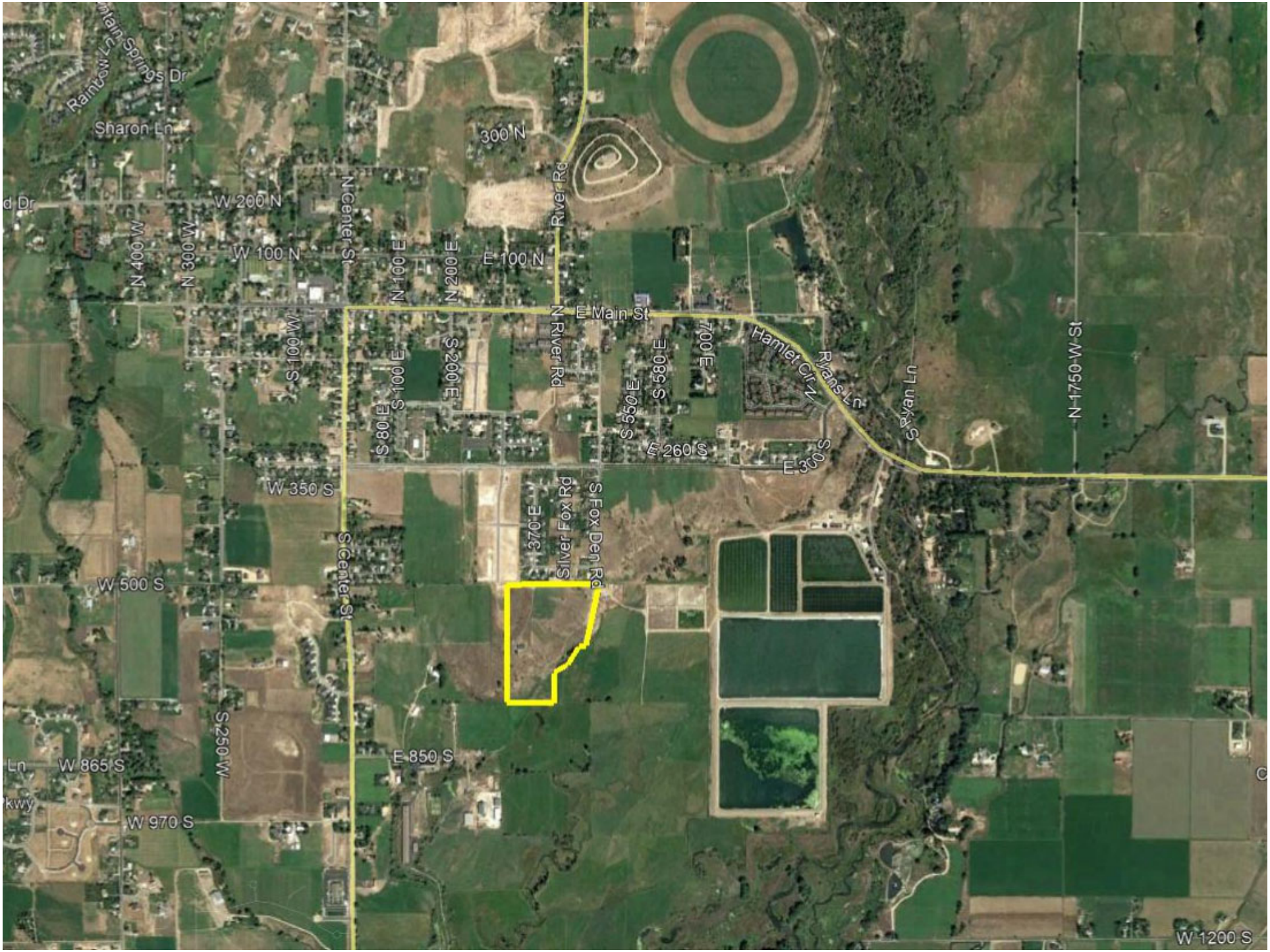
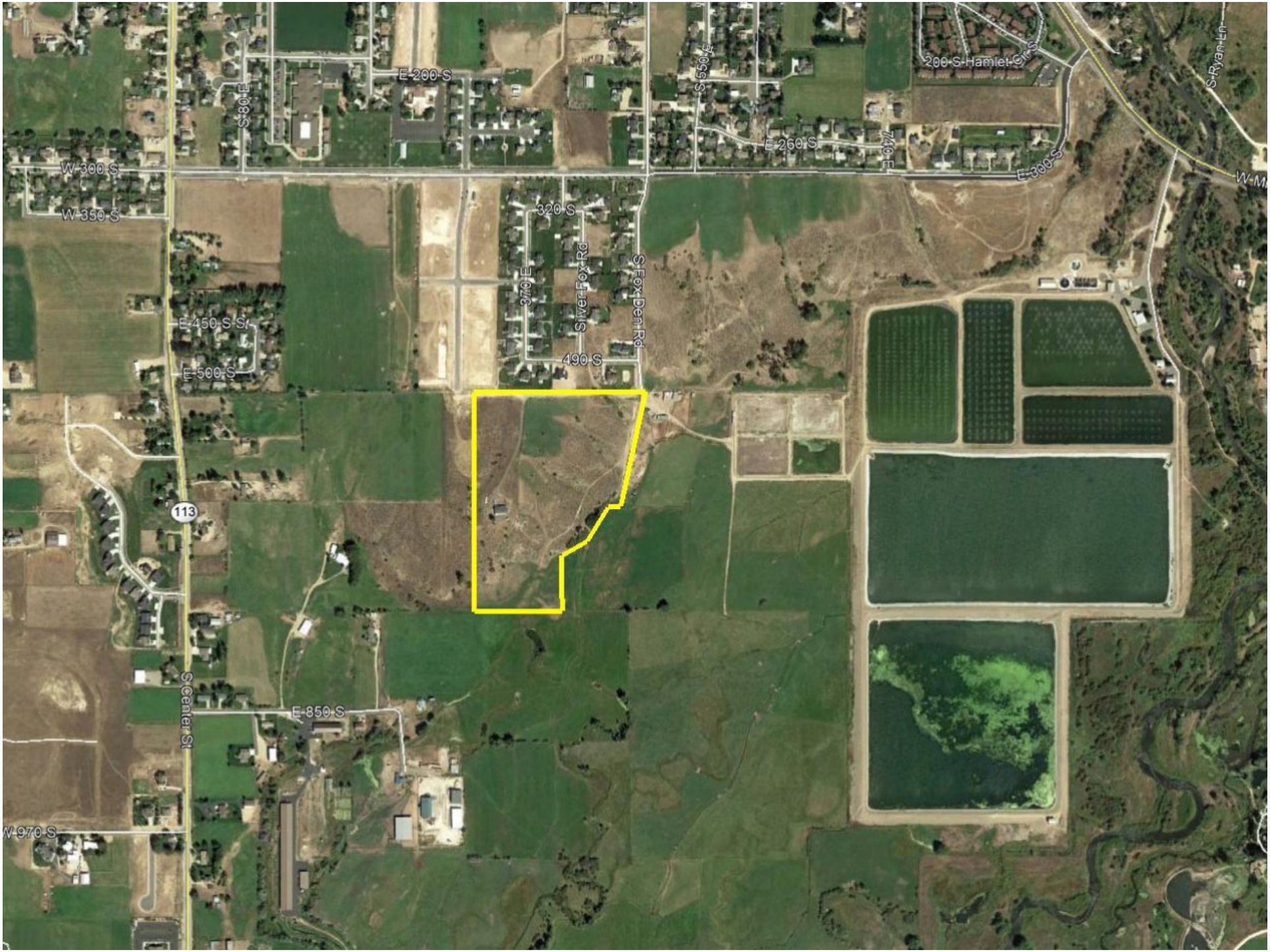
PELO SUBDIVISION/ CULINARY WATER SERVICE

