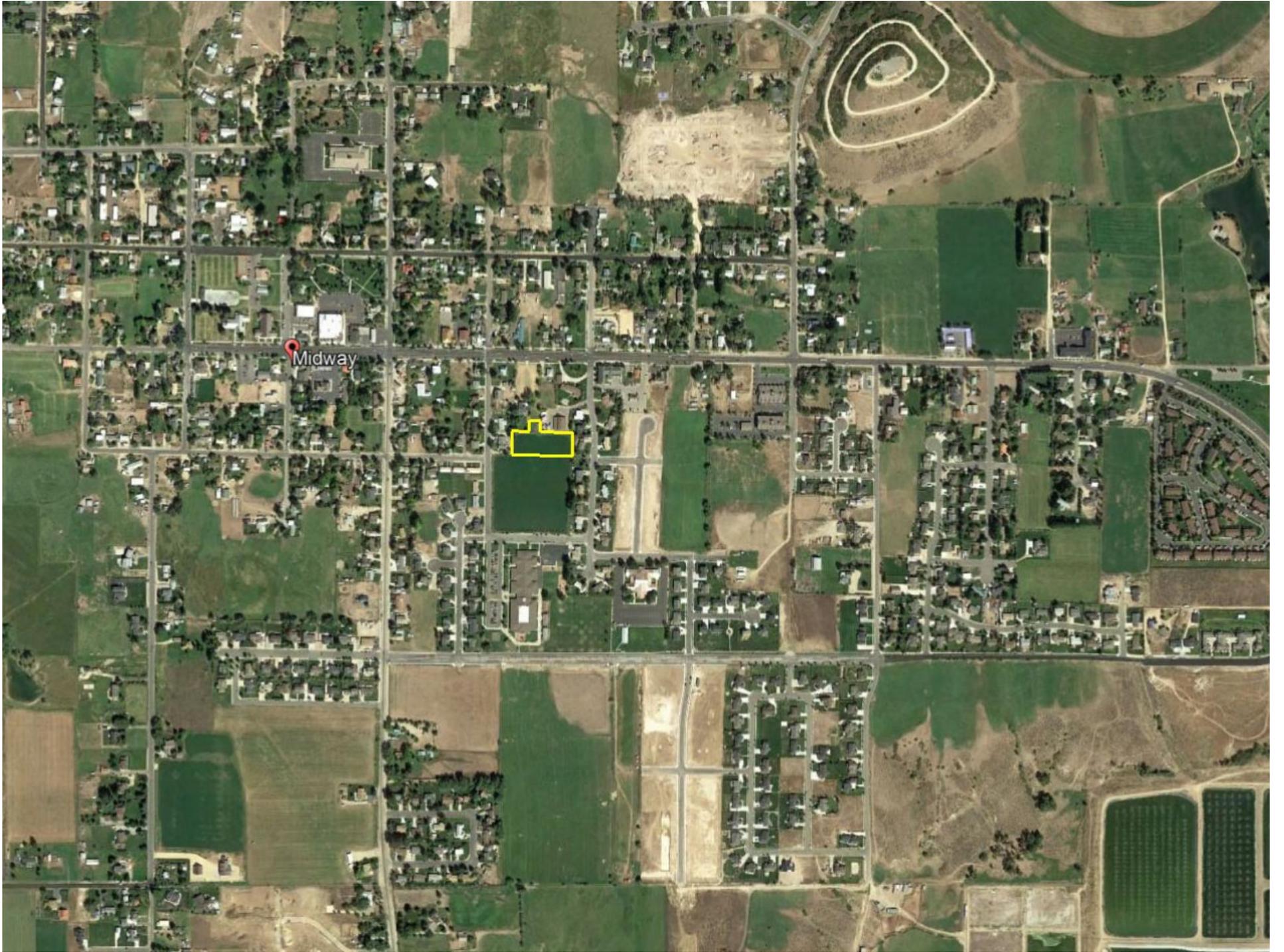


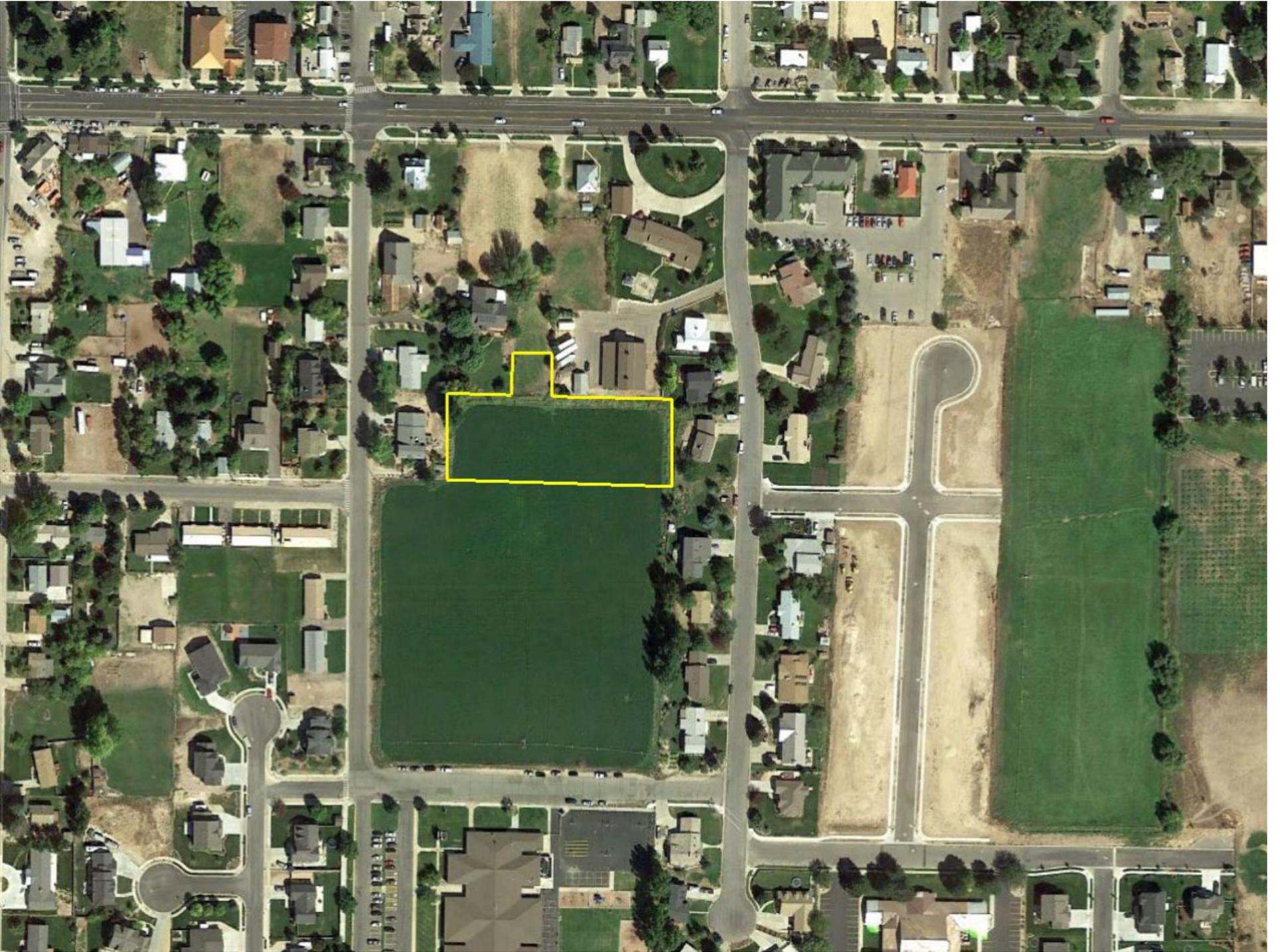
BONNER LANDING

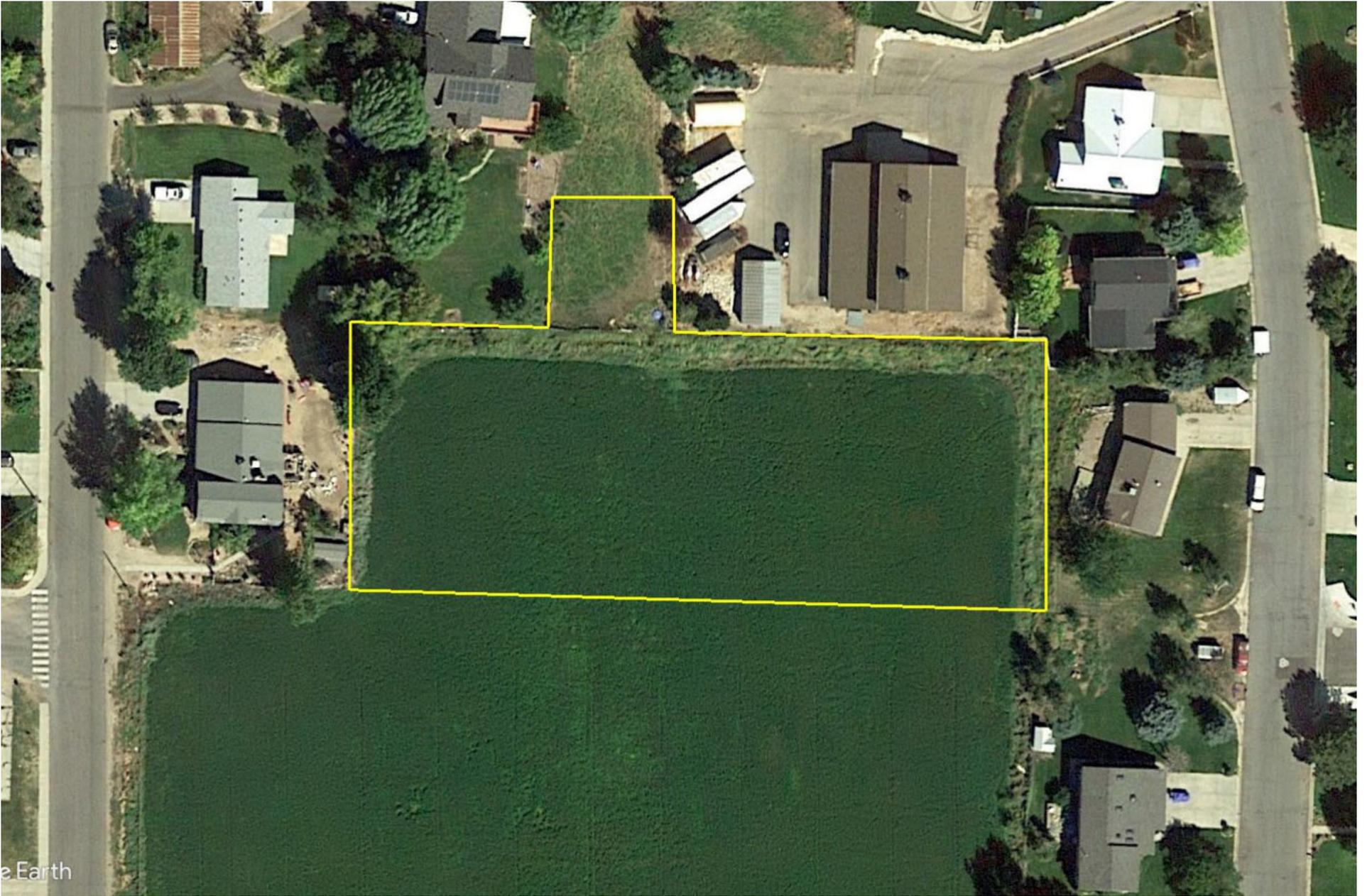
PRELIMINARY

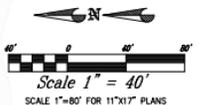
LAND USE SUMMARY

- 1.22 acres
- R-1-9 zoning
- Proposal contains 4 lots
 - Single-family dwellings
- Standard subdivision
- Public roads
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line

