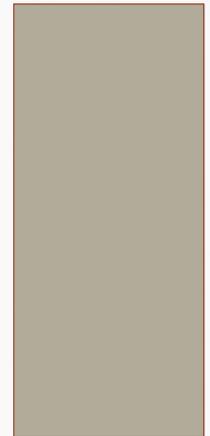


SADDLE CREEK SUBDIVISION

MASTER PLAN

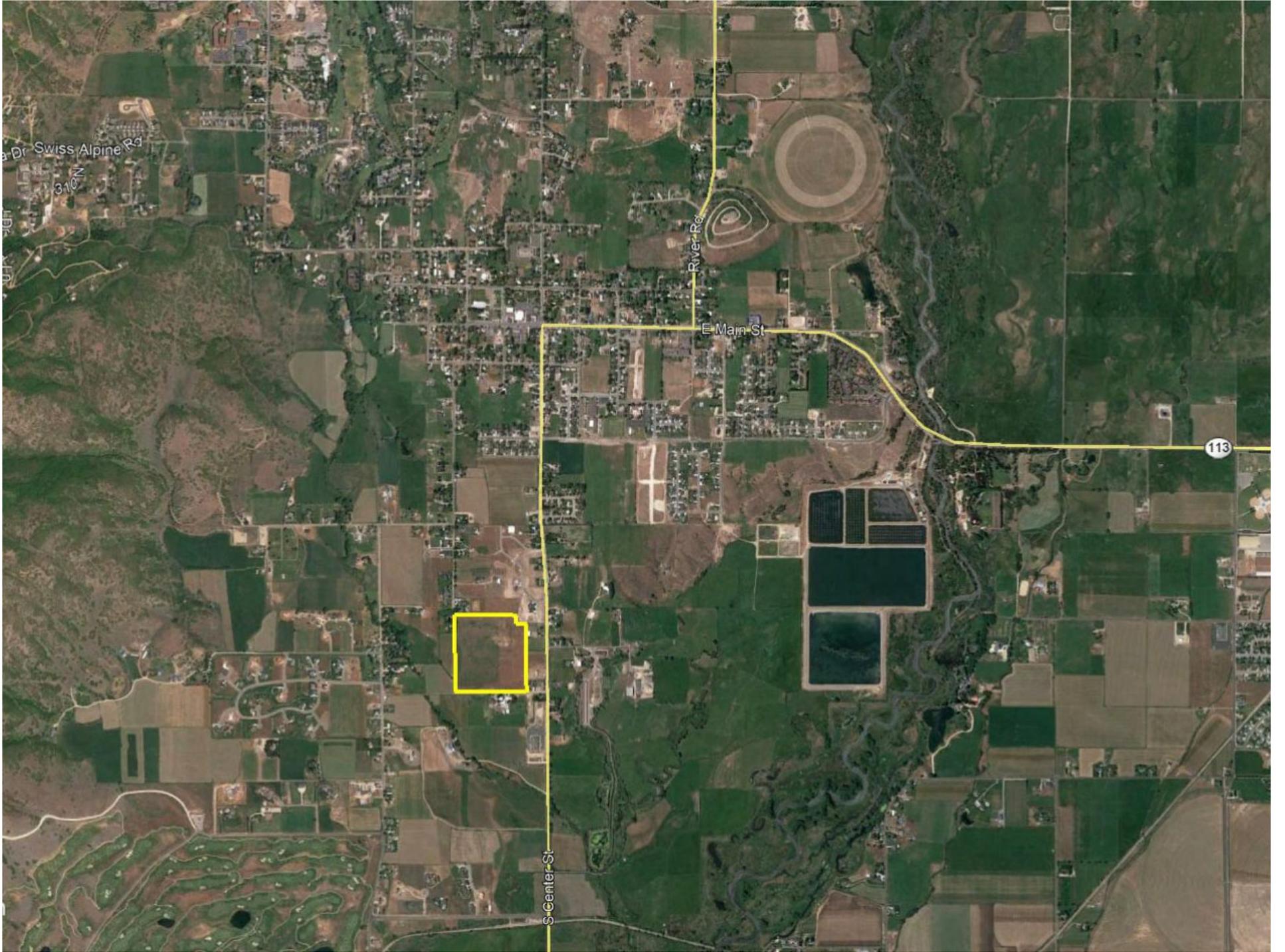


LAND USE SUMMARY

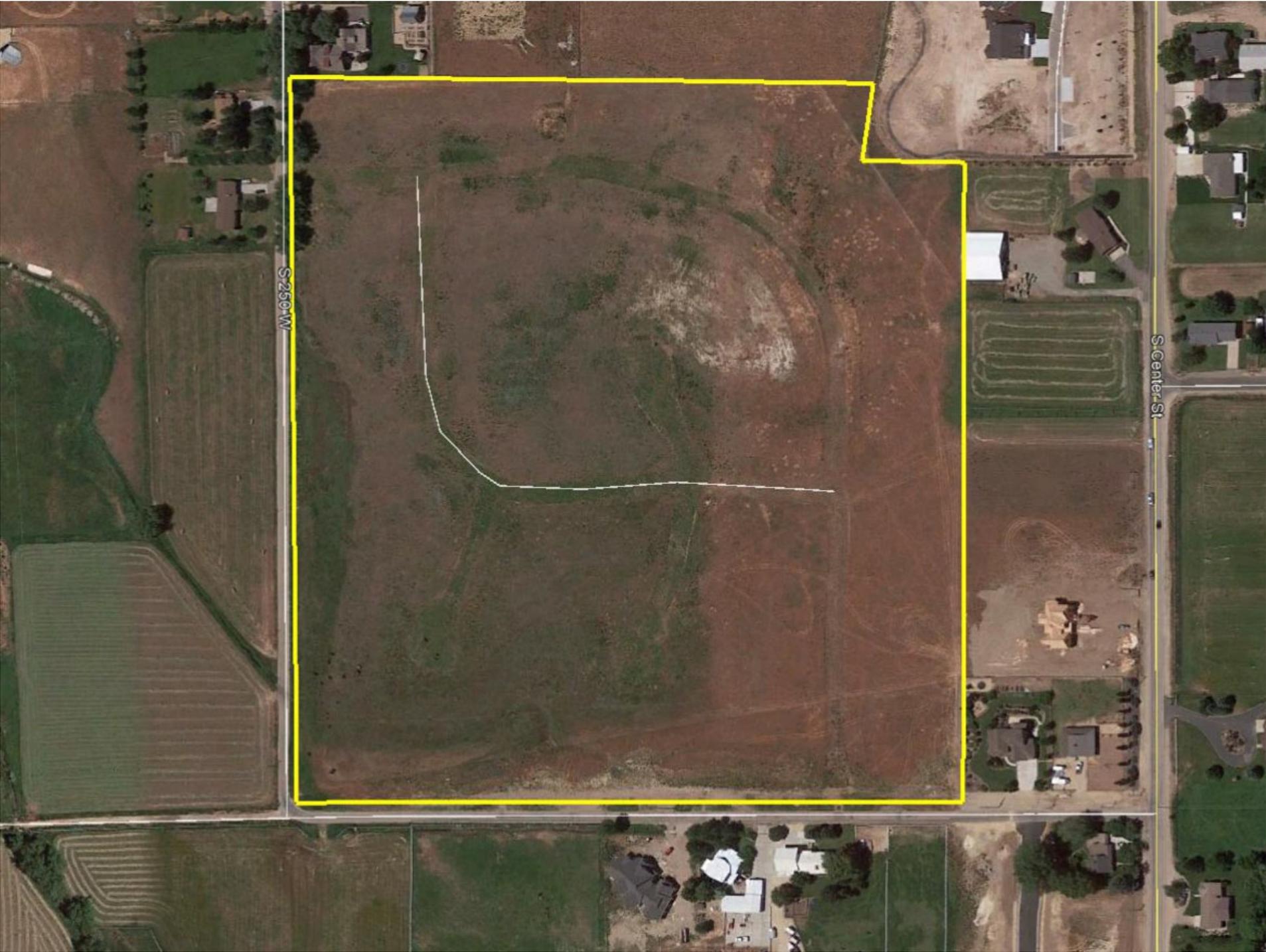
- Recorded Plat - Recorded on September 5, 2007
 - 34.35 acres
 - Planned Unit Development
 - 57 building pads
 - 50% open space (17 acres)
 - Private roads
- Proposed Master Plan
 - 31.99 acres
 - Large-scale standard subdivision
 - 36 lots
 - 0.5 acre minimum
 - 19.32% open space (6.18 acres)
 - Public roads

