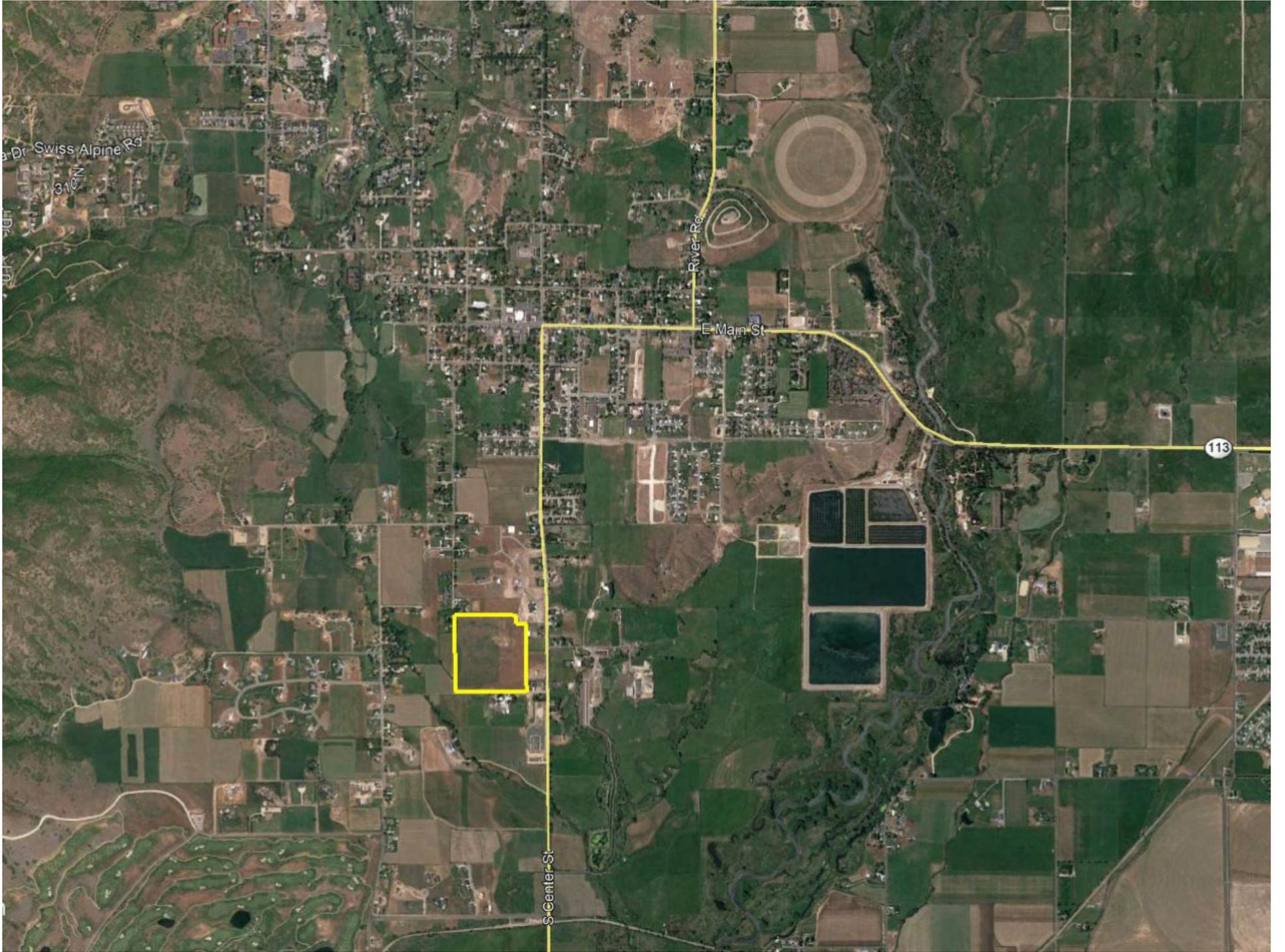
SADDLE CREEK RANCH  
PHASE 1

