



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: November 8, 2022
NAME OF PROJECT: Watts Remund Farms PUD – Phase 5
NAME OF APPLICANT: Watts Enterprises (Russ Watts)
AGENDA ITEM: Phase 5 – Preliminary Approval
LOCATION OF ITEM: 200 East 600 North
ZONING DESIGNATION: R-1-15

ITEM: 7

Watts Enterprises, agent for Midway Springs LLC Series II, is proposing preliminary approval of phase 5 of Watts Remund Farms Planned Unit Development. The proposal contains ten building pads on 9.22 acres. The property is located at 400 North Farmhouse Way and is in the R-1-15 zone.

BACKGROUND:

Watts Enterprises is seeking preliminary approval of phase 5 of the Watts Remund Farms master plan which is comprised of a small-scale standard subdivision and Planned Unit Development (PUD). Phase 5 contains ten building pads located on 9.22 acres. Phase 5 is the final phase of the Watts Remund Farms PUD. A master plan amendment was recently approved On September 20, 2022 that allowed some adjustments to Phase 5. Those adjustments included changing the dimensions and locations of some of the building pads.

This area of the proposed PUD has historically been in agricultural production. There is generally a high-water table on the property, which lends itself to wetlands which are present in this phase. Residents of the city, particularly those living next to the property, have raised concerns with staff in the past 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 ten building pads proposed in this phase which are of various sizes ranging from 48' x 68' (3,264 sq. ft.) to 63' x 68' (4,284 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. Because of the grading on-site and the height of structures, the developer, or builder, must ensure that all heights are based on natural, pre-development grades.

The trail that runs along the western boundary is public and will be an 8' paved trail. There is also a soft surface trail that runs along the northern boundary that is a private trail with a public easement.

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

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

LAND USE SUMMARY:

- 9.22 acres
- 5.57 acres of open space
- R-1-15 zoning
- Proposal contains ten pads
- Private roads, with a public access easement, will be maintained by the HOA
- Building pads will connect to the Midway Sanitation District sewer and to the City's culinary water line

- Common area will be irrigated through the Midway Irrigation Company's system
- Trails within this phase are public and private with public easements
- Sensitive lands of the property include wetlands

ANALYSIS:

Open Space – Each phase must contain 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. Phase 4 has 5.57 acres of open space, bringing the overall development total to 55.36% open space.

Open Space Credit – The City Council has approved off-site open space for this proposal. Watts Enterprises owned property around the River Road roundabout which is parcel OMI-0563-0-026-034 and comprises 1.32 acres. This property was deeded to the City. The property was part of the open space requirement for the development and 2.2 units of density were granted to the developer as part of the approval. Watts Enterprises has landscaped the property and deeded the required water rights to the City as it would have if the open space were part of the open space within the Watts Remund Farms PUD. Watts Remund Farms HOA are required to maintain the off-site open space even though it is owned by the city. The plats, master plan agreement, development agreements, CCRs all explain this responsibility.

Water – Water rights for each phase are required to be dedicated to the City before the recording of each plat.

Density – The density allowed for the entire master plan is 97 units, ten of which are the units in this phase.

Traffic circulation – The proposed plan does comply with traffic circulation requirements and cul-de-sac lengths that are allowed by the code.

Geotechnical Study – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers has reviewed 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 held 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 Protection – This phase contains and is adjacent to wetlands that will not be disturbed through the development process. A study has been submitted by the developer and has been reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that was selected by the City. The wetlands will become part of the open space for the development and will be preserved. The applicant is required to survey and stake the boundaries of the wetland and then install temporary construction fencing previous to site improvements and home construction in this phase. Over excavating into the wetlands is not an option. The construction fence should be inspected regularly to ensure that it is functioning properly. Any needed repairs need to be made promptly.

U. S. Army Corps of Engineers Letter – The City has a received a letter from the U. S. Army Corps of Engineers that allows the developer to encroach on area of wetlands that is 0.034 acres (see attached). This area is being encroached upon for the cul-de-sac in Phase 5 that will access seven of the building pads.

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 the proposed phases which will help reduce the “wall effect”.

Phase 1 Environmental Study and Water Study – The developer has submitted the required environmental study and requested water study. Horrocks Engineers has reviewed both and has commented on these items in their review letter.

Trails – Phase 5 contains a section of trail that is part of the Midway’s Master Trail Plan. The trail has been constructed as a road base trail. This surface has been temporary allowed during construction of the development. This trail will need to be completed as an 8’ asphalt trail before the construction bond is released for phase 5. There is also a soft surface trail that runs along the northern boundary that is a private trail with a public easement.

Approval Duration - The duration of final approval shall be for one year from the date of final approval of the development by the City Council. Should a final plat not be recorded by the County Recorder within the one-year period of time, the development's approval shall be voided, and both preliminary and final approvals must be re-obtained, unless, 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: (a) construction must be conducted according to any new City standards in effect at the time the plat is ultimately recorded; (b) the property must be maintained in a clean, dust-free, and weed-free condition at all times; (c) each extension will be for a one-year period only, after which time an annual review must be presented before the City Council; and/or (d) 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.

WATER BOARD RECOMMENDATION:

Phase 5 Water Rights per the 1/6/2020 Water Board Meeting:

Inside: 8.0/ac-ft

Irrigation: 6.75 ac-ft

Total Required: 14.75 ac-ft

PROPOSED FINDINGS:

- The proposed plan does meet the requirements of the code for a PUD in the R-1-15 zone
- The public trail system in the development benefits the entire community by creating trails that connect to existing trails and helps complete the master trail plan
- The proposal does comply with the approved revised master plan for this phase
- 5.57 acres of open space must be created as part of the development, which will be noted on the plat and restricted from future building or development.
- A wetlands area of 0.034 acres will be encroached upon in phase 5 and a letter has been received from the U. S. Army Corps of Engineers approving the encroachment.

ALTERNATIVE ACTIONS:

1. Recommendation for Approval. This action can be taken if the Planning Commission finds 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 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 for Denial. This action can be taken if the Planning Commission finds that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITION:

1. The applicant will be required to survey the boundary of the wetland and then install and maintain temporary construction fencing while site improvements are being installed and while homes are under construction.

November 8, 2022

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

Subject: Remund Farms – Phase 5 Preliminary Review

Dear Michael.

Horrocks Engineers recently reviewed the above development plans for Preliminary Approval. The proposed development is located near 200 East and 600 North. The entire development is 50.87 acres and contains 97 lots. Phase 5 is 9.22 acres and contains 10 lots. The following comments should be addressed.

Wetlands

- All wetland delineations have been approved with the US Army Corp of Engineers.
- Several units encroach within the 25' wetlands setback as approved by the City Council with the Master Plan Approval of the development. However, no units encroach within the actual wetlands.
- Any construction activities that will impact the delineated wetlands have received approval from the US Army Corp of Engineers.
- Delineated wetlands shall be surveyed, and a construction fence shall be installed to delineate the wetland boundaries.

Geotechnical and Hydrogeologic Investigation

- As part of the Phase 1 geotechnical investigation the developer installed and are monitoring piezometers over the entire site. Since January 2022 three additional well points were installed adjacent to 250 North.
- To monitor the groundwater elevation, the groundwater elevation at each piezometer was measured during the construction of Phase 1 - 4. As construction of phase 5 takes place monitoring will continue to be documented.
- Hydrological analysis as previously done by Loughlin Water Association and the Developer for Phases 1 – 4 should continue as previously approved for the site.

Water

- The proposed development will be served from the Gerber Mahogany Springs zone.
- The mainline water for phase 5 will be installed with the development.

Irrigation

- The mainline irrigation for phase 5 was completed as part of the work in phase 1. Irrigation services will be installed for phase 5 off the existing mainline.

Roads

- The proposed development will install 26' of asphalt, modified curb on each side of the road, with a 5' park strip, and 5' sidewalk on one side of the road.
- All roads within the proposed development will be private roads, with a public easement.

Trails

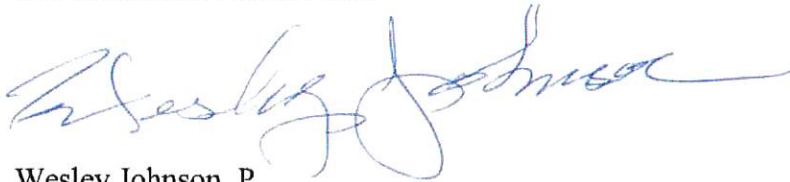
- There is currently an 8' wide gravel public trail in phase 5. This trail will be paved with asphalt as part of the development improvements and will connect to 250 North.

