

EDELWEISS MEADOWS

FINAL



LAND USE SUMMARY

- Parcel B
 - 3.84 acres
- R-1-11 zone
- 6 lots
- Public road and sidewalks
- Temporary cul-de-sac on 200 South
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line



450 N

300 N

W 250 N E 250 N

W 100 N N 100 W

W 100 S S 100 W

W 300 S W 350 S

E 450 S S E E 500 S

E 100 N N 300 E

E 100 S S 200 E

320 S 370 E

490 S

River Rd N River Rd N River Rd

Silver Fox Rd

S Fox Den Rd

110 S

E 100 S

S 550 E

E 260 S

700 E

740 E

750 E

E Main St

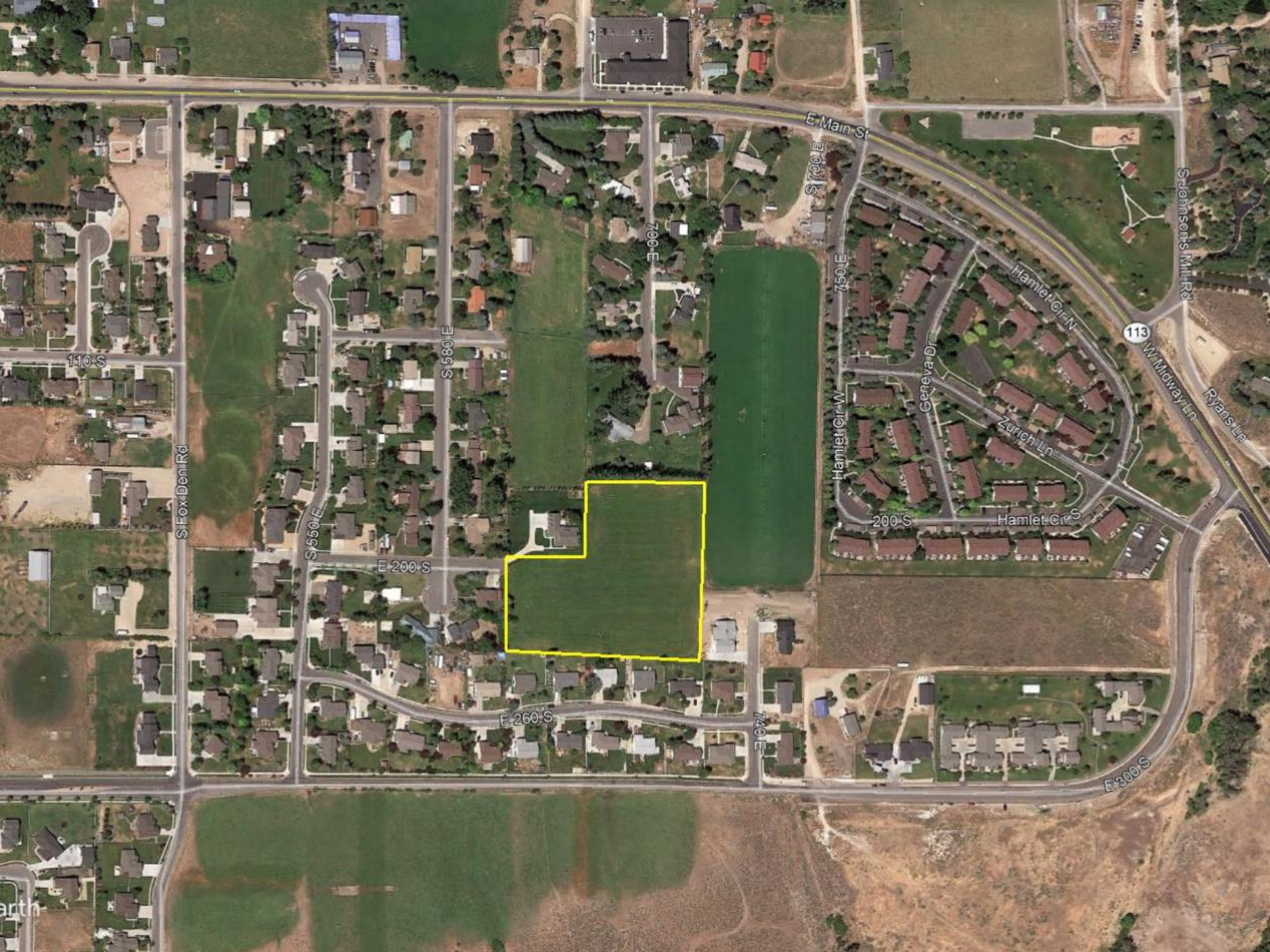
Geneva Dr

Hamlet Cir

113

Ryan Ln

S Ryan Ln



110 S

S Fox Den Rd

S 550 E

E 200 S

S 580 E

E 260 S

700 E

740 E

E Main St

S 700 E

Hamlet Cir W

750 E

Geneva Dr

Zurich Ln

200 S

Hamlet Cir S

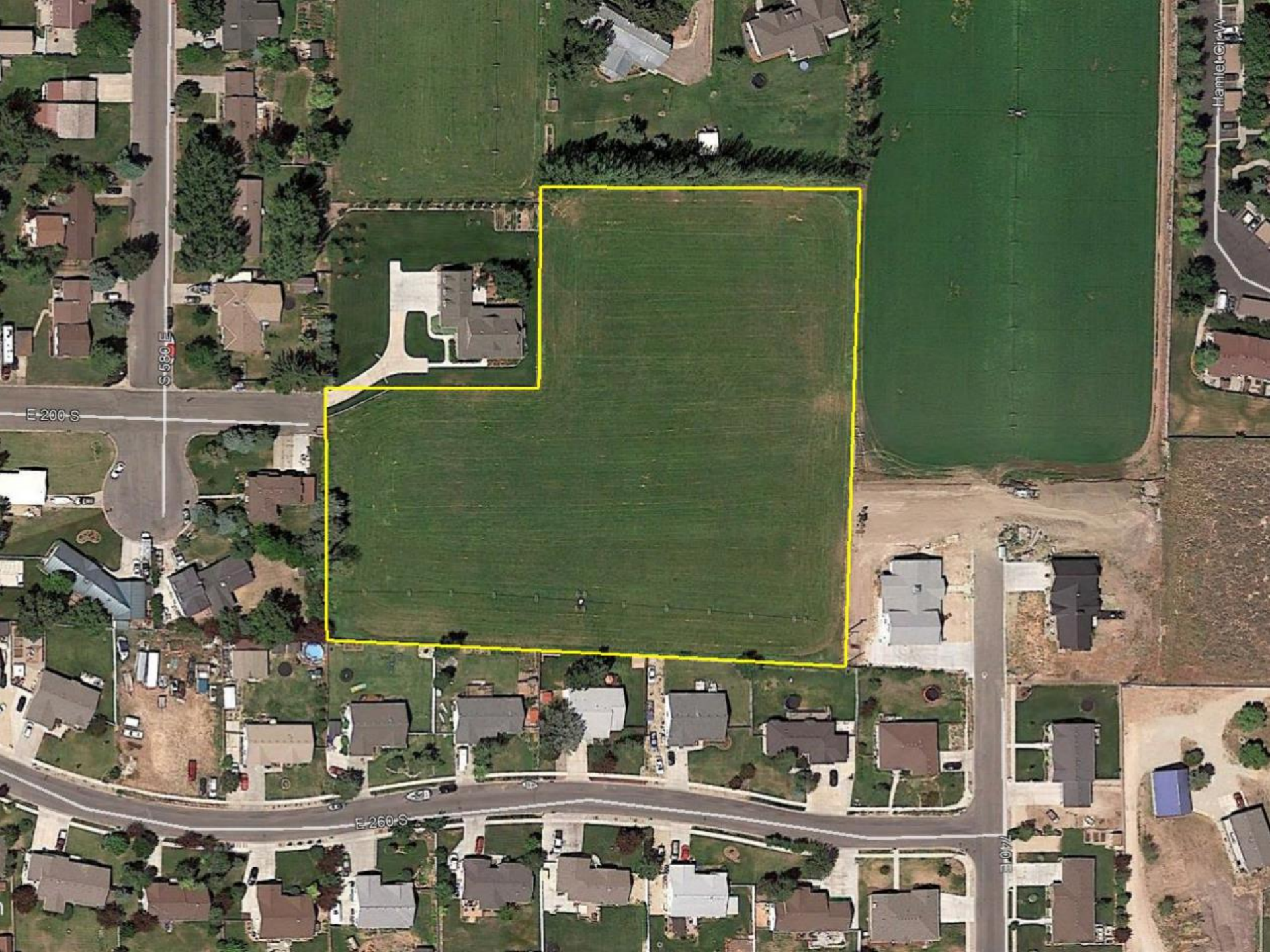
113

Stjohnsons Mill Rd

W Moway Ln

Ryans Ln

E 300 S



S 580 E

E 200 S

E 260 S

