

Midway City Council
1 November 2022
Regular Meeting

Bonner Meadows /
Final Approval



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: November 1, 2022
NAME OF PROJECT: Bonner Meadows
NAME OF APPLICANT: Colton Chronister
OWNER OF RECORD: Johnsons Landing LLC
AGENDA ITEM: Final Approval
LOCATION OF ITEM: 100 East 100 South
ZONING DESIGNATION: R-1-9

ITEM: 9

Colton Chronister, agent for Johnsons Landing LLC, is requesting final approval of Bonner Meadows. The proposal is for an 18-lot subdivision on 5.99 acres in the R-1-9 zone. The property is located at approximately 100 East 100 South.

BACKGROUND:

This request is for final approval of Bonner Meadows, a large-scale subdivision on 5.99 acres that will contain 18 lots. Most of the proposed lots in the subdivision will obtain frontage along new roads built within the subdivision (100 South and 180 East) and four lots will front the existing 100 East. The property is in the R-1-9 zones which allows single-family dwellings and duplex dwellings (duplex lots require more frontage, acreage, and water rights than single-family lots). None of the lots qualify as duplex lots.

This R-1-9 zone does not require open space, so no open space has been included in the proposal. The parcel is located close to Main Street where many services are located. It is also close to the Midway Elementary School and a church. The property has historically been used for agriculture. The sidewalks in the development are 5' wide and park strips are 8' wide. The new sidewalks will greatly help the movement of pedestrians, especially the school children in the area. Children currently use 200 East to access school which does not have a sidewalk. With the proposed development, children will now be able to use the new 5' sidewalks which will allow a safer walk to school. The developer has included an 8' trail that will run from the end of the cul-de-sac to 185 South, which will become school property.

The General plan describes the R-1-9 zone as the following:

The R-1-9 zone (9,000 sf lot) provides a residential environment within the City which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1-11 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one and two-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. This zone should be planned with an emphasis on walkability.

LAND USE SUMMARY:

- 5.99-acres
- R-1-9 zoning
- Proposal contains eighteen single family building lots (no duplex lots)
- Access to lots is provided by 100 East and new roads 100 South and 180 East
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary waterline

ANALYSIS:

Access/Roads – Access will be from 100 South, 100 East and 180 East. The proposed 100 South will access 200 East north of lot 17 of the Timpanogos View Estates where the City owns a 60' wide area that was deeded to the City for a future road when the Timpanogos View Estates plat was recorded in August of 1973.

The new cul-de-sac complies with the maximum cul-de-sac length of 1,300' and maximum lot count on a cul-de-sac of eleven.

The applicant will be required to improve all existing roads abutting the development to match to a city standard half width.

Frontage – The land use code requires that all lots to meet the minimum frontage requirements for the zone. The R-1-9 zone requires 90' of frontage for detached single family lots (non-duplex lots) but allows a reduction of frontage down to 60' if 75% of the frontage is contained within the bulb of a cul-de-sac. All lots appear to meet these requirements.

Single-family dwellings – Only single-family dwellings will be allowed on the eighteen lots, even though the R-1-9 zone does allow for both attached and detached duplexes. Duplexes are not allowed because the lots do not comply with the minimum code requirements for duplexes which includes additional water for a second culinary connection, adequate frontage, and minimum lot sizes. A note should be included on the plat advising future lot owners of the limitation.

Sidewalks and connectivity – The developer will install 5' sidewalks throughout the development and along existing street frontages that are contiguous with the development. The new sidewalks will greatly help the movement of pedestrians, especially school children, in the area. Many children use 200 East to access the school which does not have sidewalk. Now children will be able to use the new 5' sidewalks in the proposal which will allow a safer walk to school. The developer has included an 8' asphalt trail that will run from the end of the cul-de-sac to 185 South, which will become school property.

Construction hours and construction access – Midway City Council and staff want to make sure all safety concerns are addressed regarding school children and the active construction that will take place near the Midway Elementary. The City has required that the developer meet with the school district which included a meeting with Principal Mecham. What came out of that meeting was a time limitation of construction operations and construction access limitations. The developer submitted a plan that reflects these limitations (see attached). The agreed upon limitations, which were approved by the City Council as part of preliminary approval, are the following:

Monday – Friday Construction Operation Hours:

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

PM Construction Stop Time:

- Monday: No later than 1:45 PM

- Tuesday – Friday: No later than 2:45 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.

City and School District agreement of 185 South – The City and the Wasatch School District agreed to a property exchange in 2017 that allowed for the construction of Michie Lane (300 South). The agreement was that the school district would deed Michie Lane to the City to allow for construction of the road if the City, at a future date, would deed 185 South to the school district. The catalyst for deeding 185 South was determined to be when 100 South is built which, is part of the proposed Bonner Meadows subdivision. Basically, the City agreed to vacate one road if two new roads were in service. The deeding of 185 to the school district will allow the school to have flexibility regarding future plans for Midway Elementary and its surrounding property. Once 100 South is built and deeded to the City then the City will need to follow the process, as outlined in the State code, to vacate the road and then deed it to the school district.

Geotechnical Study – A Geotechnical Study has been submitted to the City and has been reviewed by Horrocks Engineers.

Sensitive Lands – The applicant has submitted an environmental assessment and has not identified any sensitive lands that are part of the proposed development (see attached).

Culinary Water Connection – The lots will connect to existing city culinary water lines located in the area.

Sewer Connection – The lots will connect to existing Midway Sanitation District sewer lines located in the area.

Fire Flow - A fire hydrant will need to be located within 500' of any future dwellings, measured by the route of a fire hose from the fire hydrant to the future home site.

Secondary Water Connection – The lots will connect to Midway Irrigation Company’s secondary water system which is already servicing the property. Secondary water meters are required for each lateral. The applicant has submitted a will-serve letter from the Midway Irrigation Company (see attached).

Traffic study – A traffic study is required for this proposal since there are more than 15 lots proposed which the applicant has submitted (see attached).

100 East construction – One of the main routes to access Midway Elementary is 100 East. Buses, vehicles carrying students, and pedestrians and students all access the school along this route. Staff feels it is very important that construction for 100 East takes place in the summer before school begins for safety concerns. The other roads in the subdivision (100 South and 180 East) do not present the same safety issues that 100 East presents since they are new roads and therefore should not have the same construction timing restriction. It is recommended that a condition of approval is that any construction on 100 East takes place before school starts in the fall.

Storm Water – Storm water runoff will be captured and retained onsite in a pond located on lot 11. The applicant will need to ensure that the storm drain easement on lot 11 is clearly marked on the plat. The City will maintain the right to access the pond for future emergency access. The plat will need to include a note requiring the owner of lot 11 to provide a 10’ (minimum) access gate if a fence or some other type of barrier or obstruction is proposed to be erected on the lot inhibiting access over the access easement. Before deeding the road to the school district, the applicant will need to work with the city to ensure that there is an access easement over the road allowing for future access to the pond on the rear of lot 11.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Garland: I make a motion that we recommend approval for the final approval of a standard subdivision to be known as Bonner Meadows subdivision which will contain 18 lots. The property is 5.99 acres and is located at 100 South and 100 East and is in the R-1-9 zone. We accept the staff findings and the conditions listed in the staff report.

Seconded: Commissioner Wardle

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Osborn, Wardle, Lineback, Garland

Nays: None

Motion: Passed

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.

ALTERNATIVE ACTIONS:

1. Approval. This action can be taken if the City Council finds that conditions placed on the approval can resolve any outstanding issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s)

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 meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. Construction times on 100 East and 185 South are limited to the specific times listed in this report.
2. Construction times on for areas not on 100 East and 185 South are limited to Midway standards.
3. Construction access is limited to the specific locations identified in this staff report.

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. .
Midway City Engineer

cc: Berg Engineering

Midway Irrigation Company Will Serve Letter.
April 22, 2022

Project Name: Bonner Landing

Address: 100 South and 150 East , Midway, Utah.

Name of Developer:

Parcel Size: 5.98 Acres

Present Land Use:

Amount of Irrigated Land 5.98 Acres

Amount of Non-Irrigated Land: 0.0 Acre

Scope of the proposed project:

Number of ERUs: 18

Amount of Irrigated Land: 4.33 Acres

Amount of Non-Irrigated Land:

Home sites, Roads & Trails– 1.65 Acres

Historic Non-Irrigated- 0.0 Acres

Water Requirement:

Culinary Quality Number of Acre Feet: 14.40 Acre Feet

Irrigation Quality Number of Acre Feet: 8.59 Acre Feet

Water Rights Available to the project: X.XX Shares of Midway
Company Stock

Project Water Allocation:

Culinary Water Provider: Midway City

Water Rights Required: 14.40 ac. ft.

Infrastructure Requirements:

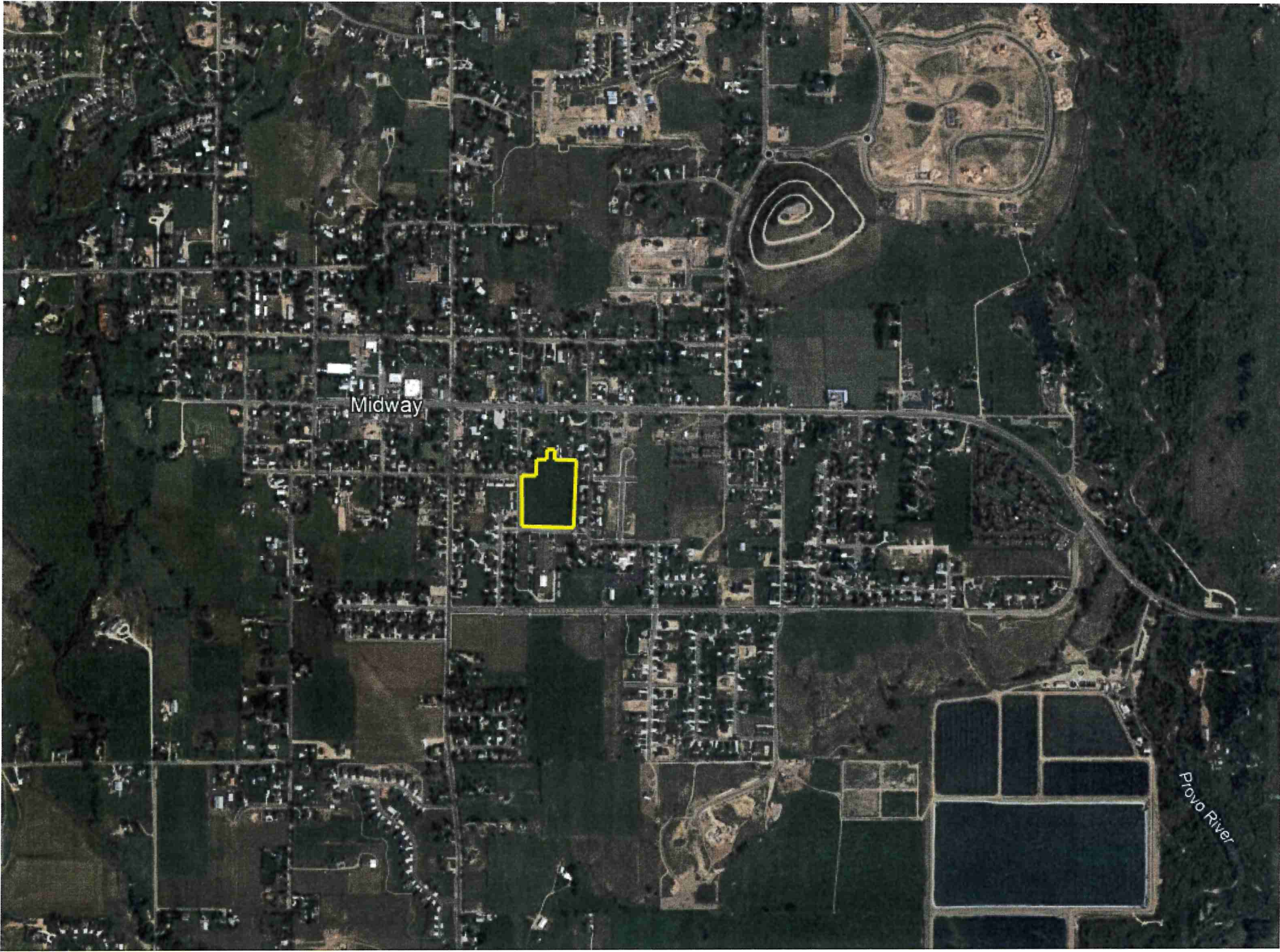
Secondary Water Provider: Midway Irrigation Company.

Water Rights required: 8.59 acre-feet

Project Approval Required Conditions:

1. Transfer 14.40 acre-feet of Midway Irrigation Water Right to Midway City for culinary water requirements.
2. Transfer 8.59 acre-feet of Midway Irrigation Water Right to Midway City for secondary irrigation water requirements.
3. Developers will be required to connect to Midway Irrigation Company Main Line under the condition that it is completed under the direction of the Company's Manager and in accordance with the company's construction guide line and policies.
4. Developers must install secondary water meters on each lot. The installation must be in accordance with the company's construction guide line and policies.
5. The final plat will not be approved or signed until all conditions are met.

