

Midway City Council
13 June 2018
Regular Meeting

Remund Farms, Phase I /
Final Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: June 13, 2018
NAME OF PROJECT: Remund Farms
NAME OF APPLICANT: Watts Enterprises
AGENDA ITEM: Phase 1 Final
LOCATION OF ITEM: 600 North 200 East
ZONING DESIGNATION: R-1-15

ITEM: 13

Berg Engineering, agent for Watts Enterprises, is requesting Final Approval for phase I of Remund Farms which is a Planned Unit Development and a standard subdivision. The proposal is for 38 building pads and one lot located on 15.96 acres. The proposal is located at 200 East 600 North and is in the R-1-15 zone.

BACKGROUND:

Watts Enterprises is proposing final approval of phase 1 of the Remund Farms which is comprised of a small-scale standard subdivision and Planned Unit Development. The proposal is for 38 building pads and one lot located on 15.96 acres. The area of the proposed subdivision has historically been in agricultural production. A dairy farm has been on the property for decades. There is generally a high-water table on the property which lends itself to wetlands which are also present on the property. Residents of the city, particularly those living next to the property, have raised concerns with staff regarding the development and potential impacts that it may have on surrounding properties. The City is committed to assuring that all code requirements are met and that

impacts are mitigated as they are identified during the approval and construction process. To identify impacts several studies have been conducted on and off site. These studies will be discussed later in this report.

There are 38 pads proposed in this phase which are either 55' x 55' (3,025 sq. ft.), 55' x 60' (3,300 sq. ft.) in size or 60' x 60' (3,600 sq. ft.) in size. All structural improvements must be located within the building pad for each dwelling including window wells, eave overhangs, bay window, pop outs, decks, pergolas, and other structural items. Also, all units have a height limit of 35' measured from natural grade.

There will be two public trails and one private trail with a public easement located in this area of the development along with some private trails. One is a public trail that will run north and south and is planned as a linear park trail. The other is a public trail running along 600 North. Both will be 6' wide paved public trails that will be constructed by the developer. A third a private trail with a public easement that will also be 6' wide and will run along the perimeter of the development on the east side and then along the southern boundary of the development.

The streets located within the area of the PUD will be private roads and will be maintained by the HOA. A public access easement will allow access to all the streets in the PUD. All open space will be common area that will be owned by the homeowners' association (HOA).

Sensitive lands area also located on the property and will be left undisturbed as required by the land use ordinance. These sensitive lands include wetlands and stream corridors.

LAND USE SUMMARY:

- 15.96 acres
- 11.69 acres of open space
- R-1-15 zoning
- Proposal contains 38 pads (PUD)
- Proposal contains 1 lot
- Private roads will be maintained by the HOA
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 6' paved public trail is planned to run north and south through the length of the property, another public trail will run east and west along 600 North, and a

private trail with a public access easement will run along the eastern boundary of the phase 1

- Sensitive lands of the property include wetlands, and stream corridors

ANALYSIS:

Open Space – The code requires that with each phase that is approved that there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. The proposed plan shows 11.69 acres (73.2%) of open space in phase 1 which does meet the requirements of the code.

Open Space Credit – The City Council has approved off-site open space for this proposal. Watts Enterprises owns much of the property around the River Road roundabout. The parcel is OMI-0563-0-026-034 and comprises 1.32 acres that will be deeded to the City. The property is part of the open space requirement for the development and 2.2 units of density are being petitioned by the developer as part of the approval. Watts Enterprises will need to landscape the property and deed the required water acre-feet to the City as it would if the open space is part of the open space within the proposed Remund Farms PUD. Remund Farms HOA will be required to maintain the open space. The concern has been raised that in the future the Remund Farms HOA might question why they are maintaining the property at the roundabout. To avoid this possible future situation the City is including language in the development agreement, on the plat, and in the CCRs (which will be included in any title search) that explain the agreement. The City Council did limit the maximum density of the development to 97 units based on the off-site open space that is included in the development.

Density – The applicant is asking for approval for 39 dwellings in phase 1 (one is an existing dwelling). The density allowed for the entire master plan is 97 units.

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. A cul-de-sac is limited to 500' in length, unless approved otherwise by the City Council. Staff has found that Farmhouse Lane is about 700' in length to the temporary cul-de-sac. This lane will continue and loop through phase II so the extended length should be temporary. All other street lengths and access requirements have been met as presented in the application.

Two Points of Access – The development plans have two points of access onto 600 North. The two points of access on 600 North do meet the City requirements regarding the two points of access ordinance.

Traffic Study – The developers have submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed that study to determine what road improvements are required. Please see attached letter from Horrocks.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers has reviewed that that study to determine if any special requirements are needed for construction of the roads and future structures in the development. Please see attached letter from Horrocks.

Public Participation Meeting – The developers did hold a public participation meeting on July 10, 2017 as required by the ordinance for master plan applications. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some wetlands that will not be disturbed through the development process. The wetlands will become part of the open space for the development and will be preserved. There is a stream/ditch that runs through the property. It will be impacted by the roads crossing the development because of the culverts that will cover the ditch. Midway Irrigation Company owns an easement to the ditch area and will need to approve modifications made to the current ditch. There is a warm spring on the property that will be preserved. There are also acres of wetlands on the property that are included in the open space areas of the development. A study has been submitted by the developer has been reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that was decided by the City. There is concern by residents and of the area and the City regarding the location of wetlands and therefore the City has decided to have three entities review the study that has been submitted.

Staggered Setbacks – The Land Use Code requires staggered setbacks to help mitigate the “wall effect” that dwellings with the same setback on a straight street creates. The code states the following in Section 16.16.8.5.c:

Front setbacks for buildings from all private streets within the PUD shall be staggered at seven and one-half feet variances, with 25 feet the minimum setback. One-third of the buildings containing dwelling units shall be at each of at least three different setbacks as recommended by the Planning Commission and approved by the City Council. For example, one-third at 25 feet, one-third at 32 ½ feet and one-third at 40 feet. Setbacks for accessory buildings shall be as recommended by the Planning Commission and approved by the City Council. Setbacks from private streets shall be measured from top-back of curb or back of sidewalk or trail, whichever is further from the street centerline. The City Council may waive this requirement when a curvilinear street design is used and shown to create the same varying setback effect.

The application has staggered the front setback of the units in phase I which will help reduce the “wall effect”.

