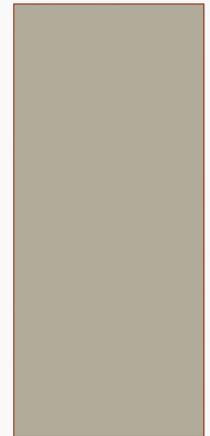


SUNBURST RANCH PUD

MASTER PLAN AMENDMENT



LAND USE SUMMARY

- 16.53 acres
- R-1-22 and RA-1-43 zoning
- 2 proposed site plans
 - 33 building pads
 - 36 building pads
- Project is a Planned Unit Development
- Private roads will be maintained by the HOA

LAND USE SUMMARY

- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Private trail that will loop through the development









- NOTES:
1. OLYMPIC WAY IS A PUBLIC STREET WITH PUBLIC SIDEWALKS.
 2. ALL OTHER STREETS, TRAILS AND SIDEWALKS WITHIN SUNBURST RANCH ARE PRIVATE.

LEGEND

	NATURAL LANDSCAPE
	GRASS
	EXISTING TREE
	PROPOSED TREE
	ASPHALT TRAIL
	RETAINING WALL

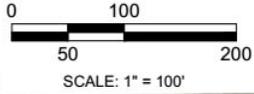
BOB CONDE
 SUNBURST RANCH P.U.D.
 AMENDED MASTER PLAN

BERG ENGINEERING
 RESOURCE GROUP, P.C.
 380 E Main St. Suite 1A
 Midway, UT 84049
 ph. (435) 457-9149

DESIGN BY: CNB DATE: 7 JAN 2010 SHEET: 1
 DRAWN BY: CNB REV: 1

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 CASE NO. 2009-00000 L.A.
 SERIAL NO. 2162790
 DATE: 7 JAN 2010

365 NORTH

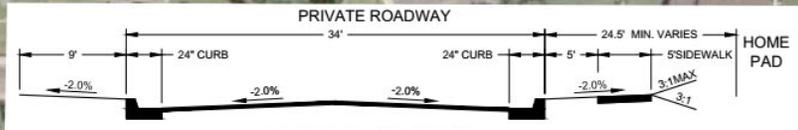


OPEN SPACE CALCULATIONS

TOTAL ACREAGE 16.53 ACRES
 OPEN SPACE 7.32 ACRES
 44.3%

CURRENTLY ENTITLED: 36 UNITS/OPEN SPACE 6.9 AC 41.7%

VICINITY MAP
(N.T.S.)



TYPICAL SECTION

NO.	DATE	DESCRIPTION

SUNBURST RANCH PHASE 3 - ENTITLEMENT
 CRYSTAL SPRINGS - 376 EAST 400 SOUTH #120SLC, UTAH 84111
 MIDWAY CITY, UTAH

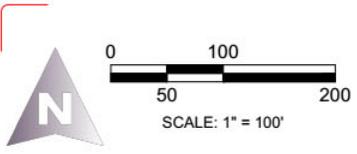
CASCADE CIVIL, ENGINEERING LLC
 1055 CANYON DRIVE, HOUSTON, TEXAS 77058
 PHONE: 832-842-6411
 www.cascadecivil.com



JOS HAN, RPP
 DATE: 02/19/18
 DWG. BY: KSW - TSW
 SCALE: 1"=100'

