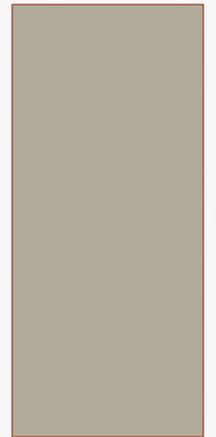


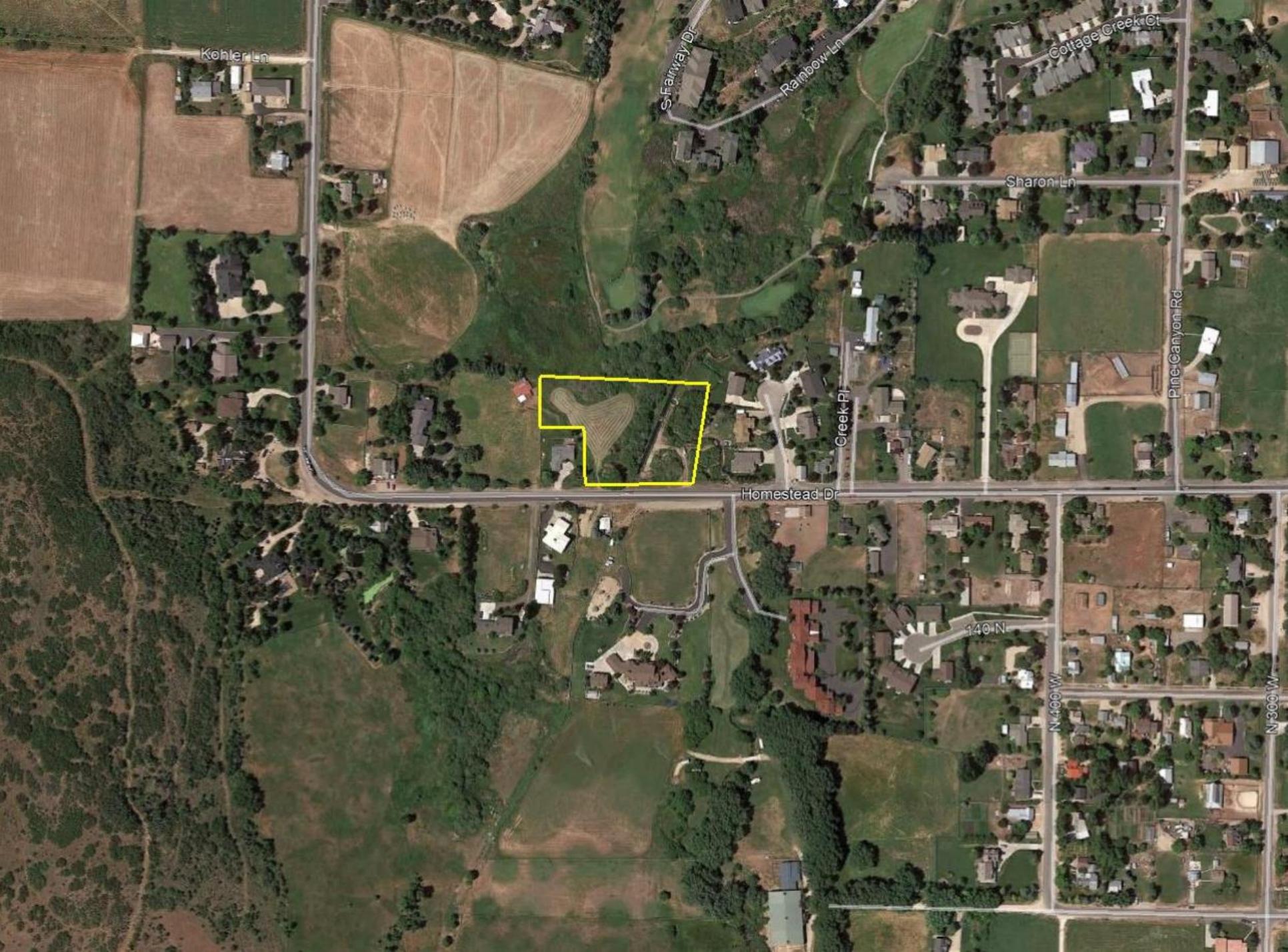
HOWLAND SUBDIVISION

PRELIMINARY/FINAL



LAND USE SUMMARY

- 2.31 acres
- R-1-15 zone
- 1 lot
- Sensitive lands
 - FEMA floodplain
 - 50' setback
 - Wetlands
 - 25' setback
 - Slopes greater than 25%
 - Snake Creek stream corridor
- Public trail
- 50' setback from 200 North