LAND USE SUMMARY

- Four phases
 - Phase 1 – 9 lots
 - 3.26 acres of open space
 - Phase 2 – 13 lots
 - 2.92 acres of open space
 - Phase 3 – 4 lots
 - Phase 4 – 10 lots







S 250th W

S Center St



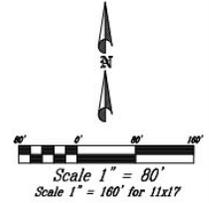
Google Earth

© 2018 Google



Google Earth

© 2018 Google



SENSITIVE LANDS:
THERE ARE NO SENSITIVE LANDS ON THIS PROPERTY.

POWER POLES:
THE EXISTING POWER POLES ON 970 SOUTH NEED TO BE RELOCATED PRIOR TO WIDENING THE ROADWAY.

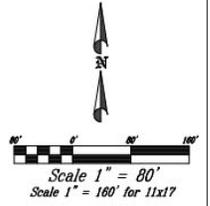
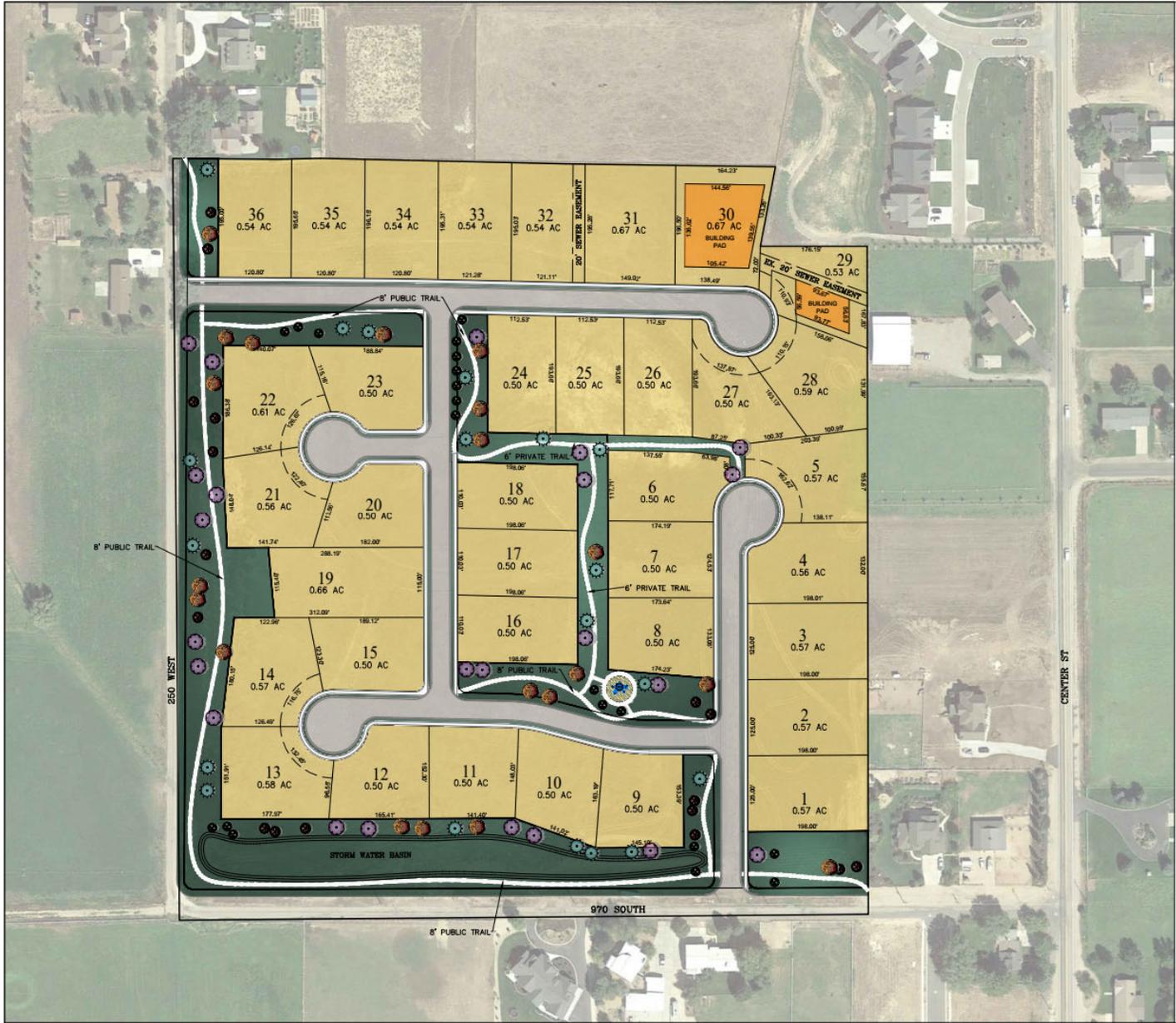
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PAUL D. BERG, P.E.
SERIAL NO. 29589
DATE: 13 MAR 2019