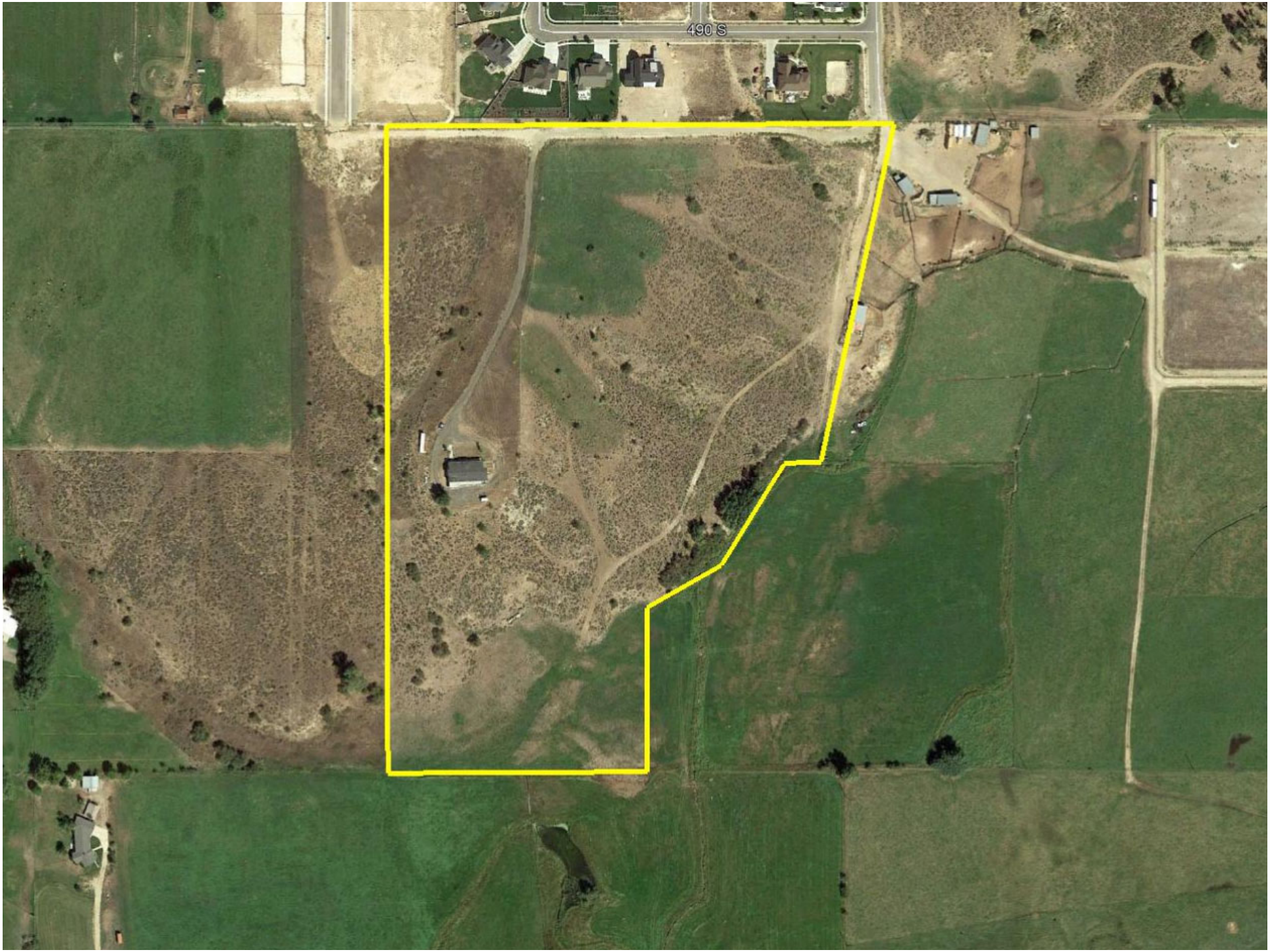
ANNEXATION

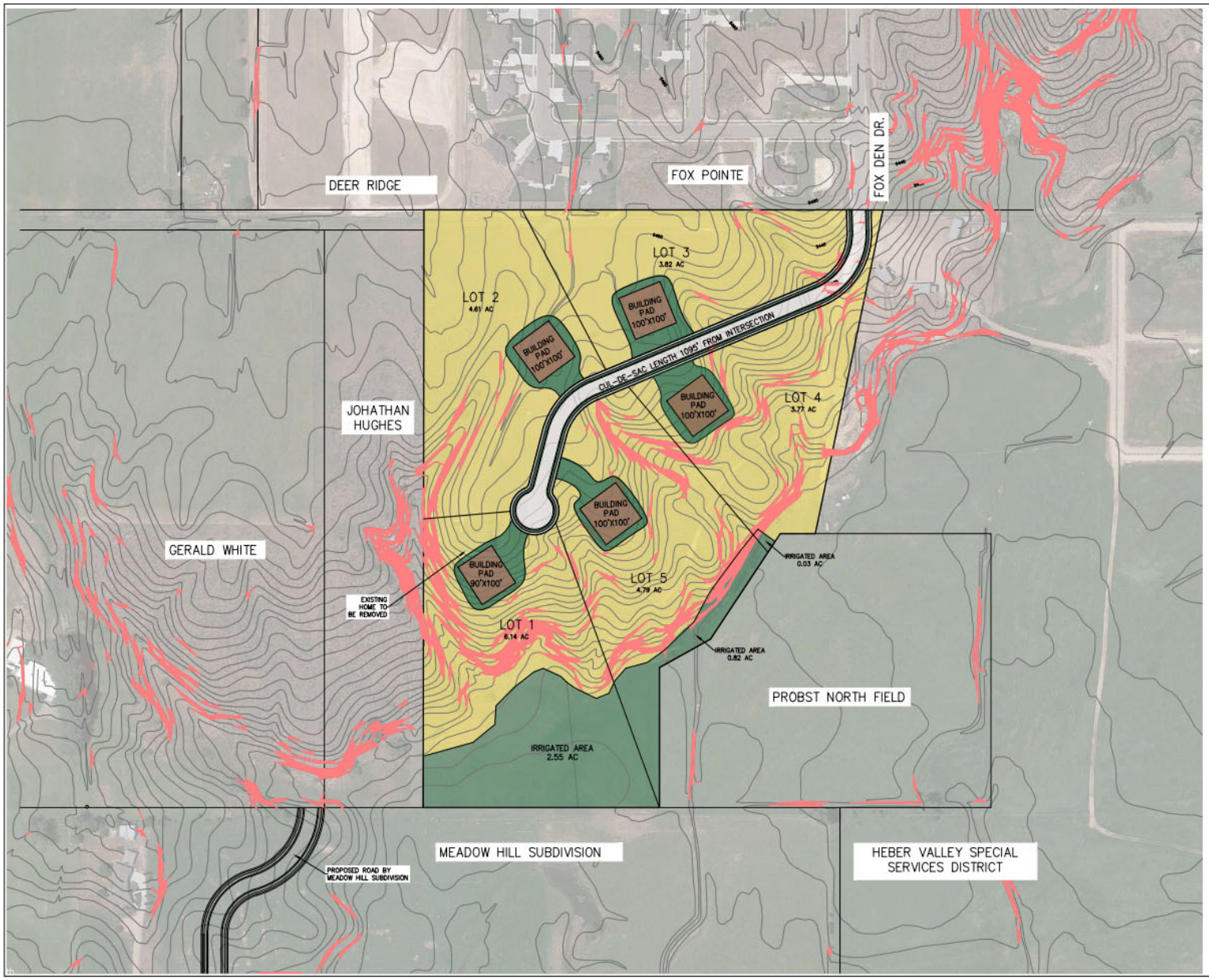
PELO SUBDIVISION

- 24 acre parcel
- Located in Wasatch County
- In Midway's annexation declaration
- 1 existing dwelling
- Proposal for 5 lots
  - Subdivision would be approved through Wasatch County
  - Both the county and city would inspect
  - Lots would be deed restricted
- Developer would propose for annexation into Midway within 30 days after county approval


Rainbow Mountain Springs Dr
Sharon Ln
300 N
W 200 N
W 100 N
E 100 N
N 400 W
N 300 W
N Center St
N 100 E
N 200 E
River Rd
E Main St
W 100 S
S 100 E
S 200 E
N River Rd
700 E
Hamlet Cir
Ryans Ln
S Ryan Ln
N 1750 W St
S 80 E
S 550 E
S 580 E
E 260 S
E 300 S
W 350 S
S 370 E
Silver Fox Rd
S Fox Den Rd
W 500 S
S Center St
S 250 W
E 850 S
W 865 S
W 970 S
W 1200 S


E 200 S
S 80 E
S 550 E
200 S Hamlet Cir S
S Ryan Ln
E 260 S