Storm Drain

- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins and retention basin within the development.
- Remund Farms HOA will be responsible for maintenance of the storm water system.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P. .
Midway City Engineer

cc: Berg Engineering (sent via email)

Midway City Corporation

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



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

Remund Farms Phase 5 Preliminary Approval

November 1, 2022

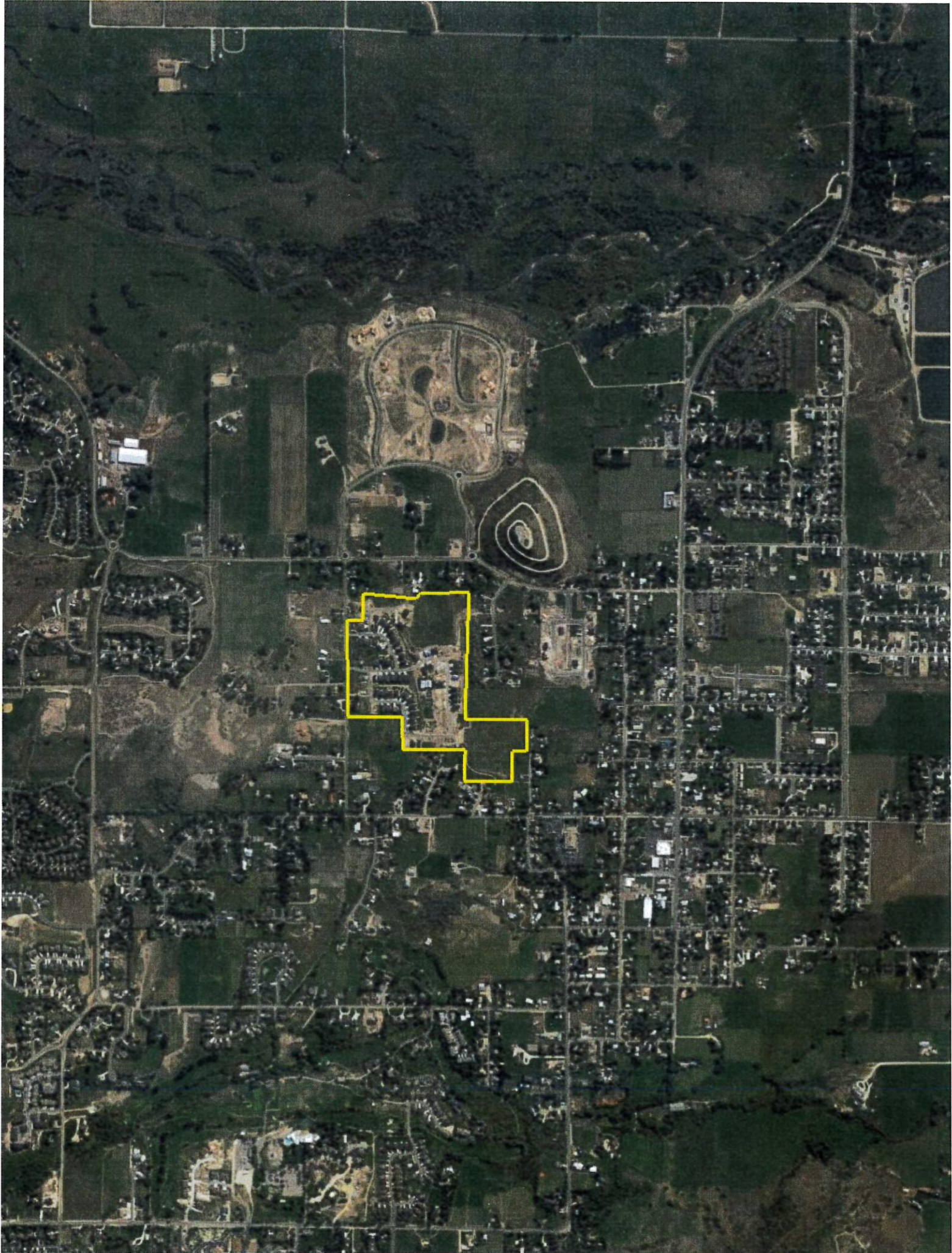
Michael Henke Midway City Planning Director,

I have reviewed the preliminary plans for Remund Farms phase 5 for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans that have already been approved by the Midway City Planning Commission and are now awaiting preliminary approval from the Midway City Council.

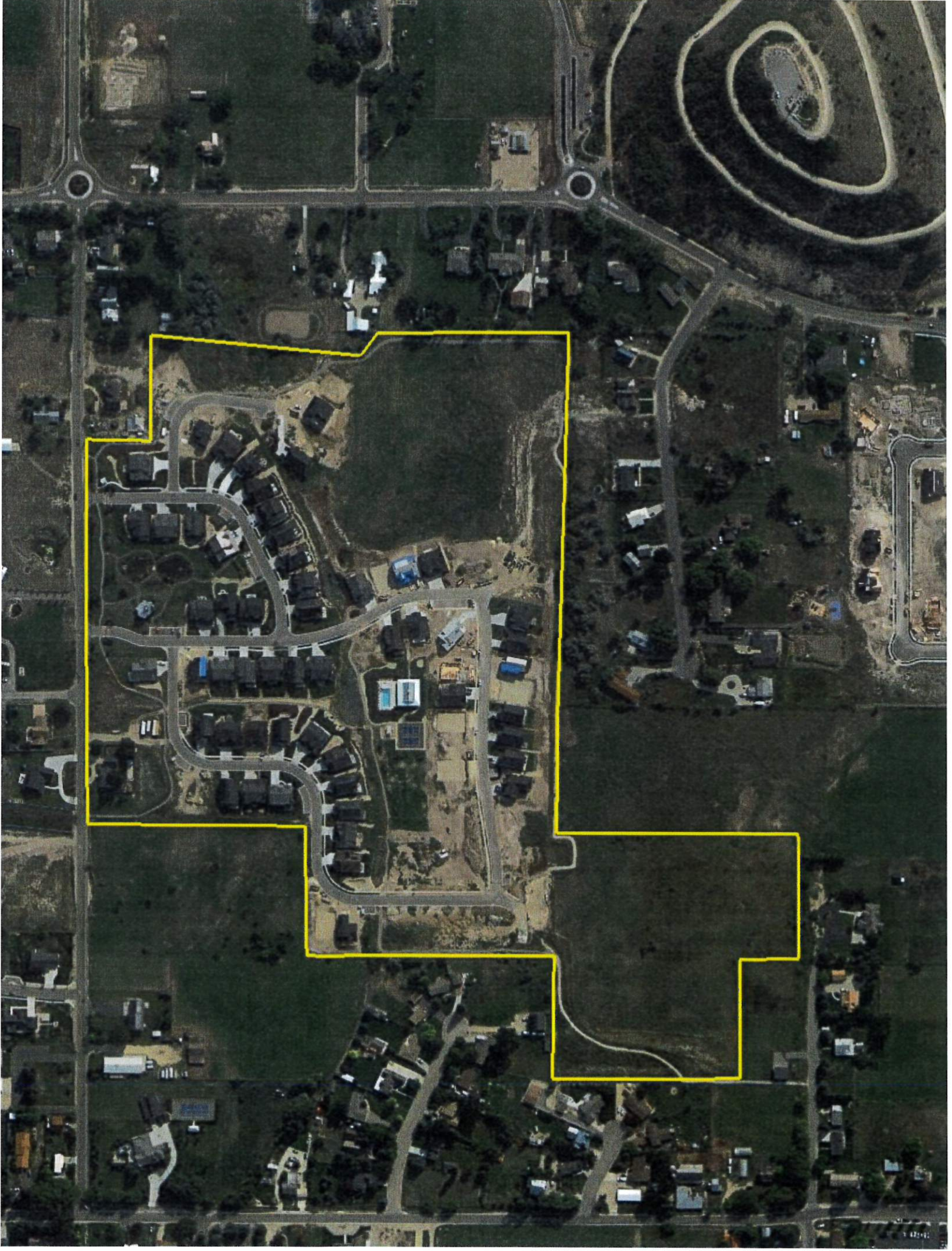
I will perform a final approval fire review of the Remund Farms phase 5 plans prior to final approval.