WATKINS
SADDLE CREEK SUBDIVISION
EXISTING CONDITIONS PLAN



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

DESIGN BY: PDB	DATE: 13 MAR 2019	SHEET
DRAWN BY: CNB	REV:	1



LAND USE CALCULATIONS:

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%)	

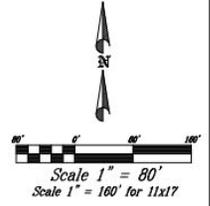
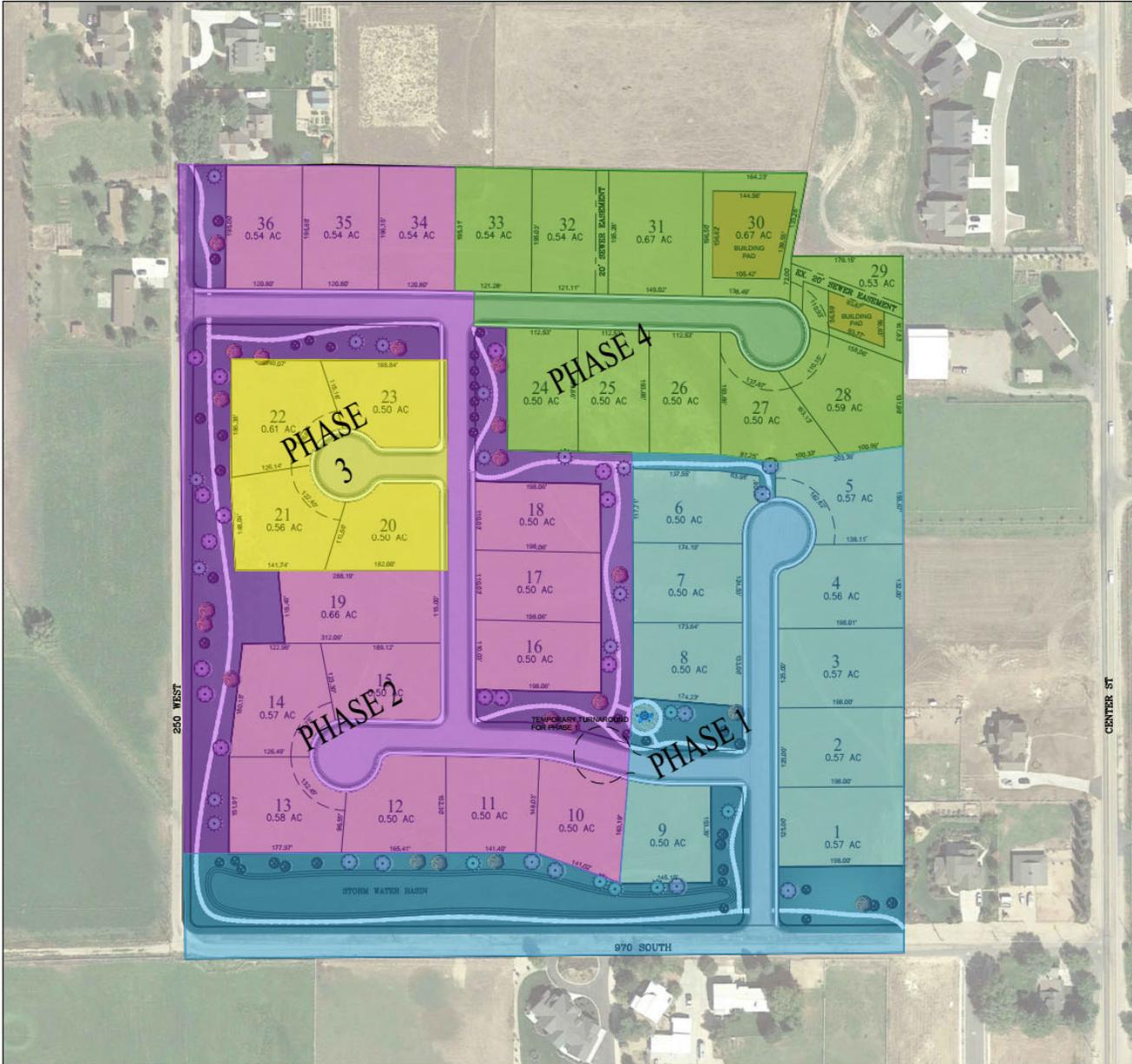
NOTE:
REQUIRED 115' OF FRONTAGE IN R-1-22 ZONE HAS BEEN REDUCED BY THE EXTRA 4.32% OF OPEN SPACE. ALLOWED MINIMUM FRONT AGE IS 110.13'

