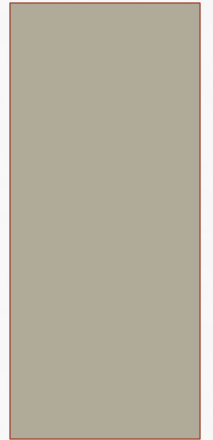


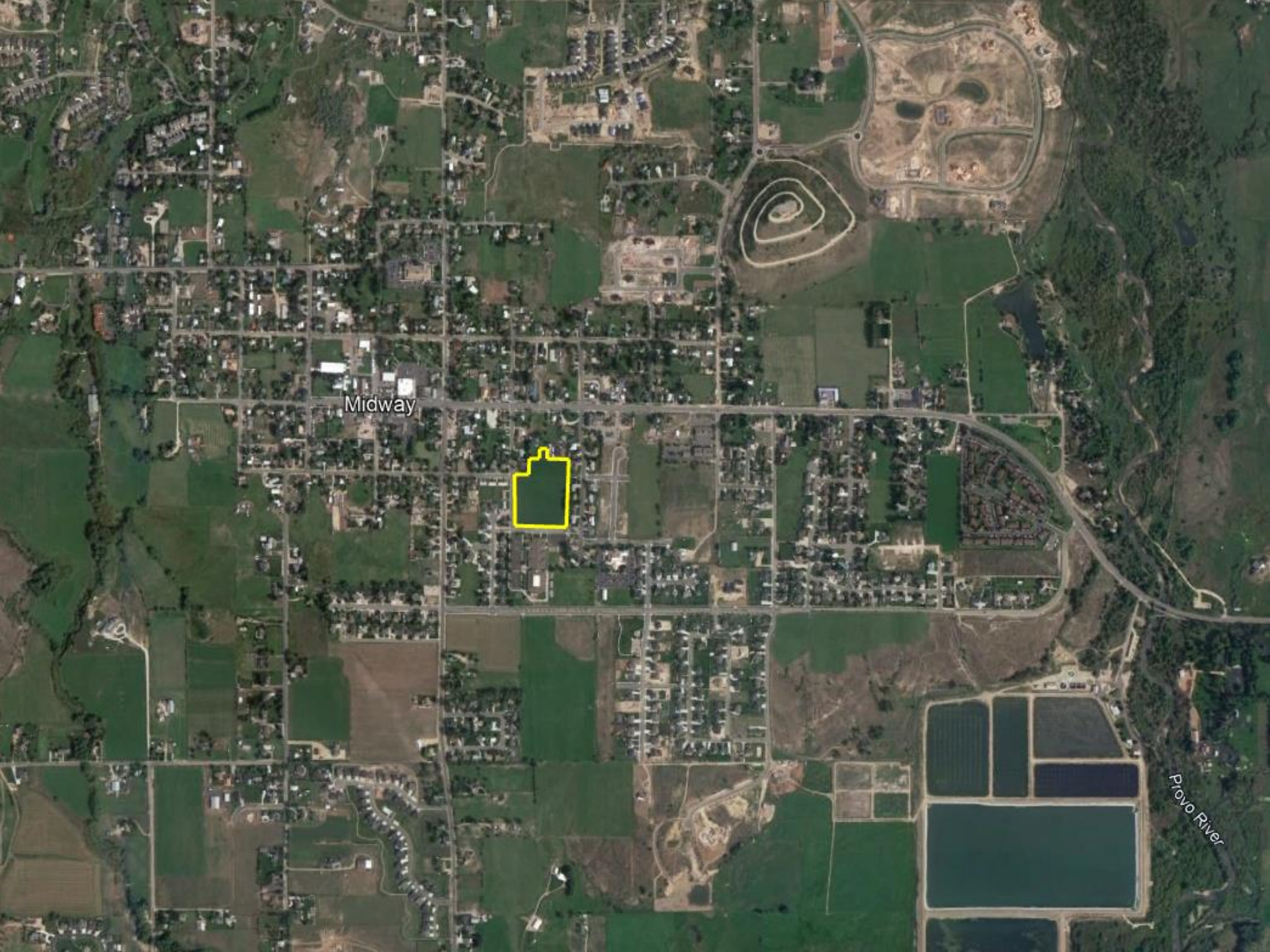
# BONNER MEADOWS SUBDIVISION

FINAL



# LAND USE SUMMARY

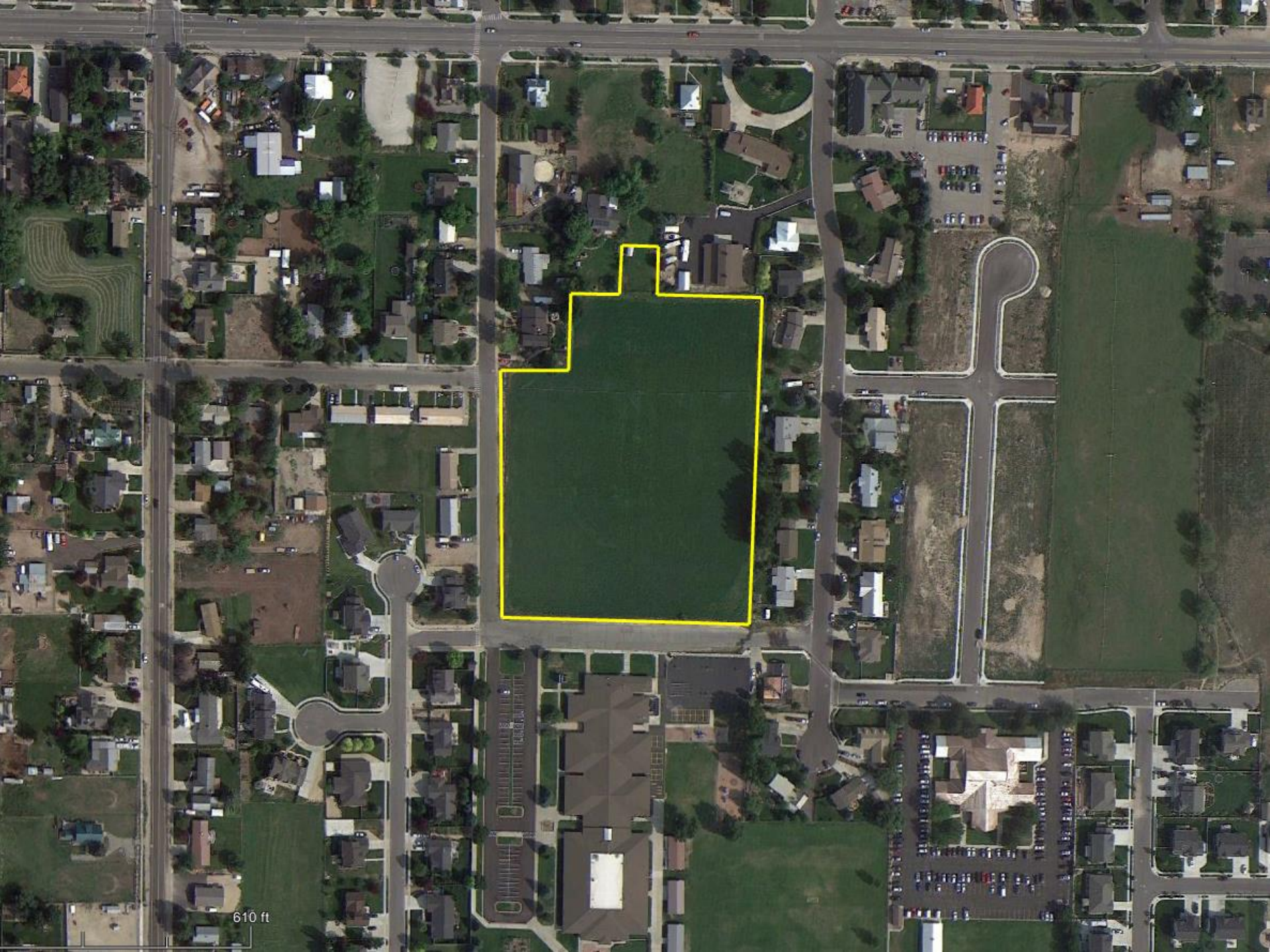
- 5.98 acres
- Zoned R-1-9
- Proposal contains eighteen single-family building lots (no duplex lots)
- Access to lots is provided by 100 East and new roads 100 South and 180 East
- There are no known sensitive lands on the property
- The lots will connect to the Midway Sanitation District sewer, Midway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



