

Midway City Council
7 March 2023
Regular Meeting

Watts Remund Farms,
Phase 5 /
Final Approval



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: March 7, 2023

NAME OF PROJECT: Watts Remund Farms PUD – Phase 5

NAME OF APPLICANT: Watts Enterprises (Russ Watts)

AGENDA ITEM: Phase 5 – Final 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 final approval of phase 5 of Watts Remund Farms Planned Unit Development. The proposal contains ten residential 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 final 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 residential 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 dwelling pads
- Private roads, with a public access easement, will be maintained by the HOA
- Building pads will connect to the Midway Sanitation District's 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 5 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 is 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 wetlands 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 received a letter from the U. S. Army Corps of Engineers that allows the developer to encroach on an 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 phase 5 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 dedication recommendation per the 1/6/2020 Water Board Meeting:

Inside: 8.0/ac-ft

Irrigation: 6.75 ac-ft

Total Required: 14.75 ac-ft

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Garland: I make a motion that we recommend approval final 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. We accept the staff report and the one condition that is in the staff report.

Seconded: Commissioner Osborne

Chairman Simons: Any discussion on the motion?

Chairman Simons: All in favor.

Ayes: Commissioners: Nokes, Osborne, Wardle and Garland

Nays: None

Motion: Passed

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. Approval (conditional). This action can be taken if the City Council 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 City Council 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. Denial. This action can be taken if the City Council 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 wetlands and then install and maintain temporary construction fencing while site improvements are being installed and while homes are under construction.

February 14, 2023

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049
(sent via email)

Subject: Remund Farms – Phase 5 Final Review

Dear Michael:

Horrocks Engineers recently reviewed the above development plans for Final 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.E.
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

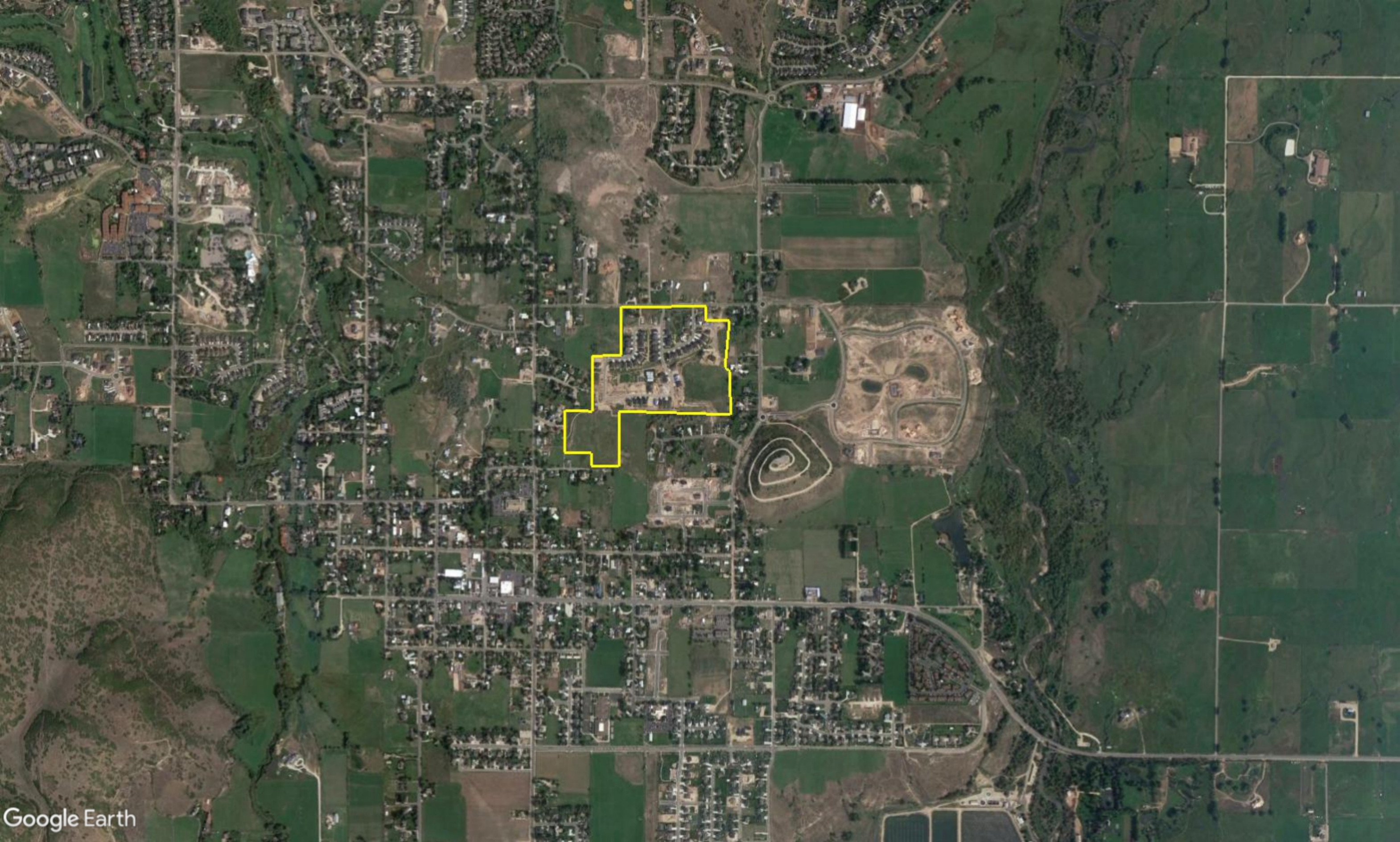
Michael Henke Midway City Planning Director,

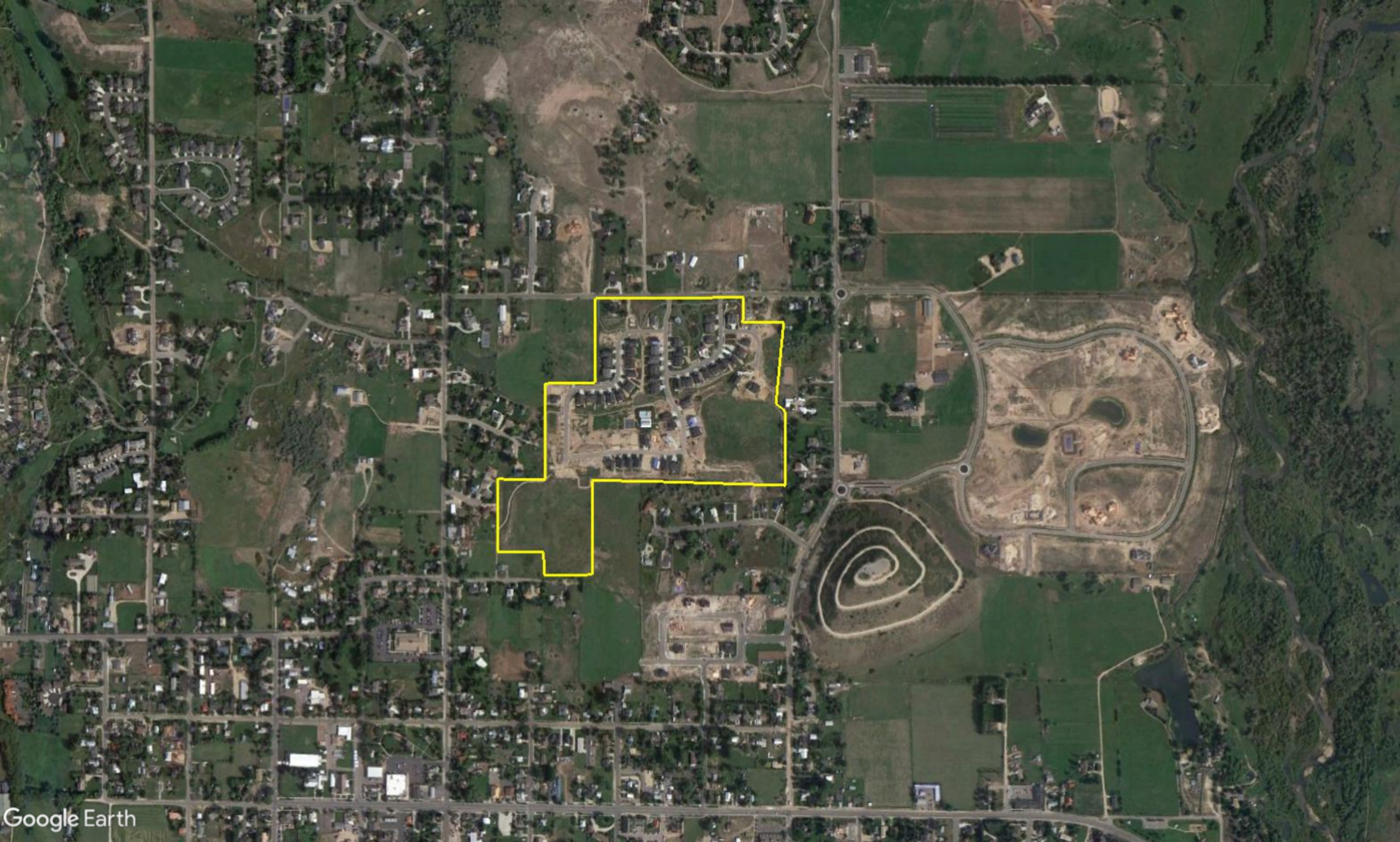
I have reviewed the preliminary plans for Remund Farms phase 5 for compliance with the 2018 International Fire Code (2018 IFC). The proposed plan meets the fire code requirements in the 2018 IFC including Appendix D for fire apparatus access. I have no fire code concerns with these preliminary plans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

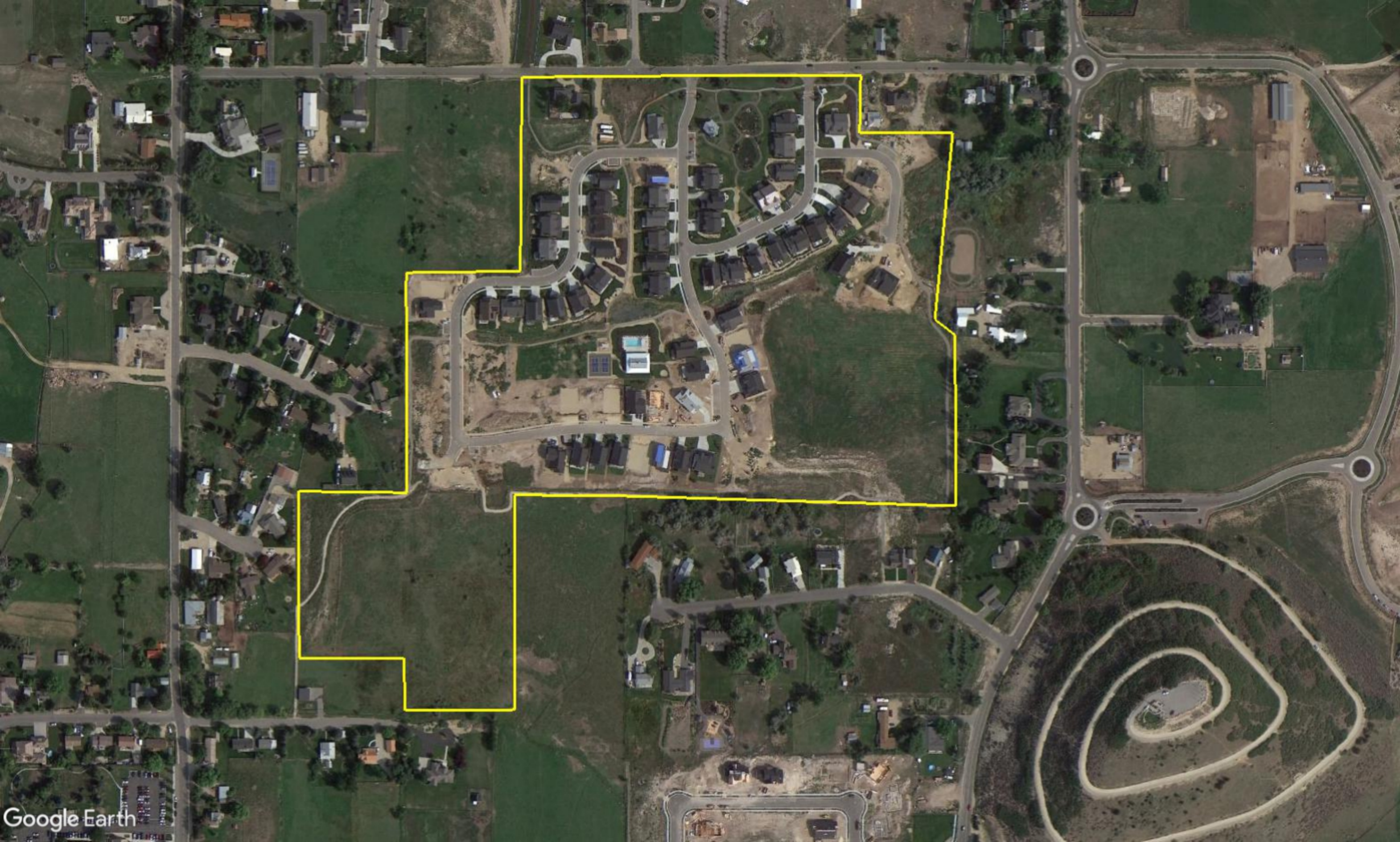
I will perform a final approval fire review of the Remund Farms phase 5 plans prior to final approval.



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

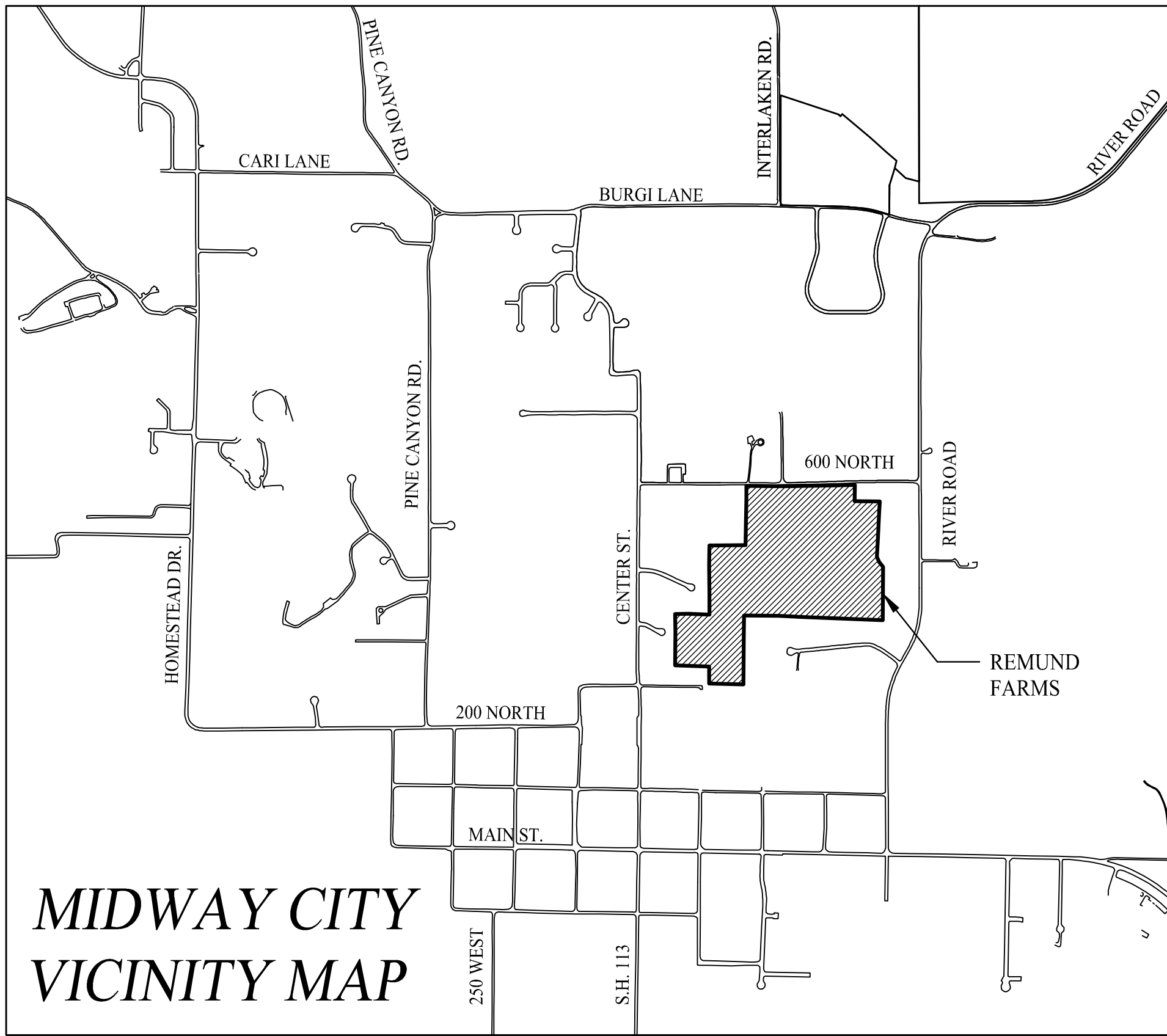






REMUND FARMS

PHASE 5 FINAL APPLICATION



SHEET INDEX

1. PHASE 5 EXISTING CONDITIONS PLAN
2. APPROVED MASTER PLAN
3. PHASE 5 SITE PLAN
4. PHASE 5 LANDSCAPE PLAN
5. REMUND FARMS PUD - PHASE 5 PLAT
6. FARMHOUSE LANE PLAN AND PROFILE STA 11+00 TO 21+34.68
7. ROAD CONSTRUCTION DETAILS
8. PHASE 5 UTILITY PLAN
9. SEWER CONSTRUCTION DETAILS
10. WATER & PI CONSTRUCTION DETAILS
11. PHASE 5 STORM DRAIN PLAN
12. FARMHOUSE LANE STORM DRAIN PLAN & PROFILE STA 11+00 TO 21+34.68
13. STORM DRAIN CONSTRUCTION DETAILS
14. PHASE 5 STORM WATER POLLUTION PREVENTION PLAN

THIS DOCUMENT IS INCOMPLETE
AND IS RELEASED TEMPORARILY
FOR INTERIM REVIEW ONLY. IT IS
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BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS

COVER SHEET

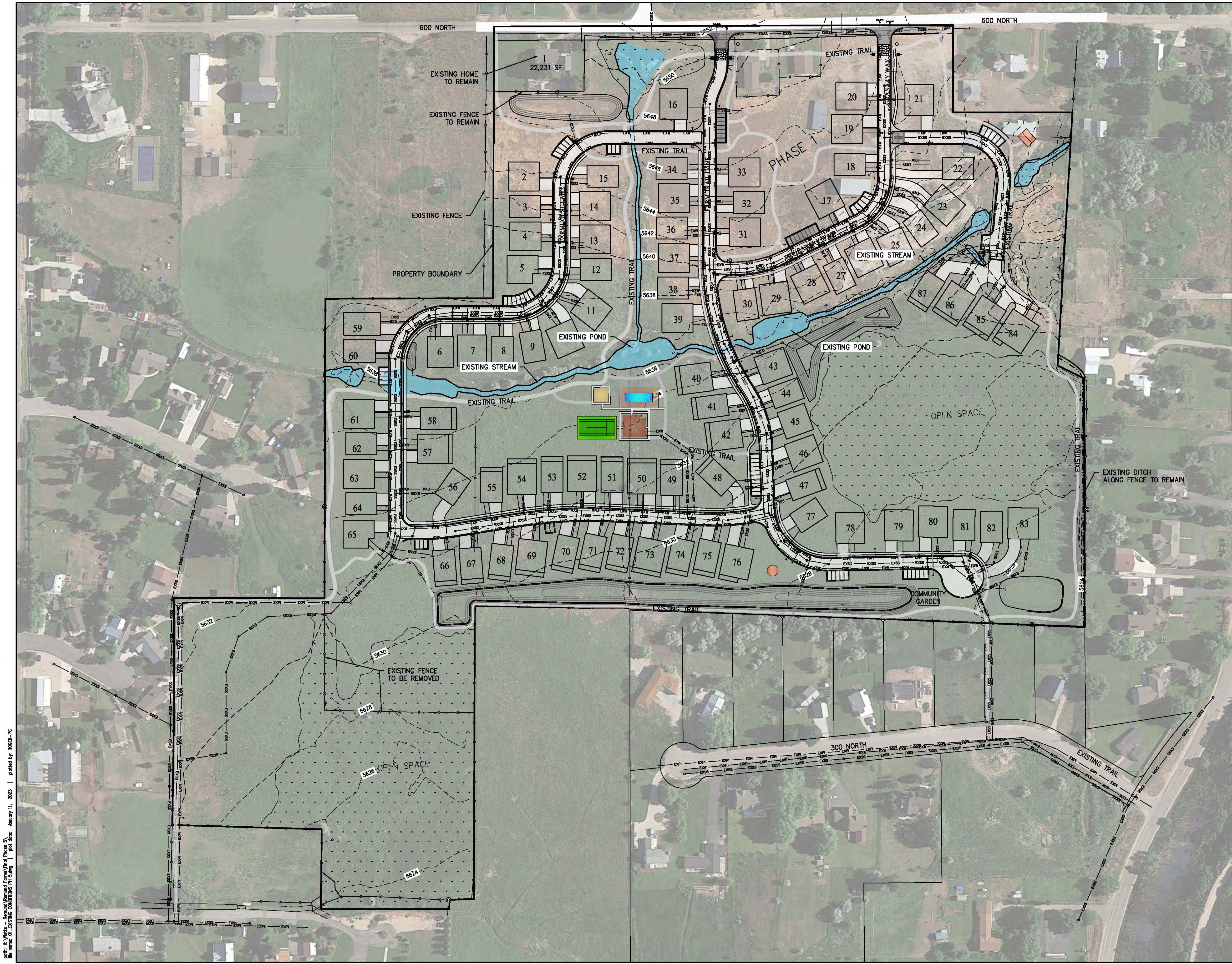


DESIGN BY: PDB
DRAWN BY: CNB

DATE: 11 JAN 2023
REV:

SHEET
0

REMUND FARMS PHASE 5 FINAL APPLICATION - 11 JANUARY 2023



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

LEGEND

- WETLANDS
- EXISTING DITCH
- EXSS — EXISTING SEWER
- EXPI — EXISTING PRESSURIZED IRRIGATION
- EXW — EXISTING WATER
- EXSD — EXISTING STORM DRAIN

NOTES:
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS
PHASE 5
EXISTING CONDITIONS PLAN



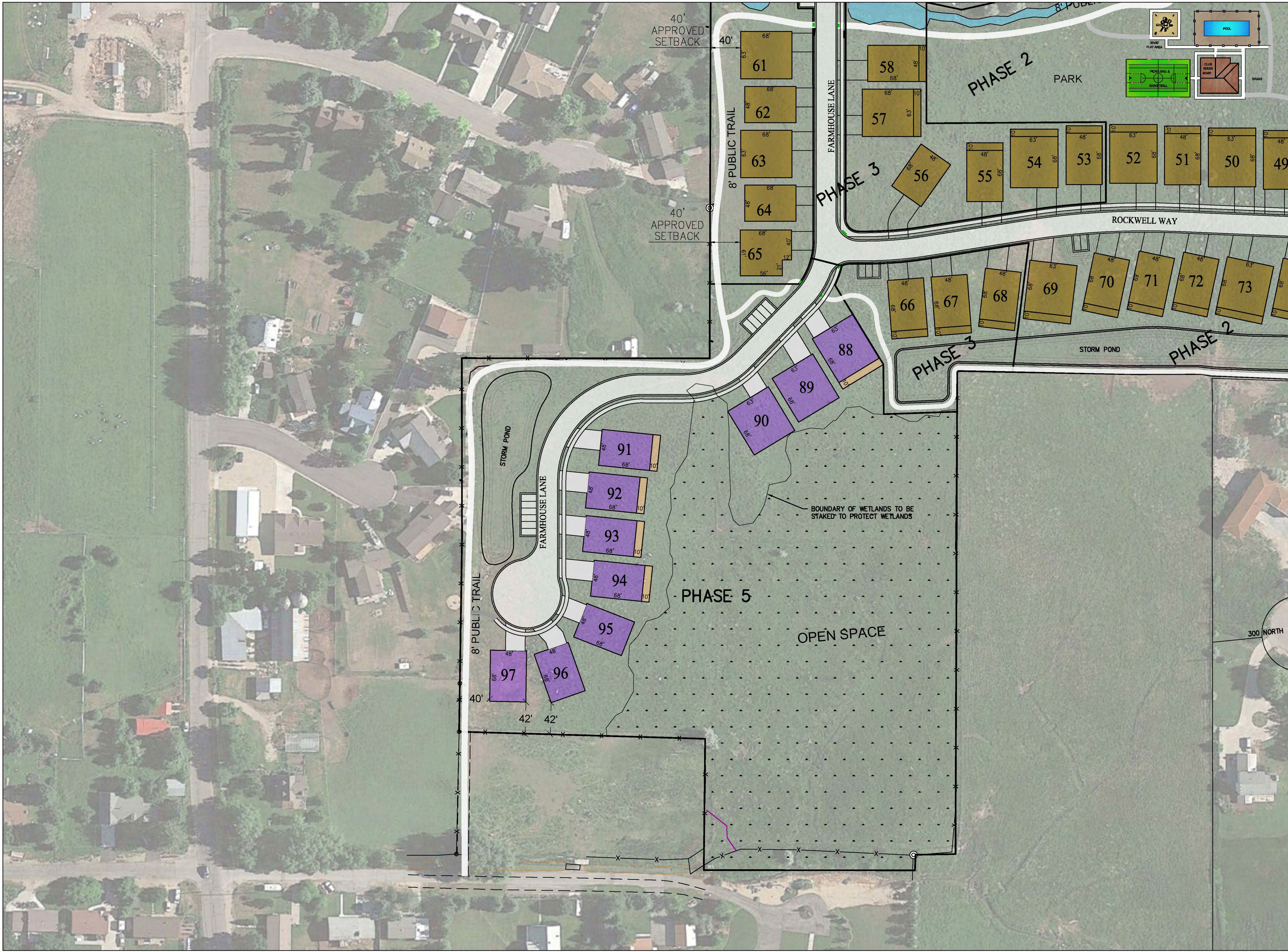
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DRAWN BY: CNB
DATE: 11 JAN 2023
REV:
SHEET 1


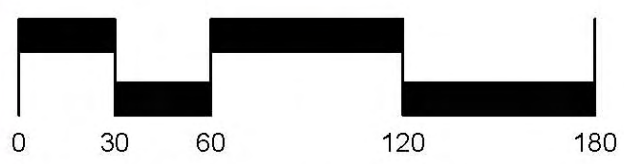
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January 11, 2023 | plotted by: ROGER-PC

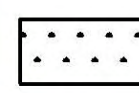




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File name: 01 SITE PLAN PH 5.dwg
Plot date: January 11, 2023
Plotted by: ROGER-PC





SCALE: 1"=60'
SCALE 1"=120' FOR 11"x17" PLANS

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

PUD UNIT FRONT SETBACK NOTE:
16.16.8.5.C. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVILINEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.


MIDWAY CITY CODE EXCEPTIONS NOTE:
THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE.
-CUL-DE-SAC LONGER THAN 500 FEET WITH CITY COUNCIL APPROVAL.
-WETLAND SETBACKS WITH CITY ENGINEER APPROVAL

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS

PHASE 5
SITE PLAN











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

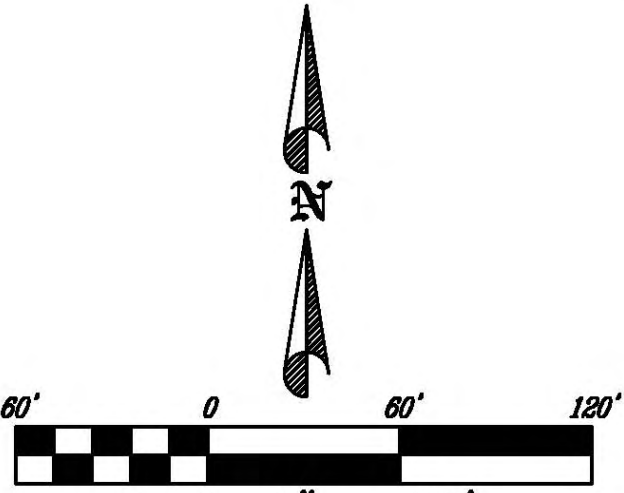
DESIGN BY: PDB
DRAWN BY: RHH

DATE: 11 JAN 2023
REV:

SHEET
3

PLANT SCHEDULE PHASE 5

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	8	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B&B	2" Cal	
	7	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B&B	2" Cal	
	8	Eastern Cottonwood Slouland / Populus deltoides 'Slouland'	B&B	2.5" Cal	
	4	Weeping Willow / Salix babylonica	B&B	2" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	2	White Fir / Abies concolor	B&B		8-10"
	11	Colorado Spruce / Picea pungens	B&B		10" min.
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	91,352 sf	Kentucky Bluegrass / Poa pratensis	sod		
	11,900 sf	Wild Flower Mix/Native Grass Mix / Wild Flower Mix/Native Grass Mix	Hydroseed		



Scale 1" = 60'
SCALE 1"=120' FOR 11"x17" PLANS

LEGEND

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

PUD UNIT FRONT SETBACK NOTE:
16.16.8.5.C. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT (STAGGERED SETBACKS) WHEN A CURVILINEAR STREET DESIGN IS USED AND SHOWN TO CREATED THE SAME VARYING SETBACK EFFECT.

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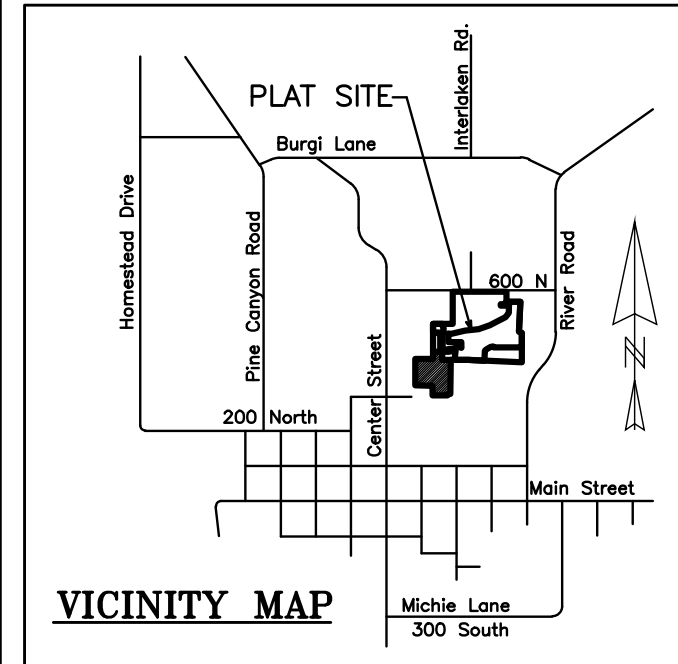
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CARL N. BERG L.A.
SERIAL NO. 7162790
DATE: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS

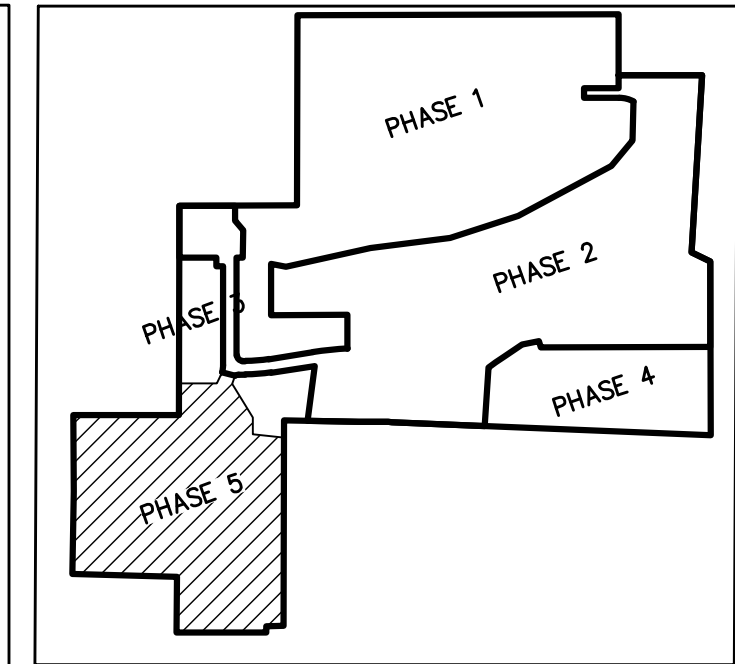
PHASE 5
LANDSCAPE PLAN



DESIGN BY: PDB DATE: 11 JAN 2023
DRAWN BY: CNB REV: SHEET 4



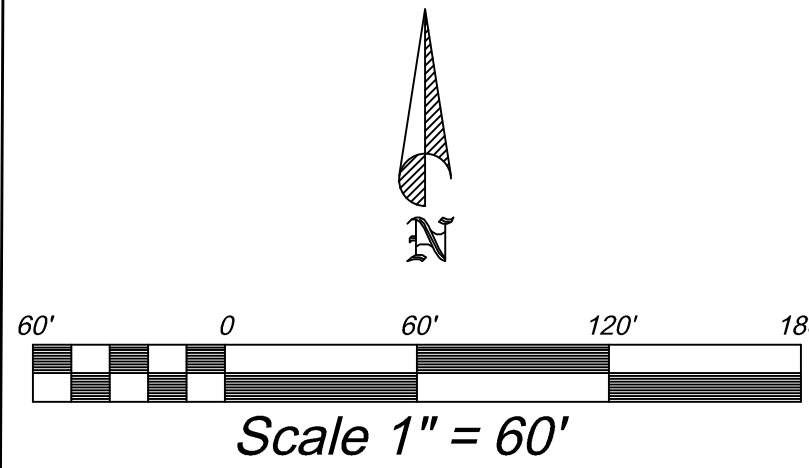
LOCATED IN THE NW QUARTER OF SECTION 35,
T3S, R4E, SLB&M



WATTS REMUND FARMS PHASING

WATTS REMUND FARMS PUD PHASE 5

LEGEND	
	COMMON AREA (2.08 AC)
	PRIVATE AREA #1 (HOUSE PAD) (0.82 AC)
	PRIVATE AREA #2 (PATIO) (0.06 AC)
	WETLANDS
	20' PUBLIC TRAIL AND UTILITY EASEMENT
	PRIVATE TRAIL WITH PUBLIC USE EASEMENT
	● SM SURVEY MONUMENT



ADDRESS TABLE

88	4XX FARMHOUSE LANE
89	3XX FARMHOUSE LANE
90	3XX FARMHOUSE LANE
91	3XX FARMHOUSE LANE
92	3XX FARMHOUSE LANE
93	3XX FARMHOUSE LANE
94	3XX FARMHOUSE LANE
95	3XX FARMHOUSE LANE
96	3XX FARMHOUSE LANE
97	29X FARMHOUSE LANE

"ALL HOMEOWNERS ARE PUT ON NOTICE THAT THE WATTS REMUND FARMS HOA HAS FULL FINANCIAL AND PHYSICAL RESPONSIBILITY FOR MAINTENANCE AND UPKEEP OF THE THREE (3) LANDSCAPE PENINSULAS LOCATED AT THE BURGI LANE AND RIVER ROAD ROUNDABOUT IN PERPETUITY. ALL COSTS FOR ON-GOING CARE OF THESE PARCELS WILL BE INCLUDED IN HOA FEES. THESE LOTS WERE COUNTED AS OPEN SPACE IN WATTS REMUND FARMS SUBDIVISION AND AN ADDITIONAL 2.26 UNITS OF DENSITY WAS GRANTED BASED ON THIS OPEN SPACE. AS SUCH THE OPEN SPACE IS FULL OBLIGATION OF THE HOA. MIDWAY CITY HAS NO FINANCIAL OR MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE THREE PARCELS, AS SET FORTH IN THE DEVELOPMENT AGREEMENT.

PRIVATE ROAD NOTE:
ALL PRIVATE ROADS HAVE A PUBLIC ACCESS EASEMENT.

BUILDING PAD COORDINATES

POINT	NORTHING	EASTING
A	N 11421.90	E 10843.72
B	N 11389.11	E 10789.93
C	N 11369.41	E 10790.41
D	N 11336.77	E 10736.53
E	N 11325.72	E 10731.53
F	N 11293.07	E 10677.65
G	N 11269.02	E 10510.90
H	N 11221.27	E 10506.04
I	N 11212.49	E 10493.53
J	N 11164.74	E 10488.67
K	N 11154.59	E 10489.62
L	N 11106.83	E 10484.76
M	N 11095.21	E 10500.24
N	N 11047.45	E 10495.38
O	N 11037.91	E 10490.63
P	N 10993.27	E 10472.98
Q	N 10986.00	E 10465.69
R	N 10970.16	E 10420.38
S	N 10974.94	E 10410.44
T	N 10975.80	E 10362.45

WETLAND NOTE:
WETLANDS CANNOT BE IRRIGATED UNLESS MORE WATER RIGHTS ARE PROVIDED.

RIGHT TO FARM NOTICE:
PURCHASERS OF LOTS IN THIS DEVELOPMENT ARE HEREBY NOTIFIED THAT THEY ARE PURCHASING PROPERTY ADJACENT TO OR NEARBY FARMLAND AND AGREE TO PROTECT THE RIGHT TO FARM OF THESE PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS AND ANIMALS CREATE NOISE AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS. EVEN THOUGH FARMERS MAY NOT DIRECTLY WATER YOUR PROPERTIES, YOU MAY EXPERIENCE GROUND WATER SEEPAGES AND/OR SPRINKLER OVERSPRAY FROM THEIR IRRIGATION. DUMPING GRASS CLIPPINGS OR ANY OTHER MATERIALS ONTO THE PROPERTY OF ANOTHER WITHOUT PERMISSION IS AN ILLEGAL TRESPASS.

PUE NOTE:
A PUE HAS BEEN PROVIDED ON ALL STREETS
AND 20' EASEMENT FOR SEWER THAT DOES
NOT FOLLOW ROADWAY

PAD LEGEND	
UNITS 88, 89 & 90	UNITS 91, 92, 93, 94, 95, 96 & 97
4,284 SF	3,264 SF
63'	48'

SURVEYOR
KEVIN BALLS, PLS
SUMMIT ENGINEERING
35 WEST CENTER
HEBER CITY, UT 84032
PHONE (435) 654-9229

DATE OF SURVEY: APRIL 2018

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 89°48'03" EAST 766.01 FEET AND SOUTH 1115.39 FEET FROM THE FOUND WASATCH COUNTY SURVEYORS MONUMENT FOR THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE SOUTH 75°59'28" EAST 42.00 FEET; THENCE SOUTH ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT 27.20 FEET (CENTRAL ANGLE OF 11°32'39" AND A CHORD BEARING SOUTH 19°47'50" WEST 27.15 FEET); THENCE SOUTH 31°21'52" EAST 123.65 FEET; THENCE SOUTH 00°34'59" EAST 66.08 FEET; THENCE NORTH 87°59'20" EAST 97.28 FEET; THENCE SOUTH 00°12'21" WEST 587.75 FEET; THENCE SOUTH 89°01'15" WEST 53.05 FEET; THENCE SOUTH 01°53'41" WEST 20.78 FEET; THENCE NORTH 89°55'45" WEST 280.49 FEET; THENCE NORTH 00°36'10" EAST 174.54 FEET; THENCE NORTH 88°21'19" WEST 327.09 FEET; THENCE NORTH 00°53'54" EAST 257.10 FEET; THENCE NORTH 00°04'34" WEST 239.20 FEET; THENCE SOUTH 89°55'45" EAST 329.15 FEET; THENCE NORTH 00°10'32" EAST 98.83 FEET; THENCE NORTH 89°57'51" EAST 117.83 FEET; THENCE NORTH ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT 38.45 FEET (CENTRAL ANGLE OF 23°41'22" AND A CHORD BEARING NORTH 25°51'13" EAST 38.18 FEET) TO THE POINT OF BEGINNING.

CONTAINING: 9.22 ACRES

BASIS OF BEARING

BASIS OF BEARING IS NORTH 89°48'03" EAST 2650.41 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTH 1/4 CORNER OF SAID SECTION 35.

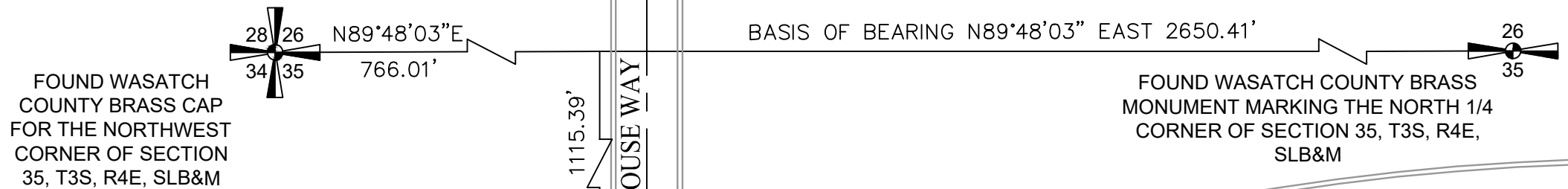
SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, KEVIN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11207308 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.

SURVEYOR (SEE SEAL BELOW)

DATE



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	42.00'	S75°59'28"E
L2	53.05'	S89°01'15"W
L3	20.78'	S01°53'41"W
L4	28.00'	S90°00'00"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	135.00'	27.20'	11°32'39"	S19°47'52"W	27.15'
C2	93.00'	38.45'	23°41'22"	N25°51'13"E	38.18'
C3	110.00'	57.71'	30°03'35"	S29°02'20"W	57.05'
C4	110.00'	88.18'	45°55'53"	S67°02'04"W	85.84'
C5	127.00'	199.49'	90°00'00"	S45°00'00"W	179.61'

COMMON AREA AND LIMITED COMMON IS A PUBLIC UTILITY EASEMENT
ALL COMMON AREA AND LIMITED COMMON IS DEDICATED AS A PUBLIC UTILITY EASEMENT INCLUDING A STORM DRAIN EASEMENT FOR PIPELINES AND RETENTION PONDS.

STORM WATER RETENTION POND NOTE:
HOME OWNERS ASSOCIATION SHALL NOT DISTURB, INTERFER OR CHANGE THE GRADING, ELEVATION OR LANDSCAPING IN THE STORM WATER RETENTION PONDS.

IRRIGATION DITCH NOTE:
MIDWAY IRRIGATION COMPANY SHALL HAVE THE RIGHT TO ACCESS ALL MIDWAY IRRIGATION COMPANY DITCHES WHICH INCLUDES A 10 FOOT EASEMENT ALONG BOTH SIDES OF THE DITCH (IF BOTH SIDES OF THE DITCH ARE WITHIN REMUND FARMS) FOR ACCESS AND MAINTENANCE.

DATE:
MIDWAY SANITATION DISTRICT

DATE:
MIDWAY IRRIGATION COMPANY

COUNTY RECORDER

RESERVATION OF COMMON AREA

THE OWNER, HAS DESIGNATED HEREIN CERTAIN COMMON AREAS INTENDED FOR THE USE BY THE OWNERS, THEIR GUESTS, AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE WATTS REMUND FARMS P.U.D. AND AS ENFORCED BY THE HOME OWNERS ASSOCIATION.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO PADS, PRIVATE STREETS AND DRIVEWAYS, EASEMENTS, LIMITED COMMON, AND COMMON AREA AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION HEREBY DEDICATE THOSE AREAS LABELED AS PRIVATE STREETS AND DRIVES, EASEMENTS, LIMITED COMMON, AND COMMON AREA, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.

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

BY: _____
MIDWAY SPRINGS LLC SERIES II

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
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 PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF EASEMENTS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN.