Phase I Environmental Study and Water Study – The developer has submitted the required Environmental Study and requested water study. Horrocks Engineers has reviewed both.

Trails – The Trails Master Plan and the Master Parks Plan calls for a linear park and public trail to run north and south across the proposal. The City feels this is a very important community amenity that will benefit current residents and future residents for generations. Staff feels the trail should be of highest priority and careful review of the alignment and landscaping must happen to assure the trail will function and have the effect that it is envisioned to have. Staff also feels the trail should be built with the first phase in its entirety. If it is built per phase then it could take several years, if not more, to complete the trail. For this reason, it should be completed as a requirement of phase 1. The trail will be a 6’ wide paved public trail that will be constructed by the developer. The trail plan also calls for a connection the Blackner property that is also part of the linear park trail system that will also be a 6’ wide paved or boardwalk trail, depending on the presence of wetlands. This trail will eventually connect to the Indian Summer subdivision with its part of the linear park trail system. There is another public trail running along 600 North which will be a 6’ paved trail. A third a private trail with a public easement that will also be 6’ wide and will run along the perimeter of the development on the east side and then along the southern boundary of the development.

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 50.93-acre feet are required for phase 1. The number of culinary connections and the amount of open space has adjusted since that recommendation and has been updated since that recommendation by staff. The amount of water now required for phase 1 is now **55.06-acre feet**. Staff did consult with Steve Farrell, member of the Water Board and President of the Midway Irrigation Company, regarding the adjusted number. The required water was derived from the following information:

- 35 culinary connections – 28-acre feet
 - Credit for culinary connections
 - Harold Remund home and 3 culinary connections
- 9.02 irrigated acres – 27.06-acre feet
 - Includes water features such as ponds

CITY COUNCIL PRELIMINARY APPROVAL OF PHASE 1

Motion: Council Member Christen moved to grant preliminary approval for Phase I of the Remund Farms PUD with the following conditions and findings:

- Rights to 50.93 acre-feet of water be turned over to the City.
- A hydrology study would be continued on site for all three phases and the areas would be monitored to determine any potential impacts or disturbances. If any impacts were discovered, then a plan would be presented to mitigate those impacts.
- The linear park public trail and the perimeter trail would be built, in their entirety, as part of Phase I and would connect to 250 North.
- Off-site open space and water would be deeded to the City with Phase I. The open space landscape plan would be approved by the Visual and Architectural Committee and the landscaping would be completed with Phase I. The Remund Farms HOA would maintain the landscaped area as part of the open space for the development.
- The proposed phase of Remund Farms appeared to meet the requirements of the Municipal Code for PUD's.
- The public trail system in the development would benefit the entire community by creating trails away from collector roads.

Second: Council Member Probst seconded the motion.

Discussion: None

Vote: The motion was approved with the Council voting as follows:

Council Member Christen Aye
Council Member Drury Aye
Council Member Probst Aye
Council Member Simonsen Aye
Council Member Van Wagoner Aye

PLANNING COMMISSION FINAL APPROVAL OF PHASE 1

Motion: Commissioner Waldrip: I move that we recommend to the City Council final approval for Phase I of the Remund Farms development as set forth in the agenda here tonight that we accept with gratitude the report by the staff. We find that the proposed Master Plan does meet the requirements of the code for Planned Unit Developments. Lot one (1) which is a standard subdivision does comply with the requirements for the R-1-15 zone, that the private and public trail system in the development which the public has full access will benefit the entire community by creating a trail away from the collector roads and most of its length. We impose upon the approval the following conditions.

- 1) A hydrology study is conducted on site and the areas of Phase II and Phase III are monitored along with the existing monitoring on Phase I for potential impacts of disturbance by the work on Phase I, on those areas or on neighboring properties. If any impacts are discovered than a reasonable plan is presented to mitigate those impacts.

- 2) The linear park public trail and the private trail that will have public access and the perimeter trail are to be built in their entirety as apart of Phase I and must connect to 250 North although they need not be completely paved until the trail associated with a particular phase is developed and then it would be paved at that time.
- 3) Off-site open space and water is deeded to the City with Phase I as required by the report from the Water Board. The Remund Farms HOA maintains the landscaped area both in the boundaries of the development and the off-site open space in perpetuity as a part of the development plan.
- 4) That there be a 20-foot easement be granted by the developer/owner along northerly boundary of the property heading westerly to the east border of the Remund lot. So that access to a potential north bound trail can be facilitated at some time in the future.

Seconded: Commissioner Streeter

Chairman Kohler: Any discussion on the motion?

Commissioner Ream: On the number one (1) on the second sentence would you be open to defining the impacts as negative impacts because if it's a positive impact we are not going to do anything about it?

Commissioner Waldrip: Certainly.

Commissioner Streeter: Second agrees.

Commissioner Ream: I don't want to get into one of these legal things where of who makes the decision. So, I would specifically like to say identified by the Midway City Engineer. So, basically your last sentence under number one (1), reasonably determined by the City Engineer.

Commissioner Waldrip: So, where it says than a reasonable plan as determined by the City engineer is presented to mitigate those impacts? Or are you talking about in the first sentence where it says potential impacts of disturbance by the work on Phase I as determined by the City Engineer?

Commissioner Ream: I think that would work, yes. I don't want to end up in a law suit over what's reasonable, it's just defining who says.

Commissioner Waldrip: Should we have the City Engineer determining in both of those sentences then?

Commissioner Ream: Yes.

Commissioner Waldrip: Yes, that sounds good to me.

Commissioner Streeter: So, City Engineer determines what is a negative impact and then the City Engineer determines what is a reasonable plan?

Commissioner Ream: Yes.

Commissioner Streeter: Okay.

Commissioner Waldrip: So, as determined by the City Engineer goes into both sentences to determine potential impact of any disturbance by the work on Phase I as determined by the City Engineer, then in the second sentence if any impacts are discovered then a reasonable plan as determined by the City Engineer is presented to mitigate the impacts.

Chairman Kohler: Any further discussion on the motion?

There was none

Chairman Kohler: All in favor.