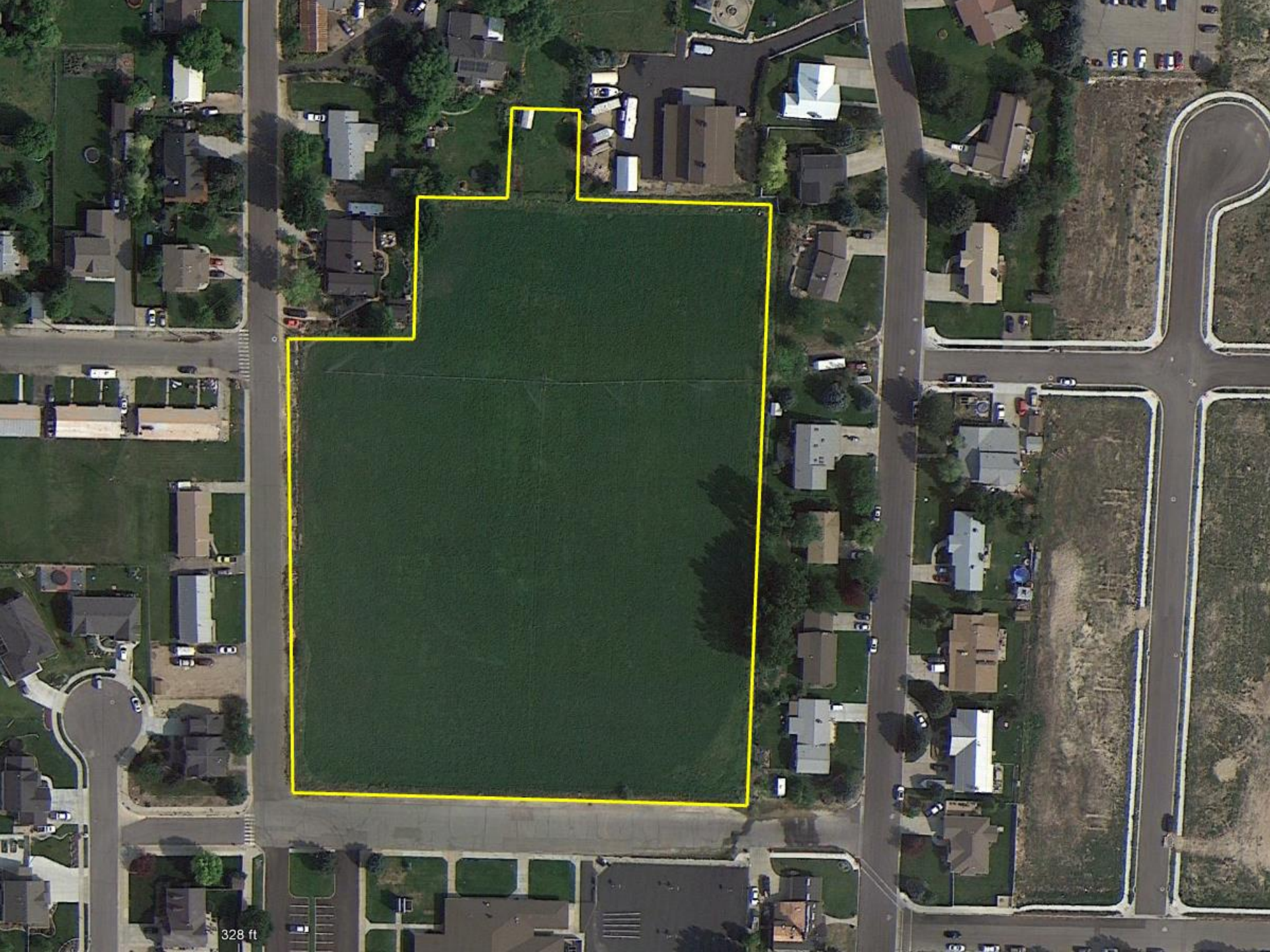
Midway



Provo River



610 ft



328 ft

**LOCAL STREET CROSS SECTION #2**  
STREET AND UTILITY LOCATIONS  
DATE: 2/22/2022

**STREET CROSS-SECTIONS AND UTILITY LOCATIONS**

**VERTICAL EXAMINATION 2-1**

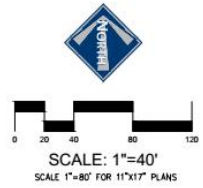
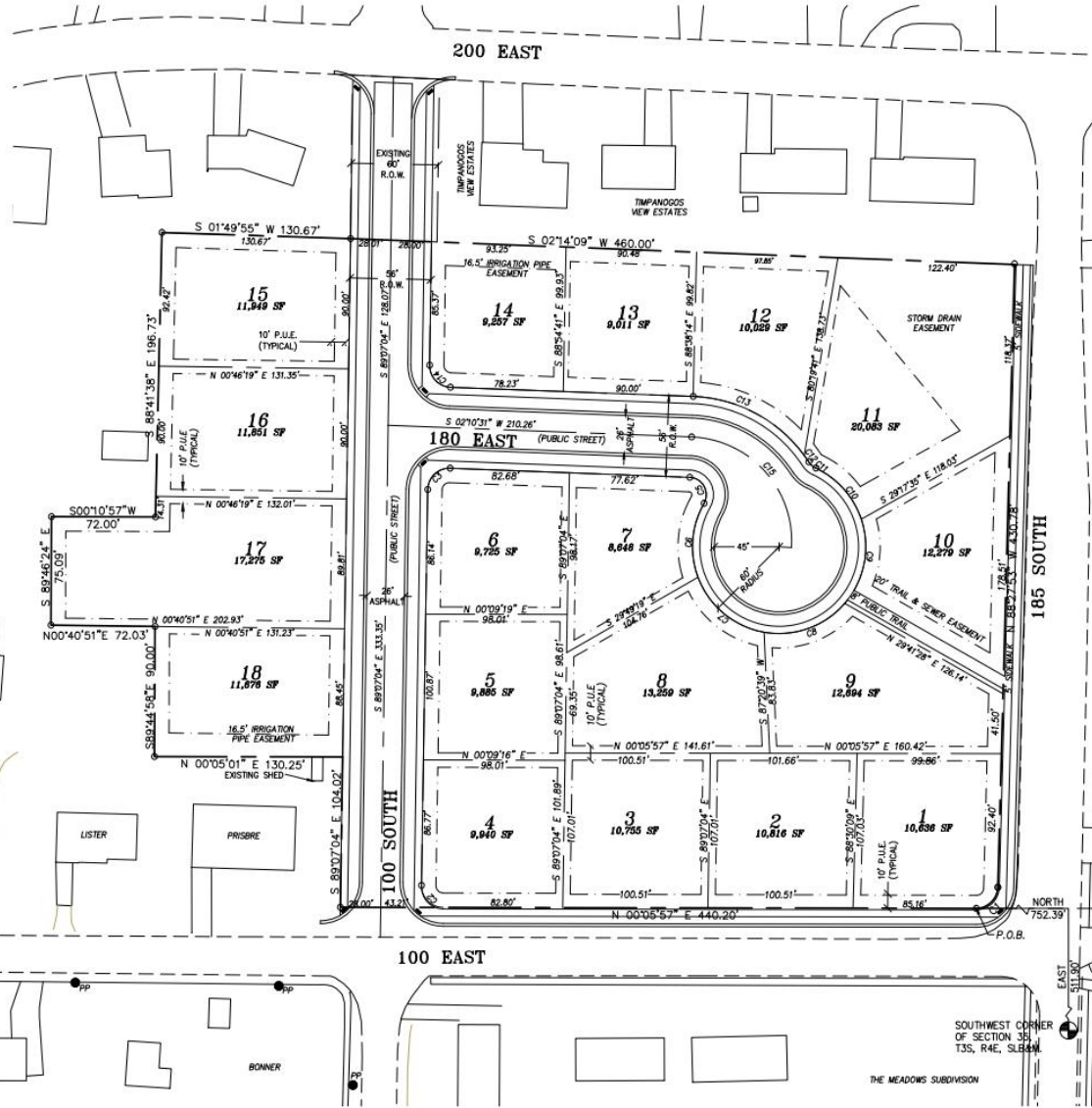
**MIDWAY CITY STANDARD DRAWING**  
STREETS - 1

**HORROCKS ENGINEERS**  
10000 S. MIDWAY CITY  
MIDWAY CITY, CA 94040  
TEL: (415) 947-1000  
WWW.HORROCKS-ENGINEERS.COM

**MIDWAY CITY**  
MIDWAY CITY ENGINEERS  
10000 S. MIDWAY CITY  
MIDWAY CITY, CA 94040  
TEL: (415) 947-1000  
WWW.MIDWAYCITYENGINEERS.COM

**LEGEND**

1. ALL PROPOSED UTILITY LOCATIONS SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
2. NO WATER MAIN SHALL BE SMALLER THAN 8" AND SEWER MAINS SHALL BE 12" MINIMUM.
3. ALL UTILITY LOCATIONS SHALL BE 10' FROM THE CURB OR 15' FROM THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
4. ALL UTILITY LOCATIONS SHALL BE 10' FROM THE CURB OR 15' FROM THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
5. ALL UTILITY LOCATIONS SHALL BE 10' FROM THE CURB OR 15' FROM THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.



