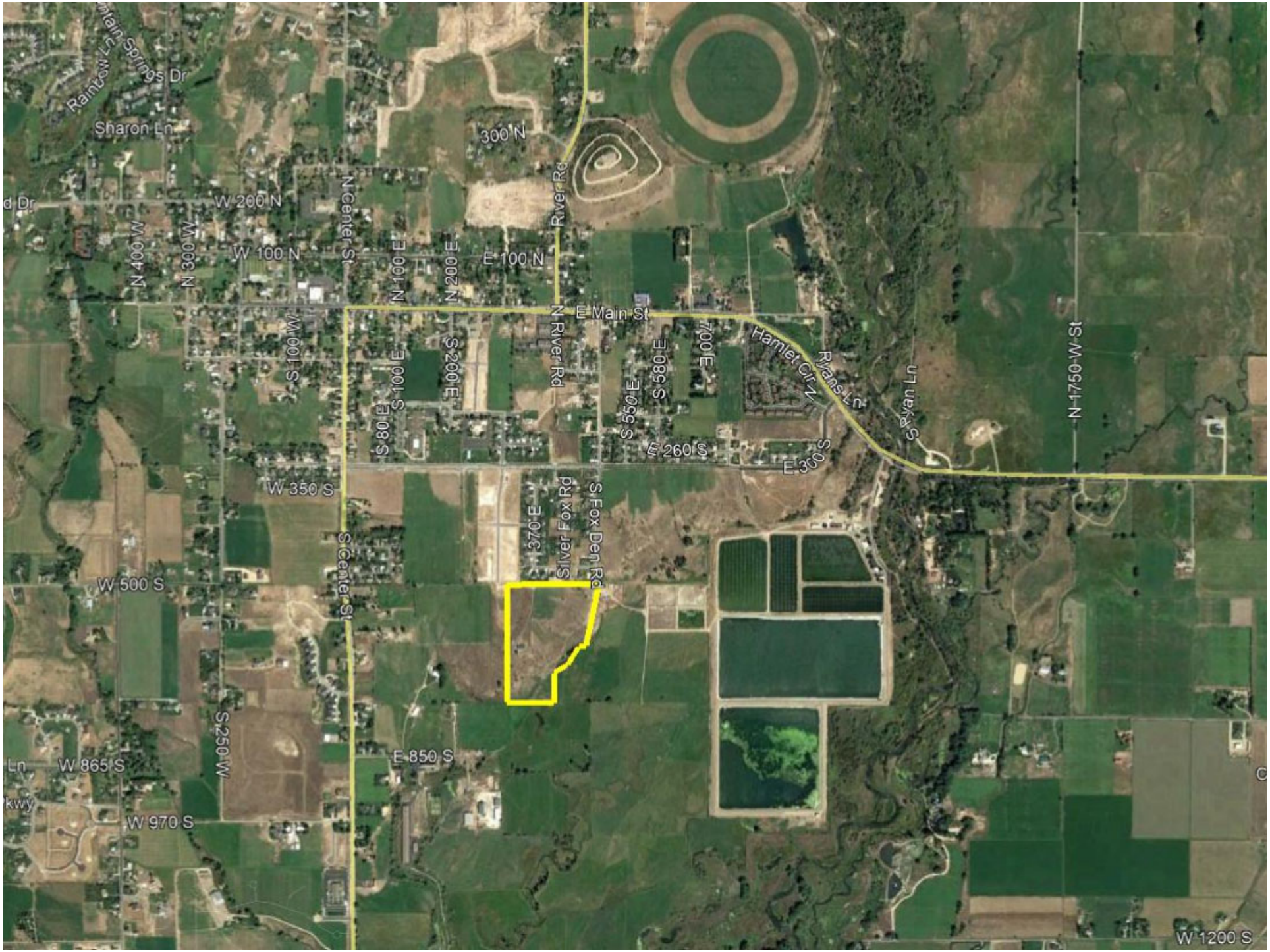
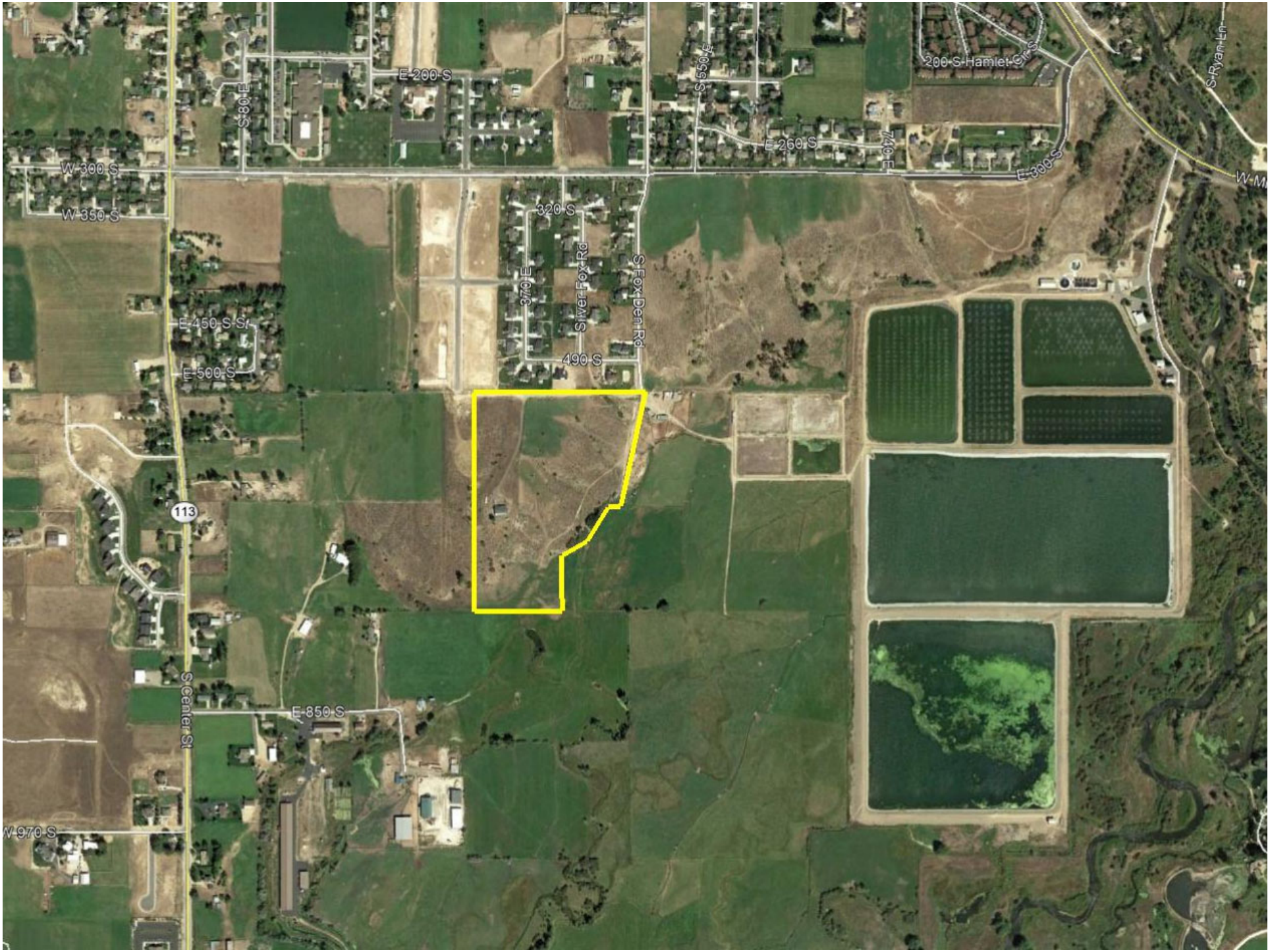
# PELO SUBDIVISION/ CULINARY WATER SERVICE

