R-9 ZONE CALCS

TOTAL AREA:	2.78 ACRES
ALLOWED DENSITY	4 UNITS PER ACRE 2.78 X 4 = 11.12 UNITS
REQUIRED OPEN SPACE	1.29 ACRES (50.00%)

R-11 ZONE CALCS

TOTAL AREA:	2.47 ACRES
ALLOWED DENSITY	3 UNITS PER ACRE 2.47 X 3 = 7.41 UNITS
REQUIRED OPEN SPACE	1.235 ACRES (50.00%)

R-22 ZONE CALCS

TOTAL AREA:	7.59 ACRES
ALLOWED DENSITY	2 UNITS PER ACRE 7.59 X 2 = 15.18 UNITS
REQUIRED OPEN SPACE	3.795 ACRES (50.00%)

DEVELOPMENT CALCS

TOTAL AREA:	12.84 ACRES
ALLOWED DENSITY	33.71 UNITS
SWISS ARCH. BONUS	12.84x0.25=3.21 UNITS
TOTAL DENSITY	36.92 UNITS
PROPOSED DENSITY	36 UNITS
OPEN SPACE REQUIRED	6.42 ACRES (50.00%)
OPEN SPACE PROPOSED	6.57 ACRES (51.17%)

UNIT SIZE	UNIT NUMBER
30x55	1-20
40x50	21-27
30x52 (MULTIPLE)	28-36

PUD NOTES:
MIDWAY CITY CODE REQUIRES A MINIMUM OF 40 UNITS FOR A PLANNED UNIT DEVELOPMENT. A CODE TEXT AMENDMENT WILL BE REQUIRED FOR THIS PLAN.

LEGEND

- RIVER ROAD RIGHT-OF-WAY DEDICATION TO MIDWAY CITY BY SUBDIVISION
- SLOPES GREATER THAN 25% (NON-BUILDABLE AREA)
- OPEN SPACE (100' MINIMUM)

JEREMY CLARK

PUD

CONCEPT PLAN

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

DESIGN BY: PDB DRAWN BY: CNB	DATE: 12 MAY 2016 REV:	SHEET 1