

Midway City Council  
7 July 2020  
Regular Meeting

Cozens Subdivision /  
Plat Amendment /  
Preliminary and Final Approval



## **CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** July 7, 2020

**NAME OF PROJECT:** Cozens Subdivision

**NAME OF APPLICANT:** Berg Engineering

**AGENDA ITEM:** Plat Amendment and Preliminary/Final Approval

**LOCATION OF ITEM:** 840 South Stringtown Road

**ZONING DESIGNATION:** RA-1-43

### **ITEM: 8**

Glen Lent, agent for Albert Cozens, is proposing a plat amendment and preliminary/final approval of the Cozens subdivision. The proposal would subdivide the 3.72-acre one lot subdivision into three lots. The property is located at 840 South Stringtown Road and is in the RA-1-43 zone.

### **BACKGROUND:**

This request is for a plat amendment and preliminary/final approval of a small-scale subdivision on 3.72 acres that will contain three lots. The Cozens subdivision plat was recorded on November 7, 2019 and contains one lot. The petition is to amend the plat and subdivide the lot into three lots. This proposal requires amending the plat and, since the lot is being subdivided, requires approval of a small-scale subdivision also. The lots proposed in the subdivision will obtain frontage along Stringtown Road. The property is in the RA-1-43 zoning district and the lots do comply with the minimum requirements of frontage, width, and acreage for a lot in this zone.

There is currently one dwelling on the property and a relatively large detached structure. The dwelling is nonconforming to current front setback requirements but is considered legal non-conforming. If the dwelling were ever demolished, then a new dwelling would need to comply with the required setbacks. The dwelling is connected to Midway's culinary water system, but it is not connected to Midway Sanitation District's sewer line because of the septic system on the property. A requirement of approval is that all three lots, including the existing dwelling, will need to connect to the sewer system. The detached structure is located on a proposed lot line. The structure will need to be removed before the plat is recorded. This is required because the structure cannot be located on two lots.

There are sensitive lands present on the property. Snake Creek runs through the northeast section of the property. A FEMA floodplain accompanies Snake Creek which requires a 50' setback or any structures from the edge of the delineated floodplain. The submitted plans do show the floodplain with the required 50' setback.

#### **LAND USE SUMMARY:**

- 3.72-acre parcel
- RA-1-43 zoning
- Proposal contains three lots
- Frontage on Stringtown Road
- Sensitive lands include floodplain
- The lots will connect to the Midway City's culinary water line, Midway Irrigation Company's secondary water line, and Midway Sanitation District's sewer line

#### **ANALYSIS:**

*Sensitive lands* – Snake Creek runs through the property and has a FEMA floodplain associated with it. A 50' setback is required for all structures from the FEMA floodplain. No structures may be in this area, but the setback area may be filled and landscaped. Landscaping is allowed in the FEMA flood area, but nothing is allowed that will modify the FEMA flood zone, this includes placing rocks or fill of any type in this area that impacts the functionality of the floodplain.

*Water Connections* – The two new lots will connect to the City's water line along Stringtown Road. The existing structure is already connected to the City's water system. The developer is required to install the two required sewer laterals.

*Sewer Connections* – The three lots, including the existing structure, are required to connect to Midway Sanitation District’s sewer system. The developer will install a sewer main from Wards Lane to the development and will also install the sewer laterals for the three lots.

*Secondary Water Connections* – The lots will connect to Midway Irrigation Company’s secondary water line which already services the area.

*Setbacks* – The small-scale subdivision code requires a 50’ setback is required for any structures built in the proposal from the front property line along Stringtown Road. The required setback will be noted on the plat, the same as it is currently noted on the current plat.

*Bike Lane* – The master trail plan shows an attached asphalt bike trail along Stringtown Road. Staff is proposing that the funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road.

*Existing Accessory Structure* – There is a relatively large accessory structure located on the property that is titled “barn” on the plans which is located on a proposed lot line between lots 2 and 3. The structure will need to be removed before the plat is recorded because the structure cannot be located on two lots.

*Driveway Access to Lot 1* – Lot 1 has frontage on Stringtown Road but direct access from Stringtown Road requires crossing Snake Creek. This, in turn, requires a stream alteration permit. The developer is proposing an alternative option for access which includes recording an access easement across lot 2. The easement could be either dedicated on the plat or a separate document could be recorded concurrently with the recording of the plat. The developer prefers that a separate easement document is recorded which would avoid a future plat amendment to remove the easement if the owner of lot 3 ever receives approval for a stream alteration permit and creates a direct access on lot 1 to Stringtown Road.