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

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED _____ ATTEST _____
CITY ATTORNEY 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

WATTS REMUND FARMS PUD PHASE 5

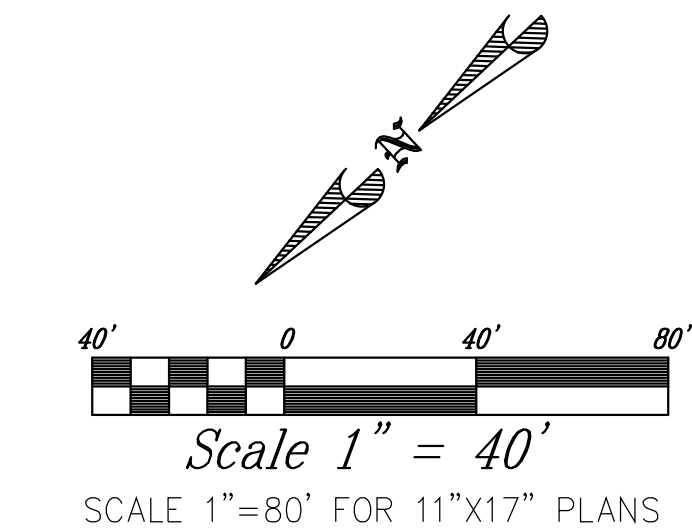
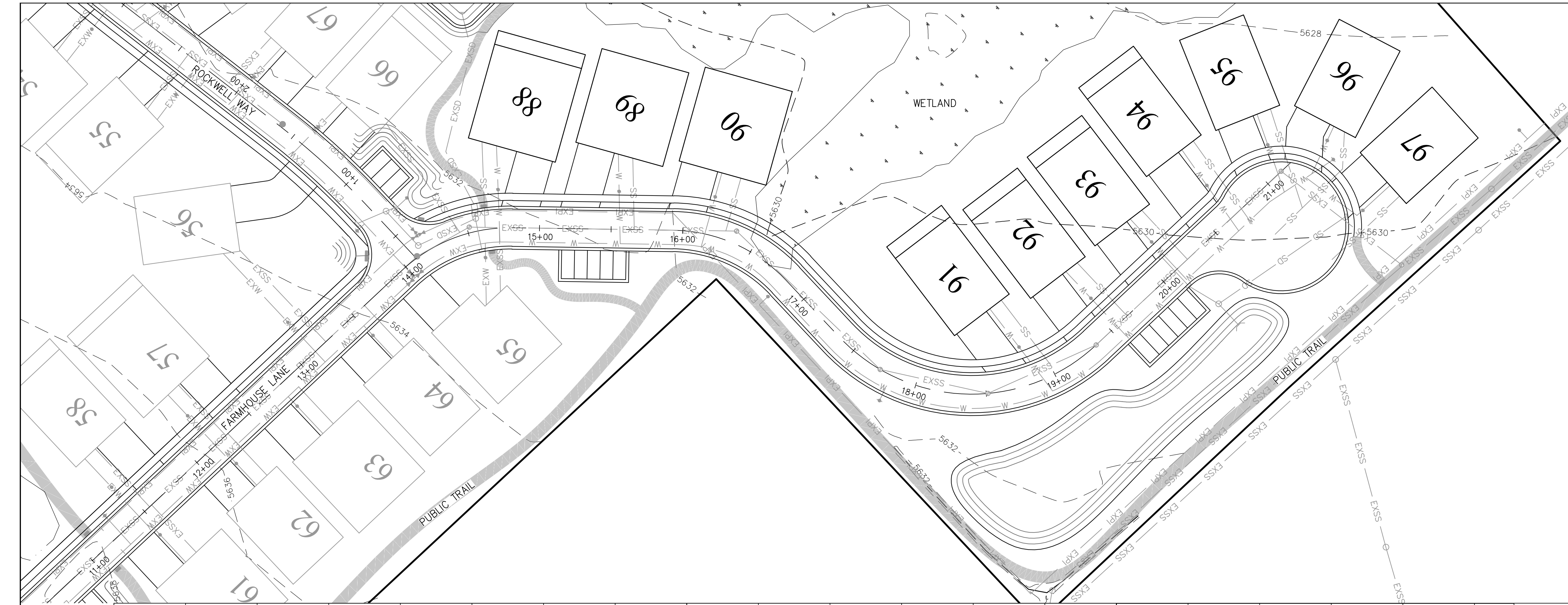
PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
SCALE: 1" = 60' FEET

COUNTY SURVEYOR'S CERTIFICATE

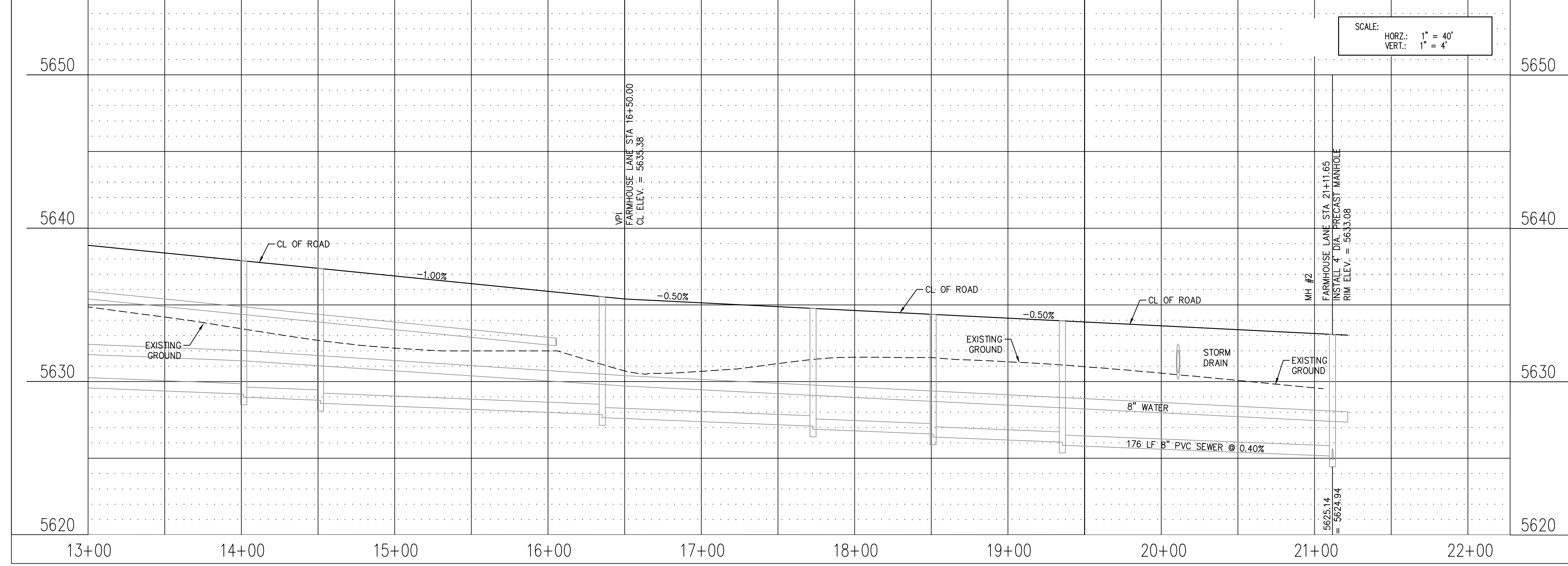
APPROVED AS TO FORM ON THIS _____ ROS# _____
DAY OF _____, 20____
COUNTY SURVEYOR

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

path: X:\Watts - Remund Farms\Plan Phase 2\ 11-00-21+34.68.dwg | plot date: January 11, 2023 | plotted by: RODER-PC



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



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: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS

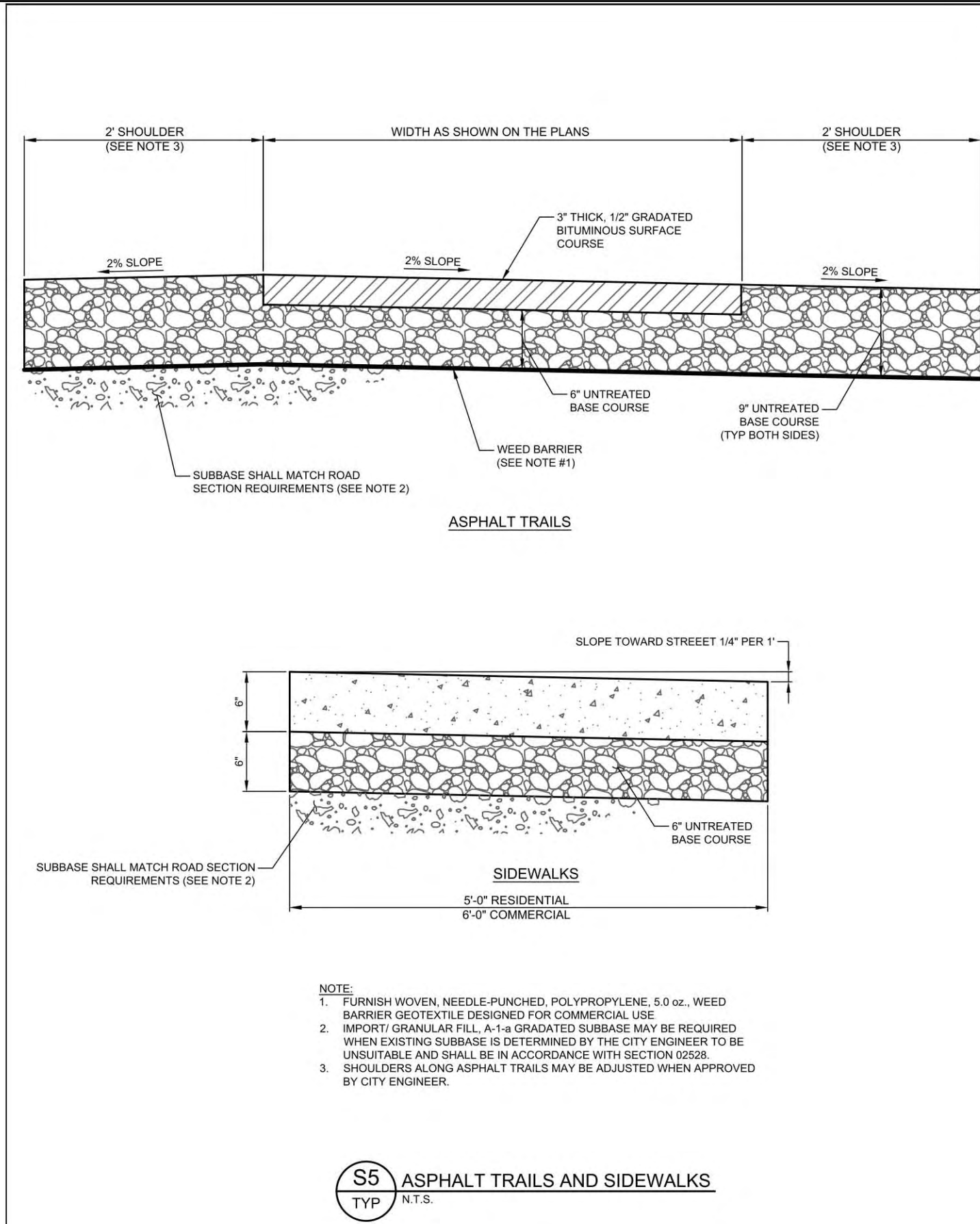
FARMHOUSE LANE
PLAN & PROFILE 11+00-21+34.68

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

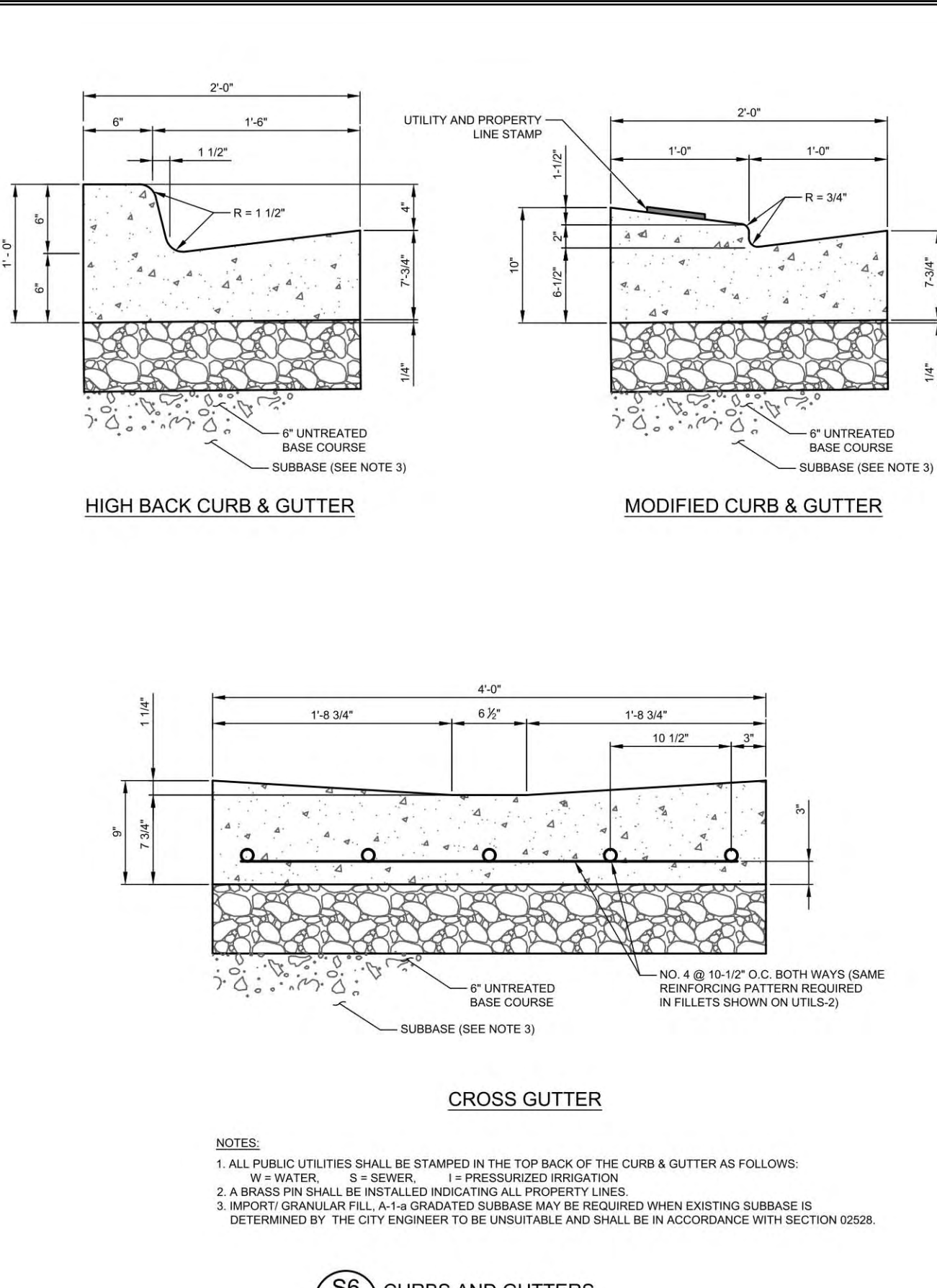
DESIGN BY: PDB
DRAWN BY: CNB

DATE: 11 JAN 2023
REV:

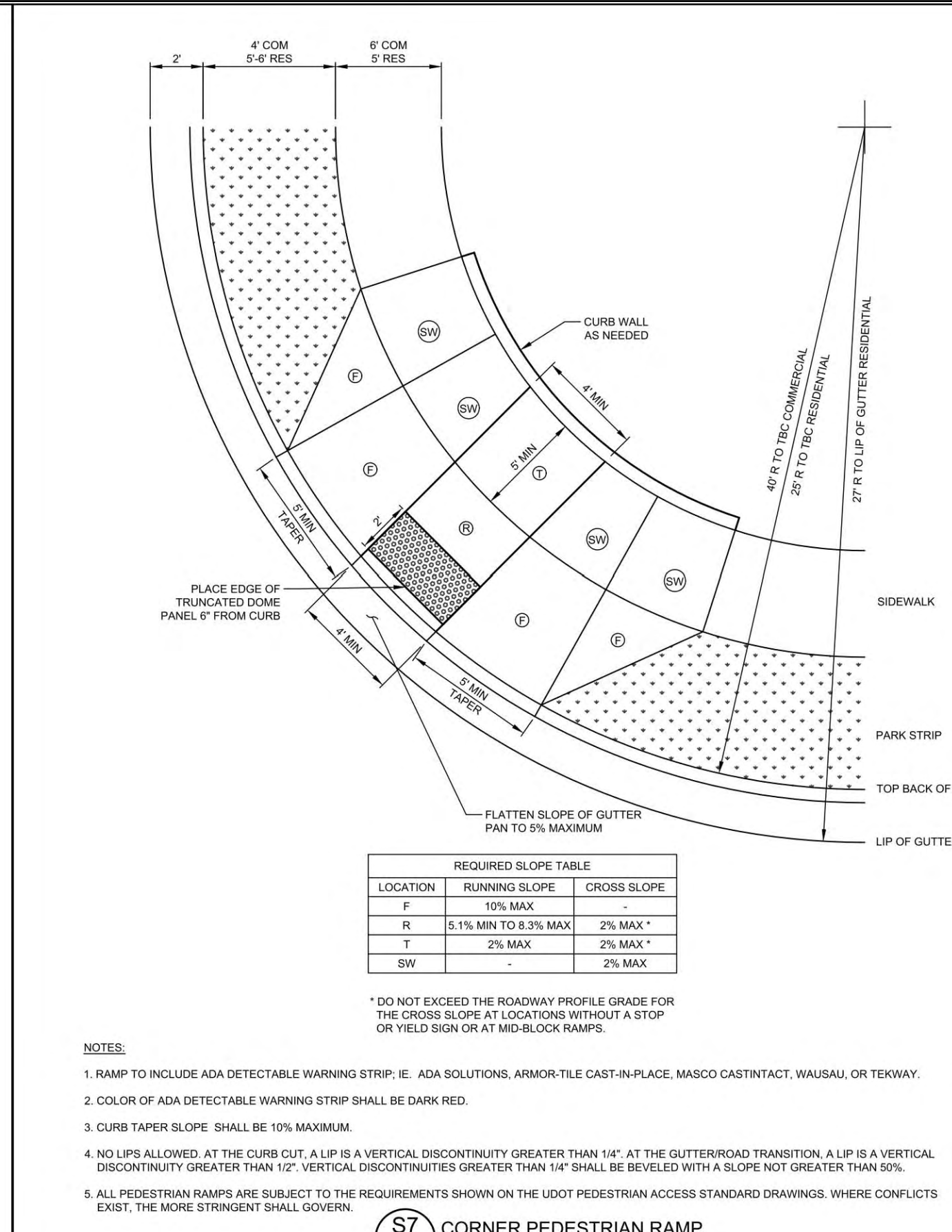
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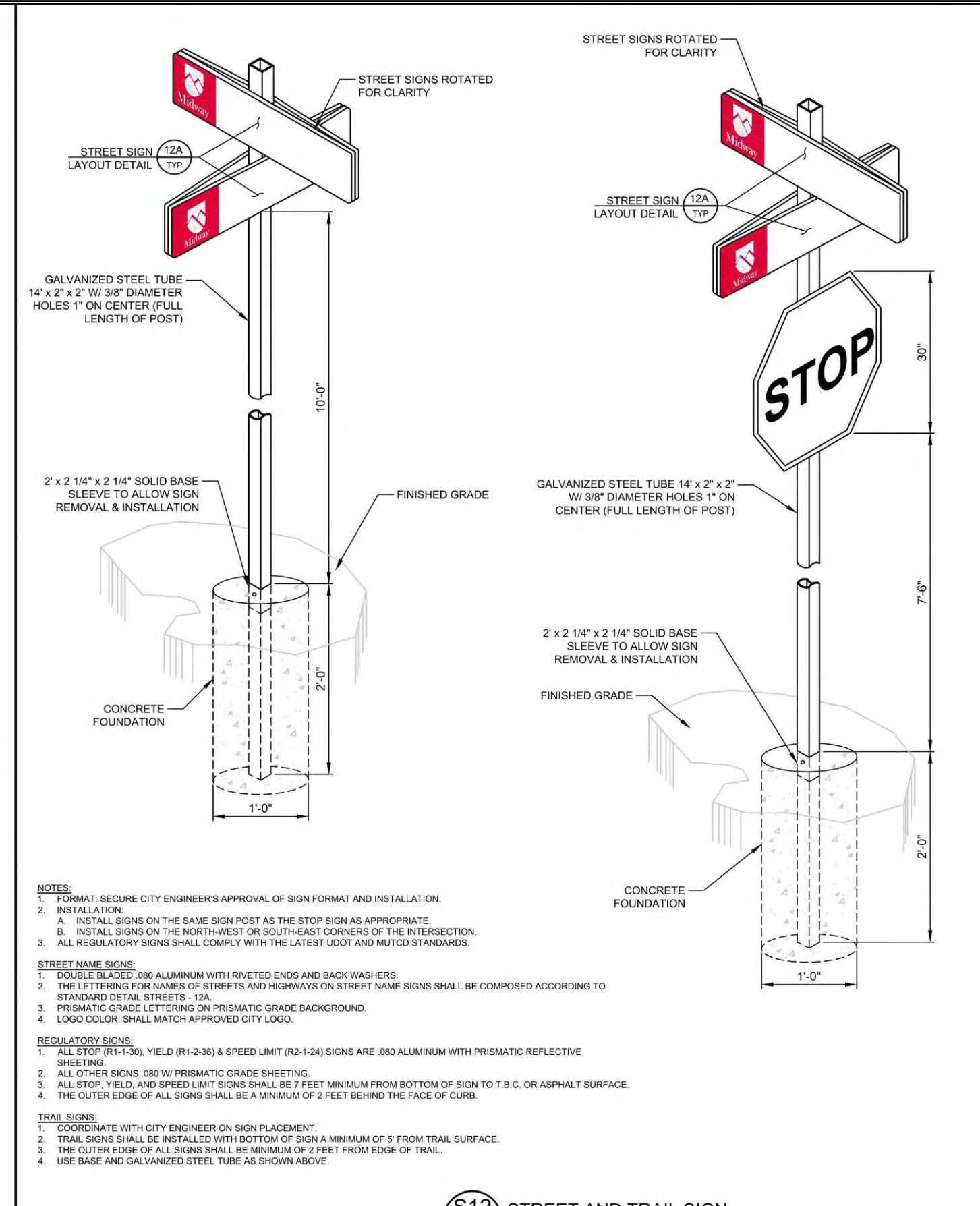
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TYP
N.T.S.