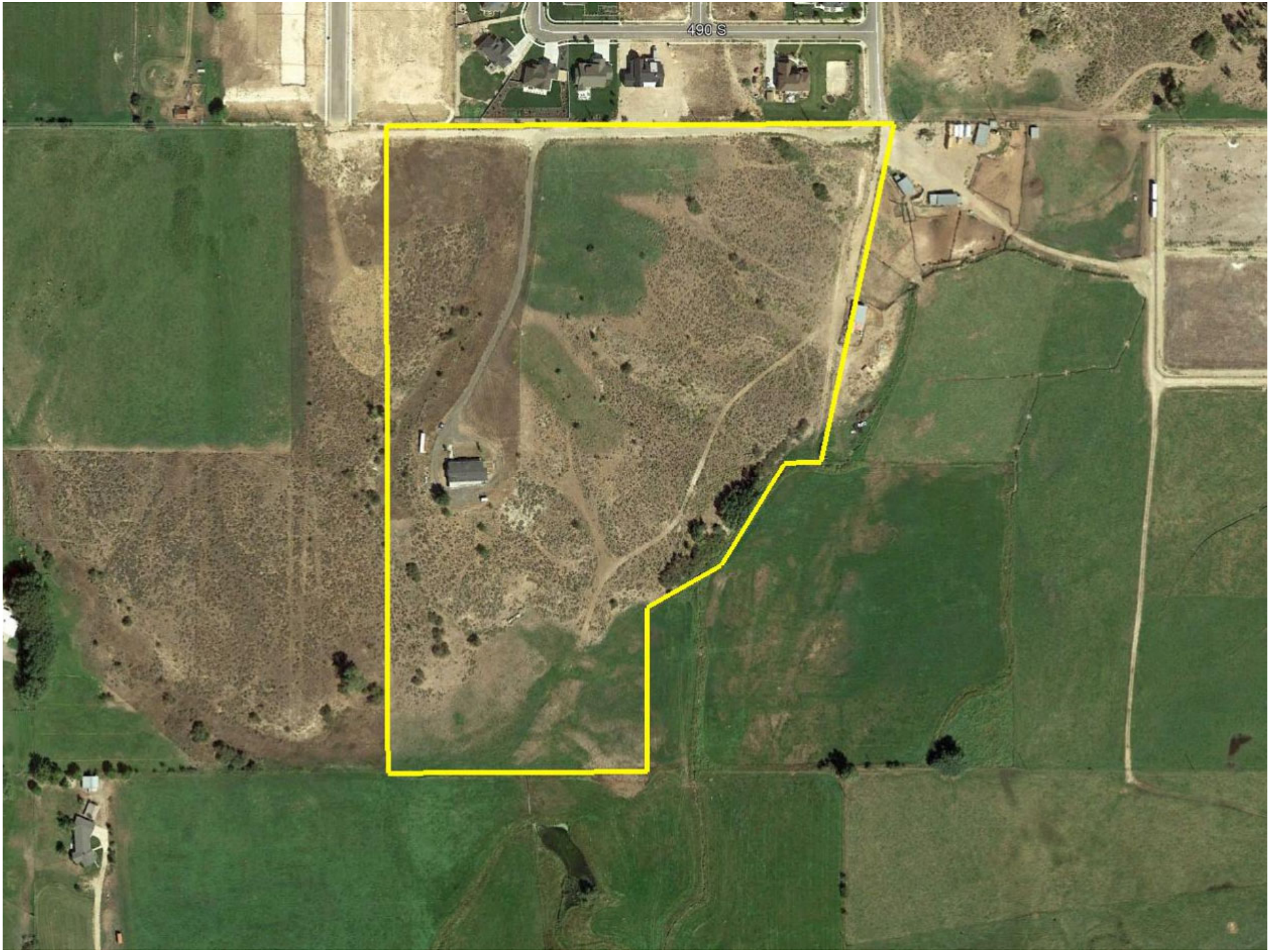
ANNEXATION

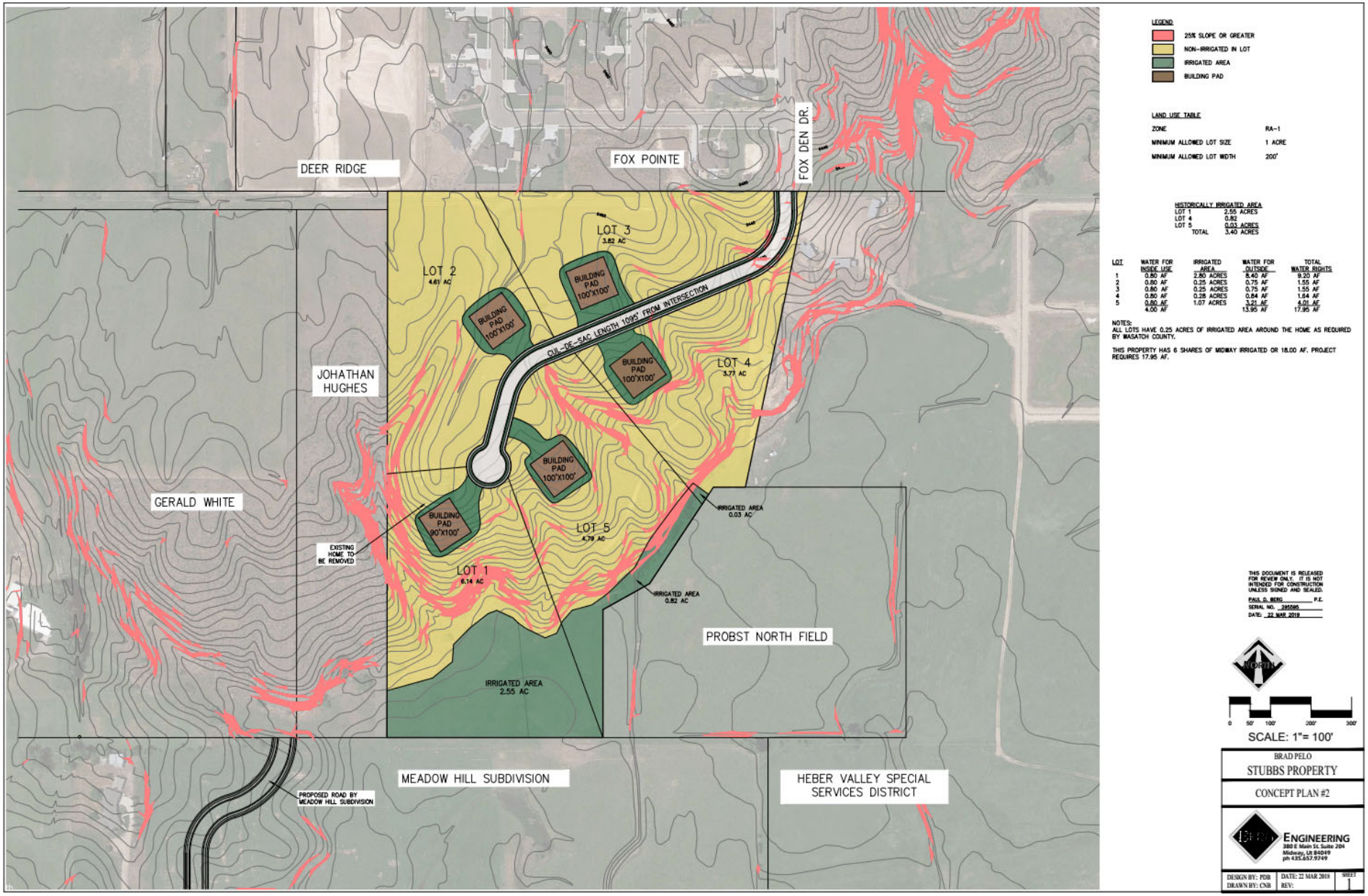
# PELO SUBDIVISION

- 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 immediately after county approval


Rainbow Mountain Springs Dr
Sharon Ln
300 N
W 200 N
N 400 W
N 300 W
W 100 N
N Center St
N 100 E
N 200 E
E 100 N
River Rd
E Main St
W 100 S
S 100 E
S 200 E
N River Rd
S 80 E
S 550 E
S 580 E
700 E
Hamlet Cir
Ryans Ln
S Ryan Ln
N 1750 W St
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 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'