## **PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner McKeon: I make a motion that we approve the plat amendment of the Cozens subdivision and accept the staff report and the findings conditions listed in the staff report that states that the funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road.

**Seconded:** Commissioner Whitney

**Vice-Chairman Bouwhuis:** Any discussion on the motion?

There was none

**Vice-Chairman Bouwhuis:** All in favor.

**Ayes:** Commissioners: Ream, McKeon, Whitney

**Nays:** Commissioner Bouwhuis

**Motion:** Passed

## **WATER BOARD RECOMMENDATION:**

The Water Board reviewed the proposal to subdivide the existing lot to three lots during their June 1, 2020 meeting. The recommendation is that 10.9-acre feet are required for the proposal. The applicant already dedicated 10.5-acre feet before the recording of the current plat so the dedication requirement for the current proposal is 0.4-acre feet. Secondary water meters are also required for each lot.

## **POSSIBLE FINDINGS:**

- The proposed lots do meet the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district
- The subdivision will contribute to the master trails plan by adding funds the general trails fund that will be used to help complete the master trails plan

### **ALTERNATIVE ACTIONS:**

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the Land Use Code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the request does not comply with the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

### **PROPOSED CONDITIONS:**

1. The funds to build the bike lane are added to the general trails fund and that the bike lane is completed in the future as part of a larger improvement project that will complete the bike lanes along the entirety of Stringtown Road.
2. An access easement must be on the plat or a separate document is recorded concurrently with the plat to assure access for lot 1.
3. The accessory structure that is located on a proposed lot line shall be removed before the plat is recorded.

June 9, 2020

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: Cozens Subdivision, – Preliminary / Final Approval, June 9, 2020**

Dear Michael:

Horrocks Engineers recently reviewed the Cozens Subdivision plans for Preliminary and Final approval. The proposed subdivision is located at approximately 840 South Stringtown Road. The proposed subdivision consists of 3 lots. The following issues should be addressed with approval.

**General Comments**

- The small scale subdivision is not proposing to construct any new roads or public infrastructure. Depending on additional survey data, the existing sewer line at the intersection of Stringtown Road and Wards Lane should be extended to the North boundary of the subdivided plat. Due to the existing flood plain, and slopes exceeding 25-percent, the driveway to lot 1 should be shown on the plans and also the plat.

**Water**

- Each lot will connect to the existing 10" water line within Stringtown Road. This subdivision is within the Stringtown Road water extension line agreement.

**Roads**

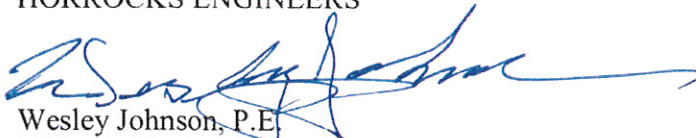
- No new roads are proposed within the subdivision.

**Storm Drain**

- Because no new roads are being built, the existing Stringtown Road shoulder will contain the storm water.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS

  
Wesley Johnson, P.E.  
Midway City Engineer

cc: Paul Berg, Berg Engineering, (sent via E-mail)