Ayes: Commissioners Streeter, Waldrip, Nicholas, O'Toole, Payne and Ream
Nays: None
Motion: Passed

PROPOSED FINDINGS:

- The proposed plan does meet the requirements of the code for PUDs.
- Lot 1 which is a standard subdivision does comply with the requirements for the R-1-15 zone.
- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council feels the proposal complies with the requirements of the Land Use Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council feels 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 feels 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. A hydrology study is conducted on site and the areas of Phase II and Phase III are monitored along with the existing monitoring on Phase I for potential impacts of disturbance by the work on Phase I, as reasonably determined by the City Engineer, on those areas or on neighboring properties. If any impacts are discovered than a reasonable plan, as determined by the City Engineer, is presented to mitigate those impacts.
2. The linear park public trail and the perimeter trail that will have public access are to be built in their entirety as apart of Phase I and must connect to 250 North although they need not be completely paved until the trail associated with a particular phase is developed and then it would be paved at that time.
3. Off-site open space and water is deeded to the City with Phase I as required by the report from the Water Board. The Remund Farms HOA maintains the landscaped area both in the boundaries of the development and the off-site open space in perpetuity as a part of the development plan.
4. A 20-foot easement is granted by the developer/owner along northerly boundary of the property heading westerly to the east border of the Remund lot to allow access to a potential north bound trail that can be facilitated at some time in the future.

February 21, 2018

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

Subject: Midway Springs, Phase 1 Preliminary, and overall Master Plan Approval

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Master Plan Approval, and Preliminary Approval for Phase 1. The proposed development is located near 200 East and 600 North. The proposed development is 50.75 acres and contains 97 lots. The following issues should be addressed.

Wetlands

The development contracted with BIO-WEST to determine the extent and location of the existing wetlands. The wetland delineation was done in two separate delineations. The first delineation covered ground within Phase 1 and partially covering a portion of the proposed Phase 2 and the north corner of the proposed Phase 3. The second delineation covered the majority of the remaining site. However, the very southern portion of the proposed Phase 3 property, adjacent to the Philpot property, has not been delineated. The developer is currently showing this un-delineated property as wetlands.

The first delineation was submitted to Watts Enterprises through a letter dated, September 23, 2016. The second delineation was submitted to Watts Enterprises through a letter dated, June 1, 2017. Only the first delineation has been submitted to the US Army Corps of Engineers. On December 22, 2016 the US Army Corps of Engineers provided a Jurisdictional Determination for 0.50 acres of palustrine emergent wetlands within the first delineation. The second delineation has currently not been submitted to the US Army Corps of Engineers.

To ensure the accuracy of the delineation, Midway City contracted with Wetland Resources to provide a 3rd party review of the delineations. This 3rd party review determined that a small section of property within the first delineation was most likely wetlands. After working with BIO-WEST an amended document was sent to the US Army Corp of Engineers. In a letter dated, November 29, 2017, the US Army Corp of Engineers concurred with submitted delineation and provided a Jurisdictional Determination of 0.66 acres of palustrine emergent wetlands.

The second delineation has not been submitted to the US Army Corp of Engineers at this time. The developer is proposing to submit a delineation the US Army Corp of Engineers at the time of preliminary approval of the future phases.

Geotechnical Investigation

The geotechnical investigation performed 25 boring pits over the entire site. Soil samples were taken to determine the type of soil and depth of groundwater.

Generally, the site is covered with topsoil, a sandy lean clay covering pot rock. The soil depth varies from very shallow to a maximum depth of 3 feet. The general topsoil depth determined from the 25 test pits is 12 inches. Each of the 25 test pits were dug to the surface of pot rock. To determine the groundwater elevation 6 piezometers were installed throughout the site. Each of the piezometers were installed to the top of pot rock.

Hydrogeologic Consulting Services

To better understand the site and predicate the groundwater elevation, and soil classification both above and below the layer of pot rock, the City is contracting with Loughlin Water Associates to conduct a geotechnical investigation below the layer of pot rock. Loughlin will oversee the approximately 10 borings. Each location will be bored to a depth of approximately 8' to 10'. Data within Phase 1 of the proposed development will be available prior to Final City Council approval. More long term data will be collected and analyzed within the future phases of the proposed development.

Phase 1 Environmental Site Assessment

Intermountain GeoEnvironmental Services, Inc. (IGES) has completed an Environmental Site Assessment (ESA) on the property. As stated within the Executive Summary, *"This Phase I ESA was performed in general accordance with the standards set forth in ASTM Document E 1527-13, Standard Practice for Environmental Site Assessment process."* The Executive Summary went on to state, *"No recognized environmental conditions were observed on the subject property or readily observable portions of adjacent properties."*

A copy of the full report is available upon request.

Assessment of Surface Water Quality

At the direction of Midway City, Loughlin Water Associates conducted an Assessment of the Surface Water Quality. The assessment was done by collecting water samples from four locations throughout the site. The samples were tested for: Chloride and Total Dissolved Solids, Sulfate concentrations, Oil and grease, Coliform bacteria, E. coli bacteria, Phosphorus, and Ammonia Nitrate. The Conclusion of the report states, *"We selected parameters for laboratory analysis based on constituents that would be expected from a dairy farm and from naturally occurring geothermal water. Overall the results are within the range that we expected."* A copy of the full report is available upon request.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone. The existing line within 600 North is shown as a 6" line. Per the Midway City Master Plan, the 600 North water line should be up-sized to a 12" line. To provide adequate fire flow within the development the water line shall be upsized and connected to the water line within River Road. Impact fees should pay to upsize the water line from an 8" line to a 12" line.
- To provide adequate fire flow within the lower cul-de-sac of the proposed Phase 3, the cul-de-sac road should be upsized to a 10" line or a connection should be made from the east cul-de-sac, at the bottom of the proposed development, to the existing water line within 300 North.
- The fire hydrant spacing shall not exceed 500'.

Irrigation

- The proposed development will connect to existing irrigation line within 600 North and install services with meters according to Midway Irrigation Company standards.
- Prior to final approval it should be determined whether the irrigation line within the proposed Phase 3 should be connected to the existing irrigation line within 300 North.

Roads

- A Traffic Impact Study was completed by Hales Engineering. The study indicates that the peak hour of operation is in the evening between 5:00 and 6:00 pm. The study indicates that each intersection is currently operating at a Level of Service (LOS) A. The study states that "All study intersections are anticipated to operate at LOS A during the evening peak hour with project traffic added." The traffic study was reviewed by a traffic engineer in our Pleasant Grove office. He generally agreed with the finding within traffic study.
- The proposed development will install a modified curb on each side of the road, with a 5' park strip and 5' sidewalk on each side of the road.
- All roads within the proposed development will be private roads.
- 600 North is classified in the Midway City Master Plan as a Local Collector with a right-of-way of 60' and a pavement section of 34'. The rebuilding of 600 North should be addressed.