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

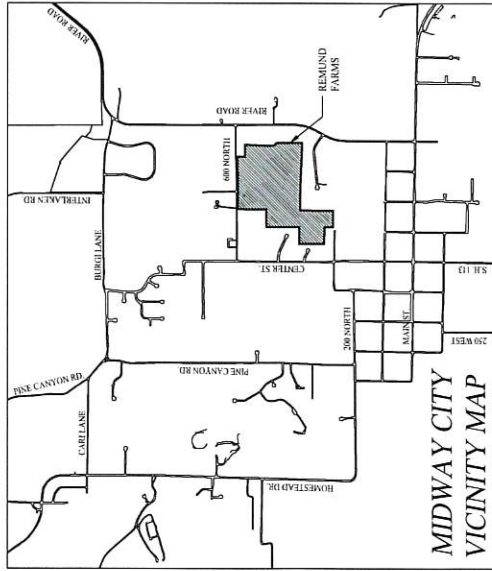






REMUND FARMS

PHASE 5 - PRELIMINARY PLANS



SHEET INDEX

1. PHASE 5 EXISTING CONDITIONS PLAN
2. APPROVED MASTER PLAN
3. PHASING PLAN
4. OPEN SPACE MASTER PLAN
5. PHASE 5 SITE PLAN
6. PHASE 5 LANDSCAPE PLAN
7. PHASE 5 UTILITY PLAN
8. PHASE 5 STORM DRAIN PLAN

THIS DOCUMENT IS PRELIMINARY.
 THE ABOVE INFORMATION IS NOT
 TO BE USED FOR CONSTRUCTION
 UNLESS SPECIFICALLY NOTED
 PAUL R. BERG, P.E.
 PROJECT NO. 2022-001
 DATE: 8.02.2022

WATERS ENTERPRISES
 REMUND FARMS
 COVER SHEET



DESIGNED BY: PRR | DATE: 10/11/2022 | SHEET: 0
 DRAWN BY: DBH | REV: 0



SCALE: 1"=100'
SCALE 1"=200' FOR 11"x17" PLANS

- LEGEND**
- WETLANDS
 - EXISTING DITCH
 - EXISTING SEWER
 - EXISTING PRESSURIZED IRRIGATION
 - EXISTING WATER
 - EXISTING STORM DRAIN

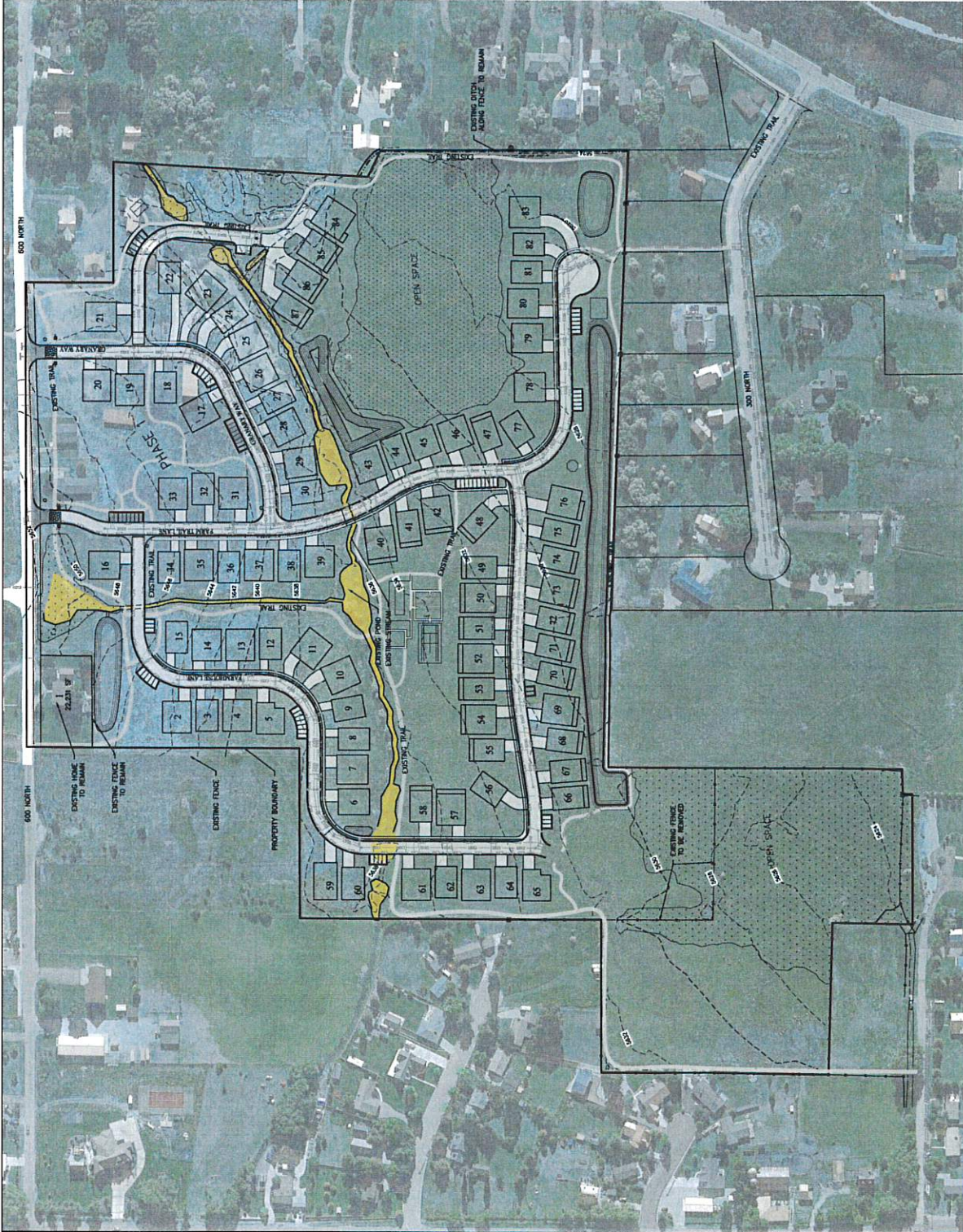
NOTES:
1. INDICATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INACCURATE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAGING OF UTILITIES.

THIS DOCUMENT IS RELEASED
FOR CONSTRUCTION. IT IS TO BE
USED FOR CONSTRUCTION ONLY.
UNLESS SHOWN AND SCALED.
PAUL L. BERG
DATE: 5.01.2022

WATTS ENTERPRISES
REMOND FARMS
PHASE 5
EXISTING CONDITIONS PLAN

BERG ENGINEERING
1000 W. 10th Street
Ankeny, IA 50019
PH: 515.987.9799

DESIGN BY: PDB DATE: 5.01.2022 SHEET
DRAWN BY: ENB REV: 1





SCALE: 1"=100'
SCALE 1"=200' FOR 11'X17' PLANS

- LEGEND**
- WETLANDS
 - EXISTING UNITS
 - PAVED TRAIL
 - GRAVEL TRAIL
 - BOARDWALK TRAIL
 - IMPROVED DITCH
 - 10' PRIVATE AREA-TYPE 2 (SEE NOTE)
 - PHASE 4 PRIVATE AREA - TYPE 1 (BUILDING PAD)



10' PRIVATE AREA-TYPE 2 NOTE:
THIS AREA IS TO BE MAINTAINED AS OPEN SPACE AND NOT USED FOR ANY OTHER PURPOSES. THIS AREA IS TO BE MAINTAINED AS OPEN SPACE AND NOT USED FOR ANY OTHER PURPOSES. THIS AREA IS TO BE MAINTAINED AS OPEN SPACE AND NOT USED FOR ANY OTHER PURPOSES.

PHASE 4 PRIVATE AREA - TYPE 1 (BUILDING PAD)

2.50(0.30-1.30) + 13.50(0.10) = 83.74

ALLOWED PAD UNITS PER 350,000 SQ. FT. = 83.74

TOTAL PAD AREA = 26.39 ACRES

DENSITY FOR R-1-15 ZONE = 2.50 UNITS/ACRE

MAXIMUM OF 27 UNITS ALLOWED FOR THE DEVELOPMENT.

PHASE 5 PRIVATE AREA - TYPE 1 (BUILDING PAD)

2.50(0.30-1.30) + 13.50(0.10) = 83.74

ALLOWED PAD UNITS PER 350,000 SQ. FT. = 83.74

TOTAL PAD AREA = 26.39 ACRES

DENSITY FOR R-1-15 ZONE = 2.50 UNITS/ACRE

MAXIMUM OF 27 UNITS ALLOWED FOR THE DEVELOPMENT.

PHASE 4 PRIVATE AREA - TYPE 1 (BUILDING PAD)

2.50(0.30-1.30) + 13.50(0.10) = 83.74

ALLOWED PAD UNITS PER 350,000 SQ. FT. = 83.74

TOTAL PAD AREA = 26.39 ACRES

DENSITY FOR R-1-15 ZONE = 2.50 UNITS/ACRE

MAXIMUM OF 27 UNITS ALLOWED FOR THE DEVELOPMENT.

PHASE 5 PRIVATE AREA - TYPE 1 (BUILDING PAD)

2.50(0.30-1.30) + 13.50(0.10) = 83.74

ALLOWED PAD UNITS PER 350,000 SQ. FT. = 83.74

TOTAL PAD AREA = 26.39 ACRES

DENSITY FOR R-1-15 ZONE = 2.50 UNITS/ACRE

MAXIMUM OF 27 UNITS ALLOWED FOR THE DEVELOPMENT.