E 740 E
E 300 S
W 300 S
W 350 S
320 S
370 E
Silver Fox Rd
S Fox Den Rd
E 450 S St
E 500 S
490 S
113
S Center St
E 850 S
W 970 S


490 S



LEGEND

- 25% SLOPE OR GREATER
- NON-IRRIGATED IN LOT
- IRRIGATED AREA
- BUILDING PAD

LAND USE TABLE

ZONE	RA-1
MINIMUM ALLOWED LOT SIZE	1 ACRE
MINIMUM ALLOWED LOT WIDTH	200'

HISTORICALLY IRRIGATED AREA

LOT 1	2.55 ACRES
LOT 4	0.82
LOT 5	0.03 ACRES
TOTAL	3.40 ACRES

LOT	WATER FOR INSIDE USE	IRRIGATED AREA	WATER FOR OUTSIDE	TOTAL WATER RIGHTS
1	0.80 AF	2.90 ACRES	8.40 AF	9.20 AF
2	0.80 AF	0.25 ACRES	0.75 AF	1.55 AF
3	0.80 AF	0.25 ACRES	0.75 AF	1.55 AF
4	0.80 AF	0.28 ACRES	0.84 AF	1.64 AF
5	0.80 AF	1.07 ACRES	3.21 AF	4.01 AF
	4.00 AF		13.95 AF	17.95 AF

NOTES:
ALL LOTS HAVE 0.25 ACRES OF IRRIGATED AREA AROUND THE HOME AS REQUIRED BY WASATCH COUNTY.

THIS PROPERTY HAS 6 SHARES OF MIDWAY IRRIGATED OR 18.00 AF. PROJECT REQUIRES 17.95 AF.