Trails:

- The proposed subdivision is showing several public and private trails within the development.

Storm Drain

- The storm water system within the proposed development will be a private storm drain systems. All maintenance for the system will be provided by the HOA. Prior to final approval the storm drain calculations should be updated reflecting the PUD status of the development.

Landscaping

- Adjacent to 600 North and along the stream corridors and wetlands the landscaping plan shows a native grass mix. The irrigation system and mowing schedule should be discussed. Are there any maintenance plans for the wetlands?

Please feel free to call our office with any questions.

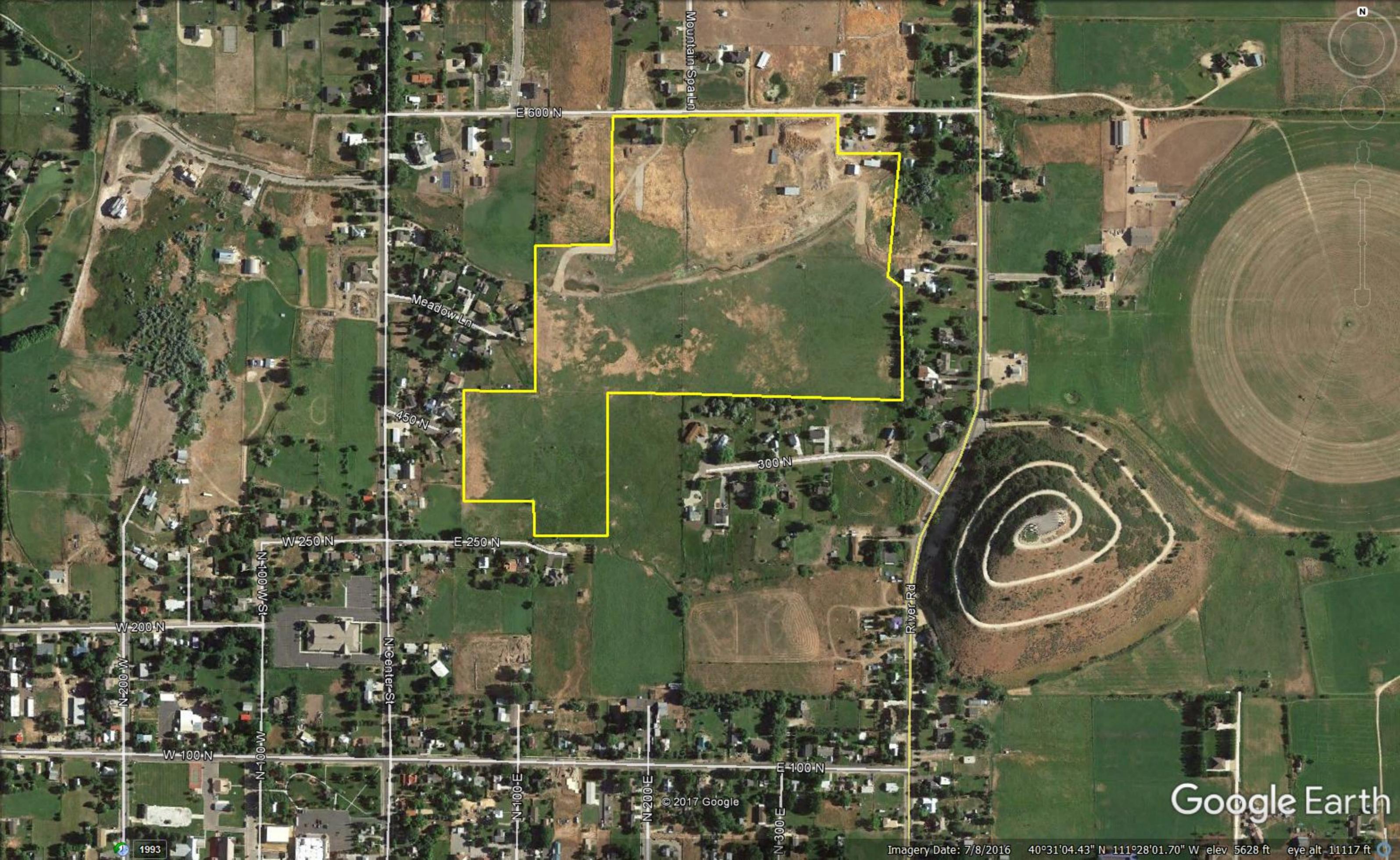
Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', is written over the typed name and title.

Wesley Johnson, P.E.
Midway City Engineer

cc: Paul Berg

Berg Engineering



Mountain Spa Ln

E 600 N

Meadow Ln

450 N

300 N

W 250 N

E 250 N

N 100 W

N 100 W

W 200 N

N 200 W

W 100 N

N Center St

N 100 E

N 200 E

N 300 E

E 100 N

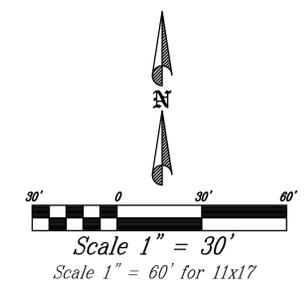
River Rd

© 2017 Google

Google Earth

1993

Imagery Date: 7/8/2016 40°31'04.43" N 111°28'01.70" W elev 5628 ft eye alt 11117 ft