Steve Farrell, President
Midway Irrigation Company



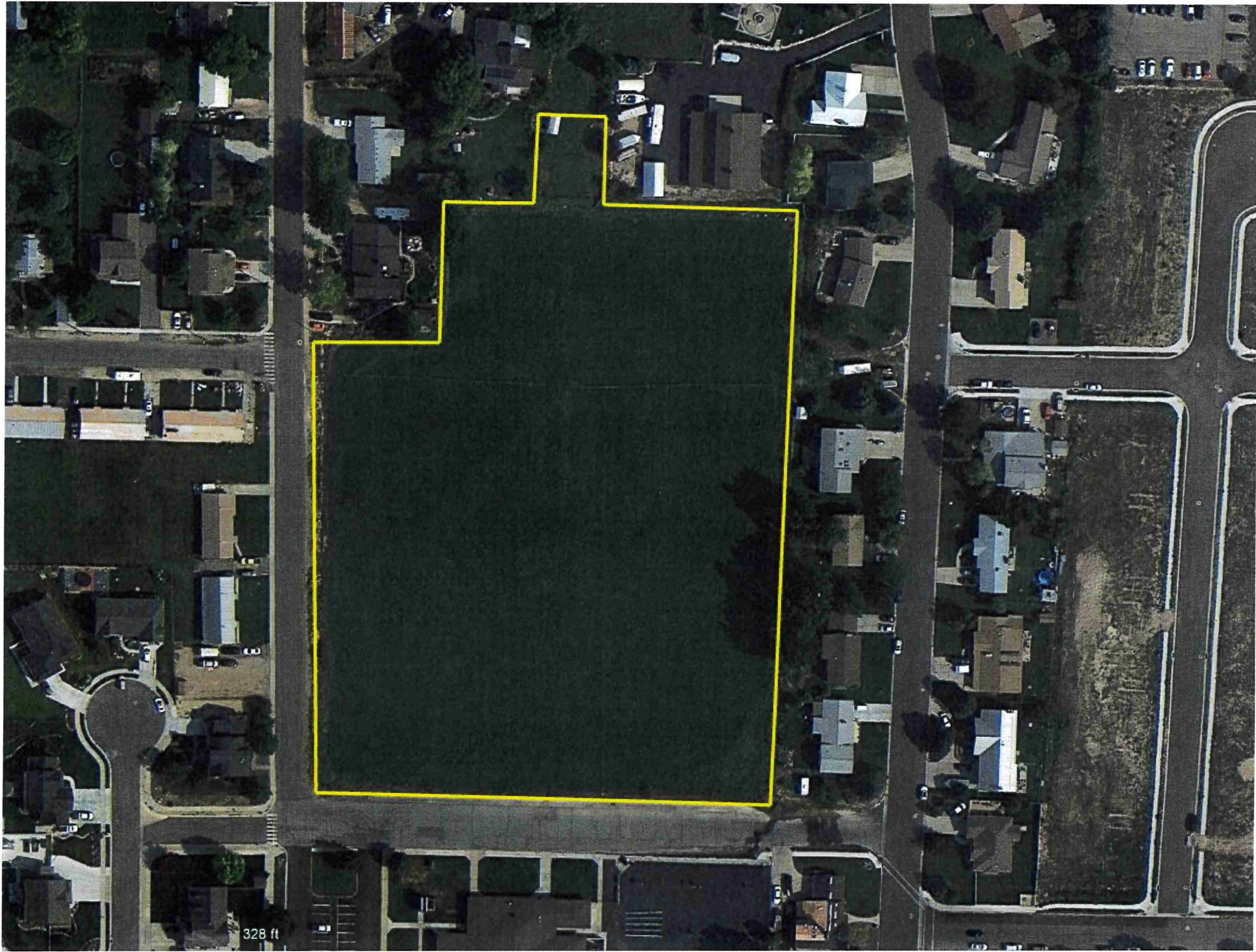
Midway



Provo River



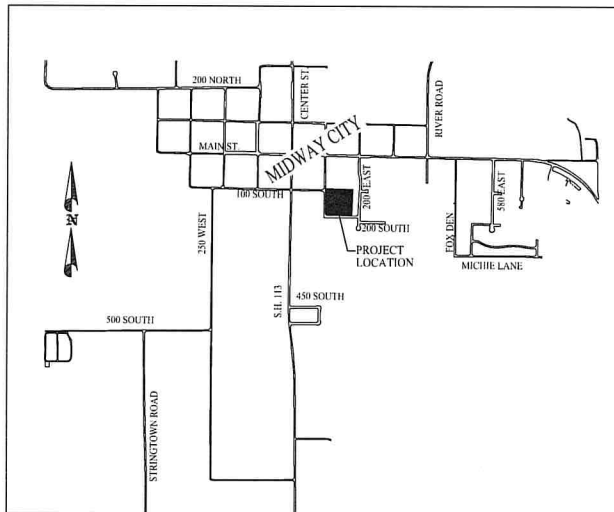
610 ft



328 ft

BONNER MEADOWS

FINAL APPLICATION



MIDWAY CITY
VICINITY MAP

SHEET INDEX

1. SITE PLAN
2. 100 SOUTH ROAD PLAN & PROFILE
3. 180 EAST ROAD PLAN & PROFILE
4. 100 EAST AND 185 SOUTH ROAD WIDENING PLAN
5. ROAD CONSTRUCTION DETAILS
6. UTILITY PLAN
7. WATER AND PRESSURIZED IRRIGATION CONSTRUCTION DETAILS
8. 180 EAST & 185 SOUTH SEWER PLAN AND PROFILE
9. 100 SOUTH SEWER PLAN AND PROFILE
10. 100 EAST SEWER PLAN AND PROFILE
11. SEWER CONSTRUCTION DETAILS
12. STORM DRAIN PLAN
13. 180 EAST STORM DRAIN PLAN AND PROFILE
14. PIPED DITCH PLAN AND PROFILE
15. STORM DRAIN CONSTRUCTION DETAILS
16. BONNER MEADOWS PLAT

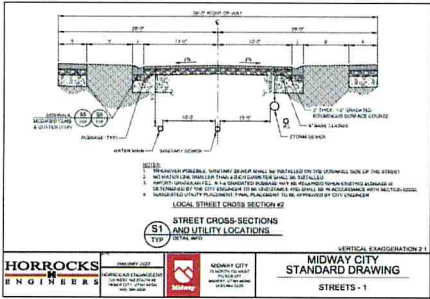
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PAUL D. BERG, P.E.
SERIAL NO. 285283
DATE: 7 SEP 2022

C.W. URBAN
BONNER MEADOWS

COVER SHEET

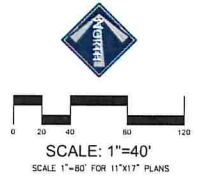


DESIGN BY: PDB	DATE: 7 SEP 2022	SHEET
DRAWN BY: PDB	REV:	0



HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 (303) 733-1100
 www.horrocksend.com

MIDWAY CITY STANDARD DRAWING
 STREETS - 1



PARCEL: 00-0006-5172
 ZONING: R-1-9
 SINGLE FAMILY HOMES ARE
 PROPOSED FOR ALL LOTS
 WITHIN THE SUBDIVISION.

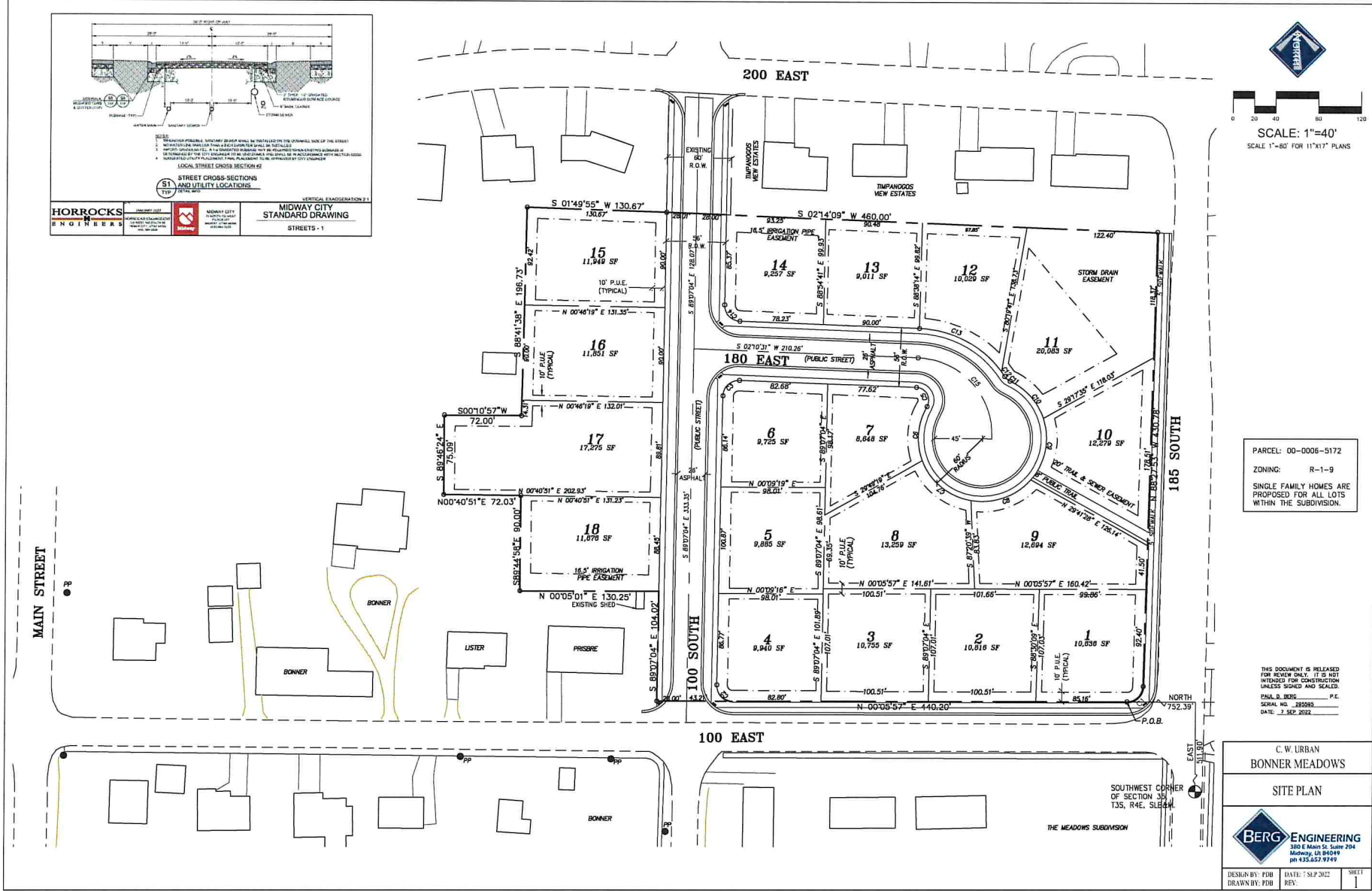
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 PAUL S. BODE, P.E.
 SERIAL NO. 288985
 DATE: 7 SEP 2022

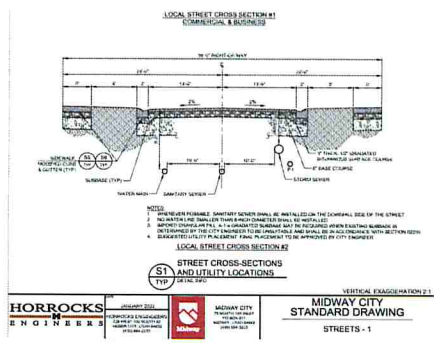
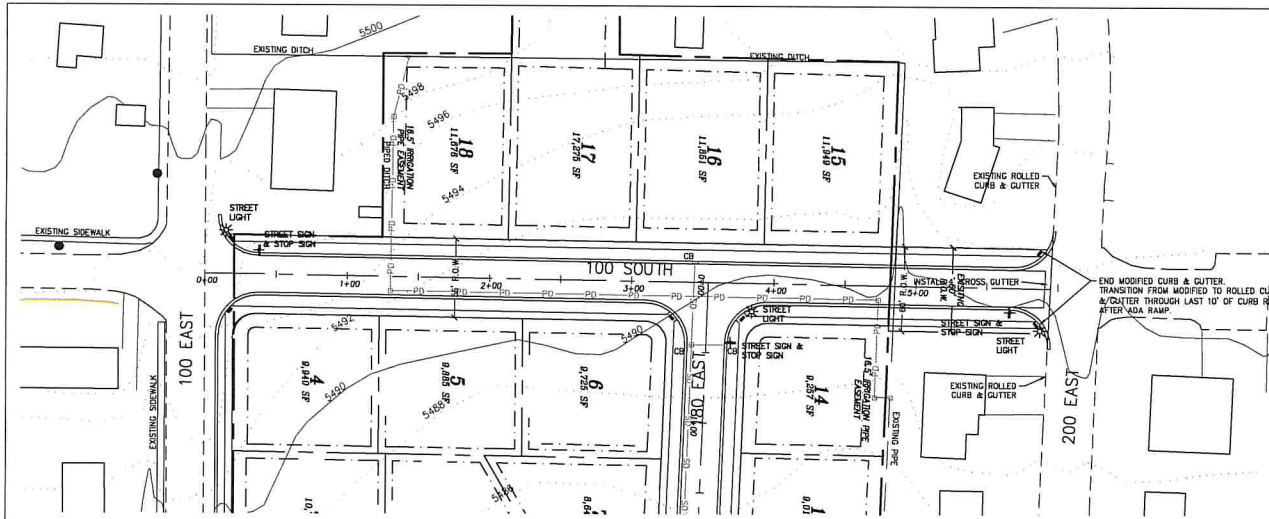
C. W. URBAN
 BONNER MEADOWS

SITE PLAN

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, UT 84049
 ph 435.652.9749

DESIGN BY: FDB DATE: 7 SEP 2022 SHEET: 1
 DRAWN BY: FDB REV:





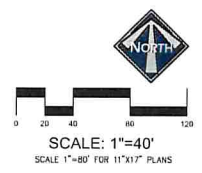
LEGEND

SD PROPOSED STORM DRAIN
 PD PROPOSED PIPED DITCH

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

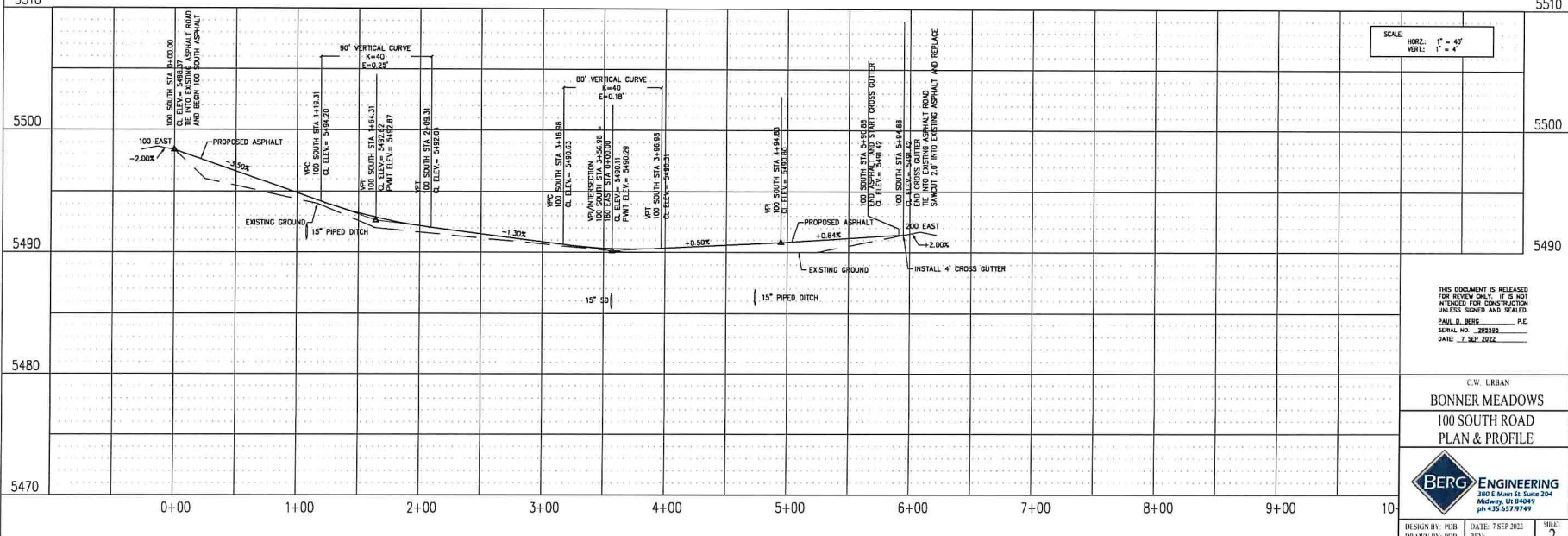
SIDEWALK/TRAIL NOTE:
 ADA STAMPS ARE REQUIRED AT ALL ROAD INTERSECTIONS.

ADA RAMP



5510

5510



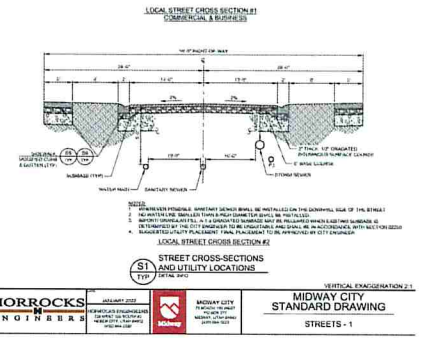
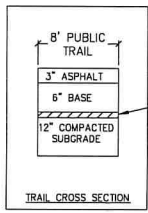
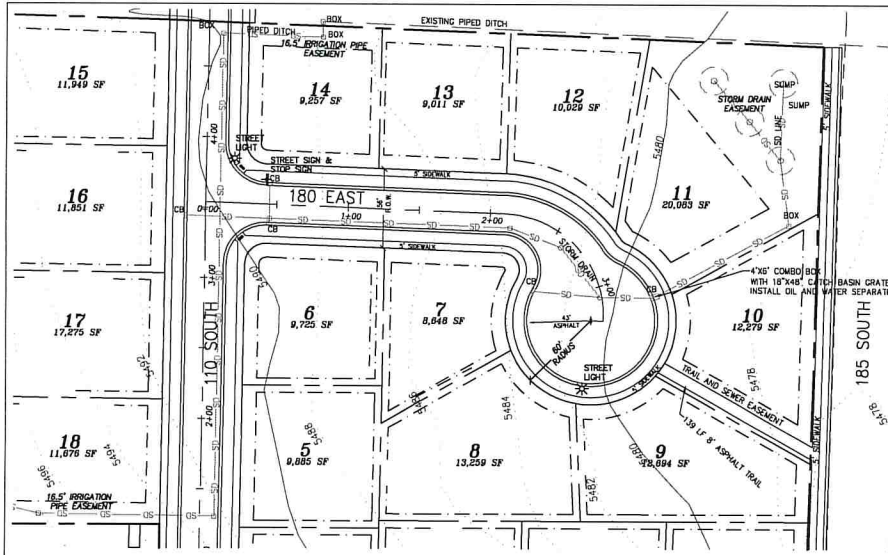
SCALE
 HORIZ: 1" = 40'
 VERT: 1" = 4'

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 SERIAL NO. 299392
 DATE: 7 SEP 2022

CW URBAN
 BONNER MEADOWS
 100 SOUTH ROAD
 PLAN & PROFILE

BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435 657 9749

DESIGN BY: PDB DATE: 7 SEP 2022 SHEET: 2
 DRAWN BY: PDB REV: 1



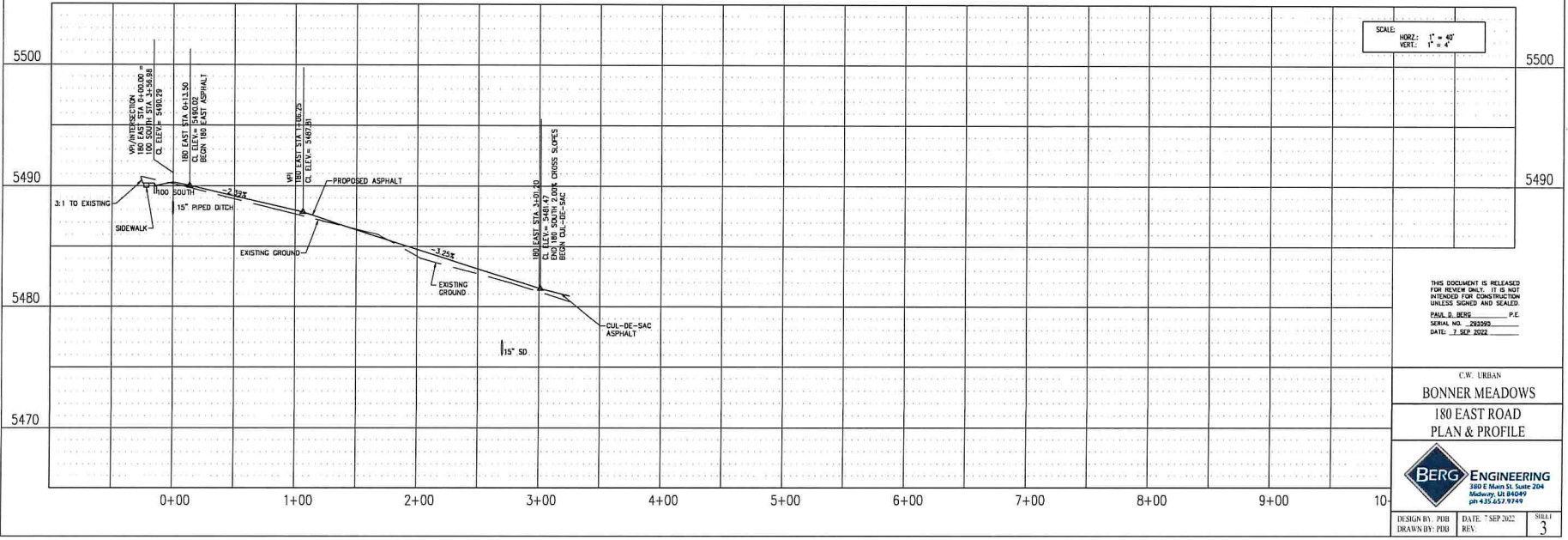
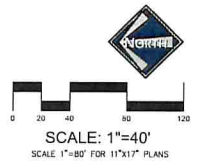
LEGEND

SD — PROPOSED STORM DRAIN
 PD — PROPOSED PIPED DITCH

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

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 ADA RAMPS ARE REQUIRED AT ALL ROAD INTERSECTIONS.

ADA RAMP



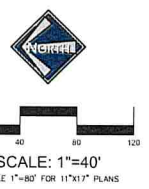
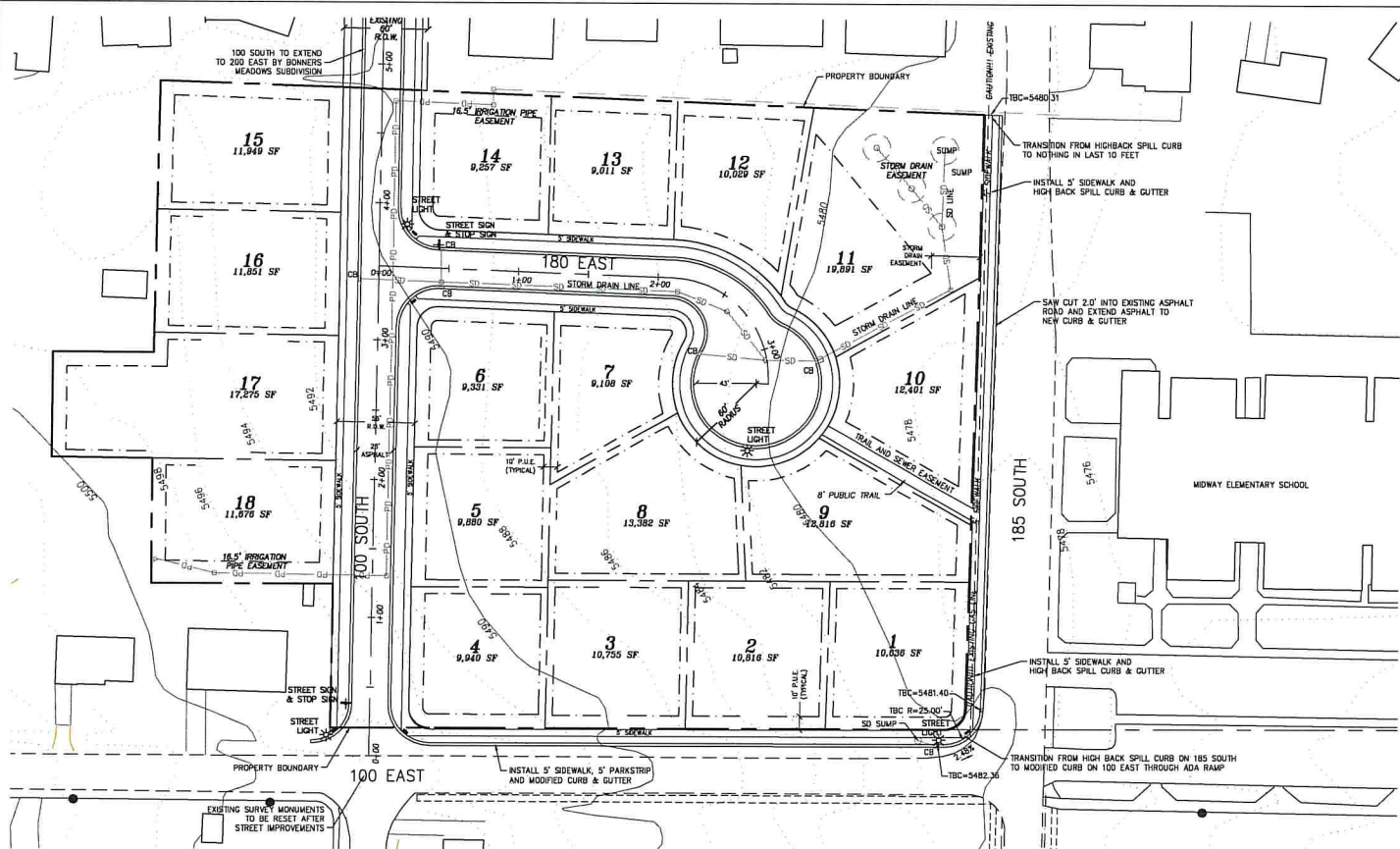
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 SERIAL NO. 293299
 DATE: 7 SEP 2022

C.W. URBAN
 BONNER MEADOWS
 180 EAST ROAD
 PLAN & PROFILE

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, IL 61849
 ph 435.657.9749

DESIGN BY: PDB DATE: 7 SEP 2022 SHEET: 3
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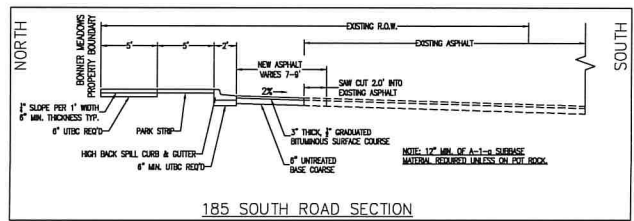
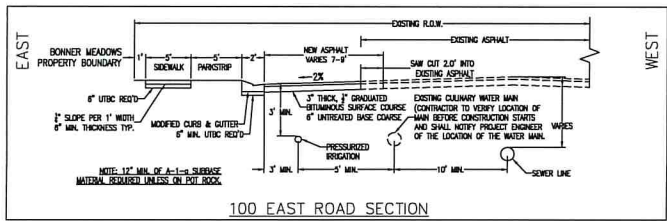


LEGEND
 SD PROPOSED STORM DRAIN
 PD PROPOSED PIPED DITCH

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 WASHATON SCHOOL DISTRICT BUS DEPARTMENT. 100 EAST AND 185 SOUTH SHALL NOT BE CLOSED OR HAVE TRAFFIC RESTRICTIONS WITHOUT THE APPROVAL OF THESE ENTITIES.

SIDEWALK NOTE:
 ADA RAMPS ARE REQUIRED AT ALL ROAD INTERSECTIONS.

ADA RAMP



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 DATE: 7 SEP 2022

CW URBAN
BONNERS MEADOWS
 100 EAST AND 185 SOUTH
 ROAD WIDENING PLAN

BERG ENGINEERING
 380 E. Main St. Suite 204
 McKinney, TX 75049
 ph 435.657.9749

DESIGN BY: PFB
 DRAWN BY: PFB
 DATE: 7 SEP 2022
 SHEET: 4

- SANITARY SEWER SYSTEM NOTES:**
- 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.
 - ALL LOTS SHALL HAVE A 4 INCH SEWER LATERAL.