S6
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N.T.S.



S7
TYP
N.T.S.



S12
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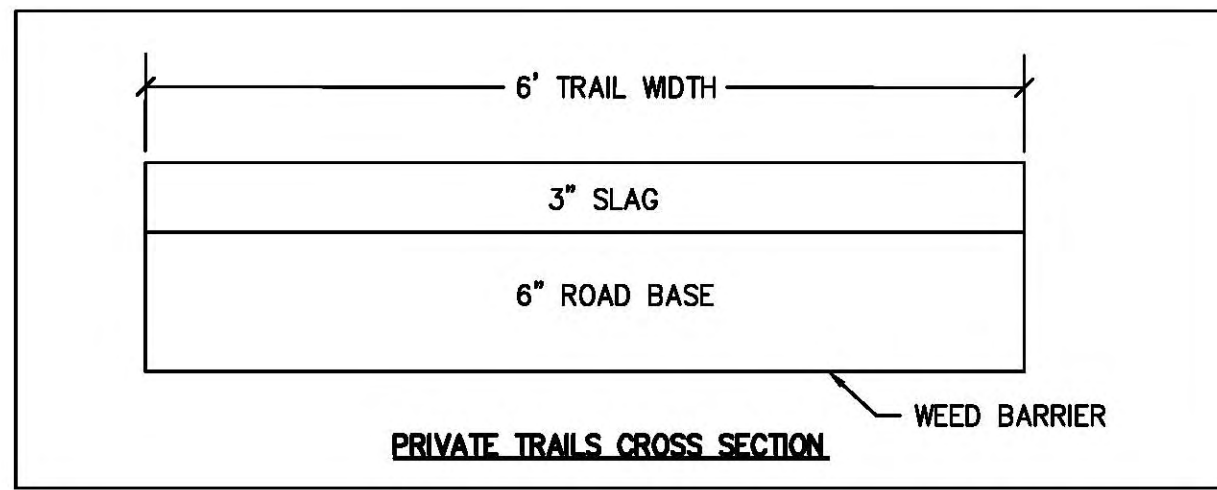
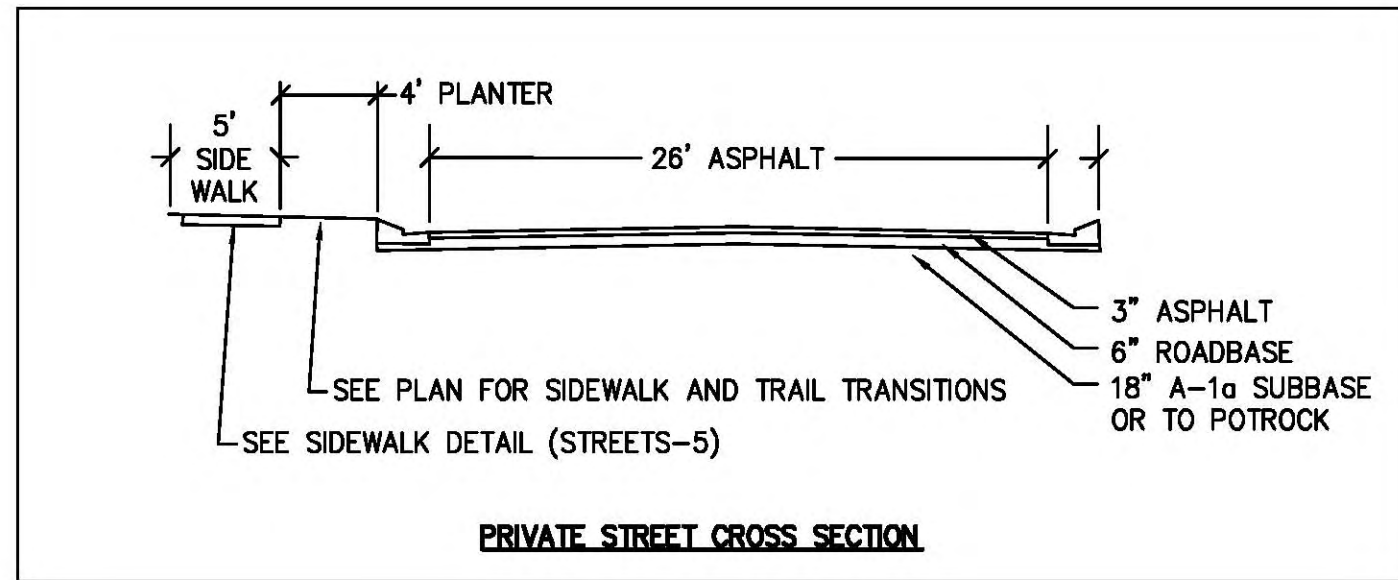
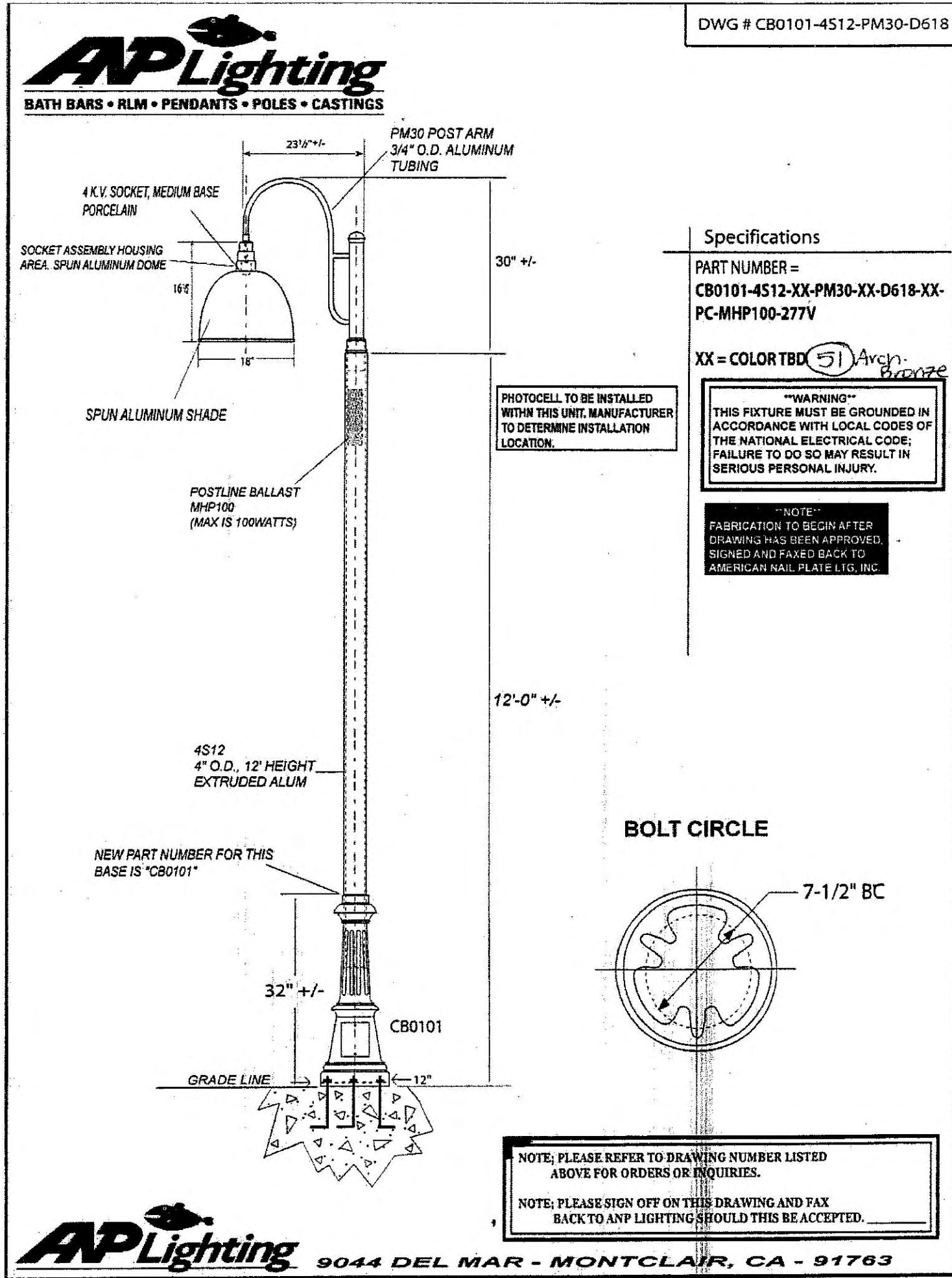
HORROCKS ENGINEERS JULY 2022 MIDWAY CITY STANDARD DRAWING STREETS - 5