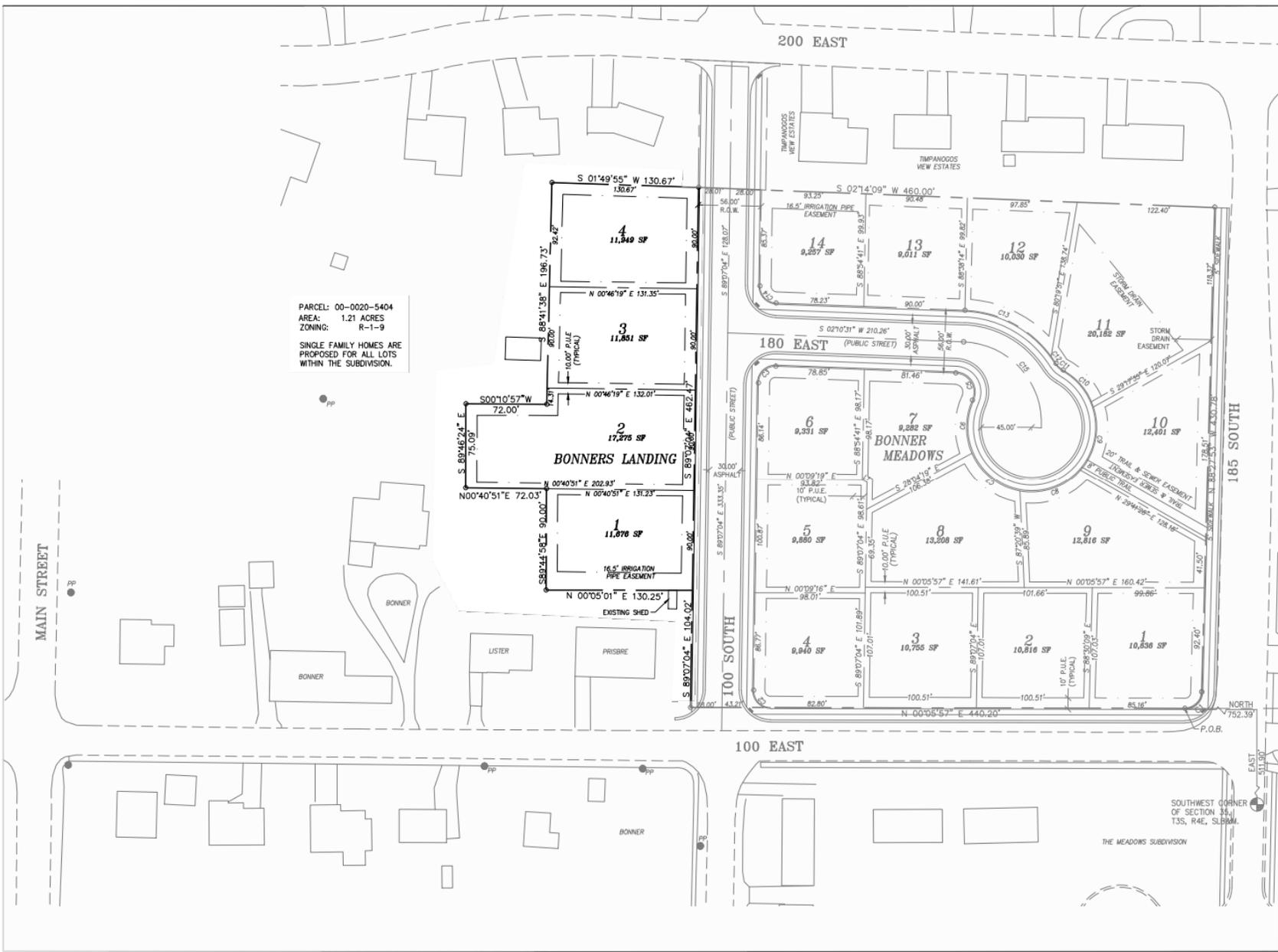








PARCEL: 00-0020-5404
 AREA: 1.21 ACRES
 ZONING: R-1-9
 SINGLE FAMILY HOMES ARE
 PROPOSED FOR ALL LOTS
 WITHIN THE SUBDIVISION.



THIS DOCUMENT IS RELEASED
 FOR REVIEW ONLY. IT IS NOT
 INTENDED FOR CONSTRUCTION
 UNLESS SIGNED AND SEALED.
 PAUL G. BERG, P.E.
 SERIAL NO. 285566
 DATE: 16 MAY 2019

MATRIX CAPITAL ADVISORS	
BONNERS LANDING	
SITE PLAN	
ENGINEERING RESOURCE GROUP P.C. 380 E Main St. Suite 204, Midway, IL 60149 ph: (435) 657-9749	
DESIGN BY: PGB	DATE: 16 MAY 2019
DRAWN BY: CNB	REV: 1

ITEMS OF DISCUSSION

- Single-family dwellings
 - Duplexes will not be allowed because of a lack of frontage, width, and water rights
- Access will be from 100 South which will be built as part of Bonner Meadows

WATER BOARD RECOMMENDATION

- This Water Board has recommended that 5.39 acre feet is tendered to the City for the outdoor and indoor water requirements.

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.

PROPOSED CONDITIONS

- A note is included on the plat advising future lots owners that only single-family dwellings are allowed on the lots.