



**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** May 9, 2023  
**NAME OF PROJECT:** Malinka Density Reduction Subdivision  
**NAME OF APPLICANT:** Berg Engineering  
**PROPERTY OWNER:** Peter and Emily Malinka  
**AGENDA ITEM:** Preliminary/Final Approval  
**LOCATION OF ITEM:** 150 North 100 East  
**ZONING DESIGNATION:** R-1-15

**ITEM: 3**

Berg Engineering, agent for Peter and Emily Malinka, is requesting preliminary/final approval of a 5-lot density reduction subdivision to be known as the Malinka Subdivision. The proposal is on 5.2 acres and is located at 150 North 100 East and is in the R-1-15 zone.

**BACKGROUND:**

This request is for preliminary/final approval of a Density Reduction Subdivision (DRS) on 4.28 acres which will contain five lots. The proposed name of the subdivision is Malinka Density Reduction Subdivision. The proposal will help preserve the property by creating a low-density development with more open area than could be developed using the standard subdivision code which, in turn, helps contribute to the open atmosphere of the area. Currently, there is a dwelling that has been constructed on the parcel, which has been previously deemed to be a lot-of-record. All setbacks from the dwelling to the proposed lot lines will need to comply with the setbacks as outlined in R-1-15 zone.

According to the information provided by the applicant, it appears that the dwelling will comply with the front, rear and side setbacks.

The DRS was adopted by the City Council on November 17, 2020. The purpose of the DRS is to incentivize developers to voluntarily reduce the number of home sites per acre in exchange for simplified development infrastructure requirements. The subdivision code also helps meet the General Plan's goals of preserving open space, lowering potential density, and preserving the country/rural atmosphere of Midway.

The DRS requires density to be reduced by 2/3 the density allowed by the zone. Lots can be created without requiring the construction of much of the cost prohibitive infrastructure but in return, the lots are deed restricted so that they can never be re-subdivided. One lot must meet the frontage requirements as outlined in the R-1-15 zone, but access to all others is allowed from a private driveway that connects to a City standard road. In the proposed subdivision, three of the lots will have frontage on city street and two of the lots will have access on a private driveway. The ongoing maintenance cost to the City for this type of development is minimal since only the bulb of a cul-de-sac will be maintained by the City.

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

- 5.2-acre parcel
- R-1-15 zoning
- Proposal contains Five lots
- Three lots have frontage along 100 East and two lots will have access from a private shared driveway within the development.
- The lots will connect to Midway City's culinary water line, Midway Sanitation District's sewer line, and Midway Irrigation Company's secondary water line
- Sensitive lands – none identified

#### **ANALYSIS:**

*Access* – Three of the lots will access 100 East from the cul-de-sac bulb that will be built by the developer. Two of the lots, 4 and 5, will have access from a private shared driveway that will be maintained by the two lot owners. The shared driveway will require a minimum 30' wide easement that will need to be shown on the plat. A 20' driveway with 5' shoulders will be built in the easement to comply with the DRS driveway requirements.

*Culinary Water Connection* – The lots will connect to the City’s water 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 property is currently connected to Midway Irrigation Company’s water system and this will continue with the new development. The applicant has provided a will-serve letter from Midway Irrigation Company.

*Sewer Connection* – The lot will connect to Midway Sanitation District’s lines located in the area. There is an existing sewer lateral that crosses the property from the Engfer property to the north. The sewer lateral will be relocated by the developer and connected to the new sewer lines that will be installed with the subdivision infrastructure.

*Sensitive Lands* – The applicant has not identified any sensitive lands that are part of the proposed development.

*Density* – The 5.2-acre parcel is wholly located in the R-1-15 zone. DRS in the R-1-15 zone are allowed a maximum density of 1 lot per acre. Based on the current acreage, the maximum density allowed would be 5.2 lots.

*Road improvements* – The developer will build a City standard cul-de-sac on 100 East that will be dedicated to Midway and maintained by the City. The developer will also build a private driveway that will be an easement on lots 3, 4, and 5 and will be maintained by the lot owners that use the driveway.

*Deed Restriction* – The approved lots on the 5.2 acres within the plat will be deed restricted so no further subdividing of any kind will be allowed within the subdivision plat. The density of the 5.2 acres will never be more than three dwellings, one per lot. A note will also be placed on the plat indicating the restriction. Deed restrictions will also be recorded towards the lots immediately after the plat is recorded so all future landowners will know of the restrictions before the property is purchased. The deed restriction language will state something similar to the following:

1. *Any further subdividing of the lot is prohibited.*

*The deed restriction prohibiting further subdivision of the lots within the development is created for the benefit of all of the lots within the development, all of the neighboring lots to the development, and Midway City. This deed restriction cannot be altered in any way without written consent from all of the above. This deed restriction is a covenant that runs in perpetuity with the land, and it shall inure to the benefit of the owners of each lot within the development, the owners of neighboring lots of the*

*development, and Midway City, including all parties' heirs, successors or assigns.*

*All future owners take title subject to this Deed Restriction and shall be bound by it.*

*Midway Master Road Plan* – There are currently two master planned roads that cross the property on the Master Road Plan. 200 North crosses east to west and 100 East crosses north to south. The applicant proposed in 2022 that the General Plan be amended to remove these two future roads. The City Council did conditionally approve the proposed amendment to remove the two roads during their November 15<sup>th</sup> meeting of that same year. The condition for removing the roads is the recording of a Density Reduction Subdivision on their property with the deed restrictions that prohibit any further subdividing on any of the lots. Once the deed restrictions are recorded then the two future planned roads will be removed from the Midway Master Road Plan.

#### **WATER ADVISORY BOARD RECOMMENDATION:**

The Water Advisory Board will review the proposal in their June 5<sup>th</sup> meeting.

#### **POSSIBLE FINDINGS:**

- The proposed lots meet the minimum requirements for the R-1-15 zone.
- The proposal does meet the intent of the General Plan for the R-1-15 zone.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a country/rural atmosphere.
- The lots will be deed restricted so it can never be further subdivided.
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council. If the Final Plat is not recorded with the County Recorder within the one-year period, the development's approval shall be voided, and both Preliminary/Final Approvals must be re-obtained to reinstate the project, unless, upon request by the applicant and on a showing of extenuating circumstances, the City Council extends the time limit for plat recording, with or without conditions. Such conditions may include, but are not limited to, provisions requiring that:

1. Construction must be conducted per any new City standards in effect at the time the plat is ultimately recorded;
2. The property must be maintained in a clean, dust-free, and weed-free condition always;
3. Each extension will be for a one-year period only, after which time an annual review must be requested by the applicant and presented before the City Council; and/or
4. No more than three one-year extensions will be allowed. The granting or denying of any extension, with or without conditions, is within the sole discretion of the City Council, and an applicant has no right to receive such an extension.

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds that the proposal complies with the intent of the land use code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s)
2. Continuance. This action can be taken if the Planning Commission 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. Recommendation of Denial. This action can be taken if the Planning Commission finds the request does not comply with the intent of the ordinance.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. The deed restrictions that will be recorded towards the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
2. A note on the plat is included with language that clearly states that subdividing the lots is prohibited.

# Midway City Corporation

Mayor: Celeste T. Johnson  
City Council Members  
Lisa Orme • 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

February 14, 2023

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049  
(Sent via e-mail)

**Subject: Malinka Subdivision – Final Review**

Dear Michael:

The Midway Engineering department recently reviewed the above development plans for Final Approval. The proposed development is located near 100 East and 150 North. The entire development is 5.20 acres and contains 5 lots. The following comments should be addressed with Final approval.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.

Irrigation

- Each lot will be served by pressurized irrigation.

Roads

- A cul-de-sac will be installed with a radius of 45' near lots 1, 2, and 3.
- No curb-gutter or sidewalk will be installed within the proposed development.
- A 20' wide private driveway will serve lots 3, 4 and 5.

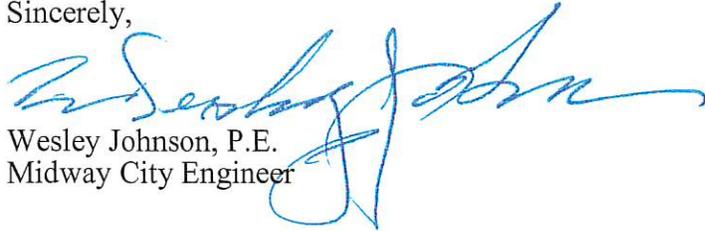
Trails

- No trails will be installed within this subdivision.

Storm Drain

- The storm drain system is public and will collect storm water within the proposed gravel swell and discharged to a series of catch basins and retention basin within the development.

