



**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** May 16, 2018  
**NAME OF PROJECT:** Remund Farms  
**NAME OF APPLICANT:** Watts Enterprises  
**AGENDA ITEM:** Phase 1 Final  
**LOCATION OF ITEM:** 600 North 200 East  
**ZONING DESIGNATION:** R-1-15

**ITEM: 3**

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

**BACKGROUND:**

Watts Enterprises is proposing final approval of phase 1 of the Remund Farms which is comprised of a small-scale standard subdivision and Planned Unit Development. The proposal is for 38 building pads and one lot located on 11.2 acres. The area of the proposed subdivision has historically been in agricultural production. A dairy farm has been on the property for decades. There is generally a high-water table on the property which lends itself to wetlands which are also present on the property. Residents of the city, particularly those living next to the property are have raised concerns with staff regarding the development of the property. The City is committed to assuring the requirements established by the City are met as the project is reviewed by staff.

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

There will be two public trails and one private trail with a public easement located in this area of the development along with some private trails. One is a public trail that will run north and south and is planned as a linear park trail. The other is a public trail running along 600 North. Both will be 8' wide paved public trails that will be constructed by the developer. A third private trail with a public easement that will also be 8' wide and will run along the perimeter of the development on the east side and then along the southern boundary of the development.

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

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

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

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

## ANALYSIS:

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

*Open Space Credit* – The City Council has approved off-site open space for this proposal. Watts Enterprises owns much of the property around the River Road roundabout. The parcel is OMI-0563-0-026-034 and comprises 1.32 acres that will be deeded to the City. Watts Enterprises will need to landscape the property and deed the required water acre-feet to the City as it would if the open space is part of the open space within the proposed Remund Farms PUD. Remund Farms HOA will be required to maintain the open space unless another option is approved by the City Council. The City Council did limit the maximum density of the development to 97 units based on the off-site open space that is included in the development.

*Density* – The applicant is asking for approval for 97 dwellings in the development. The density is based on the base density of 2.5 units per acre as allowed for a PUD in the R-1-15 zone. Wetlands and their associated buffer areas receive a density credit of one unit every ten acres. Also, the developer is asking for density credit of 2.26 units for the off-site open space that will be deeded to the City.

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

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

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

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

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

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

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

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

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

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

*Trails* – The Trails Master Plan and the Master Parks Plan calls for a linear park and public trail to run north and south across the proposal. The City feels this is a very important community amenity that will benefit current residents and future residents for generations. Staff feels the trail should be of highest priority and careful review of the alignment and landscaping must happen to assure the trail will function and have the effect that it is envisioned to have. Staff also feels the trail should be built with the first phase in its entirety. If it is built per phase then it could take several years, if not more, to complete the trail. For this reason, it should be completed as a requirement of phase 1. The trail will be an 8’ wide paved public trail that will be constructed by the developer. The trail plan also calls for a connection the Blackner property that is also part of the linear park trail system that will also be an 8’ wide paved or boardwalk trail, depending on the presence of wetlands. This trail will eventually connect to the Indian Summer subdivision with its part of the linear park trail system. There is another public trail running along 600 North which will be an 8’ paved trail. A third a private trail with a public easement that will also be 8’ wide and will run along the perimeter of the development on the east side and then along the southern boundary of the development.

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

The Water Board has recommended that 50.93-acre feet are required for phase 1. The number of culinary connections and the amount of open space has adjusted since that recommendation and an updated number will be presented to the Planning Commission at the May 16<sup>th</sup> meeting.

#### **CITY COUNCIL PRELIMINARY APPROVAL OF PHASE 1**

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

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

Second: Council Member Probst seconded the motion.

Discussion: None

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

Council Member Christen Aye

Council Member Drury Aye

Council Member Probst Aye

Council Member Simonsen Aye

Council Member Van Wagoner Aye

**PROPOSED FINDINGS:**

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

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval. This action can be taken if the Planning Commission feels the proposal complies with the requirements of the Land Use Code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
3. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.

- a. Accept staff report
- b. List accepted findings
- c. Reasons for denial

**PROPOSED CONDITIONS:**

1. A hydrology study is conducted on site and the areas of phases 2 and 3 are monitored to determine and potential impacts of disturbance of those areas. If any impacts are discovered, then a plan is presented to mitigate those impacts.
2. The linear park public trail and the perimeter trail are built, in their entirety, as part of phase 1 and must connect to 250 North.
3. Off-site open space and water is deeded to the City with phase 1. The Remund Farms HOA maintains the landscaped area as part of the open space for the development.

