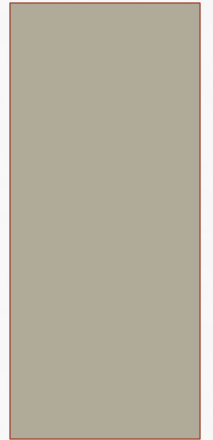


KASTLE COURT

FINAL



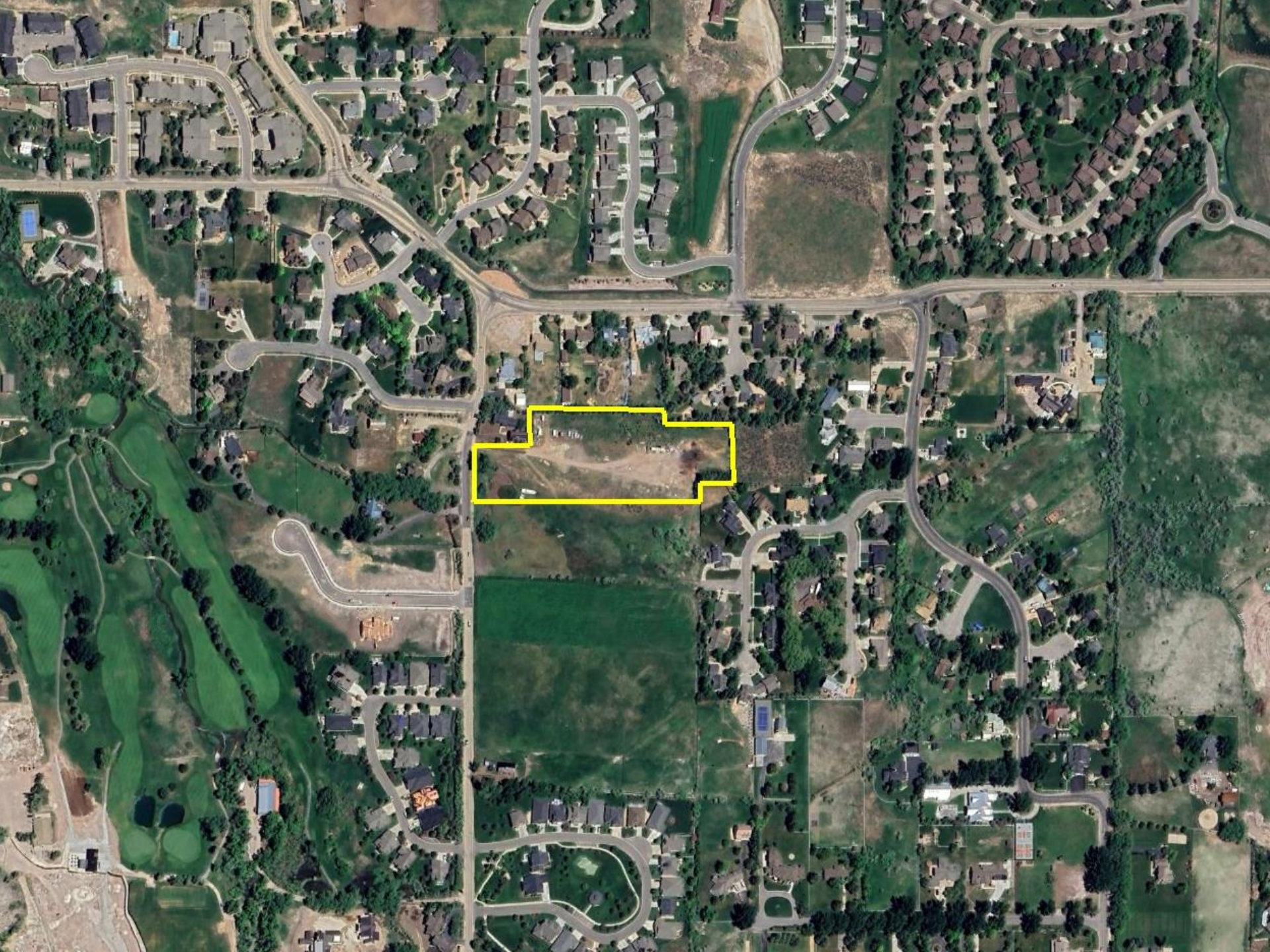
LAND USE SUMMARY

- 4.65 acres
- R-1-15/R-1-22
 - R-1-15 approximately 1.62 acres
 - R-1-22 approximately 3.03 acres
- 7 lots
 - 2 lots in the R-1-15 zone
 - 5 lots in the R-1-22 zone
- 3.57 acres in lots
- 1.08 acres of right-of-way to be dedicated to Midway

LAND USE SUMMARY

- Access from Pine Canyon Road
- Public bike lane along Pine Canyon Road
- No sensitive lands have been identified
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line







ADOW
CREEK

CREEK

VIEW

MAGPIE

CLOVER

SWISS FARM



LEGEND



DATA TABLE

TOTAL ACRES=4.65
 TOTAL # OF LOTS=7
 TOTAL ACRES OF LOTS=3.57
 ACRES IN ROADS=1.08
 ACRES OF OPEN SPACE/PONDS=0.00 ACRES
 LOTS/ACRE=1.01
 ZONING=R-1-15 & R-1-22