E 070 W

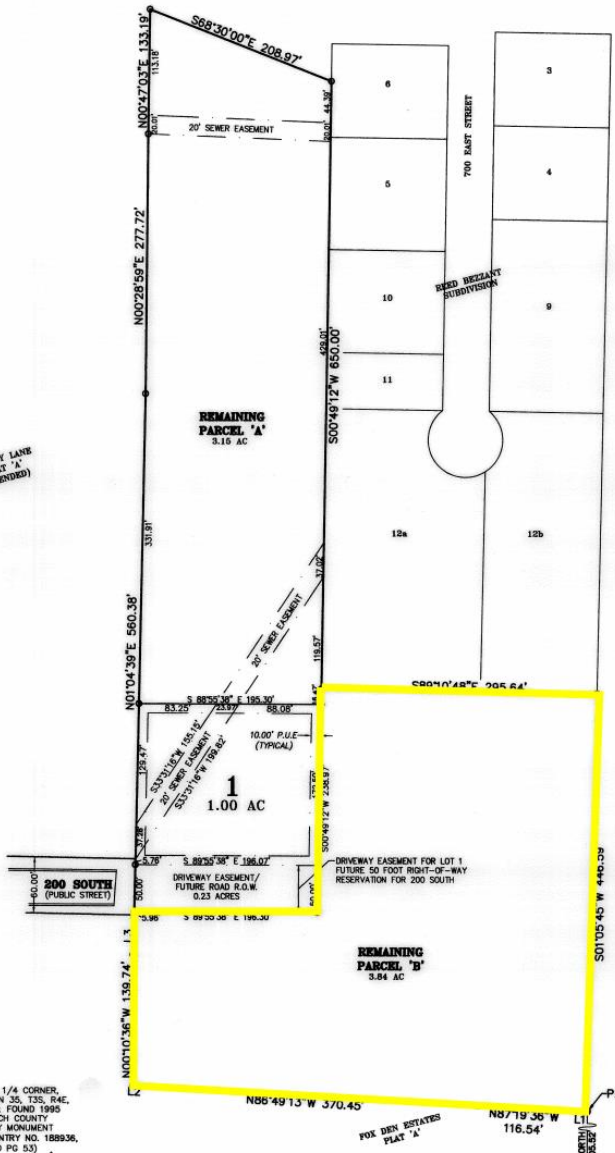
Hammet Ct W

KIM BEZZANT SUBDIVISION PLAT - MARCH 27, 2009

SURVEYOR
BING CHRISTENSEN, RLS
P.O. BOX 178
HEBER CITY, UTAH 84032
PHONE: (435) 654-9229
DATE OF SURVEY: OCT 2007

SOUTH 1/4 CORNER,
SECTION 35, T35, R4E, S34M;
FOUND 1995
WASATCH COUNTY
SURVEY MONUMENT
(SEE ENTRY NO. 188938,
BK 330 PG 53)

BASIS OF BEARINGS: N89°54'33"E BETWEEN SECTION CORNER MONUMENTS (MEASURED 2058.21')



