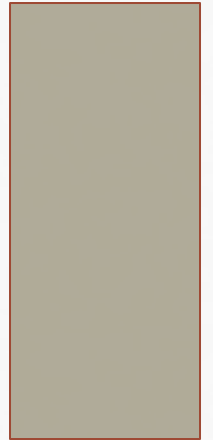


# WHISPERING CREEK ESTATES

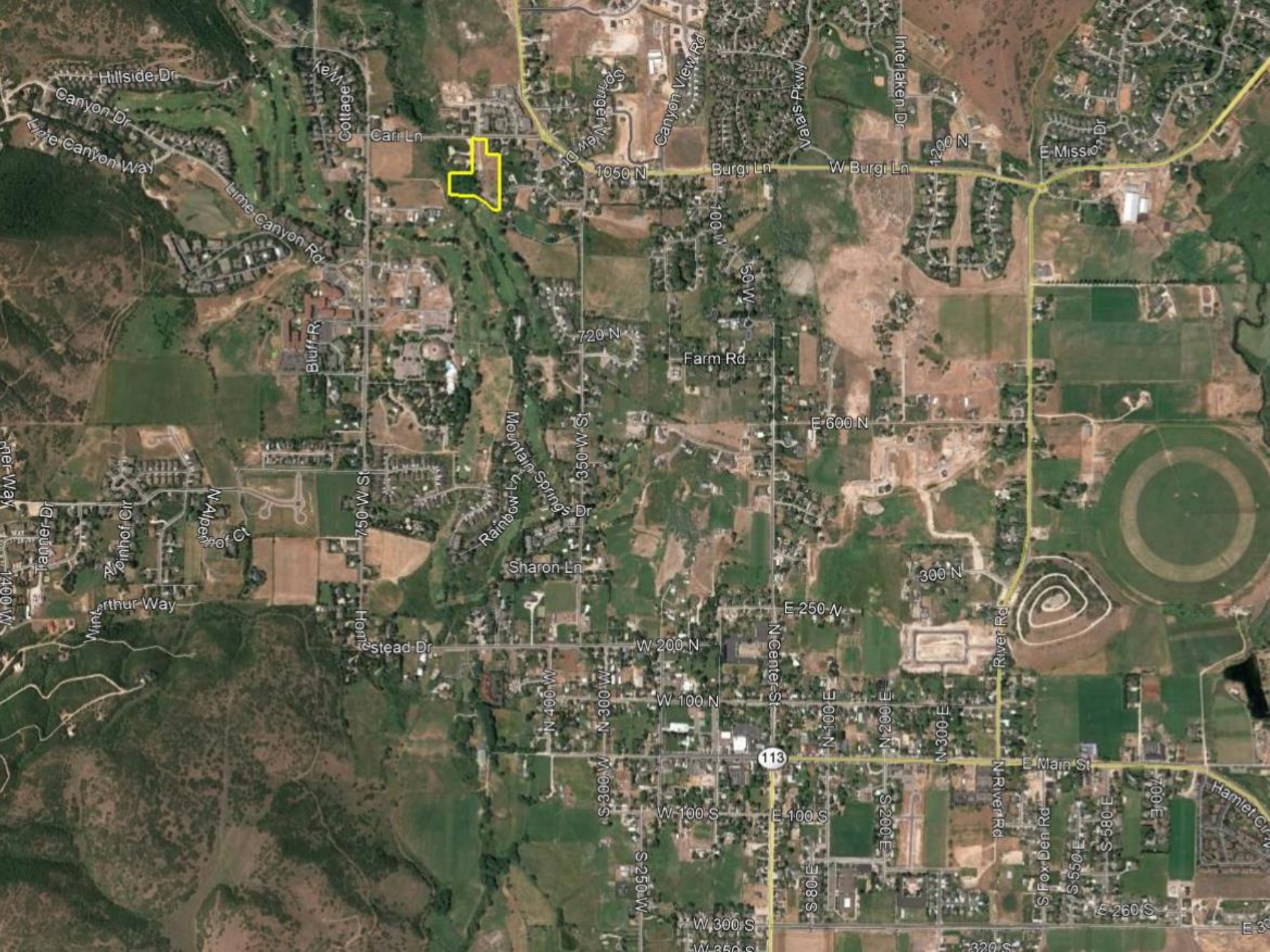
PRELIMINARY



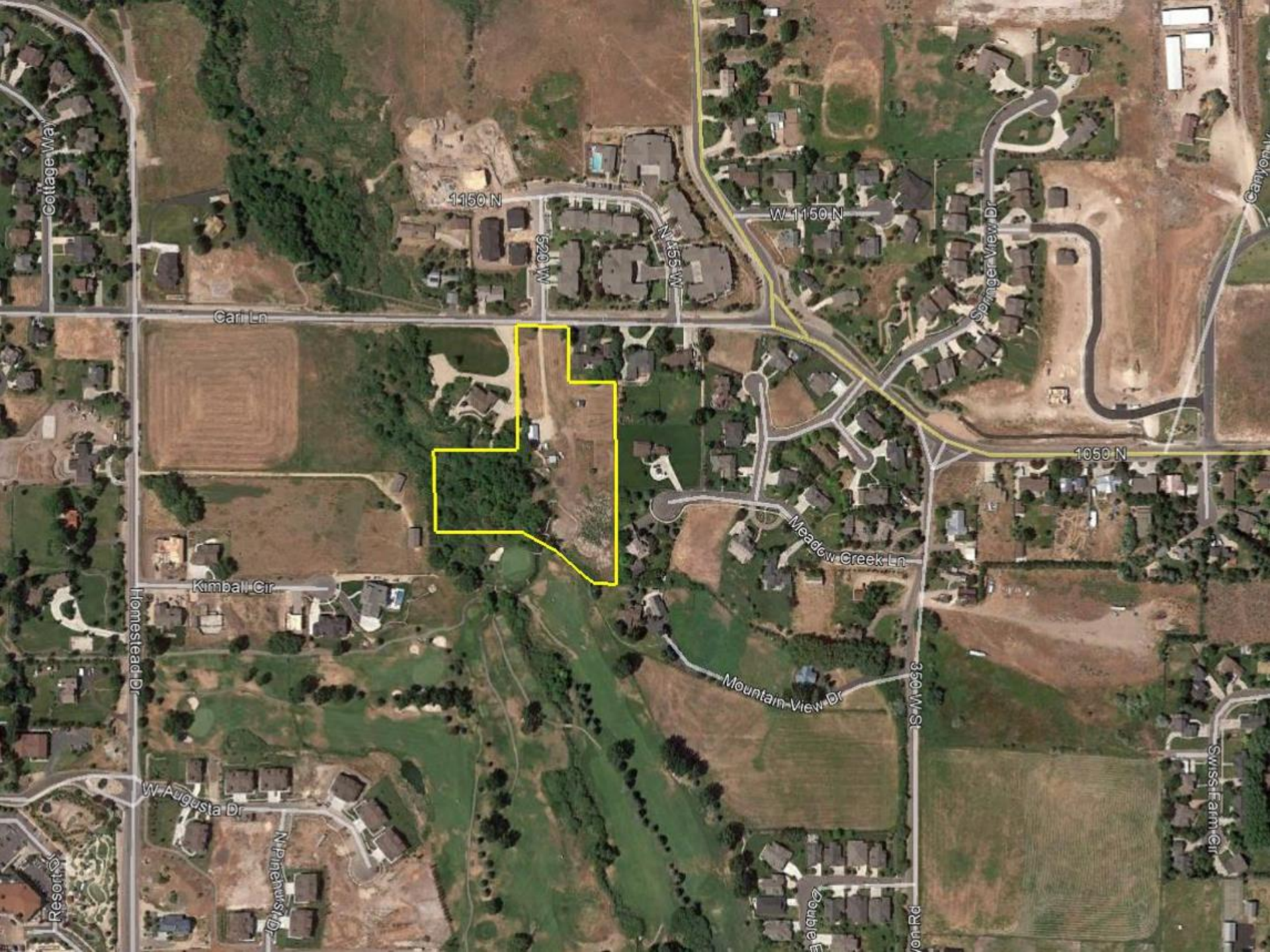
# LAND USE SUMMARY

- 4.81 acres
- R-1-15 zone
- 7 lots
- Sensitive lands
  - FEMA floodplain
    - 50' setback from zone AE
  - Wetlands
    - 25' buffer
- Public roads
- 100' foot setback from Cari Lane