OWNER/DEVELOPER

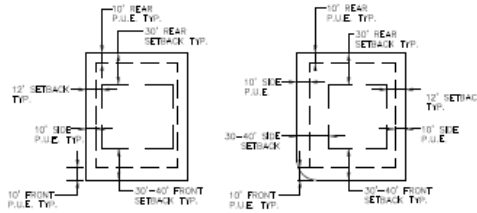
JOHN MONEY - A/E EVERLASTING CONSTRUCTION
 8454 WEST PIN CANY DRIVE
 WEST JORDAN, UTAH 84081
 801-471-3322
 johnmoneymoney@gmail.com

ENGINEER/SURVEYOR CONTACT INFO

ATLAS ENGINEERING LLC
 (801) 855-0568
 946 E. 800 N. SUITE 4
 SPANISH FORK, UT 84660

NOTES

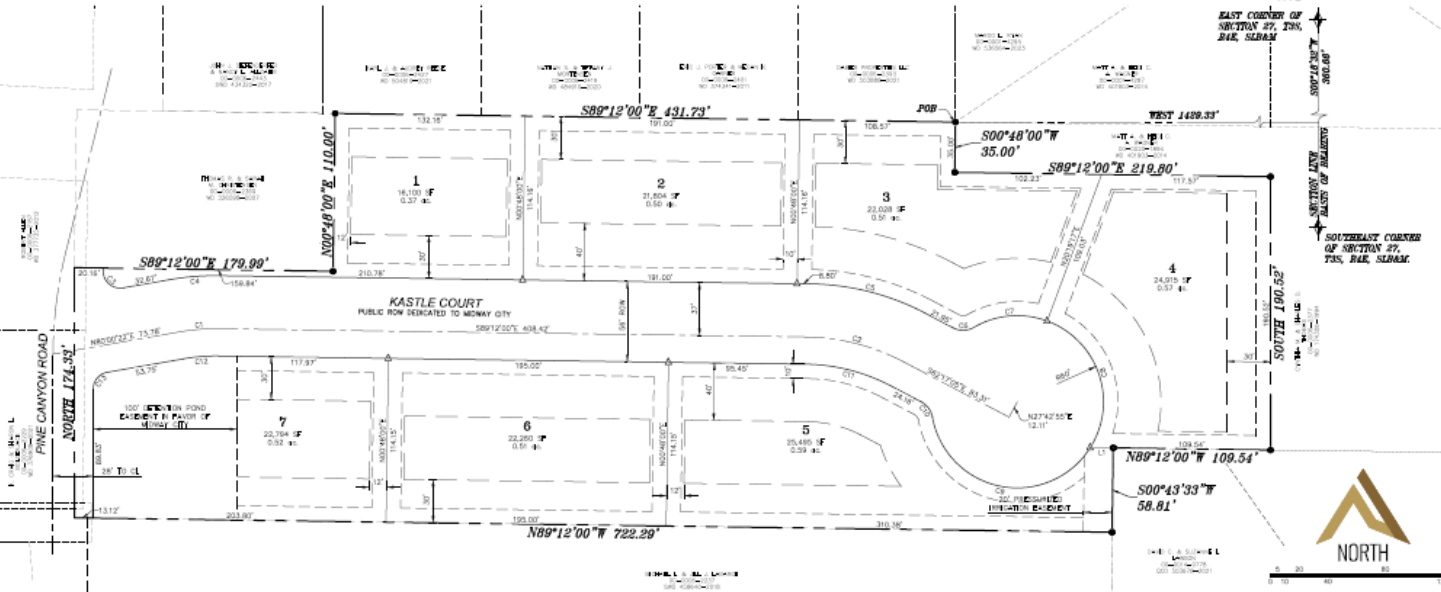
1. CORNER R-1-15 & R-1-22
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT -NTS-



VICINITY MAP -NTS-



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA
C1	28.28'	150.00'	28.22'	N85°24'11\"/>	

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA
C9	144.16'	60.00'	111.90'	N79°03'15\"/>	

LINE	DIRECTION	LENGTH
L1	N89°12'00\"/>	

DATE _____
 MIDWAY IRRIGATION COMPANY
 DATE _____
 MIDWAY SANITATION DISTRICT
 COUNTY RECORDER

COUNTY SURVEYOR
 APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 2024.
 ROS # _____
 COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE
 I, GORDON M. HAIGHT II DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 22653677 AS PROVIDED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 BEGINNING 500°18'32\"/>
 CONTAINS 202,677 SQUARE FEET OR 4.65 ACRES.

OWNER'S DEDICATION
 (THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND(S) THIS _____ DAY OF _____, A.D. 2024.

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, A.D. 2024, PERSONALLY APPEARED BEFORE ME _____, whose identity is personally known to me or proven in the basis of satisfactory evidence and who by me duly sworn/apprised, did say that they are the _____ of _____ and that said document was signed by them in behalf of said _____ by authority of its bylaws, or resolution of its board of directors, and said _____ acknowledged to me that said _____ executed the same.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES: _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY MIDWAY CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2024.