February 21, 2018

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

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

Dear Michael:

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

#### **Wetlands**

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

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

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

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

### **Geotechnical Investigation**

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

### **Hydrogeologic Consulting Services**

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

### **Phase 1 Environmental Site Assessment**

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

### **Assessment of Surface Water Quality**

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

#### Water

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

#### Irrigation

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

#### Roads

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

#### Trails:

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

#### Storm Drain

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

Landscaping

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

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS

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

Wesley Johnson, P.E.  
Midway City Engineer

cc: Paul Berg                      Berg Engineering



Google Earth

Imagery Date: 7/8/2016 40°31'04.43" N 111°28'01.70" W elev 5628 ft eye alt 1117 ft

2

Mountain Spa Ln

Meadown Ln

River Rd

E 600 N

300 N

450 N

E 250 N

E 400 N

N 300 E

N 200 E

N 100 E

N Center St

W 250 N

N 100 W St

N 100 W

W 200 N

N 200 W

W 100 N

1993



Scale 1" = 100'

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

- LEGEND
- WETLANDS
  - TRAIL
  - IMPROVED DITCH

LAND USE SUMMARY

R-1-15  
 54.87 AC  
 SUBDIVISION AREA  
 23.01 AC  
 1.01 (REMAIND OIL HOME)  
 37 TOTAL LOTS  
 1.91 PER ACRE  
 DENSITY  
 25.38 AC (55.20% OF ENTIRE)  
 25.68 AC (56.34% OF ENTIRE)  
 TOTAL OPEN SPACE (50% REQUIRED)

PLD UNIT LAYOUT CALCULATIONS

5.38 ACRES  
 53.30 UNITS  
 DENSITY FOR R-1-15 ZONE  
 2.50 UNITS/ACRE  
 21.32 ACRES  
 21.32 UNITS/ACRE  
 53.30 UNITS

PLD UNIT LAYOUT CALCULATIONS

5.38 ACRES  
 53.30 UNITS  
 DENSITY FOR R-1-15 ZONE  
 2.50 UNITS/ACRE  
 21.32 ACRES  
 21.32 UNITS/ACRE  
 53.30 UNITS

UNIT PAD SIZES

5.4 5.5 5.6 5.7 5.8 5.9 6.0 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 7.0 7.1 7.2 7.3 7.4 7.5 7.6 7.7 7.8 7.9 8.0 8.1 8.2 8.3 8.4 8.5 8.6 8.7 8.8 8.9 9.0 9.1 9.2 9.3 9.4 9.5 9.6 9.7