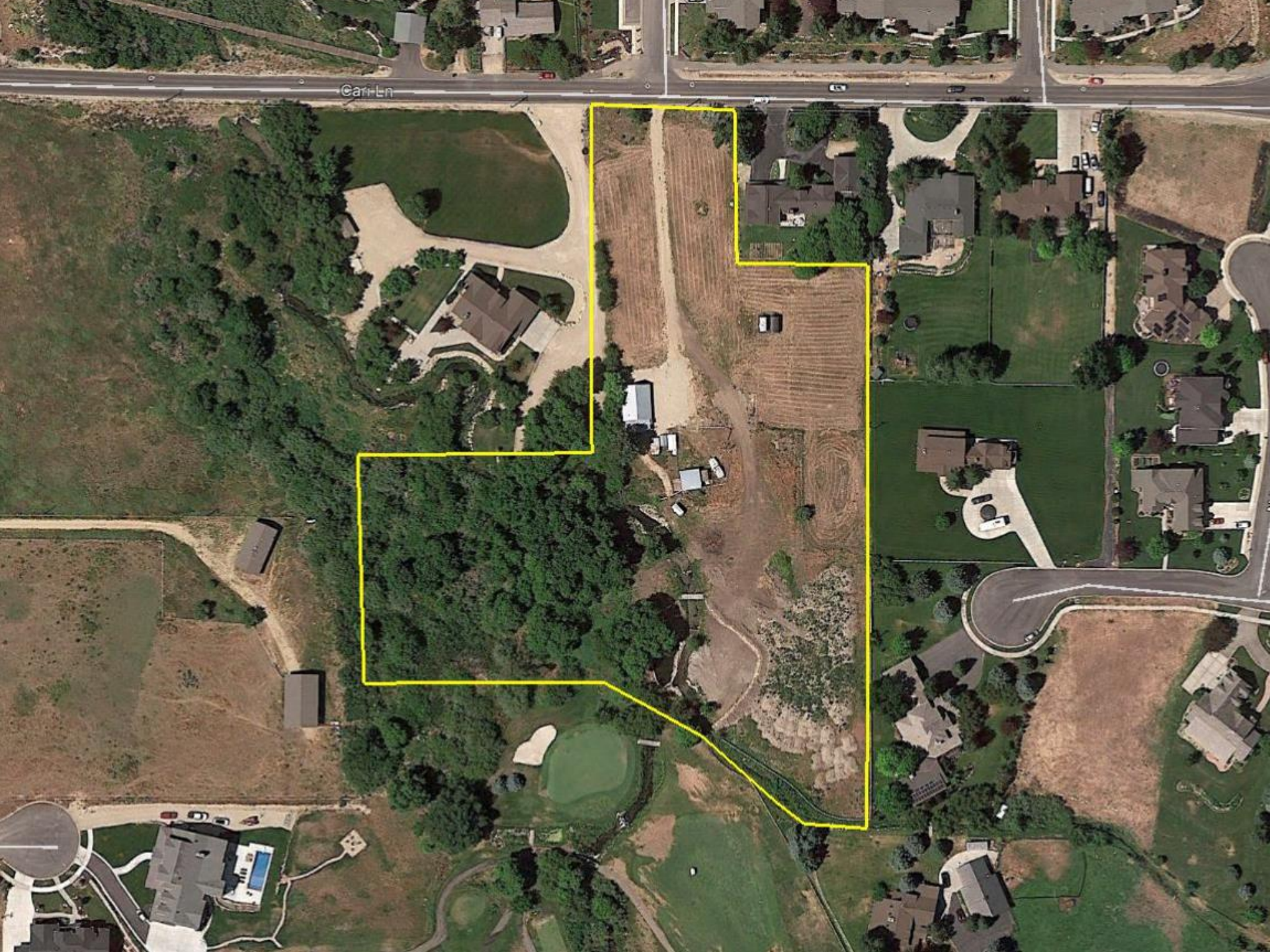










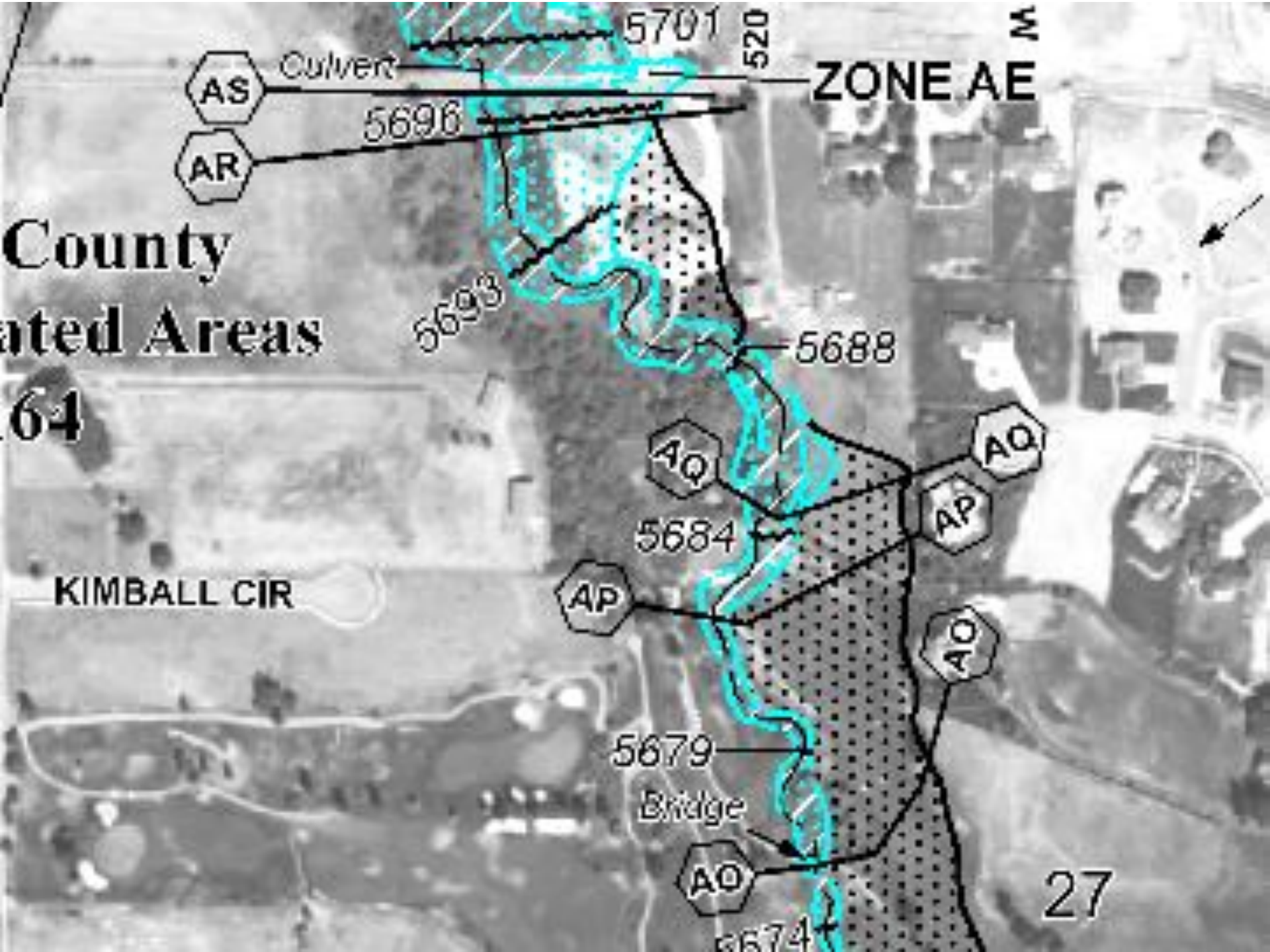






# DISCUSSION ITEMS

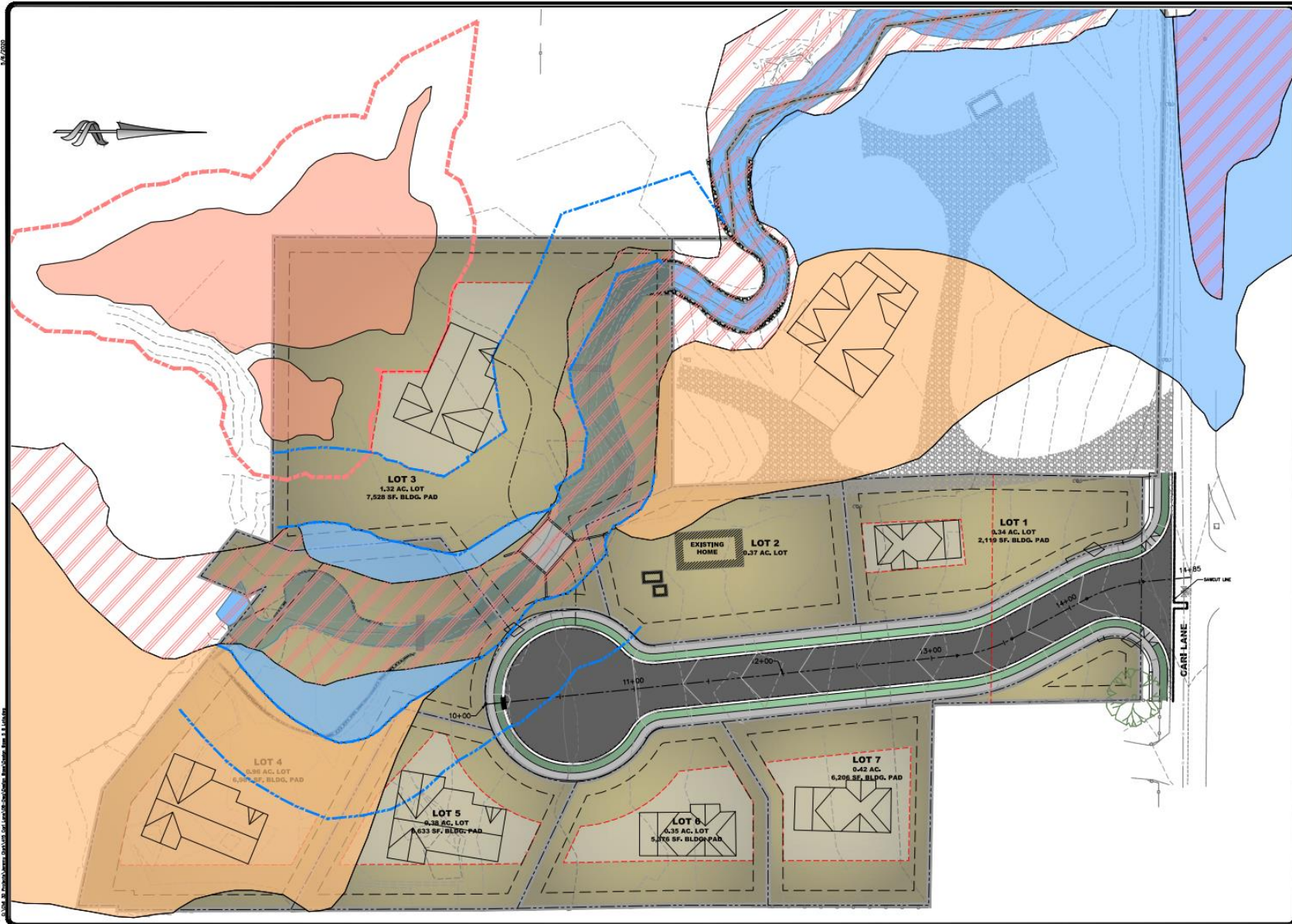
- FEMA floodplain zones AE & X
  - 50' from 100-year flood zone (AE)
  - Limit basements in 500-year flood zone (X)
- Wetlands
  - Study must be approved by the US Army Corps of Engineers
- Stream Alteration Permit for lot 3 driveway
- 100' setback from Cari Lane
- Open space owned and maintained by lots 1 & 7
- Lot 3 boundary line
- Cosper subdivision