HORROCKS ENGINEERS JULY 2022 MIDWAY CITY STANDARD DRAWING STREETS - 6

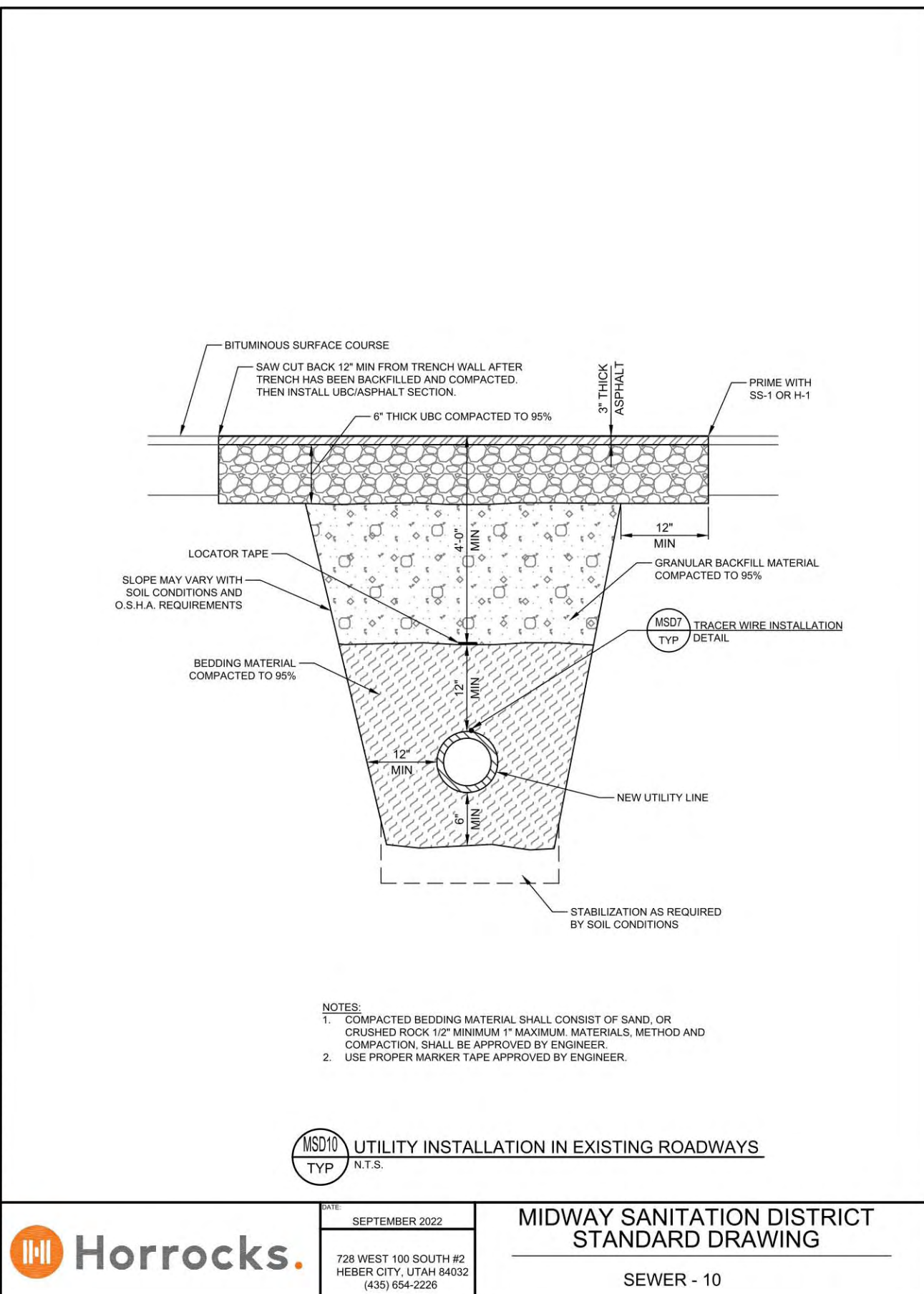
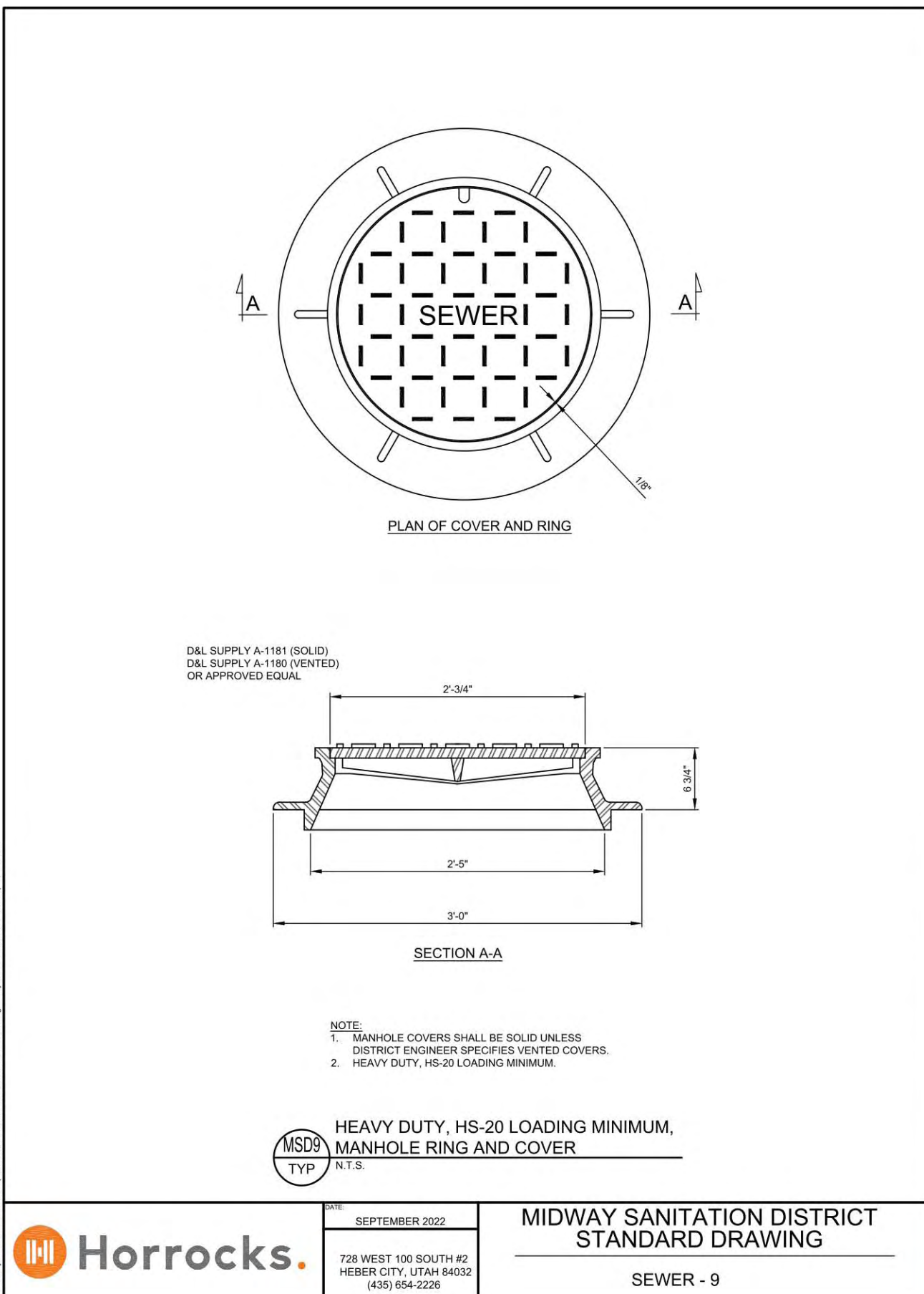
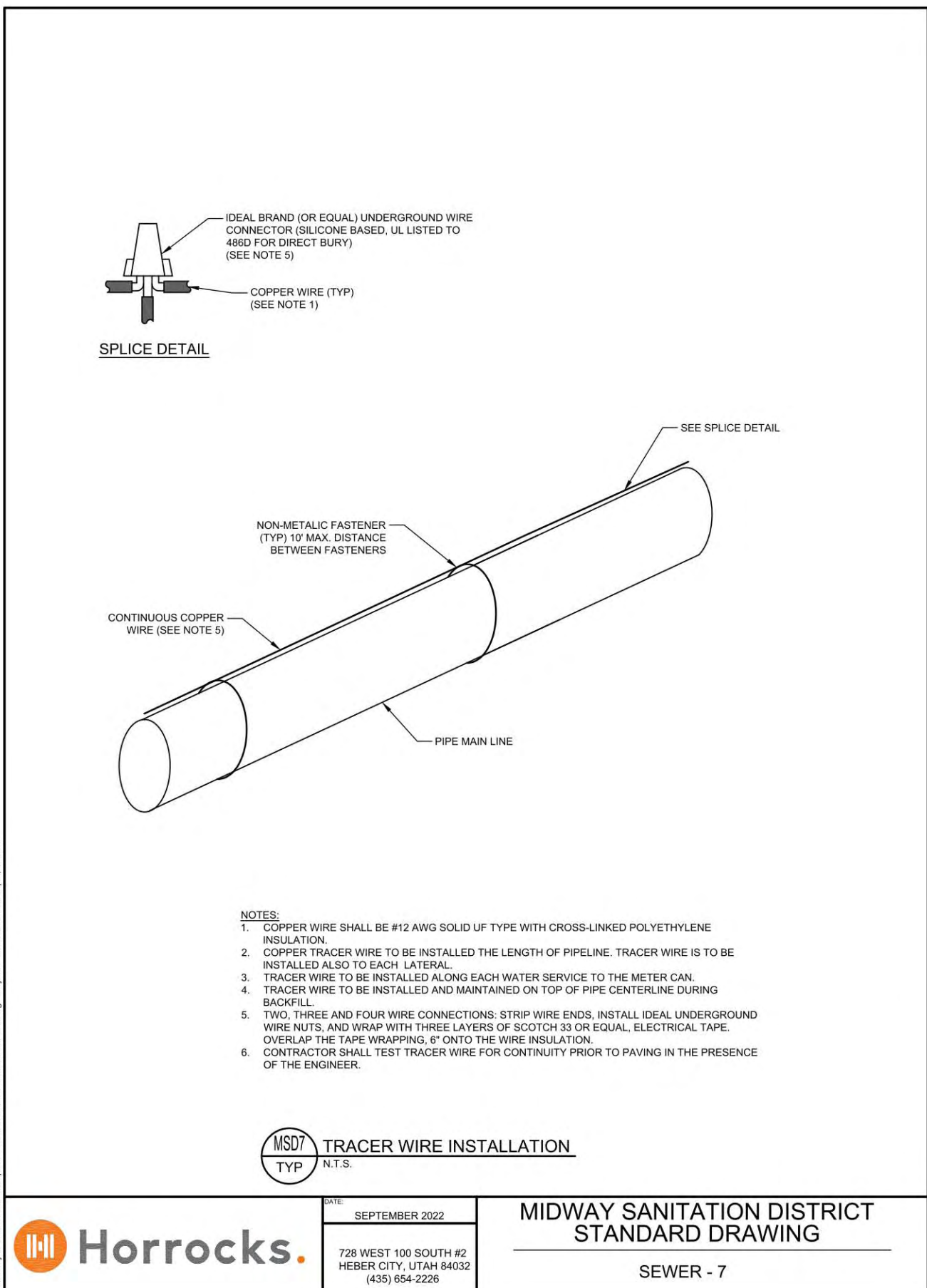
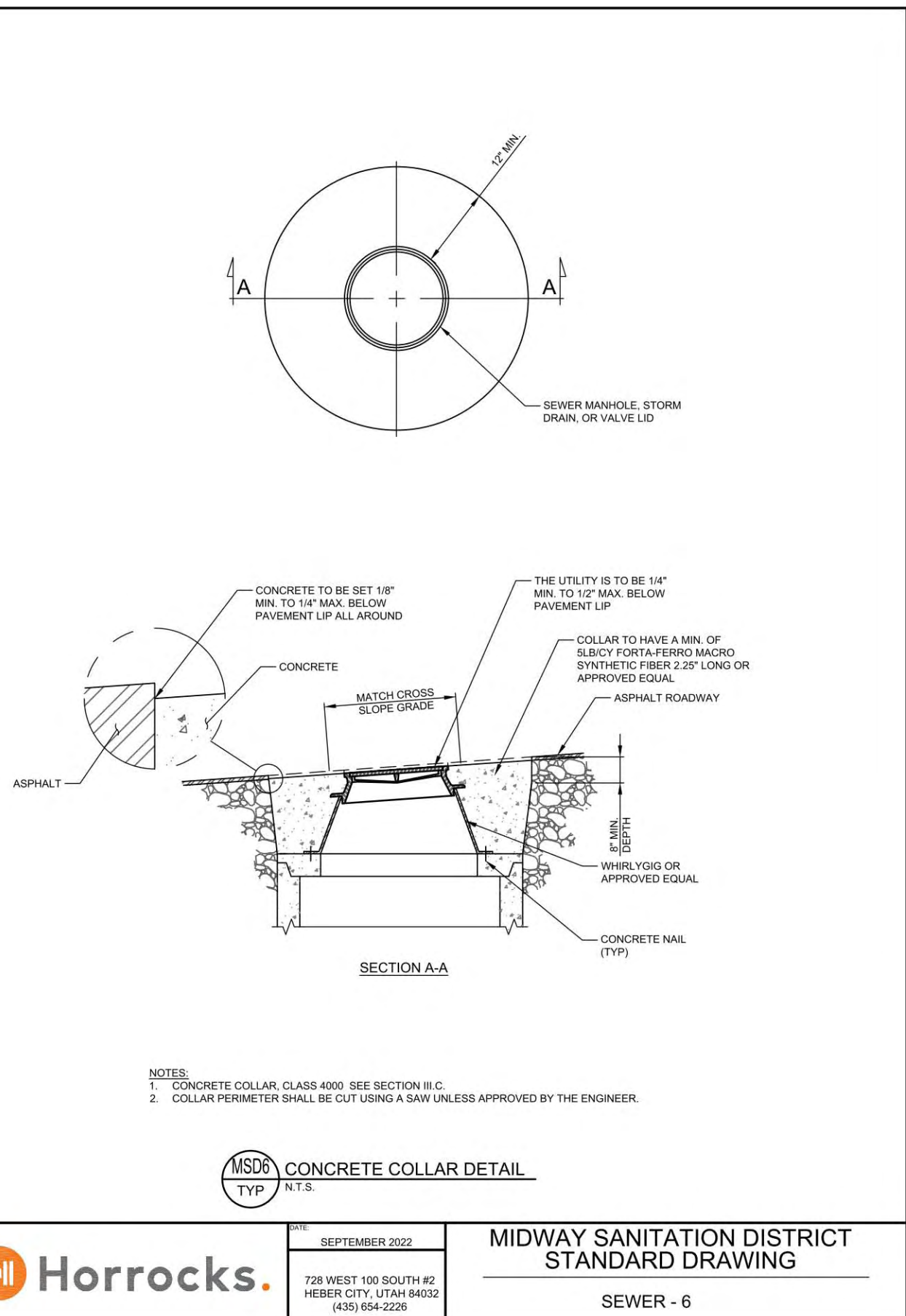
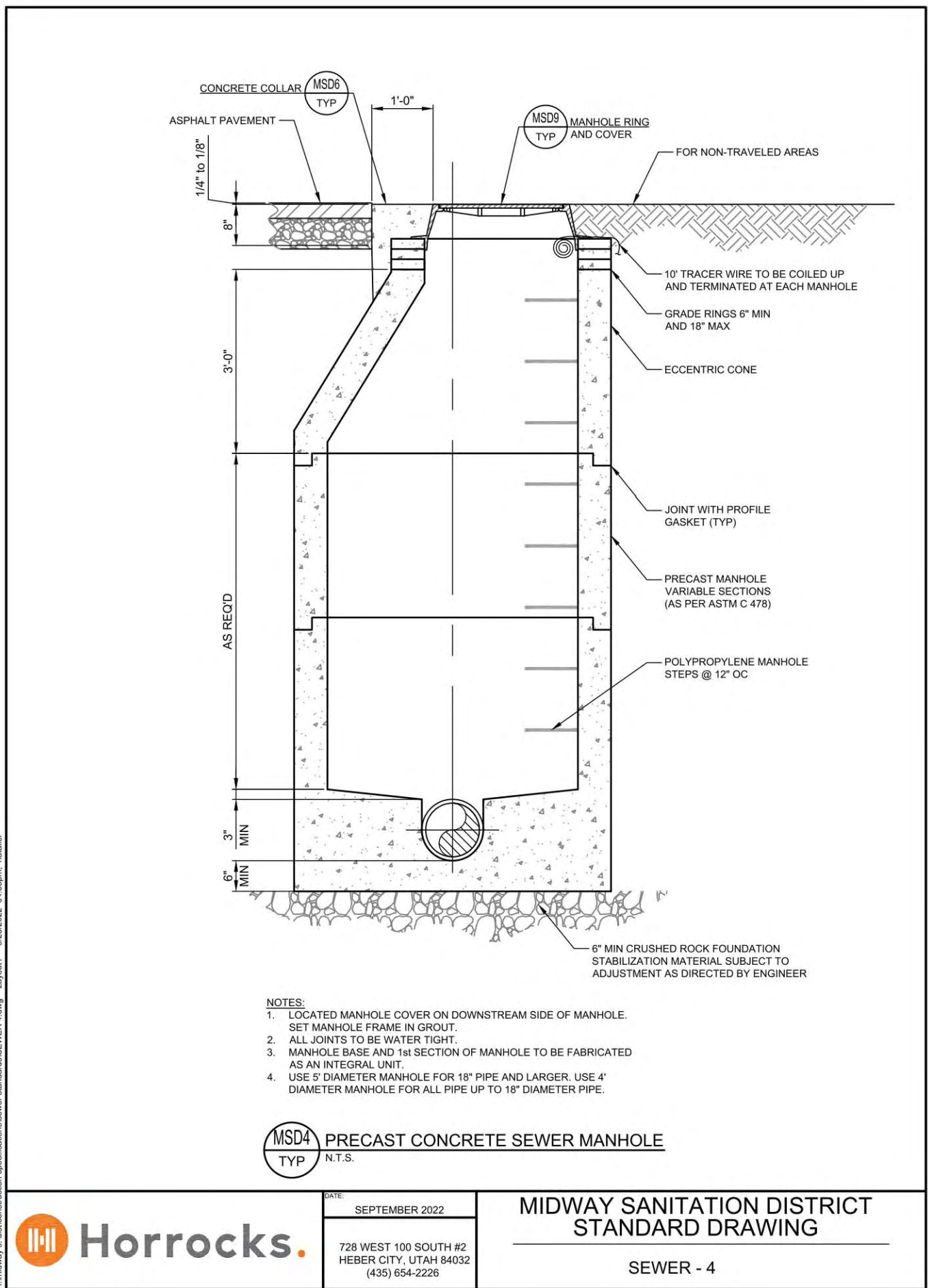
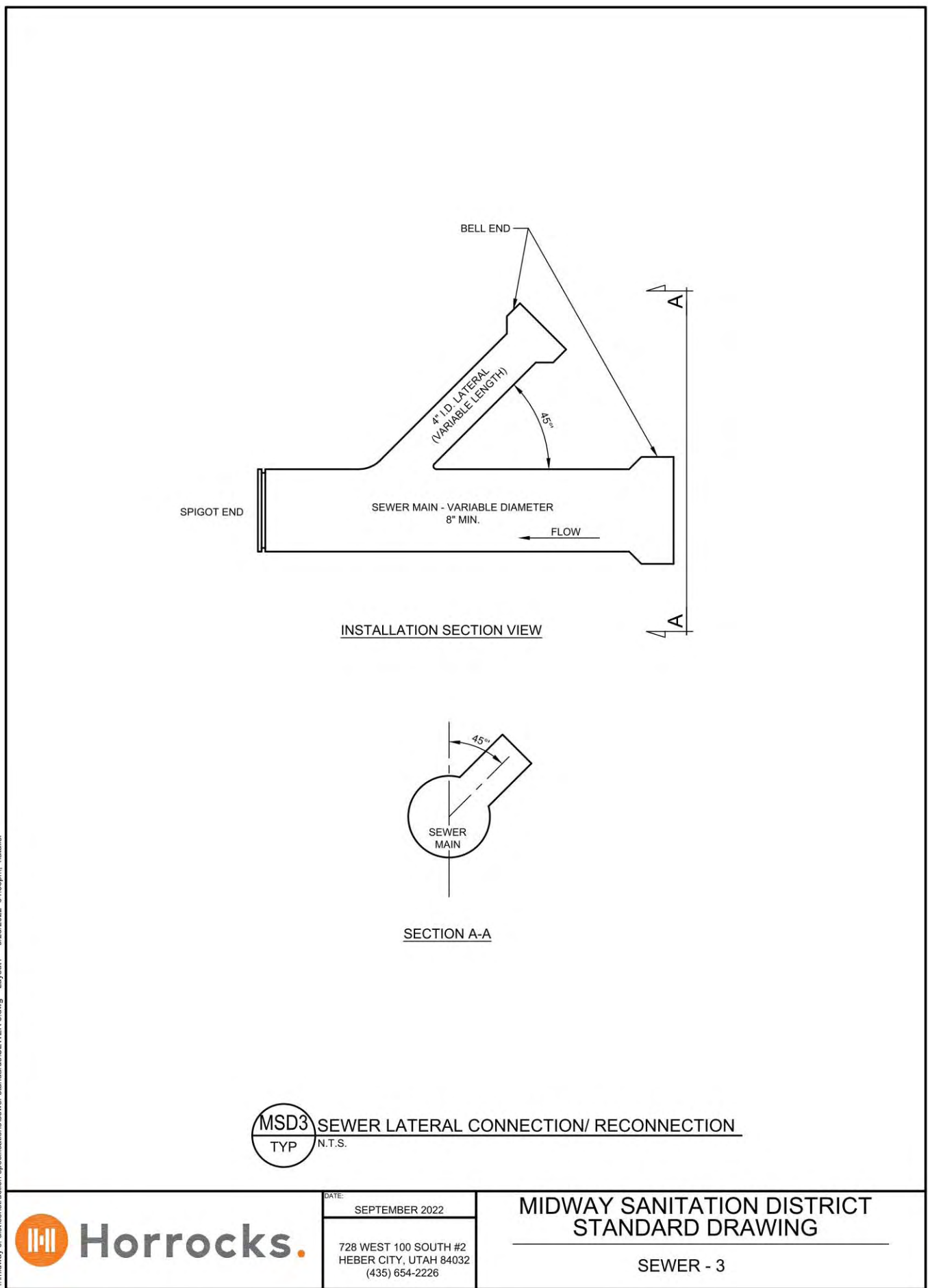
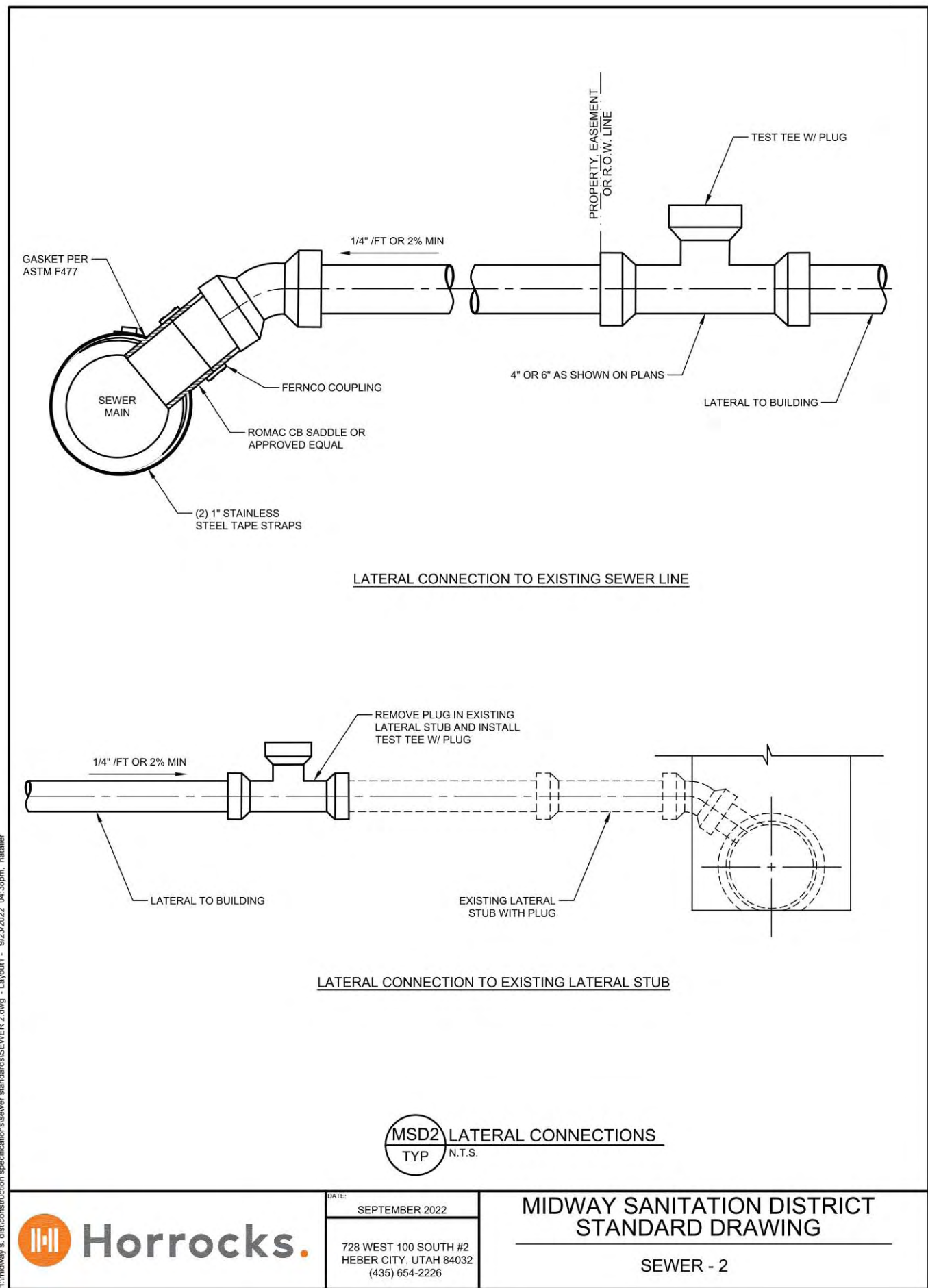
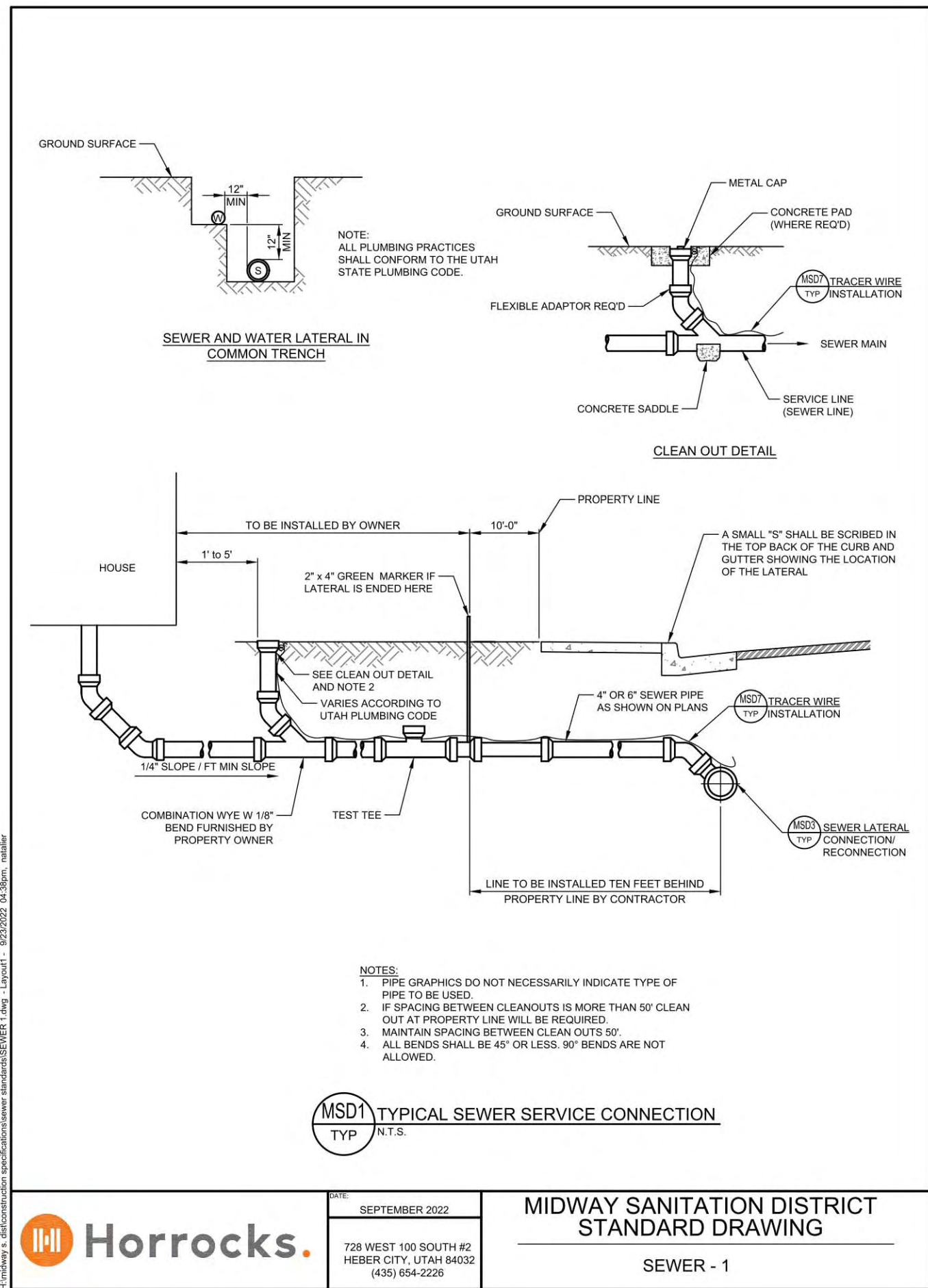
HORROCKS ENGINEERS JULY 2022 MIDWAY CITY STANDARD DRAWING STREETS - 7

HORROCKS ENGINEERS JULY 2022 MIDWAY CITY STANDARD DRAWING STREETS - 12

HOME OWNER ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE STREET LIGHTS



WATTS ENTERPRISES REMUND FARMS ROAD DETAILS BERG ENGINEERING 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749 DESIGN BY: PDB DRAWN BY: CNB DATE: 11 JAN 2023 REV: SHEET 7



WATTS ENTERPRISES
REMUND FARMS

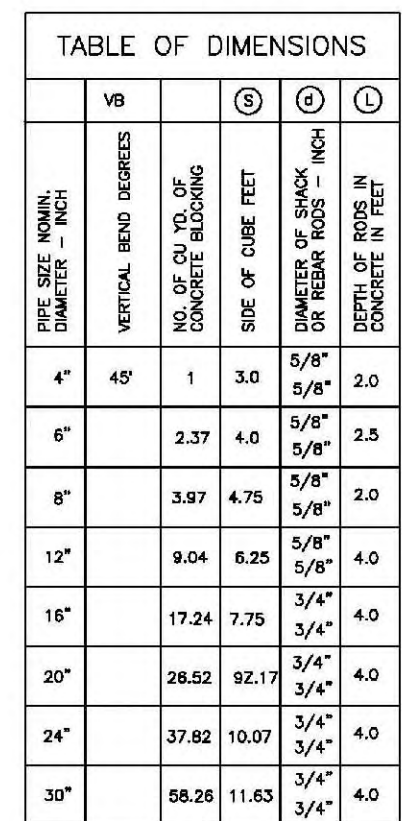
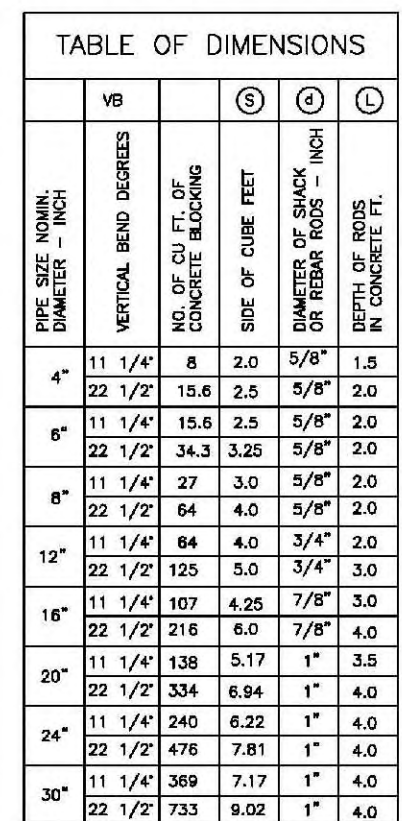
SEWER
CONSTRUCTION DETAILS

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

DESIGN BY: PDB
DRAWN BY: DEJ

DATE: 11 JAN 2023
REV:

SHEET
9



241

Plan No.
562

April 1997

Tie-down the

Tie-down thrust restraints

Tie-down thrust restraints

1. **CONCRETE:** Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. **PIPE JOINTS:** Do not cover with concrete. Leave completely accessible.
3. **GREASE:** Apply poly-fm grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
4. **SPECIAL CONSTRUCTION REQUIREMENTS:**
 - A. Thrust design for pipe sizes or configurations not shown require special design.
 - B. Bearing areas, volumes, and special thrust blocking details shown on drawings take precedence over this plan.
 - C. Reinforcing steel bars to be epoxy coated at least 15 mils thick. Minimum stress yield strength of tie down bars is 70,000 psi.
 - D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at option of ENGINEER).
 - E. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing stress of 2,000 psi. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
 - F. Concrete must be allowed to cure in thrust restraints for 5 days prior to pressurizing water lines or have additional approved thrust restraints installed prior to pressurizing the water line.
5. **INSPECTION:** Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. **BACKFILL:** Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



WATER CONSTRUCTION DETAILS

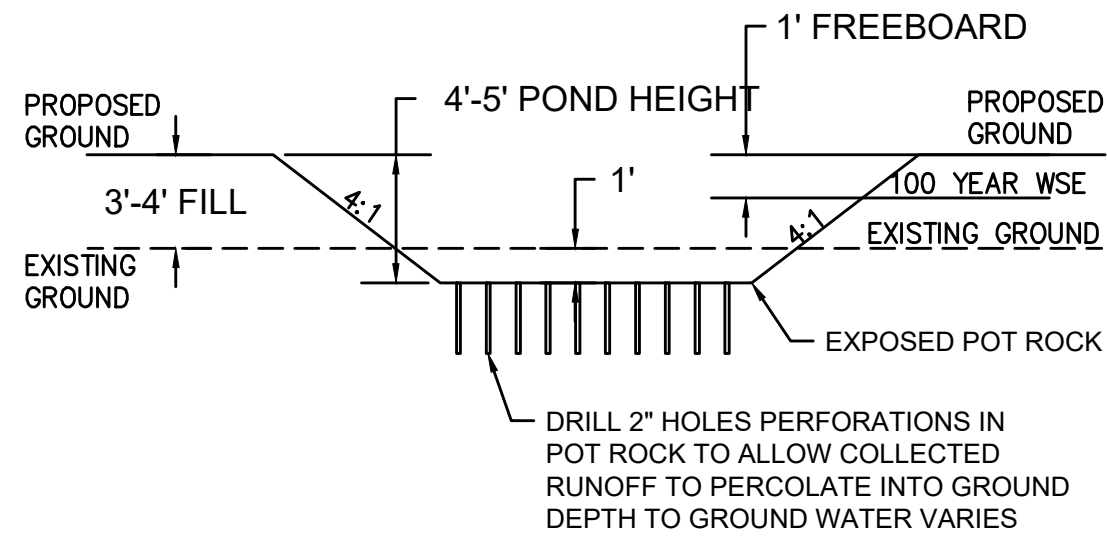
DESIGN BY: PDB DRAWN BY: CNB	DATE: 11 JAN 2023 REV:	SHEET 10
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DESIGN BY: PDB DRAWN BY: CNB	DATE: 11 JAN 2023 REV:	SHEET 10
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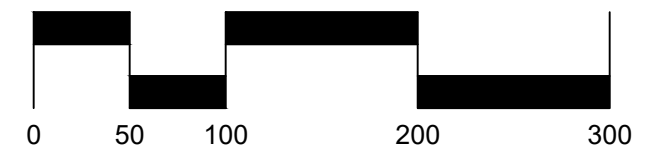
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path: X:\Watts - Remund\Remund Forms\Final Phase 5\
file name: 10_WATER DETAILS.dwg | plot date: December 28, 2022 | plotted by: ROGER-PC

- NOTES:
1. POND CONTAINS 100 YEAR STORM EVENT.
 2. OVERFLOW TO EXISTING DRAINAGE CHANNEL OR WETLANDS.
 3. PERFORATIONS IN POT ROCK AT BOTTOM OF POND TO ALLOW WATER TO PERCOLATE INTO THE GROUND.
 4. NO SUMPS ARE PROPOSED DUE TO GROUND WATER.
 5. ALL CATCH BASIN BOTTOM OF BOXES SHALL BE 1' BELOW FLOW LINE ELEVATION PER MIDWAY CITY STANDARD DRAWING M-SD1, UNLESS AN OIL AND DEBRIS SEPARATOR IS INSTALLED. THEN THE BOTTOM OF BOX SHALL BE PER MIDWAY CITY STANDARD DRAWING M-SD3.