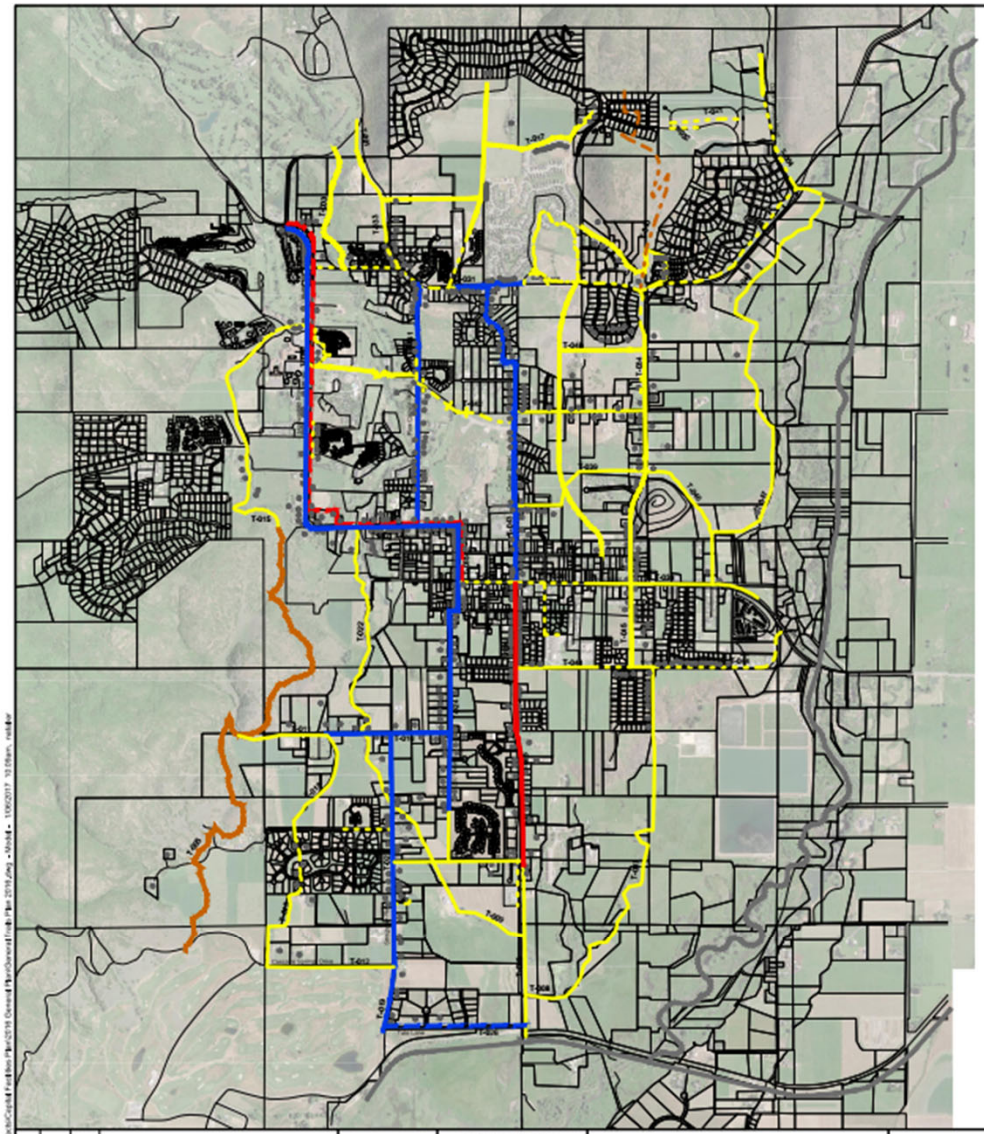
BRAD PELO
STUBBS PROPERTY
CONCEPT PLAN #2

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

| | | |
|---|---|---|
| DESIGN BY: PDB<br>DRAWN BY: CNB | DATE: 22 MAR 2018<br>REV: | SHEET 1 |

# DISCUSSION ITEMS

- Master road plan
- Master trail plan
- Culinary water rights deeded to the City
- Secondary water rights deeded to the City?



# TRAIL SYSTEM MASTER PLAN

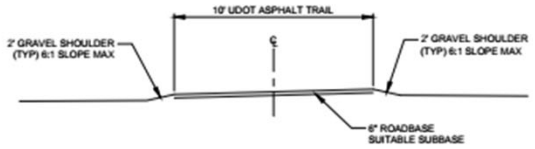
## LEGEND

NON-IMPACT FEE ELIGIBLE

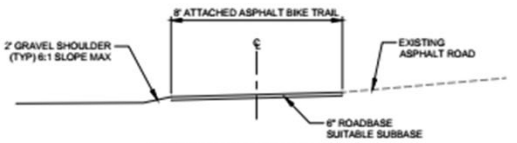
- 4' NATURAL BACK COUNTRY TRAIL
- 10' UDOT PAVED TRIAL
- 8' PAVED TRAIL
- 8' ATTACHED ASPHALT BIKE TRAIL

NOTE:
DASHED LINE DENOTES AN EXISTING TRAIL

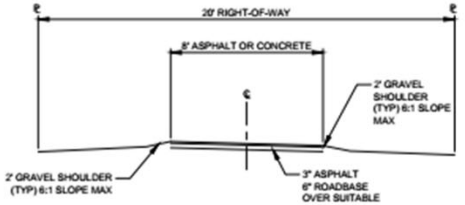
- EXISTING HOUSE LOCATION (SEE SPREAD SHEET FOR MORE INFORMATION)