Kohler Ln

S Fairway Dr

Rainbow Ln

Cottage Creek Ct

Sharon Ln

Pine Canyon Rd

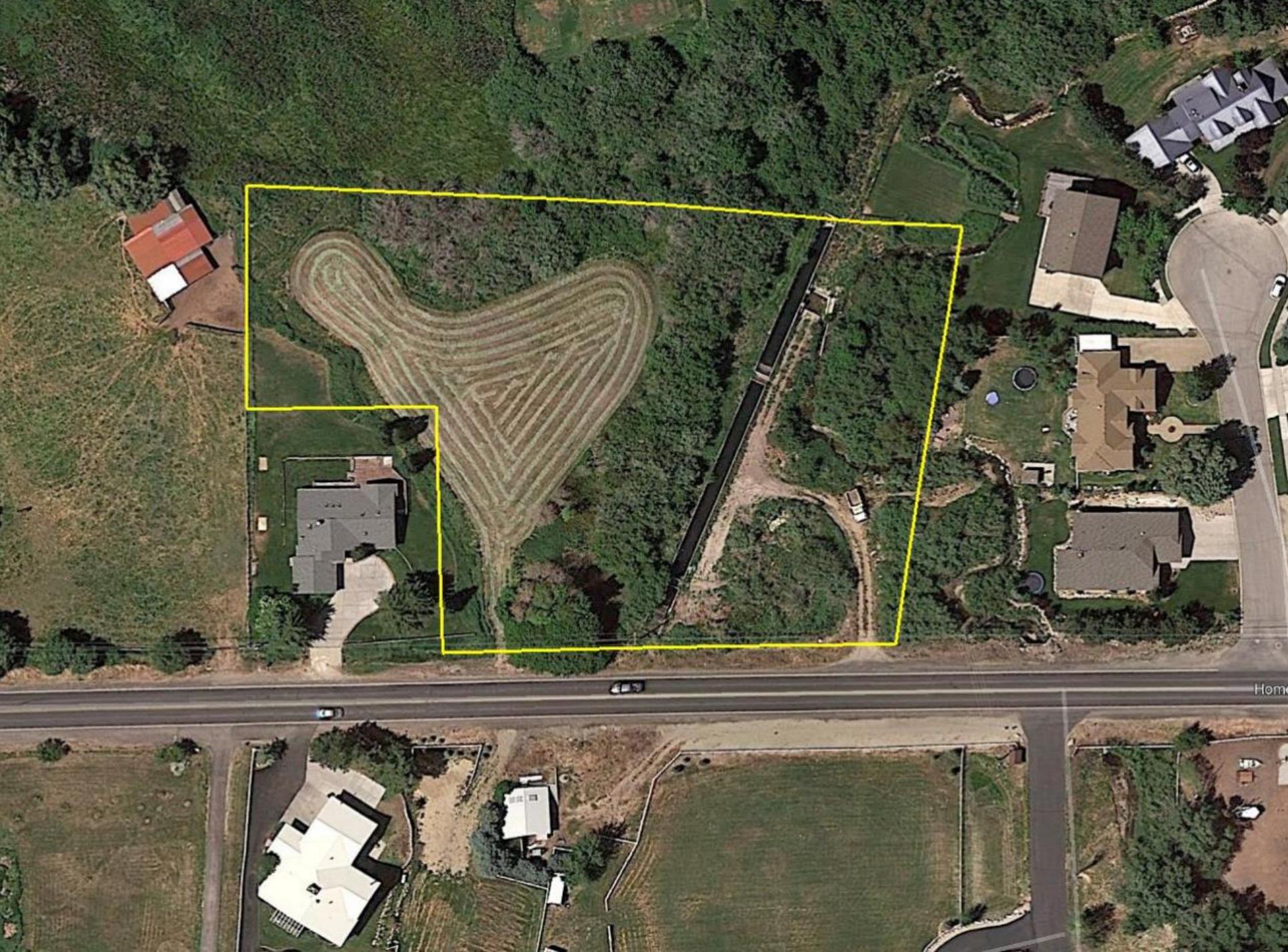
Creek Pl

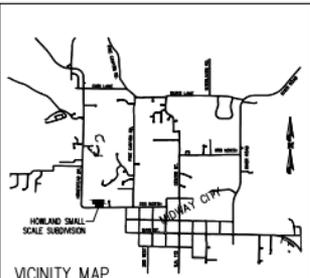
Homestead Dr

N 140 N

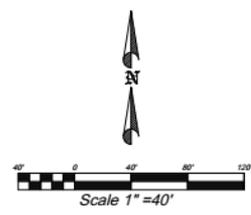
N 400 W

N 300 W





VICINITY MAP
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



ADDRESS TABLE

LOT	ADDRESS
1	XXX WEST 250 NORTH

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 56, 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 BELOW) _____

