

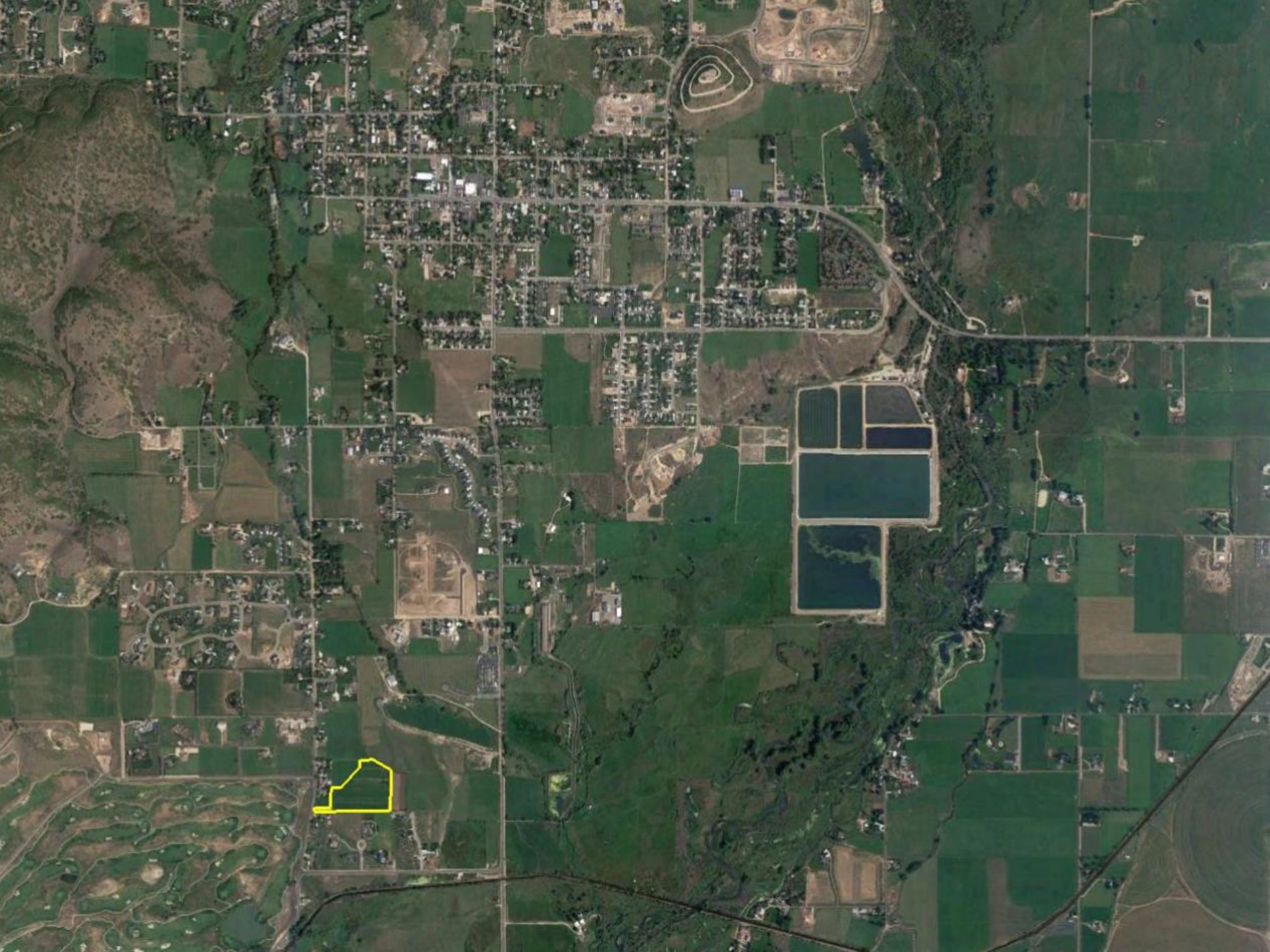
KAY'S LANDING
LARGE-SCALE SUBDIVISION

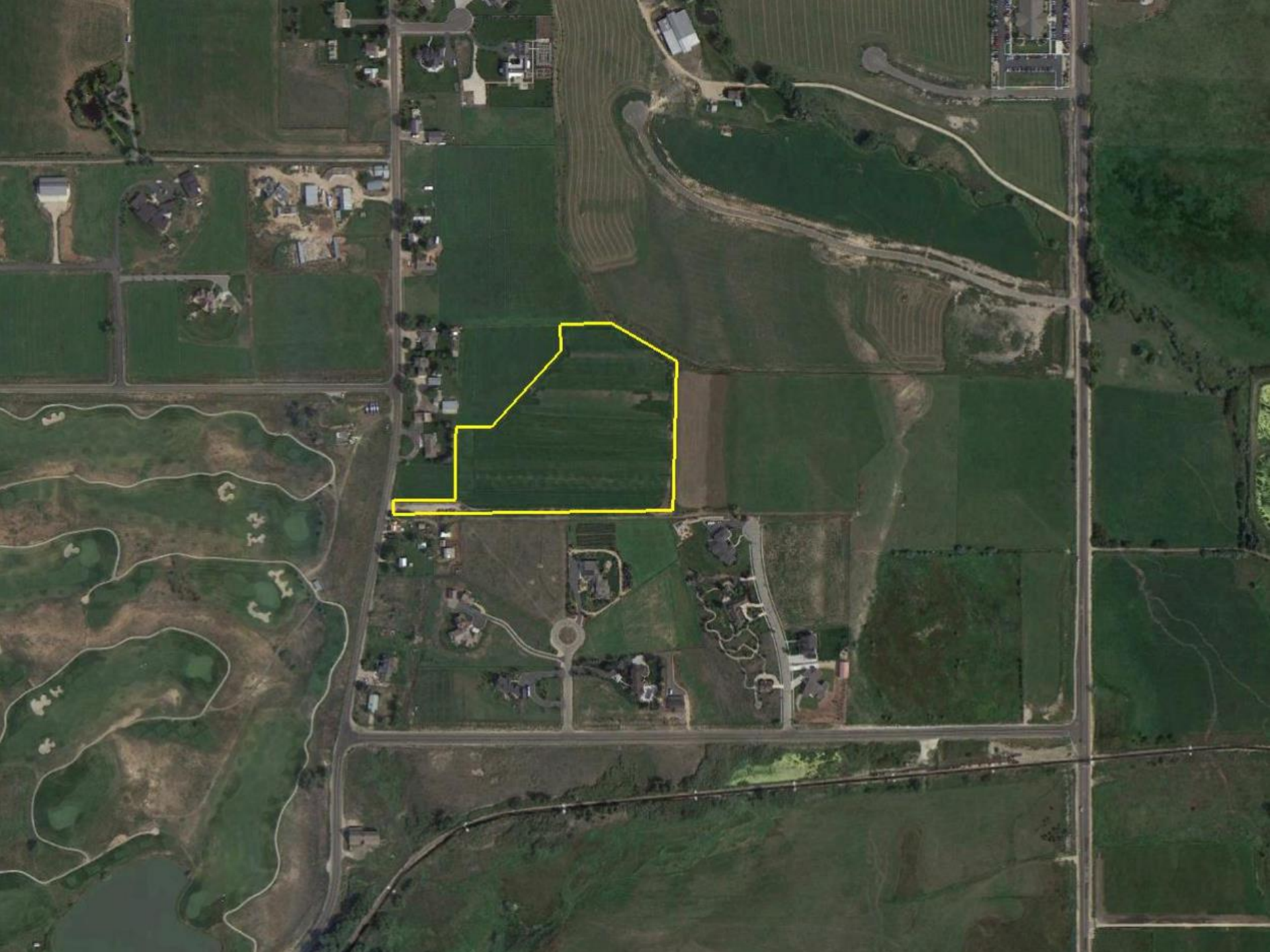
FINAL



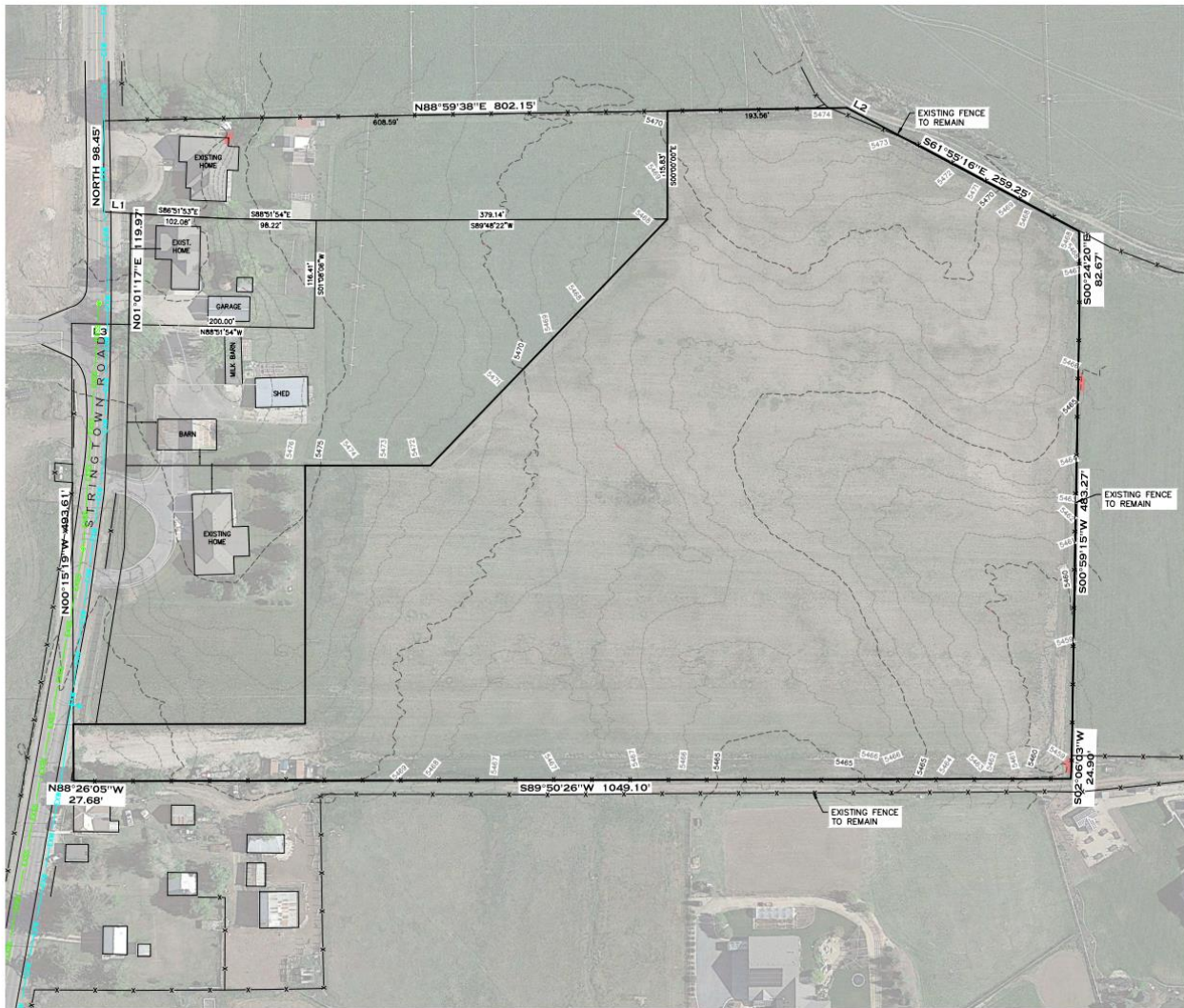
LAND USE SUMMARY

- 11.14-acres
 - 1.67 acres of open space
- RA-1-43 zoning
- Proposal contains five single family building lots
- Access to lots is provided by a public cul-de-sac that will be built in the subdivision
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District's sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline