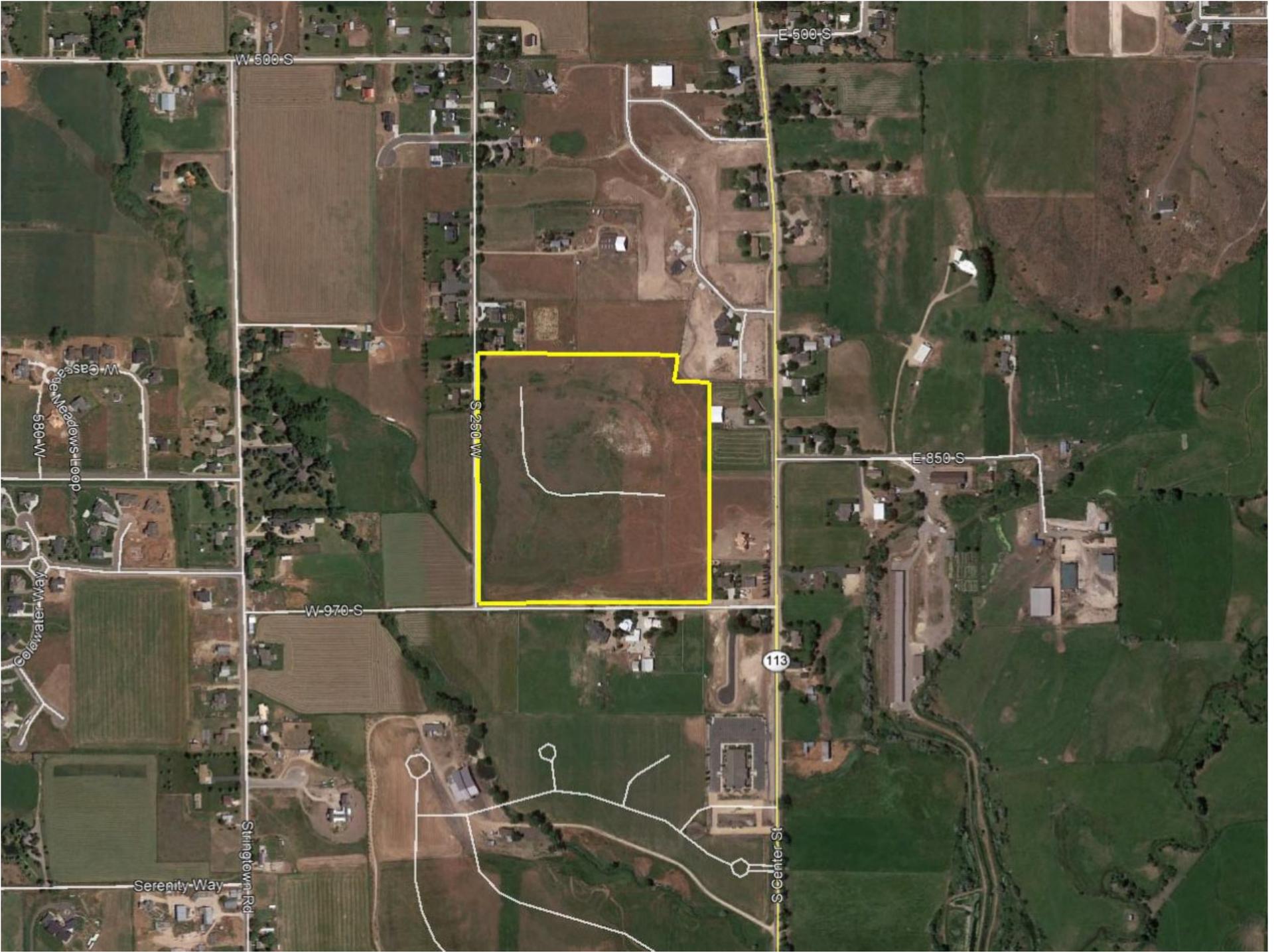
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