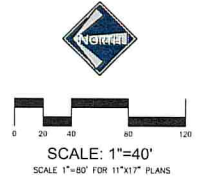
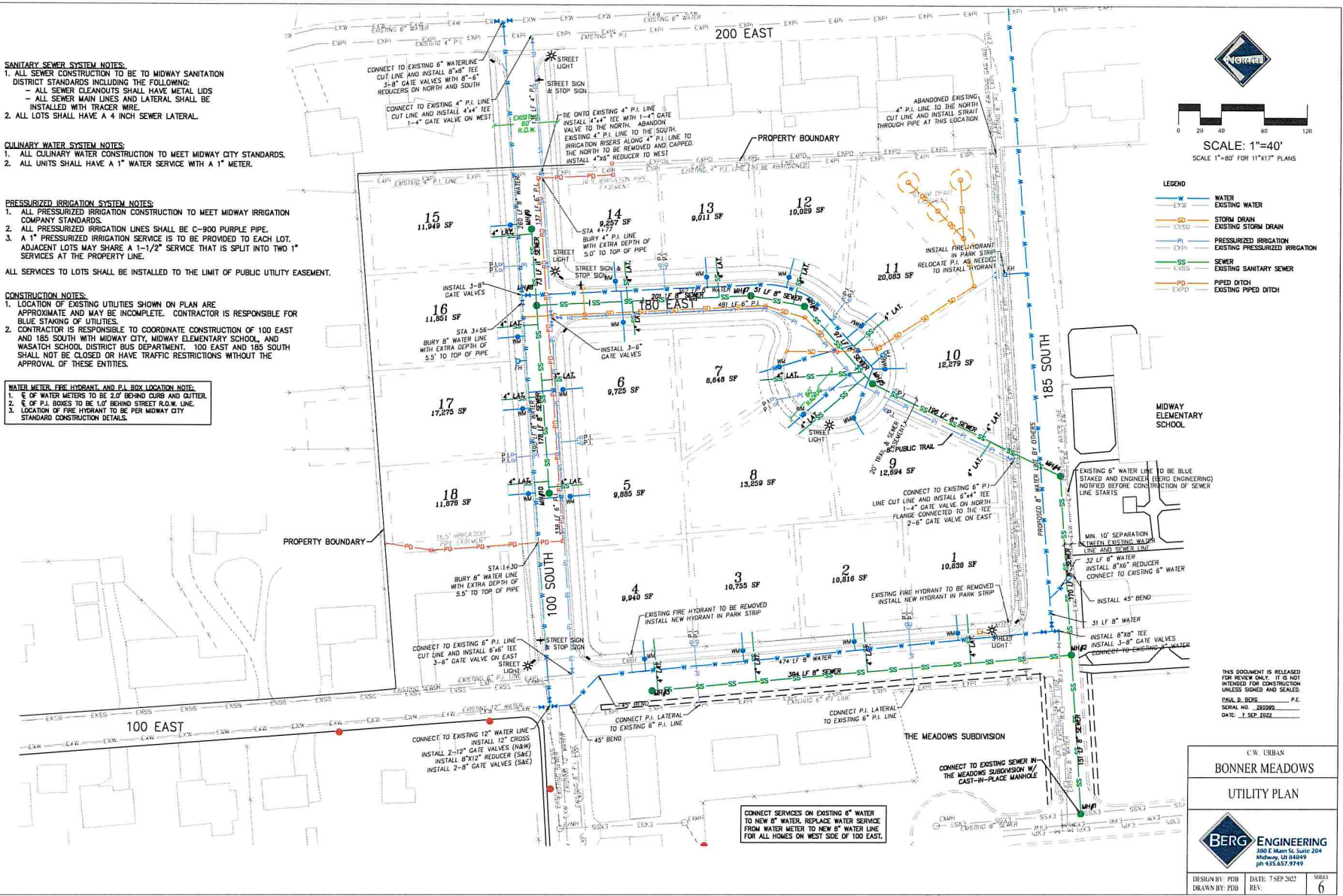
- CULINARY WATER SYSTEM NOTES:**
- ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.
 - ALL UNITS SHALL HAVE A 1" WATER SERVICE WITH A 1" METER.

- PRESSURIZED IRRIGATION SYSTEM NOTES:**
- ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.
 - ALL PRESSURIZED IRRIGATION LINES SHALL BE C-900 PURPLE PIPE.
 - 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:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
 - 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:**
- E OF WATER METERS TO BE 2.0' BEHIND CURB AND GUTTER.
 - E OF P.I. BOXES TO BE 1.0' BEHIND STREET R.O.W. LINE.
 - LOCATION OF FIRE HYDRANT TO BE PER MIDWAY CITY STANDARD CONSTRUCTION DETAILS.



- LEGEND**
- W WATER
 - EW EXISTING WATER
 - SD STORM DRAIN
 - ESD EXISTING STORM DRAIN
 - PI PRESSURIZED IRRIGATION
 - EXPI EXISTING PRESSURIZED IRRIGATION
 - SS EXISTING SANITARY SEWER
 - ESSS EXISTING SANITARY SEWER
 - PD PIPED DITCH
 - EXPD EXISTING PIPED DITCH

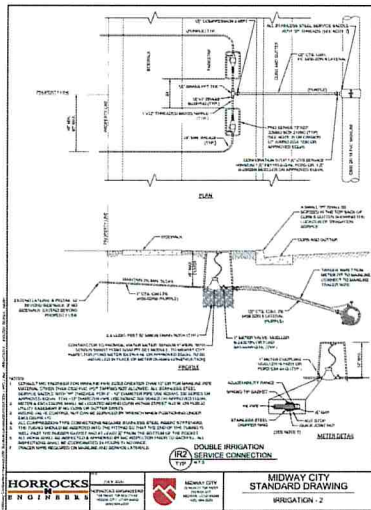
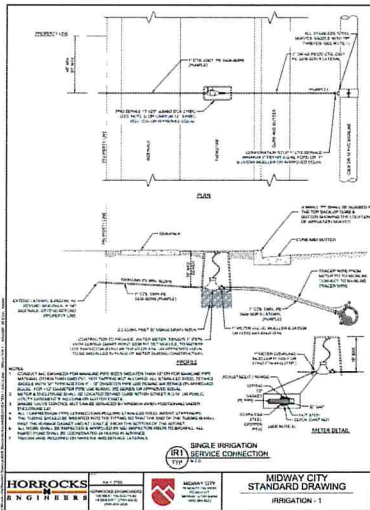
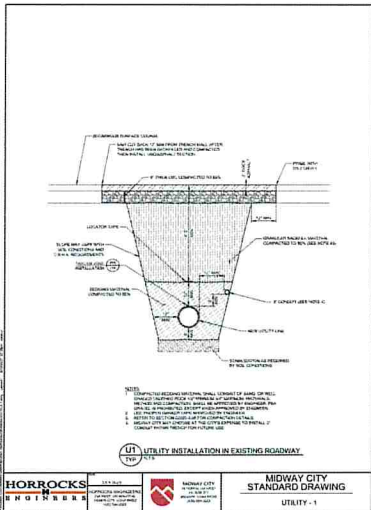
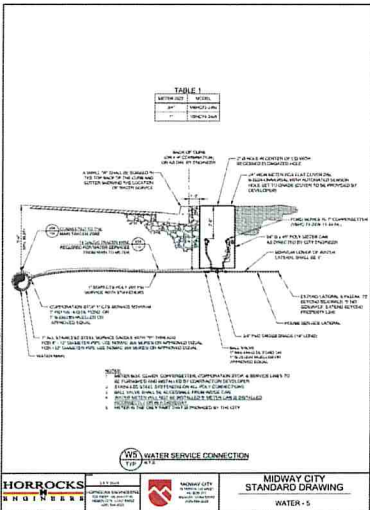
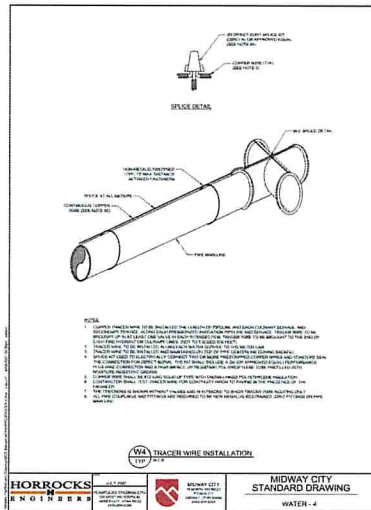
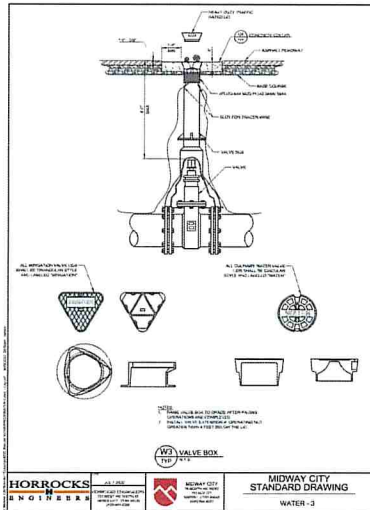
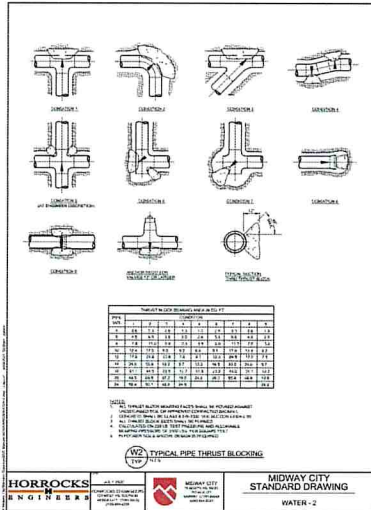
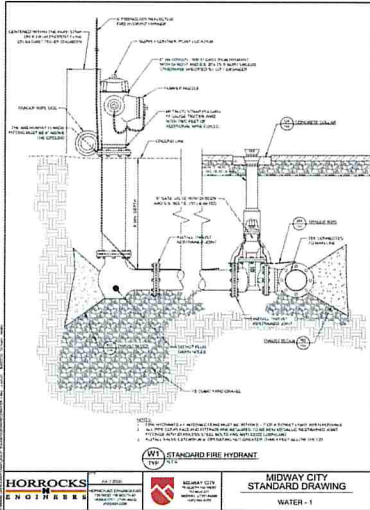
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 PAUL B. BERG, P.E.
 SERIAL NO. 232292
 DATE: 7 SEP 2022

C.W. URBAN
BONNER MEADOWS
 UTILITY PLAN

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

DESIGN BY: PDB	DATE: 7-SEP-2022	SHEET
DRAWN BY: PDB	REV:	6

CONNECT SERVICES ON EXISTING 6" WATER TO NEW 8" WATER. REPLACE WATER SERVICE FROM WATER METER TO NEW 8" WATER LINE FOR ALL HOMES ON WEST SIDE OF 100 EAST.

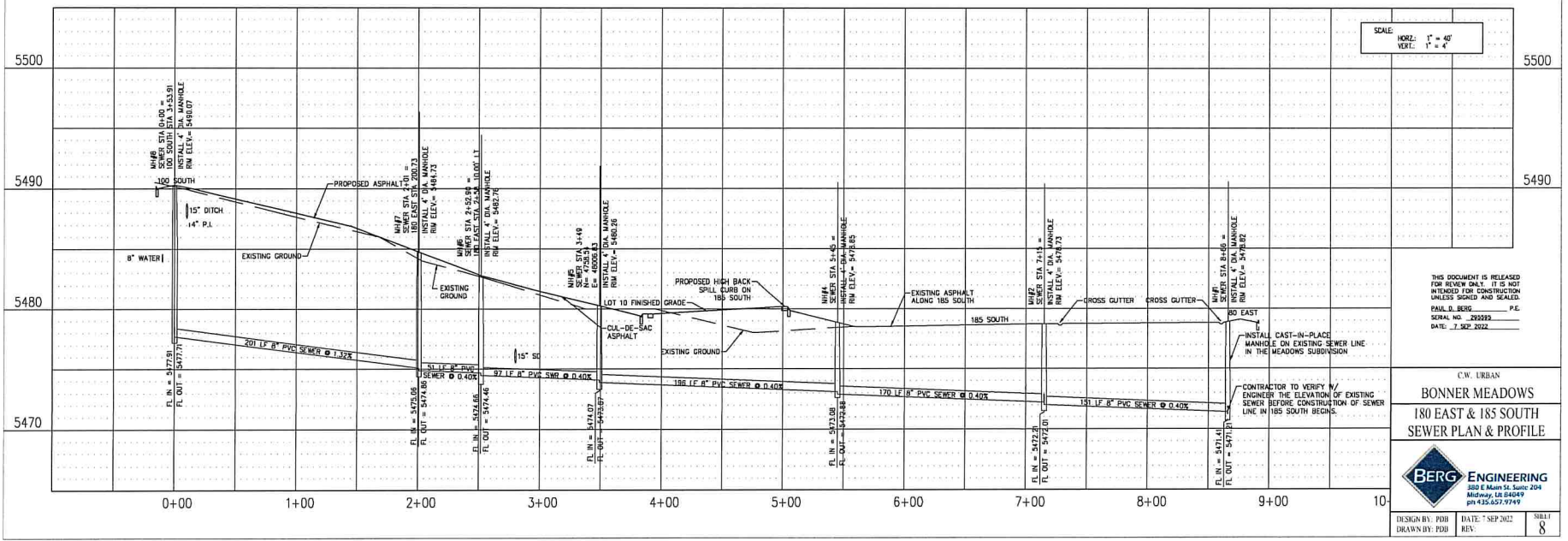
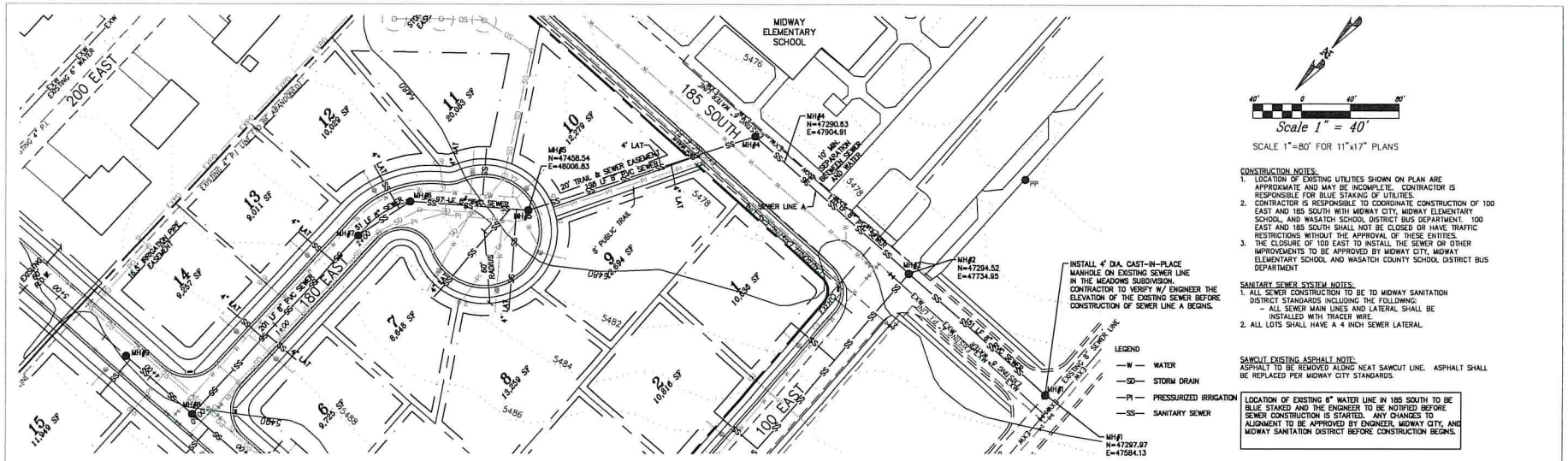