# **Exhibits**

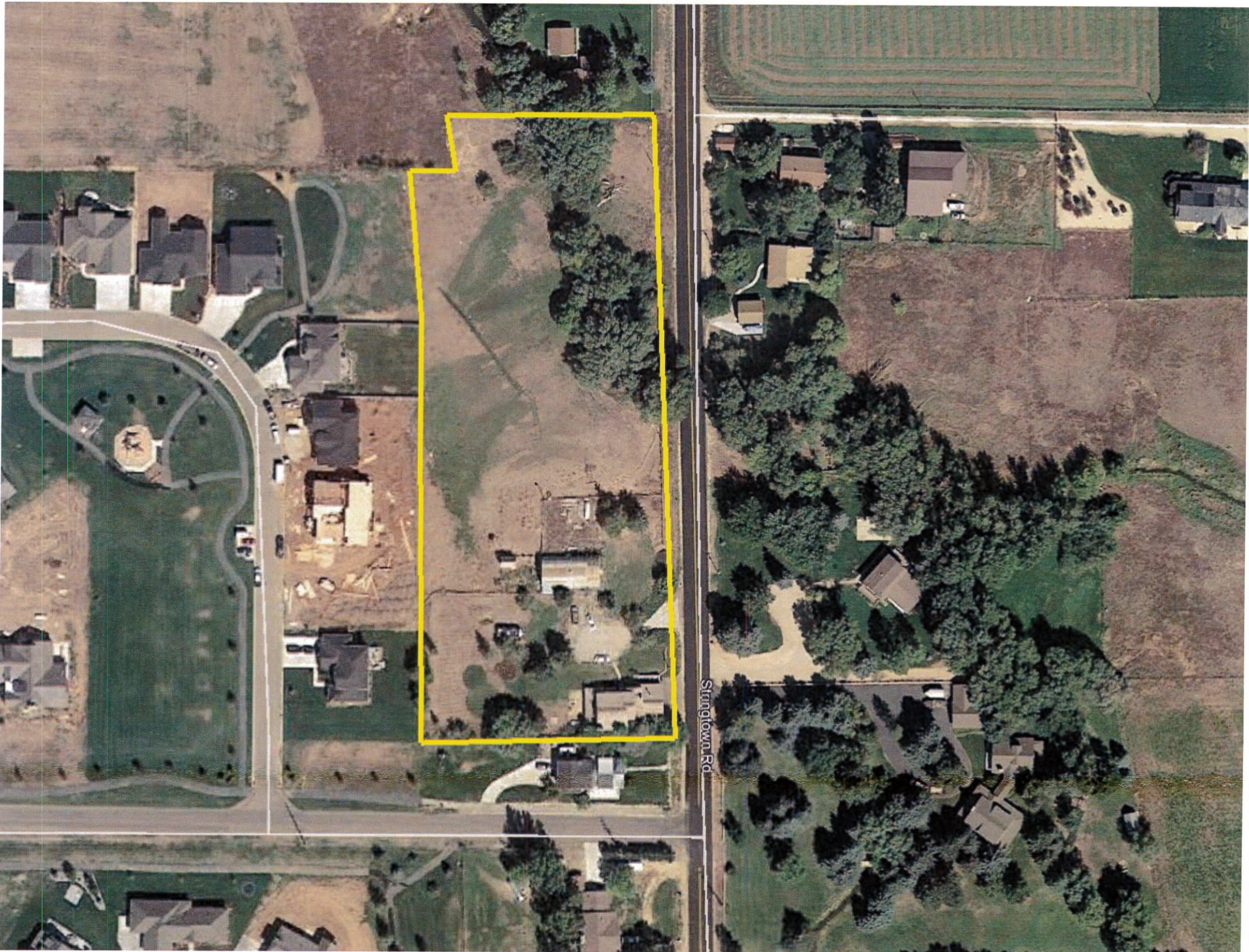
**Exhibit 1 – Location Map**

**Exhibit 2 – Recorded Plat**

**Exhibit 3 – Proposed Amended Plans and Plat**

# **Exhibit 1**

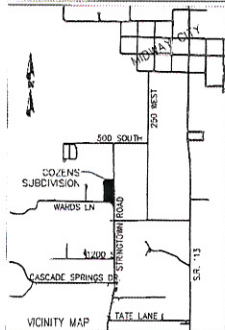






# Exhibit 2

# COZENS SUBDIVISION



## NOTES

ALL NEW STRUCTURES SHALL BE SET BACK A MINIMUM OF 50 FEET FROM STRINGTOWN ROAD

## ADDRESS TABLE

LOT	ADDRESS
1	840 S. STRINGTOWN ROAD

LINE	LENGTH	DIRECTION
L1	44.04'	N89°27'11"W
L2	10.75'	N41°08'04"E
L3	51.12'	N10°04'21"W

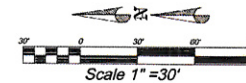
SYMBOL LEGEND	
---	EASEMENT LINE
---	SET BACK LINE
---	ADJOINING OWNERS
⊙	SURVEY BOUNDARY
⊙	SET REBAR WITH CAP MARKED ILLUMINATED LAMP SURVAILING PLS 145715
⊙	FOUND REBAR WITH CAP MARKED PLS 145758
⊙	FOUND REBAR (AS NOTED ON DRAWING)
⊕	FOUND SECTION CORNERS (AS NOTED ON DRAWING)

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9-603 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 688412 IN ACCORDANCE WITH TITLE 24, 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.