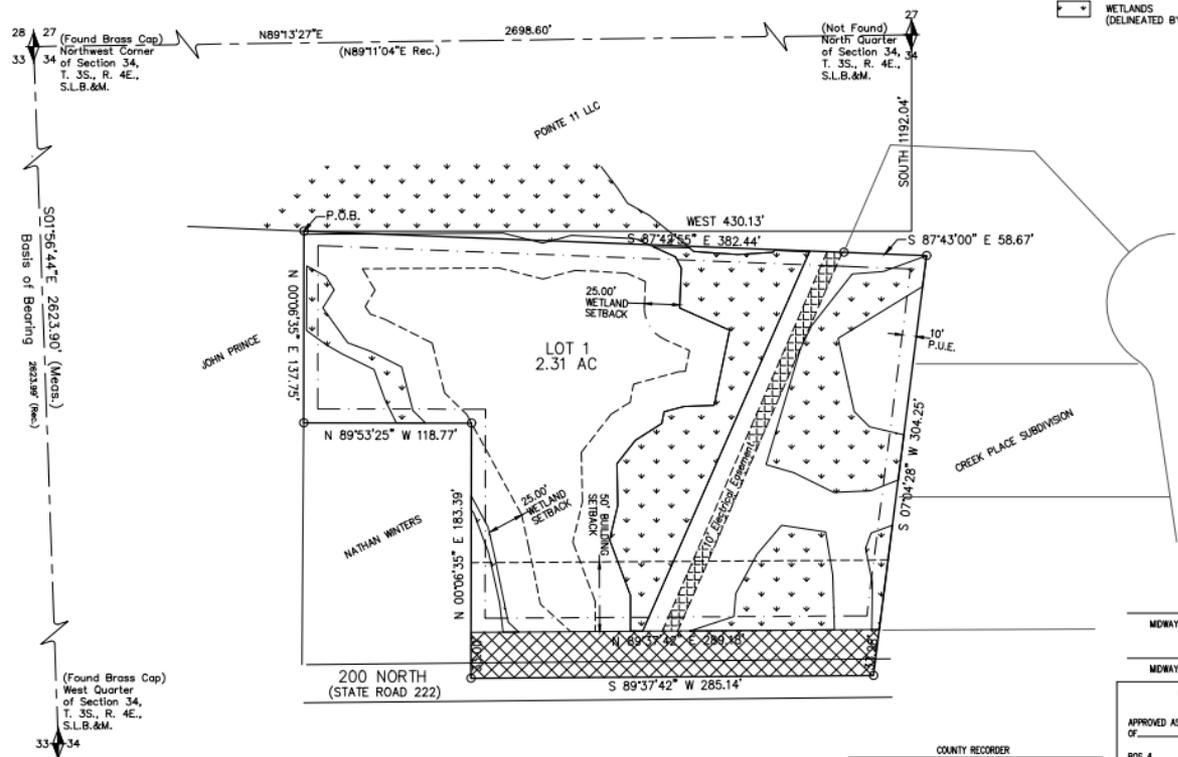
BOUNDARY DESCRIPTION

BEGINNING SOUTH 1192.04 FEET AND WEST 430.13 FEET MORE OR LESS FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 87°42'50" EAST 382.44 FEET;
 THENCE SOUTH 87°42'00" EAST 58.67 FEET;
 THENCE SOUTH 07°04'28" WEST 304.25 FEET;
 THENCE SOUTH 89°57'42" WEST 285.14 FEET;
 THENCE NORTH 00°06'35" EAST 137.75 FEET;
 THENCE NORTH 89°53'25" WEST 118.77 FEET;
 THENCE NORTH 00°06'35" EAST 137.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.53 ACRES

- LEGEND**
- RIGHT-OF-WAY DEDICATION TO MIDWAY CITY (0.22 ACRES)
 - 10' IRRIGATION EASEMENT
 - WETLANDS (DELINEATED BY WISE EARTH, JUNE 2006)



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

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

BY: _____
 POINTE 11 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

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 HERIN SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
 MAYOR CLERK-RECORDER
 (SEE SEAL BELOW)

APPROVED _____ APPROVED _____
 CITY ENGINEER CITY ATTORNEY
 (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

HOWLAND SMALL SCALE SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 50 FEET

DATE: _____
 MIDWAY IRRIGATION COMPANY

DATE: _____
 MIDWAY SANITATION DISTRICT

COUNTY SURVEYOR

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

ROS # _____

COUNTY SURVEYOR _____

COUNTY RECORDER

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

HOWLAND SMALL SCALE SUBDIVISION - 08 SEPTEMBER 2020

SURVEYOR
 TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2226 SOUTH 270 EAST
 HEBER CITY, UTAH 84032
 PHONE (801) 657-8748

DATE OF SURVEY: _____



LEGEND


 WETLANDS
 (DELINEATED BY WISE
 EARTH ON JUNE 2004)



SCALE: 1" = 30'
 SCALE 1" = 60' FOR 11" X 17" PLANS

THIS DOCUMENT IS INCOMPLETE
 AND IS RELEASED TEMPORARILY
 FOR REVIEW PURPOSE ONLY. IT IS
 NOT INTENDED FOR CONSTRUCTION,
 RECORD, OR PERMIT PURPOSES.