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	2	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B&B		2" Cal
	3	Eastern Cottonwood Siouxiand / Populus deltoides 'Siouxiand'	B&B		2" Cal
	3	Quaking Aspen / Populus tremuloides	B&B		2" Cal
	11	Spring Snow Crab Apple / Malus x 'Spring Snow'	B&B		2" Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	2	Bakeri Blue Spruce / Picea pungens glauca 'Bakeri'	B&B		8-10'
	3	Colorado Spruce / Picea pungens	B&B		8-10'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	9	Arctic Fire Dogwood / Cornus sanguinea 'Arctic Fire' TM	5 gal		
	16	Bush Cinquefoil / Potentilla fruticosa	5 gal		
	10	Green Mound Alpine Currant / Ribes alpinum 'Green Mound'	5 gal		
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	15	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	11	Kinnikinnick / Arctostaphylos uva-ursi	1 gal		
	6	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	1,629 sf	Bark Mulch / Bark Mulch	Mulch		
	19,847 sf	Kentucky Bluegrass / Poa pratensis	sod		
	11,540 sf	Native Grass Mix / Native Grass Mix Hard Fescue, Big Bluegrass, Blue Wildrye, Slender Wheatgrass, Sheep Fescue, Mountain Brome (MATCH EXISTING DUTCH FIELDS NATIVE GRASS)	Hydroseed		
MULCH	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	1,121 sf	2-4" Cobble Rock w/Dewitt Pro-5 Weed Barrier / Washed Landscape Rock	mulch		

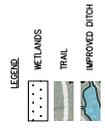
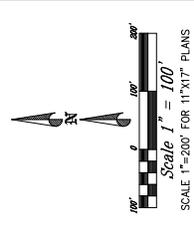


WATTS ENTERPRISES
ROUND-A-BOUT

SITE PLAN AND
PLANTING PLAN

380 E Main St. Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: CNB DATE: 27 MAR 2018
DRAWN BY: DAW REV: SHEET L01



LAND USE SUMMARY

ZONE	R-15
AREA	50.97 AC
PAID AREA	50.36 AC
WETLANDS	13.39 AC
SUBDIVISION LOTS	1 LOT (REMAIND EX. HOME)
TOTAL UNITS	98 UNITS
PAID UNITS	97 TOTAL UNITS
DENSITY	1.91 PER ACRE (85% OF ENTIRE)
OPPOSITE OPEN SPACE	28.32 AC (56.24% OF ENTIRE)
OPPOSITE OPEN SPACE	79.88 AC (58.24% OF ENTIRE)
TOTAL OPEN SPACE	(SEE REQUIRED)

WE HAVE DESIGNED THE DEVELOPMENT TO MEET THE REQUIREMENT (CATEGORIZED SETBACKS) WHEN A 10% BUFFER IS MAINTAINED FROM THE WETLANDS TO CREATE THE SAME VARYING SETBACK EFFECT.

PAID DENSITY CALCULATIONS

PAID AREA	50.36 ACRES
WETLAND AND 25' BUFFER	13.39 ACRES
DENSITY FOR R-15 ZONE:	2.50 UNITS/ACRE
PAID WETLANDS AND 25' BUFFER:	0.10 UNITS/ACRE
$28.00(2.50 - 0.10) + 13.39(0.10) = 93.74$	
ALLOWED PAID UNITS FOR THE PROPERTY	93.74
PAID UNITS ALLOWED FOR PROJECT	97
TOTAL PAID UNITS ALLOWED FOR PROJECT	97

*SEE OFFSITE OPEN SPACE TRANSFER APPROVAL FROM MOWA CITY COUNCIL. MAXIMUM OF 87 UNITS ALLOWED FOR THE DEVELOPMENT.

UNIT PAID SIZES

60'x67'	55'x67'	55'x55'	CUSTOM (SEE PLAN)
54'	55'	56'	68'

MOWA CITY CODE EXCEPTIONS, NOTE:
 -WETLANDS SETBACKS ON THE FOLLOWING EXCEPTIONS
 -CL-DE-SAC LONGER THAN 500 FEET WITH CITY
 -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

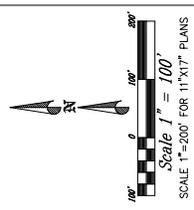
THIS DOCUMENT IS RELEASED FOR REVIEW AND COMMENT ONLY UNLESS SIGNED AND SEALED.
 DATE: 18 APRIL 2018
 P.E.
 DATE: 18 APRIL 2018

