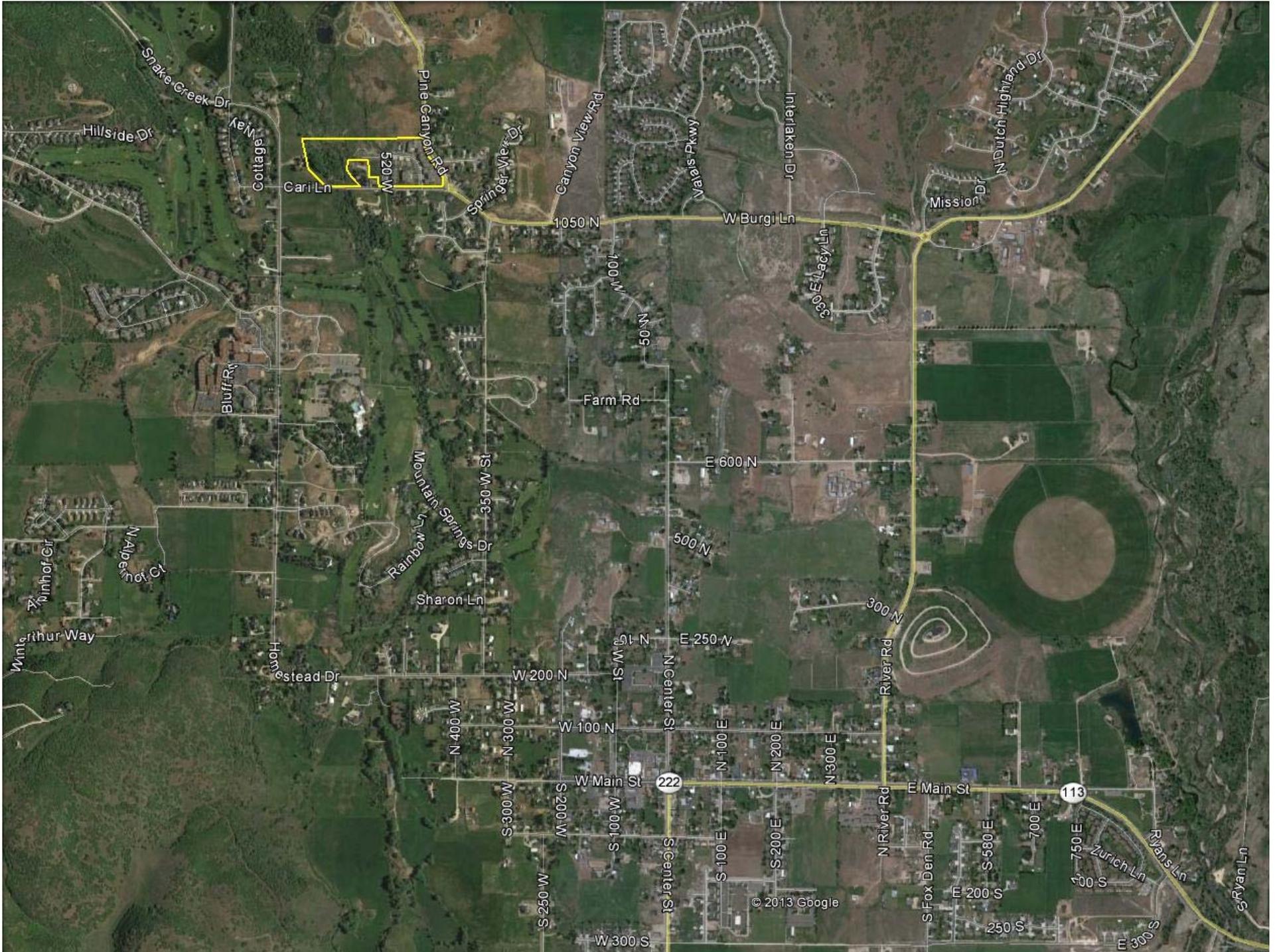


LODGES AT SNAKE CREEK

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



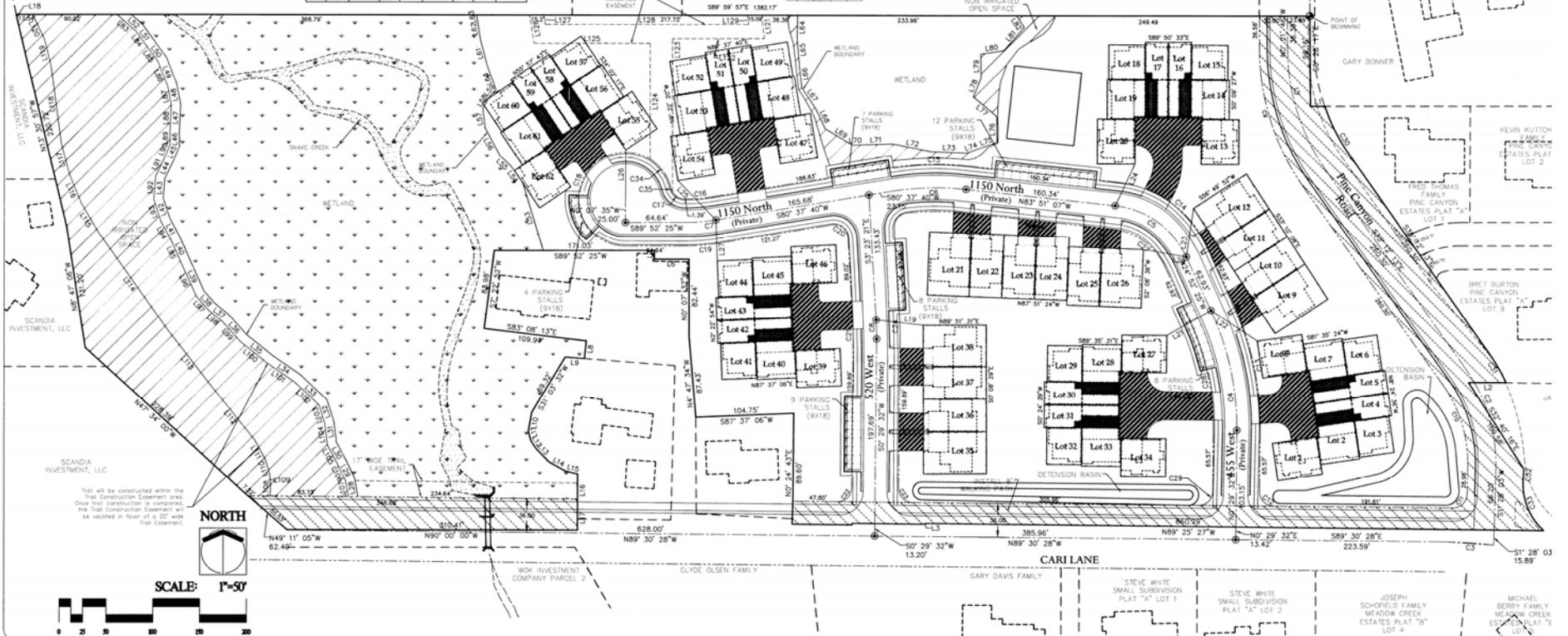
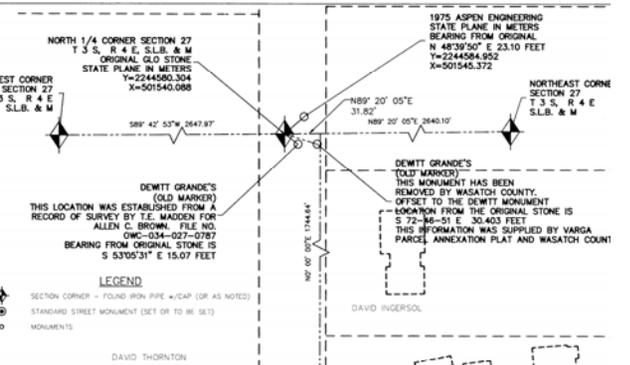


Property Boundary			Lot Ties			Wetland Boundaries								
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	134.6	N89°05'11"E	L1	134.6	N89°05'11"E	L1	134.6	N89°05'11"E	L1	134.6	N89°05'11"E	L1	134.6	N89°05'11"E