PROPOSED 10' UDOT TRAIL

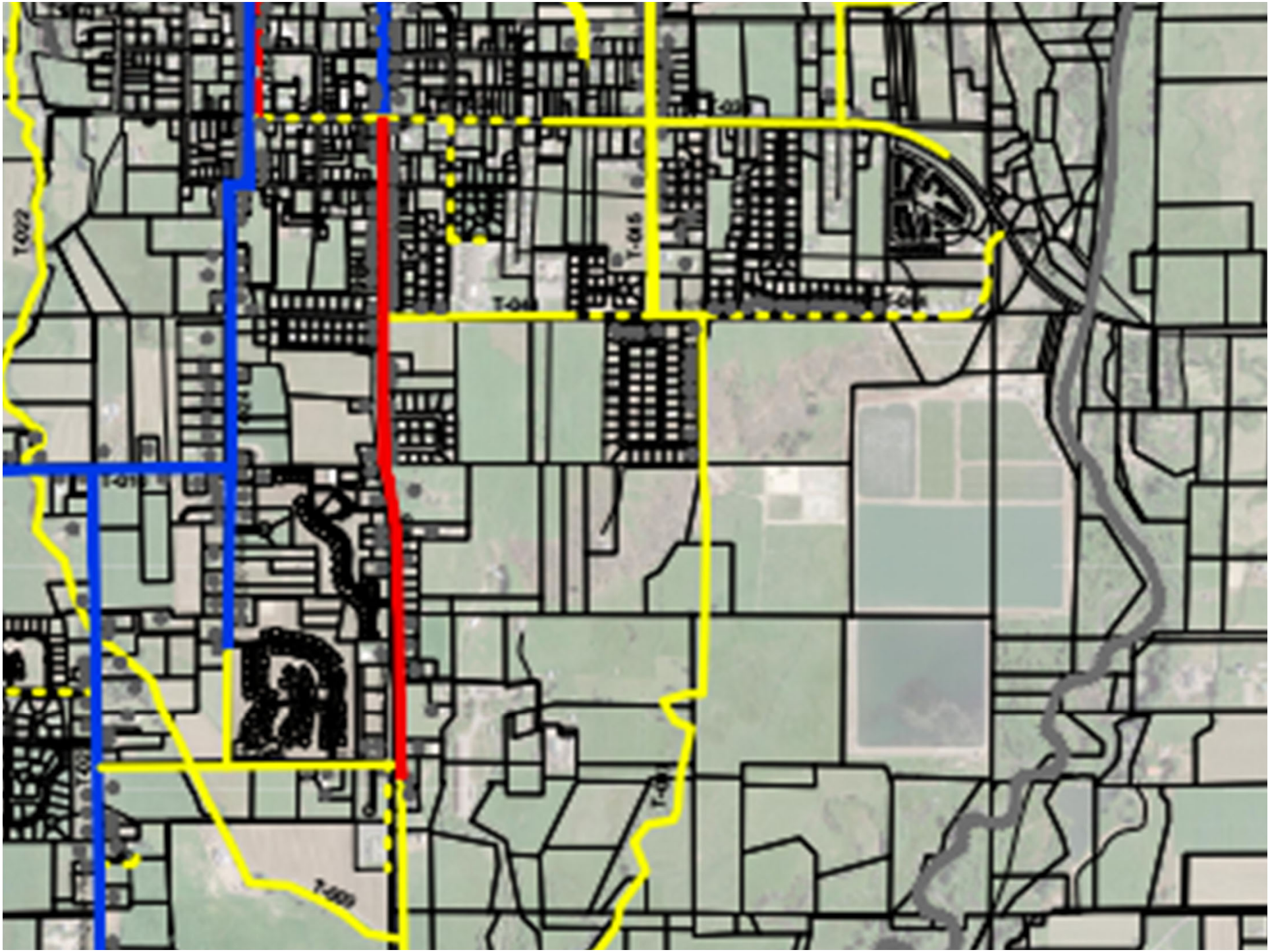


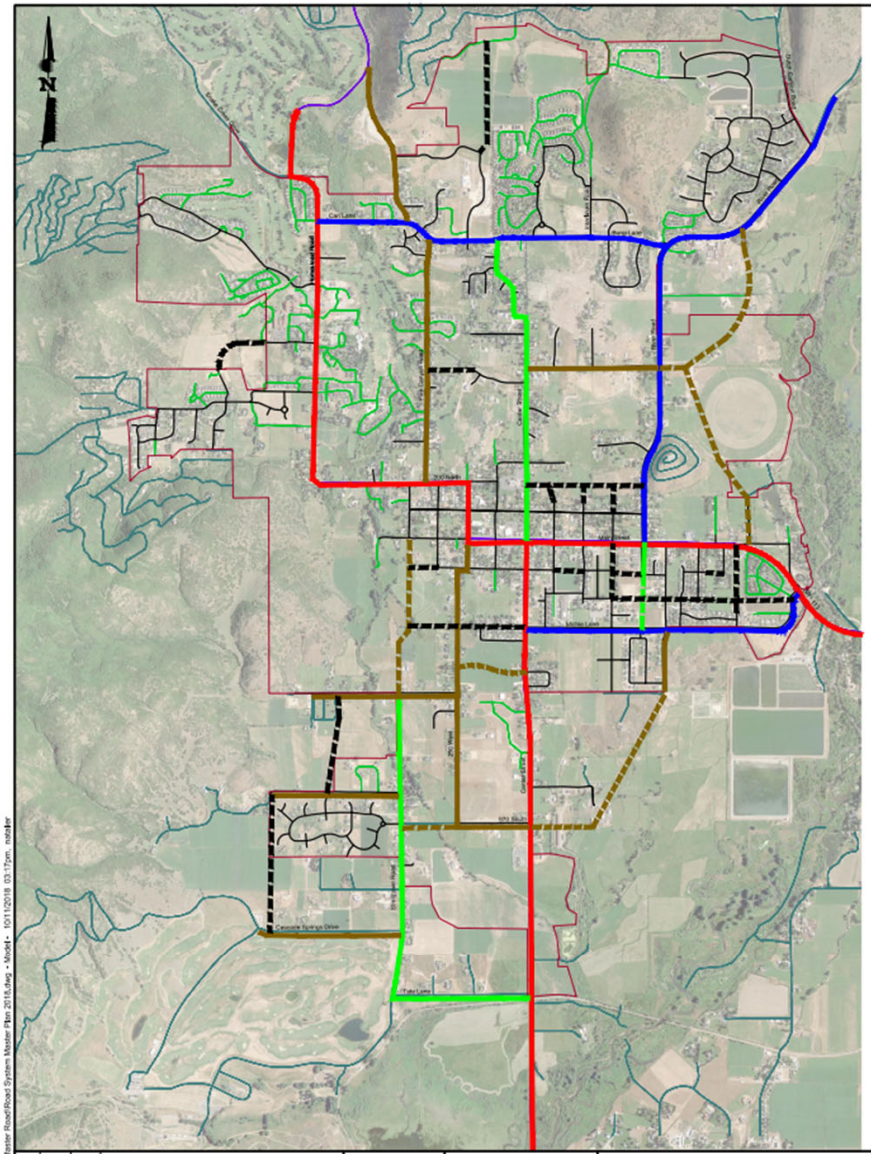

PROPOSED ATTACHED BIKE TRAIL




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 |





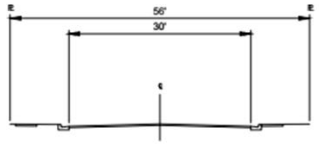
# ROAD SYSTEM MASTER PLAN

## LEGEND

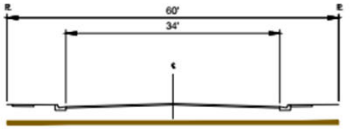
- EXISTING LOCAL COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING COLLECTOR
- EXISTING MINOR ARTERIAL (UDOT)
- NEW OR UPGRADED LOCAL
- NEW OR UPGRADED LOCAL COLLECTOR
- NEW OR UPGRADED MINOR COLLECTOR
- NEW OR UPGRADED COLLECTOR

## ROAD LEGEND

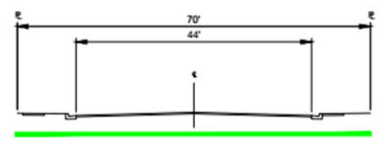
- MIDWAY CITY ROADS
- MIDWAY CITY GRAVEL ROADS
- COUNTY ROADS
- PRIVATE ROADS
- CITY BOUNDARY
- UDOT ROADS