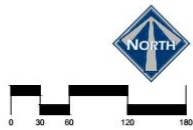


LEGEND

- NON-BUILDABLE AREA (25%+ SLOPES)
- EXISTING FENCE
- EXISTING PRESSURIZED IRRIGATION
- EXISTING SEWER
- EXISTING WATER

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	29.30'	N86°51'53"W
L2	24.88'	S62°22'36"E
L3	61.94'	S88°51'54"E



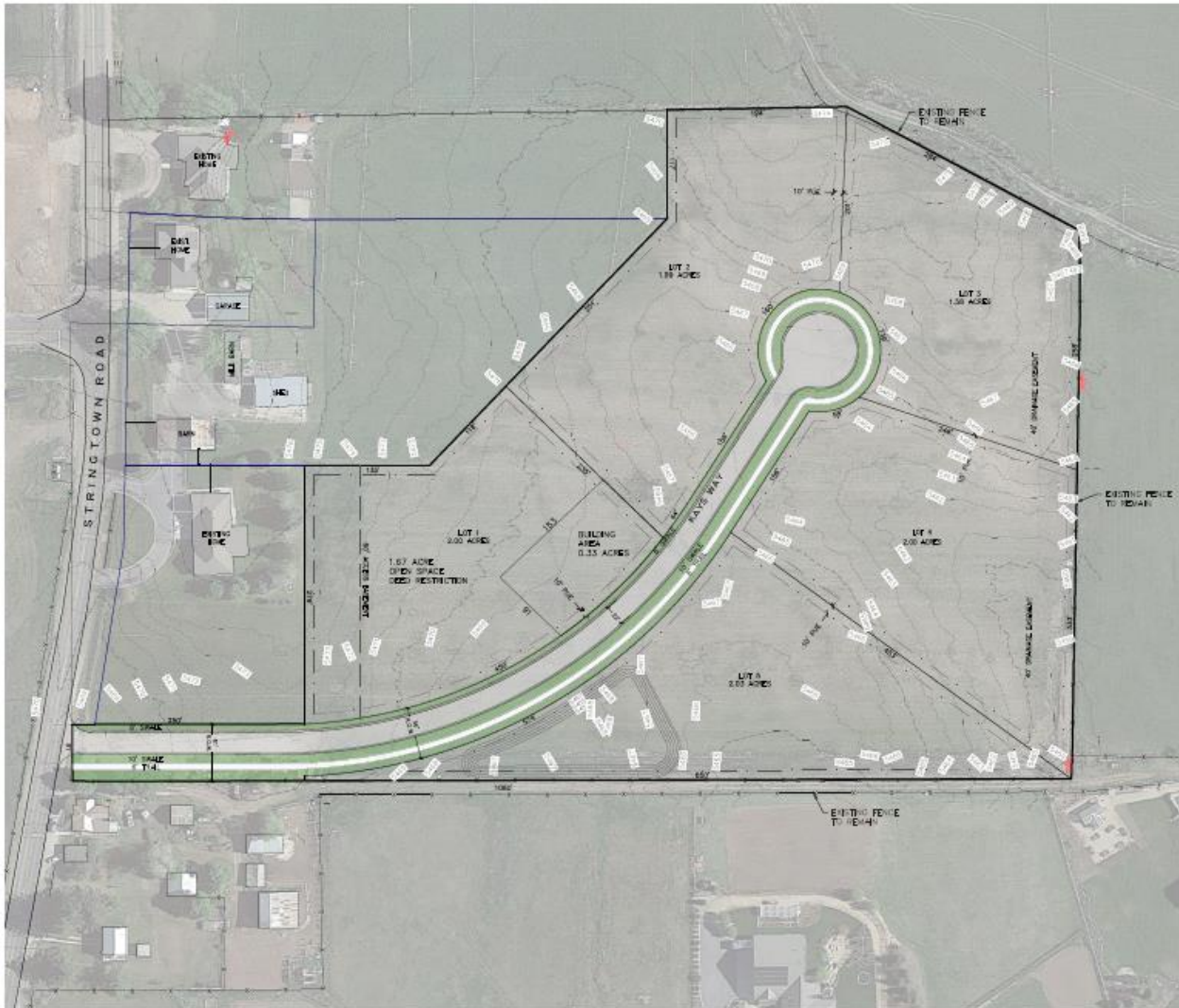
SCALE: 1"=60'