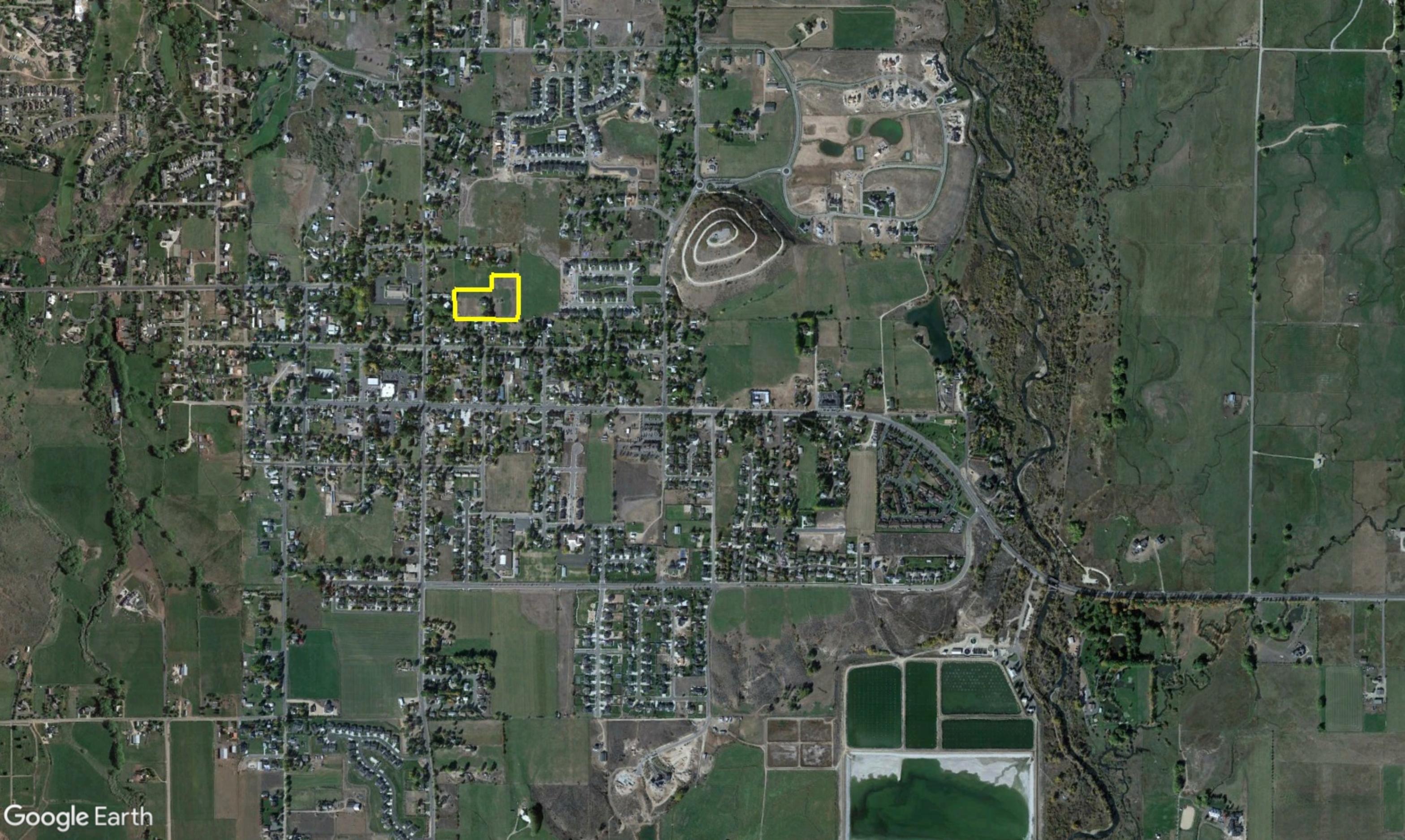
Sincerely,

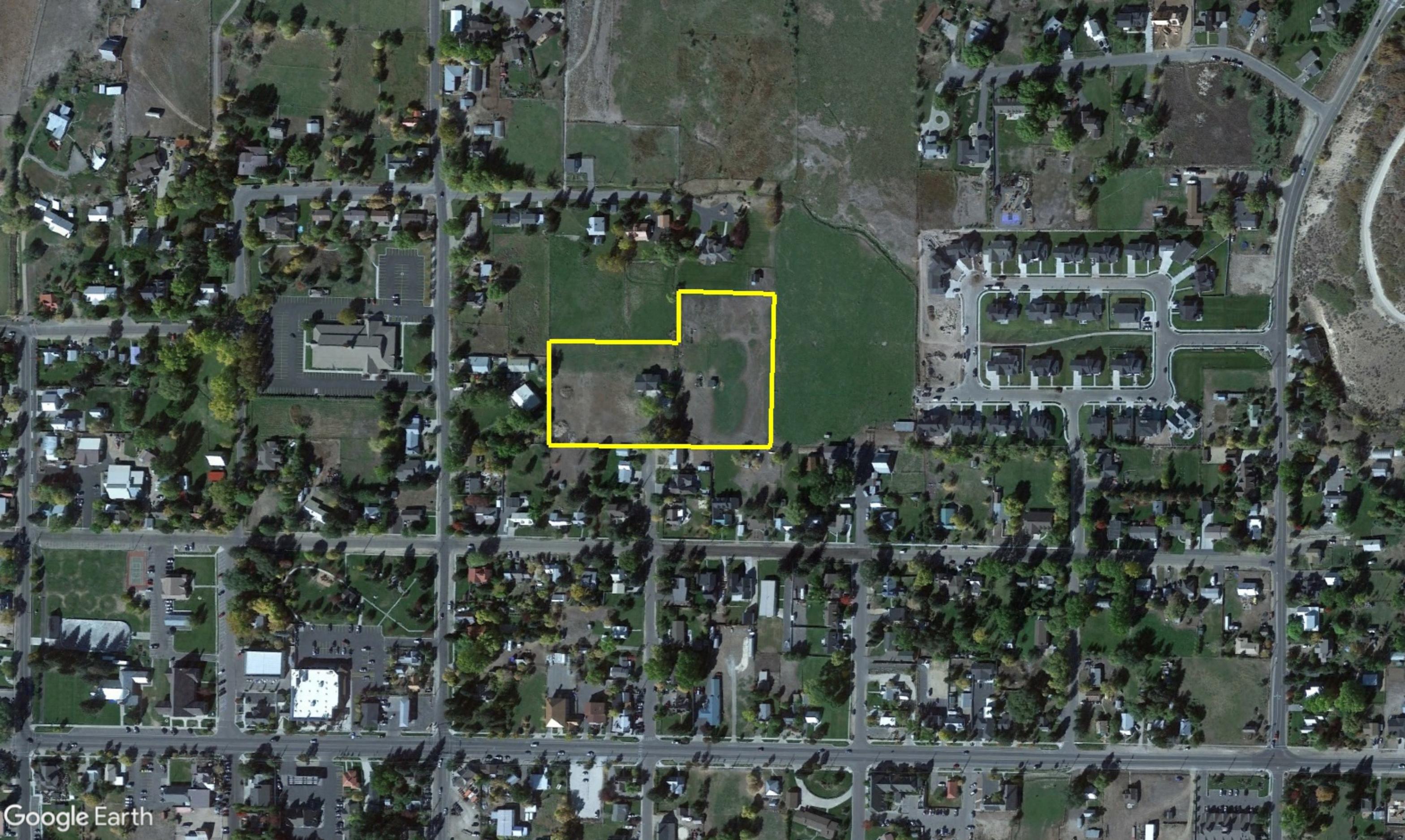


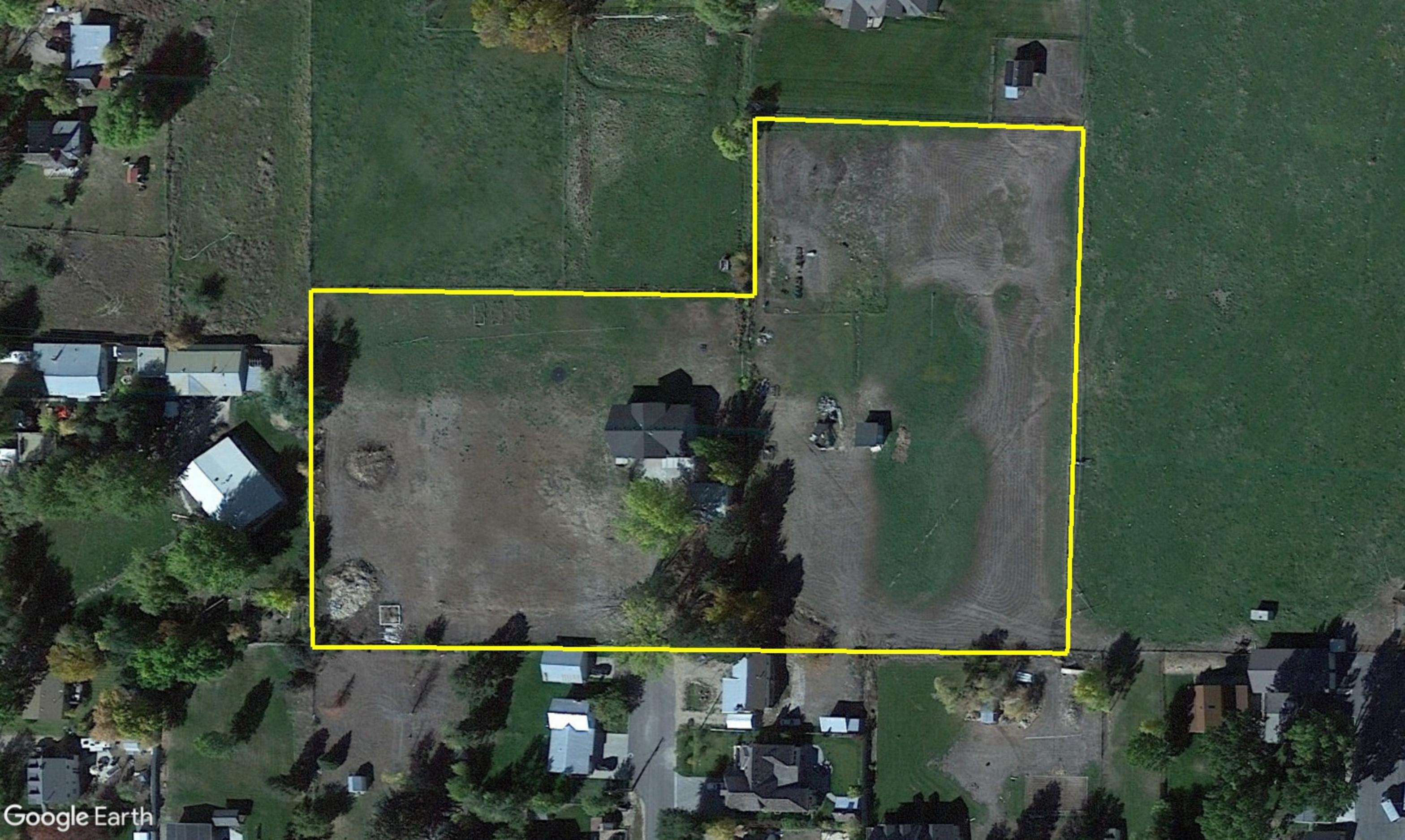
Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering (sent via email)

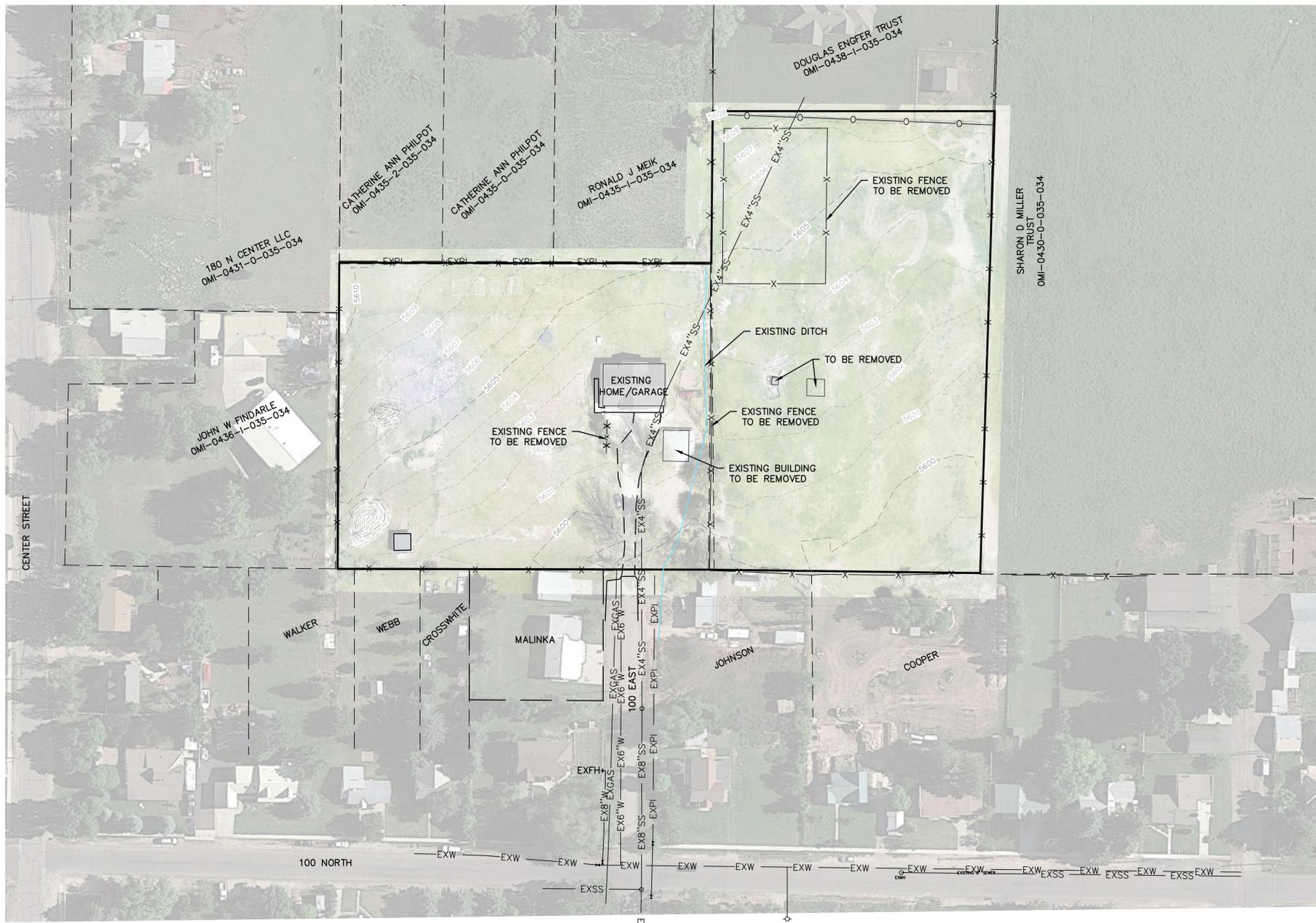
Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small-town Swiss character and natural environment,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









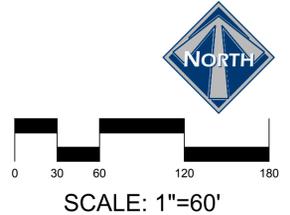


**LEGEND**

— X —	EXISTING FENCE
— EXPI —	EXISTING PRESSURIZED IRRIGATION
— EX8\"/>	

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

180 N CENTER LLC OMI-0431-0-035-034  
 JOHN W FINDARLE OMI-0436-1-035-034  
 CATHERINE ANN PHILPOT OMI-0435-2-035-034  
 CATHERINE ANN PHILPOT OMI-0435-0-035-034  