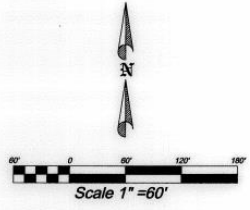
ADDRESS TABLE

LOT	ADDRESS
1	645 EAST 200 SOUTH

LINE TABLE

LINE	LENGTH	BEARING
L1	0.85'	N89°54'33"E
L2	0.39'	N87°19'36"W
L3	40.31'	N01°29'32"E

○ SET RB/CAP STAMPED PLS 145796



BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 89°54'33" EAST ALONG THE SECTION LINE BETWEEN THE 1995 WASATCH COUNTY SURVEY MONUMENTS LOCATED AT THE SOUTH ONE-QUARTER AND SOUTHEAST CORNERS OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE
IN ACCORDANCE WITH SECTION 10-90-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, 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.

2/27/09 DATE
B. Christensen SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING SOUTH 89°54'33" WEST 1236.19 FEET ALONG THE SECTION LINE AND NORTH 305.52 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE ALONG THE NORTHERLY LINE OF THE FOX DEN ESTATES SUBDIVISION, PLAT A, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, THE FOLLOWING FOUR (4) COURSES: (1) NORTH 88°30'31" WEST 0.85 FEET; (2) THENCE NORTH 87°19'36" WEST 116.54 FEET; (3) THENCE NORTH 89°49'13" WEST 370.45 FEET; (4) THENCE NORTH 87°07'34" WEST 0.38 FEET;
THENCE ALONG THE EASTERLY LINE OF THE MIDWAY LANE SUBDIVISION, PLAT A (AMENDED), ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, THE FOLLOWING FIVE (5) COURSES: (1) NORTH 0°10'36" WEST 139.74 FEET; (2) THENCE NORTH 01°29'32" EAST 40.31 FEET; (3) THENCE NORTH 01°04'39" EAST 560.38 FEET; (4) THENCE NORTH 00°28'59" EAST 277.72 FEET; (5) THENCE NORTH 00°47'31" EAST 133.19 FEET;
THENCE ALONG THE SOUTHERLY BOUNDARY OF THE MARK WHITING PROPERTY SOUTH 88°30'00" EAST 208.97 FEET;
THENCE ALONG THE BOUNDARY OF THE REED BEZZANT PROPERTY SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°49'12" WEST 850.00 FEET; (2) THENCE SOUTH 89°10'48" EAST 295.64 FEET; (3) THENCE SOUTH 01°05'45" WEST 446.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.99 ACRES

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO ONE LOT AND AN EASEMENT FOR A PUBLIC STREET, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE RECORDED DEVELOPMENT AGREEMENT AND EASEMENT.

DATED THIS 27th DAY OF April, A.D. 2009
BY: Reed H. Bezzant, BEZZANT HOLDINGS LLC
Bonnie L. Bezzant

ACKNOWLEDGMENT
STATE OF UTAH } SS
COUNTY OF WASATCH }
ON THE 27th DAY OF April, A.D. 2009, PERSONALLY APPEARED BEFORE ME, Reed H. Bezzant, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES Sept 29, 2010 Reed H. Bezzant NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH } SS
COUNTY OF WASATCH }
ON THE 27th DAY OF April, A.D. 2009, PERSONALLY APPEARED BEFORE ME, Reed H. Bezzant, 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--IF--WAY HERIN SHOWN.
THIS 6th DAY OF April, A.D. 2009
APPROVED Cornia Tattor ATTEST Reed H. Bezzant
MAYOR CITY ENGINEER
APPROVED Shane Jensen APPROVED Karen J. Powell
CITY ENGINEER CITY ATTORNEY