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

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
PAUL D. BERG P.E.  
SERIAL NO. 28038  
DATE: 2/22/2022

C.W. URBAN  
BONNER MEADOWS  
SITE PLAN  
E.C. ENGINEERING  
280 E. Main St., Suite 204  
Midway, CA 94049  
ph 435.657.9749

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

# BONNER MEADOWS SUBDIVISION

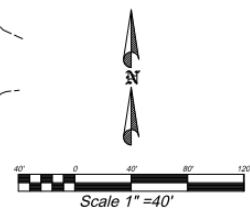
**BASIS OF BEARING**  
 NORTH 89°54'33" EAST - BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF MIDWAY, WASATCH COUNTY, UTAH, SHOWN ON A DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.M. AS FILE NUMBER OWC-034-001-0-0731 ON FILE IN THE W.C. SURVEYORS OFFICE

**SURVEYOR'S CERTIFICATE**  
 I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 885-4112 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.

LINE TABLE		CURVE TABLE					
LINE	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
L1	4.73' S 28°35'25" W	C1	23.19'	15.00'	88°33'50"	20.95'	N 44°10'58" W
		C2	23.77'	15.00'	90°16'59"	21.36'	N 43°29'25" E
		C3	23.90'	15.00'	91°17'35"	21.45'	S 43°28'16" E
		C4	114.92'	72.00'	91°26'59"	103.10'	S 47°54'01" W
		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'	N 38°24'40" E
		C8	60.00'	58.00'	59°16'15"	57.36'	S 19°14'33" E
		C9	60.00'	58.00'	59°16'15"	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 46°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
5	130 EAST 100 SOUTH
6	150 EAST 100 SOUTH
6	114 SOUTH 180 EAST
7	136 SOUTH 180 EAST
8	158 SOUTH 180 EAST
9	160 SOUTH 180 EAST
10	155 SOUTH 180 EAST
11	151 SOUTH 180 EAST
12	141 SOUTH 180 EAST
13	129 SOUTH 180 EAST
14	170 EAST 100 SOUTH
14	115 SOUTH 160 EAST
15	127 EAST 100 SOUTH
16	143 EAST 100 SOUTH
17	155 EAST 100 SOUTH
18	171 EAST 100 SOUTH

DATE:	
WASATCH COUNTY SURVEYOR	
DATE:	
MIDWAY IRRIGATION COMPANY	
DATE:	
MIDWAY SANITATION DISTRICT	

**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);

CONTAINING: 5.98 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, 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 \_\_\_\_\_ MAYOR ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)  
 APPROVED \_\_\_\_\_ CITY ENGINEER (SEE SEAL BELOW) APPROVED \_\_\_\_\_ CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

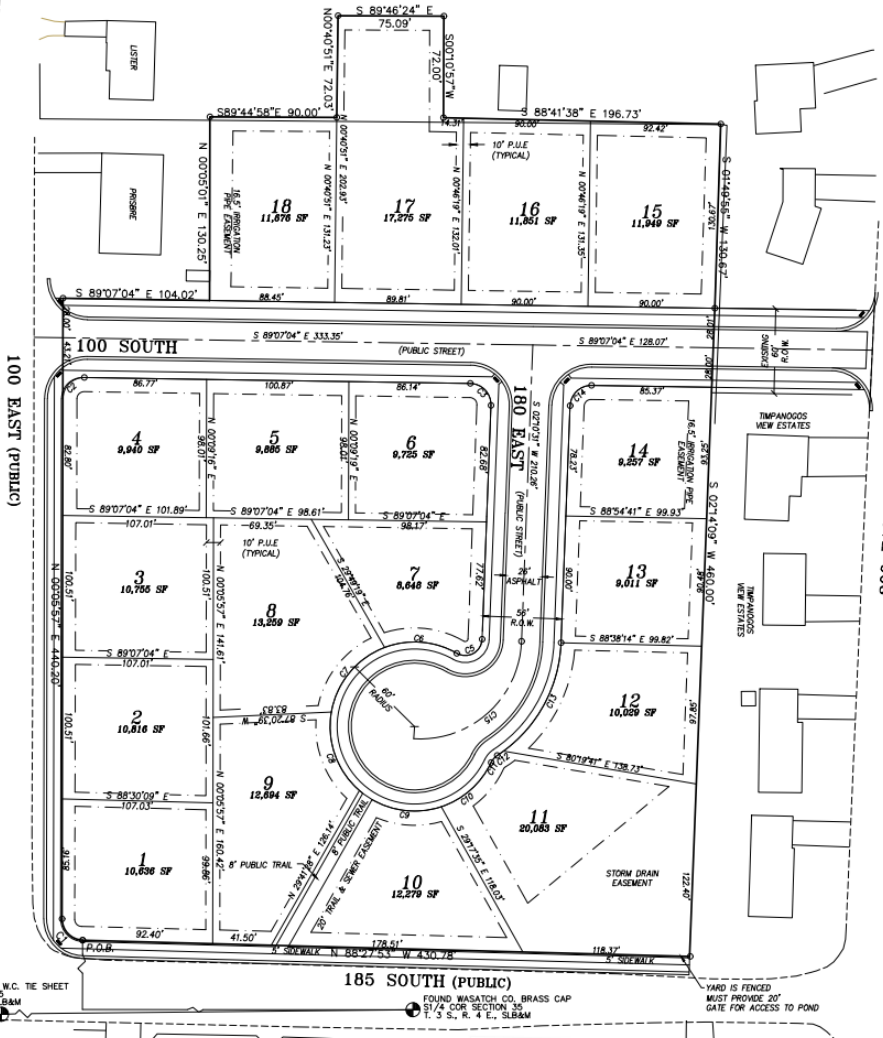
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE  
 \_\_\_\_\_ MIDWAY CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

**BONNER MEADOWS  
SUBDIVISION**

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

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



BANNER MEADOWS SUBDIVISION PLAT - 7 SEPTEMBER 2022  
 SURVEYOR: TROY L. TAYLOR, PLS. ELEMENT LAND SURVEYING, 2296 SOUTH 270 EAST, HEBER CITY UT, PHONE (801) 657-8748  
 DATE OF SURVEY: FEB 2022

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

FOUND WASATCH CO. BRASS CAP S1/4 COR SECTION 35 T. 3 S., R. 4 E., S.L.B.M.