DATE: SEP 20, 2019 SURVEYOR: TROY L. TAYLOR (SEE SEAL BEING)



## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 02°08'05" WEST FROM THE FOUND WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3 TO THE FOUND REBAR WITH ALUMINUM CAP SET AS PER RDS FILE NO. 888 MARKING THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM 1983 CENTRAL ZONE HARNOS.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CASCADE MEADOWS PLD AMENDED SUBDIVISION AND A FENCE POST, SAID POINT BEING CORNER NORTH 02°08'05" WEST ALONG THE SECTION LINE 2'09.89 FEET AND EAST 236.56 FEET FROM THE WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE SAID EAST LINE OF THE CASCADE MEADOWS SUBDIVISION ON THE FOLLOWING: 2 (TWO) CALLS: NORTH 02°01'29" WEST 254.71 FEET, AND NORTH 02°06'21" WEST 236.82 FEET, TO A FOUND REBAR WITH CAP MARKED PLS 145796, A FENCE LINE, AND THE SOUTHWEST CORNER OF THE WILLIAM A. RICHARDSON SUBDIVISION, THENCE ALONG THE WILLIAM A. RICHARDSON SUBDIVISION AND THE FENCE LINE FOLLOWING: 4 (FOUR) CALLS: NORTH 89°27'11" EAST 44.04 FEET, NORTH 41°08'04" EAST 10.75 FEET, NORTH 10°04'21" WEST 51.12 FEET, AND NORTH 89°40'25" EAST 221.00 FEET, TO A FENCE LINE, AND THE WEST RIGHT-OF-WAY OF STRINGTOWN ROAD, THENCE SOUTH 01°42'49" EAST 648.10 FEET ALONG A FENCE AND A FENCE LINE EXTENDED TO A FENCE POST, THENCE SOUTH 89°23'00" WEST 256.49 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

AREA = 3.72 ACRES

## 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, PUBLIC STREETS, EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, RIGHT-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS 19th DAY OF SEPTEMBER, A.D. 2019

BY: ALBERT C. COZENS

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
ON THE 19th DAY OF SEPTEMBER, A.D. 2019, PERSONALLY APPEARED BEFORE ME, Notary Public, Albert C. Cozens, who duly acknowledged to me that he/she did execute the SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES 11/1/21

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASATCH }  
ON THE 19th DAY OF SEPTEMBER, A.D. 2019, PERSONALLY APPEARED BEFORE ME, Notary Public, Albert C. Cozens, who duly acknowledged to me that he/she did execute the SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES 11/1/21

## ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS 4th DAY OF November, A.D. 2019

APPROVED: [Signature] MAYOR, ATTEST: [Signature] CLERK-RECORDER  
CITY CLERK CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS 30th DAY OF September, A.D. 2019 BY THE  
MIDWAY PLANNING COMMISSION  
DIRECTOR - PLANNING

## COZENS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
NORTHWEST AND SOUTHWEST QUARTERS OF  
SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SLOAN

SCALE: 1" = 30 FEET



## COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS 20th DAY OF SEPTEMBER 2019.  
ROSE: [Signature]  
COUNTY SURVEYOR

## COUNTY RECORDER

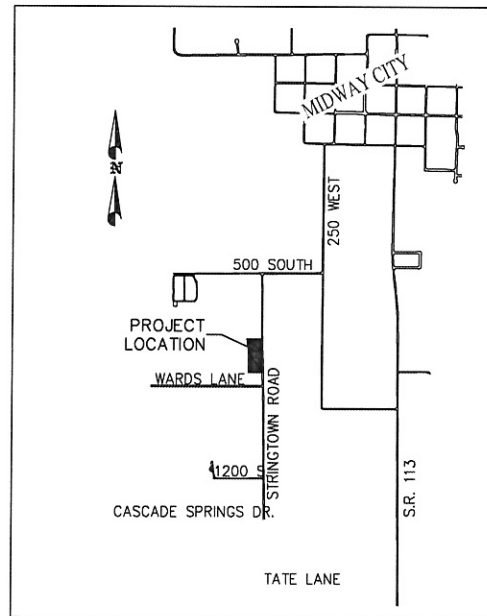
APPROVED AS TO FORM ON THIS 20th DAY OF SEPTEMBER 2019.  
470552  
DATE: 9-20-19  
MIDWAY SANITATION DISTRICT