LAND USE SUMMARY

R-1-15 ZONE

TOTAL AREA = 50.39 ACRES

PAD AREA = 26.39 ACRES

SUBDIVISION LOTS = 1 LOT (REGARDING HOME)

TOTAL UNITS = 88 UNITS

1.81 PER ACRE

DENSITY OPEN SPACE = 28.10 AC

OFFSITE OPEN SPACE = 13.30 AC (AS PER CITY CODE)

TOTAL OPEN SPACE = 41.40 AC (AS PER CITY CODE)

MONUMENTARY CODE EXCEPTIONS NOTE:

THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS:

- ALL SETBACKS SHALL BE LONGER THAN 500 FEET WITH CITY APPROVAL.
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THIS DOCUMENT IS RELEASED FOR THE CITY OF CHICAGO UNLESS SO INDICATED OTHERWISE. ALL RIGHTS ARE RESERVED. DATE: 3.06.2012

WATTS ENTERPRISES
REMUND FARMS

APPROVED MASTER PLAN

BERG ENGINEERING
100 N. LAKE STREET, SUITE 204
CHICAGO, IL 60610
PH: 312.657.9749

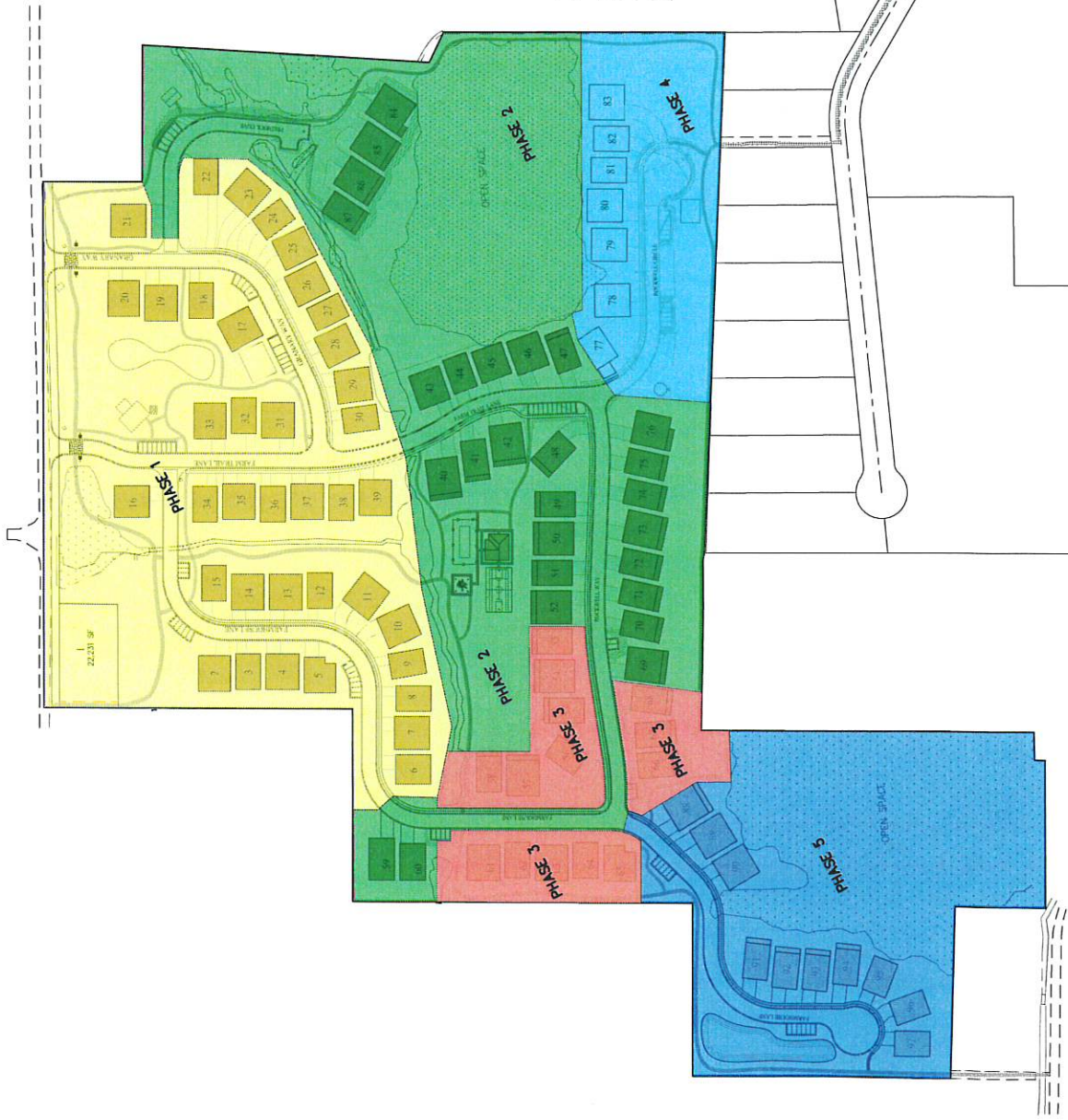
DESIGNER: PBE DATE: 3.06.2012 SHEET: 2
DRAWN BY: CMB REV: 1



SCALE: 1"=100'
SCALE 1"=200' FOR 11"x17" PLANS

LEGEND
WETLANDS

PHASE	AREA	UNITS
PHASE 1	13.89 ACRES	1-30
PHASE 2	18.02 ACRES	31-52
PHASE 3	3.53 ACRES	53-59
PHASE 4	4.14 ACRES	60-69
PHASE 5	8.22 ACRES	70-77



WATER RIGHTS TABLE

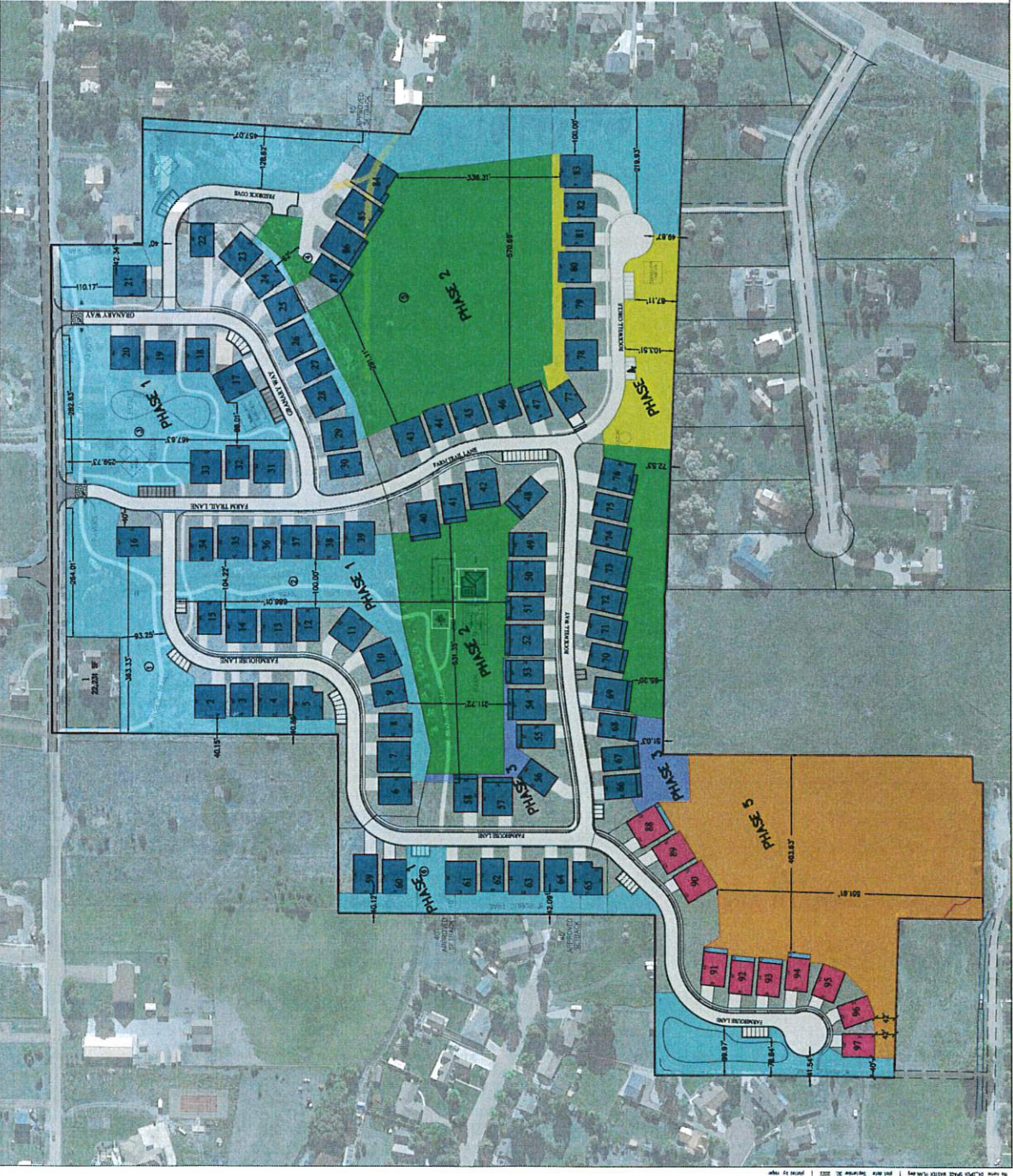
PHASE	TOTAL AREA	BUILDINGS & DRIVEWAYS	ROADS & PAVING	TRAILS & SIDEWALKS	WETLANDS & BODICATED AREAS
1	15.89 AC	4.82 AC	1.89 AC	0.72 AC	0.68 AC
2	18.02 AC	3.23 AC	1.40 AC	0.08 AC	5.05 AC
3	3.53 AC	1.51 AC	0.01 AC	0.14 AC	0.12 AC
4	4.14 AC	0.89 AC	0.46 AC	0.22 AC	0.15 AC
5	8.22 AC	1.59 AC	0.57 AC	0.27 AC	5.02 AC