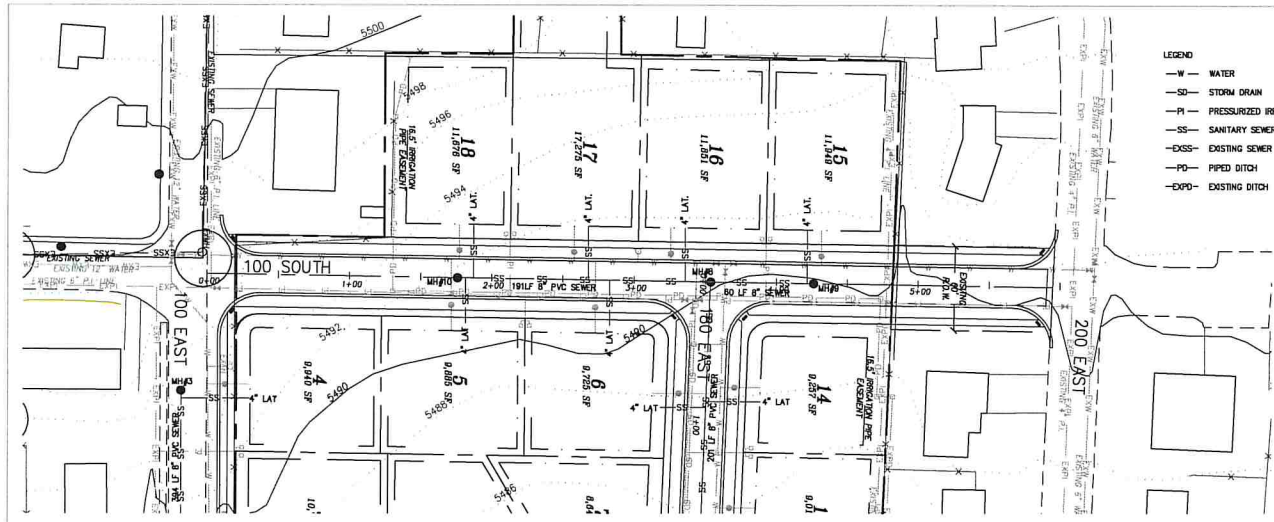
C.W. URBAN
BONNER MEADOWS
WATER & PI
CONSTRUCTION DETAILS

BERG ENGINEERING
388 E Main St, Suite 204
Midway, IL 61849
ph 435.657.9749

DESIGN BY: PUB | DATE: 7 SEP 2022 | SHEET: 7
DRAWN BY: DJJ | REV:

11/21/2022 10:58 AM C:\PROJECTS\2022\11-21-2022\11-21-2022.dwg 11/21/2022 10:58 AM





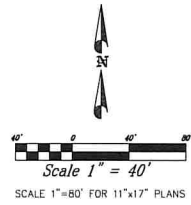
- LEGEND**
- W — WATER
 - SD — STORM DRAIN
 - PI — PRESSURIZED IRRIGATION
 - SS — SANITARY SEWER
 - EXSS — EXISTING SEWER
 - PD — PIPED DITCH
 - EXPD — EXISTING DITCH

STREET CROSS-SECTION AND UTILITY LOCATIONS

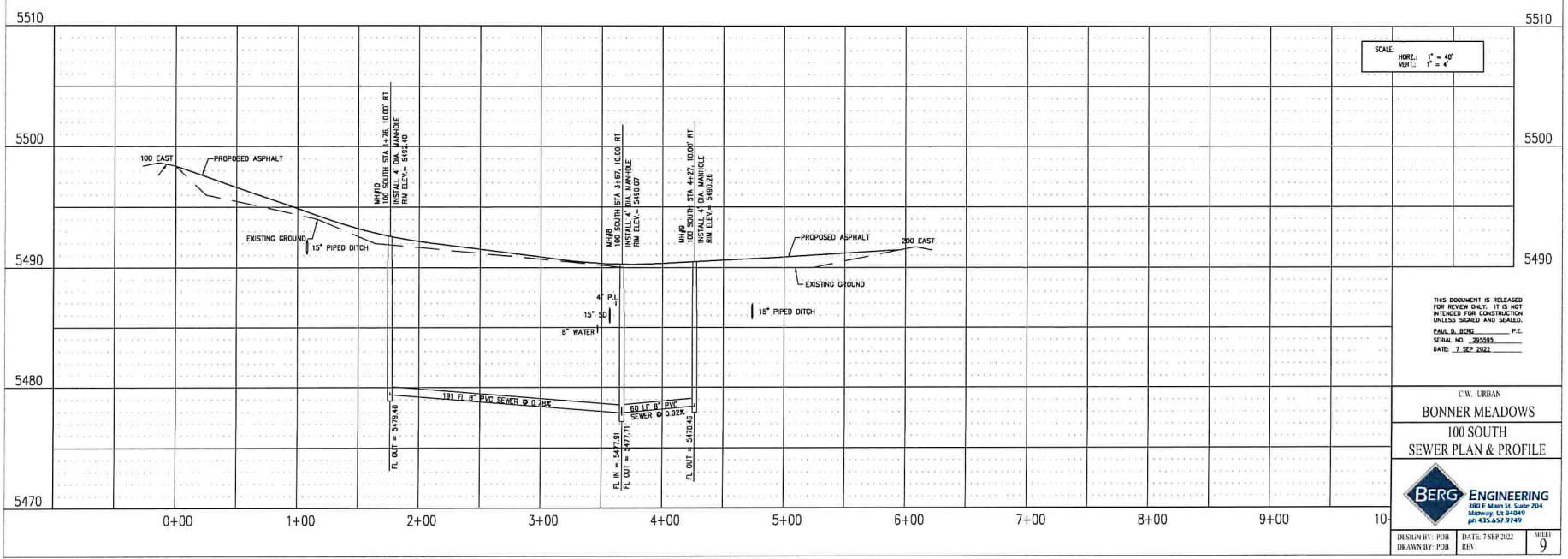
HORROCKS ENGINEERS

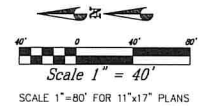
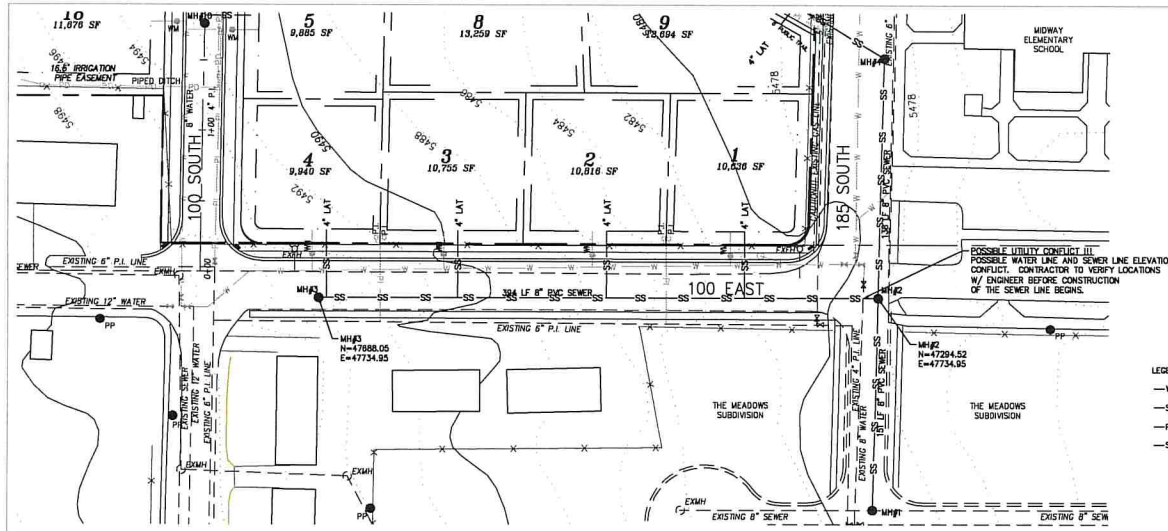
MIDWAY CITY STANDARD DRAWING

STREETS - 1



- CONSTRUCTION NOTES:**
 LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- SANITARY SEWER SYSTEM NOTES:**
 1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
 ALL SEWER MAIN LINES AND LATERAL SHALL BE INSTALLED WITH TRACER WIRE.
 2. ALL LOTS SHALL HAVE A 4" INCH SEWER LATERAL.





- 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.
 3. THE CLOSURE OF 100 EAST TO INSTALL THE SEWER OR OTHER IMPROVEMENTS TO BE APPROVED BY MIDWAY CITY, MIDWAY ELEMENTARY SCHOOL AND WASATCH COUNTY SCHOOL DISTRICT BUS DEPARTMENT.

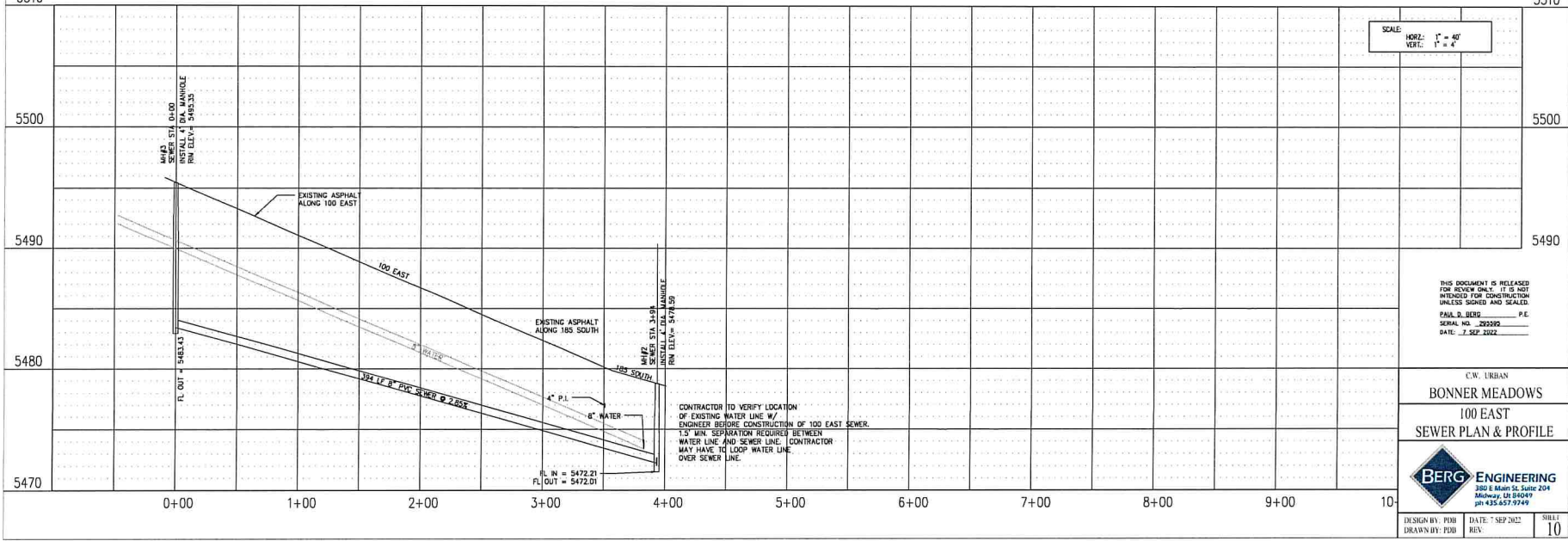
- SANITARY SEWER SYSTEM NOTES:**
1. ALL SEWER CONSTRUCTION TO BE TO MIDWAY SANITATION DISTRICT STANDARDS INCLUDING THE FOLLOWING:
 - ALL SEWER CLEANOUTS SHALL HAVE METAL LIDS
 - ALL SEWER MAIN LINES AND LATERAL SHALL BE INSTALLED WITH TRACER WIRE
 2. ALL LOTS SHALL HAVE A 4 INCH SEWER LATERAL.