147000

147000



**CONSTRUCTION NOTES**  
SEE PLAT REPORT FOR NOTED LEGEND AND VERIFY ANY FPD FROM PLAT, LAYOUT

**Legend**  
Wetland Study Flood Hazard (SFHA)  
SPECIAL FLOOD HAZARD AREAS  
WFS-SHA or Depth (ft) 100, 500, 1000, 5000  
Regulatory Footprint  
0.2% Annual Chance Flood Hazard, Areas of 24 Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile (1 mi<sup>2</sup>)  
Future Conditions 0.2% Annual Chance Flood Hazard (100-yr)  
Area with Reduced Flood Risk due to Levees, Sea Walls, Dams, etc.  
Area with Flood Risk due to Levees, Dams, etc.  
OTHER AREAS OF FLOOD HAZARD  
NO COVER  
Area of Minimal Flood Hazard (100-yr)  
Effective LIDRS  
GENERAL AREAS  
Area of Unmitigated Flood Hazard (100-yr)  
GENERAL STRUCTURES  
+---+---+ Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall  
WETLANDS  
Delimited wetlands as of May 1, 2020  
100' and 500' 25' wetland offset  
100' and 500' 50' Road grade offset

**WARNING**  
CALL BLUE STAKES

**REVISIONS**  
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**SCALE**  
HORIZ: 1"=30'  
VERT: N/A  
(24" x 36" SHEET)  
0 10 20 30 40 50 60 70 80 90 100  
1"=100'  
1"=100'