APPROVED: _____ MAYOR
 APPROVED: _____ CITY ATTORNEY
 APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)
 APPROVED: _____ ATTEND
PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2024, BY THE _____ CITY PLANNING COMMISSION.
 PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

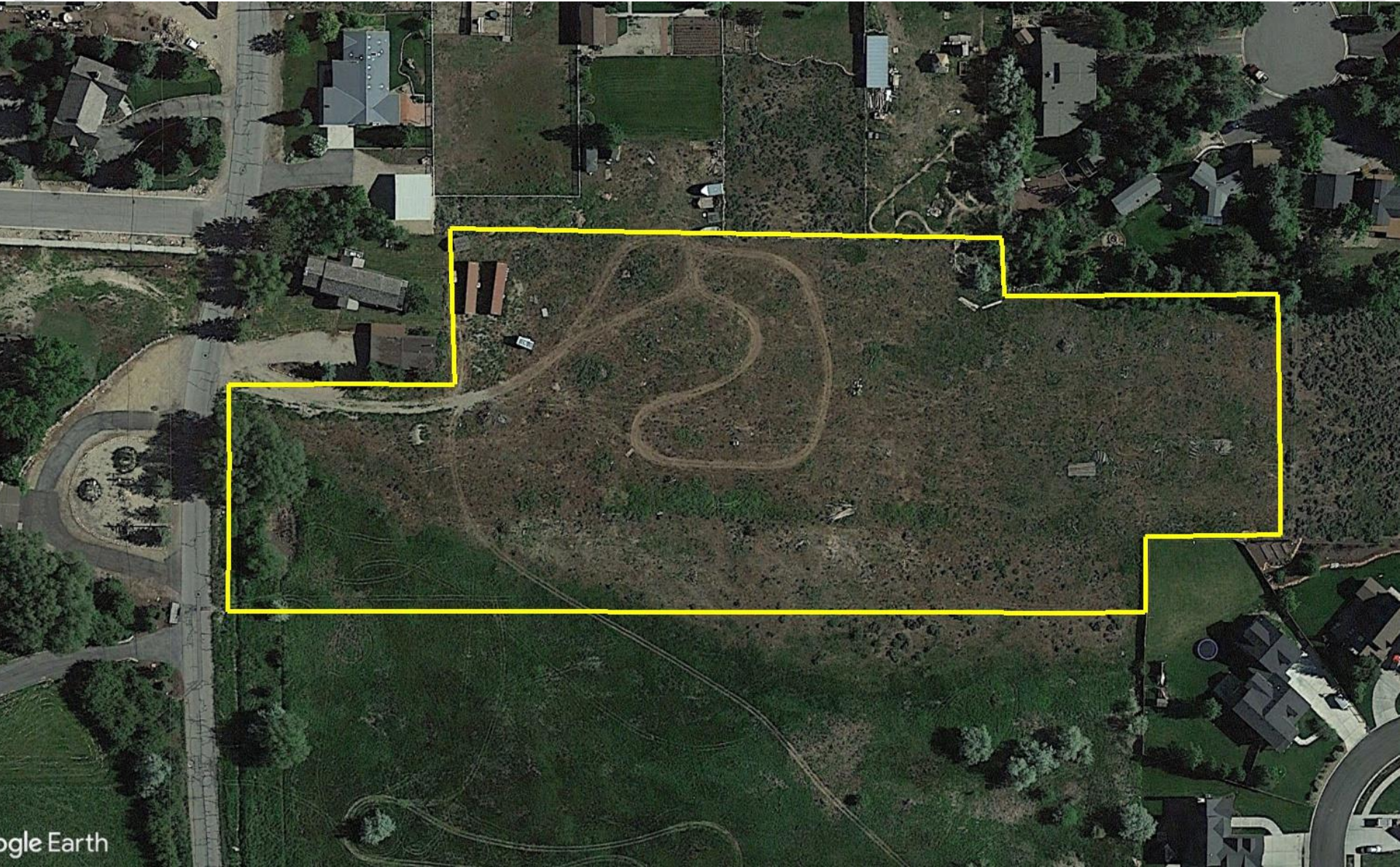
KASTLE COURT
 A RESIDENTIAL SUBDIVISION IN MIDWAY, UTAH
 CONTAINING 7 LOTS AND 4.65 ACRES.
 LOCATED IN THE EAST CORNER OF SECTION 27, OF TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL _____ NOTARY PUBLIC SEAL _____ CITY ENGINEER SEAL _____ LEAD RECORDER SEAL _____