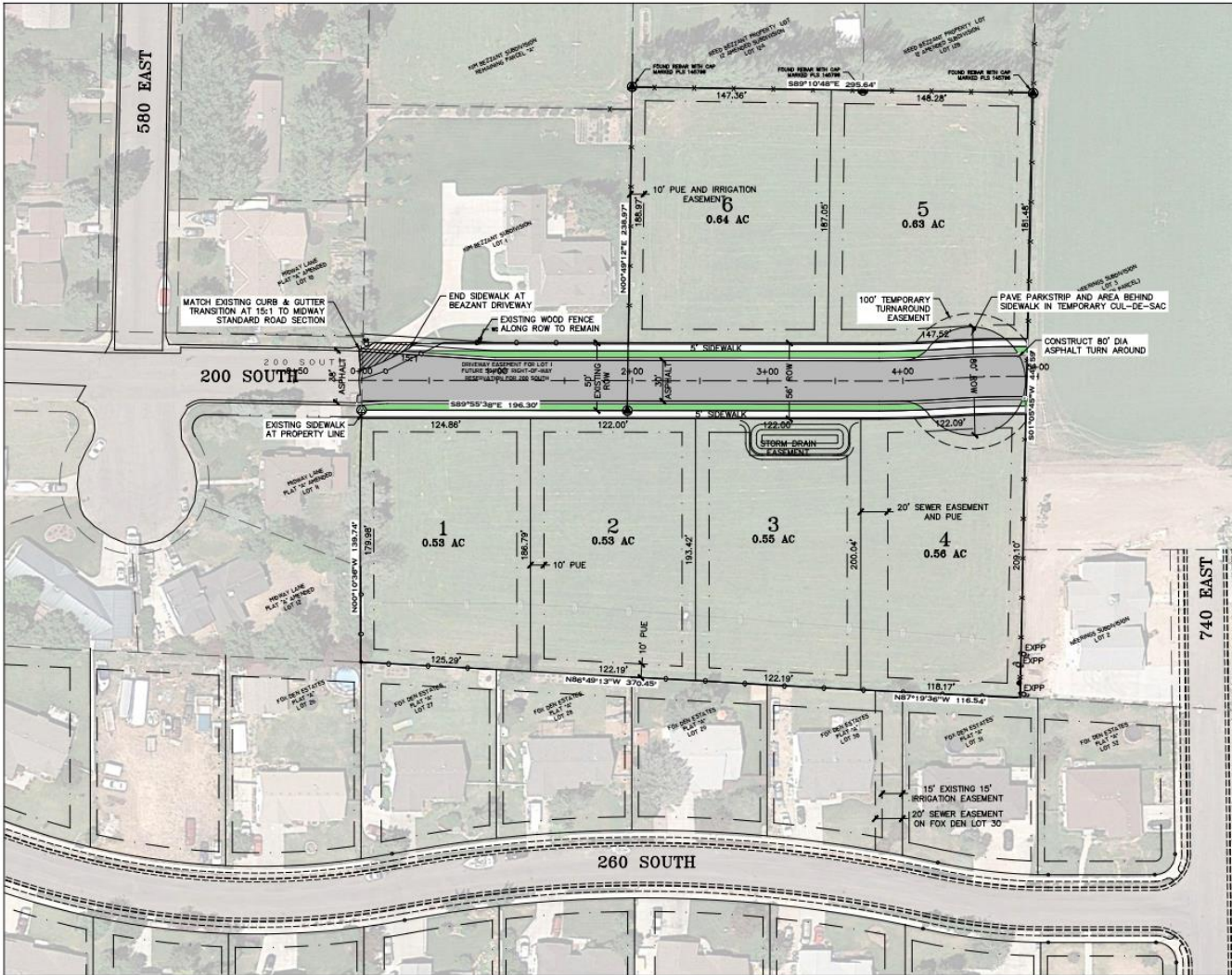
PLANNING COMMISSION APPROVAL
APPROVED THIS 7th DAY OF April, A.D. 2009 BY THE
MIDWAY CITY PLANNING COMMISSION
Robert A. Mackay Robert A. Mackay
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

KIM BEZZANT SUBDIVISION
MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 60' FEET

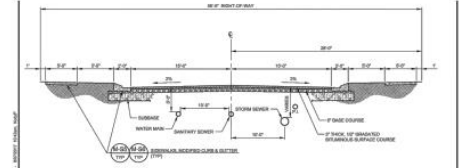
COUNTY RECORDER
ENTRY # 347062 DATE 4-21-09 TIME 10:31 AM
FEE \$100 BK 938 PG 4 FOR BEZZANT SUBDIVISION
BY TITLE WASATCH COUNTY RECORDER ELIZABETH M PALMER
PL 1550-1559