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER OF RECORD.
DATE: 3.01.2022

WATTS ENTERPRISES
REMUND FARMS
PHASING PLAN

BERG ENGINEERING
1000 W. 10TH ST. SUITE 204
MIDLAND, TX 79701
PH: 432.557.9949

DESIGNED BY: PBE
DRAWN BY: PBE
DATE: 1/21/22
REV: 3



SCALE: 1"=100'
SCALE: 1"=100' (SEE PLAN FOR PHASE)

NORTH

LEGEND

- METLANDS (10.00 AC)

OPEN SPACE REQUIREMENTS
PERCENTAGE - 40% MINIMUM
INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE, ON-SITE 26.78 AC (52.64%)
OFF-SITE 1.32 AC (2.64%)
TOTAL 28.10 AC (55.28%) (SEE REQUIREMENT)

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT
1	15.58 AC	11.21 AC (70.04%)	15.58 AC
2	18.02 AC	8.10 AC (45.00%)	15.98 AC
3	3.53 AC	0.62 AC (17.28%)	16.60 AC
4	4.14 AC	1.24 AC (29.95%)	17.84 AC
5	9.22 AC	5.57 AC (60.41%)	23.41 AC
			28.08 AC (53.77%)

OPEN SPACE DEDICATION BY PHASE

EXISTING UNITS

PHASE 5

OPEN SPACE NOTES:
TOTAL AREA: 50.87 ACRES
TOTAL OPEN SPACE: 28.10 ACRES (55.24%) OF ENTIRE DEVELOPMENT
OPEN SPACE IN A SINGLE OPEN SPACE AREA - 18.47 ACRES (63.13%)
SECTION 8.111.05 REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PHASE 5 MEETS THIS PUD REQUIREMENT.

THIS DOCUMENT IS RELEASED FOR ALL INFORMATION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING.

DATE: 3 OCT 2022

WATTS ENTERPRISES
REMUND FARMS
OPEN SPACE
MASTER PLAN

BERG ENGINEERING
300 E MAIN ST. SUITE 204
P.O. BOX 1000
P.O. BOX 1000
P.O. BOX 1000

DESIGN BY: PWB
DATE: 3 OCT 2022

DRAWN BY: BBE
REV: 4

SHEET 4

SCALE: 1"=60'
SCALE 1"=60' FOR 11'X17' PLANS

LEGEND

- WETLANDS
- TRAIL
- IMPROVED DITCH OR POND
- EXISTING UNITS
- PROPOSED UNITS PHASE 5

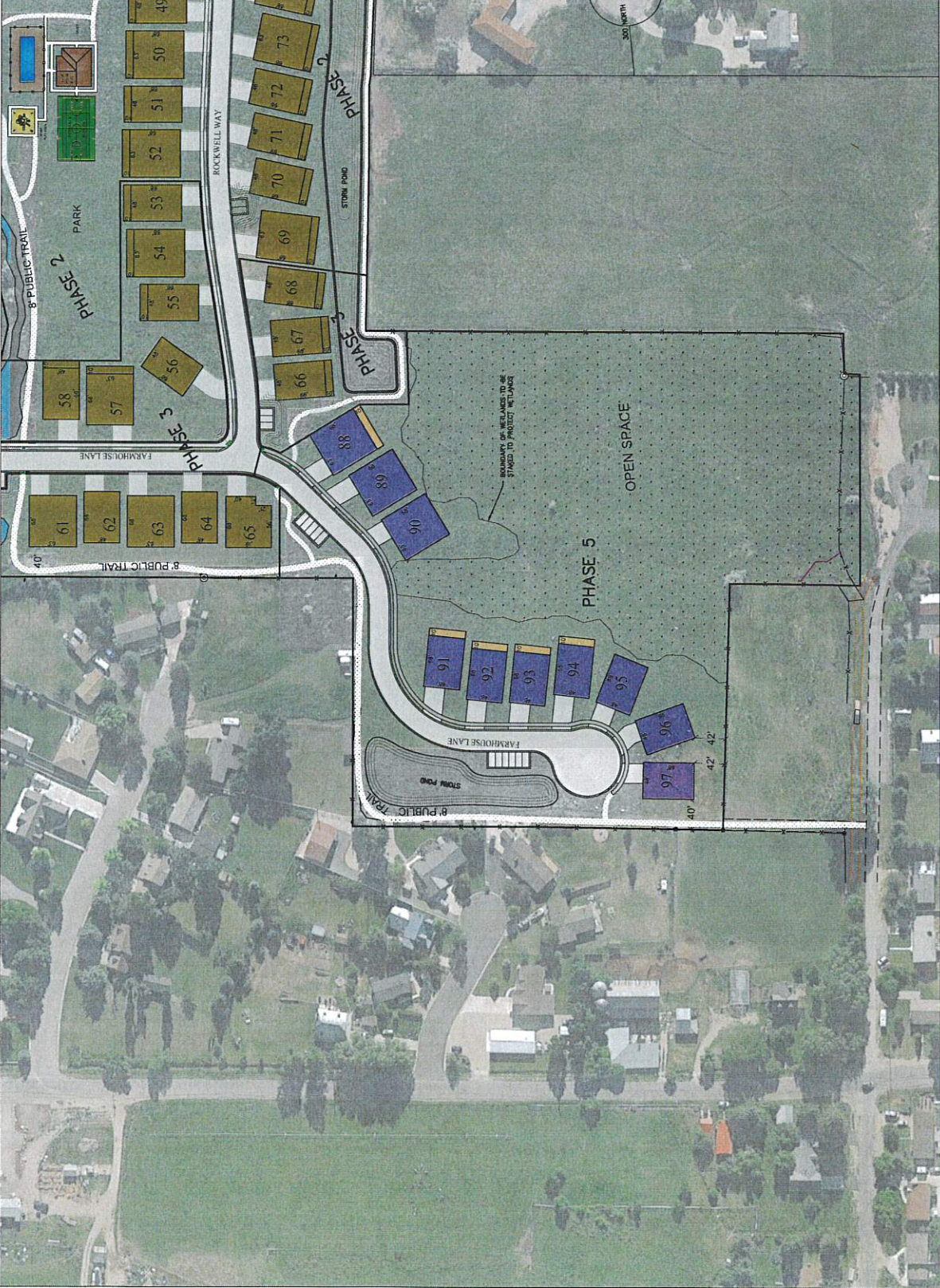
DO NOT FRONT SETBACK UNITS. MAKE THIS REQUIREMENT (STAGGERED SETBACKS) A REQUIREMENT FOR ALL PHASES. WETLAND SETBACKS TO BE USED AS SHOWN TO COUNTER THE SAME VARYING SETBACK EFFECT.

NORMAL CITY CODE PROVISIONS APPLY. THIS REQUIREMENT (STAGGERED SETBACKS) IS AN EXCEPTION TO THE CITY CODE. CITY CODE IS LONGER THAN 500 FEET WITH -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL.

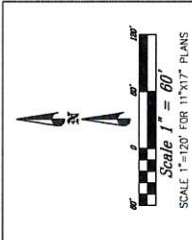
BERG ENGINEERING
1000 W. 10th St.
Ankeny, IA 50017
PH: 515.281.7949
FAX: 515.281.7922

WATTS ENTERPRISES
REMUND FARMS
PHASE 5
SITE PLAN

DESIGN BY: FIB DATE: 10/12/2022 SHEET: 3
DRAWN BY: FIB REV:



10/12/2022 10:00 AM 10/12/2022 10:00 AM 10/12/2022 10:00 AM 10/12/2022 10:00 AM 10/12/2022 10:00 AM



- LEGEND**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH OR POND
 - LANDSCAPING (KENTUCKY BLUE GRASS)
 - LANDSCAPING (NATIVE GRASS)
 - EXISTING UNITS
 - PROPOSED UNITS IN PHASE 5