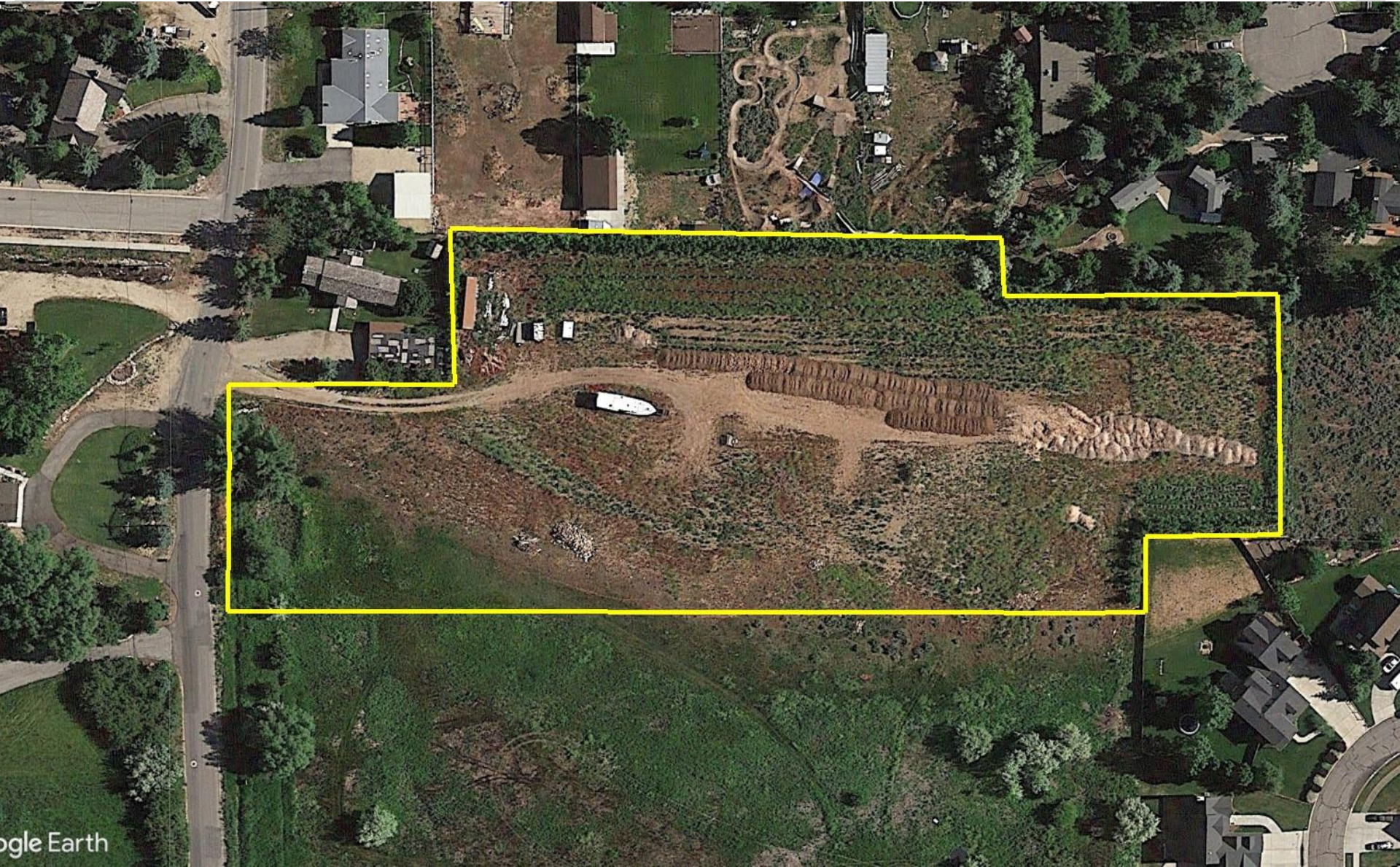
DISCUSSION ITEMS

- **Natural grade for determining height of future structures**
- Building envelopes/setbacks
 - R-1-22 lot depth setback exception
 - 100' setback for all structures from Pine Canyon Road
- Setbacks and building envelopes
- Bike lane construction or contribution