MIDWAY ELEMENTARY SCHOOL

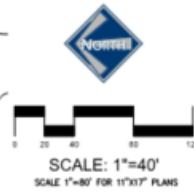
Dedicated with  
Timpanogos View Plat

Retention Pond  
Easement

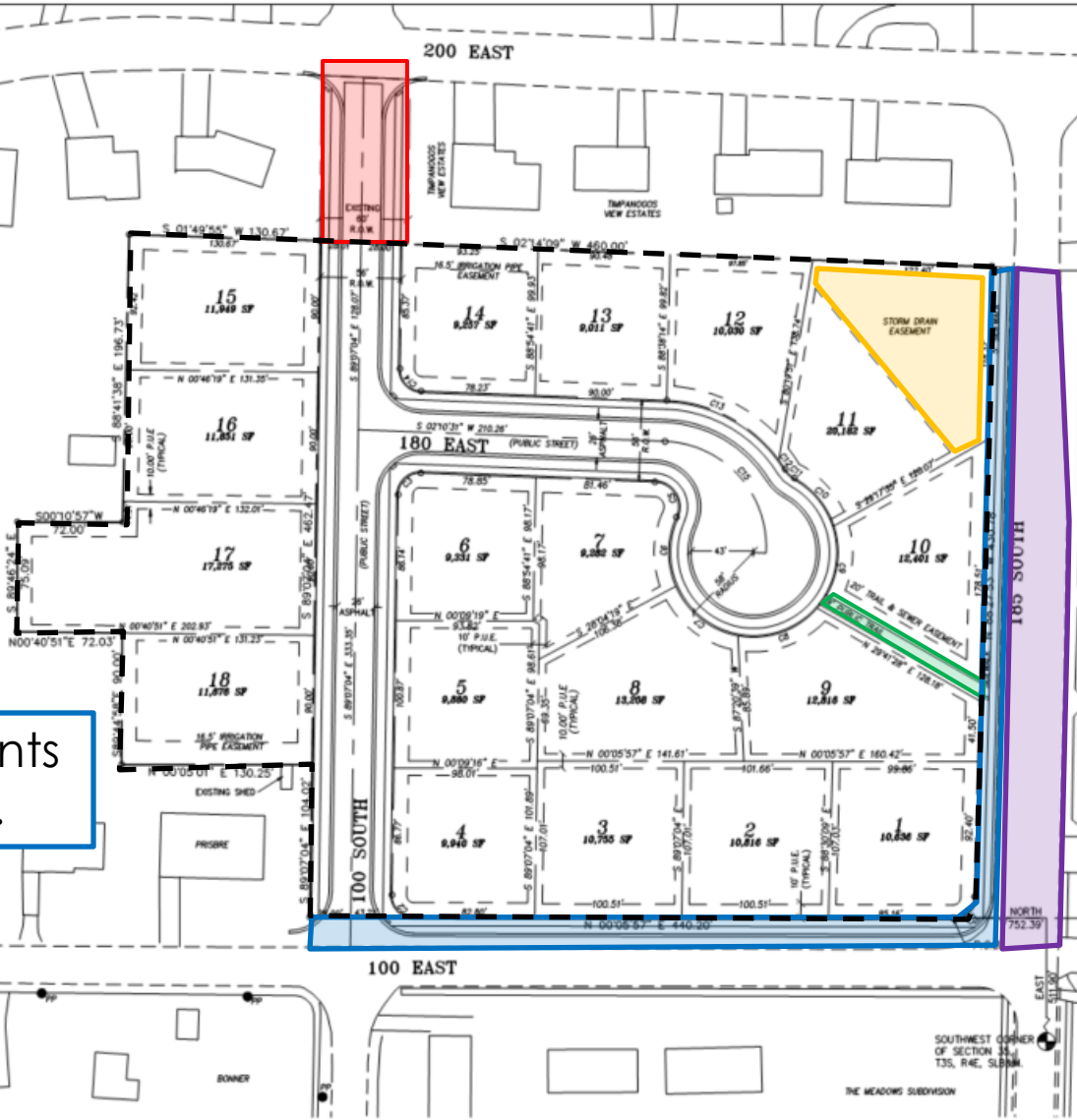
8' Public Trail

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



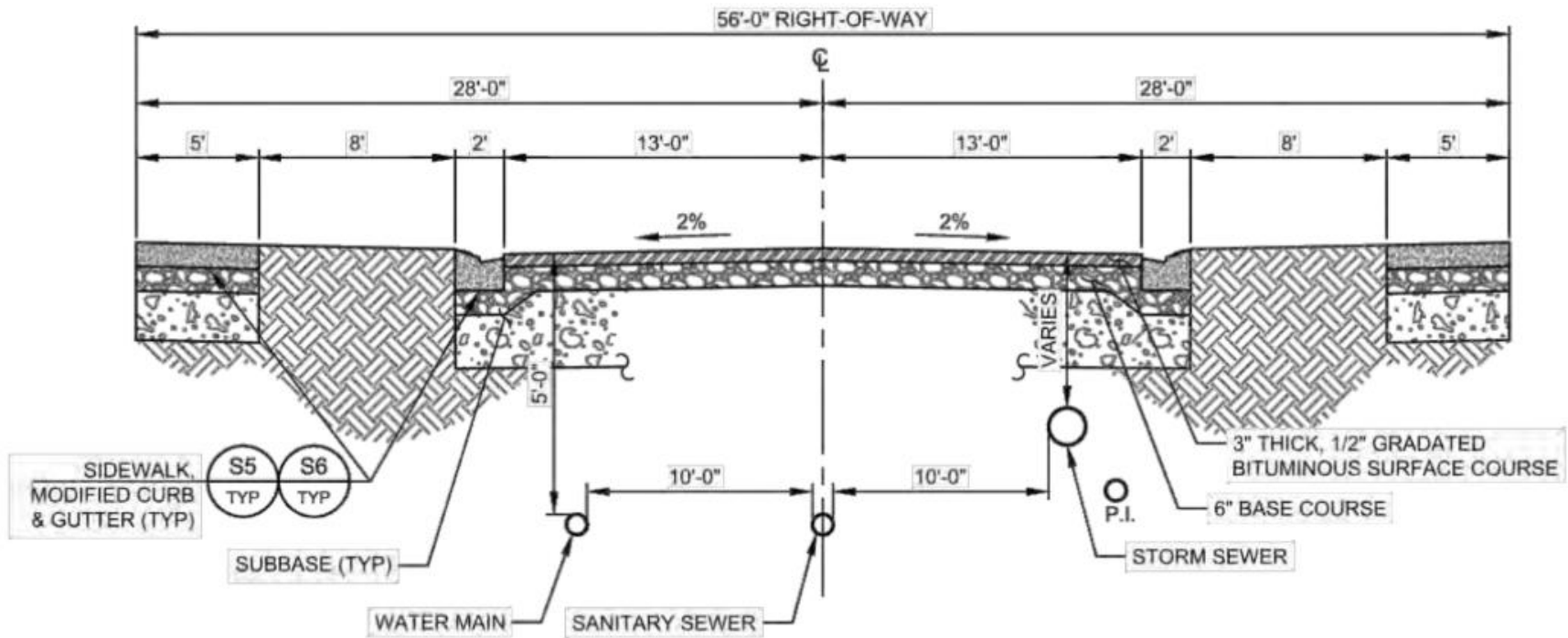
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 ERIC D. BERG, P.E.  
 CIVIL ENGINEER  
 DATE: 08 MAR 2022