TYPICAL RETENTION POND SECTION



SCALE: 1"=100'

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

LEGEND

- WETLANDS
- MH STORM DRAIN MANHOLE
- CB CATCH BASIN
- EXSD EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN

Table 19 - Runoff Coefficient for Drainage Area G

Drainage Basin	Total Area (acres)	C=0.90 Roads (acres)	C=0.95 Units (acres)	C=0.15 Open Space (acres)	Composite Runoff Coefficient
Area G	4.08	0.73	0.74	2.61	0.43

Table 20 - 100 Year Storm Peak Runoff and Volume from Drainage Area G

Time Period (min)	Rainfall Intensity (in/hr)	Area (acres)	Developed Runoff Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cf)
15	4.08	4.08	0.43	7.15	6,432
30	2.76	4.08	0.43	4.83	8,701
60	1.71	4.08	0.43	3.00	10,782
120	0.96	4.08	0.43	1.68	12,106
180	0.65	4.08	0.43	1.14	12,296
360	0.35	4.08	0.43	0.61	13,241
720	0.21	4.08	0.43	0.37	15,890
1440	0.13	4.08	0.43	0.23	19,673

Table 21 - Drainage Area G Retention Pond Storage Volume

Elevation	Pond Depth (ft)	Pond Area (sf)	Pond Volume (cf)	Pond Volume (acre-ft)
5631	0.00	9,489	0	0.00
5632	1.00	11,788	10,639	0.24
5633	2.00	14,187	23,026	0.54
5634	3.00	16,686	39,063	0.90

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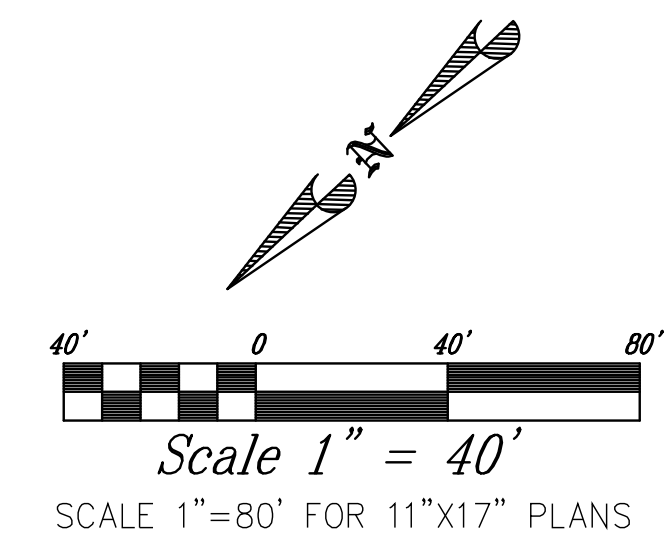
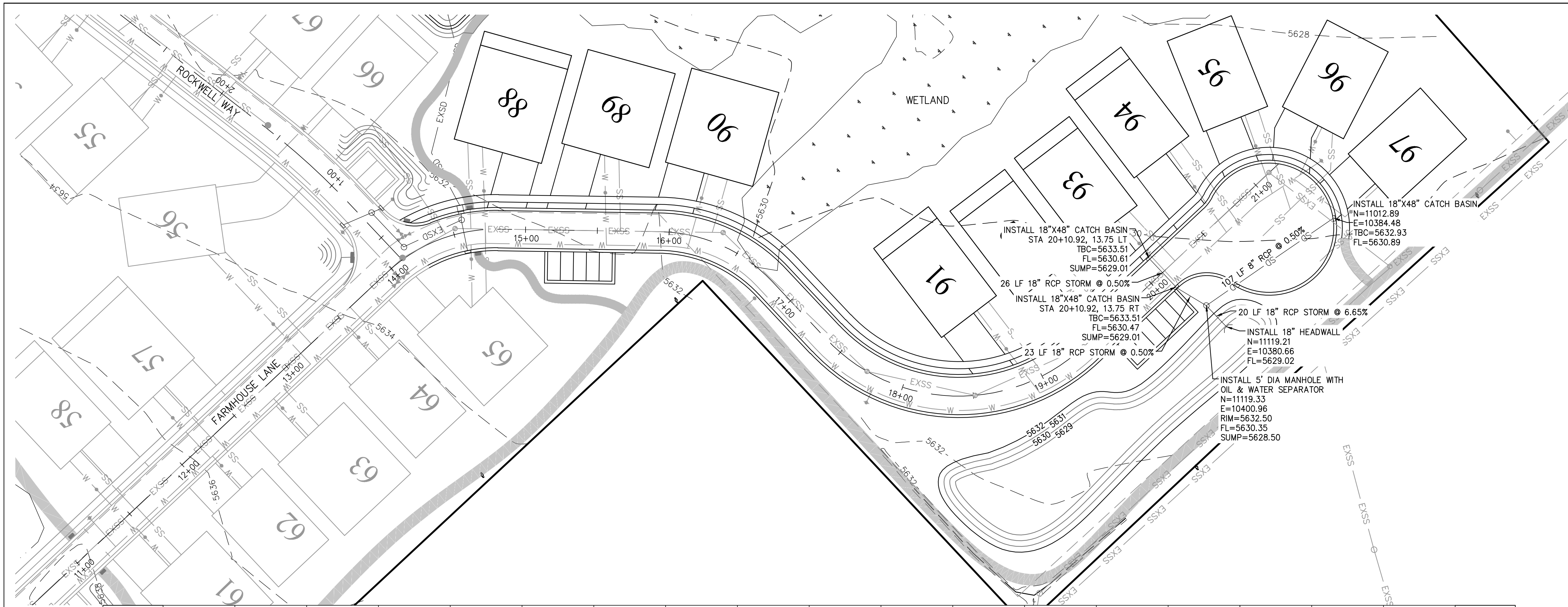
PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS

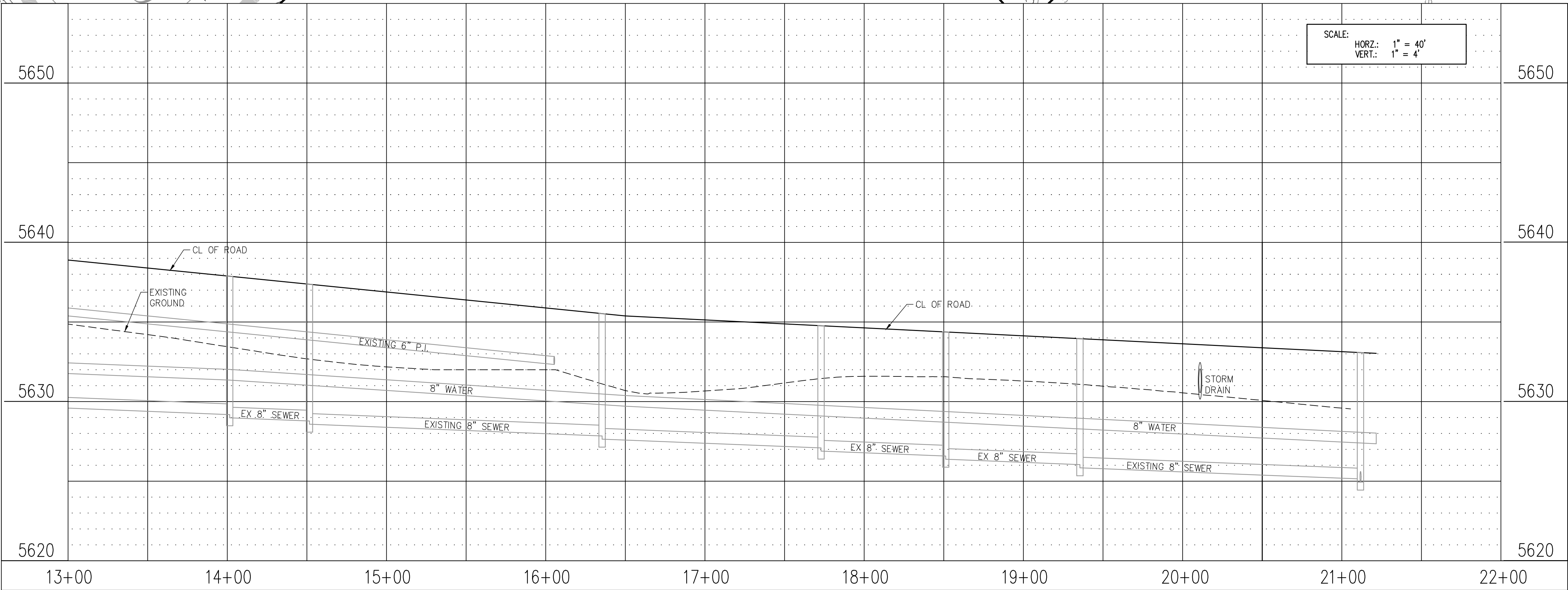
PHASE 5
STORM DRAIN PLAN



DESIGN BY: PDB
DRAWN BY: CNB
DATE: 11 JAN 2023
REV:
SHEET 11



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



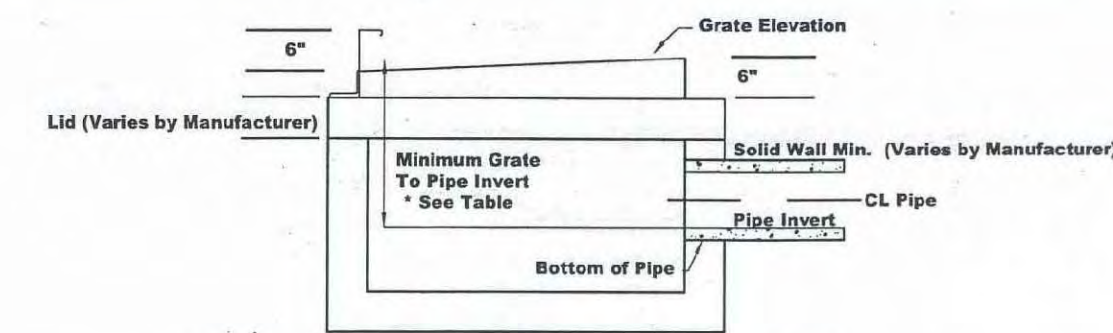
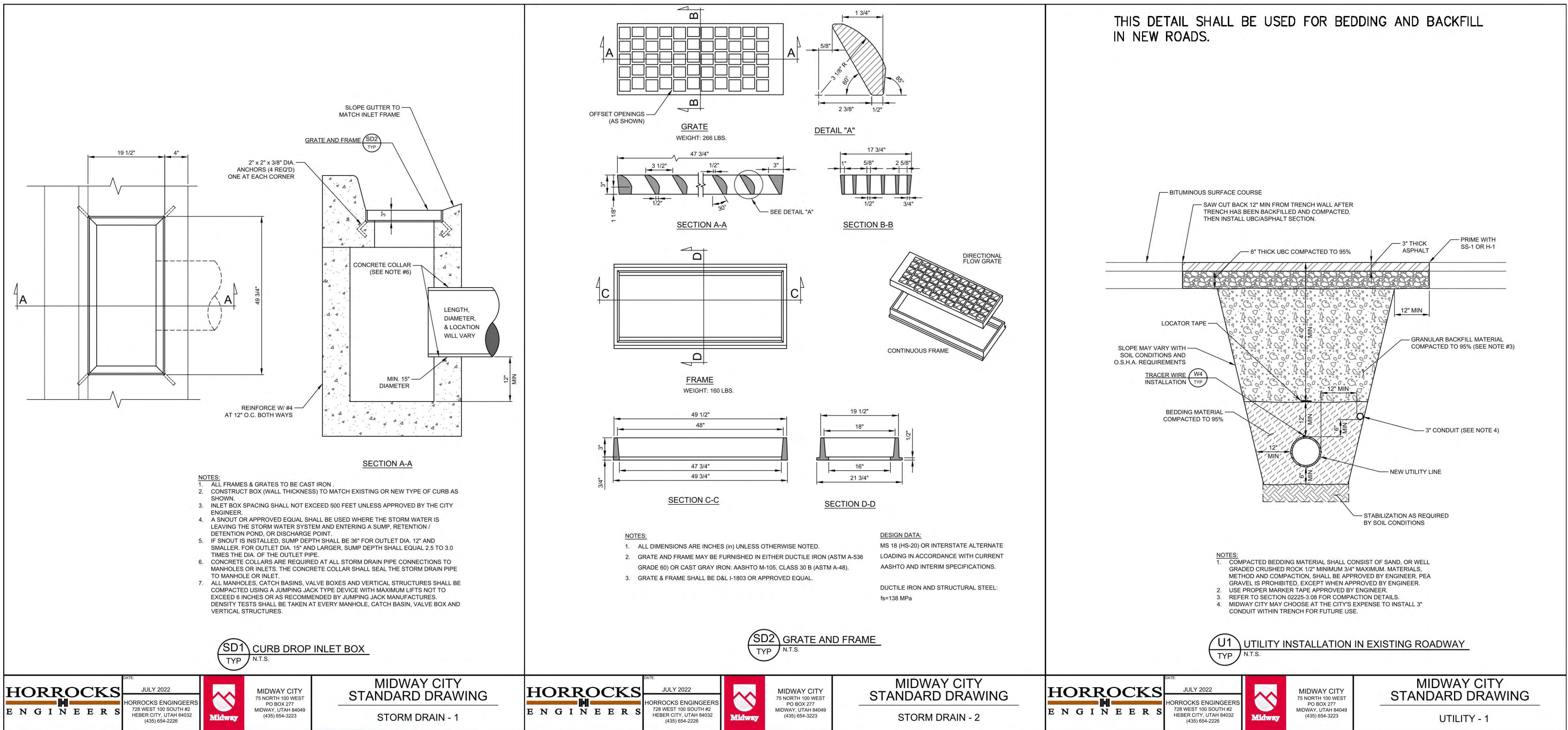
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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS
FARMHOUSE STORM DRAIN
PLAN & PROFILE 11+00 - 21+34.68



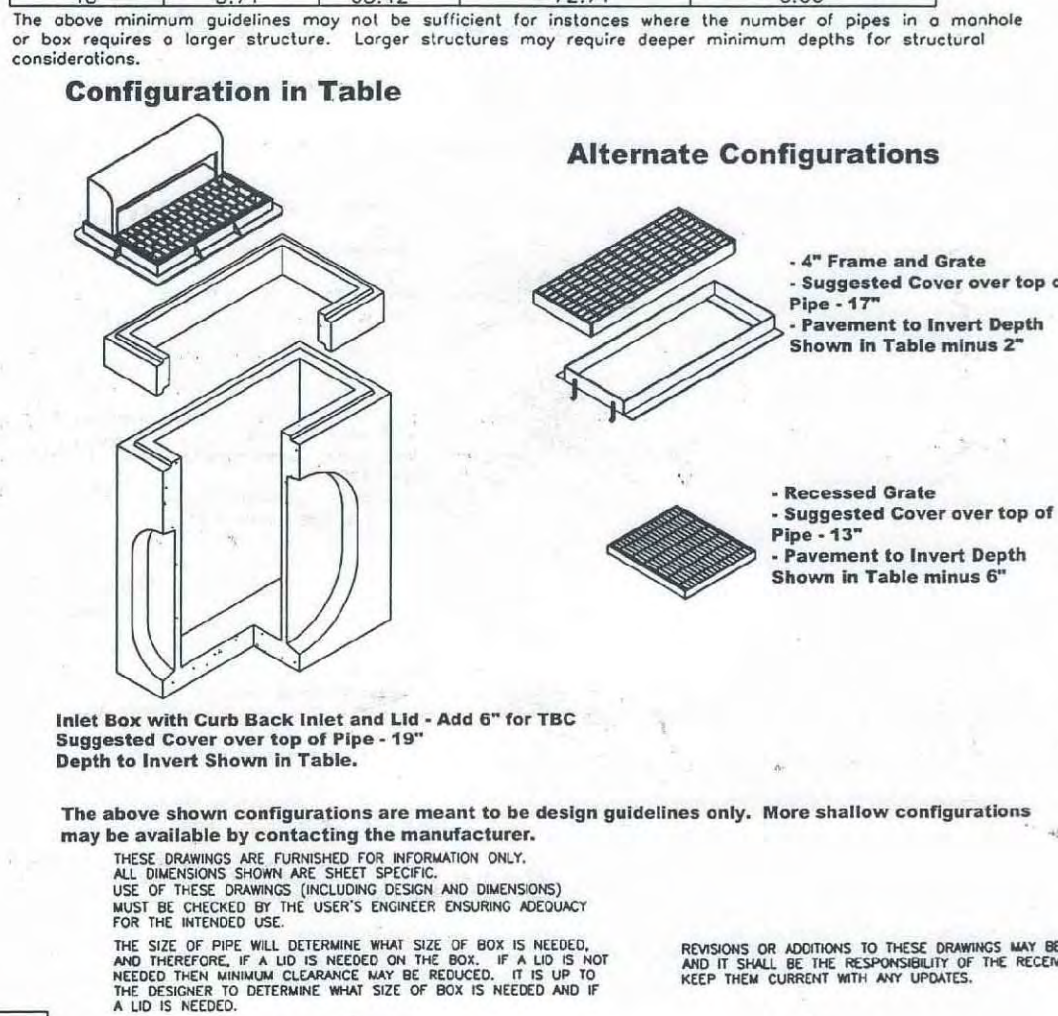
DESIGN BY: PDB
DRAWN BY: CNB
DATE: 11 JAN 2023
REV:
SHEET 12



Configuration in Table

Alternate Configurations

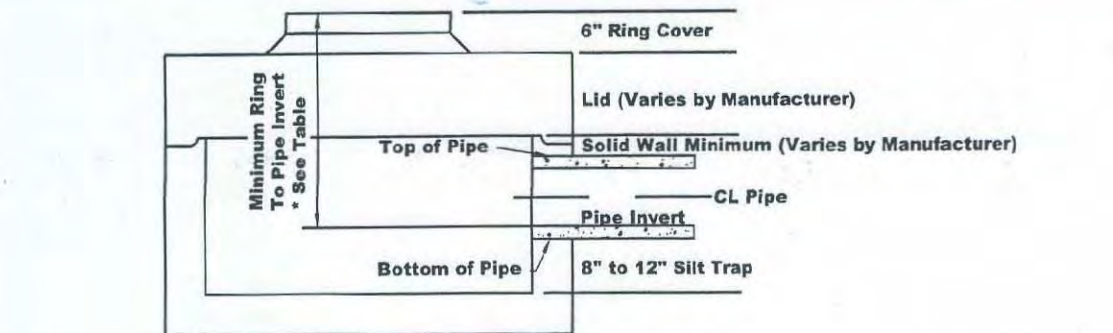
- 4" Frame and Grate
- Suggested Cover over top of Pipe - 17"
- Pavement to Invert Depth Shown in Table minus 2"
- Recessed Grate
- Suggested Cover over top of Pipe - 13"
- Pavement to Invert Depth Shown in Table minus 6"



Clearance Tables for RCP in Inlet/Cleanout Boxes

Pipe Diameter (in.)	Wall Thickness (in.)	Hole Diameter (in.)	Minimum Difference Ring-to-Pipe Invert (in.)	Minimum Difference Ring-to-Pipe Invert (feet)
12	2.25	20.50	3.75	3.10
15	2.25	23.75	3.75	3.16
18	2.5	27.00	3.50	3.63
21	3.0	31.00	4.00	3.92
24	3.0	34.00	4.00	4.17
27	4.0	39.00	5.00	4.50
30	4.125	42.26	5.13	4.76
36	4.84	49.88	5.94	5.33
42	5.12	56.24	6.12	5.84
48	5.71	63.42	6.71	6.39

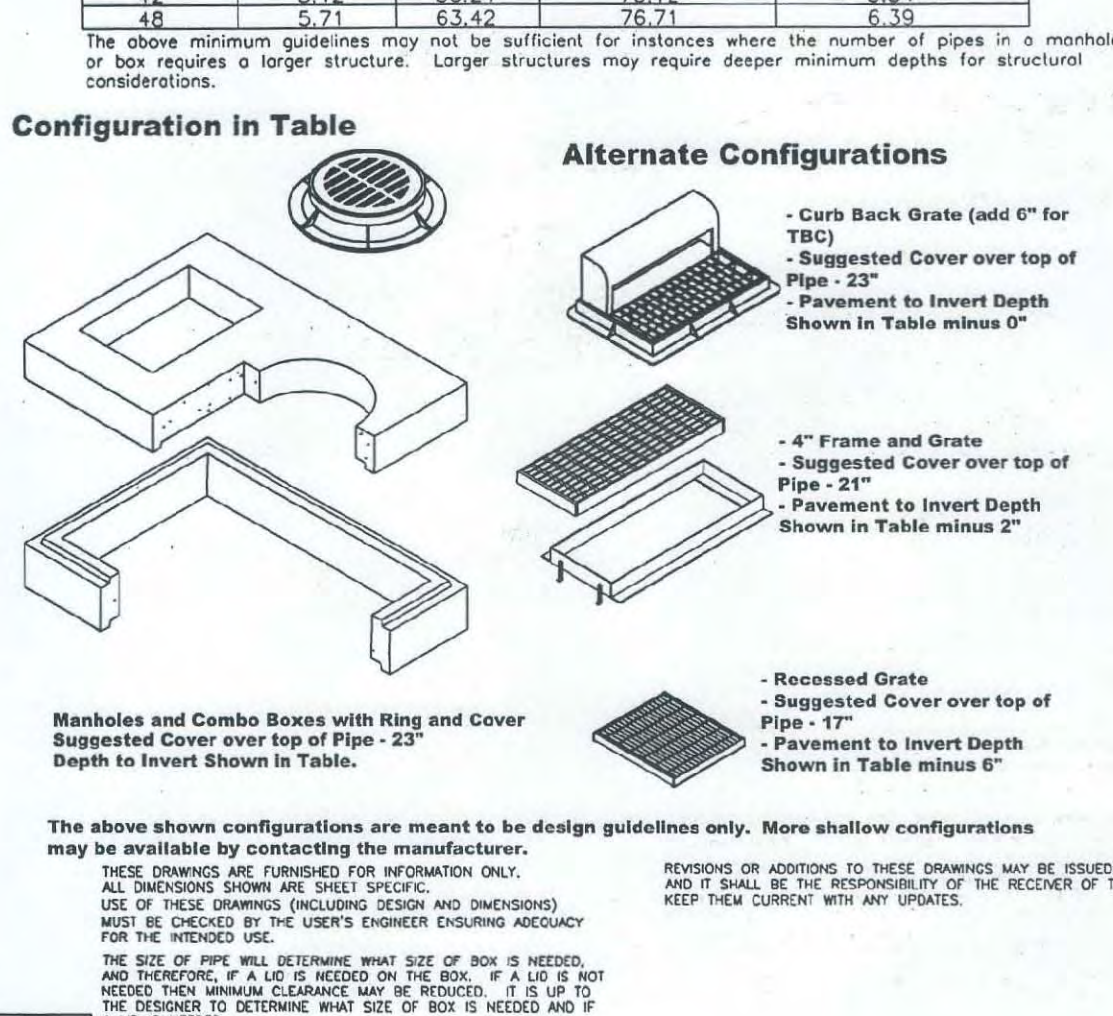
The above minimum guidelines may not be sufficient for instances where the number of pipes in a manhole or box requires a larger structure. Larger structures may require deeper minimum depths for structural considerations.



