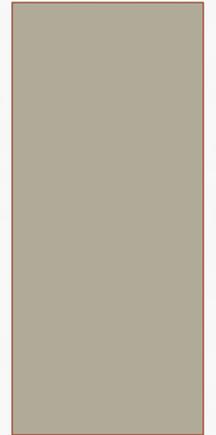


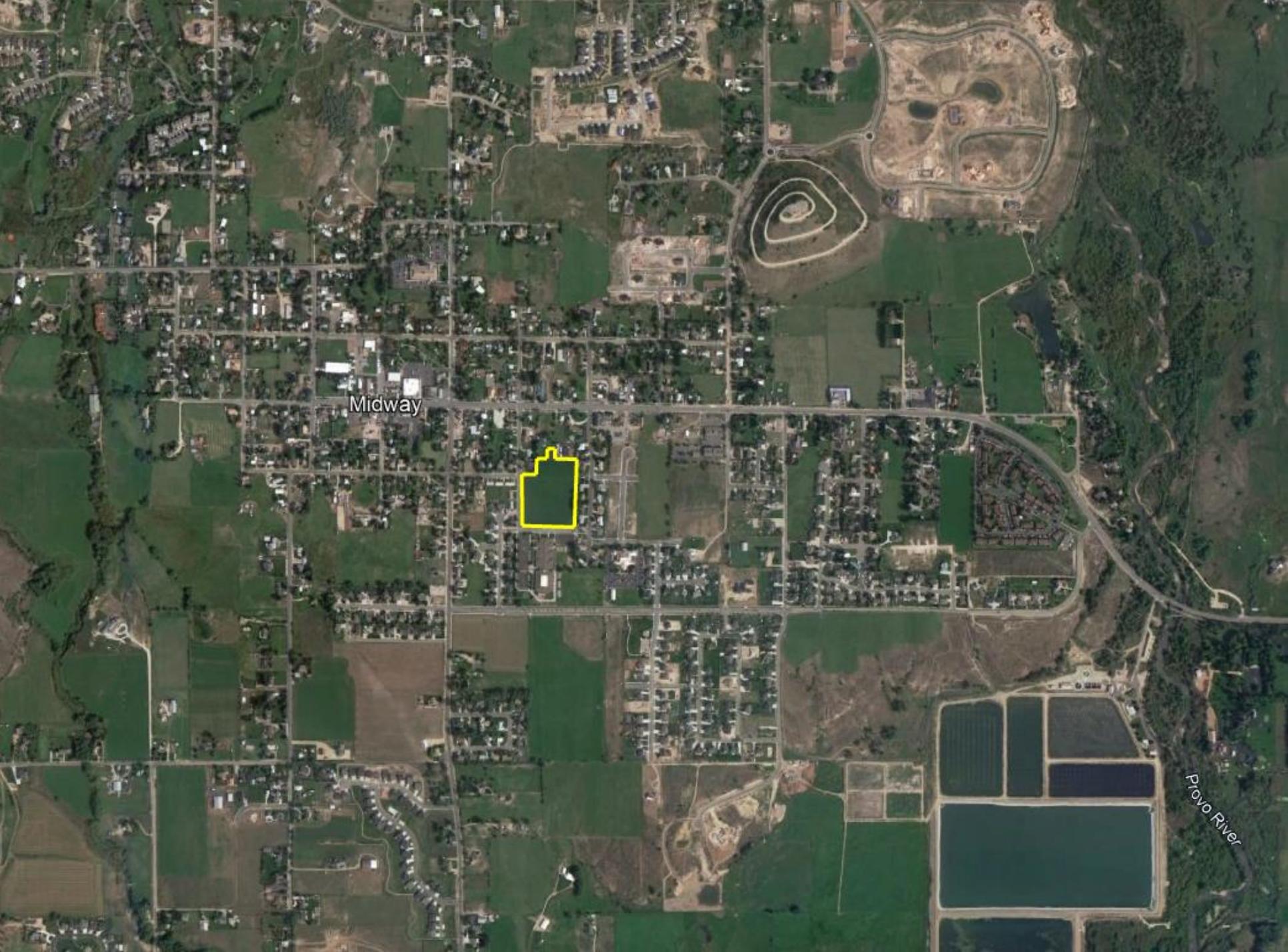
# BONNER MEADOWS SUBDIVISION

PRELIMINARY



# LAND USE SUMMARY