SURVEYOR  
TROY L. TAYLOR, P.L.S.  
ELEVANT LAND SURVEYING  
2290 SOUTH 270 EAST  
KESER CITY, UTAH 84052  
PHONE: (801) 657-8748  
DATE OF SURVEY: APRIL 2019



# **Exhibit 3**

# COZENS SUBDIVISION PLAT AMENDMENT



VICINITY MAP

## SHEET INDEX

1. SITE PLAN
2. AMENDED PLAT
3. UTILITY PLAN

THIS DOCUMENT IS INCOMPLETE  
AND IS RELEASED TEMPORARILY  
FOR REVIEW ONLY. IT IS  
NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.

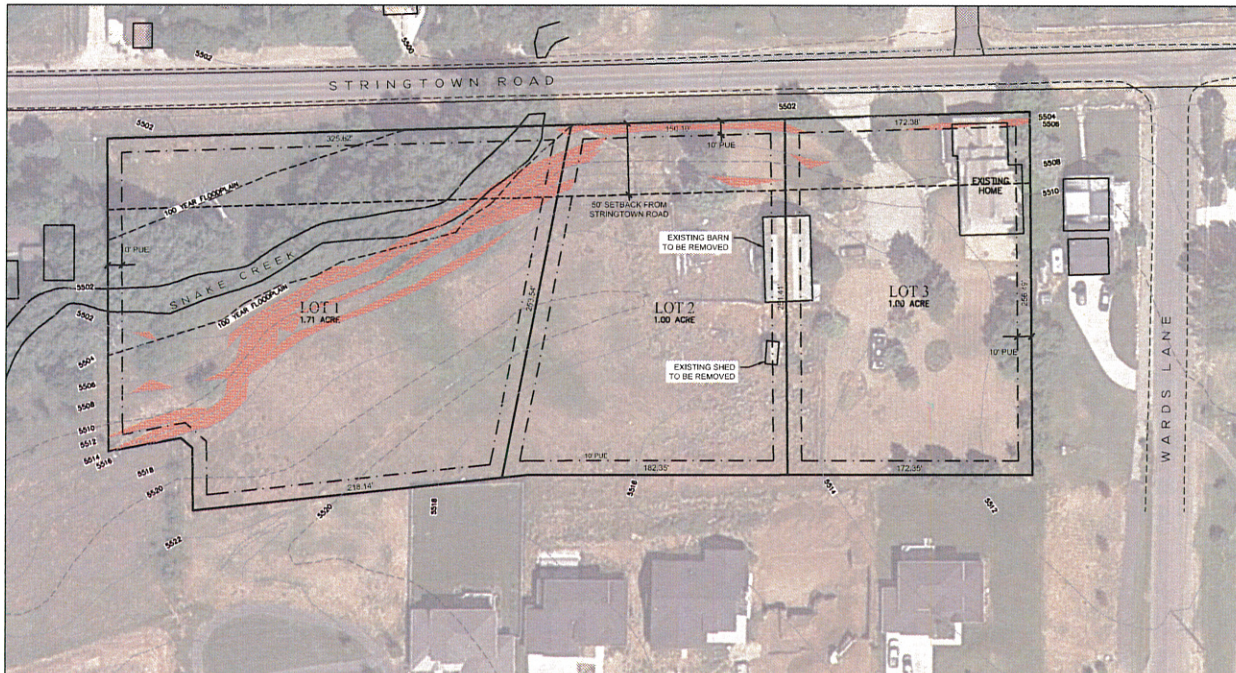
PAUL D. BERG P.E.  
SERIAL NO. 200005  
DATE: 13 MAY 2020

GLEN LENT  
THREE LOT PLAN

COVER SHEET



DESIGN BY: TMB DATE: 13 MAY 2020  
DRAWN BY: DEJ REV: 0



NOTES:

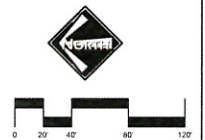
- 1 ACRE MINIMUM LOT SIZE FOR THE RA-1-43 ZONE
- 150' OF STREET FRONTAGE IS REQUIRED FOR THE RA-1-43 ZONE
- NO STRUCTURES ALLOWED IN 100 YEAR FLOOD PLAIN

LEGEND

25% + SLOPES

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

PAUL D. BERG P.E.  
SERIAL NO. 225595  
DATE: 13 MAY 2020



SCALE: 1"= 40'