Configuration in Table

Alternate Configurations

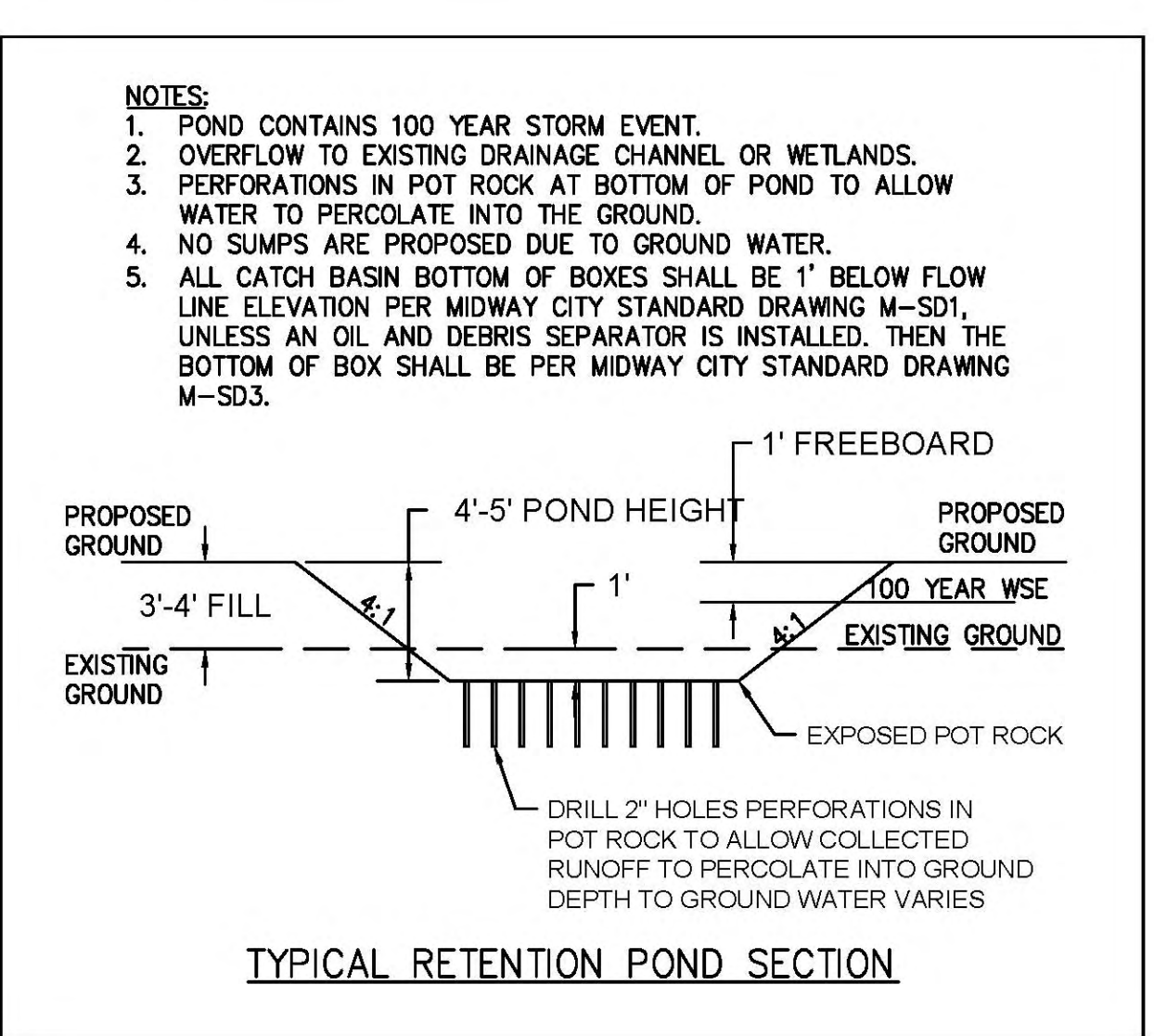
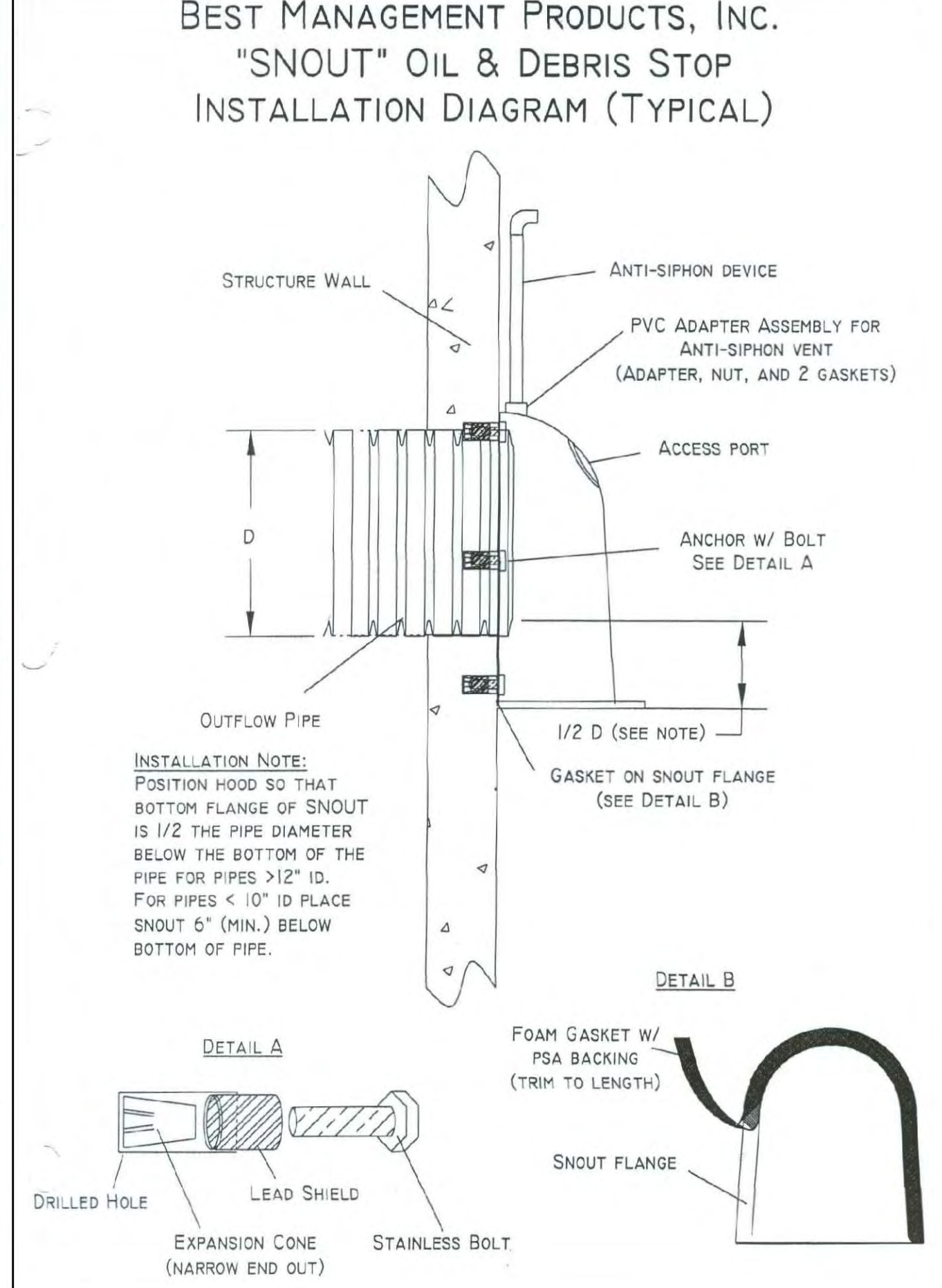
- Curb Back Grate (add 6" for TBC)
- Suggested Cover over top of Pipe - 17"
- Pavement to Invert Depth Shown in Table minus 0"
- 4" Frame and Grate
- Suggested Cover over top of Pipe - 21"
- Pavement to Invert Depth Shown in Table minus 2"
- Recessed Grate
- Suggested Cover over top of Pipe - 17"
- Pavement to Invert Depth Shown in Table minus 6"



Clearance Tables for RCP in Manholes/Combo Boxes

Pipe Diameter (in.)	Wall Thickness (in.)	Hole Diameter (in.)	Minimum Difference Ring-to-Pipe Invert (in.)	Minimum Difference Ring-to-Pipe Invert (feet)
12	2.25	20.50	3.75	3.10
15	2.25	23.75	3.75	3.16
18	2.5	27.00	3.50	3.63
21	3.0	31.00	4.00	3.92
24	3.0	34.00	4.00	4.17
27	4.0	39.00	5.00	4.50
30	4.125	42.26	5.13	4.76
36	4.84	49.88	5.94	5.33
42	5.12	56.24	6.12	5.84
48	5.71	63.42	6.71	6.39

The above minimum guidelines may not be sufficient for instances where the number of pipes in a manhole or box requires a larger structure. Larger structures may require deeper minimum depths for structural considerations.



WATTS ENTERPRISES

REMUND FARMS

STORM DRAIN

CONSTRUCTION DETAILS

BERG ENGINEERING

380 E Main St. Suite 204

Midway, UT 84049

ph 435.657.9749

DESIGN BY: PDB

DRAWN BY: CNB

DATE: 11 JAN 2023

REV:

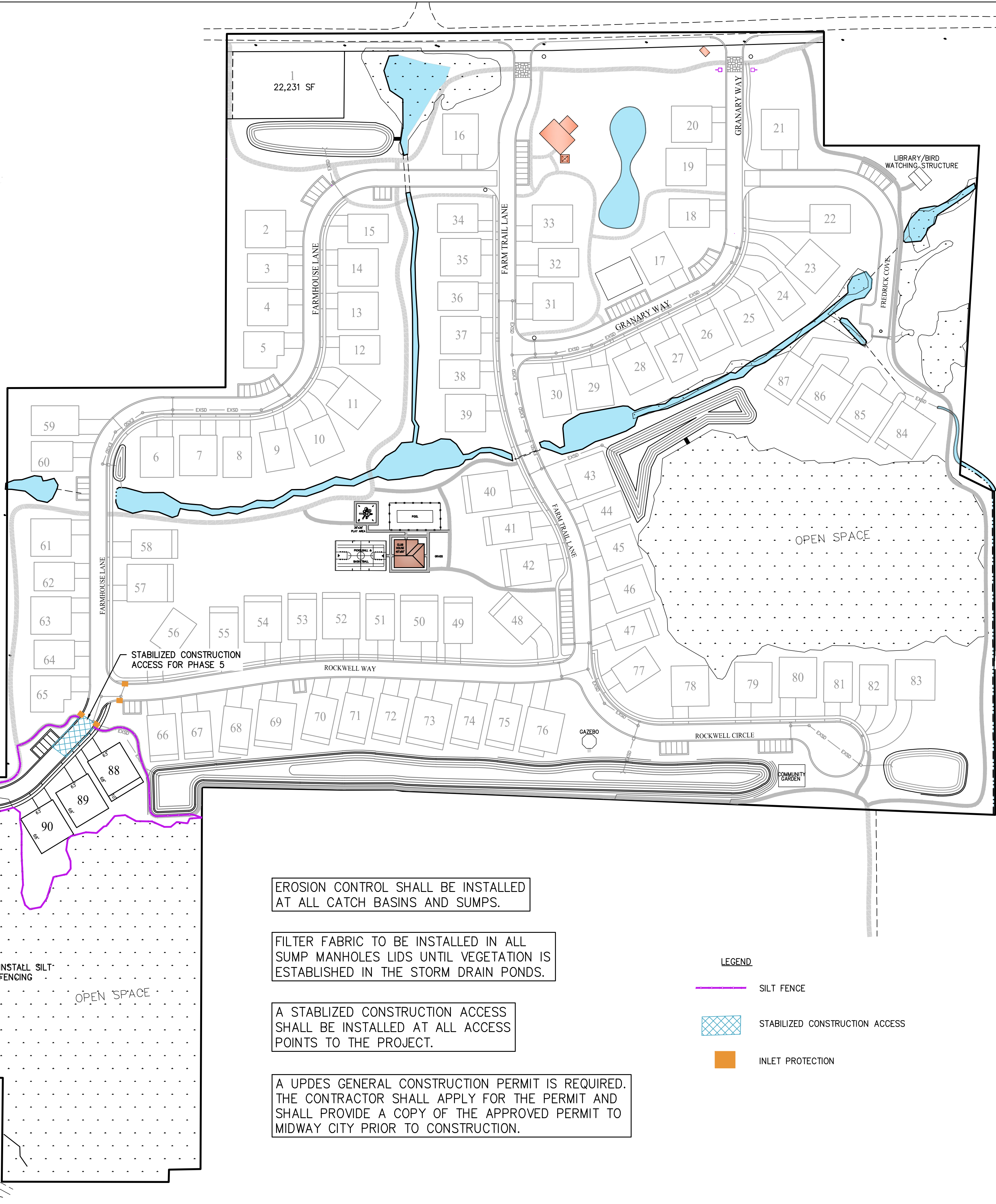
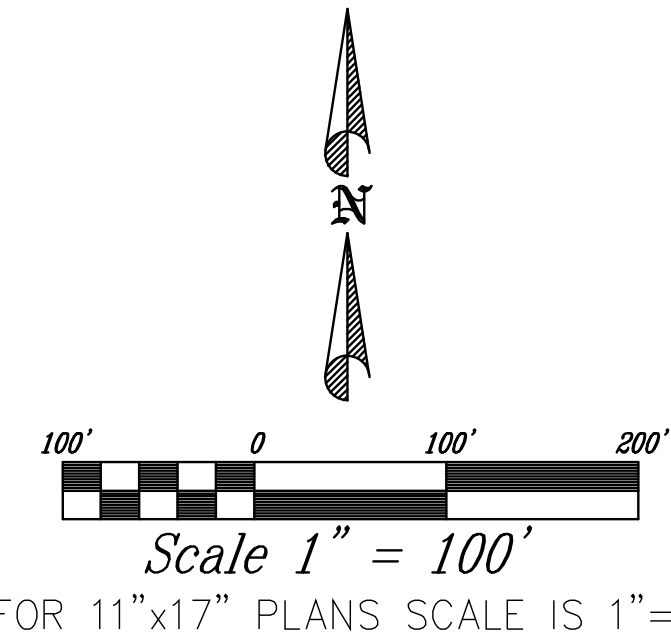
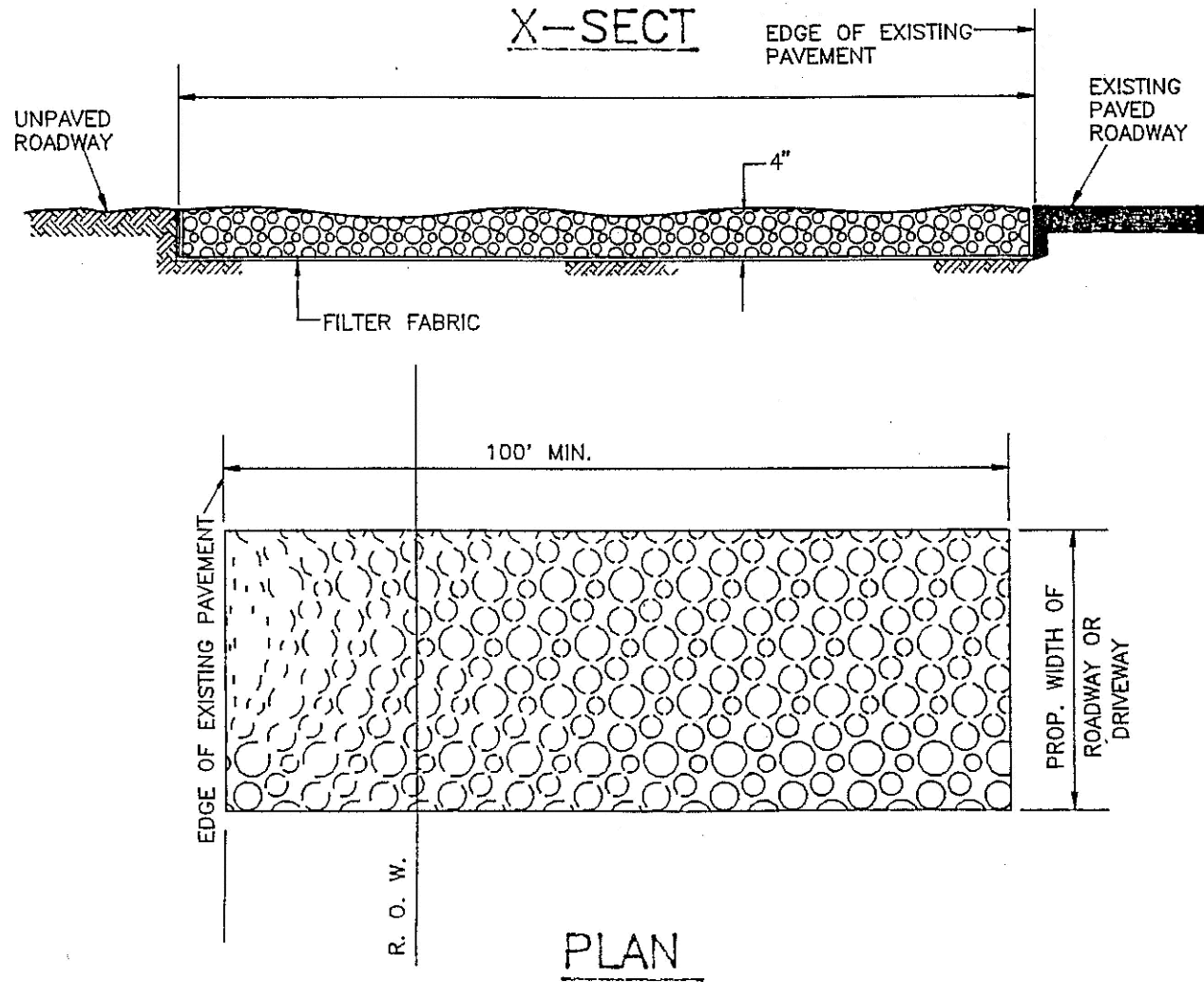
SHEET

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STABILIZED CONSTRUCTION ACCESS

A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO POINTS OF CONSTRUCTION INGRESS AND EGRESS WHERE SEDIMENT MAY BE TRACKED OR FLOW OFF THE CONSTRUCTION SITE.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



EROSION CONTROL SHALL BE INSTALLED AT ALL CATCH BASINS AND SUMPS.