WASATCH COUNTY SURVEYOR
Shane Jensen DATE: 4/6/2009
MIDWAY IRRIGATION COMPANY
John DATE: 4/7/2009
MIDWAY SANITATION DISTRICT

SOUTHEAST CORNER, SECTION 35, T35, R4E, S34M;
FOUND 1995 WASATCH COUNTY SURVEY MONUMENT
(SEE ENTRY NO. 188938, BK 330 PG 52)



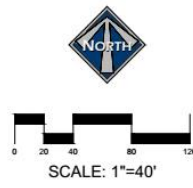
TOTAL AREA	3.84 ACRES
ZONE	12-1-11
MIN LOT SIZE	11,000 SF
MIN FRONTAGE	100 FEET
PROPOSED LOTS	6
REQUIRED OPEN SPACE	0 ACRES



LOCAL STREET CROSS-SECTION
STREET CROSS-SECTIONS
AND UTILITY LOCATIONS

HORROCKS ENGINEERS
JANE 2017
REGISTERED PROFESSIONAL ENGINEER
MIDWAY CITY

MIDWAY CITY STANDARD DRAWING
STREETS - 1



HILLTOP HOMES
EDELWEISS MEADOWS
FINAL SITE PLAN

1316 ENGINEERING
380 E Main St. Suite 204
Midway, IL 61849
ph 435.657.9749

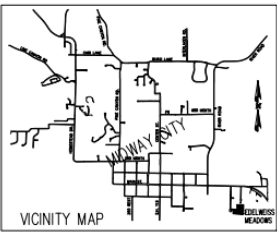
DESIGN BY: PDB	DATE: 11 NOV 2020	SHEET 2
DRAWN BY: DEJ	REV:	

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

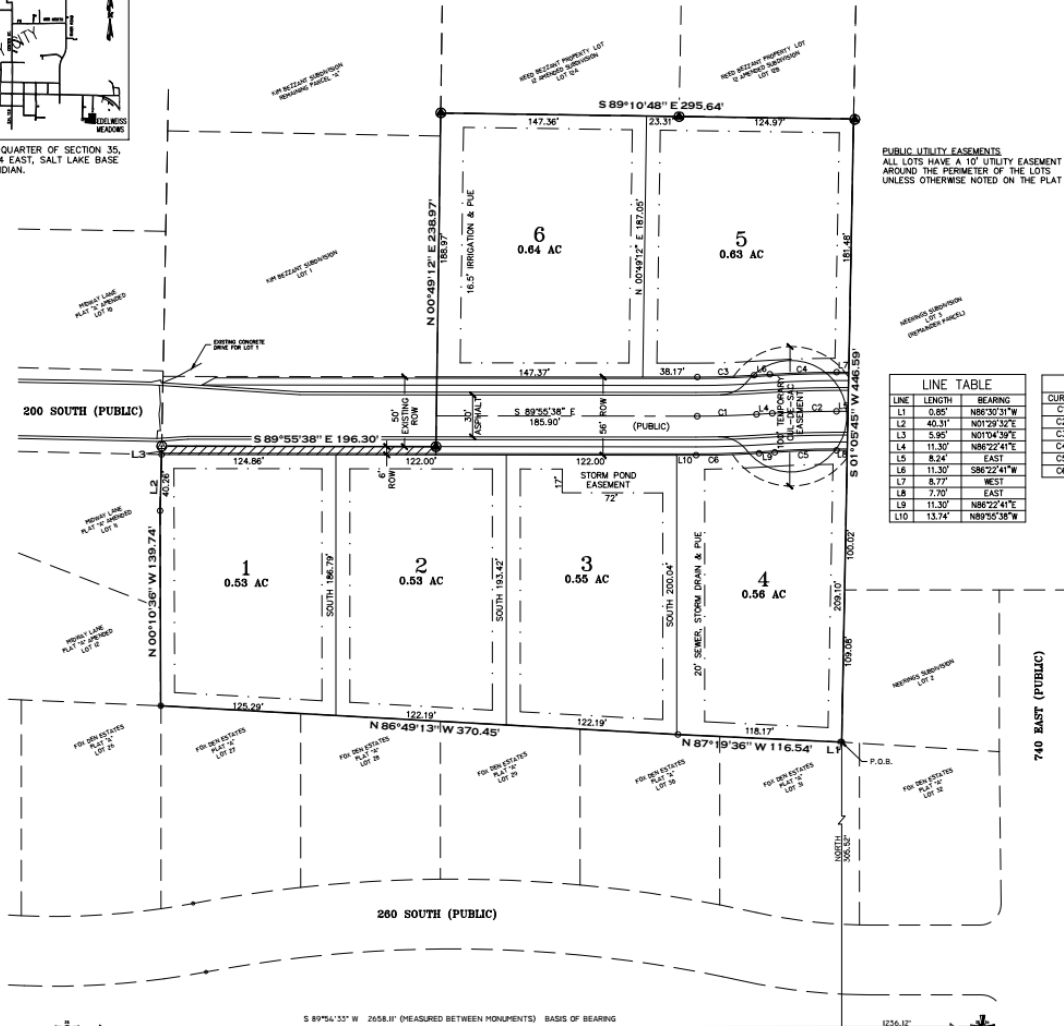
PAUL D. BERG P.E.
SERIAL NO. 285585
DATE: 11 NOV 2020