PAUL G. BERG P.E.
 SERIAL NO. 28056
 DATE 08/09/2008

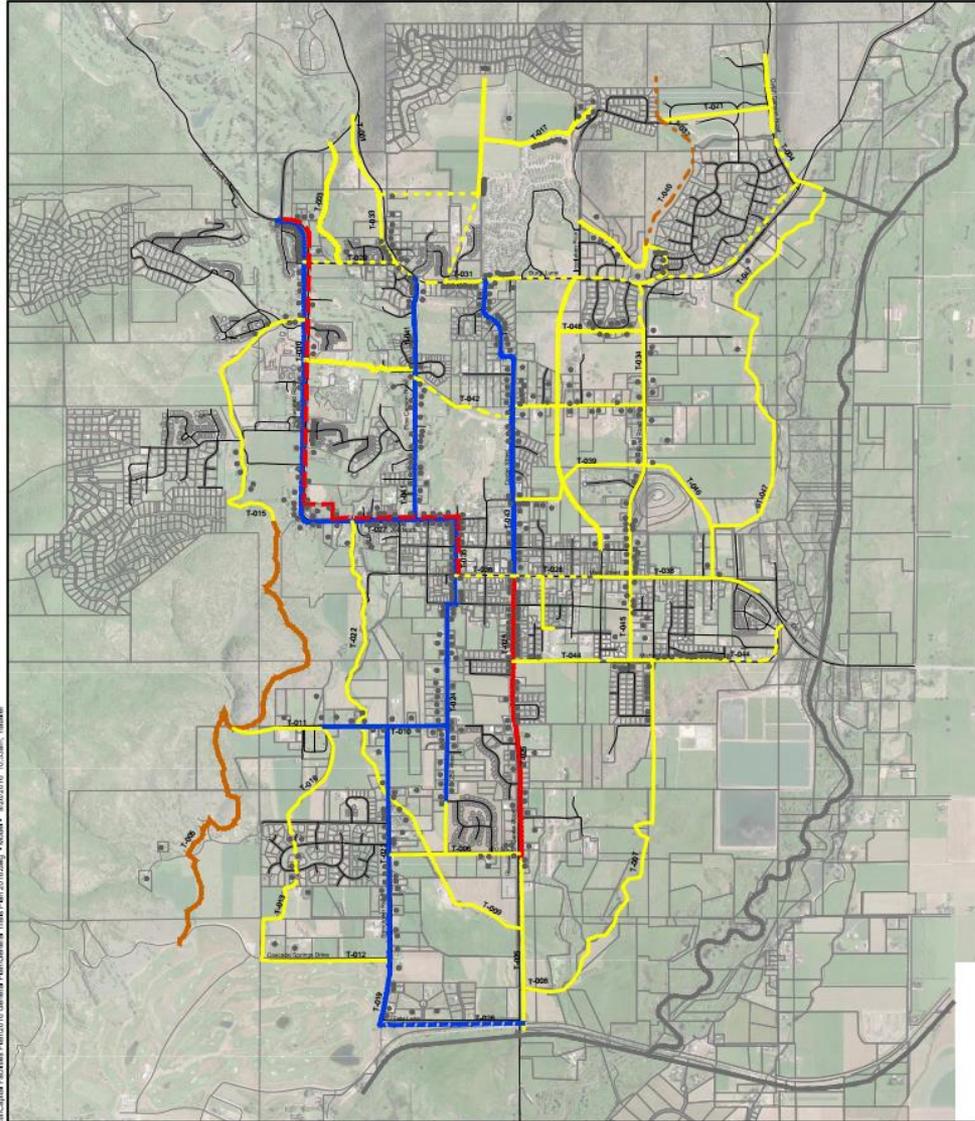
MPC LLC & PONTE II LLC
 HOWLAND SMALL SCALE SUBDIVISION

SENSITIVE LANDS MAP



ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.657.9709

DESIGN BY: CEL DATE: 08 SEP 2008 SHEET
 DRAWN BY: CEL KEY: 2



TRAIL SYSTEM MASTER PLAN

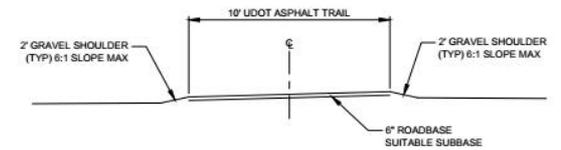
LEGEND

NON-IMPACT FEE ELIGIBLE

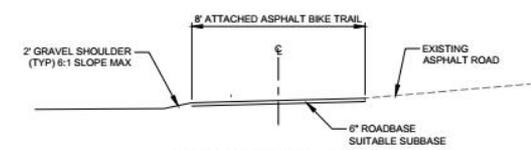
- 4' NATURAL BACK COUNTRY TRAIL
- 10' UDOT PAVED TRAIL
- 8' PAVED TRAIL
- 8' ATTACHED ASPHALT BIKE TRAIL