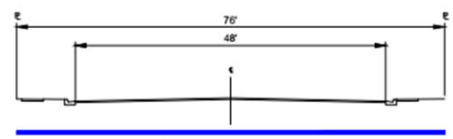

LOCAL STREET




LOCAL COLLECTOR STREET



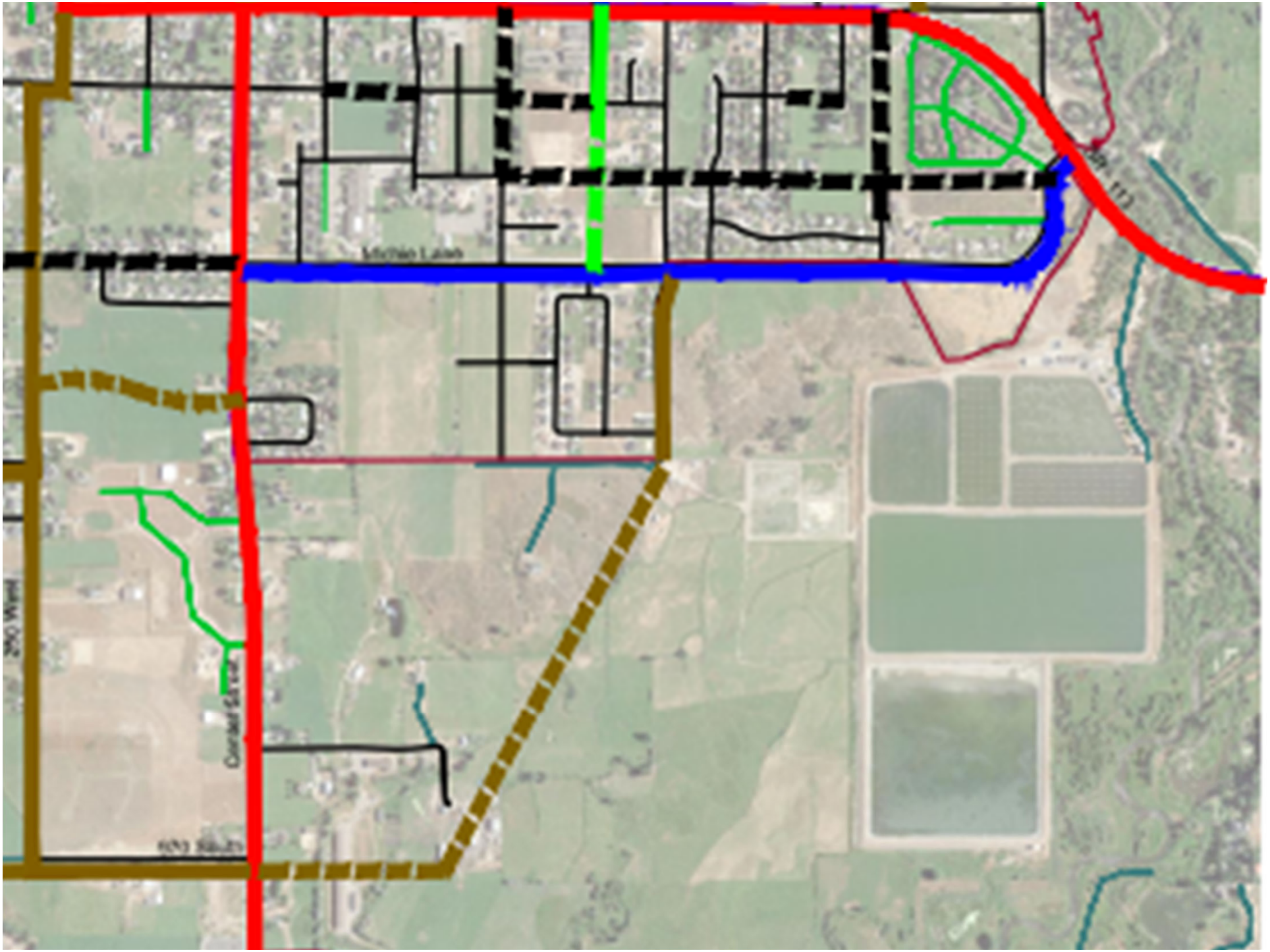

MINOR COLLECTOR STREET




COLLECTOR STREET

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


Michan Lane
Corbett Street
250 West