Road Centerline						Right of Way					
Curve	Radius	Length	Delta	Bearing	Chord	Curve	Radius	Length	Delta	Bearing	Chord
C1	200.0	100.0	180.0	N89°05'11"E	100.0	C1	200.0	100.0	180.0	N89°05'11"E	100.0

Property Boundary					
Curve	Radius	Length	Delta	Bearing	Chord
C1	200.0	100.0	180.0	N89°05'11"E	100.0

- PRIVATE USE LOTS (114,881.31 SF)
- PERPETUAL EASEMENT (6,443.4 SF)
- LIMITED COMMON AREA (25,766.84 SF)
- COMMON AREA P.U.E. (182,002.73 SF)
- WETLANDS NOT TO BE DISTURBED (COMMON AREA) (187,857.60 SF)
- STREET AREA TO BE DEDICATED TO MIDWAY CITY FOR PUBLIC USE (61,876.84 SF)
- VISITOR PARKING AREA (COMMON AREA) (4,797.60 SF)
- NON-IRRIGATED AREA (COMMON AREA) (76,010.10 SF)



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

COUNTY RECORDER APPROVAL
 COUNTY SURVEYOR APPROVAL
 SANITATION DISTRICT APPROVAL

APPROVED BY: [Signature]
 COUNTY SURVEYOR
 DATE: 11-16-14
 PROJECT: THE LODGES AT SNAKE CREEK PROPERTY

APPROVED BY: [Signature]
 SANITATION DISTRICT CHAIRMAN
 DATE: [Blank]

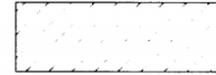


SHEET 2 OF 2
THE LODGES AT SNAKE CREEK
 A PLANNED UNIT DEVELOPMENT
 LOCATED IN THE NW 1/4 OF SECTION 27, T3S, R4E, S184M
 AN AMENDMENT TO THE LODGES AT SNAKE CREEK CONDOMINIUM PLAT
 MIDWAY CITY, WASHINGTON COUNTY, UTAH
 SCALE: 1"=60 FEET

N36°25'04"W	L95	25.68	N23°50'27"W	L105	22.69	N28°10'01"W	L115	34.74	N30°37'44"W
N21°07'49"W	L96	40.23	N24°32'59"W	L106	19.73	N25°47'59"W	L116	34.41	N22°23'19"W
N10°49'59"W	L97	20.28	N41°49'33"W	L107	17.76	N10°37'11"W	L117	34.47	N14°32'25"W
N2°41'02"E	L98	18.61	N50°55'35"W	L108	11.20	N2°40'23"E	L118	84.27	N7°38'53"W
N0°39'44"W	L99	28.41	N41°30'16"W	L109	11.99	N4°17'27"W	L119	27.83	N14°17'12"W
N22°30'13"E	L100	37.03	N50°52'57"W	L110	16.07	N16°23'46"W	L120	29.22	N25°45'00"W
N25°43'51"E	L101	36.25	N55°11'17"W	L111	24.47	N28°40'59"W			
N4°33'50"E	L102	35.55	N46°27'59"W	L112	69.78	N38°51'50"W			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C34	50.00	38.94	44°37'09"	N13°28'17"W	37.96
C35	15.01	4.76	18°09'27"	S13°28'40"E	4.74

