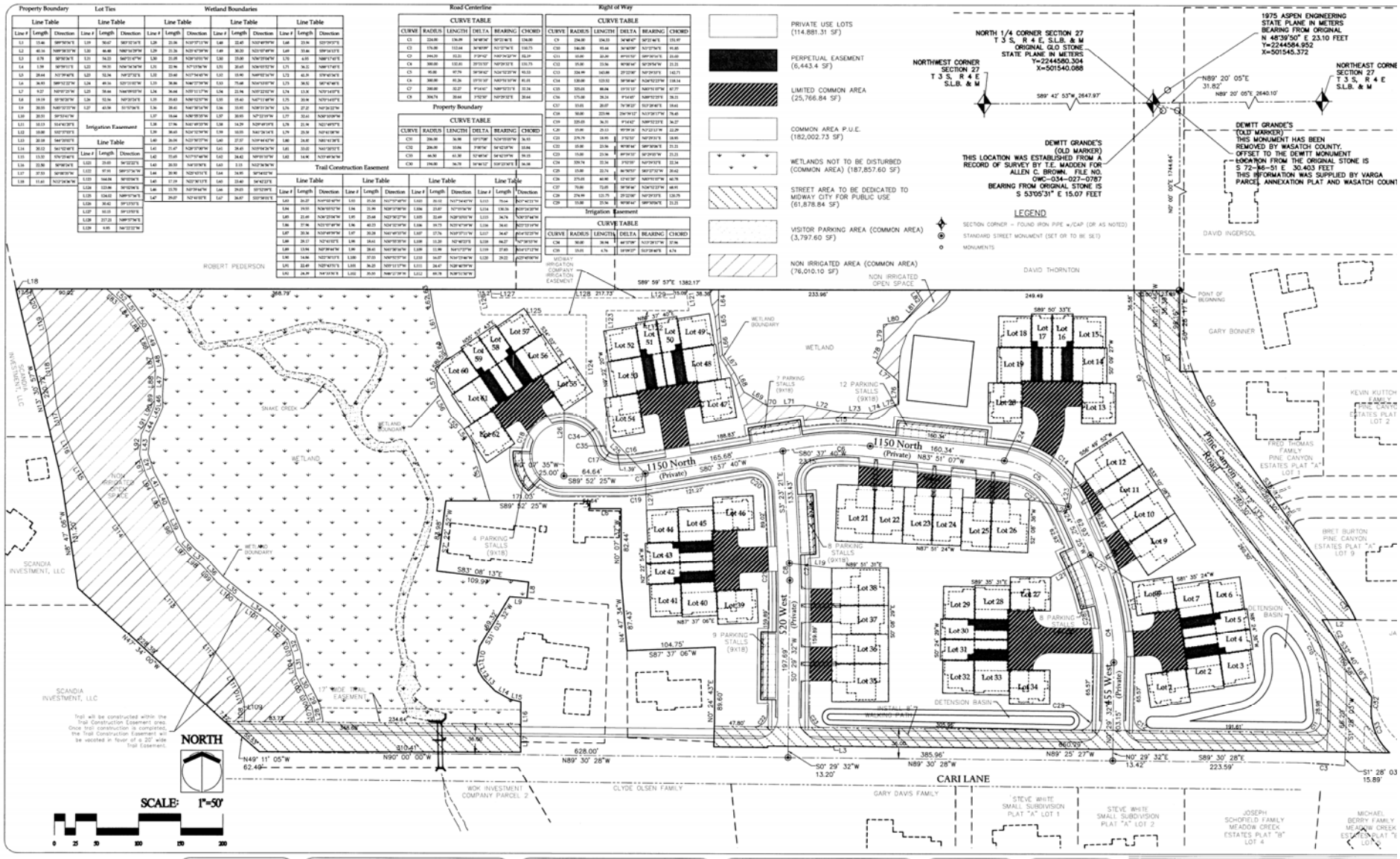
LODGES AT SNAKE CREEK

PLAT AMENDMENT

LAND USE SUMMARY

- 16.34 acres
- 62 units
- Wetlands
  - 4.37 acres (26.8%)
- Amenities
- 62 covered parking stalls
- 48 visitor parking
  - Plat amendment increase to 52
- Impervious surface
  - 3.62 acres