 RONALD J MEIK OMI-0435-1-035-034  
 DOUGLAS ENGFER TRUST OMI-0438-1-035-034  
 SHARON D MILLER TRUST OMI-0430-0-035-034  
 WALKER WEBB CROSSWHITE MALINKA JOHNSON COOPER  
 CENTER STREET 100 NORTH  
 EXFH EX8\"/>



PETER MALINKA  
 MALINKA SUBDIVISION  
 EXISTING CONDITIONS



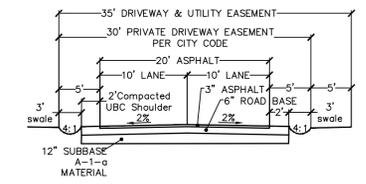
DESIGN BY: PDB DATE: 31 MAR 2023 SHEET 1  
 DRAWN BY: SW REV:

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 31 MAR 2023

100 N. Main St., Suite 204, Midway, UT 84049  
 Paul D. Berg, P.E.  
 31 MAR 2023

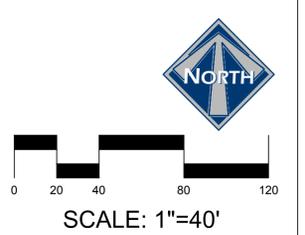


AREA  
TOTAL PROJECT AREA 5.20 ACRES



SHARED DRIVEWAY CROSS SECTION  
Scale: 1"=10'

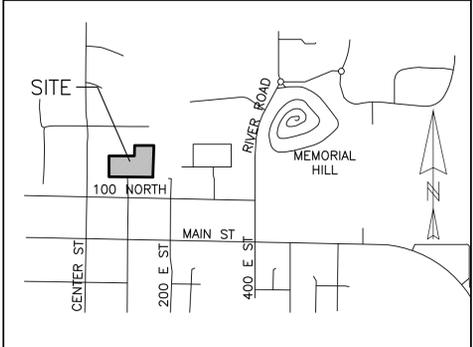
NOTES:  
INSTALL 6" OF TOPSOIL AND SEED IN ALL DISTURBED AREAS.