WATTS ENTERPRISES
 REMUND FARMS
 SITE MASTER PLAN



DESIGN BY: PBE
 DRAWN BY: CBE
 DATE: 18 APRIL 2018
 SHEET 3

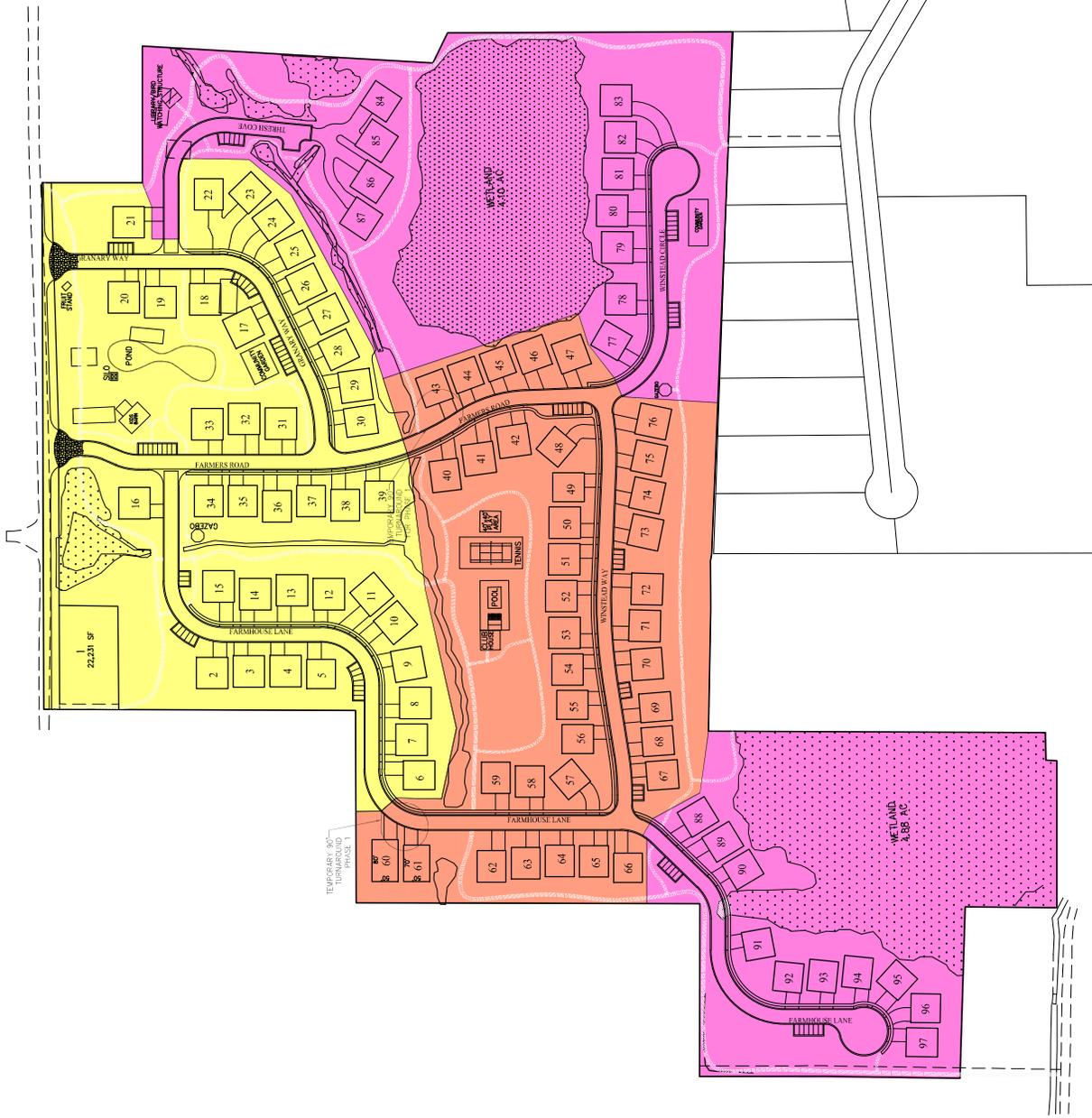




LEGEND

CLASSIFICATION	UNITS
PHASE 1 (15.56 AC)	1-39
PHASE 2 (12.24 AC)	40-76
PHASE 3 (21.98 AC)	77-97

WETLANDS



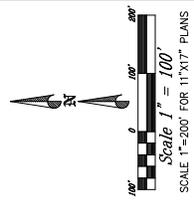
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PAUL E. BRIGGS, P.E.
 WATTS/ENTERPRISES
 DATE: 19 APRIL 2018

WATTS/ENTERPRISES
 REMUND FARMS
 PHASING MASTER PLAN



DESIGNER: PDB
 DATE: 19 APRIL 2018
 DRAWN BY: CNE
 REV: 4



LEGEND

- WETLANDS (10.00 AC)
- OPEN SPACE RESERVE: 45' MINIMUM INTERIOR - 100' MINIMUM
- ONSITE: 27.38 AC (53.85%)
- OFFSITE: 3.32 AC (6.24%)
- TOTAL: 30.70 AC (59.59%) (60% REQUIRED)

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT OPEN SPACE	TOTAL PROJECT AREA
1	15.96 AC	11.69 AC (73.20%)	15.96 AC	15.96 AC (73.20%)
2	12.94 AC	4.57 AC (35.33%)	28.90 AC	16.26 AC (56.28%)
3	21.84 AC	12.10 AC (55.40%)	50.87 AC	28.36 AC (56.75%)
ADDITIONAL OFFSITE OPEN SPACE WITH PHASE 1				28.88 AC (58.34%)

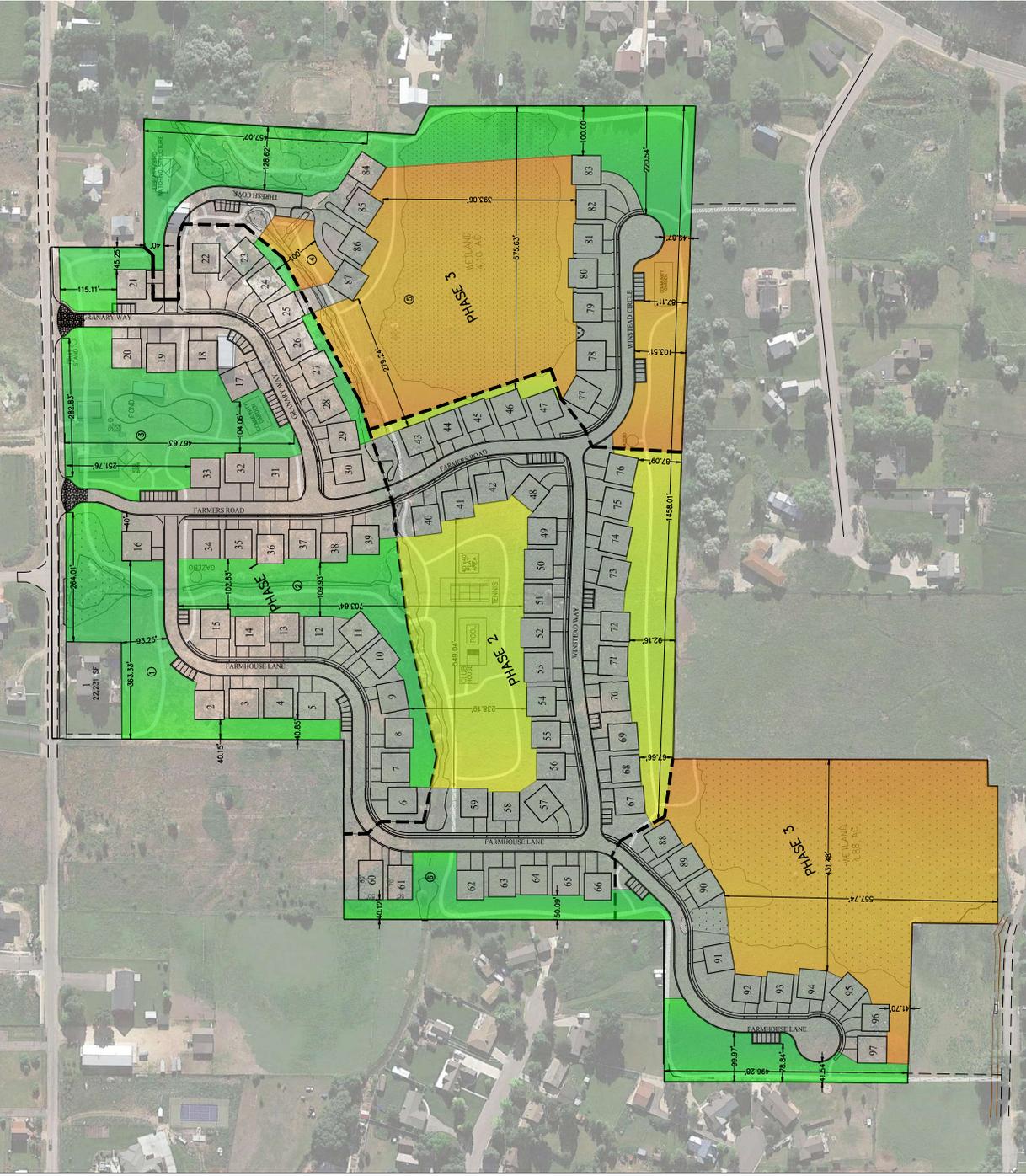
- OPEN SPACE AREAS**
- ① 1.95 ACRES
 - ② 4.45 ACRES
 - ③ 2.25 ACRES
 - ④ 0.36 ACRES
 - ⑤ 18.47 ACRES
 - ⑥ 0.88 ACRES