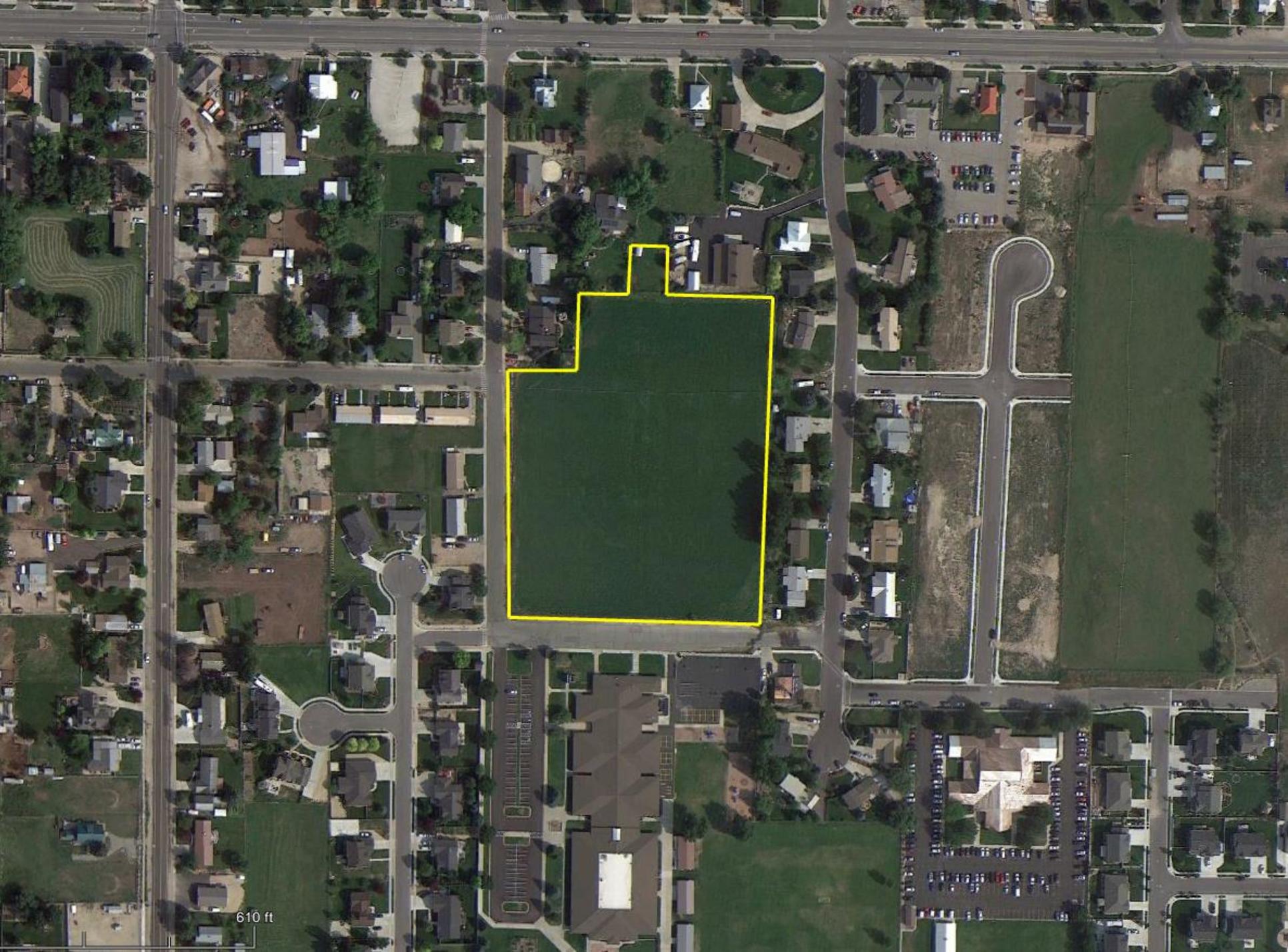
- 5.98 acres
- Zoned R-1-9
- 18 Single Family Lots
- Proposed Public Roads
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line