WETLANDS

20' PUBLIC TRAIL P & S SEWER DRAINAGE

WETLAND 1.7 AC

WETLAND 2.0 AC

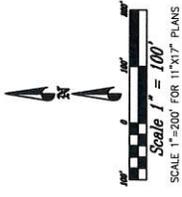
WETLAND 1.7 AC

WETLAND 2.0 AC

WATTS ENTERPRISES  
 REMOND FARMS  
 SITE MASTER PLAN

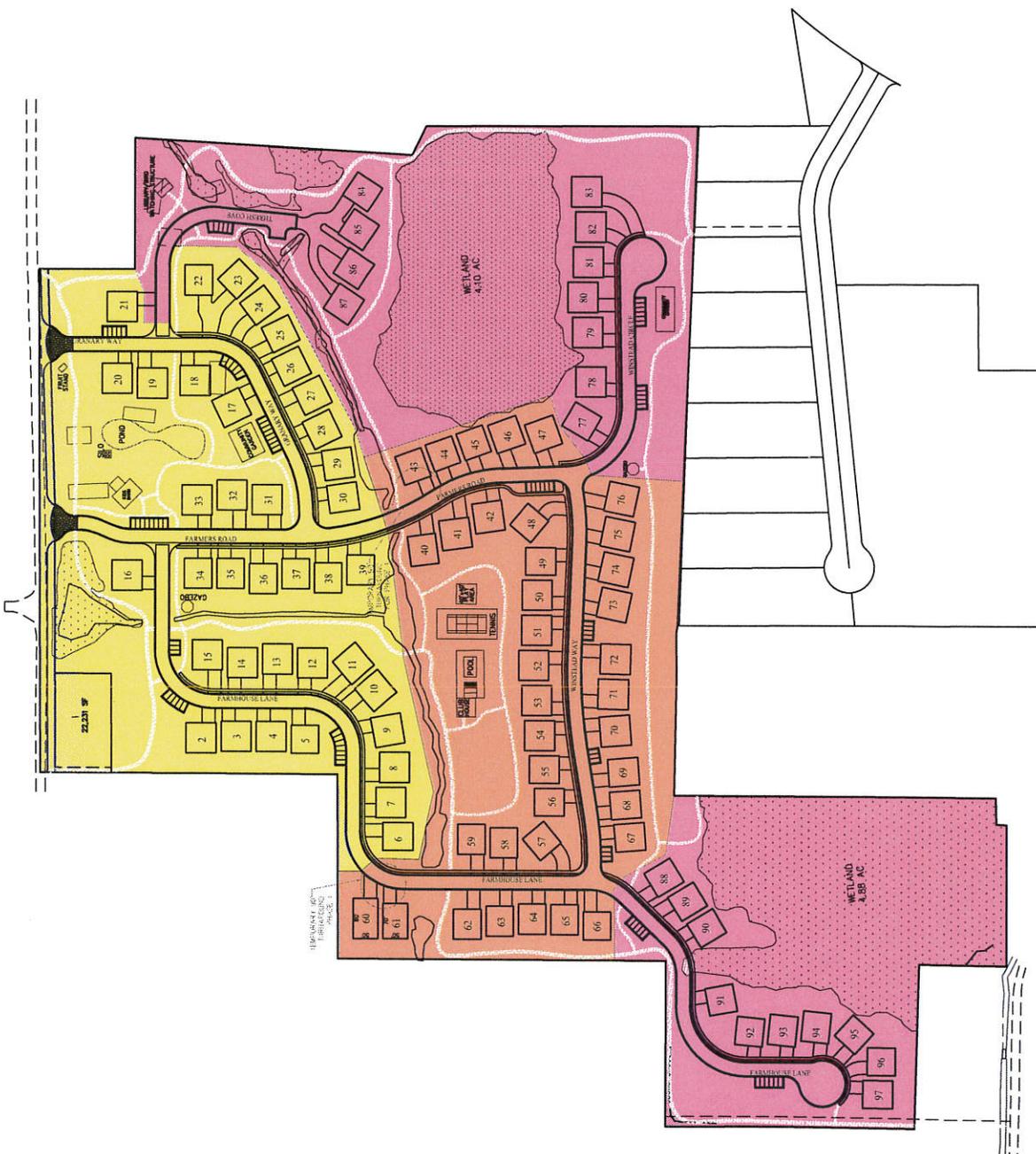
ENGINEERING

DESIGN BY: PDS  
 DRAWN BY: CSE  
 DATE: 19 APRIL 2018  
 SHEET 3



**LEGEND**

WETLANDS	UNITS
(Dotted pattern)	PHASE 1 (14.98 AC)
(Light blue pattern)	PHASE 2 (12.34 AC)
(Light green pattern)	PHASE 3 (6.68 AC)



THIS DOCUMENT IS RELATED  
 INTENTED FOR CONSULTATION  
 ONLY. IT IS NOT TO BE USED  
 FOR ANY OTHER PURPOSE.  
 DATE: 11.08.2018

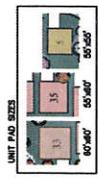
WATTS ENTERPRISES REMUND FARMS		DISKNOBY JOB	DATE: 14-FEBRU-2018	SHEET	4
PHASING MASTER PLAN		BERG ENGINEERING 3001 Main St. Suite 204 Miami, FL 33133 PHONE: 305-455-8999 FAX: 305-455-8999 WWW.BERG-ENG.COM	DRAWN BY: CDB	REV:	





- LEGEND**
- WETLANDS
  - TRAIL
  - IMPROVED DITCH OR POND
  - LANDSCAPE (CENTURY BLUE GRASS)
  - LANDSCAPE (WAVE GRASS)

BE LINE ABOVE SETBACK NOTE. THE PUBLIC, THE CITY COUNCIL MAY HAVE THIS APPROVAL (GRASSED SETBACK) WHEN SET DOWN TO CREATED THE SAME VARYING SETBACK EFFECT.



NEWBY CITY CODE DEVIATIONS NOTE: THIS PLAN IS BASED ON THE FOLLOWING EXCEPTIONS ALLOWED IN CITY CODE FOR LOTS MORE THAN 500 FEET WITH CITY COUNCIL APPROVAL. -WETLAND SETBACKS WITH CITY ENGINEER APPROVAL.