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 296095
 DATE: 5 OCT 2022

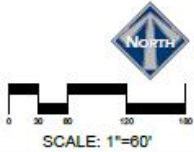
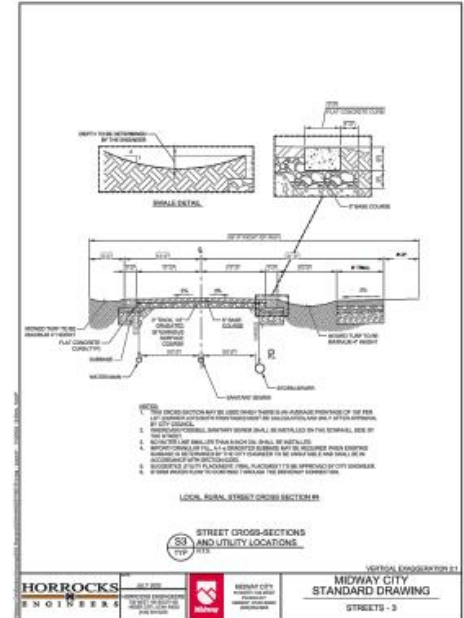
STILL WATER HOLDINGS LLC
 KAYS LANDING
EXISTING CONDITIONS

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

DESIGN BY: PDB DATE: 5 OCT 2022 SHEET: 1
 DRAWN BY: DEJ REV: 1



AREA TOTAL PROJECT AREA 11.14 ACRES



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STILL WATER HOLDINGS LLC
KAYS LANDING

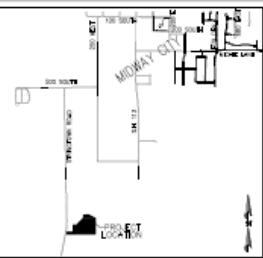
SITE PLAN

HFCO ENGINEERING
300 E Main St, Suite 204
Midway, GA 30606
PH: 404.527.4744

DESIGN BY: FOR DATE: 11 JAN 2023 SHEET 2
DRAWN BY: DEJ REV:

KAY'S LANDING

LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN

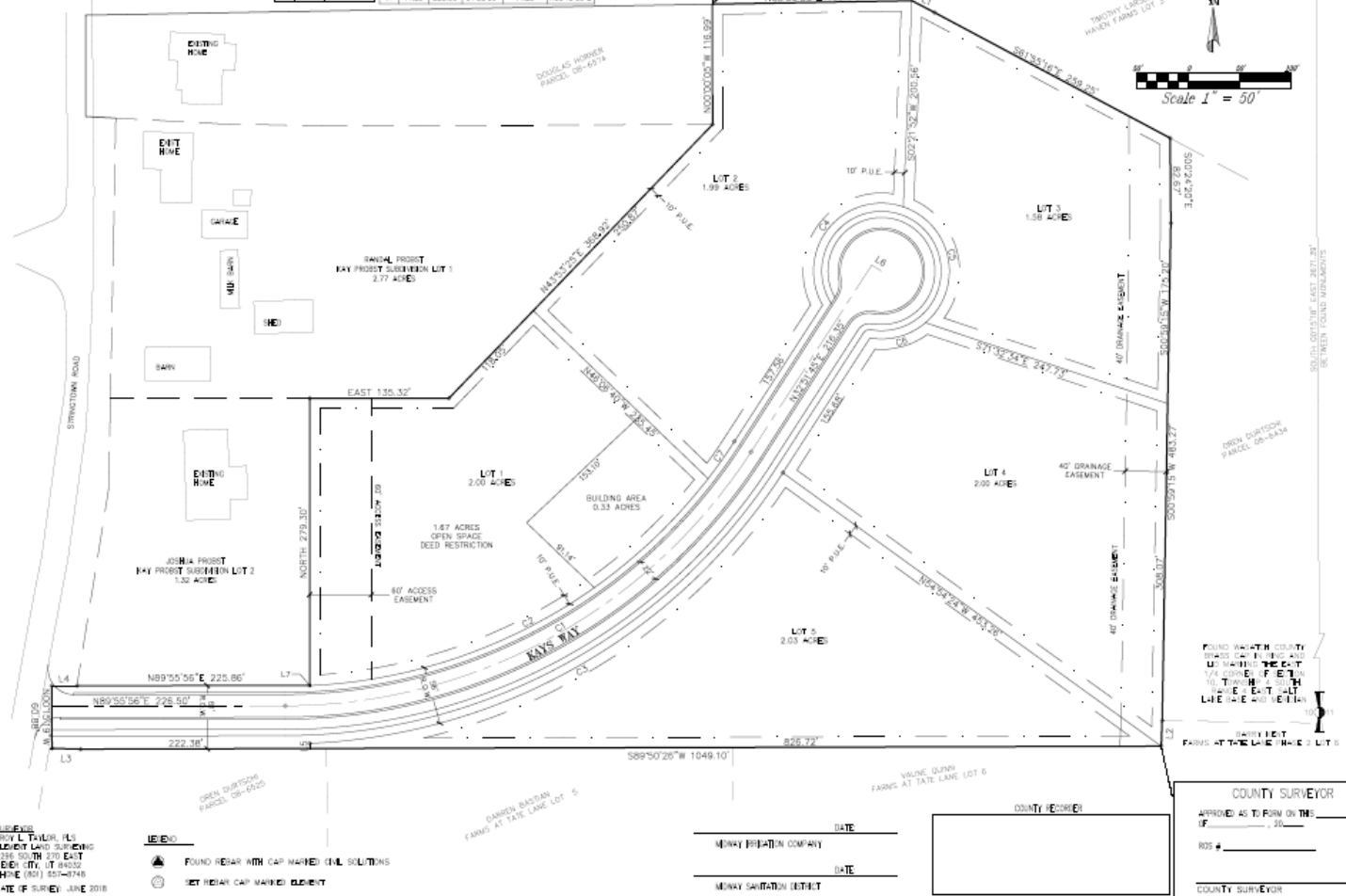


FOUND WASATCH COUNTY RECORDS MAP 14-8811-10 WITH THE CORRECTED FIELD NOTES TO BE THE BASIS OF THIS PLAN AND FIELD NOTES

LINE	SECTION	#	LENGTH	RADIUS	DELTA	COORD.	LENGTH	BEARING
L1	24.86°	S62°22'36"E	C1	538.67	538.00	S7°04'11"	514.80	S61°20'51"W
L1	24.86°	S62°22'36"E	C2	449.60	525.00	49°34'28"	484.78	S62°00'08"E
L1	27.88°	N49°26'08"W	C3	590.00	538.00	54°42'46"	509.51	N60°12'08"E
L1	24.48°	N89°59'56"E	C4	160.04	66.00	138°56'10"	125.61	N29°21'59"E
L1	3.07°	S02°07"E	C5	138.88	66.00	102°43'36"	114.60	S10°32'38"E
L1	11.00°	N67°08'10"W	C6	57.88	46.00	50°10'58"	58.00	S74°32'13"W
L1	0.20°	S03°03"W	C7	44.28	525.00	24°52'58"	44.29	N38°16'03"E

NORTH: 89°27'41" WEST 5311.77' BETWEEN MONUMENTS (BASIS OF BEARING) 2008.42'

FOUND WASATCH COUNTY RECORDS MAP 14-8811-10 WITH THE CORRECTED FIELD NOTES TO BE THE BASIS OF THIS PLAN AND FIELD NOTES



Scale 1" = 50'