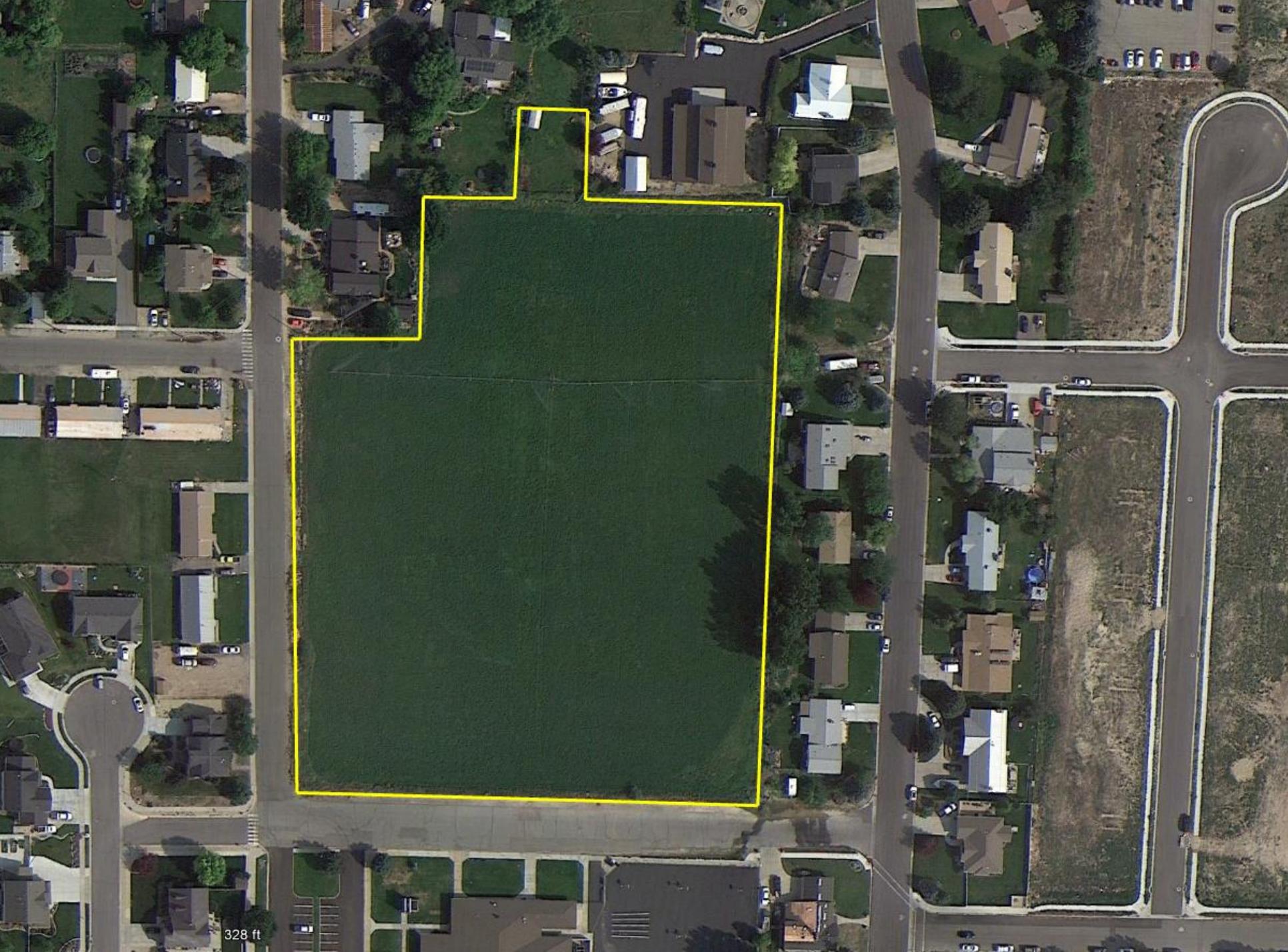
Midway



Provo River



610 ft



328 ft

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 511.90 FEET AND NORTH 752.39 FEET FROM THE SOUTHWEST QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE NORTH 00°05'57" EAST 440.20 FEET;  
 THENCE SOUTH 89°07'04" EAST 462.47 FEET;  
 THENCE SOUTH 02°14'09" WEST 450.00 FEET;  
 THENCE NORTH 88°27'53" WEST 430.78 FEET;  
 THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.19 FEET (CENTRAL ANGLE OF 88°33'50" AND CHORD OF NORTH 44°10'58" WEST 20.95 FEET) TO THE POINT OF BEGINNING.

CONTAINING: 4.77 ACRES

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	23.19	15.00	88°33'50"	20.95	N 44°10'58" W
C2	23.77	15.00	90°46'59"	21.36	N 45°29'25" E
C3	23.90	15.00	91°17'30"	21.45	S 43°28'16" E
C5	33.36	17.00	112°25'09"	28.26	S 58°23'06" W
C6	48.76	58.00	48°09'54"	47.33	N 89°29'17" W
C7	56.73	58.00	56°02'12"	54.49	S 38°24'40" W
C8	60.00	58.00	59°16'15"	57.36	S 19°14'33" E
C9	60.00	58.00	59°16'19"	57.36	S 78°30'50" E
C10	43.55	58.00	43°01'14"	42.53	N 50°20'24" E
C11	8.71	17.00	29°20'43"	8.61	N 43°30'08" E
C12	7.73	100.00	04°25'54"	7.73	N 55°57'33" E
C13	90.00	100.00	51°34'04"	7.73	N 27°57'34" E
C14	23.22	15.00	88°42'25"	20.97	N 46°31'44" E
C15	114.92	72.00	91°26'59"	103.10	S 47°54'01" W

PARCEL: 00-0006-5172

ZONING: R-1-9

SINGLE FAMILY HOMES ARE PROPOSED FOR ALL LOTS WITHIN THE SUBDIVISION.