PETER MALINKA  
MALINKA SUBDIVISION  
SITE PLAN

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 31 MAR 2023

DESIGN BY: PDB DATE: 31 MAR 2023 SHEET  
DRAWN BY: SW REV: 2



VICINITY MAP

# MALINKA SUBDIVISION

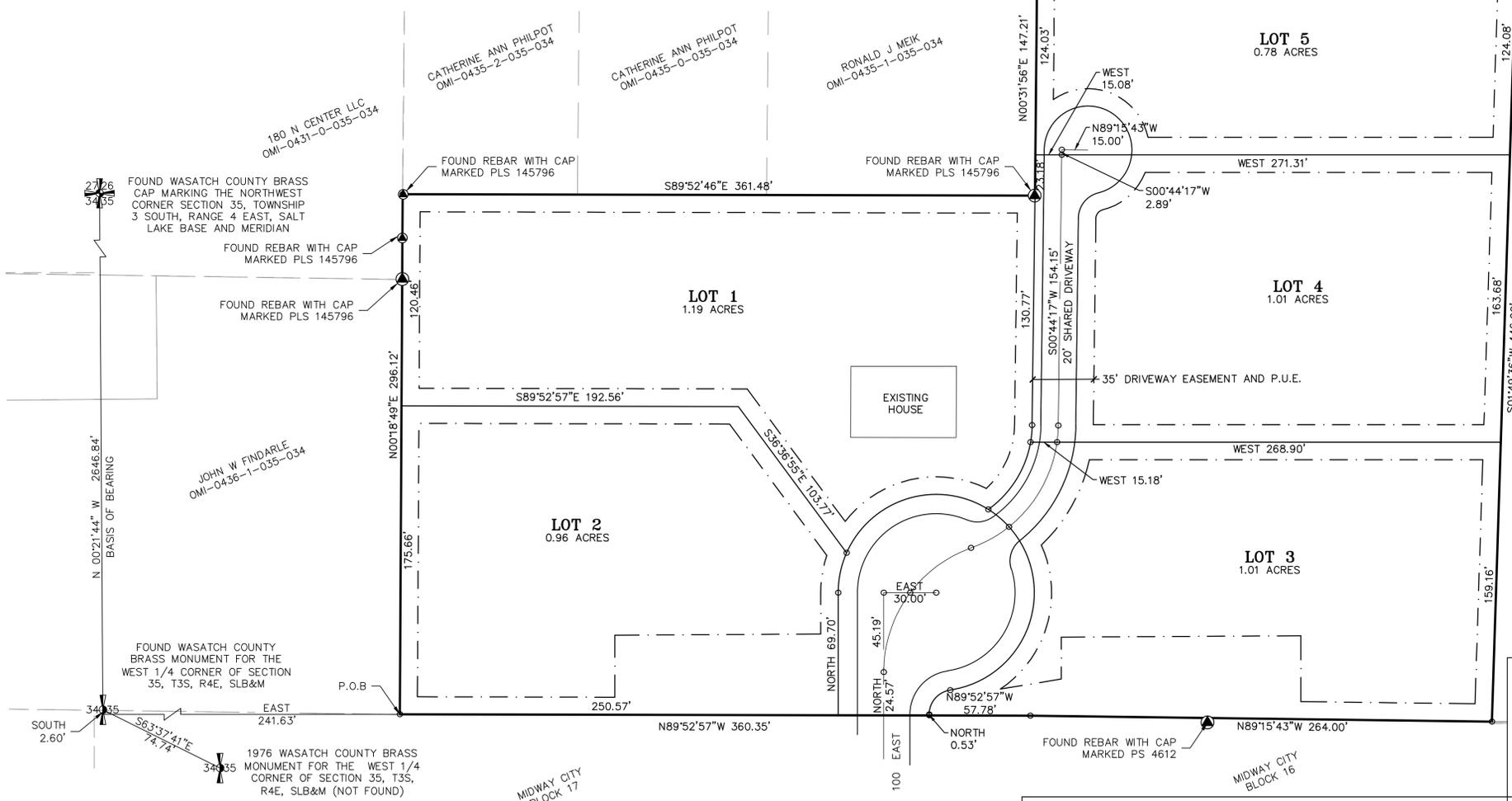
## A DENSITY REDUCTION SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	48.50'	48.50'	37°03'09"	47.66'	S18°31'35"W	25.13'
C2	43.74'	43.74'	33°24'52"	43.12'	S53°45'35"W	22.51'
C3	24.88'	24.88'	19°00'28"	24.77'	N60°57'47"E	12.56'
C4	56.90'	56.90'	43°28'18"	55.55'	N29°43'40"E	29.90'
C5	9.50'	9.50'	7°15'14"	9.49'	N04°21'54"E	4.75'
C6	9.71'	9.71'	9°16'13"	9.70'	N05°22'23"E	4.86'
C7	46.45'	46.45'	44°21'30"	45.30'	N32°11'15"E	24.46'
C8	95.94'	95.94'	98°09'18"	84.63'	S73°04'37"W	64.60'
C9	23.46'	23.46'	23°59'59"	23.29'	S11°59'59"W	11.90'
C10	15.43'	15.43'	15°47'12"	15.38'	N49°57'08"W	7.76'
C11	121.04'	121.04'	123°50'43"	98.82'	N19°51'51"E	104.98'
C12	19.98'	19.98'	81°47'12"	18.33'	S40°53'36"W	12.12'

LOT	ADDRESS
1	XX NORTH 100 EAST STREET
2	XX NORTH 100 EAST STREET
3	XX NORTH 100 EAST STREET
4	XX NORTH 100 EAST STREET
5	XX NORTH 100 EAST STREET

**SYMBOL LEGEND**  
 --- ADJOINING OWNERS  
 --- SURVEY BOUNDARY  
 --- PUBLIC UTILITY EASEMENT



**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED AS NORTH 00°21'44" WEST FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 35, TO THE FOUND WASATCH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

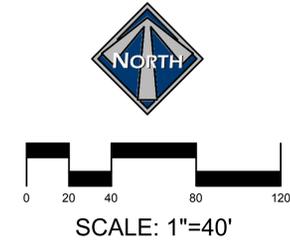
**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT, OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS, AND HEREBY DEDICATE THOSE AREAS LABELED AS PUBLIC STREETS AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, PUBLIC TRAILS AND EMERGENCY VEHICLE ACCESS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 \_\_\_\_\_  
 PETER ARNE MALINKA  
 \_\_\_\_\_  
 EMILY S MALINKA

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-9A-603 OF THE UTAH CODE, I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

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

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A FENCE POST, SAID POINT BEING LOCATED SOUTH 2.60 FEET AND EAST 241.63 FEET FROM THE FOUND WASATCH COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 00°18'49" EAST 296.12 FEET ALONG A FENCELINE TO A FOUND REBAR WITH CAP MARKED PLS 145796; THENCE SOUTH 89°52'46" EAST 361.48 FEET ALONG A FENCE LINE TO A FOUND REBAR WITH CAP MARKED PLS 145796; THENCE NORTH 00°31'56" EAST 147.21 FEET ALONG A FENCE AND THE EXTENSION OF SAID FENCE LINE; THENCE EAST 274.11 FEET TO A FENCE LINE; THENCE SOUTH 01°49'36" WEST 446.92 FEET ALONG A FENCE LINE; THENCE NORTH 89°15'43" WEST 264.00 FEET; THENCE NORTH 89°52'57" WEST 360.35 FEET ALONG A FENCE TO THE POINT OF BEGINNING.  
 AREA = 5.20 ACRES



**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

**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 BELOW)  
 APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
 CITY ENGINEER (SEE SEAL BELOW) CITY ATTORNEY

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

**SUBDIVIDING OF LOTS PROHIBITED**  
 NO FURTHER SUBDIVISION OF THE LOTS CONTAINED WITHIN THIS PLAT IS ALLOWED.

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

**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_  
 ROS# \_\_\_\_\_  
 COUNTY SURVEYOR

**MALINKA SUBDIVISION**  
 A DENSITY REDUCTION SUBDIVISION  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 40 FEET