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-80-603 OF THE UTAH CODE, I TROY TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HAVING BEEN LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS IN ACCORDANCE WITH TITLE 48, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS 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 MEASURED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°27'41" WEST ALONG THE SECTION LINE 2008.42 FEET AND SOUTH 616.05 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN; THENCE NORTH 89°28'38" EAST 193.54 FEET ALONG A FENCE LINE; THENCE SOUTH 8°22'36" EAST 24.86 FEET; THENCE SOUTH 61°55'16" EAST 250.25 FEET; THENCE ALONG A FENCE LINE (THESE 3 THENCE) CALLS SOUTH 80°24'20" EAST 82.61 FEET; SOUTH 80°59'15" WEST 483.27 FEET; AND SOUTH 02°06'03" WEST 24.90 FEET TO A FENCE CORNER; THENCE SOUTH 89°50'26" WEST 1049.70 FEET ALONG A FENCE LINE; THENCE NORTH 89°50'00" WEST 27.68 FEET ALONG A FENCE LINE; THENCE NORTH 00°51'54" WEST 88.88 FEET; THENCE NORTH 89°50'56" EAST 250.32 FEET; THENCE NORTH 27°04' FEET; THENCE EAST 130.32 FEET; THENCE NORTH 43°53'25" EAST 168.93 FEET; THENCE NORTH 00°00'00" WEST 116.90 FEET TO THE POINT OF BEGINNING. AREA = 11.14 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°27'41" WEST ALONG THE SECTION LINE FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC ROAD, RIGHT-OF-WAY AND UTILITY EASEMENTS AND HEREBY DEDICATE THESE AREAS LABELED AS SHARED DRIVEWAY EASEMENTS AND UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____ BY: TROY TAYLOR

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WASATCH ss. ON THE _____ DAY OF _____, A.D. 20____ (PERSONALLY APPEARED) BEFORE ME _____ (WHO FULLY ACKNOWLEDGED) TO BE THE TRUE AND LEGAL OWNER(S) OF THE SAME. BY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH HEREBY APPROVES THIS SUBMISSION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREBY SHOWN. THIS _____ DAY OF _____, A.D. 20____ APPROVED: _____ MAYOR APPROVED: _____ AT-TY: _____ APPROVED: _____ CITY ENGINEER APPROVED: _____ CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE PLANNING COMMISSION: _____ CHAIRMAN, PLANNING COMMISSION

KAY'S LANDING SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH LOCATED IN THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN. SCALE 1" = 20' FEET

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

SUBJECT: TROY L. TAYLOR, PLS. COUNTY LAND SURVEYING 2256 S. 200 W. EAST HERRIN CITY, UT 84032 PHONE (801) 522-0418 DATE OF SURVEY: JUNE 2018

LEGEND
FOUND REBAR WITH CAP MARKED CIVIL SOLUTIONS
MET REBAR CAP MARKED ELEMENT

DATE _____
MIDWAY PROPERTIES COMPANY
DATE _____
MIDWAY SANITATION DISTRICT

COUNTY REGISTERED
DATE _____
MIDWAY PROPERTIES COMPANY
DATE _____
MIDWAY SANITATION DISTRICT

ITEMS OF CONSIDERATION

- Trails
 - 6-8' public trail along cul-de-sac
- Geotechnical report
- Open space
 - 15% open space is required
- Storm water
 - Detention pond will be on lot 5
 - An access easement and storm drain easement will be included on the plat
 - An access gate must be provided if the area is fenced

RECOMMENDED WATER REQUIREMENT

- 11.14-acre parcel (485,258.4 sq. ft.)
- 9.6-acre lot area (418,176 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.92 acres (5 x 8,000 sq. ft. = 40,000 sq. ft.)
 - Irrigated acreage
 - 8.68 acres x 3 = 26.04 acre feet
 - 0.61 acres in park strip x 3 = 1.83 acre feet
 - Total irrigated acreage 9.29 (27.87 acre feet)
- 5 culinary connections
 - 4 acre feet
- 31.87 acre feet requirement

POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district.
- The proposal does comply with the land use requirements of the RA-1-43 zoning district.
- 1.67 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- The property is restricted to five lots by a private deed restriction and by the annexation agreement.
- The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions

PROPOSED CONDITION

1. The applicant must contribute to the planned bike lane an amount approved by the City Engineer before the plat is recorded.