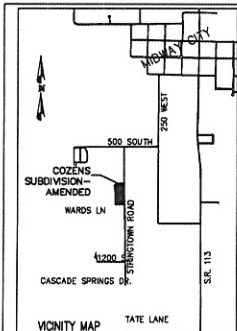
GLEN LENT  
THREE LOT PLAN  
SITE PLAN



**BERG ENGINEERING**  
380 E Main St, Suite 204  
Midway, UT 84049  
ph 435.657.9749

DESIGN BY: PDB	DATE: 13 MAY 2020	SHEET
DRAWN BY: DLJ	REV:	1

# COZENS SUBDIVISION -AMENDED



LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S1/4

SYMBOL LEGEND	
---	ADJOINING OWNERS
---	SURVEY BOUNDARY
○	SET REBAR WITH CAP (AS NOTED ON DRAWING)
●	FOUND REBAR WITH CAP (AS NOTED ON DRAWING)
+	FOUND SECTION CORNERS (AS NOTED ON DRAWING)

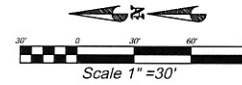
LINE	LENGTH	DIRECTION
L1	44.04'	N89°27'11"E
L2	10.75'	N41°08'04"E
L3	51.75'	N10°47'21"W

**NOTES**  
ALL NEW STRUCTURES SHALL BE SETBACK A MINIMUM OF 50 FEET FROM STRINGTOWN ROAD

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-90-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 8884112 IN ACCORDANCE WITH TITLE 56, 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 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_ (SEE SEAL BEHIND)



## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°00'00" WEST FROM THE FOUND WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3 TO THE FOUND REBAR WITH ALUMINUM CAP SET AS PER ROS FILE NO. 888 MARKING THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN, IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CASCADE MEADOWS PUD AMENDED SUBDIVISION AND A FENCE POST, SAID POINT BEING LOCATED NORTH 00°00'00" WEST ALONG THE SECTION LINE 2109.69 FEET AND EAST 2365.56 FEET FROM THE WASATCH COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN; THENCE ALONG THE SAID EAST LINE OF THE CASCADE MEADOWS SUBDIVISION THE FOLLOWING 2 (TWO) CALLS: NORTH 00°01'28" WEST 354.71 FEET AND NORTH 08°09'23" WEST 236.63 FEET TO A FOUND REBAR WITH CAP MARKED PLS 145796; A FENCE LINE, AND THE SOUTH LINE OF THE WILLIAM A. RICHARDSON SMALL LOT SUBDIVISION; THENCE ALONG THE WILLIAM A. RICHARDSON SUBDIVISION AND THE FENCE LINE THE FOLLOWING 4 (FOUR) CALLS: NORTH 89°27'11" EAST 44.04 FEET, NORTH 41°00'04" EAST 10.75 FEET, NORTH 10°47'21" WEST 51.75 FEET, AND NORTH 89°40'59" EAST 221.00 FEET TO A FENCE LINE AND THE WEST RIGHT-OF-WAY OF STRINGTOWN ROAD; THENCE SOUTH 01°42'40" EAST 648.10 FEET ALONG A FENCE AND A FENCE LINE EXTENDED TO A FENCE POST; THENCE SOUTH 89°23'00" WEST 206.49 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

AREA = 3.72 ACRES

## 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, PUBLIC STREETS, EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
GLEN LENT

## 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/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## 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/SHE 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 SUBDIVISION AND ACCEPTS THE DEDICATION OF LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BEHIND)  
APPROVED \_\_\_\_\_ CITY ENGINEER (SEE SEAL BEHIND) APPROVED \_\_\_\_\_ CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE  
MIDWAY CITY PLANNING COMMISSION  
DIRECTOR - PLANNING CHAIRMAN, PLANNING COMMISSION

## COZENS SUBDIVISION - AMENDED

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
NORTHWEST AND SOUTHWEST QUARTERS OF  
SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S1/4