C. W. URBAN  
 BONNER MEADOWS  
 PRELIMINARY SITE PLAN



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

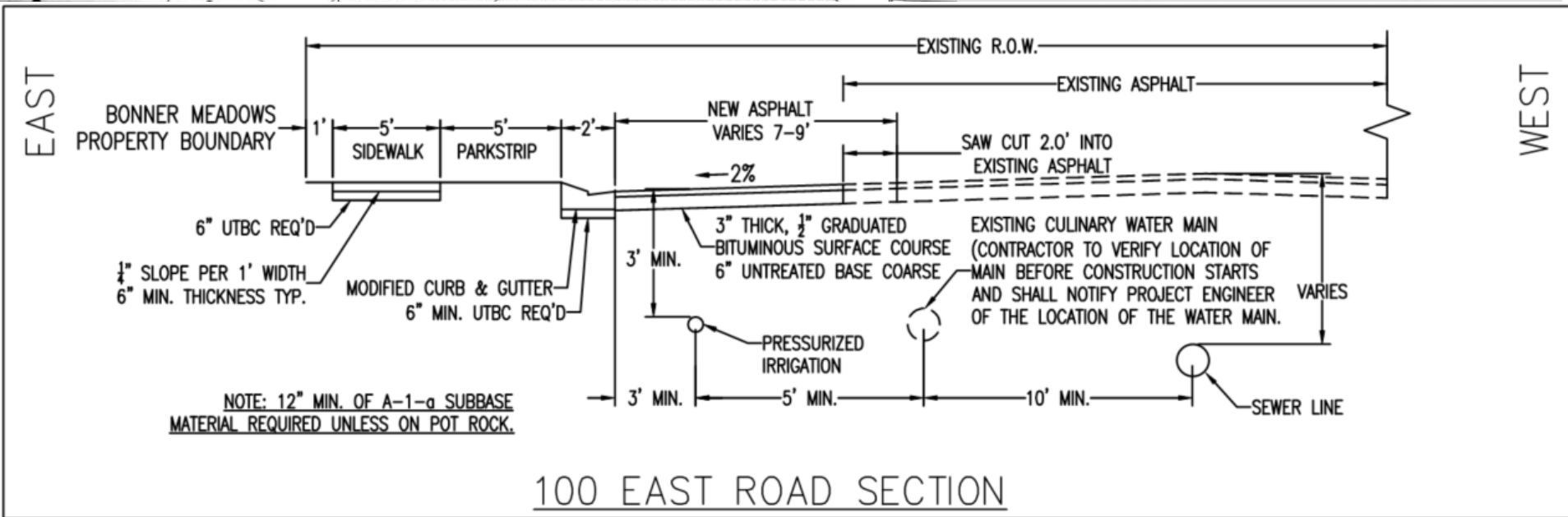
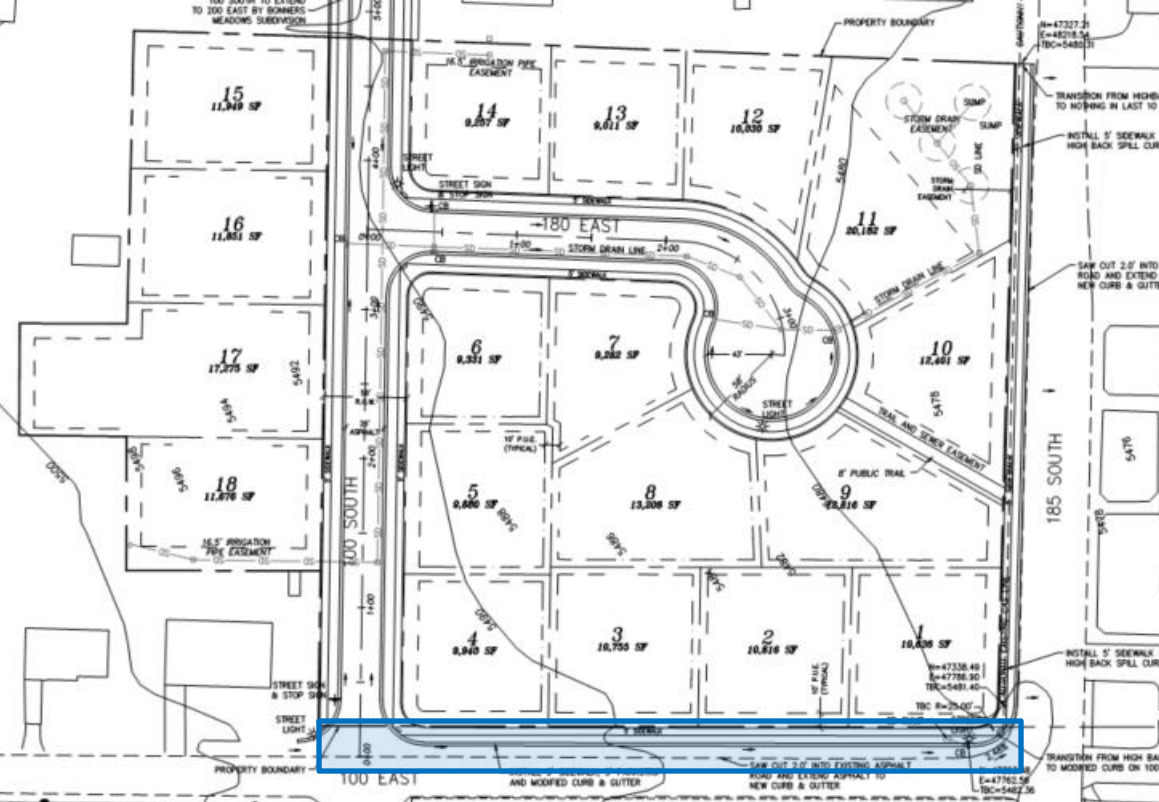
**LOCAL STREET CROSS SECTION #2**