MIDWAY
IRRIGATION
COMPANY
IRRIGATION
EASEMENT

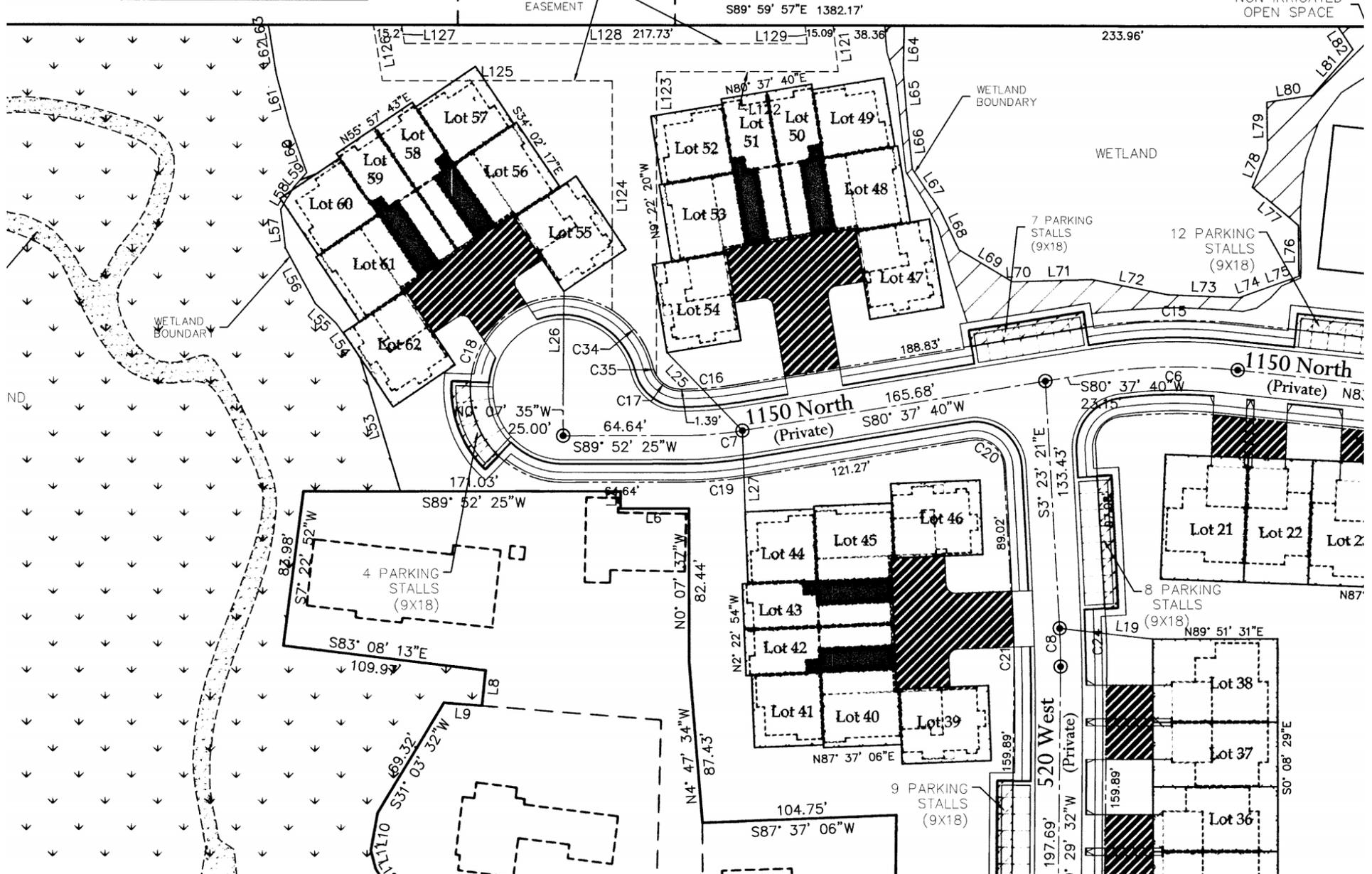


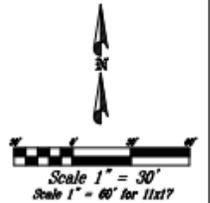
VISITOR PARKING AREA (COMMON AREA)
(3,797.60 SF)



NON IRRIGATED AREA (COMMON AREA)
(76,010.10 SF)