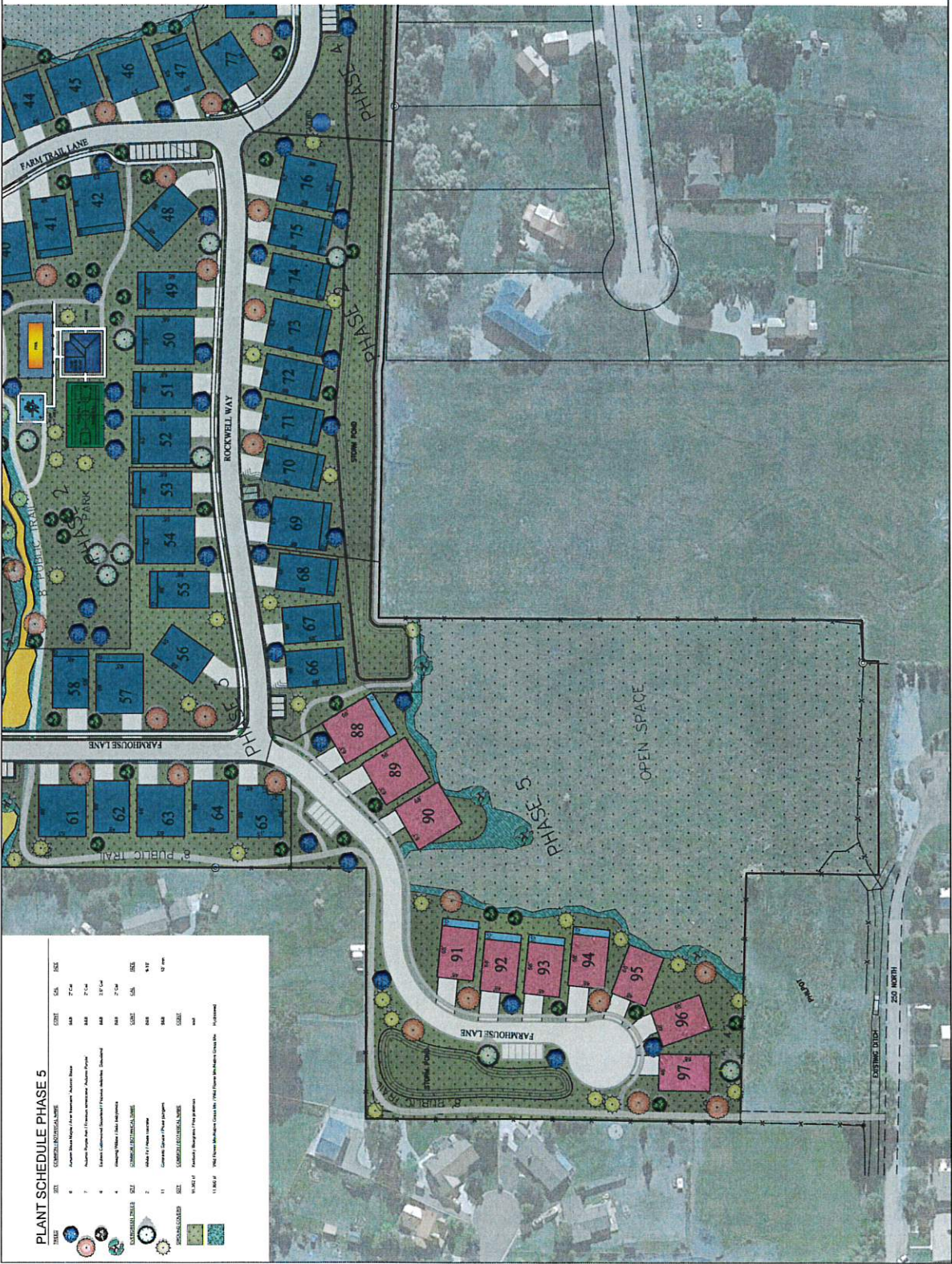
ENCLOSURE SETBACK NOTE:
 IN RELIEF THE CITY CODE MAY HAVE THIS SETBACK DISTANCE INCREASED TO 10 FEET. THE CITY ENGINEER'S OFFICE WILL BE NOTIFIED OF ANY CHANGES TO THE SETBACK DISTANCE. THE SETBACK DISTANCE IS SHOWN TO BE THE SAME AS THE SETBACK DISTANCE.

MUNICIPALITY CODE EXCEPTIONS NOTE:
 THIS PLAN IS SUBJECT TO THE FOLLOWING EXCEPTIONS:
 -LOT AREA LONGER THAN 100 FEET WITH CITY
 -LOT AREA LONGER THAN 100 FEET WITH CITY
 -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

THIS DOCUMENT IS RELEASED
 HEREUNDER FOR CONSTRUCTION
 SHALL BE USED AND SHALL
 DATE: 10 OCT 2022

WATTS ENTERPRISES
 REMUND FARMS
 PHASE 5
 LANDSCAPE PLAN

DESIGNED BY: FCB DATE: OCT 2022 SHEET: 6
 DRAWN BY: CDB REV:



PLANT SCHEDULE PHASE 5

SYMBOL	DESCRIPTION	SCALE	SIZE
	1. American Elm (1/4\"/>		



SCALE: 1"=100'
SCALE 1"=200' FOR 11'X17' PLANS

- LEGEND
- WETLANDS
 - GRAVEL TRAIL
 - ASPHALT TRAIL
 - WOODEN
 - IMPROVED DITCH

PHASING NOTE:
PHASE 1 INCLUDES UNITS 1-39
PHASE 2 INCLUDES UNITS 40-51
PHASE 3 INCLUDES UNITS 52-59
PHASE 4 INCLUDES UNITS 60-67
PHASE 5 INCLUDES UNITS 68-97

- LEGEND
- EXISTING CULINARY WATER
 - PROPOSED CULINARY WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - SURVEY MONUMENT

UTILITY NOTE:
UTILITY MARKS THE GENERAL UTILITY MASTER PLAN FOR REMUND FARMS. PLEASE SEE THE VARIOUS SHEETS WITHIN THE PROJECT FOR DETAILED UTILITY AND PROFILES. CONSTRUCTION DETAILS, UTILITIES, ETC. FOR THE VARIOUS UTILITIES.

CONSTRUCTION NOTE:
LOCATION OF EXISTING UTILITIES SHOWN ON PLAN AND PROFILES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING OF UTILITIES. CONTRACTOR IS NOT RESPONSIBLE FOR OBTAINING OF UTILITIES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING OF UTILITIES. CONTRACTOR IS NOT RESPONSIBLE FOR OBTAINING OF UTILITIES.

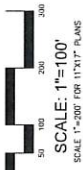
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
SCALE: 1"=100'
DATE: 3.30.2022

WATTS ENTERPRISES
REMUND FARMS
PHASE 5
UTILITY PLAN

BERG ENGINEERING
1500 15th Street NW
Alaska, USA
Tel: 907.451.7744
Fax: 907.451.7745

DESIGN BY: EBB
DRAWN BY: CBN
DATE: 3.30.2022
REV: 7





- LEGEND**
- MEADOWS
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN

Table 18. Proposed Catchment for Drainage Areas

Drainage Area	Total Area (Acres)	Open Channel	Overland
1-10	1.12	0.12	1.00
11-20	1.12	0.12	1.00
21-30	1.12	0.12	1.00
31-40	1.12	0.12	1.00
41-50	1.12	0.12	1.00
51-60	1.12	0.12	1.00
61-70	1.12	0.12	1.00
71-80	1.12	0.12	1.00
81-90	1.12	0.12	1.00
91-100	1.12	0.12	1.00

Table 20. 100 Year Storm Peak Flow and Volume for Drainage Areas

Drainage Area	Area (Acres)	Peak Flow (cfs)	Volume (cu ft)
1-10	1.12	1.12	1.12
11-20	1.12	1.12	1.12
21-30	1.12	1.12	1.12
31-40	1.12	1.12	1.12
41-50	1.12	1.12	1.12
51-60	1.12	1.12	1.12
61-70	1.12	1.12	1.12
71-80	1.12	1.12	1.12
81-90	1.12	1.12	1.12
91-100	1.12	1.12	1.12