MAIN STREET

BONNER

BONNER

LISTER

PRISBE

BONNER

SOUTHWEST CORNER OF SECTION 35, T3S, R4E, S35R3M THE MEADOWS SUBDIVISION

200 EAST

180 EAST (PUBLIC STREET)

100 EAST

185 SOUTH



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 ERIC D. BERG, P.E.  
 SERIAL NO. 20000  
 DATE: 08 MAR 2022

C. W. URBAN  
 BONNER MEADOWS  
 PRELIMINARY SITE PLAN



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

DESIGN BY: P08 DATE: 9 MAR 2022 SHEET: 1

DRAWN BY: P08 REV: 1

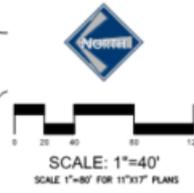
Dedicated with  
Timpanogos View Plat

Retention Pond  
Easement

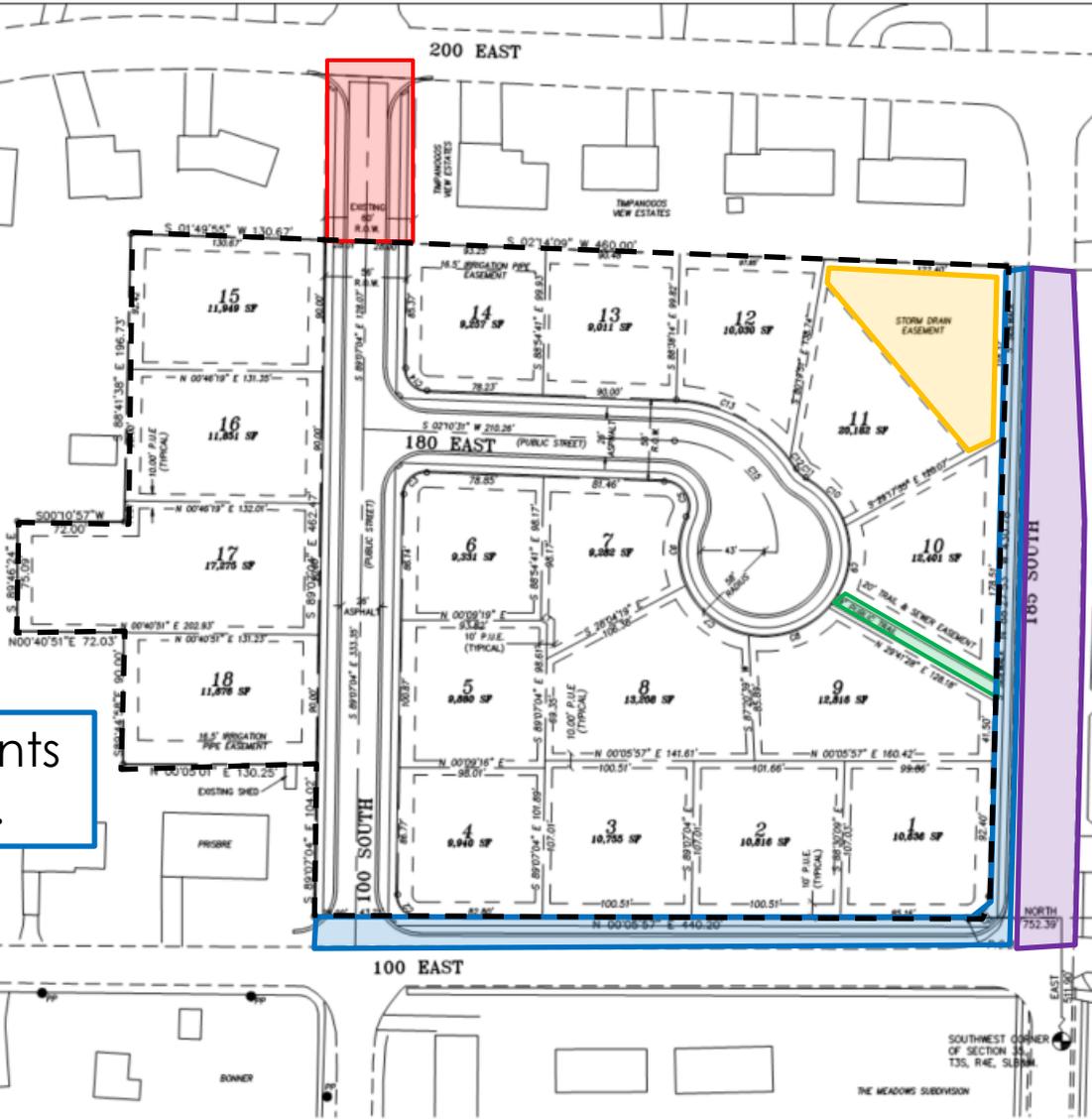
8' Public Trail

185 S. to be deeded  
to WCSD after 100 S.  
completed

Partial road improvements  
on 100 E. and also 185 S.