SHEET TITLE
 ENTITLEMENT
 SHEET 2 OF 3

PATH: C:\USERS\JACOB\DRAWING\DOCUMENTS\BIBR\CAD\BIBR_2018\RECOVERING.DWG



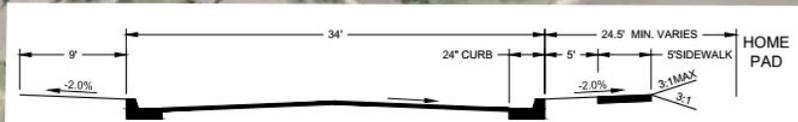
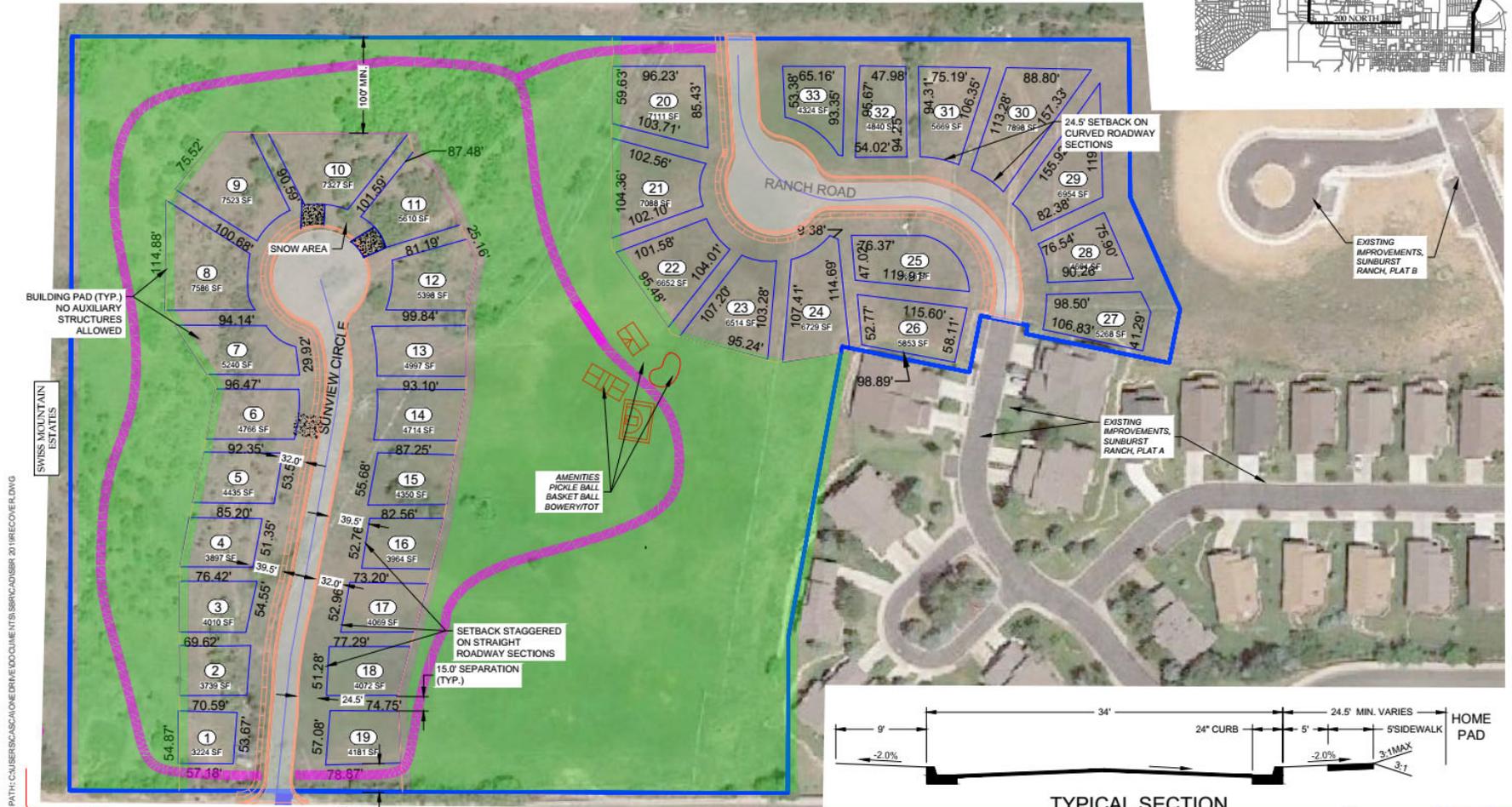
OPEN SPACE CALCULATIONS

TOTAL ACREAGE 16.53 ACRES
 OPEN SPACE 8.29 ACRES
 50.15% (100% CONTIG)

CURRENTLY ENTITLED: 36 UNIT / OPEN SPACE 6.9 AC 41.7%

SHOWN 33 SINGLE FAMILY

VICINITY MAP
(N.T.S.)



TYPICAL SECTION

REV	DATE	DESCRIPTION

SUNBURST RANCH PHASE 3 - TWO CIRCLE CONCEPT
 CRYSTAL SPRINGS - 376 EAST 400 SOUTH #120SLC, UTAH 84111
 MIDWAY CITY, UTAH

CALIBRE CIVIL, ENGINEERING LLC
 1055 CANYON DRIVE, HOUSTON, TEXAS 77058
 PHONE: 832-846-6411
 www.calibre-civil.com



JOS HAN, 8895
 DATE: 02/18
 DWG. BY: KSW - TSW
 SCALE: 1"=100'

SHEET TITLE
 ENTITLEMENT
 SHEET 1 OF 3

POINTS OF DISCUSSION

- Originally approved in 1997
- Amended in 2010
 - Vested with 36 units
- Proposal will may reduce density by 3 units
- Amenities
 - Pickleball court, basketball court, tot lot, and pavilion
- Open space will increase
- HOA is not in favor of the proposed amendment

POINTS OF DISCUSSION

- Amendment will have less impact on the natural environment
 - Road slopes will decrease
 - Amount of retention walls will decrease
 - More area will be left unexcavated
- Cul-de-sac length at about 600'
- Swiss Alpine Road Drainage
- Sunburst HOA Reimbursal
 - \$55,000 required by June 14, 2021
 - \$1,000 required per building permit in phases 1 & 2

POSSIBLE FINDINGS

- The proposed master plan appears to meet the requirements of the code.
- The proposal does meet the vision as described in the General Plan for the R-1-22 and RA-1-43 zones.