SAWCUT EXISTING ASPHALT NOTE:
 ASPHALT TO BE REMOVED ALONG NEAT SAWCUT LINE. ASPHALT SHALL BE REPLACED PER MIDWAY CITY STANDARDS.

- LEGEND**
- W- WATER
 - SD- STORM DRAIN
 - PI- PRESSURIZED IRRIGATION
 - SS- SANITARY SEWER

5510

5510



SCALE
 HORIZ: 1" = 40'
 VERT: 1" = 4'

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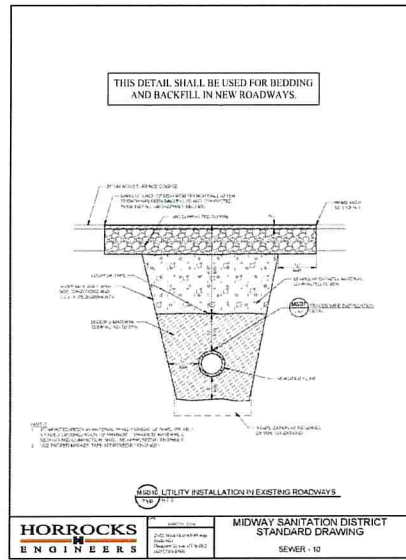
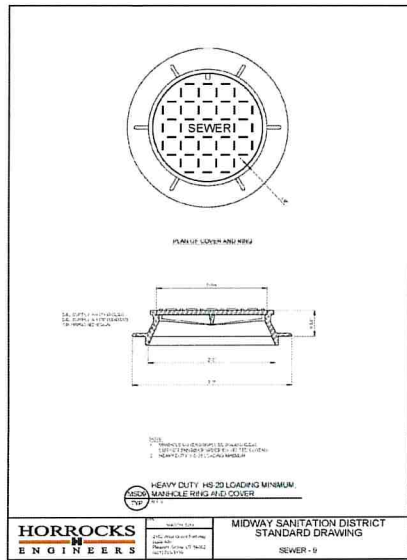
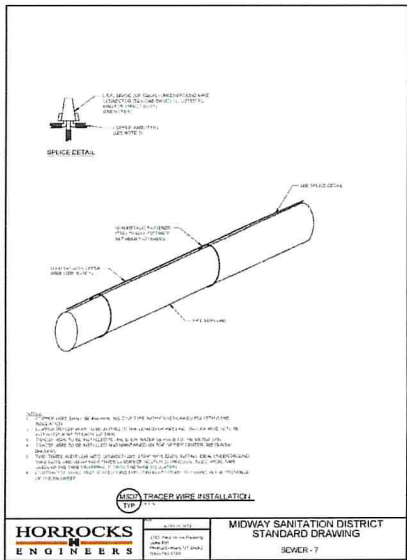
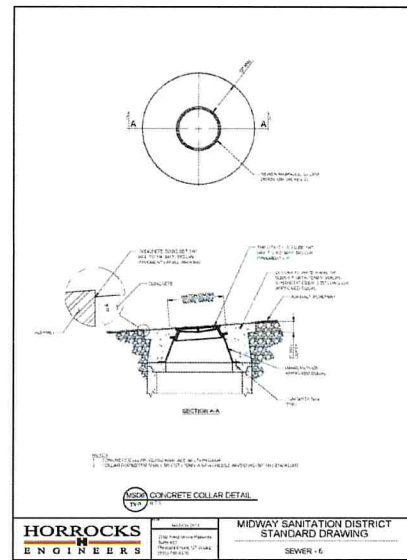
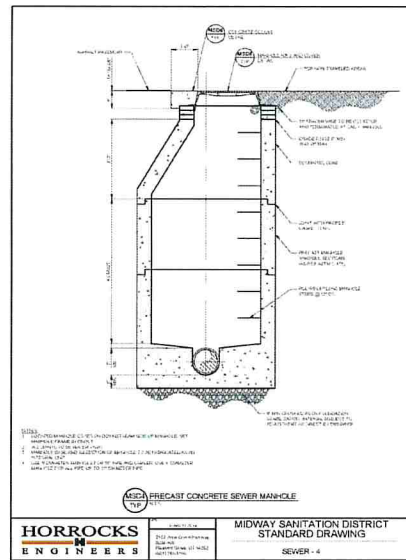
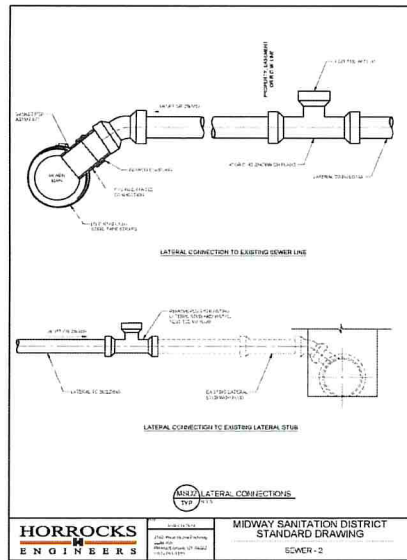
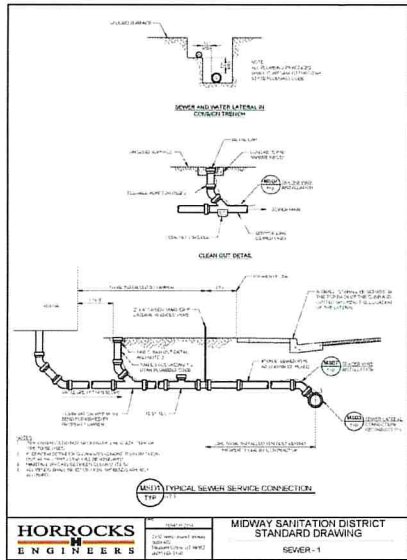
PAUL D. BERG, P.E.
 SERIAL NO. 29292
 DATE: 7 SEP 2022

C.W. URBAN
BONNER MEADOWS
 100 EAST
 SEWER PLAN & PROFILE

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

DESIGN BY: PDM DATE: 7 SEP 2022 SHEET NO. 10
 DRAWN BY: PDM REV.

CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER LINE W/ ENGINEER BEFORE CONSTRUCTION OF 100 EAST SEWER. 1.5' MIN. SEPARATION REQUIRED BETWEEN WATER LINE AND SEWER LINE. CONTRACTOR MAY HAVE TO LOOP WATER LINE OVER SEWER LINE.



C.W. URBAN
 BONNER MEADOWS
 SEWER
 CONSTRUCTION DETAILS

BERG ENGINEERING
 300 E. Main St. Suite 204
 Midway, IL 60449
 ph 435.657.9749

DESIGN BY: DEJ | DATE: 7 SEP 2022 | SHEET: 11
 DRAWN BY: DEJ | REV:

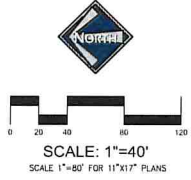


Table 1 - Runoff Coefficients

Basin	Total Area	Runoff Area	Runoff Coefficient
Subbasin	9.38	4.52	0.48

Table 2 - 100 Year Storm Peak Runoff and Volume when Substitutions

Time Period (hrs)	Runoff Intensity (in/hr)	Subst. Area (ac)	Runoff Rate (cfs/ft)	Total Runoff Volume (cfs)
15	2.00	3.00	0.52	11,448
30	2.10	3.00	0.52	11,448
60	2.20	3.00	0.52	11,448
120	2.30	3.00	0.52	11,448
240	2.40	3.00	0.52	11,448
480	2.50	3.00	0.52	11,448
960	2.60	3.00	0.52	11,448

Table 3 - Retention Pond Design Calculations for 100 Year Storm

Time Period (hrs)	Total Runoff Volume (cfs)	Peak Runoff Rate (cfs/ft)	4" Storm Volume (cfs)	Retention Volume (cfs)	Storage Volume (cfs)
15	11,448	0.52	3,420	560	2,600
30	11,448	0.52	3,420	560	2,600
60	11,448	0.52	3,420	560	2,600
120	11,448	0.52	3,420	560	2,600
240	11,448	0.52	3,420	560	2,600
480	11,448	0.52	3,420	560	2,600
960	11,448	0.52	3,420	560	2,600

Table 4 - Retention Pond Storage Volume

Elevation (ft)	Pond Depth (ft)	Pond Area (sq ft)	Pond Volume (cu ft)
5474	0.00	0	0
5475	1.00	2,743	2,743
5476	2.00	1,726	5,469
5477	3.00	4,049	12,147
5478	4.00	6,206	25,284
5479	5.00	7,567	37,951

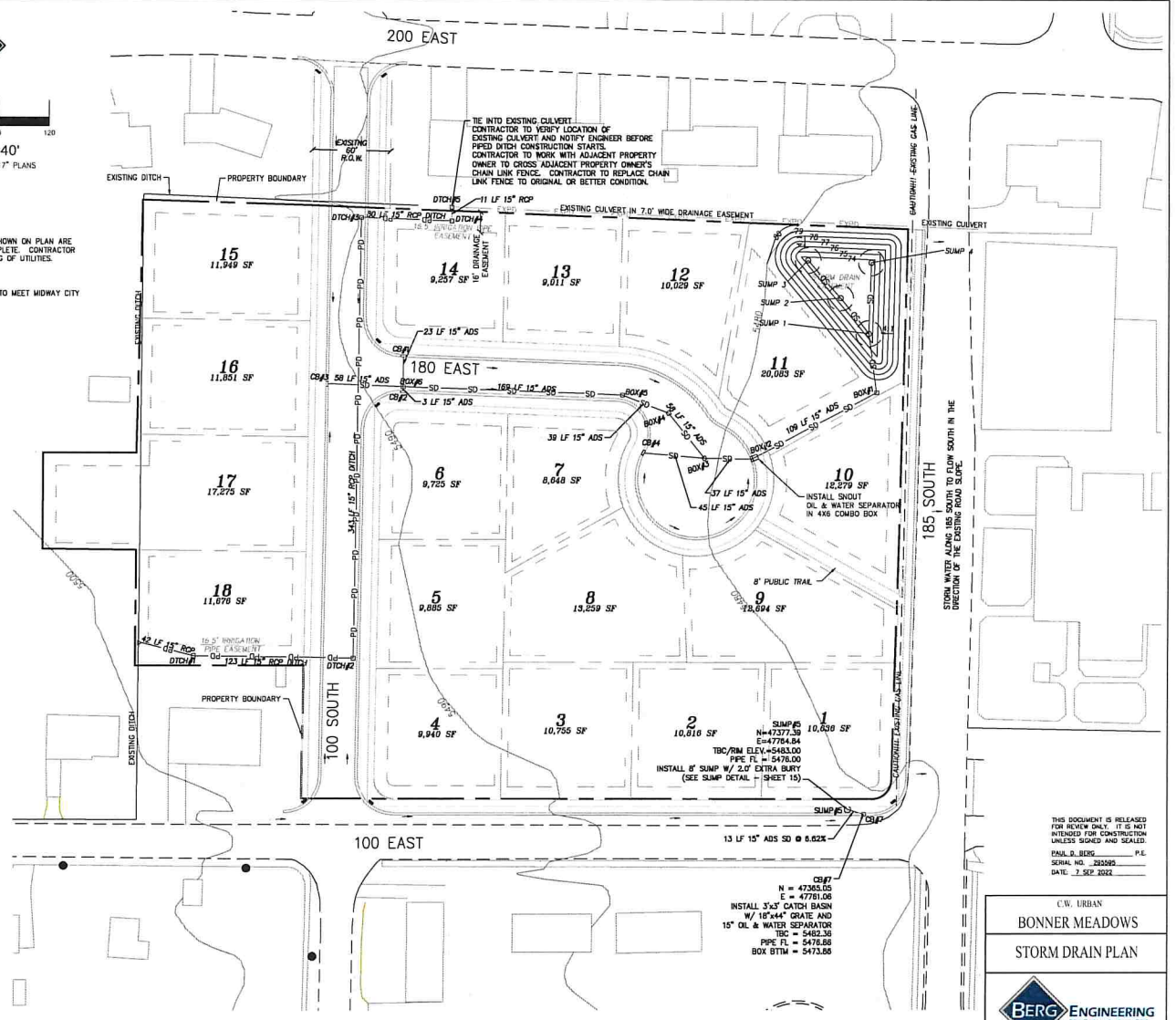
Notes:
 Average lot size is 11,864 sq ft.
 Topography and storm is a 100-year return period.
 Lot Runoff Coefficient = 0.50 (1 - 0.43)
 Soil permeation rate of 2.0 inches per foot rock. See geotechnical report for more soil information.
 All 8" pipes have a volume of 200.0 cfs and permeation rate through the length of 0.25 ft.

LEGEND

- SD — STORM DRAIN
- ESD — EXISTING STORM DRAIN
- PD — PAVED DITCH
- EPD — EXISTING PAVED DITCH

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

STORM DRAIN SYSTEM NOTE:
 1. ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.