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

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 22 MAR 2019

NORTH

0 50' 100' 200' 300'

SCALE: 1"= 100'

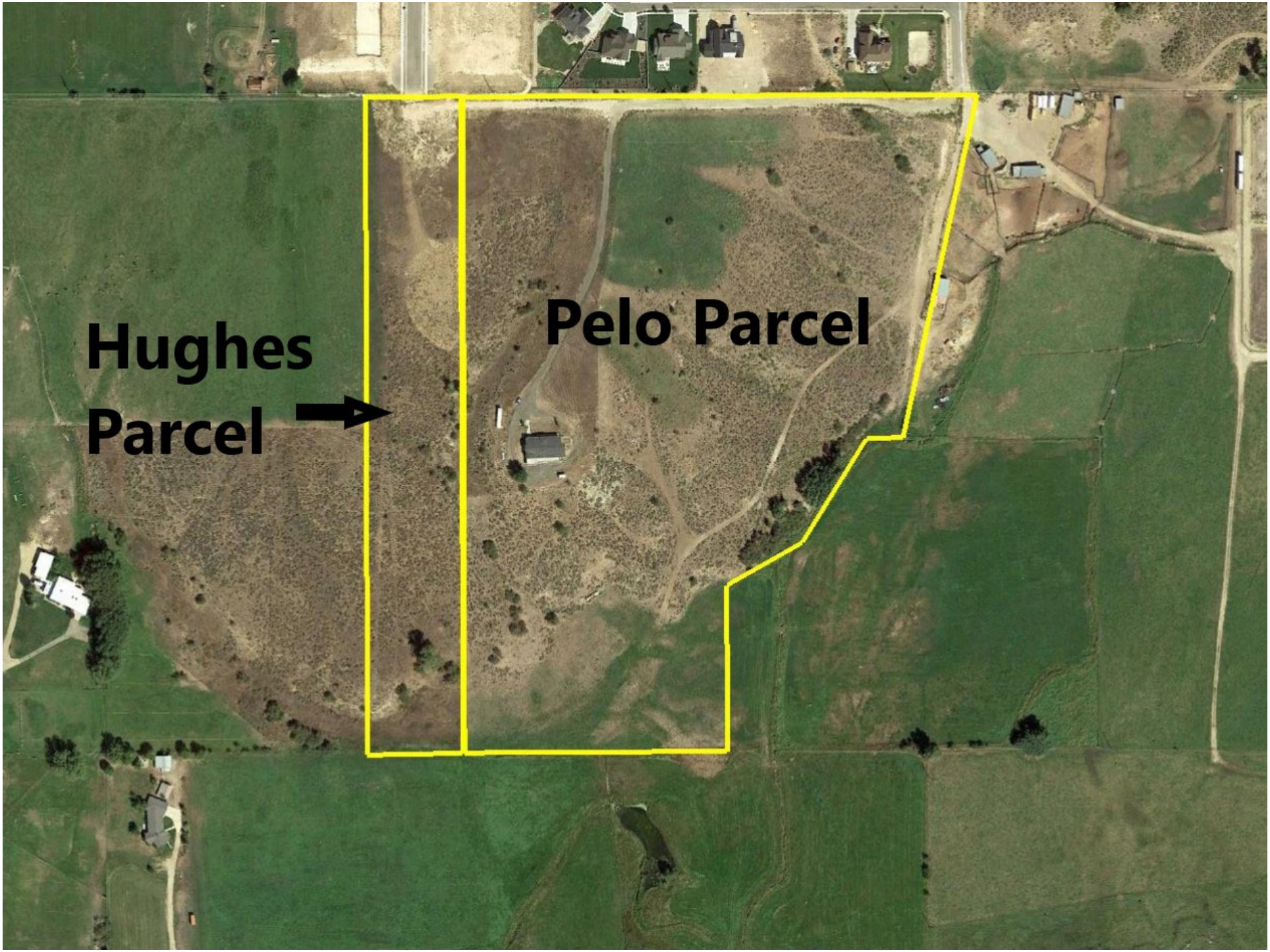
BRAD PELO

STUBBS PROPERTY

CONCEPT PLAN #2

DEER ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

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

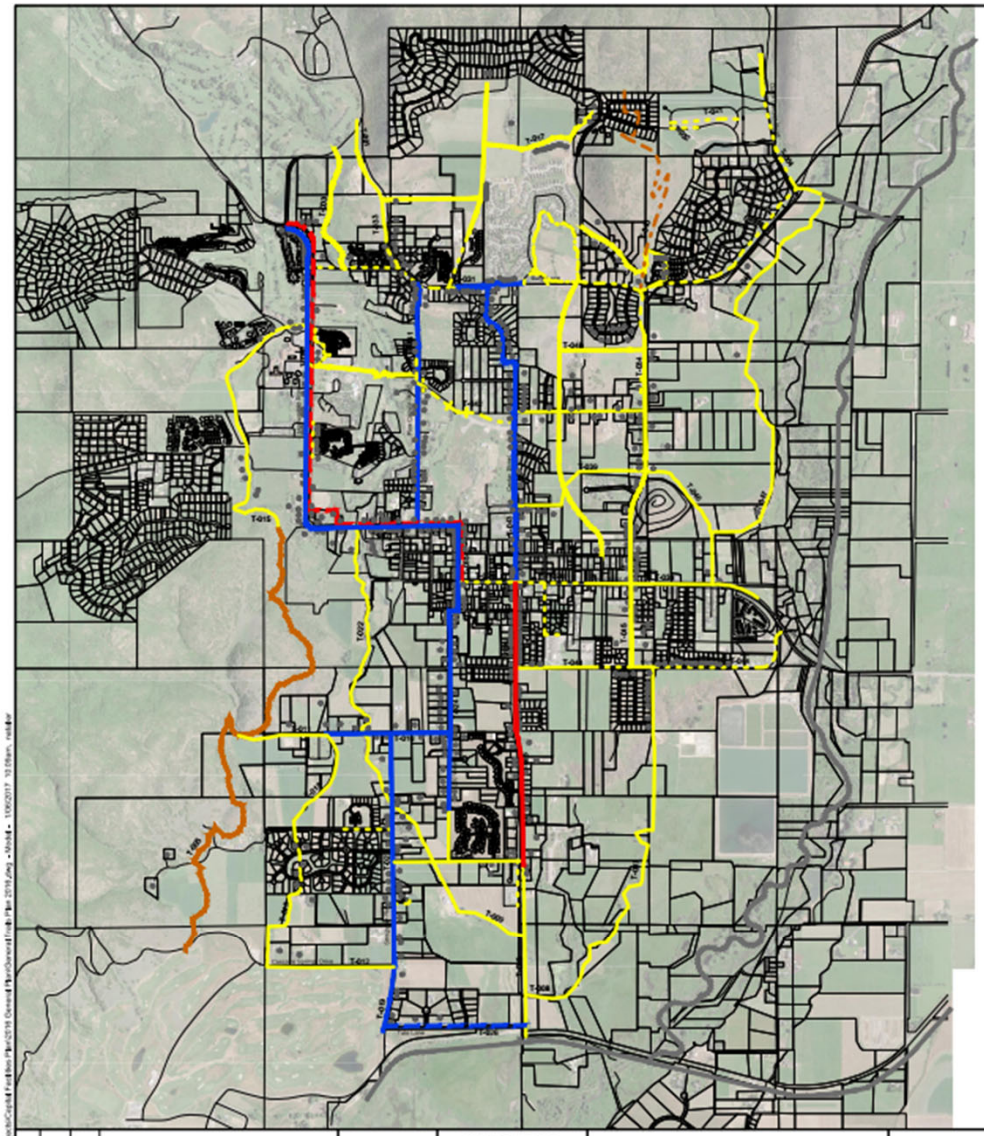

Hughes
Parcel
Pelo Parcel

DISCUSSION ITEMS

- Master road plan
- Master trail plan
- Culinary water rights deeded to the City
- Secondary water rights deeded to the City
- Annexation vs. water will serve agreement