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 PAUL D. BERG, P.E.
 SERIAL NO. 240565
 DATE: 13 MAR 2019

WATKINS
SADDLE CREEK SUBDIVISION
 SITE PLAN



DESIGN BY: PGB DATE: 13 MAR 2019 SHEET 2
 DRAWN BY: CNB REV:



PHASE	LOTS
1	1-9
2	10-19 & 34-36
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%)
TOTAL	36	31.99 AC	6.18 AC	

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 ERIC D. BERG, P.E.
 SERIAL NO. 285565
 DATE: 13 MAR 2019

WATKINS
 SADDLE CREEK SUBDIVISION

PHASING PLAN



DESIGN BY: FDB DATE: 13 MAR 2019 SHEET
 DRAWN BY: CNS REV: 3

DISCUSSION POINTS

- Density reduction of 21 dwellings
- Financial impact of a PUD vs a standard subdivision
 - Public vs private roads
- Setbacks from 970 South and 250 West
- Potential view impacts from surrounding properties
- Timing of on-site and off-site improvements
 - Current approval is one plat while proposal will be phased
 - Traffic impact fee reimbursement of \$156,750
- Timing of approvals

DISCUSSION POINTS

- Affordable housing - \$2,800 per unit
- Water extension line agreements
 - 250 West - \$5,776.38
 - Center Street - \$40,943.39
- Trails and public access
- Removal of 2.36 acres
 - Water rights for the acreage is owned by the City

POSSIBLE FINDINGS

- The proposed master plan appears to meet the requirements of the code except for street lengths.
- The proposal does meet the vision as described in the General Plan for the R-1-22 zone.
- The General Plan supports reducing density in Midway wherever appropriate
- The proposal contains 21 less lots than the recoded PUD subdivision

PROPOSED CONDITIONS

- All off-site improvements are constructed with phase 1 which includes all required improvements to 250 West, 970 South, and Highway 113.
- No plats are recorded, or any construction of improvements are made until the transmission lines along 970 South are moved or buried so that the required improvements for 970 South may be constructed.