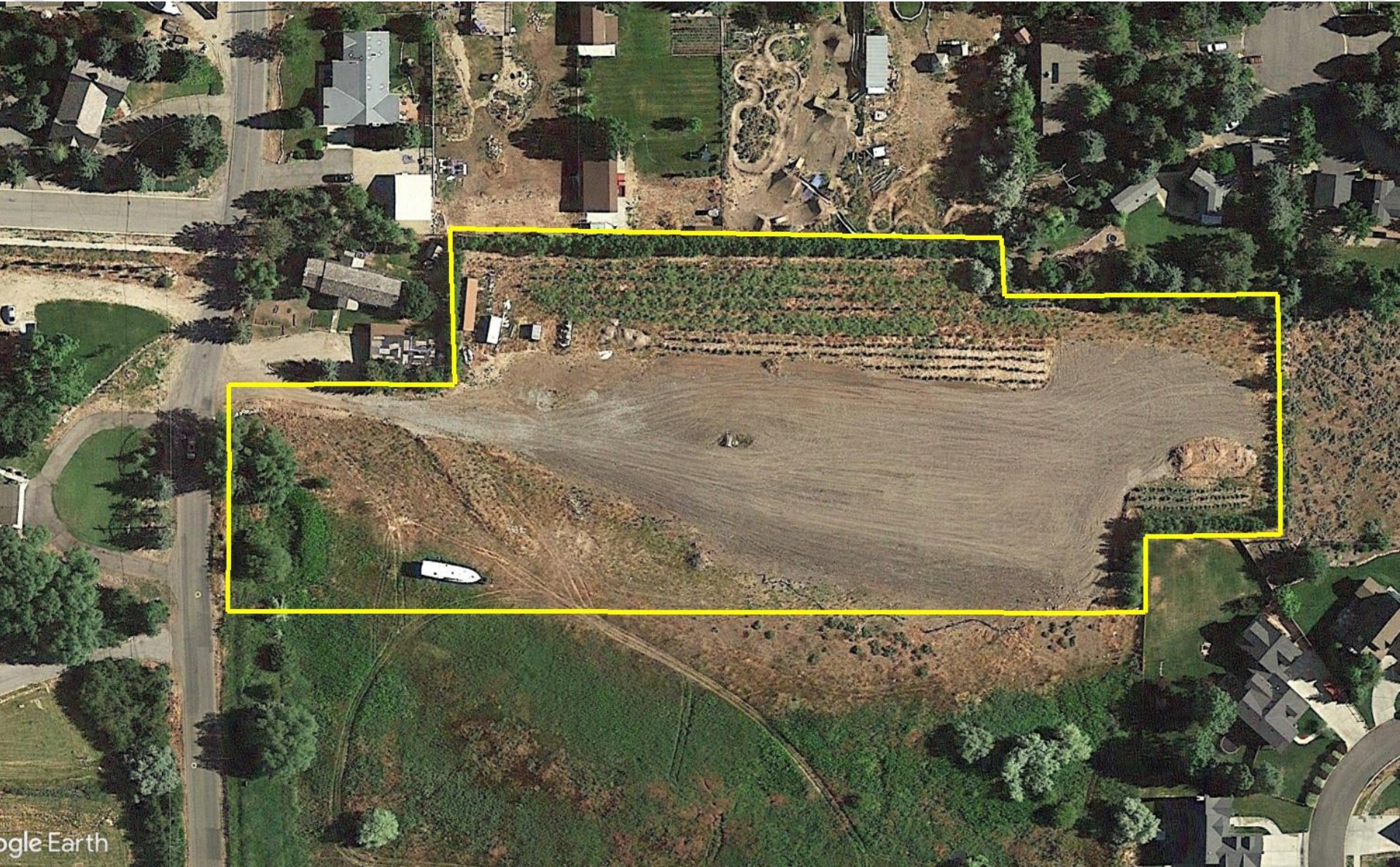
2010



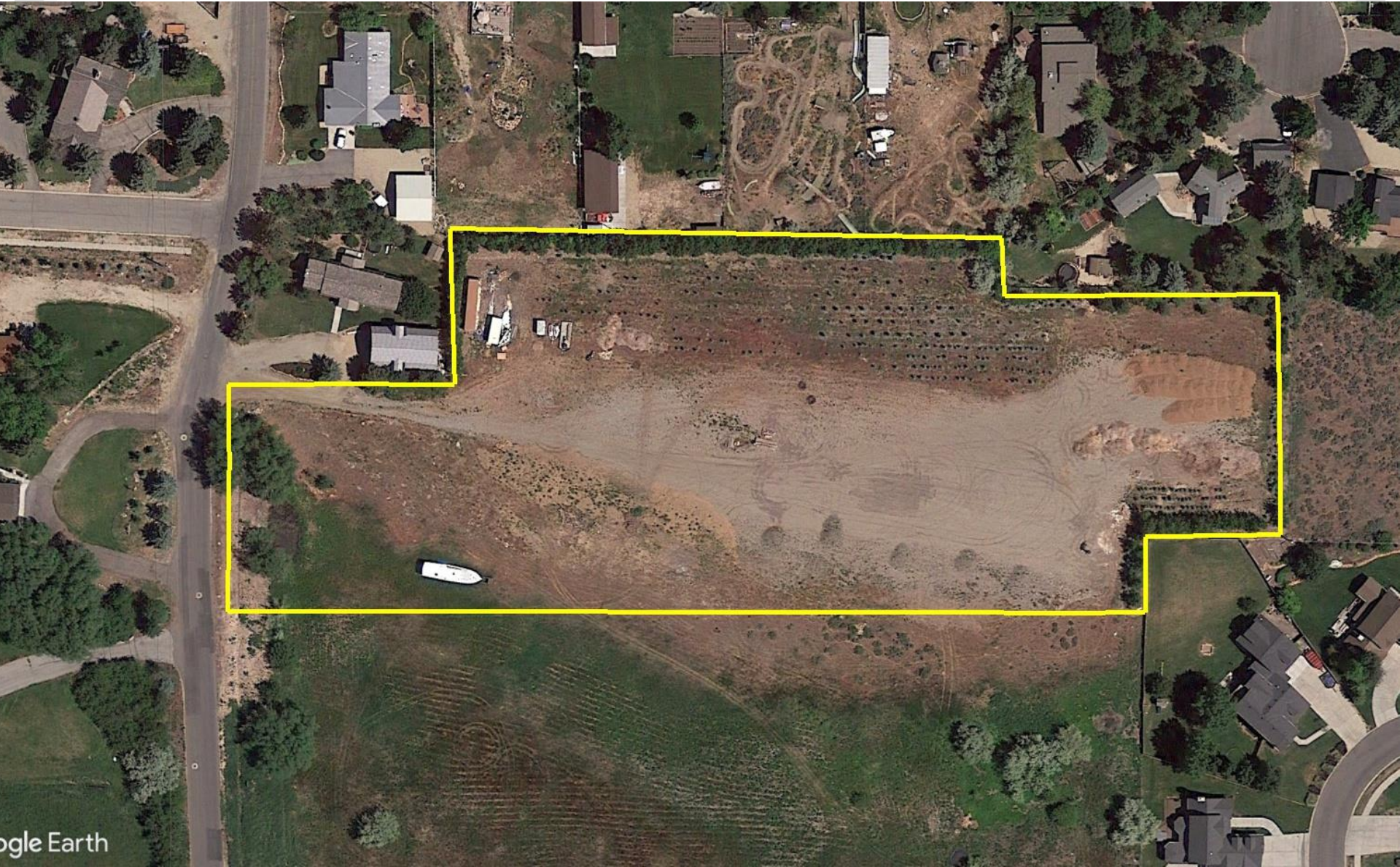
2015



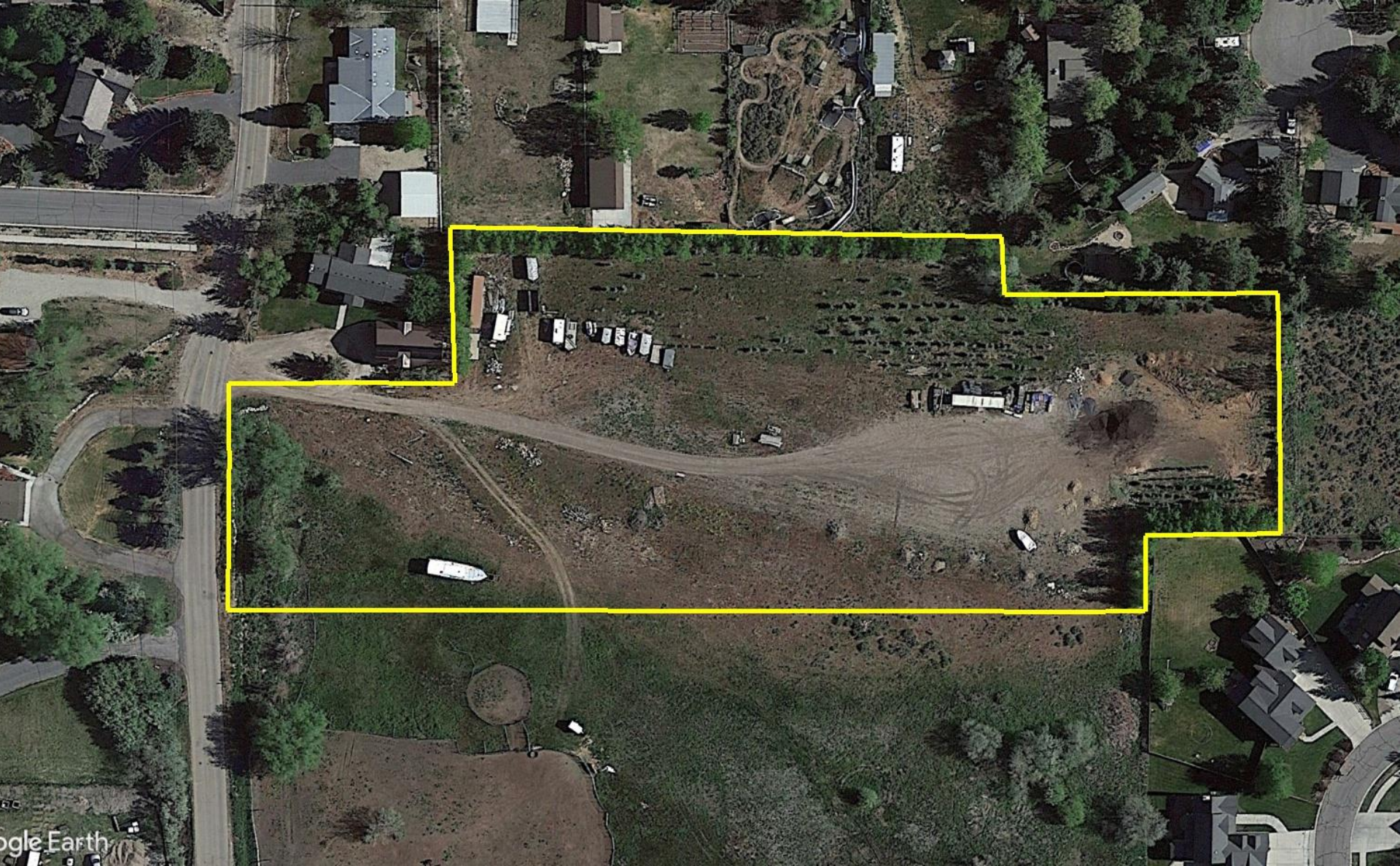
2016



2017



2022



DISCUSSION ITEMS

- Natural grade for determining height of future structures
- Building envelopes/setbacks
 - R-1-22 lot depth setback exception
 - 100' setback for all structures from Pine Canyon Road
- Setbacks and building envelopes
- Bike lane construction or contribution
- **Intersection and driveway location**