DEVELOPER'S PETITIONS

- Not pay the annexation park fees
- City must grant access to the Hughes from 300 East
- Developer not required to build public trail
  - Developer is willing to grant a public easement



TRAIL SYSTEM MASTER PLAN

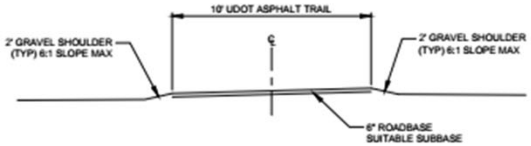
LEGEND

NON-IMPACT FEE ELIGIBLE

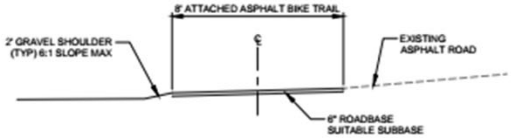
- 4' NATURAL BACK COUNTRY TRAIL
- 10' UDOT PAVED TRIAL
- 8' PAVED TRAIL
- 8' ATTACHED ASPHALT BIKE TRAIL

NOTE:
DASHED LINE DENOTES AN EXISTING TRAIL

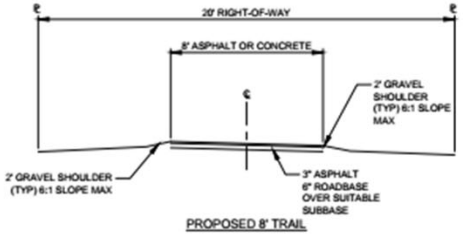
- EXISTING HOUSE LOCATION (SEE SPREAD SHEET FOR MORE INFORMATION)