SCALE: 1" = 30' FEET

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

## ADDRESS TABLE

LOT	ADDRESS
1	XXX S STRINGTOWN ROAD
2	XXX S STRINGTOWN ROAD
3	XXX S STRINGTOWN ROAD

## LEGEND

--- PUE PUBLIC UTILITY EASEMENT  
--- 100 YEAR FLOODPLAIN

## COUNTY RECORDER

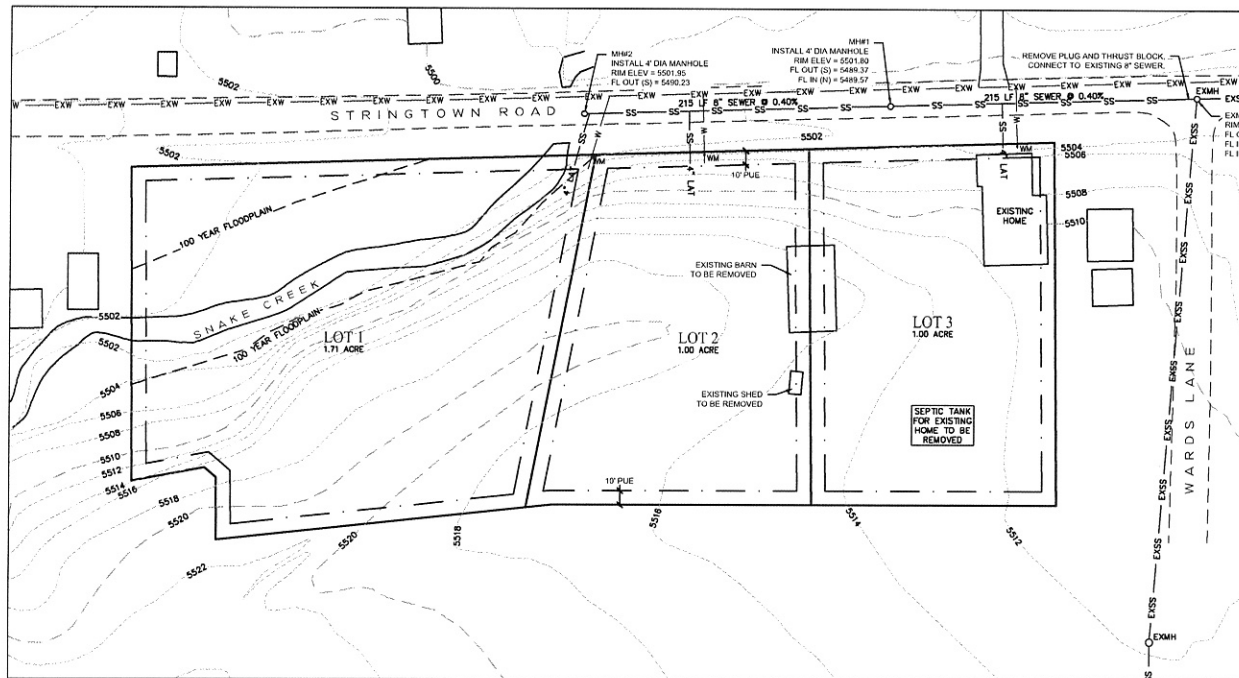
DATE \_\_\_\_\_  
MIDWAY IRRIGATION COMPANY  
DATE \_\_\_\_\_  
MIDWAY SANITATION DISTRICT

## COUNTY SURVEYOR'S CERTIFICATE

APPROVED AS TO FORM ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
ROS: \_\_\_\_\_

COUNTY SURVEYOR

SURVEYOR  
TROY L. TAYLOR, P.L.S.  
ELEMENT LAND SURVEYING  
2304 SOUTH 270 EAST  
HEBER CITY, UTAH 84032  
PHONE: (801) 857-8740  
DATE OF SURVEY: APRIL 2018



#### NOTES

- 1 ACRE MINIMUM LOT SIZE FOR THE RA-1-43 ZONE
- 150' OF STREET FRONTAGE IS REQUIRED FOR THE RA-1-43 ZONE
- NO STRUCTURES ALLOWED IN 100 YEAR FLOOD PLAN

#### BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

#### CULINARY WATER NOTES:

- ALL CULINARY WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- ALL CULINARY WATER MAIN SHALL BE AWWA C900 DR18 BLUE PIPE.

#### SEWER NOTES:

- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

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

PAUL D. BERG P.E.  
SERIAL NO. 2395585  
DATE: 13 MAY 2020



SCALE: 1"= 40'

GLEN LENT  
THREE LOT PLAN

UTILITY PLAN



DESIGN BY: PDB DATE: 13 MAY 2020  
DRAWN BY: DEJ REV: 3