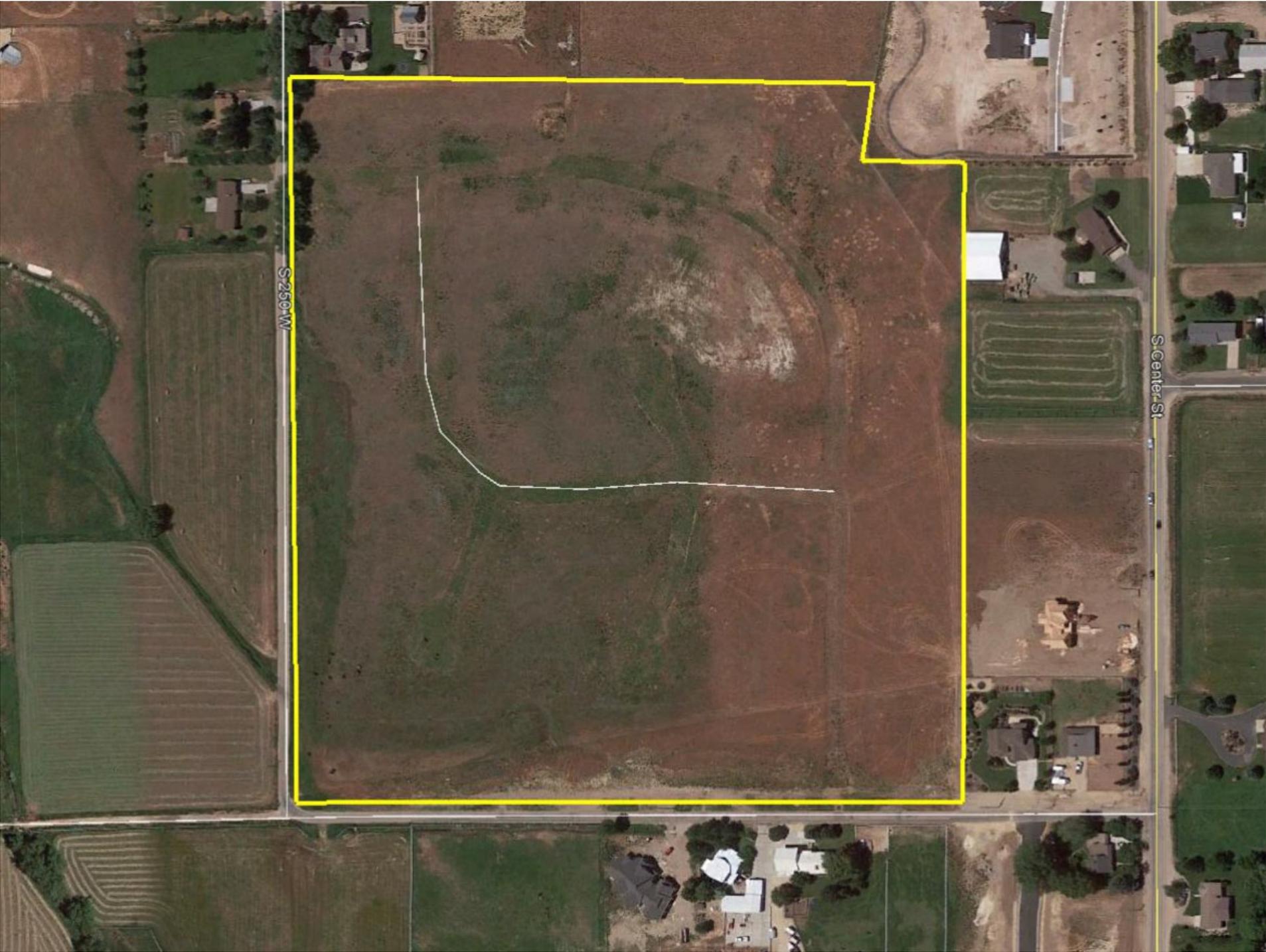