PROPOSED 10' UDOT TRAIL

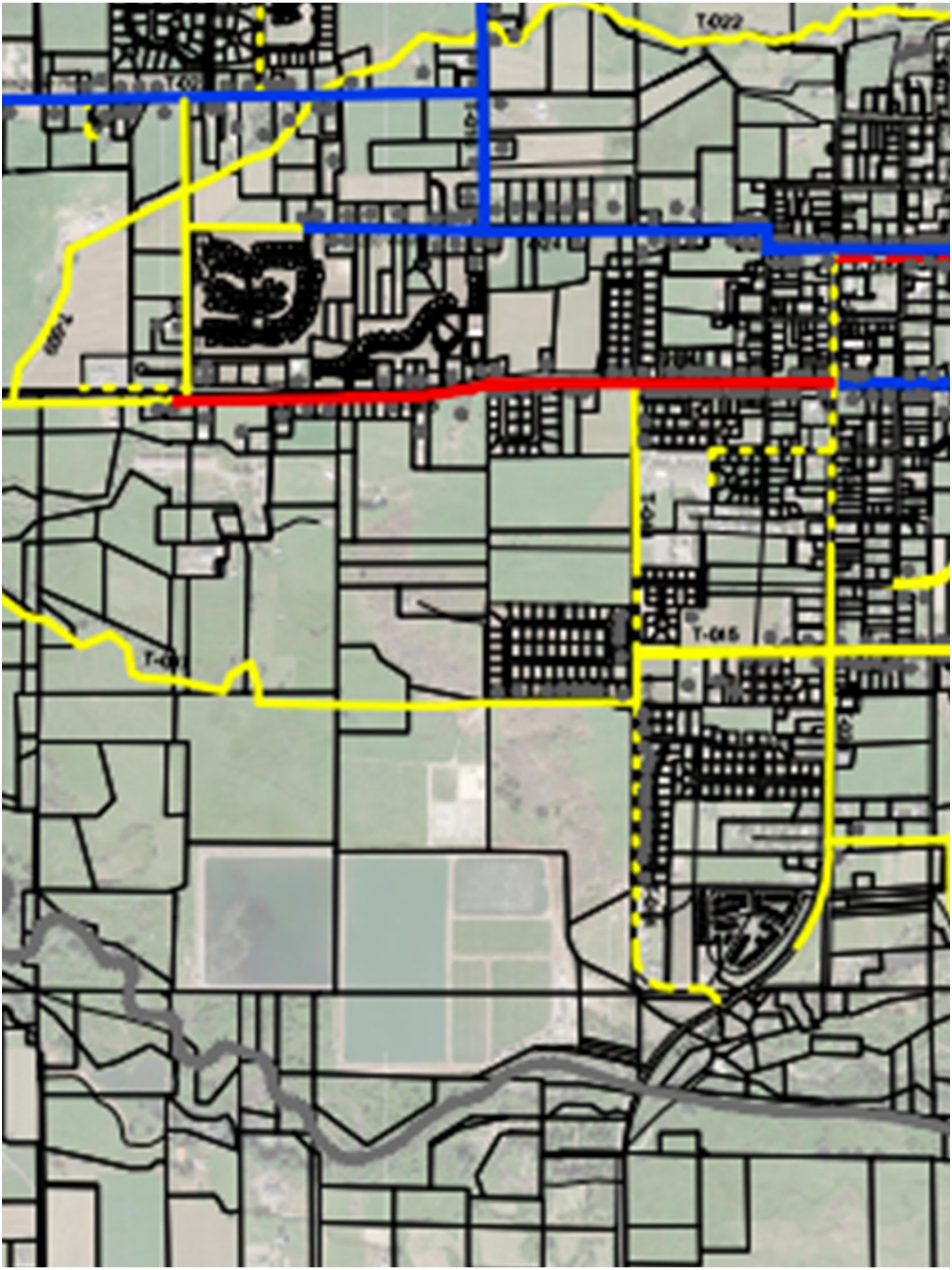


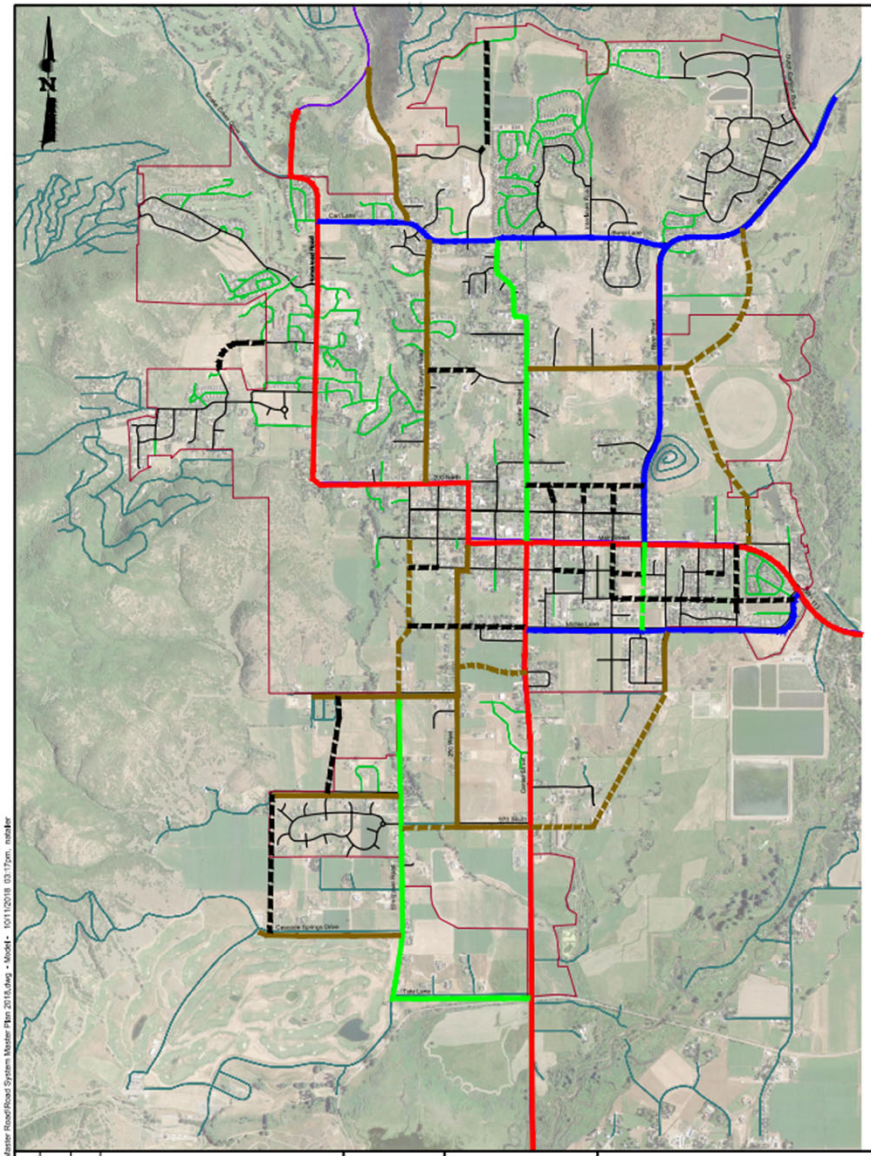
PROPOSED ATTACHED BIKE TRAIL



PROPOSED 8' TRAIL

	SCALE	WARNING	HORROCKS ENGINEERS	2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY CITY	DESIGNED / DATE	PROJECT NO. -
	HORIZONTAL NONE	0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE			TRAIL SYSTEM MASTER PLAN	DRAWN NR / DATE 8/2016	SHEET NO. 2 OF 2
	VERTICAL NONE					CHECKED WSJ / DATE 8/2016	DRAWING NO. P-2


T-022
T-045



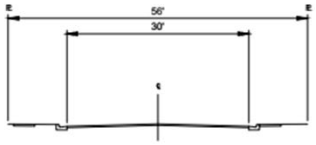
ROAD SYSTEM MASTER PLAN

LEGEND

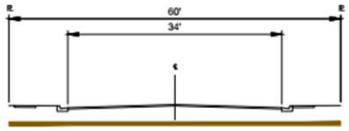
- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (UDOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR

ROAD LEGEND

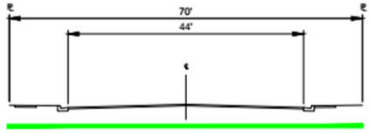
- MIDWAY CITY ROADS
- MIDWAY CITY GRAVEL ROADS
- COUNTY ROADS
- PRIVATE ROADS
- CITY BOUNDARY
- UDOT ROADS