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

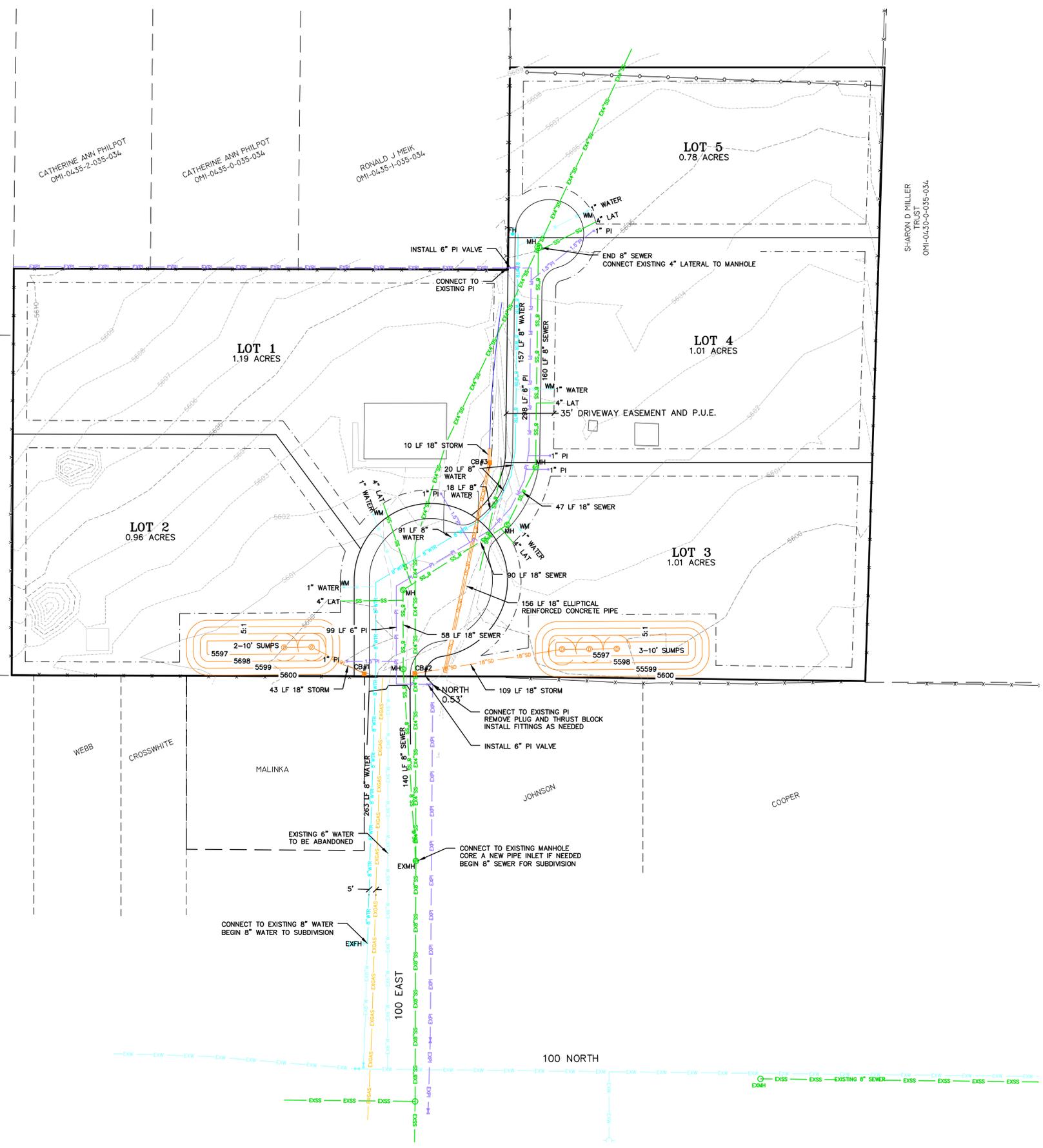
COUNTY RECORDER

MALINKA SUBDIVISION - 31 MARCH 2023  
 SURVEYOR: TROY L. TAYLOR, P.L.S.  
 ELEMENT LAND SURVEYING  
 2296 SOUTH 270 EAST  
 HEBER CITY, UT 84032  
 PHONE (801) 657-8748  
 DATE OF SURVEY: DECEMBER 2018





180 N CENTER LLC  
 OMI-04-51-0-035-034  
 JOHN W FINDARLE  
 OMI-04-56-1-035-034  
 CATHERINE ANN PHILPOT  
 OMI-04-55-2-035-034  
 CATHERINE ANN PHILPOT  
 OMI-04-55-0-035-034  
 RONALD J MEIK  
 OMI-04-55-1-035-034  
 SHARON D MILLER  
 TRUST  
 OMI-04-50-0-035-034

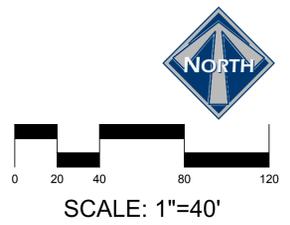


**LEGEND**

— EXSS	EXISTING SEWER
— EX4"SS	EXISTING 4" SEWER
— EX8"SS	EXISTING 8" SEWER
— 8"SS	PROPOSED 8" SEWER
— EXW	EXISTING WATER
— EX6"W	EXISTING 6" WATER
— EX8"W	EXISTING 8" WATER
— 8"WTR	PROPOSED 8" WATER
— EXPI	EXISTING PRESSURIZED IRRIGATION
— PI	PROPOSED PRESSURIZED IRRIGATION
— 18"SD	PROPOSED STORM DRAIN
— EXGAS	EXISTING GAS
FH	FIRE HYDRANT
WM	WATER METER

- STORM DRAIN SYSTEM NOTE:**
- ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
  - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4".
  - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- 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.
- POWER, GAS AND PHONE NOTE:**
- OWNER AND CONTRACTOR ARE RESPONSIBLE TO OBTAIN THE FINAL DESIGN FOR POWER, GAS AND PHONE UTILITIES FROM THE UTILITY COMPANIES.
  - CONTRACTOR IS RESPONSIBLE TO DETERMINE THE POT ROCK TRENCHING NEEDED FOR EACH UTILITY COMPANY TO INSTALL THEIR LINES.
  - CONTRACTOR IS RESPONSIBLE TO COORDINATE POWER, GAS AND PHONE UTILITY TRENCHES TO EACH LOT. ONLY LOCATIONS FOR WATER, SEWER AND IRRIGATION ARE SHOWN ON THIS PLAN.

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ONSITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.

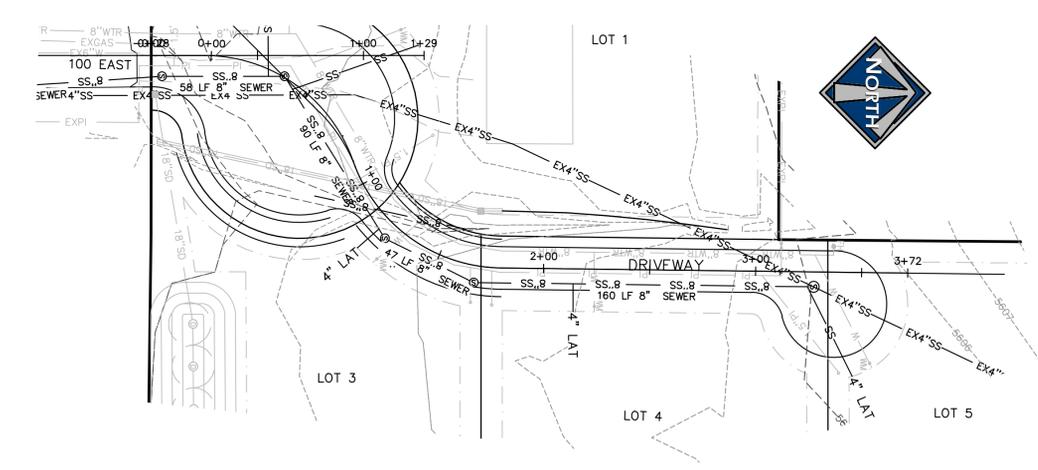
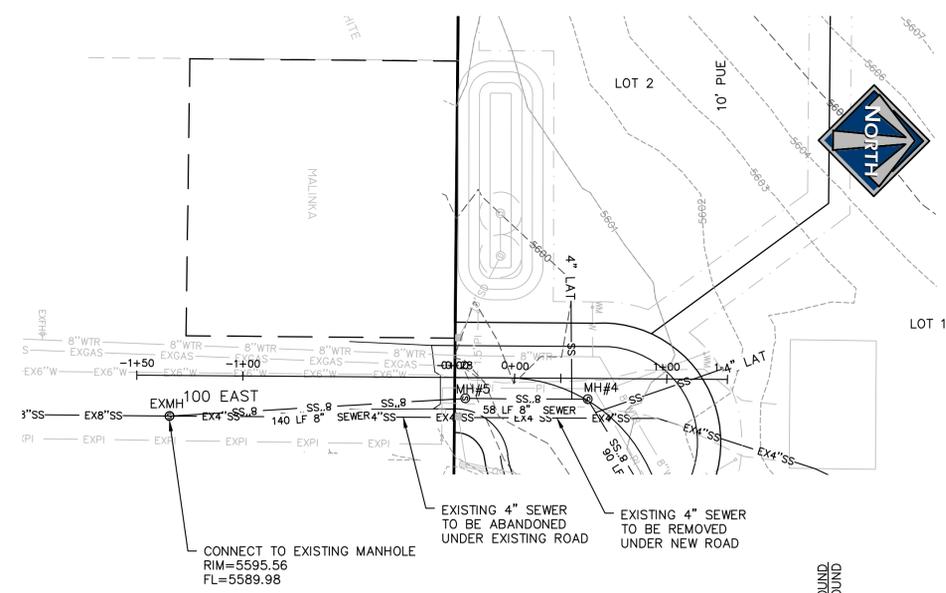