# LAND USE SUMMARY

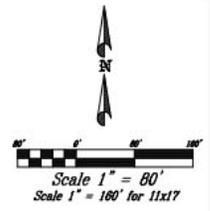
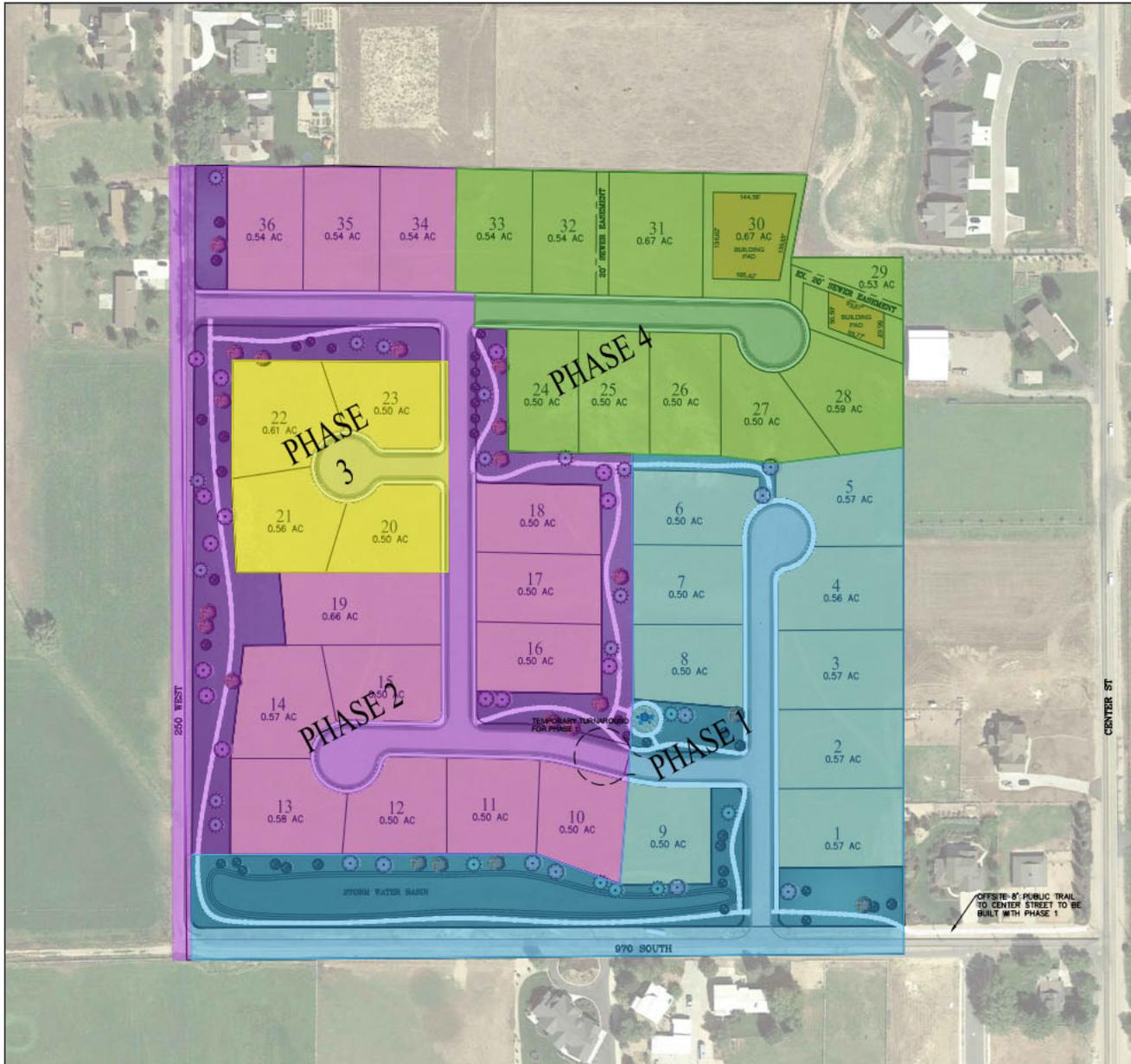
- 9.84 acres
  - Mater Plan - 31.99 acres
- R-1-22 zoning
- Proposal contains 9 lots
  - Master Plan - 36 lots
- Open space
  - 2.91 acres (29.6%)
- Standard subdivision
- Public roads
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line











PHASE	LOTS
1	1-9 AND 970 SOUTH IMPROVEMENTS
2	10-19 & 34-36 AND 250 WEST IMPROVEMENTS
3	20-23
4	24-33

**PHASING PLAN:**

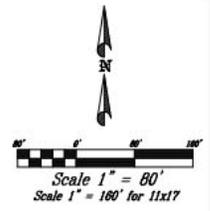
PHASE	LOTS	TOTAL AREA	OPEN SPACE/PHASE	TOTAL OPEN SPACE
1	1-9	10.37 AC	3.26 AC	3.26 AC (31.44%)
2	10-19&34-36	12.67 AC	2.92 AC	6.18 AC (26.82%)
3	20-23	2.60 AC	0.00 AC	6.18 AC (24.10%)
4	24-33	6.35 AC	0.00 AC	6.18 AC (19.32%)
<b>TOTAL</b>	<b>36</b>	<b>31.99 AC</b>	<b>6.18 AC</b>	

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 PAUL D. BERRY, P.E.  
 SERIAL NO. 208981  
 DATED 15 MAY 2019

WATKINS  
**SADDLE CREEK - PHASE 1**  
 APPROVED PHASING PLAN

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

DESIGN BY: PDB	DATE: 15 MAY 2019	SHEET
DRAWN BY: CNB	REV:	<b>3</b>



**LAND USE CALCULATIONS – MASTER PLAN:**

TOTAL AREA	31.99 AC
# OF LOTS	36 LOTS
OPEN SPACE	6.18 AC (19.32%)(15% REQUIRED)
ZONE	R-1-22
MIN. LOT SIZE	0.50
MIN. FRONTAGE	110.03'
(FRONTAGE REDUCED BY 4.32% ADDITIONAL OPEN SPACE ABOVE 15%)	