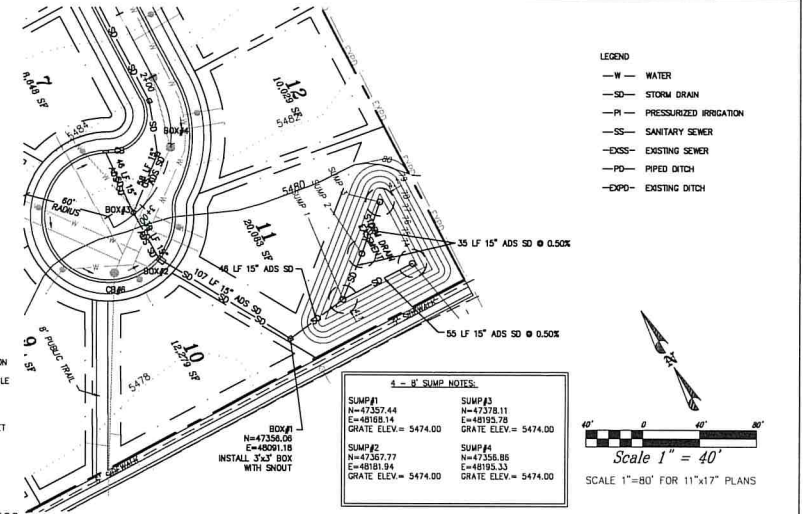
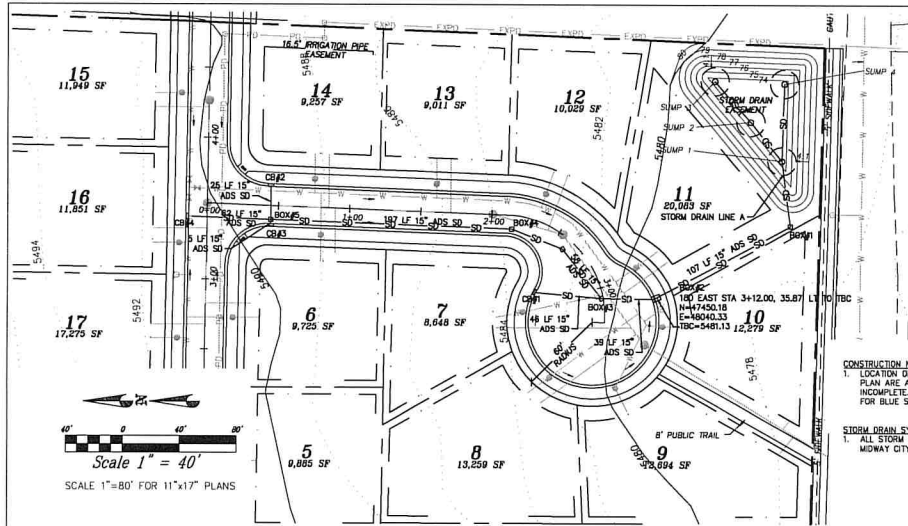
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PAUL D. BERG P.E.
 SERIAL NO. 285295
 DATE: 1 SEP 2022

C.W. URBAN
 BONNER MEADOWS
 STORM DRAIN PLAN

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

DESIGN BY: PDM DATE: 7 SEP 2022 SHEET: 12
 DRAWN BY: PDM REV:

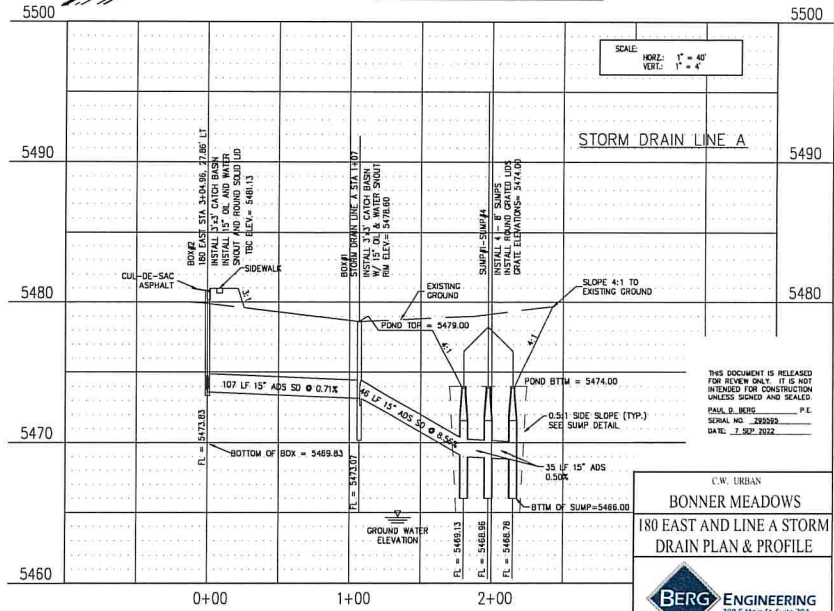
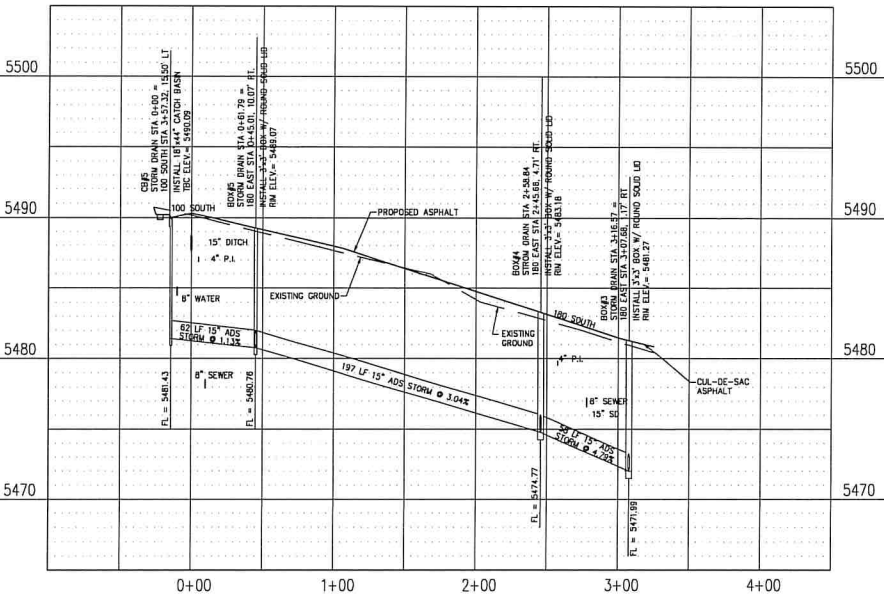


CONSTRUCTION NOTES:
 1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

STORM DRAIN SYSTEM NOTE:
 1. ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

4 - 8' SUMP NOTES:

SUMP#1 N=47257.44 E=48181.14 GRATE ELEV. = 5474.00	SUMP#3 N=47378.11 E=48353.78 GRATE ELEV. = 5474.00
SUMP#2 N=47267.77 E=48181.84 GRATE ELEV. = 5474.00	SUMP#4 N=47258.88 E=48183.33 GRATE ELEV. = 5474.00



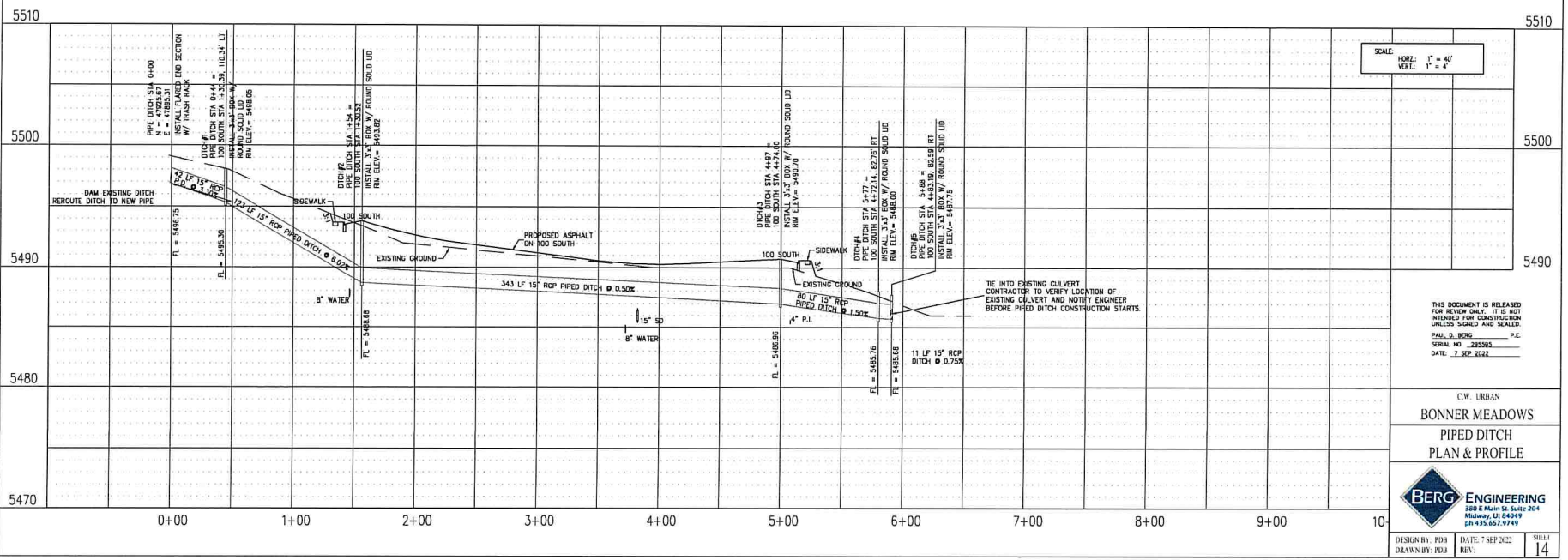
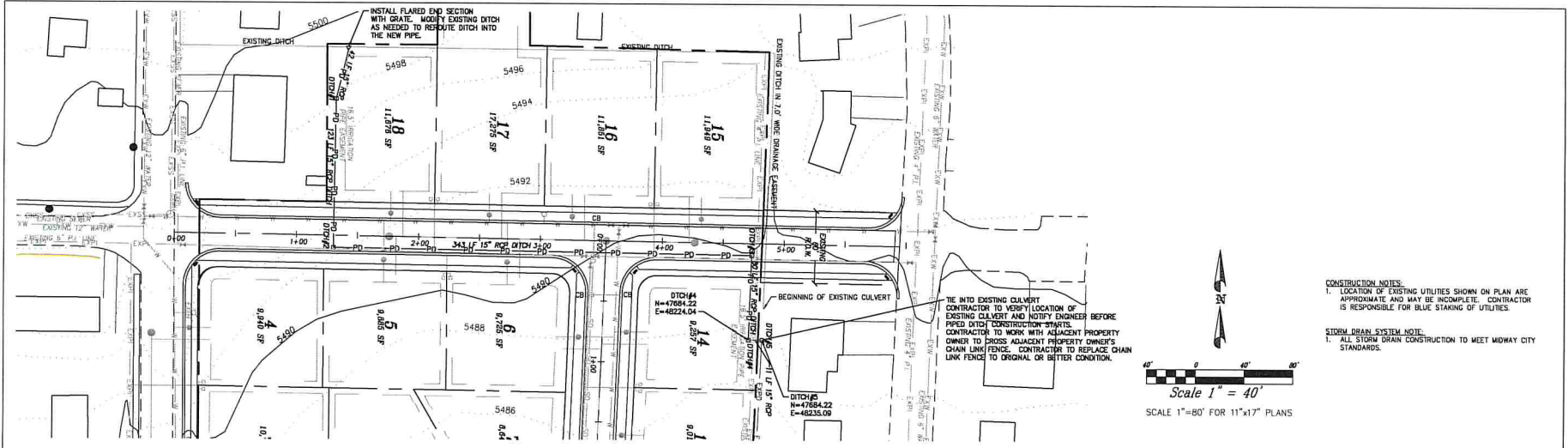
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PAUL D. WELLS P.E.
 SERIAL NO. 230292
 DATE: 7 SEP 2022

C.W. URBAN
BONNER MEADOWS
 180 EAST AND LINE A STORM DRAIN PLAN & PROFILE

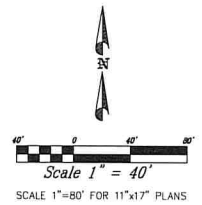
BERG ENGINEERING
 389 E Main St, Suite 204
 Midway, UT 84049
 ph 435.657.9749

DESIGN BY: PDM	DATE: 7 SEP 2022	SHEET: 13
DRAWN BY: PDM	REV:	



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

STORM DRAIN SYSTEM NOTE:
 1. ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.



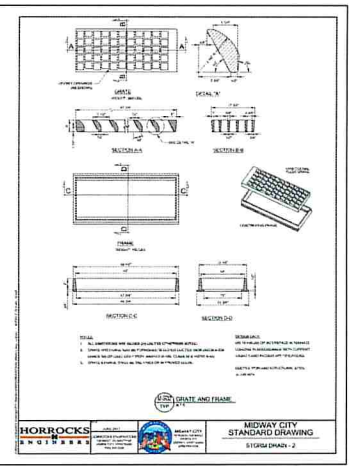
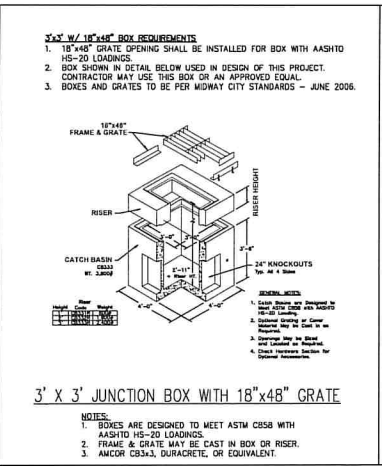
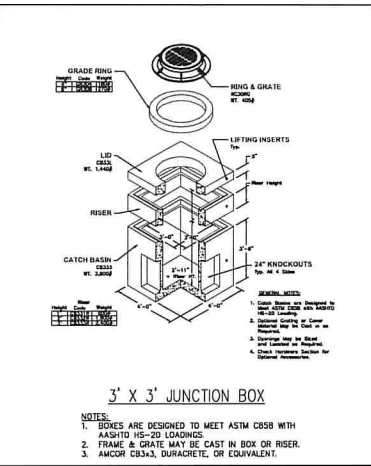
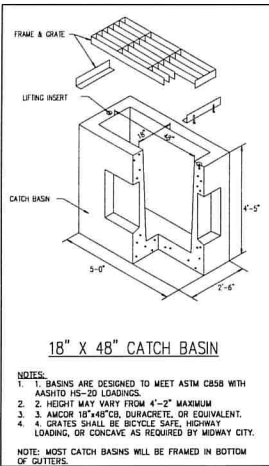
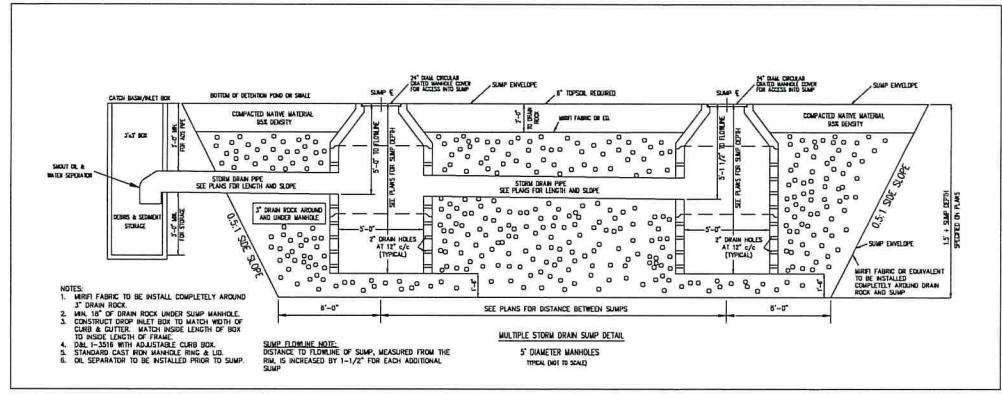
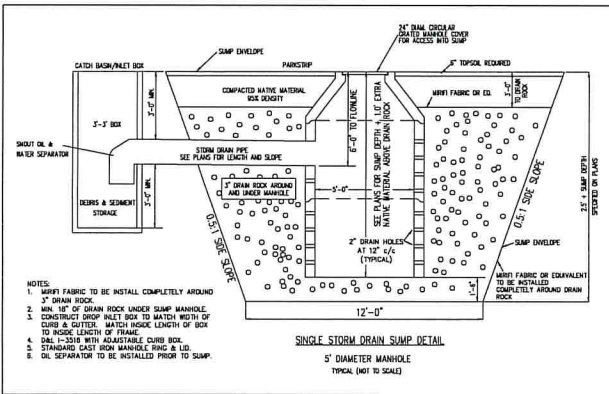
SCALE:
 HORIZ: 1" = 40'
 VERT: 1" = 4'