JACK JOHNSON CONSULTING
6400 N. PACE FRONTAGE ROAD
PARK CITY, UTAH 84098
(435) 645-9001

COUNTY RECORDER APPROVAL

ENTRY # 406346 DATE 11-18-14 TIME 3:58 P.M.
FEE 22.00 BK 1177 PG 71-90 FOR SNAKE CREEK PROPERTY
BY JP WASATCH COUNTY RECORDER ELIZABETH M PALMER

COUNTY SURVEYOR APPROVAL

APPROVED THIS 4th DAY OF May A.D. 2014.
BY THE WASATCH COUNTY SURVEYOR.
SURVEYOR
ROS 1507

SANITATION DISTRICT APPROVAL

NAME OF CITY AND/OR DISTRICT: MIDWAY CITY AND MIDWAY SANITATION DISTRICT
PROJECT TITLE: THE LODGES AT SNAKE CREEK
SPECIFIC TYPE AND LOCATION OF WORK: UTILITY INSTALATIONS/PINE CANYON AND CARI LANE.
APPROVAL SIGNATURE OF DISTRICT BOARD CHAIRMAN:
DATE:
ENGINEERING FIRM: JACK JOHNSON CONSULTING, JACK J. JOHNSON, NO. 147581

SURVEYORS SEAL

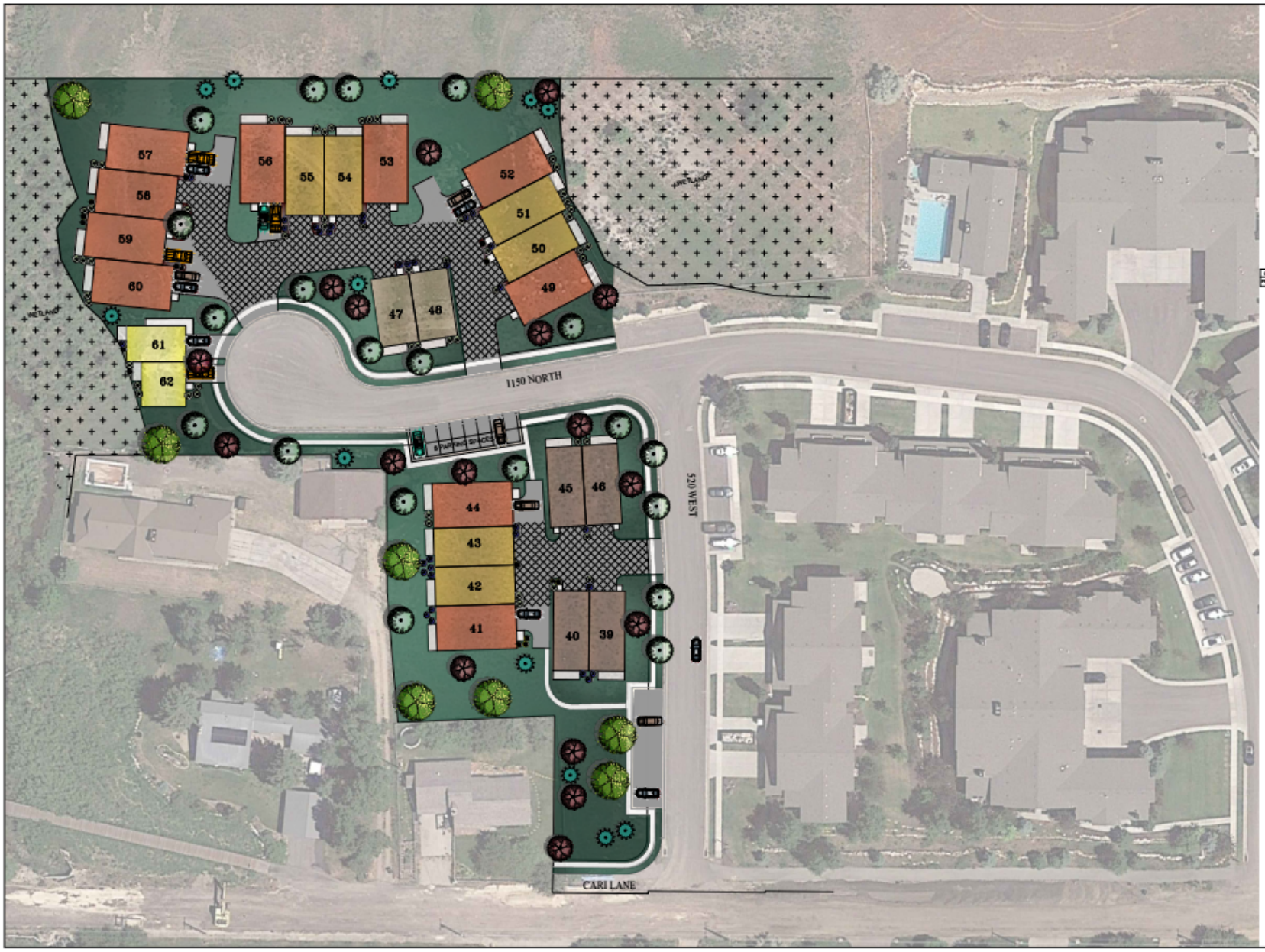
CITY-COUNTY ENGINEER SEAL

SHEET 2 OF 2

THE LODGES AT SNAKE CREEK

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE NW ¼ OF SECTION 27, T3S, R4E, SL&M

AN AMENDMENT TO THE LODGES AT SNAKE CREEK CONDOMINIUM PLAT
MIDWAY CITY, WASATCH COUNTY, UTAH
SCALE: 1"=50 FEET



N

Scale 1" = 30'
Scale 1" = 60' for 11x17

LAND USE CALCS

CURRENT CONDOS	24 CONDOS
PROPOSED TOWNHOMES	24 TOWNHOMES
CURRENT PARKING	4 SPACES
PROPOSED PARKING	8 SPACES

DEVELOPED AREA CALCS

	BUILDINGS	DRIVEWAYS	PARKING	LANDSCAPE	TOTAL
CURRENT	0.83 AC	0.24 AC	0.02 AC	2.53 AC	3.62 AC
PROPOSED	0.89 AC	0.42 AC	0.04 AC	2.27 AC	3.62 AC

LEGEND

- 30'x53.5' TOWNHOME
- 26'x46.5' TOWNHOME
- 26'x53.5' TOWNHOME
- CUSTOM TOWNHOME
- WETLAND
- RESTRICTED PARKING AREA
- GRASS
- TREES
- SHRUBS