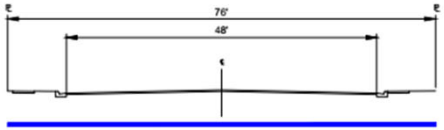
LOCAL STREET



LOCAL COLLECTOR STREET



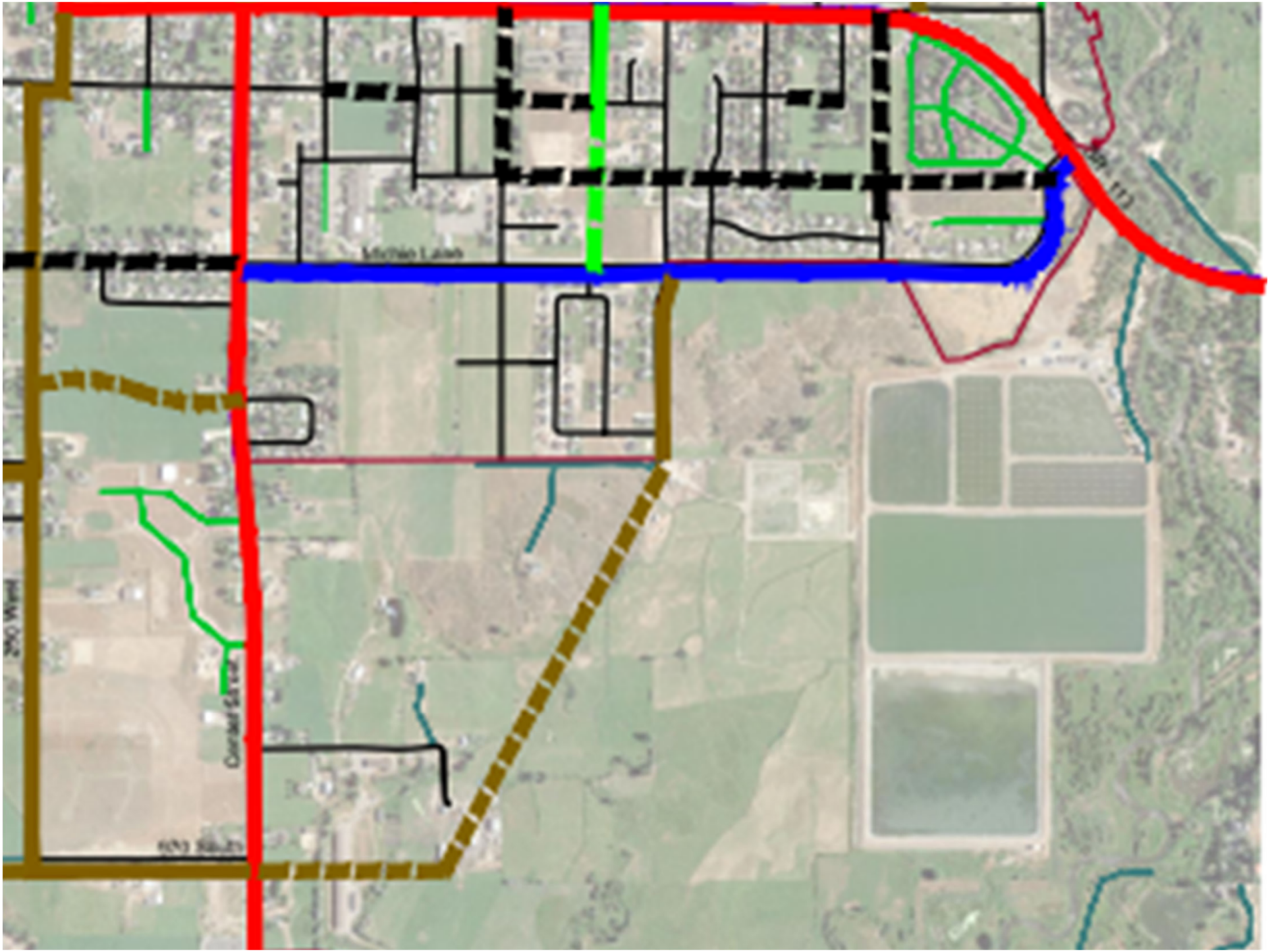
MINOR COLLECTOR STREET

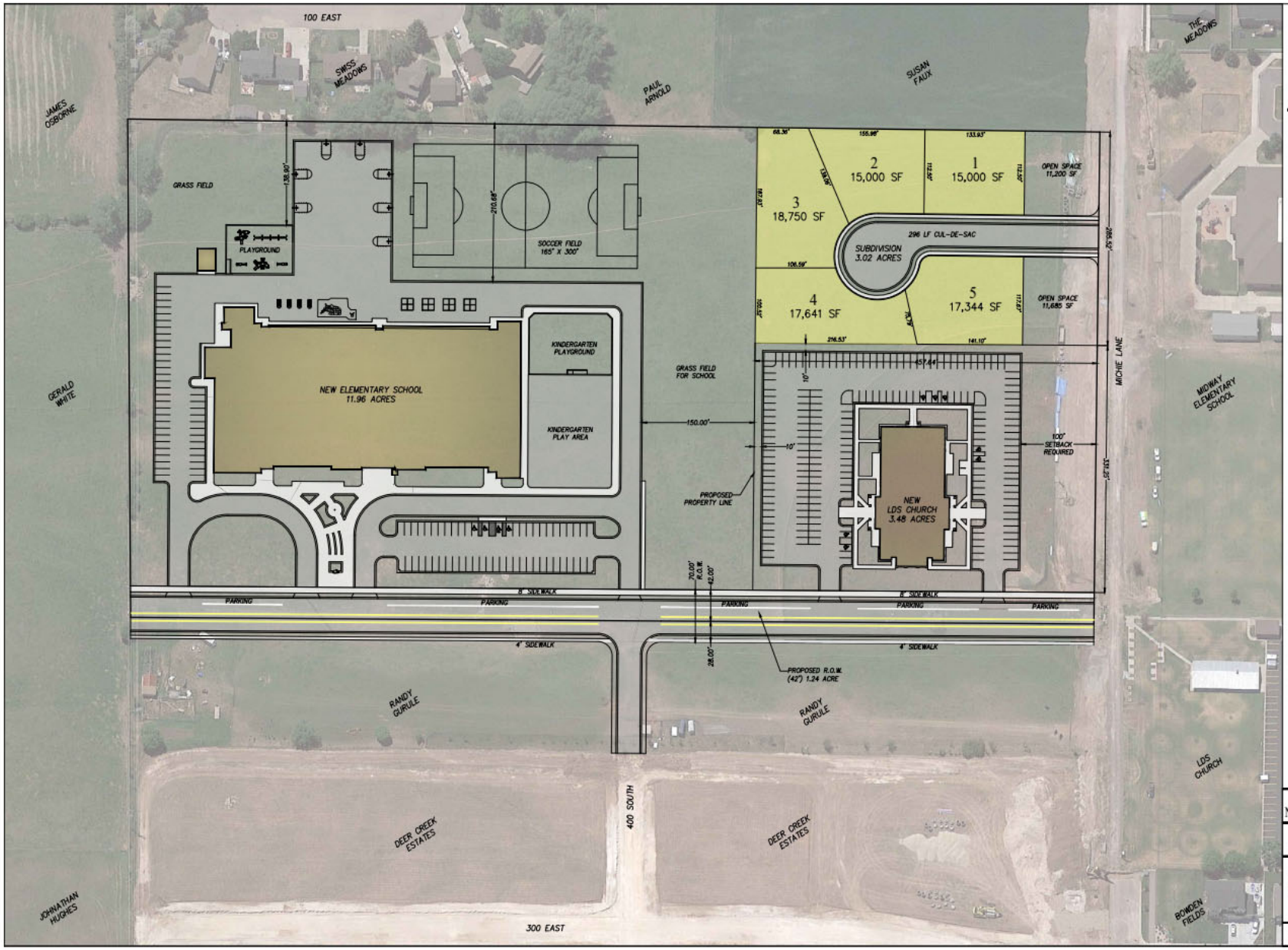


COLLECTOR STREET

SCALE	WARNING	HORROCKS ENGINEERS	2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	MIDWAY CITY	DESIGNED	DATE 9/2018	PROJECT NO. -
HORIZONTAL NONE	0 1/2 1			ROAD SYSTEM MASTER PLAN	DRAWN NR	DATE 9/2018	SHEET NO. 1 OF 1
VERTICAL NONE	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE				CHECKED WSJ	DATE 9/2018	DRAWING NO. P-1