NOTE:  
REQUIRED 115' OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE EXTRA 4.32% OF OPEN SPACE. ALLOWED MINIMUM FRONT AGE IS 110.13'

**LAND USE CALCULATIONS – PHASE 1:**

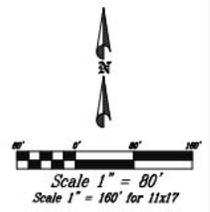
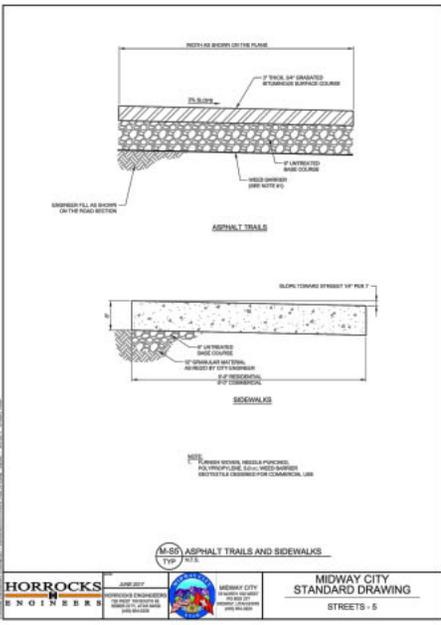
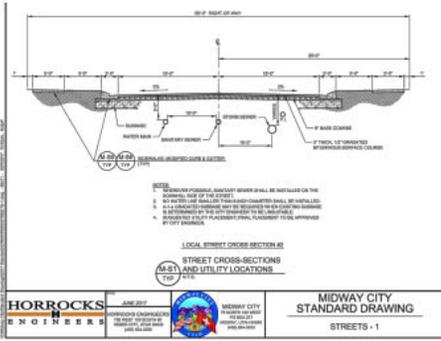
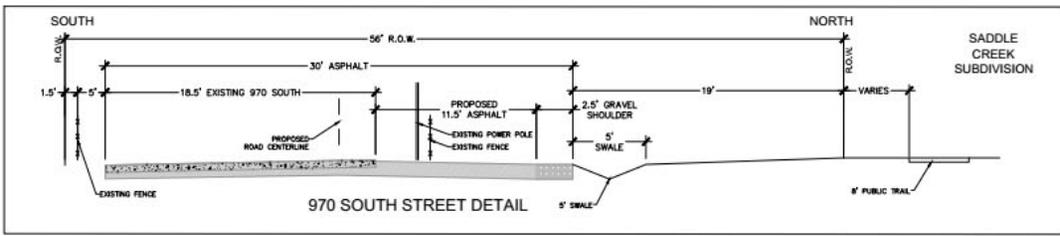
TOTAL AREA	9.84 AC
# OF LOTS	9 LOTS
OPEN SPACE	2.91 AC (29.57%)

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PAUL D. BEHN, P.E.  
SERIAL NO. 28995  
DATED 15 MAY 2019