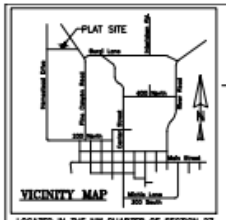
JEREMY CLARK

THE LODGES AT SNAKE CREEK

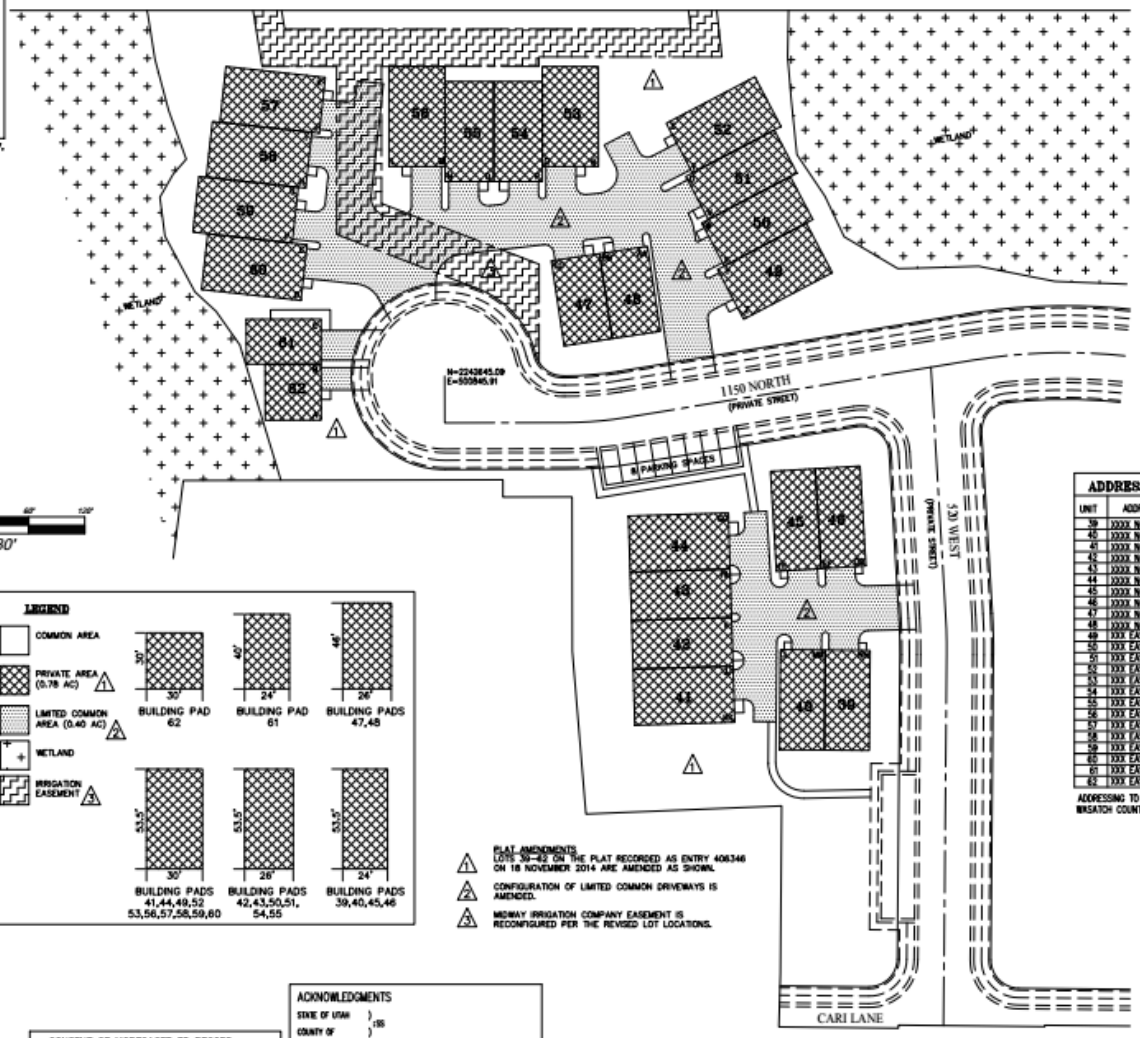
TOWNHOMES
AMENDED SITE PLAN

ENGINEERING
360 E Main St. Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: CNB	DATE: 22 MAR 2018	SHEET 1
DRAWN BY: CNB	REV:	



LOCATED IN THE NW QUARTER OF SECTION 27, T3S, R4E, SLB&M



PT	NORTHING	EASTING
A	2242621.60	500779.90
B	2242651.60	500779.84
C	2242675.40	500779.78
D	2242685.57	500769.05
E	2242715.40	500772.31
F	2242716.27	500764.35
G	2242746.09	500767.62
H	2242745.45	500771.59
I	2242775.48	500774.85
J	2242775.04	500778.83
K	2242804.86	500782.09
L	2242757.18	500816.14
M	2242757.18	500846.14
N	2242749.18	500846.14
O	2242749.19	500872.14
P	2242749.19	500898.14
Q	2242757.19	500898.14
R	2242757.19	500928.14
S	2242780.29	500964.50
T	2242753.72	500978.44
U	2242751.86	500974.69
V	2242728.84	500986.97
W	2242736.98	500983.43
X	2242703.96	500995.51
Y	2242702.10	500991.97
Z	2242675.53	501005.91
AA	2242714.51	500954.42