H:\Midway City\Midway Master Road\Road System Master Plan 2018.dwg - Model - 10/11/2018 03:17pm, nstraber


Michan Lane
Corbett Street
250 West



N

Scale 1" = 60'
Scale 1" = 120' for 11x17

LAND USE CALCS

TOTAL PROPERTY	19.70 ACRES
ZONE	R-1-15
IRRIGATED AREA (SCHOOL ONLY)	5.77 ACRES

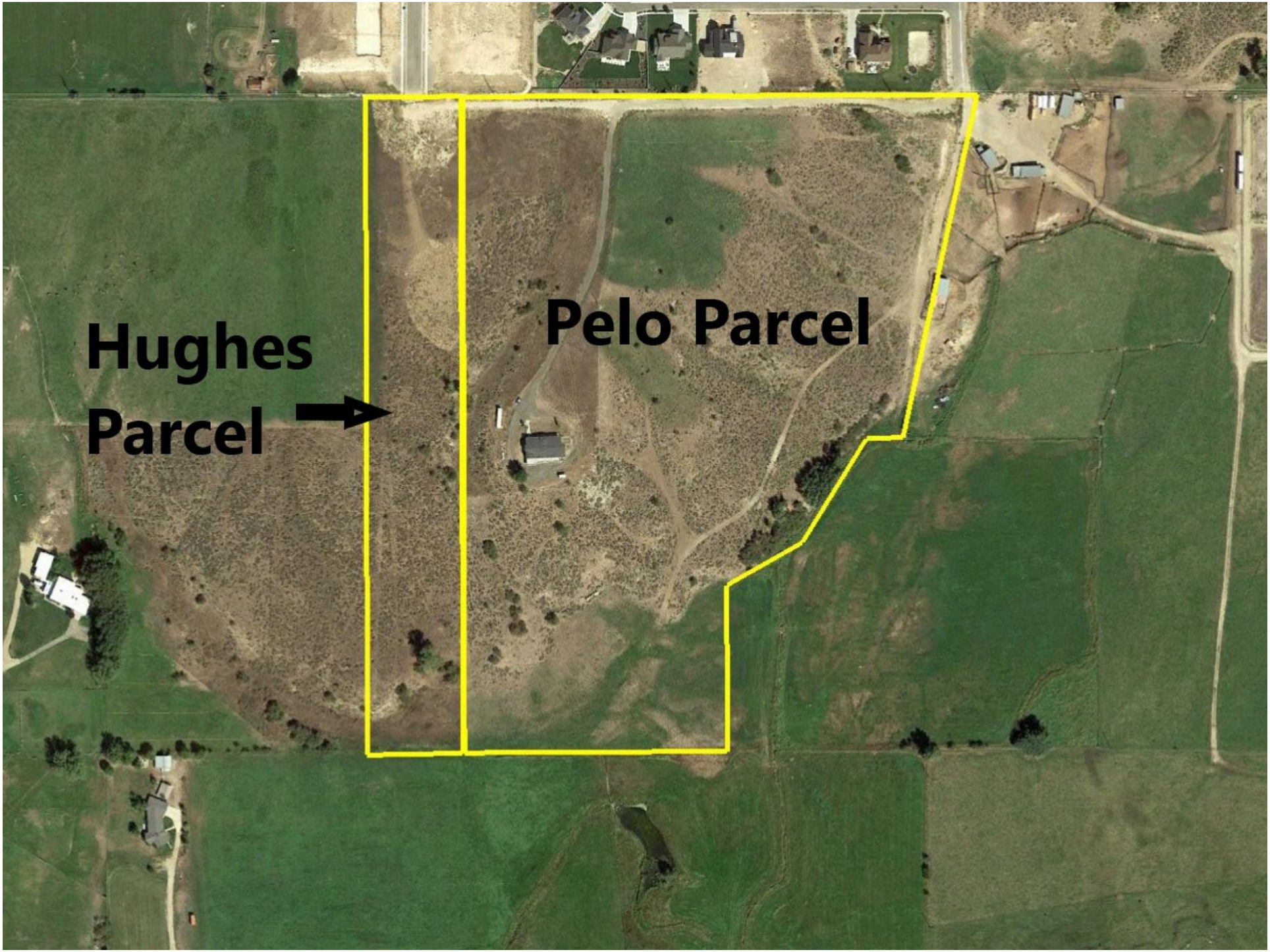
WASATCH COUNTY SCHOOL DISTRICT

NEW MIDWAY ELEMENTARY

CONCEPT PLAN #3

ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB DRAWN BY: CNB	DATE: 1 MAY 2018 REV:	SHEET 3


Hughes
Parcel
Pelo Parcel