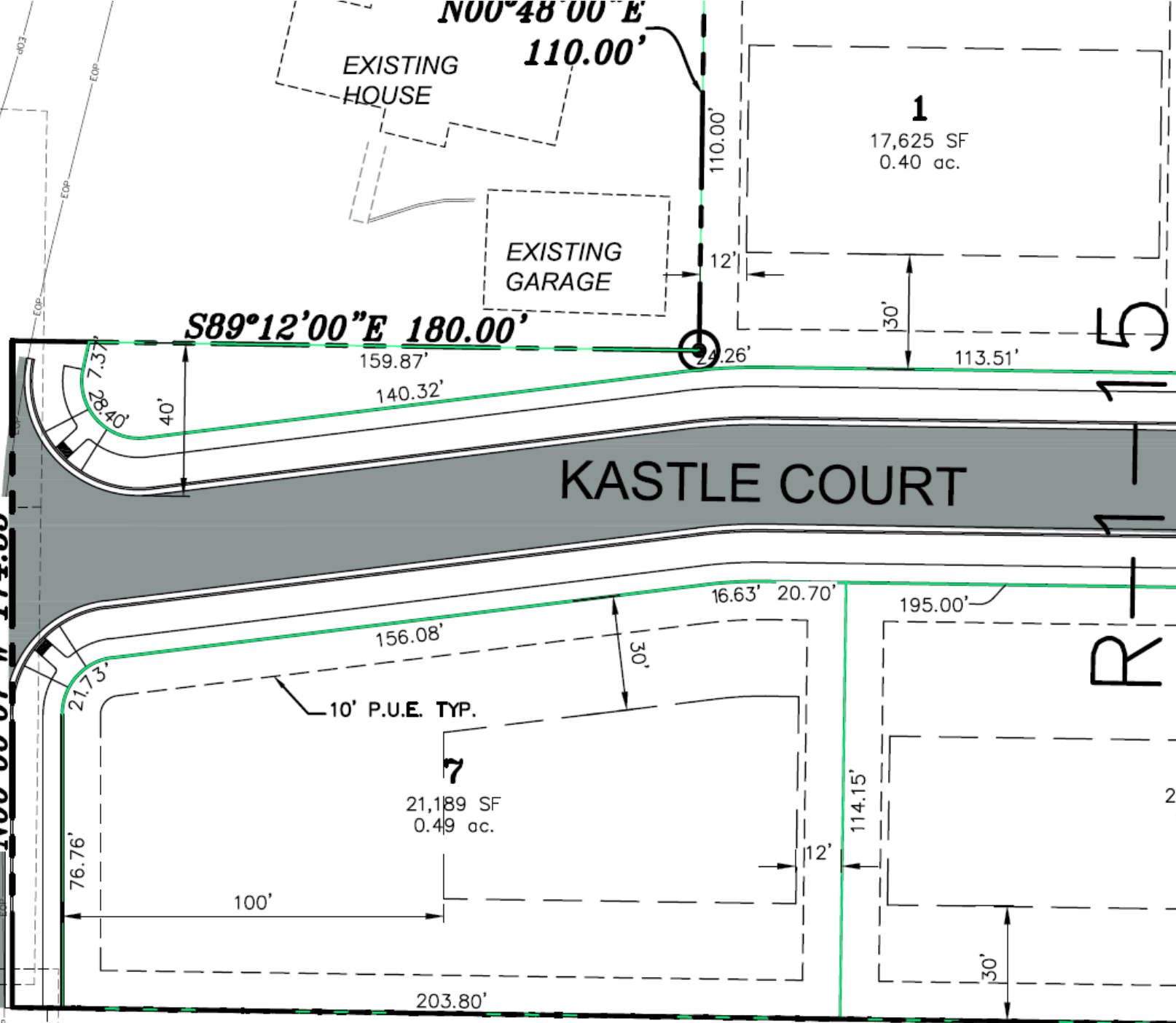


K. CRAIG & SHARON L.
BOLDERJACK
00-0006-2229
WD 376908-2021

ROBERT ALLEN
00-0006-2187
WD 377735-2012

PINE CANYON RD

N00°00'07"W 174.33'



S89°12'00"E 180.00'

**N00°48'00"E
110.00'**

EXISTING
HOUSE

EXISTING
GARAGE

1
17,625 SF
0.40 ac.