NON IRRIGATED
OPEN SPACE





LAND USE CALCS

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

DEVELOPER AREA CALCS

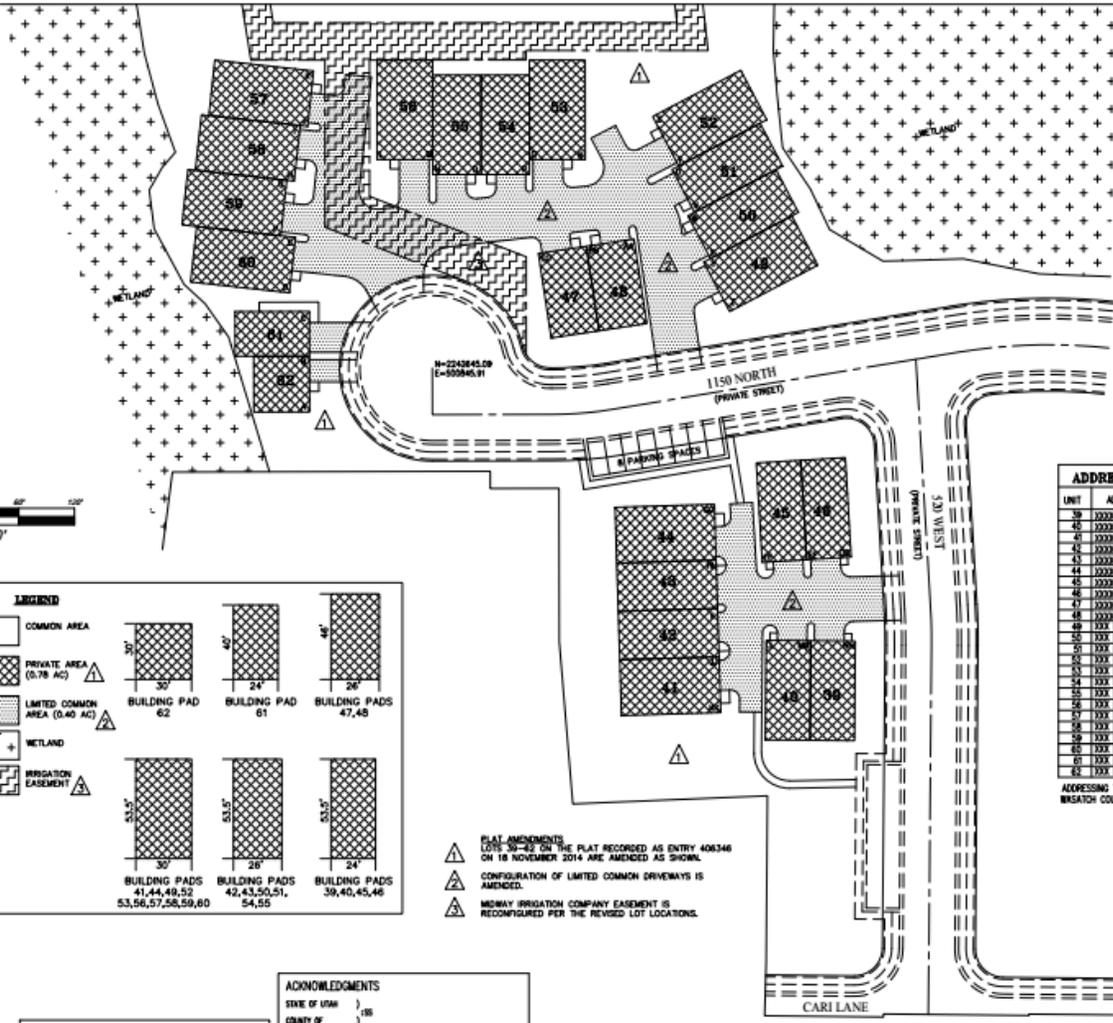
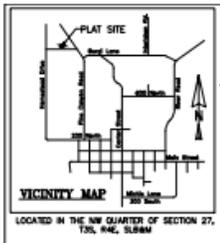
CONDOS	TOWNHOMES	PARKING	LANDSCAPE	TOTAL
CURRENT 2,847 SQ. FT.	8,274 SQ. FT.	1,600 SQ. FT.	2,233 SQ. FT.	14,954 SQ. FT.
PROPOSED 2,889 SQ. FT.	8,832 SQ. FT.	2,000 SQ. FT.	2,277 SQ. FT.	15,998 SQ. FT.

- LEGEND
- 30'x52' TOWNHOME
 - 30'x42' TOWNHOME
 - 30'x52' TOWNHOME
 - CUSTOM TOWNHOME
 - WETLAND
 - RESTRICTED PARKING AREA
 - GRASS
 - TREES
 - SHRUBS

JEREMY CLARK
THE LODGES AT SNAKE CREEK
 TOWNHOMES
 AMENDED SITE PLAN



DESIGN BY: CNB	DATE: 22 MAR 2018	SCALE: 1" = 30'
DRAWN BY: CNB	REV:	