11/18/2020 11:58 AM C:\Users\paul.berg\OneDrive\Documents\2020\11-18-2020 Hilltop Homes Edelweiss Meadows Final Site Plan.dwg

EDELWEISS MEADOWS



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.



PUBLIC UTILITY EASEMENTS
ALL LOTS HAVE A 10' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOTS UNLESS OTHERWISE NOTED ON THE PLAT

SYMBOL LEGEND

- SURVEY BOUNDARY
- UTILITY EASEMENT
- SET REBAR WITH CAP STAMPED ELEMENT LAND SURVEYING PLS 4864112
- FOUND REBAR WITH CAP
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)
- 6' PUBLIC ROAD RIGHT-OF-WAY DEDICATION ALONG 200 SOUTH

LINE	LENGTH	BEARING
L1	0.65'	N86°30'31"W
L2	40.31'	N01°29'32"E
L3	5.95'	N01°04'29"E
L4	11.30'	N86°22'41"E
L5	8.24'	EAST
L6	11.30'	S86°22'41"W
L7	8.77'	WEST
L8	7.70'	EAST
L9	11.30'	N86°22'41"E
L10	13.74'	N89°35'38"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	43.33'	672.00'	03°00'42"	42.45'	N 88°11'21" E
C2	46.02'	728.00'	03°00'37"	46.01'	N 88°11'21" E
C3	41.53'	644.00'	03°00'42"	40.70'	S 88°11'21" W
C4	47.79'	756.00'	03°00'37"	47.78'	S 88°11'21" W
C5	44.25'	700.00'	03°00'37"	44.24'	N 88°11'21" W
C6	45.14'	700.00'	03°00'42"	45.13'	N 88°13'32" E

LOT	ADDRESS
1	XXXXX EAST 200 SOUTH
2	XXXXX EAST 200 SOUTH
3	XXXXX EAST 200 SOUTH
4	XXXXX EAST 200 SOUTH
5	XXXXX EAST 200 SOUTH
6	XXXXX EAST 200 SOUTH