BB	2242710.61	500928.71
CC	2242706.71	500903.01
DD	2242543.58	501071.32
EE	2242542.17	501047.38
FF	2242540.75	501023.40
GG	2242531.92	500997.72
HH	2242541.93	500998.64
II	2242515.94	500999.43
JJ	2242489.95	501000.22
KK	2242489.97	501001.13
LL	2242498.75	501025.53
MM	2242498.55	501049.52
NN	2242498.34	501073.52

THE LODGES AT SNAKE CREEK UNITS 7-30 PLAT AMENDMENT - 22 MARCH 2016

LEGEND

- COMMON AREA
- PRIVATE AREA (0.78 AC) 1
- LIMITED COMMON AREA (0.40 AC) 2
- WETLAND
- IRRIGATION EASEMENT 3

BUILDING PAD 62 — 30' × 30'
BUILDING PAD 61 — 40' × 24'
BUILDING PADS 47,48 — 46' × 26'
BUILDING PADS 41,44,49,52 53,56,57,58,59,60 — 53.5' × 30'
BUILDING PADS 42,43,50,51, 54,55 — 53.5' × 26'
BUILDING PADS 39,40,45,46 — 53.5' × 24'

1. PLAT AMENDMENTS
LOTS 39-62 ON THE PLAT RECORDED AS ENTRY 406346 ON 18 NOVEMBER 2014 ARE AMENDED AS SHOWN.
2. CONFIGURATION OF LIMITED COMMON DRIVEWAYS IS AMENDED.
3. MIDWAY IRRIGATION COMPANY EASEMENT IS RECONFIGURED PER THE REVISED LOT LOCATIONS.