**PROJECT NAME**  
WHISPERING CREEK ESTATES

**SHEET TITLE**  
WETLAND/FLOOD MAP

**PLAN SET:**  
PRELIM

**SHEET:**  
2.5







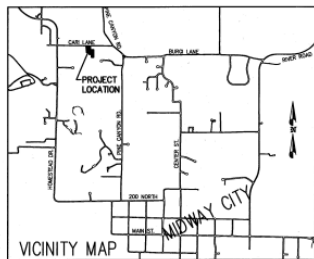






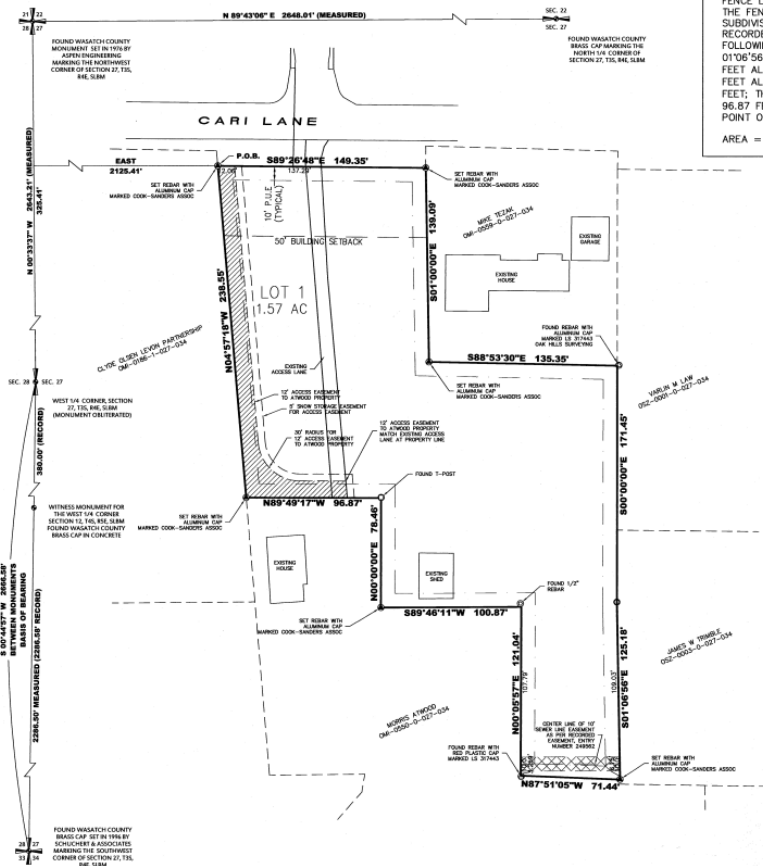






LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN.

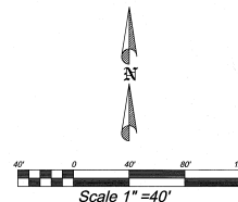
**DRIVEWAY REQUIREMENTS**  
LOT 1 SHALL HAVE ONLY 1 DRIVEWAY. ACCESS EASEMENT AND DRIVEWAY FOR LOT 1 SHALL BE COMBINED BEFORE CONNECTING ON TO CARI LANE.  
THE DRIVEWAY FOR LOT 1 SHALL HAVE A TURNAROUND ON THE LOT TO AVOID VEHICLES BACKING INTO TRAFFIC ON CARI LANE.



# BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 00°44'57" EAST ALONG THE SECTION LINE 380.00 FEET TO THE OBLITERATED CORNER MARKING THE WEST 1/4 CORNER OF SECTION 27, AND NORTH 00°33'37" WEST ALONG THE SECTION LINE 325.41 FEET AND EAST 2125.41 FEET FROM THE FOUND WITNESS CORNER SET FOR THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN; THENCE SOUTH 89°26'48" EAST 149.35 FEET; THENCE SOUTH 01°00'00" EAST 139.09 FEET TO A FENCE LINE; THENCE SOUTH 88°53'30" EAST 135.35 FEET ALONG THE FENCE LINE TO THE WEST LINE OF THE STEVE WHITE SMALL SUBDIVISION, OF RECORD AND ON FILE AT THE WASATCH COUNTY RECORDERS OFFICE; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING 2 (TWO) CALLS: SOUTH 171.45 FEET, AND SOUTH 01°06'56" EAST 125.18 FEET; THENCE NORTH 87°51'05" WEST 71.44 FEET ALONG A FIELD FENCE; THENCE NORTH 00°05'57" EAST 121.04 FEET ALONG A FIELD FENCE; THENCE SOUTH 89°46'11" WEST 100.87 FEET; THENCE NORTH 78.46 FEET; THENCE NORTH 89°49'17" WEST 96.87 FEET; THENCE NORTH 04°57'18" WEST 238.55 FEET TO THE POINT OF BEGINNING.

AREA = 1.57 ACRES



## ADDRESS TABLE

| LOT | ADDRESS            |
|-----|--------------------|
| 1   | 515 WEST CARI LANE |

A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE BOUNDARY OF THE SUBDIVISION.