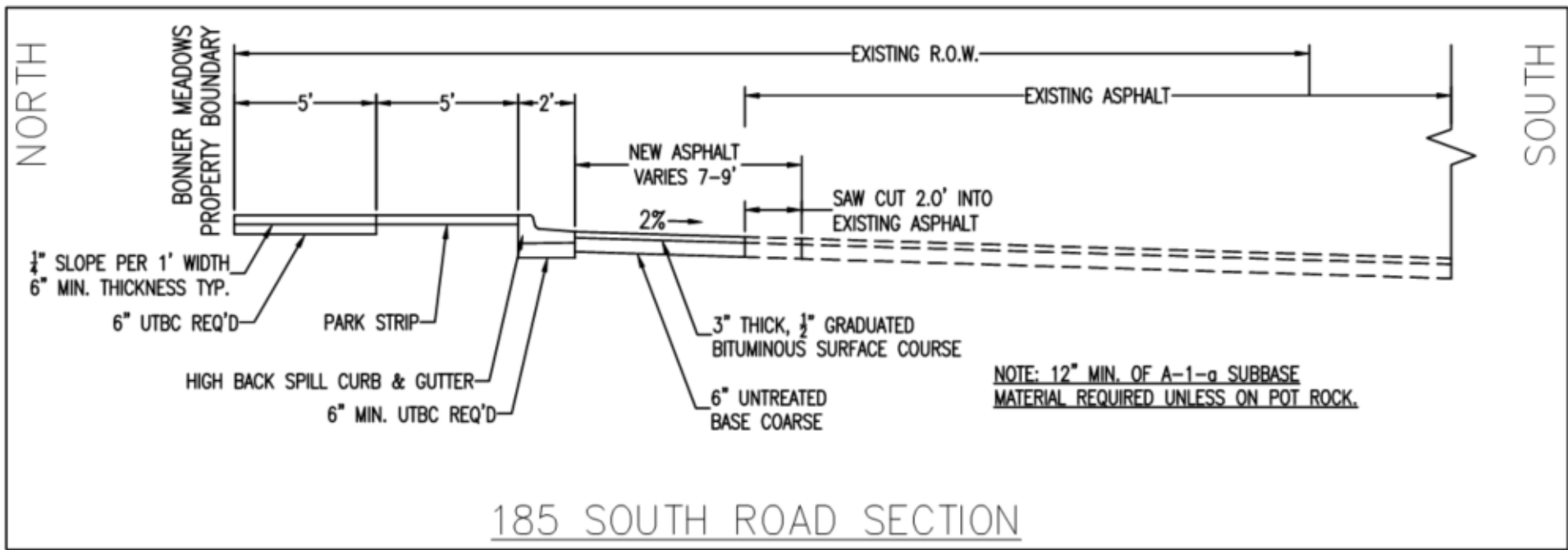
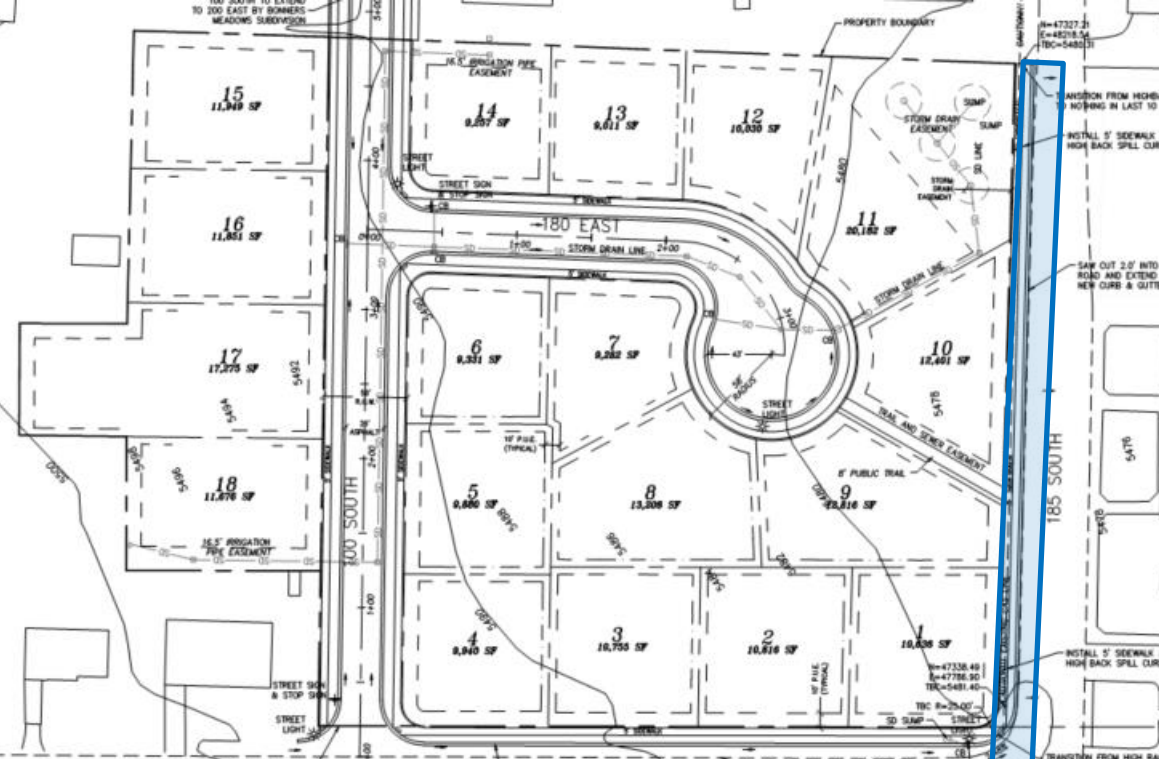


**STREET CROSS-SECTIONS  
AND UTILITY LOCATIONS**

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.