OPEN SPACE NOTES:

17.00 ACRES
 50.56 ACRES
 TOTAL OPEN SPACE: 28.36 A ACRES (54.49%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA
 AREA 5 = 18.47 ACRES (65.13%)

SECTION 16.18.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED FOR THE ENTIRE DEVELOPMENT. OPEN SPACE PARCEL 5 MEETS THIS REQUIREMENT.

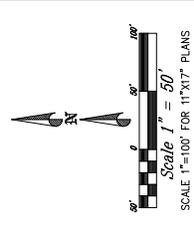


WATTS ENTERPRISES
 REMUND FARMS
 OPEN SPACE
 MASTER PLAN

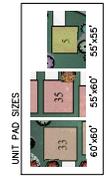
ENGINEERING
 B.H.I.N.G.
 BRADLEY G. GIBSON, P.E.
 300 E MAIN ST. SUITE 200
 MARYSVILLE, UT 84649
 PHONE NO. 435.799.5555
 FAX NO. 435.799.5555
 DATE: 18 APRIL 2018

DESIGN BY: PDM
 DRAWN BY: CNE
 DATE: 18 APRIL 2018
 REV: 5

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 OTHERWISE. NO WARRANTIES ARE
 MADE BY THE ENGINEER.



- LEGEND**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH OR POND



TREES	QTY	COMMON NAME, BOTANICAL NAME	CONT.	CAL.	SIZE
	35	Autumn Blaze Maple / Acer freemanii / Autumn Blaze	888	2"	2"
	20	Autumn Purple Ash / Fraxinus americana / Autumn Purple	888	2"	2"
	15	Eastern Cotonwood / Populus deltoides / Stouffer	888	2"	2"
	9	Weeping Willow / Salix babingtonii	888	2"	2"
EVERGREEN TREES	QTY	COMMON NAME, BOTANICAL NAME	CONT.	CAL.	SIZE
	18	Colorado Spruce / Picea pungens	888	8-10"	8-10"
	14	White Fir / Abies concolor	888	8-10"	8-10"
GROUND COVERS	QTY	COMMON NAME, BOTANICAL NAME	CONT.	CAL.	SIZE
	4,895 sf	24" Cobble Retain w/ Pearl Luster / Landscape Rock	SC01		
	324,033 sf	Kentucky Bluegrass / Poa pratensis	mpjn		
	60,140 sf	Hydrated	sp01		

WATTS ENTERPRISES
REMUND FARMS

PHASE 1 LANDSCAPE PLAN

190 E. Main St. Suite 100
Midvale, UT 84047
Phone: 801.733.2000
Fax: 801.733.2000
DATE: 11 APRIL 2018
DRAWN BY: CNE
REV: 7

THIS DOCUMENT IS RELEASED
INTENDED FOR CONSTRUCTION
CABLE & BUREAU
SERIAL NO. 2828290
DATE: 19 APR 2018

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-803 OF THE UTAH CODES, I, TROY L. TAYLOR, REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED A SURVEYING AND PLANNING LICENSE NUMBER 6854112 IN ACCORDANCE WITH TITLE 63, CHAPTER 52, OF THE UTAH CODES, AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE UTAH SURVEYING AND PLANNING ACT, DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODES. THIS PLAT IS A PART OF THE SURVEYING RECORDS AND HAS BEEN PLACED ON RECORD IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODES.

DATE _____

SURVEYOR (SEE SEAL BELOW) _____

BASIS OF BEARING

BASIS OF BEARING IS NORTH 00°14'2" WEST 2646.68 FEET (MEASURED) RANGE 1 EAST, SALT LAKE BASE AND SECTION 35, TOWNSHIP 3 SOUTH, CORNER OF SAID SECTION.

RESERVATION OF COMMON AREA

THE OWNER HAS DESIGNATED CERTAIN COMMON AREAS INTERIOR TO THE COMMON AREAS FOR THE COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE REMUND FARMS PUD.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED (OWNERS) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED TO BE RECORDED AND FILED FOR THE PUBLIC RECORDS OF THE COUNTY OF WASATCH, UTAH, THIS PLAT OF THE COMMON AREAS AND COMMON DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PRIVATE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF COMMON UTILITIES AND EMERGENCY VEHICLE ACCESS.

DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: MIDWAY SPRINGS LLC SERIES I - MANAGER

BY: MIDWAY SPRINGS LLC SERIES II - MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WASATCH) S.S.
 ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED TO ME THAT HE/SHE DID EXECUTE THE SAME IN THE CAPACITY INDICATED BY COMMISSION EXPRES _____ NOTARY PUBLIC

ACCEPTANCE BY MIDWAY CITY

THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HAS REVIEWED THIS PLAT AND HAS ACCEPTED THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HERON SHOWN.

THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ATTEST _____
 MAYOR CITY ATTORNEY

APPROVED _____ ATTEST _____
 CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION

**REMUND FARMS PUD
 PHASE 1**

PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH

SCALE: 1" = 60'-FEET

COUNTY SURVEYOR'S CERTIFICATE

PREPARED AS TO FORM ON THIS
 DAY OF _____, 20____

ROSF# _____

COUNTY SURVEYOR _____

SEAL (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 102.15 FEET EAST AND 864.08 FEET FROM THE FOUND 1976 WASATCH COUNTY SURVEYORS PLAT OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE PROPERTY LINE.