Table 21. Drainage Area to Stormwater Retention Ponds

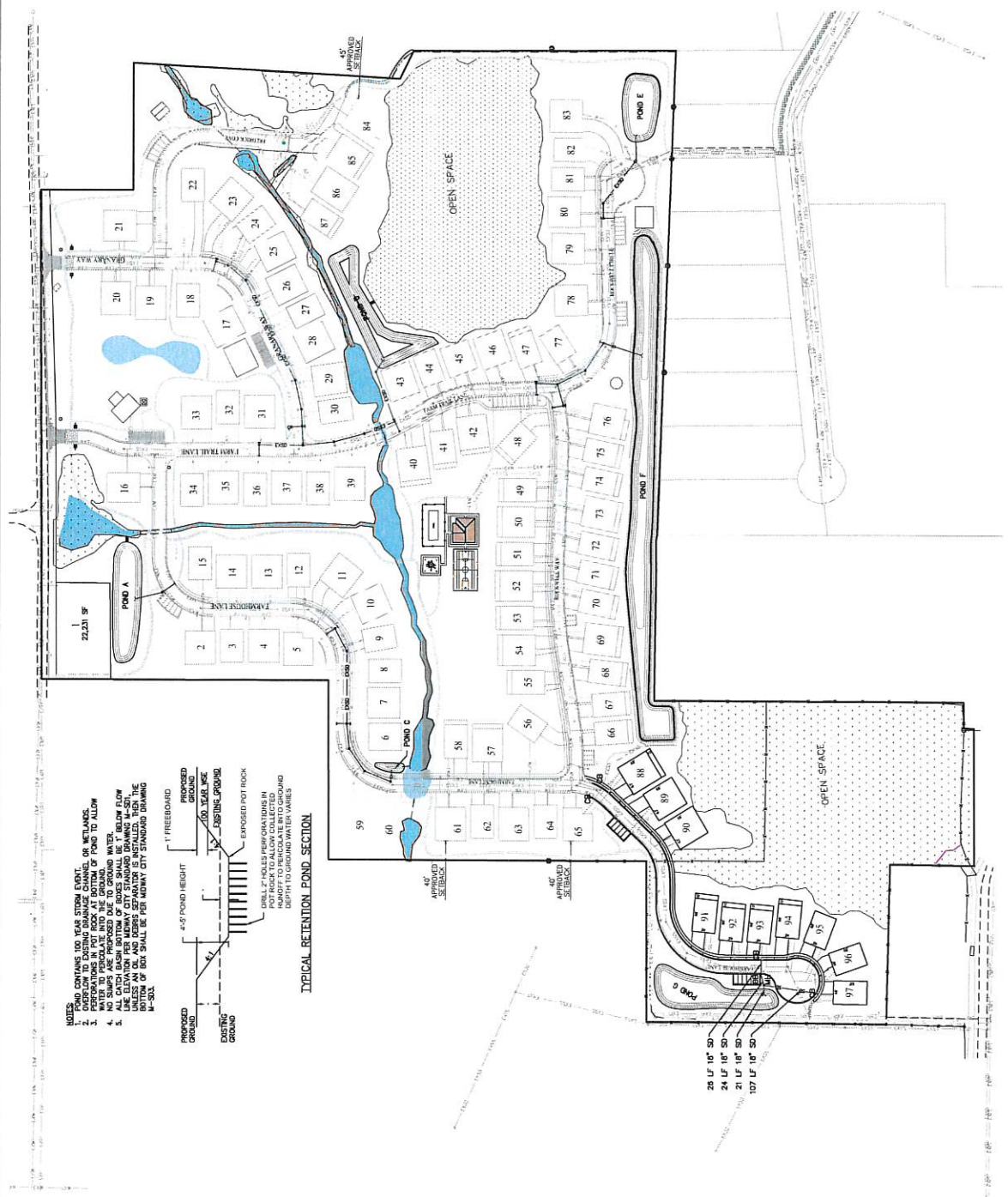
Retention Pond	Drainage Area (Acres)	Volume (cu ft)
Pond A	1.12	1.12
Pond B	1.12	1.12
Pond C	1.12	1.12
Pond D	1.12	1.12
Pond E	1.12	1.12
Pond F	1.12	1.12
Pond G	1.12	1.12
Pond H	1.12	1.12
Pond I	1.12	1.12
Pond J	1.12	1.12

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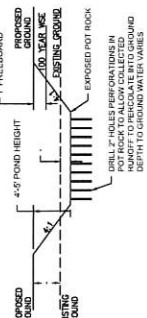
WATTS ENTERPRISES
REMUND FARMS
PHASE 5
STORM DRAIN PLAN

BERG ENGINEERING
1000 E. MAIN ST. SUITE 204
DENVER, CO 80202
PH: 303.637.9748

DESIGN BY: JTB DATE: 04.12.2021
DRAWN BY: CSD REV: 8



- NOTES:**
1. POND CONTAINS TWO YEAR STORM EVENT OVERFLOW TO EXISTING DRAINAGE CHANNEL OR MEADOWS.
 2. WATER FROM OVERFLOW OF POND TO ALLOW WATER TO PERCOLATE INTO THE GROUND.
 3. ALL SLOPES ARE PROPOSED DUE TO GROUND WATER FLOW.
 4. LINE ELEVATION PER METRIC CITY STANDARD DRAWING M-574.
 5. BOTTOM OF BOX SHALL BE PER METRIC CITY STANDARD DRAWING M-574.



TYPICAL RETENTION POND SECTION



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

June 17, 2021

Regulatory Division (SPK-2016-00264)

Watts Enterprises
Attn: Mr. Russ Watts
5200 South Highland Drive, Suite 101
Salt Lake City, Utah 84117
Russ@wattsliving.com

Dear Mr. Watts:

We are responding to your December 3, 2020 pre-construction notification for a Department of the Army (DA) permit for the Remund Farms Subdivision project. The approximately 50-acre project site is located at 200 East 600 North, Latitude 40.5191°, Longitude -111.4677°, Midway, Wasatch County, Utah (Enclosure 1).

Based on the information you provided to this office, the Remund Farms Subdivision project involved the discharge of fill material into 0.2 acre of waters of the United States without Department of Army authorization, subject to Section 404 of the Clean Water Act. The Remund Farms Subdivision project also involves the discharge of fill material into an additional 0.25 acre of waters of the U.S. to finish construction of the subdivision, subject to Section 404 of the Clean Water Act. Combined, these activities will result in the permanent loss of 0.12 acre of palustrine emergent wetlands, 0.26 acre of irrigation ditches, and 0.07 acre of ephemeral channel (Enclosure 2).

We have determined that activities in waters of the U.S. associated with the project are authorized by Nationwide Permit 29 (NWP), Residential Developments (Enclosure 3). You must comply with all terms and conditions of the NWP and applicable regional conditions. Enclosed is information about the NWP terms and conditions and Sacramento District regional conditions for Utah (Enclosure 4). In addition, your work must comply with the following special conditions:

1. To ensure successful compensatory mitigation in accordance with 33 CFR 332.3(n), you shall establish a financial assurance in the form of an escrow account. The type, language, and amount of the financial assurance must be approved, in writing, by this office. You shall submit proof of the establishment of the financial assurance to this office prior to initiation of construction activities in waters of the U.S. authorized by this verification. In the event it becomes necessary to draw upon the financial assurance, funds must be payable to a designee specifically approved, in writing, by this office or placed in a fund pursuant to a standby trust agreement specifically approved, in writing, by this office. You shall ensure that the financial assurance is in the form that assures that termination or revocation of the financial assurance shall not occur without prior approval by this office. You shall submit a draft of the escrow agreement to the Corps for review within 30 days of this letter.
2. Within 45 days following initiation of construction activities in waters of the U.S. authorized by this verification, you shall establish and maintain in perpetuity a 9.1-acre preserve containing 9.1 acres of established emergent wetlands

as depicted on page 8 of the Wetland Mitigation and Monitoring Plan, dated February 19, 2021, prepared by BIO-WEST, Inc (Enclosure 5). The purpose of this preserve is to ensure that functions and services of the aquatic environment are protected. This also includes fencing the entire perimeter of the wetland preserve with an electric fence approximately 48-inches high to prevent unauthorized access, as agreed upon in an email dated May 5, 2021 (Enclosure 6).

3. You shall comply with all terms and conditions of the enclosed March 9, 2017 Utah Department of Environmental Quality Section 401 Water Quality Certification (Enclosure 7).
4. You and your authorized contractor shall allow representatives from this office to inspect the activity authorized by this verification and all preservation areas at any time deemed necessary to ensure that work is being or has been accomplished in accordance with the terms and conditions of this verification.

Within 30 days after completion of the authorized work, you must sign the enclosed Compliance Certification and return it to this office with the information required by Sacramento District Regional Condition C(9) for Utah (Enclosure 8).

This verification is valid until March 18, 2022, when the existing NWPs are scheduled to be modified, reissued, or revoked. Furthermore, if you commence or are under contract to commence this activity before the date the NWP is modified, reissued, or revoked, you will have 12 months from the date of the modification, reissuance or revocation to complete the activity under the present terms and conditions. Failure to comply with the general and regional conditions of this NWP, or the project-specific special conditions of this authorization, may result in the suspension or revocation of your authorization.

We would appreciate your feedback on this permit action including your interaction with our staff and processes. For more information about our program or to complete our Regulatory Program national customer service survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Please refer to identification number SPK-2016-00264 in any correspondence concerning this project. If you have any questions, please contact Samuel Bohannon at Bountiful Regulatory Office, 533 West 2600 South Suite 150 Bountiful, Utah 84010, by email at Samuel.T.Bohannon@usace.army.mil, or telephone at (801) 295-8380 ext. 8313.