## LEGEND

- 12.0' ACCESS EASEMENT
- 10' SEWER EASEMENT ENTRY# 249562

# SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, KYLE A. COOK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 270852 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT COOK-SANDERS ASSOCIATES HAS COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

4/13/17  
DATE

*[Signature]*  
SURVEYOR (SEE SEAL BELOW)

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°44'57" EAST 2666.58 FEET (MEASURED) FROM A FOUND WASATCH COUNTY BRASS CAP MARKING THE WITNESS MONUMENT FOR THE WEST 1/4 CORNER OF SECTION 27, T3S R4E, AND THE FOUND WASATCH COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 27, T3S R4E SALT LAKE BASE MERIDIAN.

## 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 31 DAY OF May, A.D. 2017

BY: *[Signature]* **Glennie Cooper** *[Signature]* **Cooper Investment Company LLC**

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
ON THE 31<sup>st</sup> DAY OF May, A.D. 2017, PERSONALLY APPEARED BEFORE ME, *[Signature]* **Michelle L. Campbell**, County Clerk, who duly acknowledged to me that he/she did execute the SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES 12/31/18 *[Signature]* **Beth A. Cook**  
COUNTY CLERK  
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 18<sup>th</sup> DAY OF May, A.D. 2017

APPROVED *[Signature]* **Glennie Cooper** ATTEST *[Signature]* **Beth A. Cook**  
MAYOR (SEE SEAL BELOW) COUNTY CLERK (SEE SEAL BELOW)

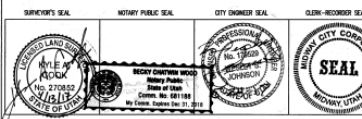
APPROVED *[Signature]* **Michelle L. Campbell** APPROVED *[Signature]* **Cooper Investment Company LLC**  
CITY CLERK (SEE SEAL BELOW) CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS 11<sup>th</sup> DAY OF May, A.D. 2017, BY THE  
MIDWAY CITY PLANNING COMMISSION  
*[Signature]* **Michelle L. Campbell** *[Signature]* **Cooper Investment Company LLC**  
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

## COSPER SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN.  
SCALE: 1" = 40 FEET



COSPER SUBDIVISION PLAT - 12 APRIL 2017

**SURVEYOR**  
TROY L. TAYLOR, PLS  
COOK-SANDERS ASSOCIATES  
331 SOUTH RIO GRANDE AVE  
SALT LAKE CITY, UT 84101  
PHONE: (801) 364-4651

DATE OF SURVEY: APRIL 2015

*[Signature]* **Michelle L. Campbell** DATE: 5/22/17

*[Signature]* **Glennie Cooper** DATE: 5-22-17

MIDWAY SANITATION DISTRICT  
COUNTY RECORDER

ENTRY: 138167 BOOK: 1191 PAGE: 1816-1855  
DATE: 05-28-2017 TIME: 2:23 PM FEE: \$31.00  
FOR: COSPER, STEPHANIE  
BY: LA WASATCH COUNTY RECORDER PROXY FOR MEXAN

## COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 24<sup>th</sup> DAY OF April, 2017

ROS: 27063  
*[Signature]* **James C. Williams**  
COUNTY SURVEYOR



# WATER BOARD RECOMMENDATION

- The Water Board has reviewed the proposed plan and has determined that 16.73-acre feet are required for the entire project.
- Secondary water meters

# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-15 zone
- The proposal does comply with the land use requirements of the R-1-15 zone
- Sensitive lands are on the property and setbacks will be included on the plat along with notes informing future lot owners of any risk
- The City has not received approval of the wetlands study by the Army Corps of Engineers
- A stream alteration permit is required for the driveway crossing on lot 3



# PROPOSED CONDITIONS

1. A wetlands study must be approved by the Army Corps of Engineers before the item receives approval by the City Council.
2. A stream alteration permit must be approved before final approval is granted by the City Council.
3. A note shall be placed on the plat that advises future owners of lots 2, 4 and 5 of the potential flood hazards.
4. The developer must build the driveway crossing to lot 3 as part of the subdivision infrastructure.
5. The building envelope for lot 5 must be updated so that no part of the building envelope is within 50' of the FEMA Zone AE floodplain.