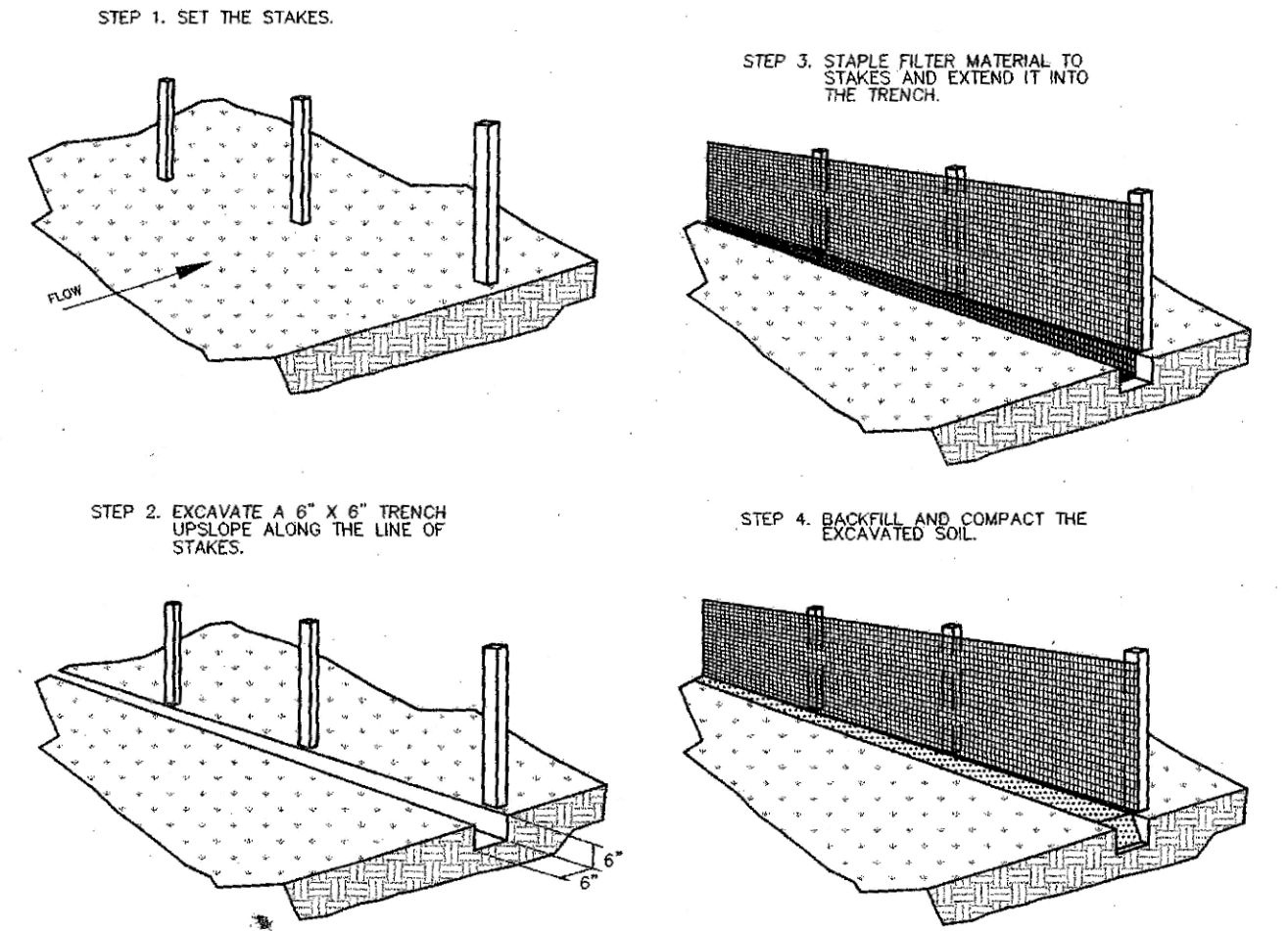
FILTER FABRIC TO BE INSTALLED IN ALL SUMP MANHOLES LIDS UNTIL VEGETATION IS ESTABLISHED IN THE STORM DRAIN PONDS.

A STABILIZED CONSTRUCTION ACCESS SHALL BE INSTALLED AT ALL ACCESS POINTS TO THE PROJECT.

A UPDES GENERAL CONSTRUCTION PERMIT IS REQUIRED. THE CONTRACTOR SHALL APPLY FOR THE PERMIT AND SHALL PROVIDE A COPY OF THE APPROVED PERMIT TO MIDWAY CITY PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ACCESS
- INLET PROTECTION



CONSTRUCTION SPECIFICATIONS FOR SILT BARRIER FENCE MATERIALS

1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF POLYPROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS (PER ASTM METHODS):

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% MAXIMUM ELONGATION	EXT. STRENGTH = 50 LBS./LIN. IN. (MIN.) STD. STRENGTH = 30 LBS./LIN. IN. (MIN.)
FLOW RATE	30 GAL./SQ. FT./MINUTE (MIN.)

2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0° TO 120°.

INSTALLATION

- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 15" AND A MAXIMUM OF 18" ABOVE FINAL GRADE.
- STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE BARRIER'S STRENGTH AND EFFICIENCY).
- STAKES FOR THE SILT FENCE SHALL BE 2" X 2" WOOD WITH A MINIMUM LENGTH OF 3 FEET.
- THE STAKES SHALL BE SPACED A MAXIMUM OF 5 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (18" MIN.).
- A TRENCH SHALL BE EXCAVATED APPROX. 6" WIDE AND 6" DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.

- THE SILT FENCE SHALL BE STAPLED TO THE STAKES WITH 8" (MIN.) OF FABRIC EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES (1/2 INCH LONG MIN) SHALL BE USED. THE FENCE SHALL NOT BE STAPLED TO EXISTING TREES.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FENCE MATERIAL.
- IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SHALL THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW. THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDS.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE SILT FENCE IS STILL NECESSARY, IT SHALL BE REPLACED IMMEDIATELY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDS.
- THERE SHOULD BE NO GAPS OR SAGS IN THE SILT FENCE.

N.T.S.

CONSTRUCTION OF A FILTER BARRIER

EROSION CONTROL FOR STORM DRAIN SYSTEM
CONTRACTOR SHALL INSTALL EROSION CONTROL AT ALL CATCH BASINS DURING CONSTRUCTION. EROSION CONTROL TO INCLUDE FILTER FABRIC AND HAY BALES. CONTRACTOR SHALL PERIODICALLY REMOVE SEDIMENT THAT COLLECTS AROUND THE CATCH BASINS AND SHALL KEEP THE STORM DRAIN SYSTEM FREE OF SEDIMENT AND DEBRIS.

CONSTRUCTION ENTRANCE
A STABILIZED CONSTRUCTION ACCESS IS REQUIRED FOR THIS PROJECT DURING CONSTRUCTION OF THE DEVELOPMENT AND BUILDINGS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A STABILIZED CONSTRUCTION ACCESS. SEE DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION.

CLEARING AND GRUBBING
CONTRACTOR IS RESPONSIBLE TO CLEAR AND GRUB A MINIMUM OF 12" FROM THE ROADWAY AREA FOR THE STREET AND PARKING AREAS. CONTRACTOR IS RESPONSIBLE TO CLEAR AND GRUB A MINIMUM OF 12" FROM THE PROPOSED BUILDING PADS AND DRIVEWAYS. GRUBBINGS SHOULD REMAIN ON SITE FOR USE IN SITE GRADING FOR LANDSCAPED AREAS.

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: 11 JAN 2023

WATTS ENTERPRISES
REMUND FARMS

STORM WATER POLLUTION
PREVENTION PLAN - PHASE 5

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

DESIGN BY: PDB
DRAWN BY: CNB

DATE: 11 JAN 2023
REV:

SHEET
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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

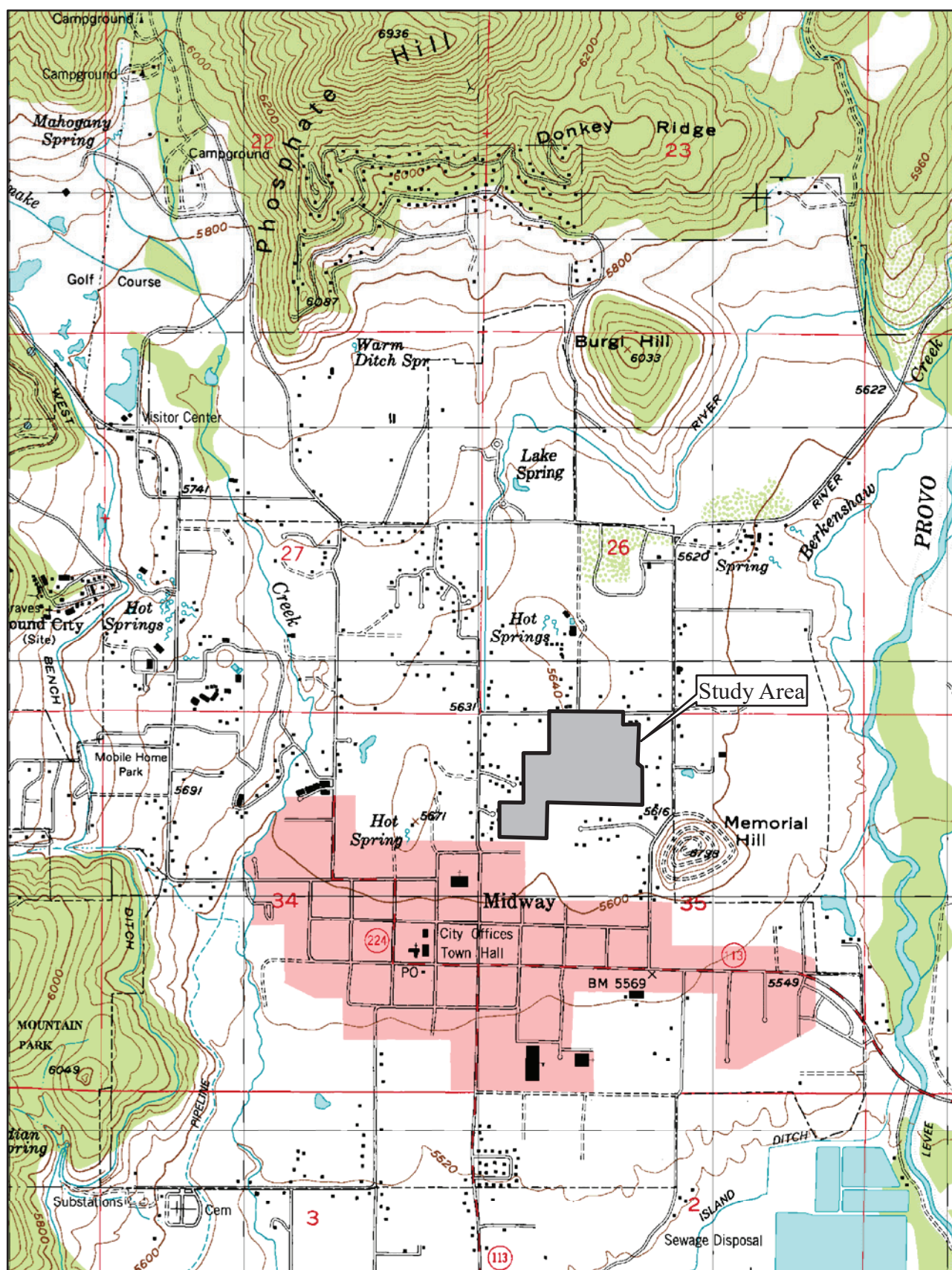
Enclosures

cc:

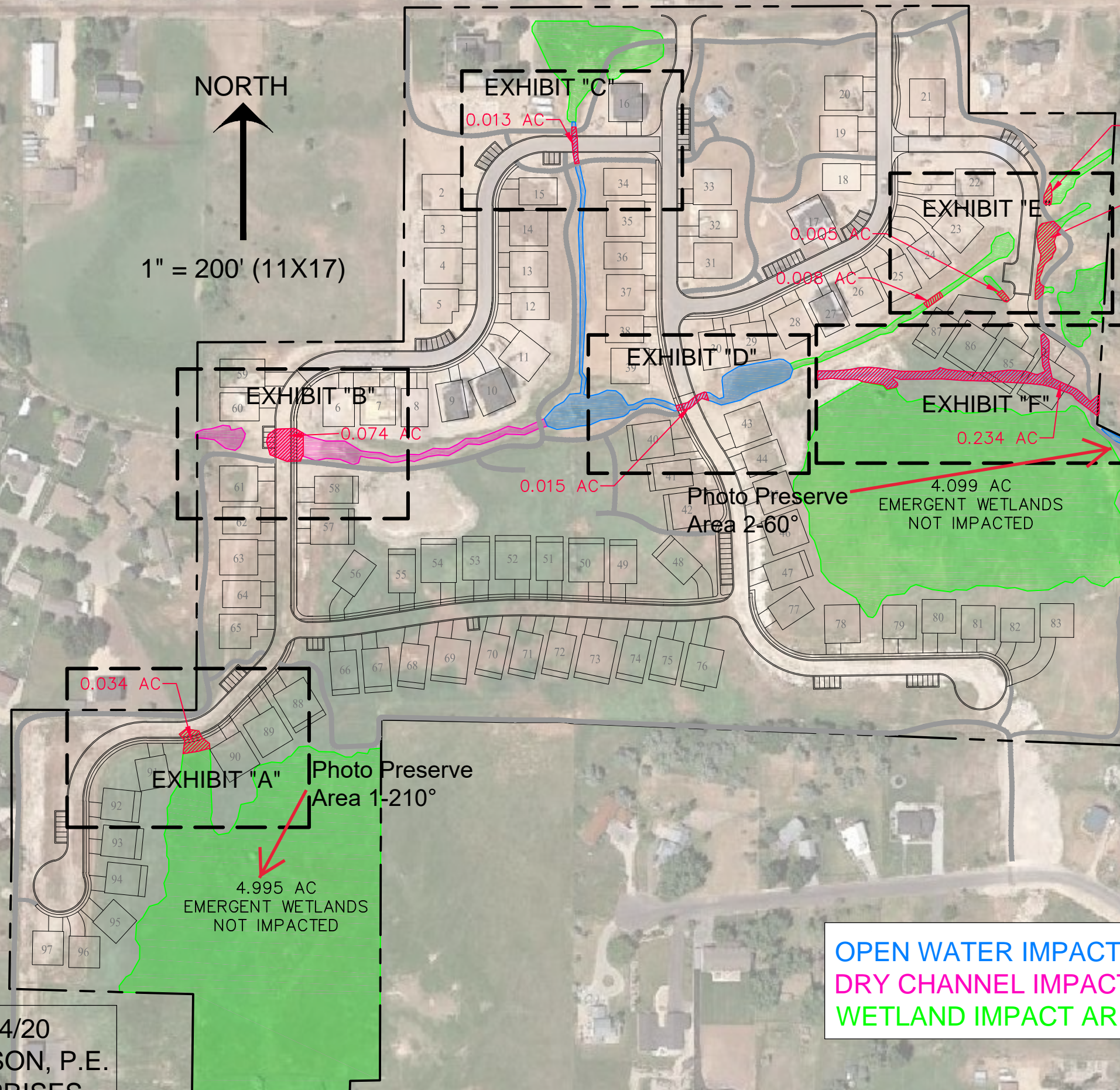
Mr. Bob Thomas, Professional Wetland Scientist, BIO-WEST, Inc.,

bthomas@bio-west.com

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



NORTH
↑
1" = 200' (11X17)

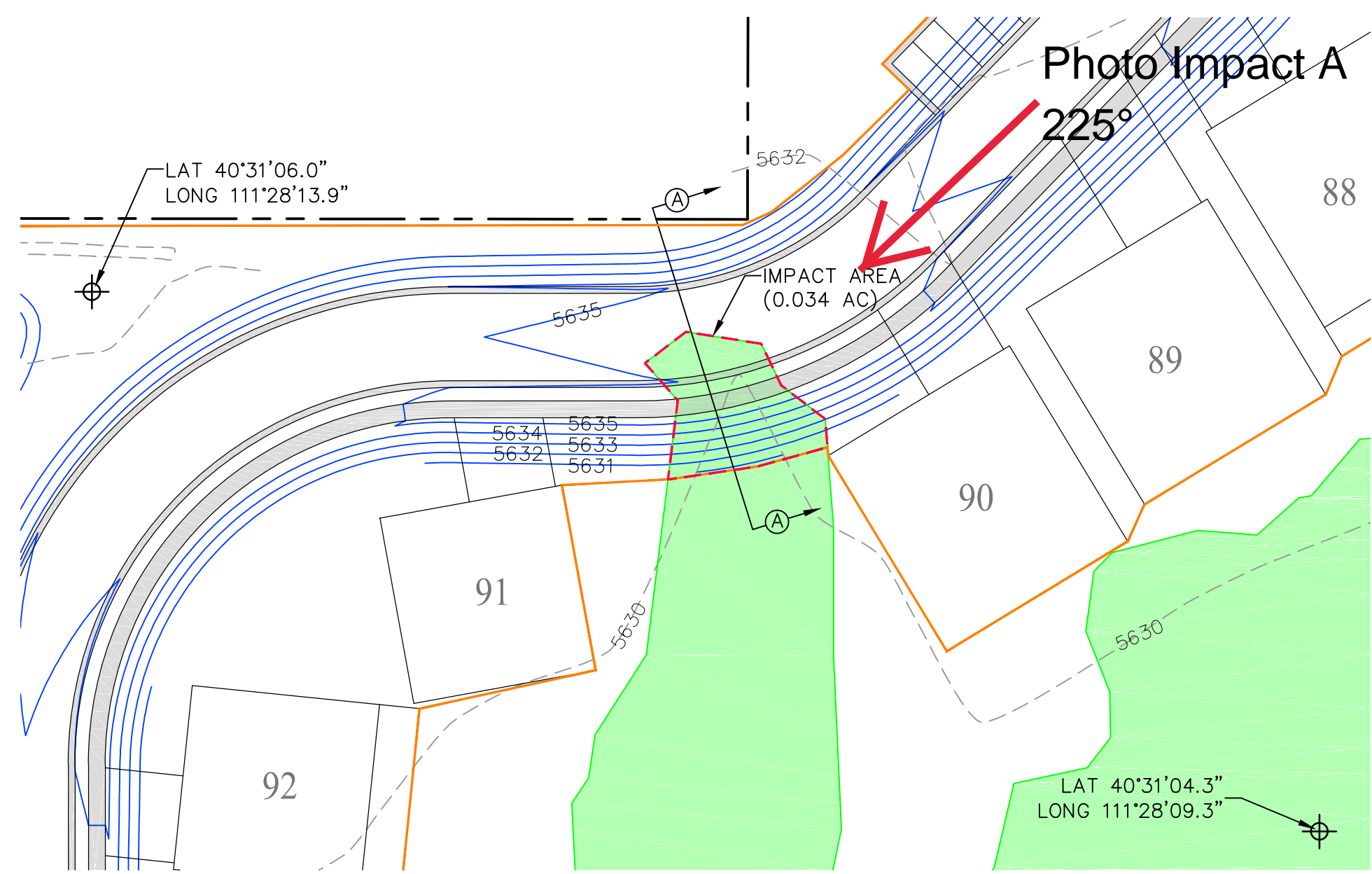


OPEN WATER IMPACT AREA=	0.262 AC
DRY CHANNEL IMPACT AREA=	0.074 AC
WETLAND IMPACT AREA=	0.117 AC

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

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

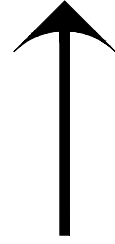
Photo Impact A
225°



LEGEND

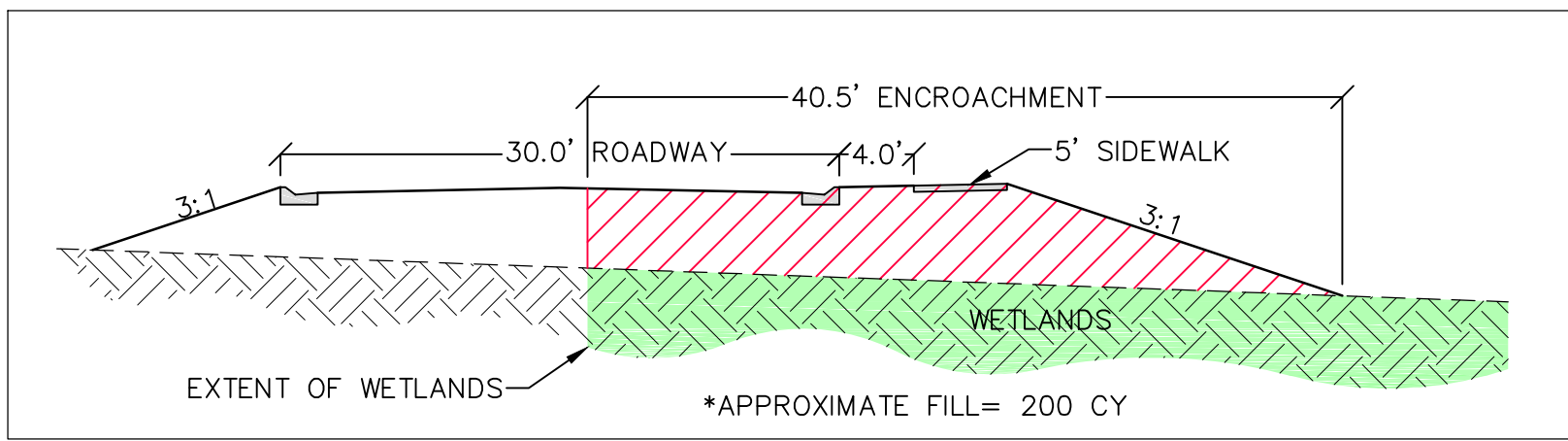
- 5631 — CONTOUR— FINAL GRADE
- - 5631 - - CONTOUR— NATURAL GRADE
- PROJECT BOUNDARY
- - - - IMPACTED AREA
- CONSTRUCTION FOOTPRINT
- ⊕ CONTROL POINT
- EMERGENT WETLANDS
- OPEN WATER
- DRY CHANNEL
- FILL TO DELINEATED AREAS

NORTH



1" = 40' (11X17)

SECTION A (1"=10')



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

COMPLIANCE CERTIFICATION

Permit File Name: Remund Farms Subdivision

Action ID: SPK-2016-00264

Nationwide Permit Number:

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

County: Wasatch County


Date of Verification: June 4, 2021

Within 30 days after completion of the activity authorized by this permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Sacramento District
DLL-CESPK-RD-Compliance@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the terms and conditions of the permit your authorization may be suspended, modified, or revoked. If you have any questions about this certification, please contact the U.S. Army Corps of Engineers.

I hereby certify that the work authorized by the above-referenced permit, including all the required mitigation, was completed in accordance with the terms and conditions of the permit verification.


Permittee Signature

WATTS ENTERPRISES
CORP.
PRESIDENT

JUNE 27, 2021
Date

Enclosure 8