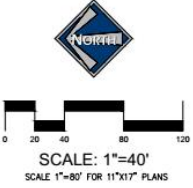
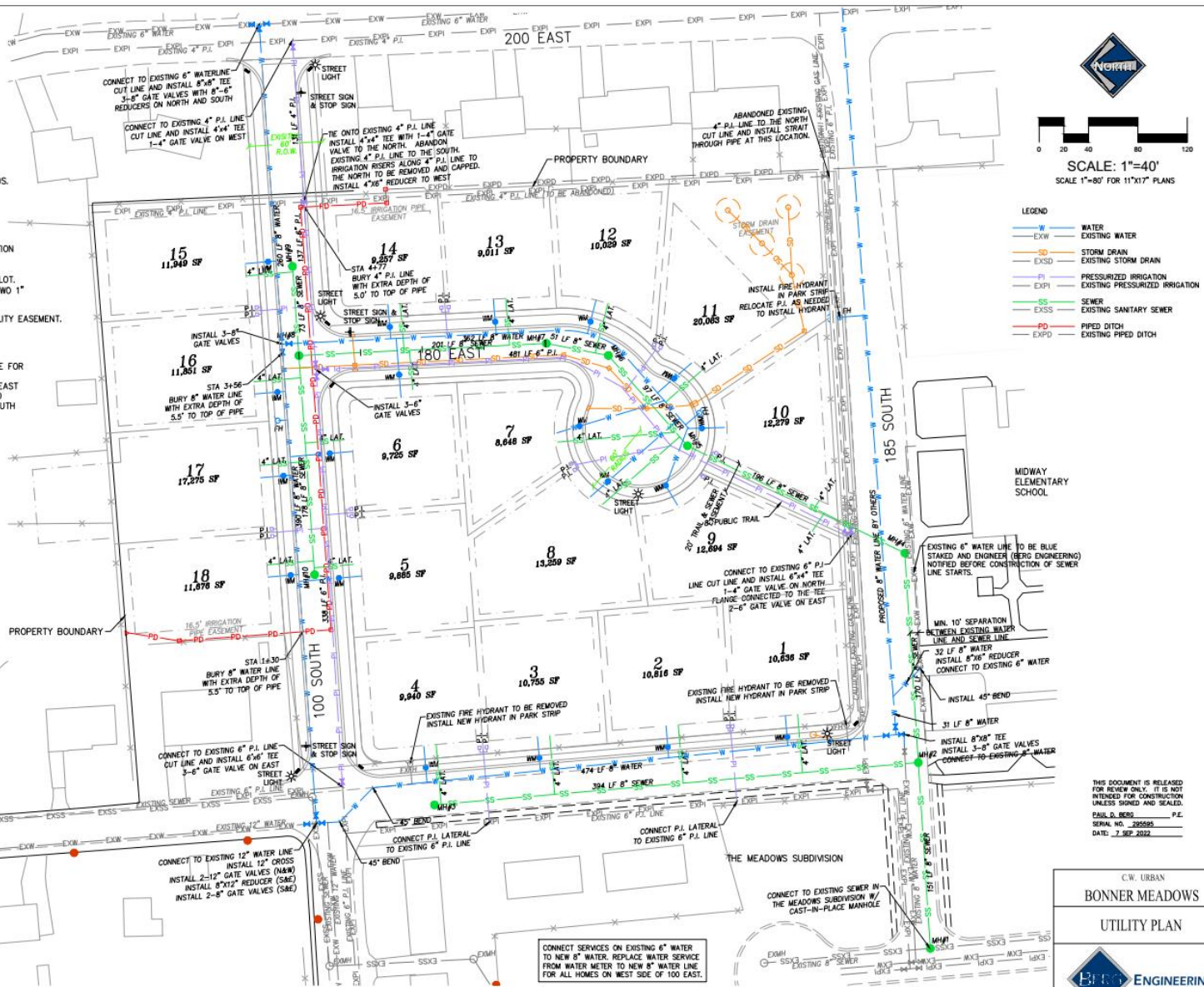
ALL SERVICES TO LOTS SHALL BE INSTALLED TO THE LIMIT OF PUBLIC UTILITY EASEMENT.

**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.  $\frac{3}{4}$ " OF WATER METERS TO BE 2.0' BEHIND CURB AND GUTTER.
2.  $\frac{3}{4}$ " OF P.I. BOXES TO BE 1.0' BEHIND STREET R.O.W. LINE.
3. LOCATION OF FIRE HYDRANT TO BE PER MIDWAY CITY STANDARD CONSTRUCTION DETAILS.



**LEGEND**

W	WATER
EXW	EXISTING WATER
SD	STORM DRAIN
EXSD	EXISTING STORM DRAIN
PI	PRESSURIZED IRRIGATION
EXPI	EXISTING PRESSURIZED IRRIGATION
SS	SEWER
EXSS	EXISTING SANITARY SEWER
PD	PIPED DITCH
EXPD	EXISTING PIPED DITCH

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

PAUL D. BEBE P.E.  
 SERIAL NO. 395265  
 DATE: 7 SEP 2012

C.W. URBAN  
**BONNER MEADOWS**  
 UTILITY PLAN



DESIGN BY: PDB DATE: 7 SEP 2012 SHEET  
 DRAWN BY: PDB REV: 1 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.

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](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 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.

# 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 CONDITION

1. Construction times on 100 East and 185 South are limited to the specific times listed in the staff report.
2. Construction times 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 the staff report.