UNIT	ADDRESS
39	XXXX NORTH 530 WEST
40	XXXX NORTH 530 WEST
41	XXXX NORTH 530 WEST
42	XXXX NORTH 530 WEST
43	XXXX NORTH 530 WEST
44	XXXX NORTH 530 WEST
45	XXXX NORTH 530 WEST
46	XXXX NORTH 530 WEST
47	XXXX NORTH 530 WEST
48	XXXX NORTH 530 WEST
49	XXXX EAST 1150 NORTH
50	XXXX EAST 1150 NORTH
51	XXXX EAST 1150 NORTH
52	XXXX EAST 1150 NORTH
53	XXXX EAST 1150 NORTH
54	XXXX EAST 1150 NORTH
55	XXXX EAST 1150 NORTH
56	XXXX EAST 1150 NORTH
57	XXXX EAST 1150 NORTH
58	XXXX EAST 1150 NORTH
59	XXXX EAST 1150 NORTH
60	XXXX EAST 1150 NORTH
61	XXXX EAST 1150 NORTH
62	XXXX EAST 1150 NORTH

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-30-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8864113 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 SECTIONS 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

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 CITY ENGINEER
 (SEE SEAL HEREIN)

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

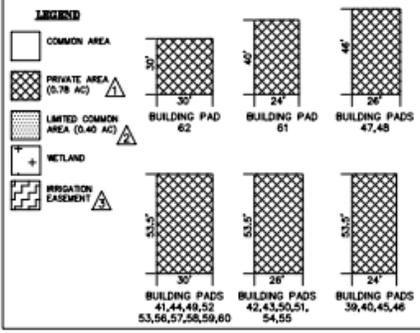
COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS
 DAY OF _____, 20____
 ROSA _____
 COUNTY SURVEYOR

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	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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REVISIONS AND CORRECTIONS

REV.	NO.	DATE	DESCRIPTION
A	2342821.60	500779.90	
B	2342821.60	500779.84	
C	2342821.60	500779.78	
D	2342821.60	500779.05	
E	2342711.40	500772.31	
F	2342711.27	500774.35	
G	2342746.09	500767.62	
H	2342746.09	500771.59	
I	2342775.48	500774.85	
J	2342775.04	500778.83	
K	2342824.80	500782.09	
L	2342757.18	500816.14	
M	2342757.18	500846.14	
N	2342749.18	500812.14	
O	2342749.18	500846.14	
P	2342749.18	500868.14	
Q	2342757.18	500868.14	
R	2342757.18	500828.14	
S	2342780.29	500964.90	
T	2342757.72	500978.44	
U	2342757.86	500974.89	
V	2342726.94	500968.97	
W	2342726.94	500983.43	
X	2342726.94	500995.01	
Y	2342757.10	500968.71	
Z	2342757.10	500983.01	
AA	2342757.53	501025.91	
BB	2342710.61	500968.71	
CC	2342708.71	500983.01	
DD	2342943.58	501071.32	
EE	2342942.17	501047.36	
FF	2342942.17	501033.40	
GG	2342971.82	500997.72	
HH	2342941.83	500968.84	
II	2342914.94	500999.43	
JJ	2342489.95	501000.22	
KK	2342489.97	501001.13	
LL	2342489.75	501025.53	
MM	2342489.55	501049.52	
NN	2342489.34	501073.52	



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

ACKNOWLEDGMENTS
 STATE OF UTAH)
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____,
 PERSONALLY APPEARED BEFORE ME _____
 WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTES THE
 FOREGOING CONSIST OF MORTGAGE IN THE CAPACITY INDICATED.

 NOTARY PUBLIC

CONSENT OF MORTGAGEE TO RECORD
 I HEREBY CONSENT TO THE RECORDING
 OF THE LODGES AT SNAKE CREEK LOTS 39-62 AMENDMENT AND JOIN IN
 THE DECLARATION OF COVENANTS AND RESTRICTIONS AS SHOWN.

SURVEYOR
 TROY L. TAYLOR, PLS
 ELEMENT LAND SURVEYING
 2206 SOUTH 270 EAST
 HEBER CITY UT
 PHONE (801) 857-8748
 DATE OF SURVEY: APRIL 2015

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





03/26/2014



03/26/2014



03/26/2014



03/26/2014



03/26/2014











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