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

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

ROS # _____

COUNTY SURVEYOR _____

COUNTY RECORDER _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS WEST 1236.13 FEET AND NORTH 505.52 FEET FROM THE FOUND 1995 WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 86°30'31" WEST 0.85 FEET ALONG THE BOUNDARY OF THE FOX DEN ESTATES SUBDIVISION; THENCE NORTH 87°19'36" WEST 116.54 FEET ALONG THE BOUNDARY OF THE FOX DEN ESTATES SUBDIVISION; THENCE NORTH 86°49'15" WEST 370.45 FEET ALONG THE BOUNDARY OF THE FOX DEN ESTATES SUBDIVISION; THENCE NORTH 02°07'36" WEST 139.74 FEET ALONG THE BOUNDARY OF THE MIDWAY LANE PLAT A AMENDED SUBDIVISION; THENCE NORTH 01°29'32" EAST 40.31 FEET ALONG THE BOUNDARY OF THE MIDWAY LANE PLAT A AMENDED SUBDIVISION; THENCE NORTH 01°04'30" EAST 8.95 FEET ALONG THE BOUNDARY OF THE MIDWAY LANE PLAT A AMENDED SUBDIVISION; THENCE SOUTH 89°55'38" EAST 196.30 FEET ALONG THE BOUNDARY OF THE KIM BEZZANT SUBDIVISION; THENCE NORTH 00°49'12" EAST 238.97 FEET ALONG THE BOUNDARY OF THE KIM BEZZANT SUBDIVISION; THENCE SOUTH 89°04'33" EAST 295.64 FEET ALONG THE BOUNDARY OF THE REED BEZZANT PROPERTY LOT 12 AMENDED SUBDIVISION; THENCE SOUTH 01°05'40" WEST 446.59 FEET ALONG THE BOUNDARY OF THE NEEDWIGS SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING: 3.84 ACRES

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 89°4'33" WEST ALONG THE SECTION LINE BETWEEN THE FOUND 1995 WASATCH COUNTY BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 35, AND THE FOUND 1995 WASATCH COUNTY BRASS MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THE KIM BEZZANT SUBDIVISION.

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 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: _____
HILLOT HONES LLC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.

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 HEREON SHOWN.

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

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

APPROVED: _____ CITY ENGINEER APPROVED: _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6654112 IN ACCORDANCE WITH TITLE 98, 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.

EDELWEISS MEADOWS

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 40 FEET

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

EDELWEISS MEADOWS SUBDIVISION PLAT - 11 NOVEMBER 2020

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENT LAND SURVEYING
206 SOUTH 270 EAST
HEBER CITY, UTAH 84032
PHONE (801) 857-8748

FOUND 1995 WASATCH COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

DATE OF SURVEY: JULY 2020

FOUND 1995 WASATCH COUNTY BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

DISCUSSION ITEMS

- Density
- 200 South
 - Street Master Plan
- Resolution 2009-2
- Plat amendment/partial vacation of the Kim Bezzant Subdivision
- Kim Bezzant concerns
 - Plat amendment signature block
 - Access during construction
 - Any damage to property (yard, fence, irrigation system, etc.) must be restored

WATER BOARD RECOMMENDATION

- 3.84-acre parcel
 - Area of parcel
 - 167,270 sq. ft.
 - Irrigated area
 - Lots – 149,846.4 sq. ft. (3.44 acres)
 - Park strip – 3,920 sq. ft. (0.09 acres)
 - Impervious area for lots
 - 48,000 sq. ft. (6 x 8,000) (1.1 acres)
 - Total irrigated acreage
 - $2.43 \times 3 = 7.29$ -acre feet
- 6 culinary connections
 - 4.8-acre feet (6 x .8)
- 12.09-acre feet requirement

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Ream: I make a motion that we recommend approval for Edelweiss Meadows Subdivision which will develop “Remaining Parcel B” of the Kim Bezzant Subdivision. The proposal is to subdivide “Remaining Parcel B” in to six lots which, per City code, is a large-scale subdivision. The property is 3.84 acres and is located at 640 East and 200 South and is in the R-1-11 zone. We accept staff findings with the condition that a note must be included on the plat informing the future owner of lot three (3) that the pond may not be modified in any way that reduces capacity or functionality of the stormwater runoff pond. And a condition that a document is associated with lots that would notify buyers that the temporary road will be a through street at some point in the future.
- Seconded: Commissioner Garland
- Ayes: Commissioners: Bouwhuis, Ream, Garland, Simons and Whitney
- Nays:
- Motion: Passed

POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-11 zone
- The proposal does comply with the land use requirements of the R-1-11 zone
- 200 South is required as part of the City's General Plan

PROPOSED CONDITION

- A note must be included on the plat informing the future owner of lot 3 that the pond may not be modified in any way that reduces capacity or functionality of the stormwater runoff pond.