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.12'	15.00'	88°33'00"	30.95'	N 44°20'58" W
C2	38.73'	38.00'	96°02'12"	49.98'	S 38°24'40" W
C3	49.00'	58.00'	59°16'15"	57.36'	S 19°14'33" E
C4	49.00'	58.00'	59°16'15"	57.36'	S 78°30'00" E



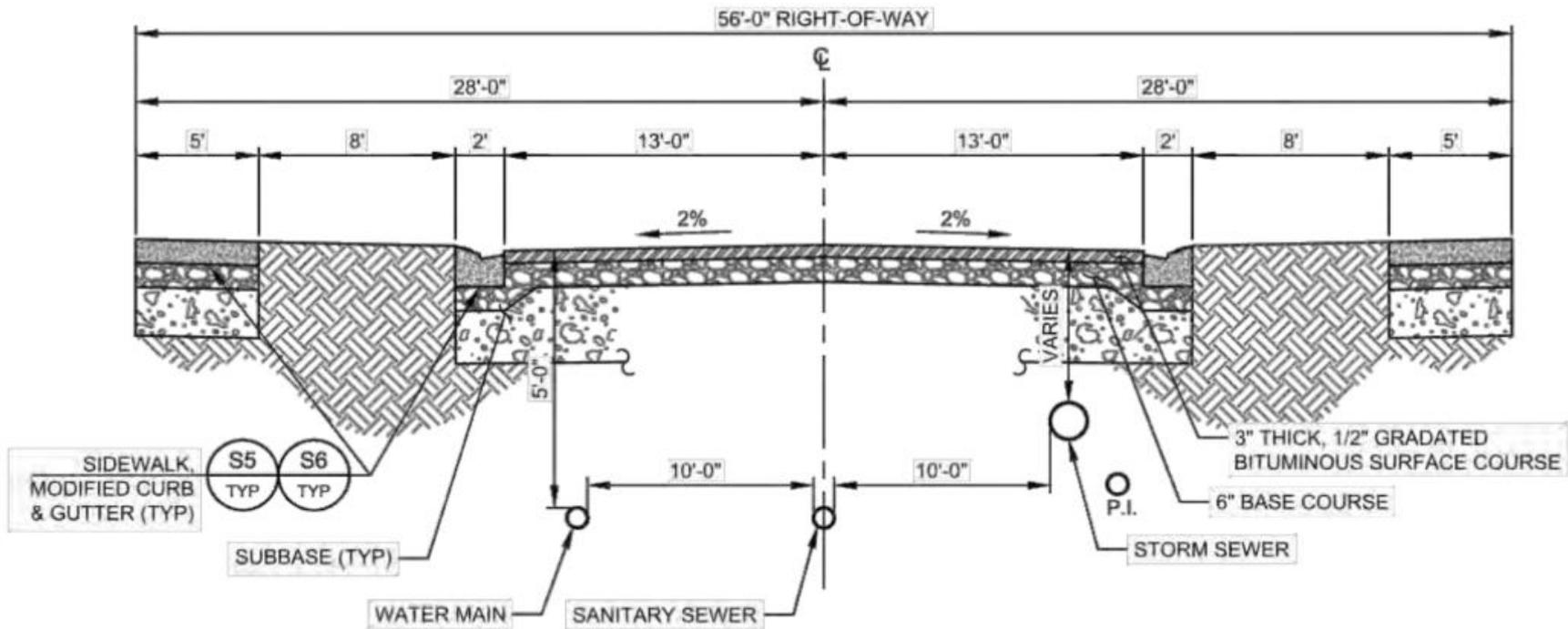
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 ERIC D. BERG, P.E.  
 CIVIL ENGINEER  
 DATE: 08 MAR 2022

C. W. URBAN  
 BONNER MEADOWS  
 PRELIMINARY SITE PLAN



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

DESIGN BY: PDB  
 DRAWN BY: PDB  
 DATE: 9 MAR 2022  
 REV: 1  
 SHEET: 1



**NOTES:**

1. WHEREVER POSSIBLE, SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
2. NO WATER LINE SMALLER THAN 8-INCH DIAMETER SHALL BE INSTALLED.
3. IMPORT/ GRANULAR FILL, A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02250.
4. SUGGESTED UTILITY PLACEMENT; FINAL PLACEMENT TO BE APPROVED BY CITY ENGINEER.