NOTE:
DASHED LINE DENOTES AN EXISTING TRAIL

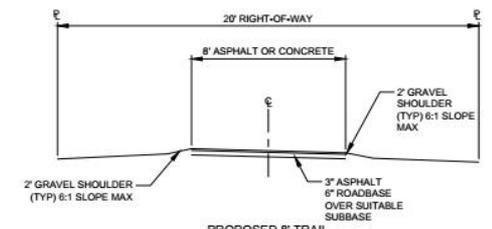
EXISTING HOUSE LOCATION (SEE SPREAD SHEET FOR MORE INFORMATION)



PROPOSED 10' UDOT TRAIL



PROPOSED ATTACHED BIKE TRAIL



PROPOSED 8' TRAIL

\P:\Midway_City\City_Engineering\Projects\Midway2016_General_Plan\General_Trails_May_2016.dwg - Midway - 8/26/2016 10:53am - mshar

SCALE	
HORIZONTAL	NONE
VERTICAL	NONE

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

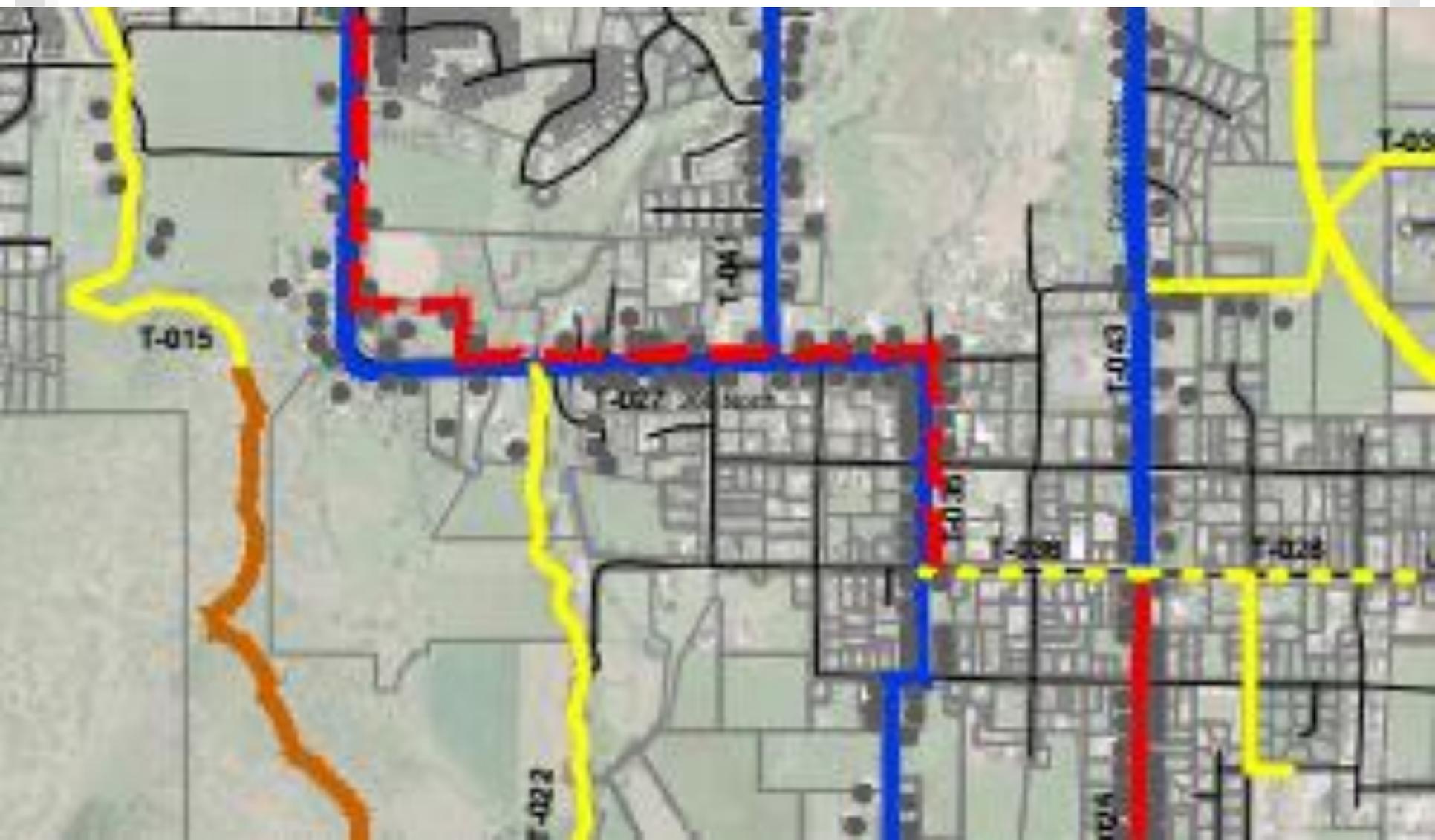
HORROCKS ENGINEERS

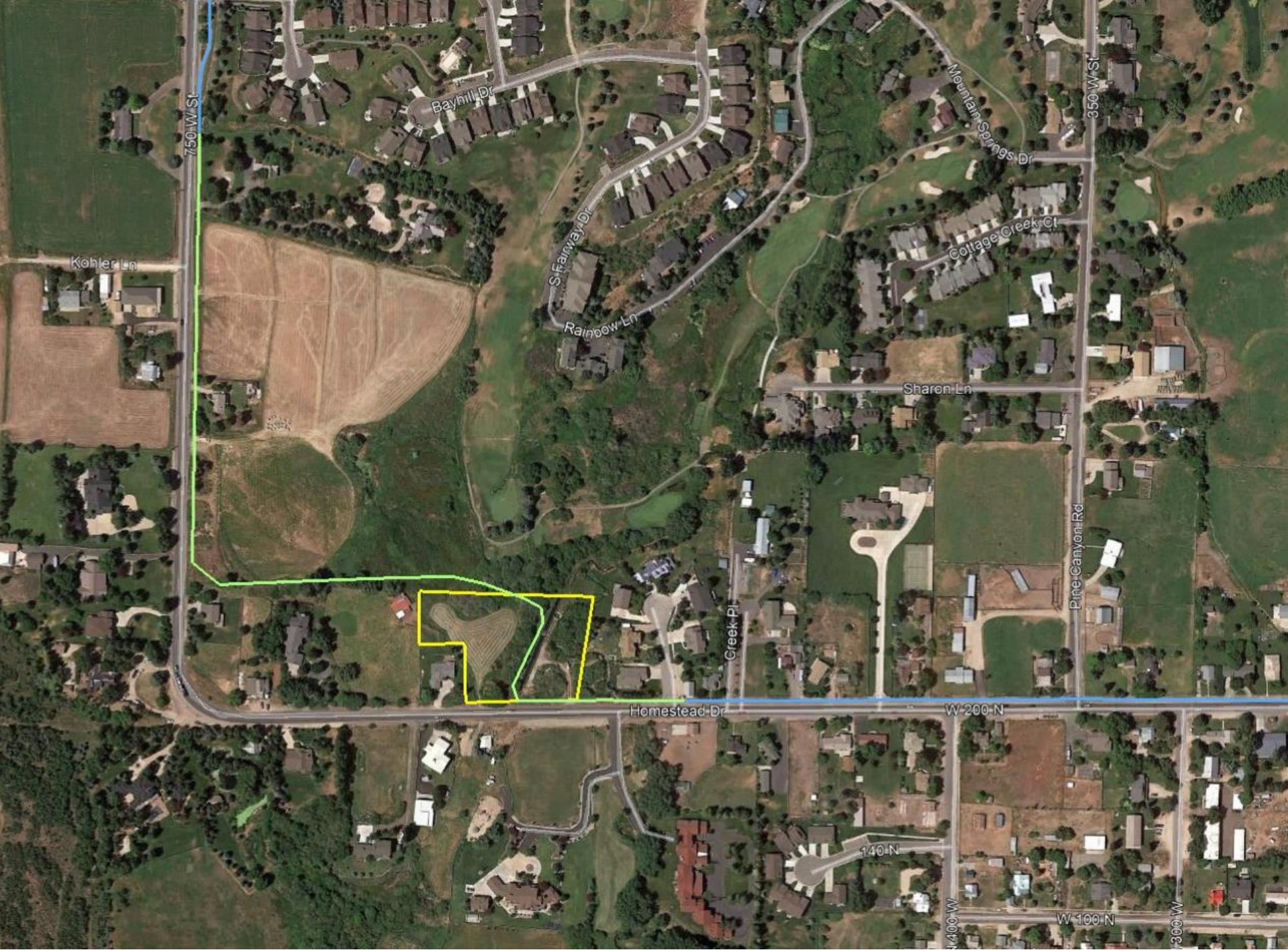
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