ADDRESS TABLE

UNIT	ADDRESS
39	XXXX NORTH 520 WEST
40	XXXX NORTH 520 WEST
41	XXXX NORTH 520 WEST
42	XXXX NORTH 520 WEST
43	XXXX NORTH 520 WEST
44	XXXX NORTH 520 WEST
45	XXXX NORTH 520 WEST
46	XXXX NORTH 520 WEST
47	XXXX NORTH 520 WEST
48	XXXX NORTH 520 WEST
49	XXX EAST 1150 NORTH
50	XXX EAST 1150 NORTH
51	XXX EAST 1150 NORTH
52	XXX EAST 1150 NORTH
53	XXX EAST 1150 NORTH
54	XXX EAST 1150 NORTH
55	XXX EAST 1150 NORTH
56	XXX EAST 1150 NORTH
57	XXX EAST 1150 NORTH
58	XXX EAST 1150 NORTH
59	XXX EAST 1150 NORTH
60	XXX EAST 1150 NORTH
61	XXX EAST 1150 NORTH
62	XXX EAST 1150 NORTH

ADDRESSING TO BE COMPLETED BY WASATCH COUNTY GIS DEPARTMENT

SURVEYOR
TROY L TAYLOR, PLS
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY UT
PHONE (801) 657-8748

DATE OF SURVEY: APRIL 2015

CONSENT OF MORTGAGEE TO RECORD

_____ HEREBY CONSENTS TO THE RECORDING OF THE LODGES AT SNAKE CREEK LOTS 39-62 AMENDED AND JOINS IN THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN.

_____
BY: _____
ITS: _____

ACKNOWLEDGMENTS

STATE OF UTAH)
:SS
COUNTY OF)

ON THE _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____, WHO DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE FOREGOING CONSENT OF MORTGAGEE IN THE CAPACITY INDICATED.

_____
NOTARY PUBLIC

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

COUNTY RECORDER

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 6854112 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.

_____ SURVEYOR (SEE SEAL BELOW) _____ DATE

BASIS OF BEARING & BOUNDARY DESCRIPTION

SEE THE LODGES AT SNAKE CREEK PLAT AT THE WASATCH COUNTY RECORDERS OFFICE ENTRY NUMBER 406346.

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE LODGES AT SNAKE CREEK P.U.D.

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

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

BY: _____

_____
JEREMY CLARK

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 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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

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

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

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

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

COUNTY SURVEYOR'S CERTIFICATE

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

ROS# _____

_____
COUNTY SURVEYOR

THE LODGES AT SNAKE CREEK LOTS 39-62 PLAT AMENDMENT

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

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

APPLICANT'S REASONS

- The community will benefit from the improved aesthetics and decreased impact. Additionally, the improvements don't increase the size of the footprint and will add off-street parking.
- Two-story slab on grade for most units instead of current three-story units.
- Addition of natural exterior materials instead of all stucco.
- Adds eight street parking stalls and 24 off-street parking spaces in front of garages.
- Decrease in units per building from eight to four.
- Decreased square footage of units, adding much needed lower priced housing.

ITEMS OF CONSIDERATION

- Conforms more with current PUD code
  - Reduces 8 units buildings to 4 unit buildings
- Allows for some variation in building design and layout
- Impervious surface area will not change but the driveway area will increase while the building area will decrease

ITEMS OF CONSIDERATION

- Sidewalks must be completed
- Landscaping bond
- Legislative decision

PROPOSED FINDINGS

- Density will not increase with the proposed amendment
- The proposed amendment will better comply with the current PUD code
- A landscaping bond will be required to assure that all proposed landscaping will be installed
- No public street, right-of-way, or easement will be vacated or altered

POSSIBLE CONDITIONS

- A landscaping bond is established before the plat is recorded
- A construction bond is established for the missing and damaged infrastructure before the plat is recorded