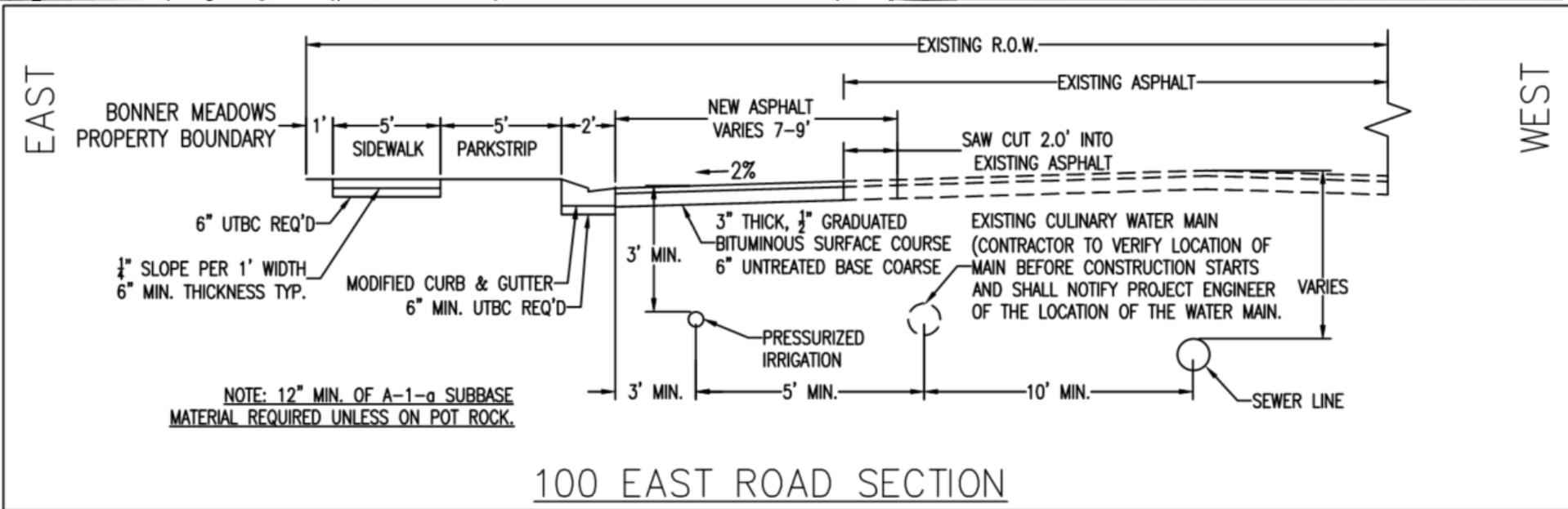
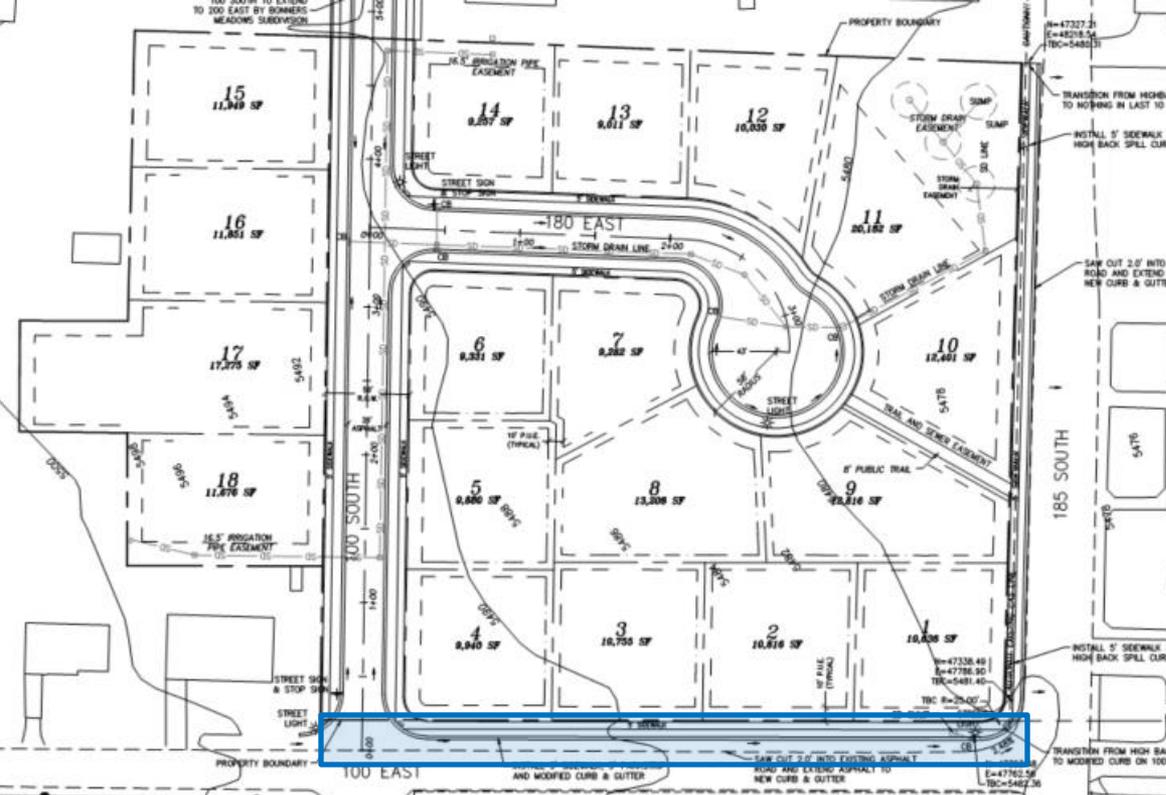
**LOCAL STREET CROSS SECTION #2**

**S1**  
TYP

**STREET CROSS-SECTIONS  
AND UTILITY LOCATIONS**

DETAIL INFO

VERTICAL EXAGGERATION 2:1





**SANITARY SEWER SYSTEM NOTES:**

1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
  - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
  - ALL SEWER MAIN LINES AND LATERAL SHALL BE INSTALLED WITH TRACER WIRE.
2. ALL LOTS SHALL HAVE A 4 INCH SEWER LATERAL.