MIDWAY CITY

TRAIL SYSTEM MASTER PLAN

DESIGNED	DATE	PROJECT NO.
DRAWN	DATE	SHEET NO.
CHECKED	DATE	DRAWING NO.
WSJ	8/2016	P-2





750 W St

Bayhill Dr

S Fairway Dr

Rainbow Ln

Mountain Springs Dr

Cottage Creek Ct

350 W St

Kohler Ln

Sharon Ln

Creek Pl

Pine Canyon Rd

Homestead Dr

W 200 N

140 N

300 W

W 100 N

300 W



HOWLAND



HOWLAND



HOWLAND



HOWLAND



HOWLAND



HOWLAND



WATER BOARD RECOMMENDATION

- 2.49-acre parcel
 - Area of parcel
 - 108,464 sq. ft.
 - Historically irrigated area
 - 49,222 sq. ft. (1.13 acres)
 - Impervious area for lots
 - 8,000 sq. ft. (1 x 8,000) (0.18 acres)
 - Total irrigated acreage
 - $0.95 \times 3 = 2.85$ -acre feet
- 1 culinary connections
 - 0.8-acre feet (1 x .8)
- 3.65-acre feet requirement

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Whitney: I make a motion that we recommend to approval the preliminary/final approval a one lot subdivision on 2.49 acres to be known as Howland Subdivision. The property is located at 600 West and 200 North and is in the R-1-15 zone. We accept staff findings and water board recommendations and the conditions listed in the staff report. The first condition will be modified to state that the developer will dedicate a public trail access on the eastern side of the property and will run north and south as shown on slide 46 of the power point presentation and that staff and the Parks, Trails and Trees Committee will determine the best location of the trail. The other two conditions are that the developer also contributes \$10,000 towards the construction of the trail on the property. And provide Wetland delineation approved by the Army Corp. of Engineers before item is placed on a City Council agenda.
- Ayes: Commissioners: Bouwhuis, McKean, Whitney, Simons, Ream and Crawford
- Nays: None

POSSIBLE FINDINGS

- The proposed lot meets the minimum requirements for the R-1-15 zoning district
- The proposal does meet the intent of the General Plan for the R-1-15 zoning district
- The subdivision will contribute to the master trails plan by dedicating the public trail easement across the property and paying \$10,000 that will be used to build the public trail.

PROPOSED CONDITIONS

- The developer will dedicate a public trail easement across the property and pay \$10,000 for future trail construction before the plat is recorded.
- A new wetlands study is required before the plat is recorded to reassure there is an adequate buildable area on the lot.
- UDOT access approval is submitted to the City before the plat is recorded.