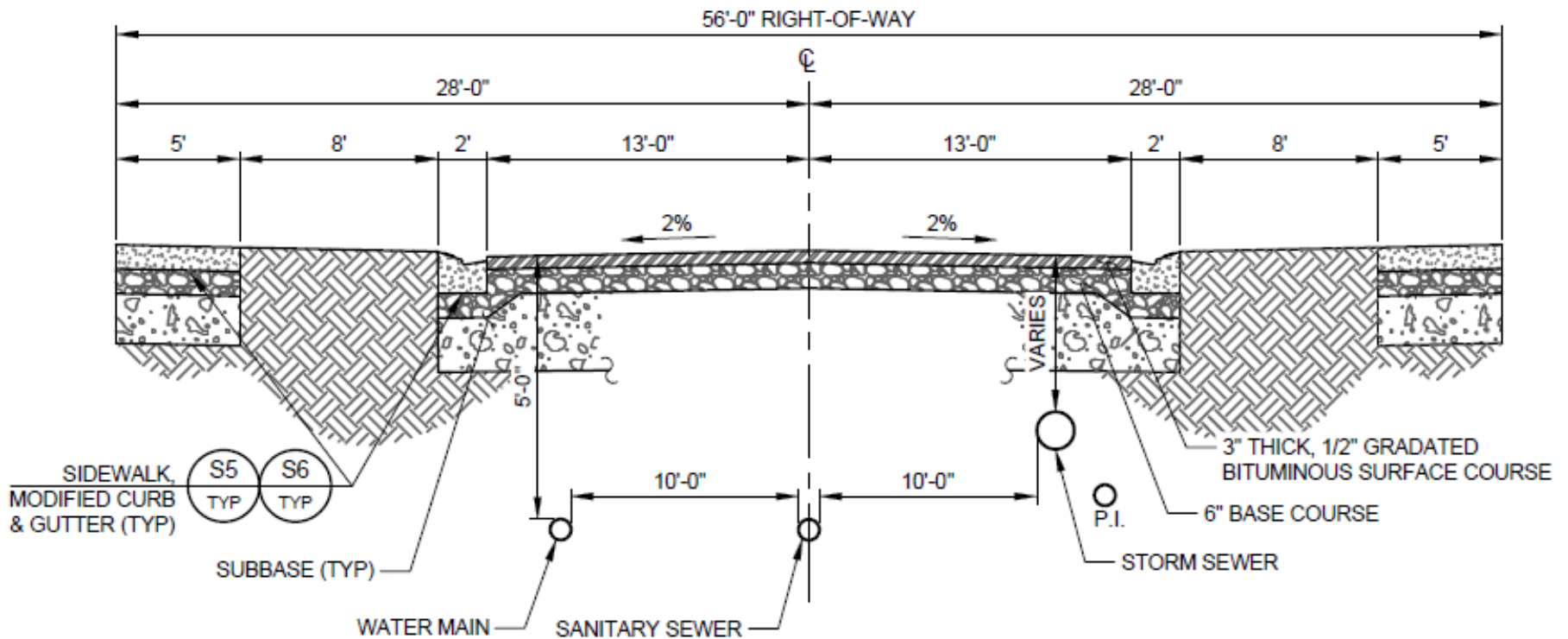
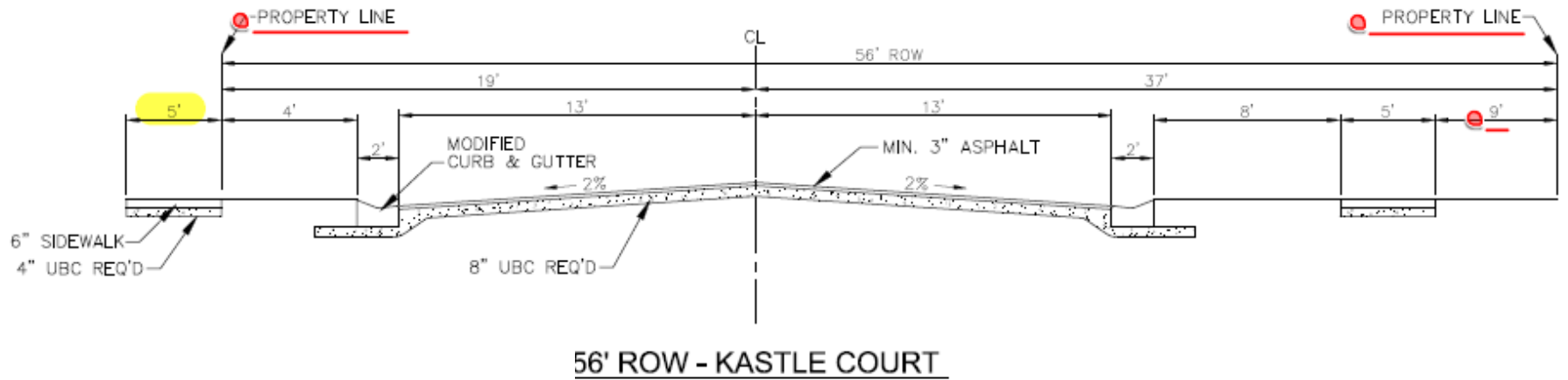
KASTLE COURT

7
21,189 SF
0.49 ac.

15
1
R

22
C

Proposed Kastle Court Cross-Section



RECOMMENDED WATER REQUIREMENT

- 4.65-acre parcel (202,554 sq. ft.)
- 3.55-acres within lots
 - Impervious area for dwellings, accessory structures, hard surfaces
 - 1.28 acres (56,000 sq. ft.)
 - Park Strip acreage
 - 0.27 acres (12,093 sq. ft.)
 - Irrigated acreage
 - 2.54 acres (110,642 sq. ft.) x 3 = 7.62 acre feet
- 7 culinary connections for dwellings
 - 5.6 acre feet
- Total = 7.62 + 5.6 = 13.22 acre feet

POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-15 and R-1-22 zones.
- The proposed lots do comply with the land use requirements of the R-1-15 and R-1-22 zones.
- The developer will contribute to a bike lane that will benefit members of the community.
- Height of future structures will be measured from natural grade.

PROPOSED CONDITIONS

1. Natural grade must be established and placed on the final plat to determine the maximum height of future structures.
2. The developer contributes \$6,825 to the trails fund that will help build the bike lanes along Pine Canyon Road at a future date.
3. Lot 7 will only have access from Castle Court and not from Pine Canyon Road. The access limitation will be noted on the plat.
4. Lots in the R-1-22 zone (2, 3, 4, 5 & 6) shall meet the 20' side setback for dwellings. The building pads on the final plat will be modified to comply with the code.