**CULINARY WATER SYSTEM NOTES:**

1. ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.
2. ALL UNITS SHALL HAVE A 1" WATER SERVICE WITH A 1" METER.

**PRESSURIZED IRRIGATION SYSTEM NOTES:**

1. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.
2. ALL PRESSURIZED IRRIGATION LINES SHALL BE C-900 PURPLE PIPE.
3. A 1" PRESSURIZED IRRIGATION SERVICE IS TO BE PROVIDED TO EACH LOT. ADJACENT LOTS MAY SHARE A 1-1/2" SERVICE THAT IS SPLIT INTO TWO 1" SERVICES AT THE PROPERTY LINE.

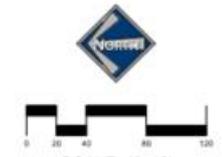
ALL SERVICES TO LOTS SHALL BE INSTALLED TO THE LIMIT OF PUBLIC UTILITY EASEMENT.

**CONSTRUCTION NOTES:**

1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
2. CONTRACTOR IS RESPONSIBLE TO COORDINATE CONSTRUCTION OF 100 EAST AND 185 SOUTH WITH MIDWAY CITY, MIDWAY ELEMENTARY SCHOOL, AND WASATCH SCHOOL DISTRICT BUS DEPARTMENT. 100 EAST AND 185 SOUTH SHALL NOT BE CLOSED OR HAVE TRAFFIC RESTRICTIONS WITHOUT THE APPROVAL OF THESE ENTITIES.

**WATER METER, FIRE HYDRANT, AND P.I. BOX LOCATION NOTE:**

1. 1/2" OF WATER METERS TO BE 2' FROM CURB AND GUTTER.
2. 1/2" OF P.I. BOXES TO BE 1.0' FROM STREET 8.0' W LINE.
3. LOCATION OF FIRE HYDRANT TO BE PER MIDWAY CITY STANDARD CONSTRUCTION DETAILS 2018.



**LEGEND**

Blue line	WATER
Blue dashed line	EXISTING WATER
Orange line	STORM DRAIN
Orange dashed line	EXISTING STORM DRAIN
Purple line	PRESSURIZED IRRIGATION
Purple dashed line	EXISTING PRESSURIZED IRRIGATION
Green line	SEWER
Green dashed line	EXISTING SANITARY SEWER
Orange circle	PIPED DITCH

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS DATED AND SIGNED.  
 PAUL S. BERG, P.E.  
 SERIAL NO. 202005  
 DATE: 08 MAR 2022

C.W. IUBAN  
**BONNER MEADOWS**  
 PRELIMINARY UTILITY PLAN



DESIGN BY: P06 DATE: 9 MAR 2022 SHEET 5  
 DRAWN BY: P06 REV:

April 12, 2022

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

**Subject: Bonner Meadows – Preliminary Review**

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Preliminary Approval. The proposed development is located between the blocks of 100 South and 185 South and 100 East and 200 East. The entire development is 5.99 acres and contains 18 lots. The following comments should be addressed.

**General Comments**

- The roads, culinary water, and storm drain systems within this development will be public infrastructure and maintained by Midway City.

**Water**

- The proposed development will be served from the Gerber Mahogany pressure zone.
- The proposed development will connect to the existing 12" culinary water line in 100 East and the existing 8" culinary water line in 200 East.
- 8" water lines will be installed within the development. The proposed culinary water system will provide adequate fire flows.
- The development will need to install an 8" water line in 100 East from 100 South to 185 South.

**Roads**

- A new road is proposed to be installed on 100 South from 100 East to 200 East. All new roads will have a cross section of 26' of asphalt, modified curb & gutter, an 8' park-strips and 5' sidewalks.
- Due to the roadway dedication on Michie Lane, Midway City will be dedicating 185 South from 100 East to the eastern property line of the Midway Elementary to the Wasatch School District.

**Storm Drain**

- The storm water within the proposed development will be public and will be collected and dispersed through the use of catch basins, sumps, and retention basins.
- For maintenance a utility easement within 185 South needs to be provided to maintain access to the storm drain pond and sumps.

**Irrigation**

- The proposed development will connect to an existing irrigation in 100 East and 200 East and install services with meters according to Midway Irrigation Company

standards.

- There is an existing drainage ditch that will need to be piped through the subdivision. Work with Mike Kohler for location and pipe material allowed.