Sincerely,



Jason Gipson
Chief, Nevada-Utah Section

Enclosures

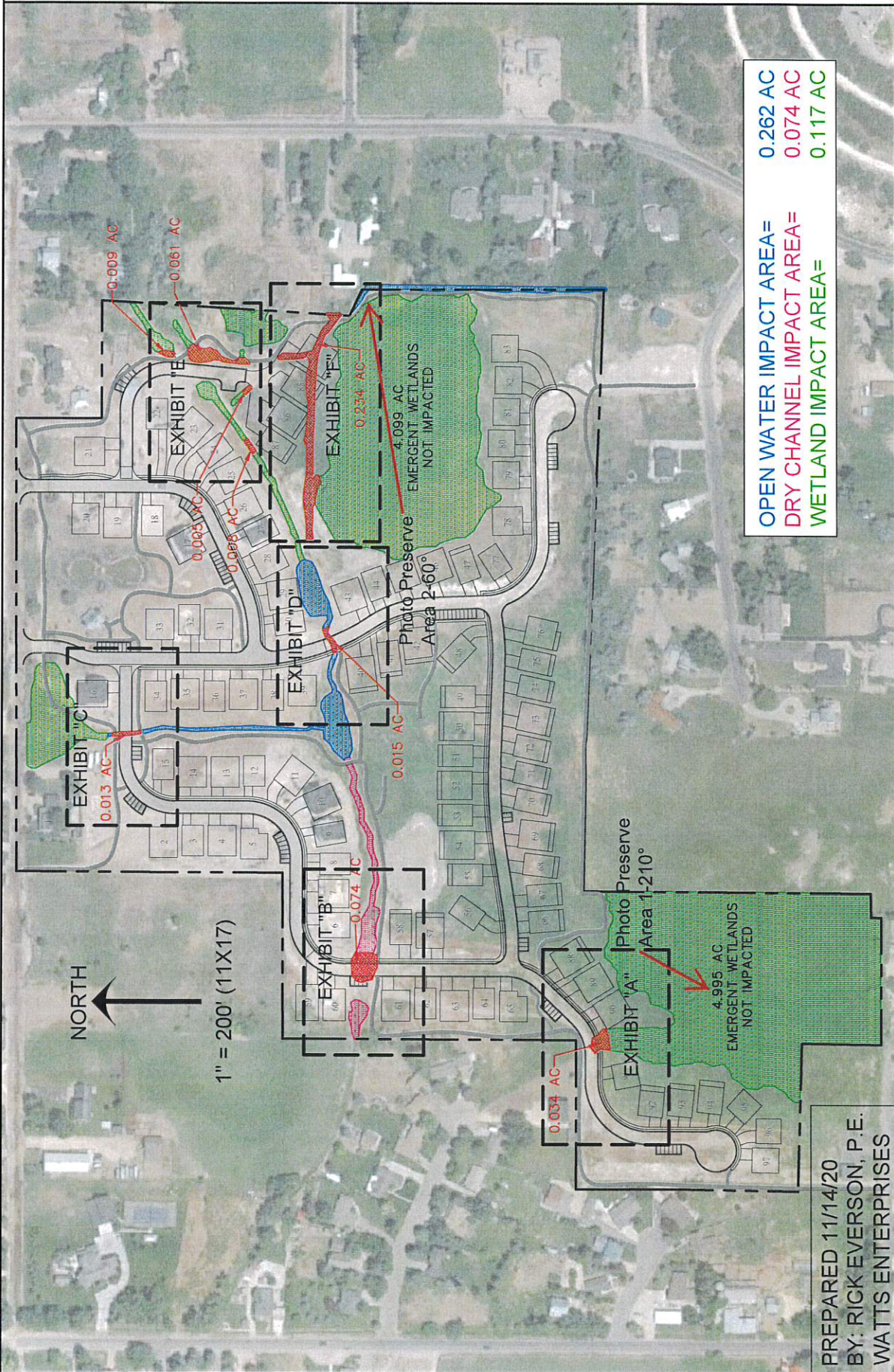
cc:

Mr. Bob Thomas, Professional Wetland Scientist, BIO-WEST, Inc.,

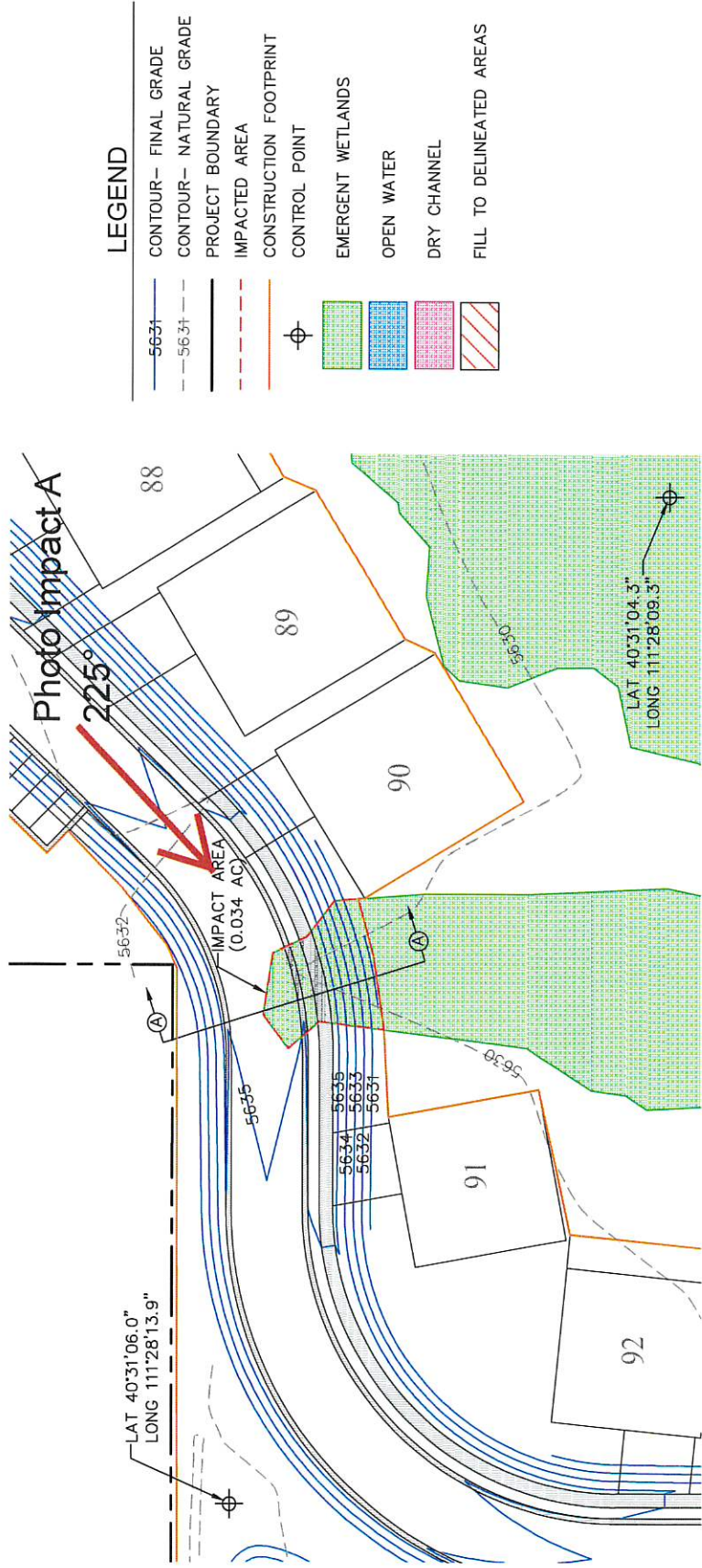
bthomas@bio-west.com

Mr. Rick Everson, Professional Engineer, Watts Enterprises, rick@wattsliving.com

REMUND FARMS SUBDIVISION- 200 E 600 N, MIDWAY, UT
 WETLAND IMPACT OVERVIEW



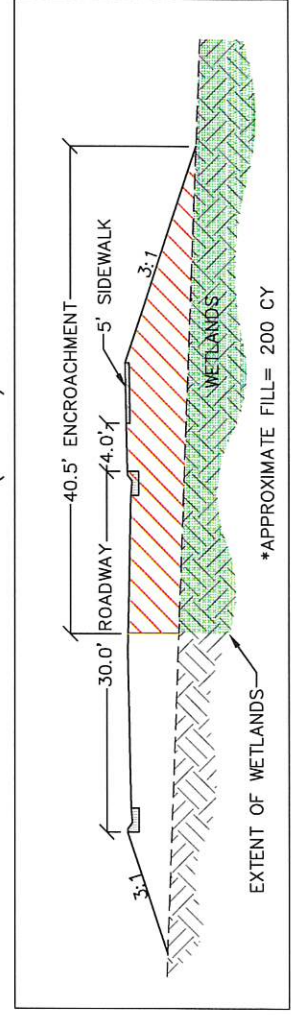
PREPARED 11/14/20
 BY: RICK EVERSON, P.E.
 WATTS ENTERPRISES



LEGEND

- 5631 ——— FINAL GRADE
- 5631 - - - NATURAL GRADE
- PROJECT BOUNDARY
- - - IMPACTED AREA
- CONSTRUCTION FOOTPRINT
- ⊕ CONTROL POINT
- [Green Hatched] EMERGENT WETLANDS
- [Blue Hatched] OPEN WATER
- [Pink Hatched] DRY CHANNEL
- [Red Hatched] FILL TO DELINEATED AREAS

SECTION A (1"=10')



NORTH

1" = 40' (11X17)

PREPARED 11/14/20
BY: RICK EVERSON, P.E.
WATTS ENTERPRISES