PETER MALINKA  
MALINKA SUBDIVISION  
UTILITY PLAN



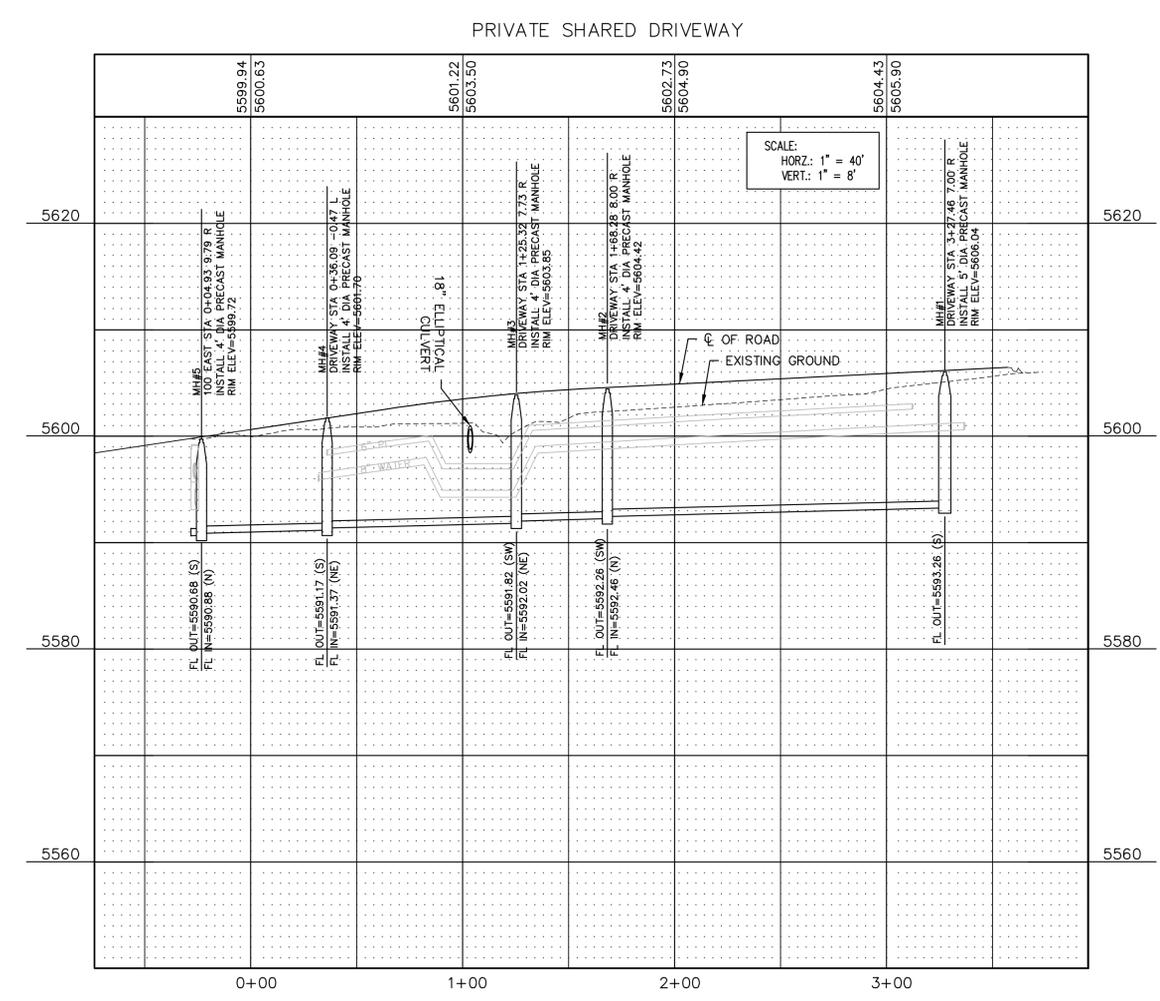
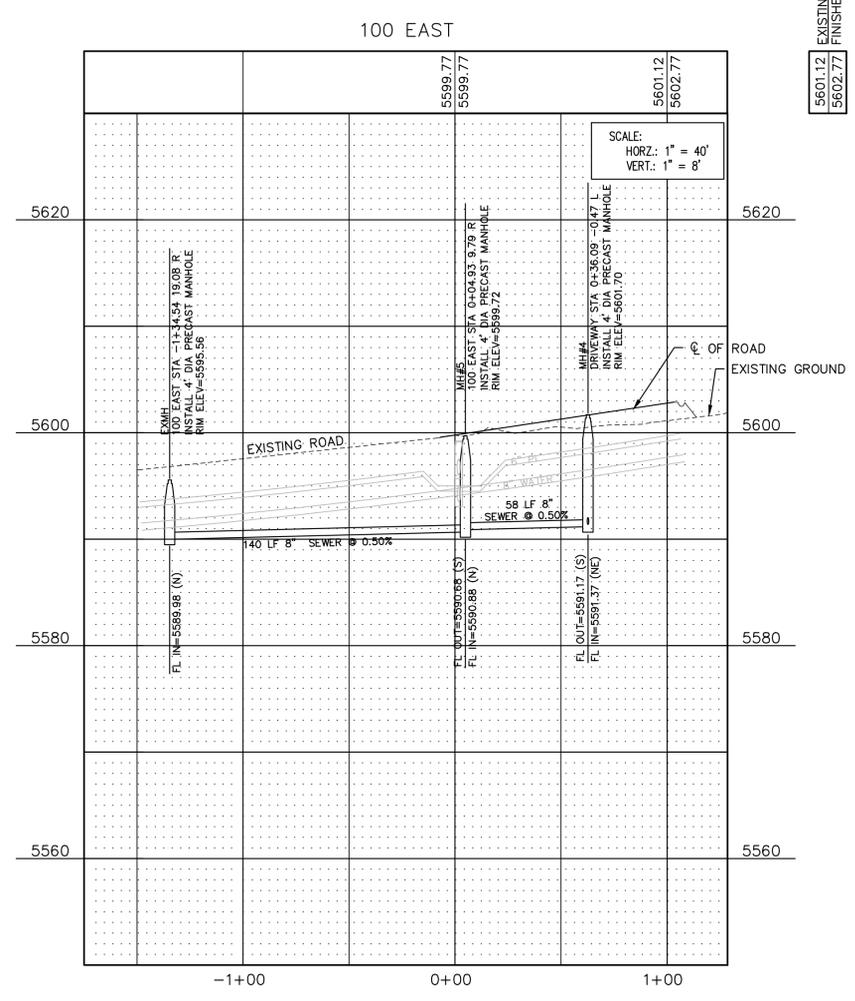
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 PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 31 MAR 2023

DESIGN BY: PDB  
DRAWN BY: SW  
DATE: 31 MAR 2023  
REV:  
SHEET 6



- LEGEND**
- EXSS — EXISTING SEWER
  - EX4"SS — EXISTING 4" SEWER
  - EX8"SS — EXISTING 8" SEWER
  - 8"SS — PROPOSED 8" SEWER
  - EXW — EXISTING WATER
  - EX6"W — EXISTING 6" WATER
  - EX8"W — EXISTING 8" WATER
  - 8"WTR — PROPOSED 8" WATER
  - EXPI — EXISTING PRESSURIZED IRRIGATION
  - PI — PROPOSED PRESSURIZED IRRIGATION
  - 18"SD — PROPOSED STORM DRAIN
  - EXGAS — EXISTING GAS
  - FH — FIRE HYDRANT
  - WM — WATER METER

- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
  - ALL SEWER CONSTRUCTION SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