**Trails**

- There will be an 8' trail connecting the cul-de-sac to 185 South.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering

# DISCUSSION ITEMS

- Safety plan
- Single-family dwellings
  - Lots do not comply with requirements for duplexes
  - Water rights have been calculated for single-family dwellings and not for duplexes
- 185 South
  - City and School District agreement for 185 South
- Stormwater
  - Access to detention basin from 200 East

C.W.  
**URBAN**

1-866-744-CITY

builtbycw.com

1222 W Legacy Crossing Blvd  
Centerville, UT 84014

On Tuesday, August 9<sup>th</sup>, Paul Berg met with Principal Mecham, the Principal at Midway Elementary School. Paul was representing the interests of CW Urban and addressing concerns of site design and construction timing.

Below you will find a brief recap of the conversation and resolutions discussed. Paul Berg can address the conversation in more detail in person during the City Council Meeting to be held on 8/16/2022.

Regarding the council's concerns about the trail between lots 9 and 10, Principal Mecham stated that she has "no problem" with the trail. The sidewalk along the east side of 100 E. will require her to have another teacher watching the 100 E. and 185 S. intersection. This same teacher would also be able to monitor pedestrians from the trail and the 185 S. sidewalk. If the City Council still has concerns over the trail, CW Urban has no problem removing the trail from the plans and expanding lots 9 and 10.

Regarding the council's concerns about construction during school hours, timing of schools starts, and typical drop-off times the following items were addressed. Principal Mecham did not have a concern with construction taking place during the school year, and the following construction schedule was discussed.

- The first school bell rings at 8:40 am.
- School drop-off typically begins around 8:15 am and ends around 8:50 pm.
- Principal Mecham suggests a 9:00 am construction start time.
- On Monday, school ends at 2:20 pm. Construction should halt, and the road should be cleaned up and open by 2:00 pm. Construction could then continue after 2:45 pm.
- Tuesday – Friday school ends at 3:20 pm. Construction should halt, and the road should be cleaned up and open by 3:00. Construction could then continue after 3:45 pm.

It was explained to Principal Mecham that once construction commences, work will initially take place on the interior road and cul-de-sac behind temporary, chain-link construction fencing. Given the expected approval process timeline, it was explained that improvements to 100 E. and 185 S. would likely not be until Spring of 2023.

It was discussed with Principal Mecham that the construction team will meet the school's expectations for opening and closing roads, keeping travel lanes clean, and maintaining at least one lane open at a time even while improvements on 100 E. and 185 S. are occurring.

It is also worth noting that construction access will be taken on 200 E. and exclusively 200 E.

Below you will find a construction plan detailed to the best of our abilities given the feedback we have received from conversations with the Midway Elementary School Principal and the City Engineer.

Sincerely,

Colton Chronister  
Project Manager

# C.W. URBAN

1-866-744-CITY

[builtbycw.com](http://builtbycw.com)

1222 W Legacy Crossing Blvd

Centerville, UT 84014

## **Monday – Friday Construction Operation Hours:**

AM Construction Start Time: No earlier than 9:00 AM

PM Construction Stop Time:

- Monday: No later than 2:00 PM
- Tuesday – Friday: No later than 3:00 PM

PM Construction Restart Time:

- Monday: No earlier than 2:45 PM
- Tuesday – Friday: No earlier than 3:45 PM

\*During construction hours, a drivable lane on 100 E. and 185 S., outside of the construction area will be maintained clean and operable.

## **Weekend Construction Operation Hours:**

Weekend Construction will occur per city standards and in conjunction with city officials in accordance to agreed upon construction hours of operation.

## **Construction Access:**

- Access will only be taken from 200 E.
- No construction access will be taken from 100 E. or 185. S.

Any additional requirements from the City on construction operation hours will be addressed upon City approval and a contract signed with a general contractor.

# DISCUSSION ITEMS

- Safety plan
- Single-family dwellings
  - Lots do not comply with requirements for duplexes
  - Water rights have been calculated for single-family dwellings and not for duplexes
- 185 South
  - City and School District agreement for 185 South
- Stormwater
  - Access to detention basin from 200 East

# WATER BOARD RECOMMENDATION

This item was reviewed by the Water Board on February 6, 2017 (Lucerne Estates – 14 lots – 17.6 acre feet) and on August 5, 2019 (Bonner landing – 4 lots – 5.39 acre feet). The current proposal combines Lucerne Estates and Bonner Landing into what is presented in this staff report. The number of lots, lot areas, and park strip areas have not changed from the original submittals. The combined Water Board recommendations is that **22.99-acre feet** of water are tendered to the City before the Bonner Landing plat is recorded. This calculation is based on single-family dwellings constructed on each lot.

# POSSIBLE FINDINGS

- The proposal does meet the intent of the General Plan for the R-1-9 zoning district
- The proposal does comply with the land use requirements of the R-1-9 zoning district
- The sidewalks crossing the property and connecting to neighboring roads and existing sidewalks will benefit the community by allowing safe pedestrian access.
- Any failure to submit a proposed final plan and final approval submittal package within one year of the approval of the Preliminary Plan by the City Council shall terminate all proceedings and render the Preliminary Plan null and void.

# RECOMMENDED CONDITIONS

1. Any construction on 100 East and 185 South takes place in the summer break when school is not in session.