THENCE NORTH 89°30'58" EAST 197.12 FEET, THENCE NORTH 89° 45.44 FEET, THENCE SOUTH 30.00 FEET, THENCE EAST 151.74 FEET, THENCE SOUTH 30.00 FEET, THENCE EAST 151.74 FEET, THENCE SOUTH 764.45 FEET, THENCE EAST 39.89 FEET, THENCE SOUTH 01°06'46" WEST 40.25 FEET (CENTRAL ANGLE OF 26°30'17" AND A CHORD BEARING NORTH 61°50'15" WEST 330.32 FEET, THENCE SOUTH 72°17'29" WEST 223.38 FEET, THENCE SOUTH 87°52'27" WEST 250.71 FEET, THENCE SOUTH 137.97 FEET, THENCE NORTH 01°16'19" EAST 85.92 FEET, THENCE NORTH 40°51'35" WEST 35.00 FEET, THENCE NORTH 00°11'57" WEST 137.97 FEET, THENCE NORTH 01°16'19" EAST 85.92 FEET, THENCE NORTH 00°13'03" EAST 451.08 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15.38 ACRES

BUILDING PAD COORDINATES

POINT	NORTHINGS	EASTINGS
A	11102.71	11102.71
B	11102.71	11102.71
C	11102.71	11102.71
D	11102.71	11102.71
E	11102.71	11102.71
F	11102.71	11102.71
G	11102.71	11102.71
H	11102.71	11102.71
I	11102.71	11102.71
J	11102.71	11102.71
K	11102.71	11102.71
L	11102.71	11102.71
M	11102.71	11102.71
N	11102.71	11102.71
O	11102.71	11102.71
P	11102.71	11102.71
Q	11102.71	11102.71
R	11102.71	11102.71
S	11102.71	11102.71
T	11102.71	11102.71
U	11102.71	11102.71
V	11102.71	11102.71
W	11102.71	11102.71
X	11102.71	11102.71
Y	11102.71	11102.71
Z	11102.71	11102.71
AA	11102.71	11102.71
AB	11102.71	11102.71
AC	11102.71	11102.71
AD	11102.71	11102.71
AE	11102.71	11102.71
AF	11102.71	11102.71
AG	11102.71	11102.71
AH	11102.71	11102.71
AI	11102.71	11102.71
AJ	11102.71	11102.71
AK	11102.71	11102.71
AL	11102.71	11102.71
AM	11102.71	11102.71
AN	11102.71	11102.71
AO	11102.71	11102.71
AP	11102.71	11102.71
AQ	11102.71	11102.71
AR	11102.71	11102.71
AS	11102.71	11102.71
AT	11102.71	11102.71
AU	11102.71	11102.71
AV	11102.71	11102.71
AW	11102.71	11102.71
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BC	11102.71	11102.71
BD	11102.71	11102.71
BE	11102.71	11102.71
BF	11102.71	11102.71
BG	11102.71	11102.71
BH	11102.71	11102.71
BI	11102.71	11102.71
BJ	11102.71	11102.71
BK	11102.71	11102.71
BL	11102.71	11102.71
BM	11102.71	11102.71
BN	11102.71	11102.71
BO	11102.71	11102.71
BP	11102.71	11102.71
BQ	11102.71	11102.71
BR	11102.71	11102.71
BS	11102.71	11102.71
BT	11102.71	11102.71
BU	11102.71	11102.71
BV	11102.71	11102.71
BW	11102.71	11102.71
BX	11102.71	11102.71
BY	11102.71	11102.71
BZ	11102.71	11102.71
CA	11102.71	11102.71
CB	11102.71	11102.71
CC	11102.71	11102.71
CD	11102.71	11102.71
CE	11102.71	11102.71
CF	11102.71	11102.71
CG	11102.71	11102.71
CH	11102.71	11102.71
CI	11102.71	11102.71
CJ	11102.71	11102.71
CK	11102.71	11102.71
CL	11102.71	11102.71
CM	11102.71	11102.71
CN	11102.71	11102.71
CO	11102.71	11102.71
CP	11102.71	11102.71
CQ	11102.71	11102.71
CR	11102.71	11102.71
CS	11102.71	11102.71
CT	11102.71	11102.71
CU	11102.71	11102.71
CV	11102.71	11102.71
CW	11102.71	11102.71
CX	11102.71	11102.71
CY	11102.71	11102.71
CZ	11102.71	11102.71
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DB	11102.71	11102.71
DC	11102.71	11102.71
DD	11102.71	11102.71
DE	11102.71	11102.71
DF	11102.71	11102.71
DG	11102.71	11102.71
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DI	11102.71	11102.71
DJ	11102.71	11102.71
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ES	11102.71	11102.71
ET	11102.71	11102.71
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FJ	11102.71	11102.71
FK	11102.71	11102.71
FL	11102.71	11102.71
FM	11102.71	11102.71
FN	11102.71	11102.71
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FO	11102.71	11102.71
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FS	11102.71	11102.71
FT	11102.71	11102.71
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FV	11102.71	11102.71
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FX	11102.71	11102.71
FY	11102.71	11102.71
FZ	11102.71	11102.71
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GC	11102.71	11102.71
GD	11102.71	11102.71
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HV	11102.71	11102.71
HW	11102.71	11102.71
HX	11102.71	11102.71
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HZ	11102.71	11102.71
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IR	11102.71	11102.71
IS	11102.71	11102.71
IT	11102.71	11102.71
IU	11102.71	11102.71
IV	11102.71	11102.71
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JB	11102.71	11102.71
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JD	11102.71	11102.71
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JH	11102.71	11102.71
JI	11102.71	11102.71
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IR	11102.71	11102.71
IS	11102.71	11102.71
IT	11102.71	11102.71
IU	11102.71	11102.71
IV	11102.71	11102.71
IW		



SCALE 1"=200' FOR 11'X17' PLANS

-  20' SEWER EASEMENT
-  STORM DRAIN EASEMENT
-  20' PUBLIC TRAIL EASEMENT
-  OPEN SPACE DEDICATION WITH PHASE 1

THIS DRAWING IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER.
 PAUL E. BERG, P.E.
 LICENSE NO. 000000000
 DATE: 10 APR 2018

WATT/ENTERPRISES
 REMUND FARMS
 OPEN SPACE & EASEMENTS
 OUTSIDE PHASE 1



DESIGNED BY: PBE DATE: 10 APR 2018 SHEET
 DRAWN BY: CBE REV: 9