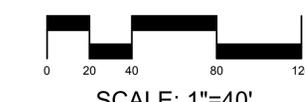


5604.43  
5605.90

EXISTING GROUND  
FINISHED GROUND

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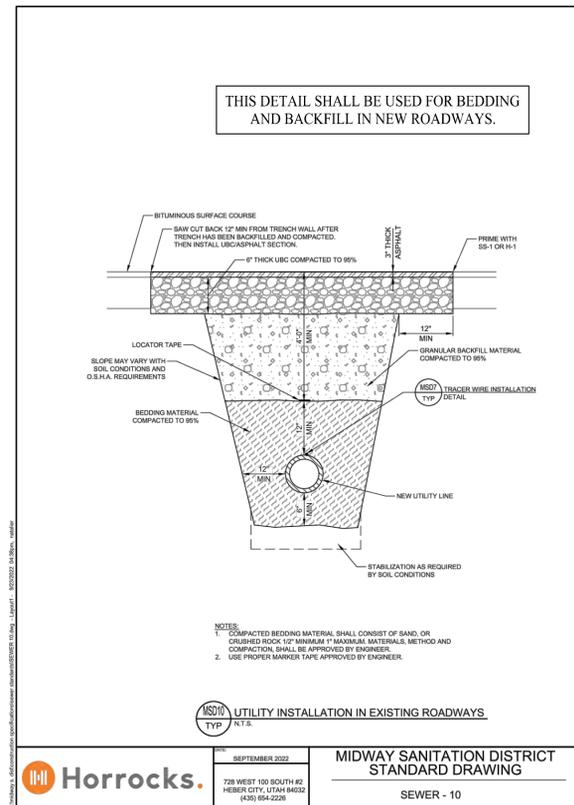
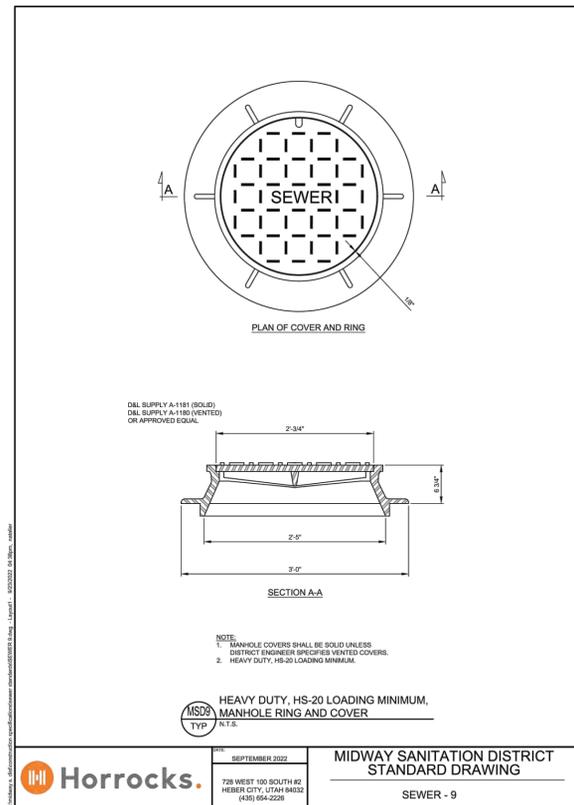
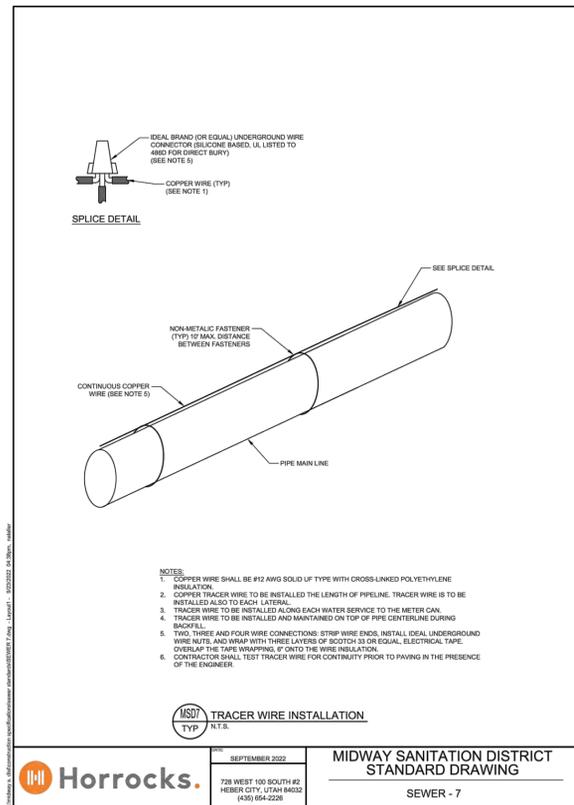
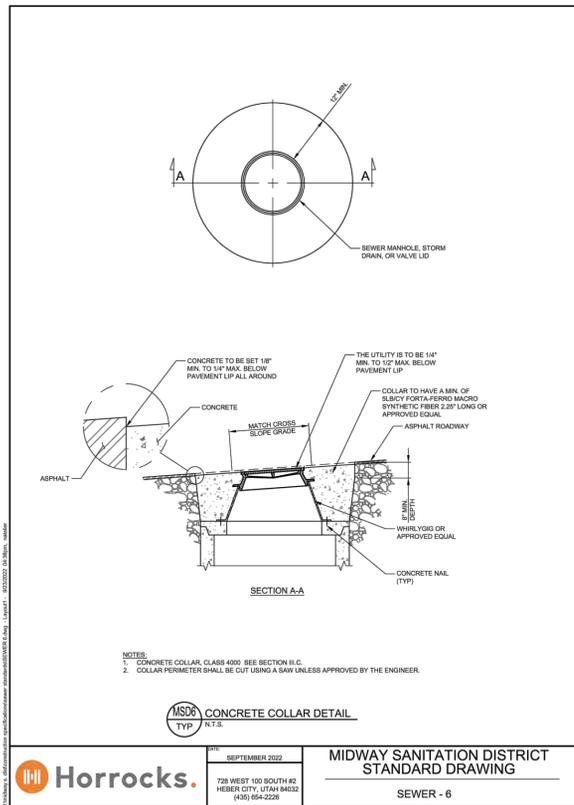
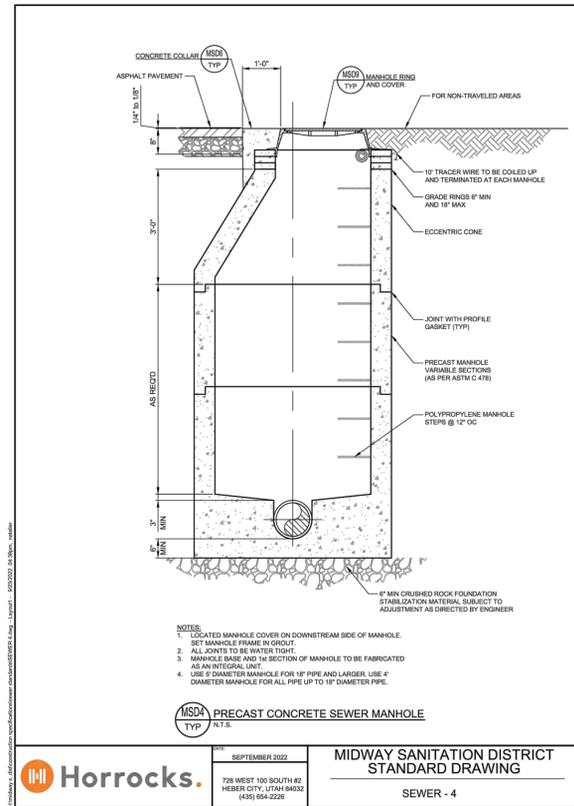
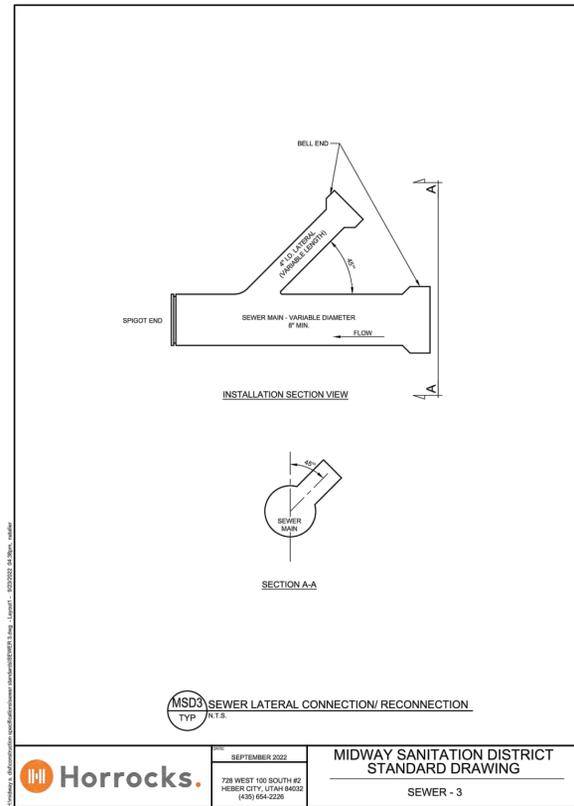
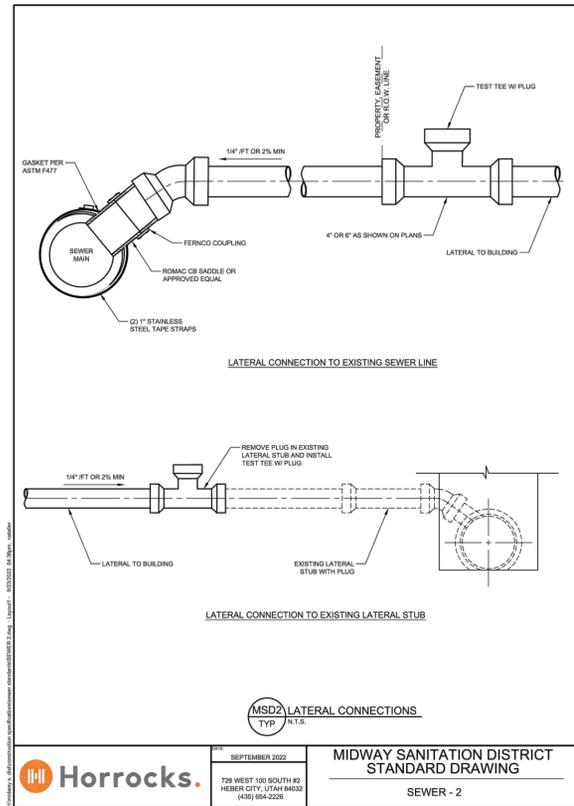
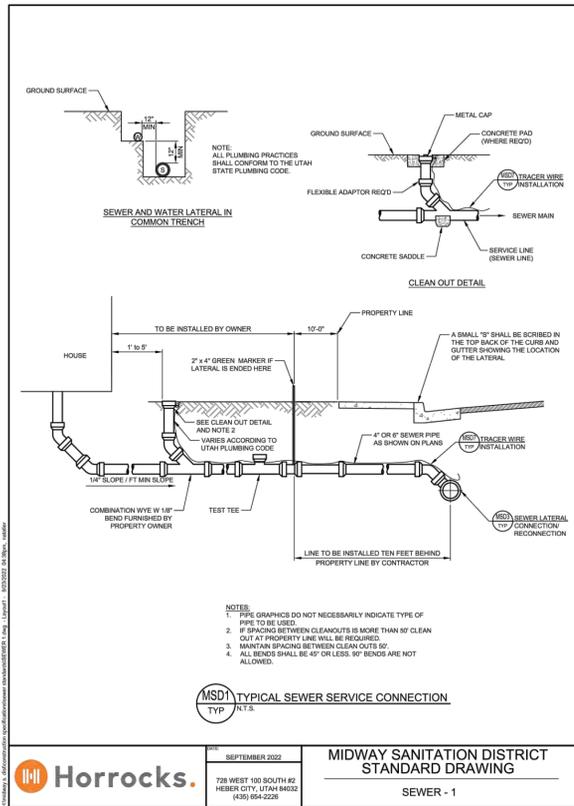
PETER MALINKA  
MALINKA SUBDIVISION