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 PAUL D. BERG, P.E.
 SERIAL NO. 235262
 DATE: 7 SEP 2022

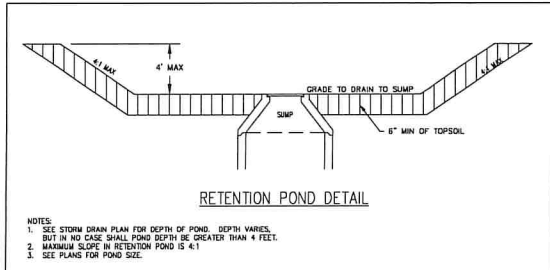
C.W. URBAN
BONNER MEADOWS
 PIPED DITCH
 PLAN & PROFILE

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

DESIGN BY: PDB	DATE: 7 SEP 2022	SHEET
DRAWN BY: PDB	REV:	14



STORM DRAIN NOTES:
1. CONTRACTOR AND SURVEYOR SHALL REFER TO STORM DRAIN PLAN AND PROFILES FOR CATCH BASIN RIM ELEVATIONS
2. CONTRACTOR TO REFER TO STORM DRAIN PLAN AND PROFILE SHEETS FOR COORDINATES AND/OR STATIONING FOR CATCH BASINS AND SUMPS WITHIN THE PROJECT.
3. CONTRACTOR TO REFER TO PLANS FOR REQUIRED SUMP DEPTH. ALL SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.
4. ALL REFERENCES TO MIRAFI FILTER FABRIC ON THIS DETAIL SHEET SHALL BE A MINIMUM OF MIRAFI 140N OR ENGINEER APPROVED EQUIVALENT.
5. ALL 18\"/>

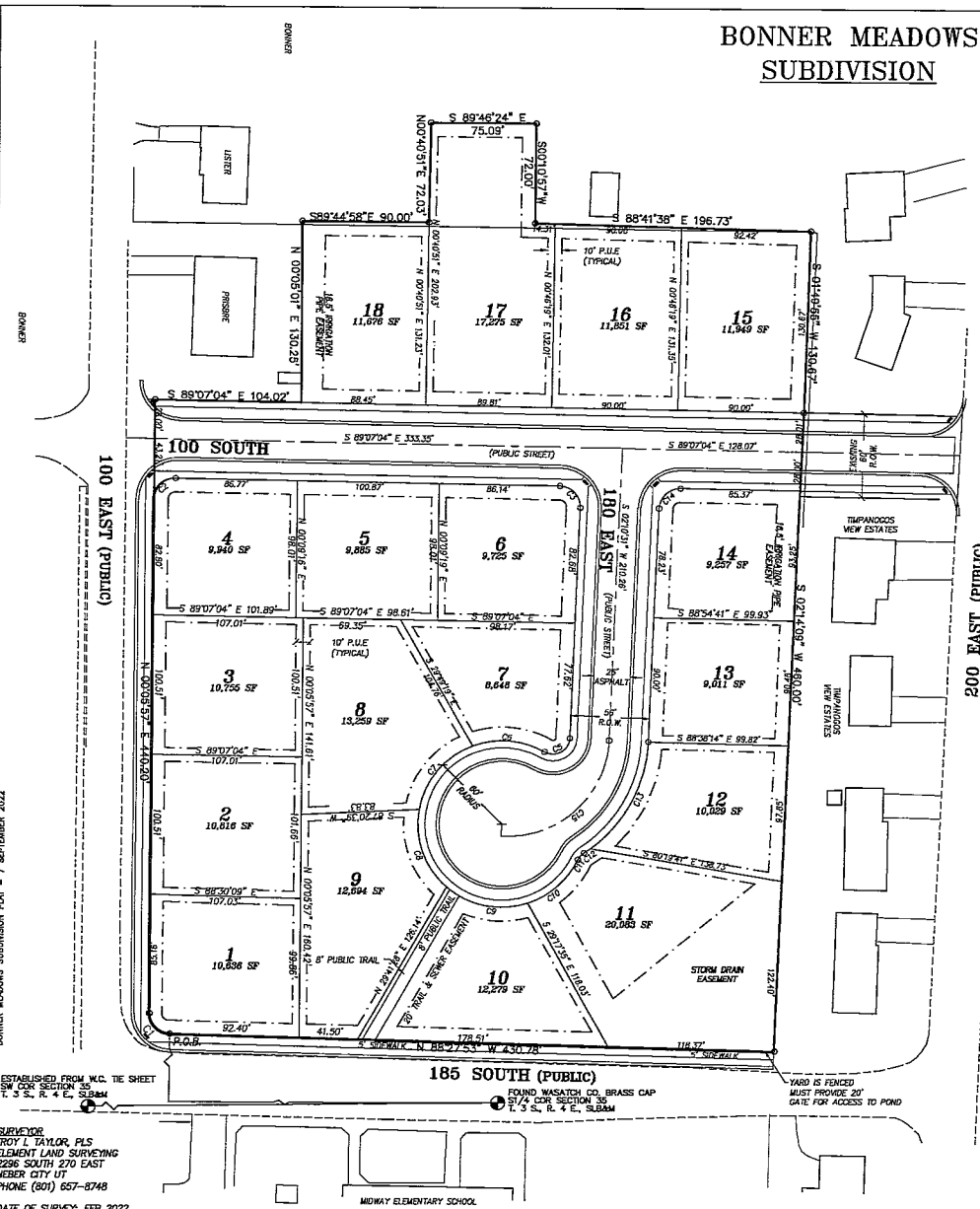


CW URBAN
BONNER MEADOWS
STORM DRAIN
CONSTRUCTION DETAILS

BERG ENGINEERING
380 E Main St. Suite 204
Midway, IL 60449
ph 435.657.9749

DESIGN BY: PFB
DRAWN BY: PFB
DATE: 7 SEP 2022
REV:
SHEET
15

BONNER MEADOWS SUBDIVISION



ESTABLISHED FROM W.C. THE SHEET
SW COR SECTION 35
T. 3 S., R. 4 E., S. 84M

SURVEYOR
TROY L. TAYLOR, PLS
ELEMENTARY LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY UT
PHONE (801) 657-8748

DATE OF SURVEY: FEB 2022

BONNER

BONNER

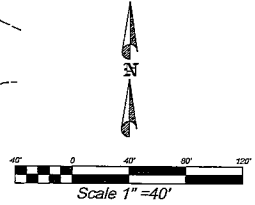
BONNER MEADOWS SUBDIVISION PLAT - 7 SEPTEMBER 2022

BASIS OF BEARING
NORTH 89°43'33" EAST - BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF MIDWAY, WASATCH COUNTY, UTAH, SHOWN ON A DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B. 84M, AS FILE NUMBER GWC-034-001-0-0731 ON FILE IN THE W.C. SURVEYORS OFFICE

LINE	LENGTH	BEARING
LI 1	4.73	S 26°35'25" W

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°29'29" E
C3	23.50	15.00	91°17'35"	21.45	S 43°28'16" E
C4	114.92	72.00	91°28'59"	103.10	S 47°54'01" W
C5	33.36	17.00	112°28'09"	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	N 38°24'40" E
C8	60.00	58.00	59°16'15"	57.38	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"	86.99	N 27°57'35" E
C14	23.22	15.00	88°42'25"	20.97	N 45°31'44" E

LEGEND
● SURVEY MONUMENT
SM



TYPES OF HOMES NOTE:
ONLY SINGLE FAMILY HOMES ARE ALLOWED IN THIS SUBDIVISION

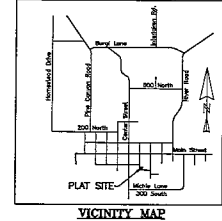
LOT 1, 9, 10 & 11 DRIVEWAY NOTE:
NO DRIVEWAY ACCESS ONTO 185 SOUTH WILL BE ALLOWED FOR LOTS 1, 9, 10 & 11.

STORM DRAIN EASEMENT NOTES:
1. THE STORM DRAIN EASEMENT ON LOT 11 IS DEDICATED TO MIDWAY CITY FOR MAINTENANCE, OPERATION, ETC. OF THE STORM DRAIN SYSTEM.
2. OWNER OF LOTS 11 SHALL NOT INTERFERE WITH OR CHANGE THE FUNCTION OR ELEVATION OF THE STORM DRAIN POND.
3. LOT OWNER SHALL MAINTAIN THE GRADING AND LANDSCAPING OF THE POND. NO LANDSCAPING SHALL INTERFERE WITH THE FUNCTION OF THE POND.

IRRIGATION PIPE EASEMENT NOTES:
1. THE IRRIGATION PIPE EASEMENT ON LOT 14 IS DEDICATED TO MIDWAY IRRIGATION COMPANY FOR MAINTENANCE, OPERATION, ETC. OF THE IRRIGATION SYSTEM.
2. OWNERS OF LOTS 14 SHALL NOT INTERFERE WITH OR CHANGE FUNCTION OF THE IRRIGATION PIPE.

LEGEND
▨ IRRIGATION PIPE EASEMENT

COUNTY RECORDER



ADDRESS TABLE

LOT	ADDRESS
1	165 SOUTH 100 EAST
2	149 SOUTH 100 EAST
3	131 SOUTH 100 EAST
4	114 EAST 100 SOUTH
5	115 SOUTH 100 EAST
6	150 EAST 100 SOUTH
7	114 SOUTH 160 EAST
8	136 SOUTH 180 EAST
9	158 SOUTH 180 EAST
10	160 SOUTH 180 EAST
11	155 SOUTH 180 EAST
12	141 SOUTH 180 EAST
13	129 SOUTH 180 EAST
14	170 EAST 100 SOUTH
15	115 SOUTH 160 EAST
16	127 EAST 100 SOUTH
17	143 EAST 100 SOUTH
18	155 EAST 100 SOUTH
19	171 EAST 100 SOUTH

DATE: _____
WASATCH COUNTY SURVEYOR

DATE: _____
MIDWAY IRRIGATION COMPANY

DATE: _____
MIDWAY SANITATION DISTRICT

SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 688412 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREET AND EASEMENTS.

DATE: _____ SURVEYOR: (SEE SEAL BEHIND)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 733.34 FEET AND WEST 2130.67 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.19 FEET (CENTRAL ANGLE OF 88°33'50" AND CHORD OF NORTH 44°10'58" WEST 20.95 FEET);

THENCE NORTH 00°05'57" EAST 440.20 FEET; THENCE SOUTH 89°07'04" EAST 104.02 FEET; THENCE NORTH 00°05'01" EAST 130.25 FEET; THENCE SOUTH 89°44'58" EAST 90.00 FEET; THENCE NORTH 00°40'31" EAST 72.03 FEET; THENCE SOUTH 89°46'24" EAST 72.09 FEET; THENCE SOUTH 00°40'51" WEST 72.00 FEET; THENCE SOUTH 88°41'38" EAST 196.73 FEET; THENCE SOUTH 01°46'58" WEST 130.67 FEET; THENCE SOUTH 02°14'59" WEST 460.00 FEET; THENCE NORTH 88°27'53" WEST 430.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.98 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20____
BY: C.W. URBAN

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASATCH }
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: _____ ATTEST: _____
MAYOR CLERK-RECORDER
(SEE SEAL BEHIND)

APPROVED: _____ APPROVED: _____
CITY ENGINEER CITY ATTORNEY
(SEE SEAL BEHIND)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION: _____

BONNER MEADOWS SUBDIVISION

MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 40 FEET

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

Midway City Corporation

Mayor: Celeste T. Johnson
City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne



75 North 100 West
P.O. Box 277
Midway, Utah 84049
Phone: 435-654-3223
Fax: 435-654-4120
midwaycityut.org

Bonner Meadows Preliminary Approval

August 8, 2022

Michael Henke Midway City Planning Director,

I have reviewed the plans for Bonner Meadows for compliance with the 2018 International Fire Code (2018 IFC). I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

I will perform a final approval fire review of the Bonner Meadow plans prior to final approval.

Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment, as well as remaining fiscally responsible.

C.W. URBAN

1-866-744-CITY

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 1:45 PM
- Tuesday – Friday: No later than 2:45 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.