WATKINS  
**SADDLE CREEK - PHASE 1**  
SITE PLAN - PHASE 1

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

DESIGN BY: PDB	DATE: 15 MAY 2019	SHEET
DRAWN BY: CNB	REV:	4

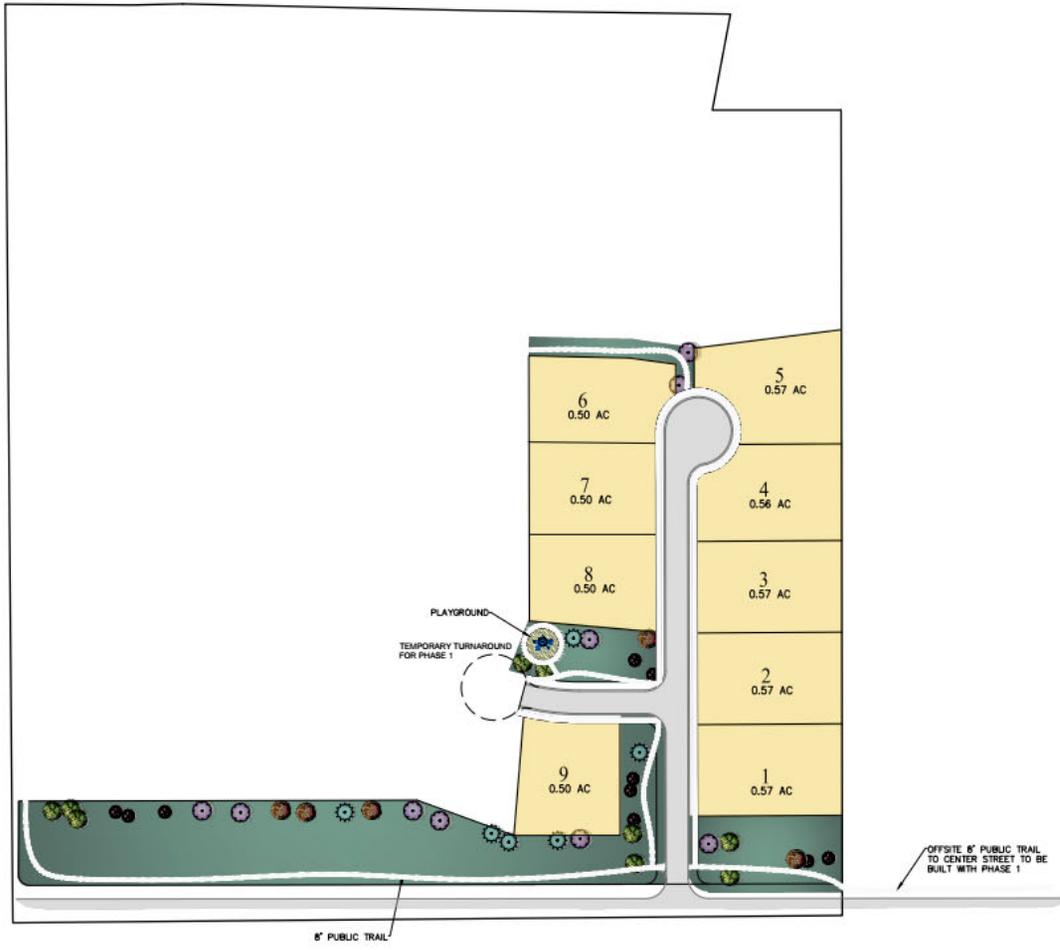
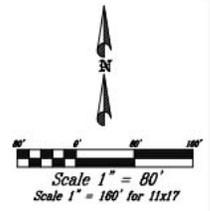


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 PAUL D. NEGRO P.E.  
 SERIAL NO. 285596  
 DATE 15 MAY 2019

WATKINS  
 SADDLE CREEK - PHASE 1  
 PRELIMINARY STREETS &  
 TRAILS PLAN - PHASE 1

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

DESIGN BY: PDB  
 DRAWN BY: CNB  
 DATE: 15 MAY 2019  
 REV: 5



**PLANT SCHEDULE**

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	5	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	B & B		2"Cal
	9	Autumn Purple Ash / Fraxinus americana "Autumn Purple"	B & B		2"Cal
	10	Canada Red Chokecherry / Prunus virginiana "Canada Red"	B & B		2"Cal
	9	Littleleaf Linden / Tilia cordata	B & B		2"Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	6	Colorado Spruce / Picea pungens	B&B		8-10'
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	149,913 sf	Kentucky Bluegrass / Poa pratensis	sod		

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 CARL N. REIS, L.A.  
 SERIAL NO. 226270  
 DATE: 15 MAY 2019

WATKINS  
 SADDLE CREEK - PHASE 1  
 PRELIMINARY  
 LANDSCAPE PLAN - PHASE 1



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

DESIGN BY: CNB DATE: 15 MAY 2019 SHEET  
 DRAWN BY: CNB REV: 7

# ITEMS OF DISCUSSION

- Water rights have been tendered to the City
- Phasing land use approvals may be received before transmission line movement or burial
- Transmission lines must be in the process of being buried or moved before construction begins
- Trails
- Water extension line agreements
  - Timing of payments

# POSSIBLE FINDINGS

- The proposed plans for phase 1 comply with the requirements of the land use code.
- The proposal does meet the vision as described in the General Plan for the R-1-22 zone.
- Road improvements along Center Street and 970 South will benefit the community in general
- The public trail built along 970 South will help complete the master trail plan that will benefit members of the community

# PROPOSED CONDITIONS

- Required water extension line agreement fees are paid for all 36 lots before the recording of the plat for Phase 1.
- The developer will work with the post office to find a location, out of the sight visibility triangle, for the Cluster Box Unit that will service the subdivision and submit that plan with the application for final approval.
- Draft codes covenants and restrictions is submitted with the application for final approval that will form the HOA and have a maintenance plan for the common area and amenities.