SEWER PLAN & PROFILE

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

DESIGN BY: PDB DATE: 31 MAR 2023  
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 March 31, 2023



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SERIAL NO. 295595  
DATE: 31 MAR 2023

PETER MALINKA  
MALINKA SUBDIVISION  
SEWER  
CONSTRUCTION DETAILS

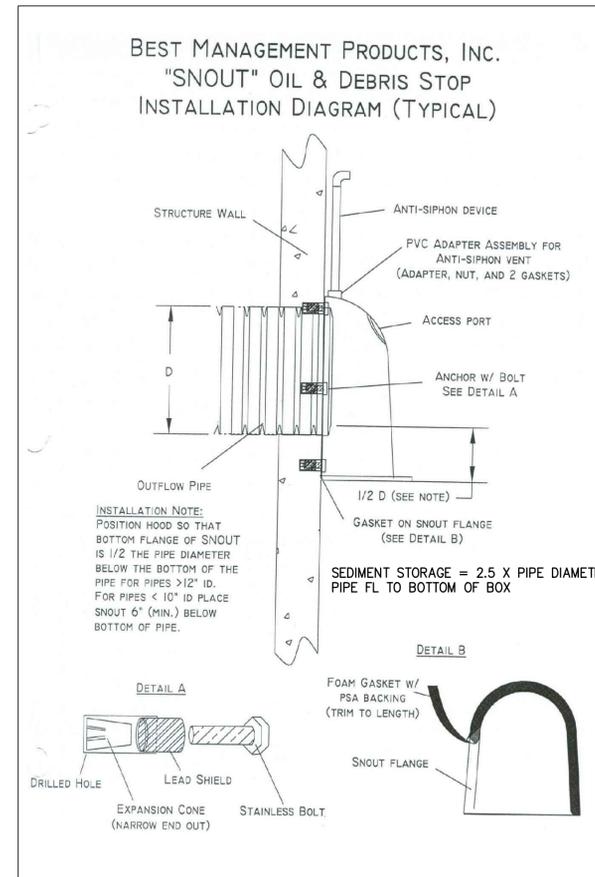
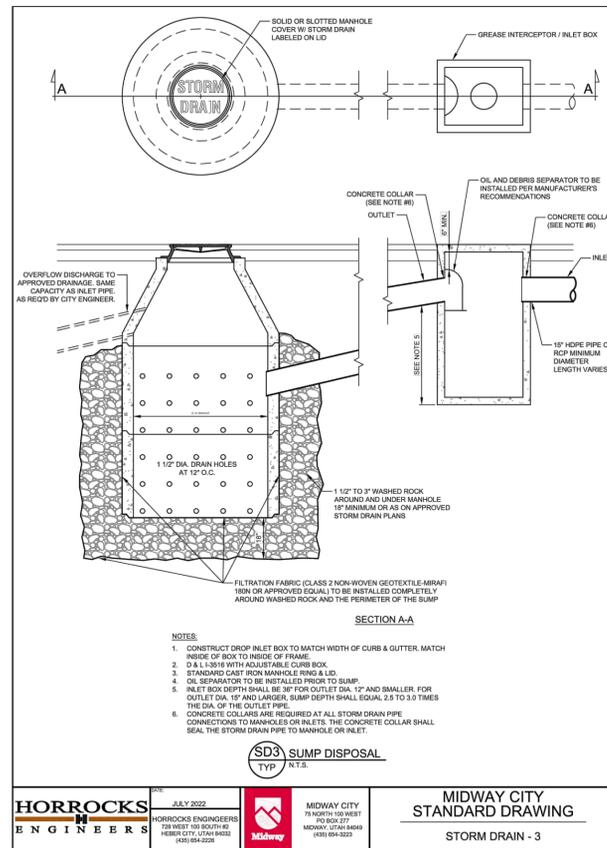
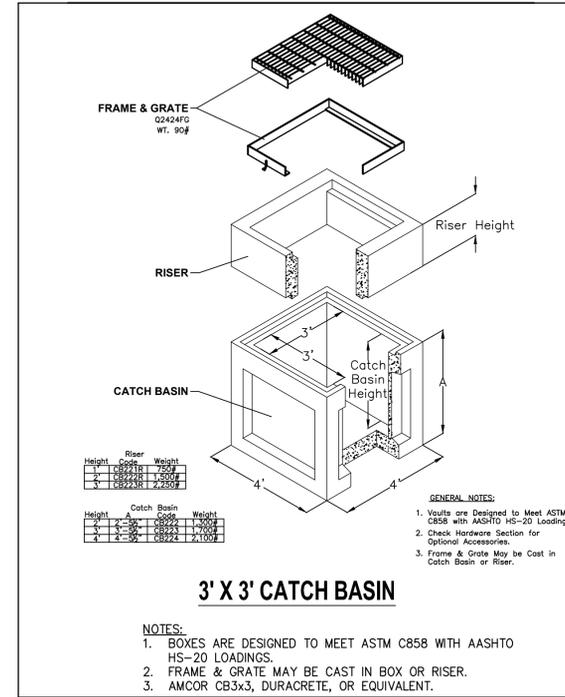
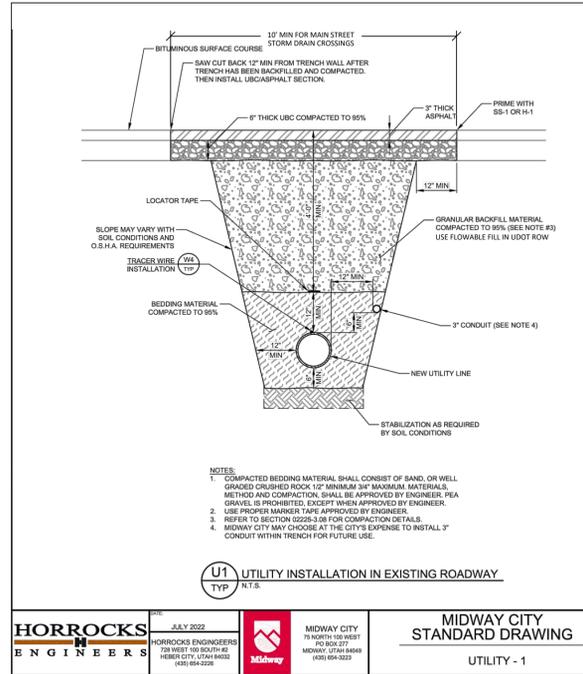
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PETER MALINKA  
MALINKA SUBDIVISION  
STORM DRAIN  
CONSTRUCTION DETAILS

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DATE: 31 MAR 2023  
REV:

SHEET  
11

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