THE PROPERTY IS PLANNED FOR DEVELOPMENT. IT IS NOT TO BE CONSIDERED AS A FINAL DESIGN. ALL UTILITIES, SERVICES, AND BUILDINGS SHALL BE AS SHOWN ON THIS PLAN. DATE: 14 APRIL 2014

PAUL S. BERG, P.E.  
DATE: 14 APRIL 2014

WATTS ENTERPRISES  
REMUND FARMS

PHASE I  
SITE PLAN

**BERG ENGINEERING**  
Engineering Group, P.C.  
300 E. Main St., Suite 204  
Waukegan, IL 60087  
815.499.8999

DRAWN BY: FJB | DATE: 14 APRIL 2014 | SHEET: 6

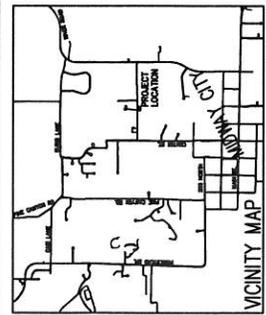


WETLAND  
4.10 AC.

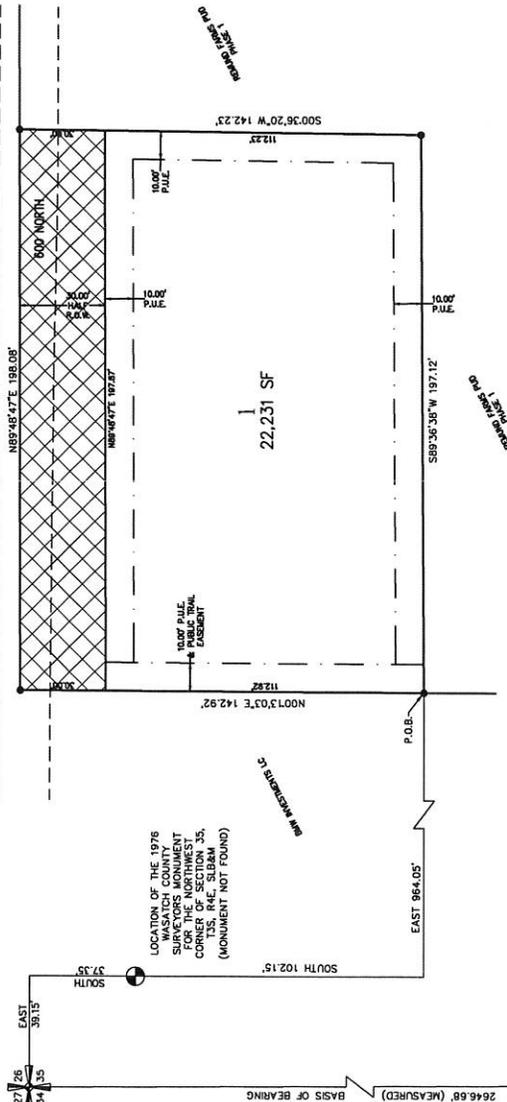
FUTURE PHASES

FUTURE PHASES





FOUND WASATCH COUNTY BRASS  
MONUMENT IN TOP OF REMAINING  
WALL OF SECTION 35, T35S, R4E, S35M  
(CORNER NOT FOUND)



ADDRESS TABLE

LOT	ADDRESS
1	210 EAST 600 NORTH

LEGEND  
 RIGHT-OF-WAY DEDICATION  
 TO MIDWAY CITY (6.638 SF)  
 PUBLIC UTILITY EASEMENT

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 10-80-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE UTAH PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HAVE PERSONALLY CONDUCTED THE SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.  
 DATE \_\_\_\_\_ SURVEYOR: TROY L. TAYLOR

**BASIS OF BEARINGS**  
 BASIS OF BEARING IS NORTH 00°21'42" WEST 28446.68 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, AND MERIDIAN TO A POINT ON THE WEST QUARTER CORNER OF SAID SECTION.

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT WHICH IS SOUTH 102.15 FEET AND EAST 864.05 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE PROPERTY LINE. THENCE NORTH 00°21'42" EAST 142.82 FEET; THENCE SOUTH 88°46'38" WEST 142.82 FEET; THENCE SOUTH 89°38'38" WEST 197.12 FEET TO THE POINT OF BEGINNING. CONTAINING: 24,170 SF

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED PROPERTY HAVE HEREBY DEDICATED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC UTILITIES, EASEMENTS, RIGHTS-OF-WAY AND EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 BY: HAROLD S. REMUND  
 BY: ROSE S. REMUND

**ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 COUNTY OF WASATCH ) S.S.  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED TO ME THAT I/WE DID EXECUTE THE SAME IN THE CAPACITY INDICATED BY COMMISSION EXPRESSES. \_\_\_\_\_ NOTARY PUBLIC

**ACCEPTANCE BY MIDWAY CITY**  
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HAS REVIEWED THE SURVEY AND THE DEDICATION OF PUBLIC UTILITIES, LOTS, EASEMENTS, STREETS AND PUBLIC RIGHTS-OF-WAY HEREON SHOWN. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 APPROVED: MAYOR \_\_\_\_\_ ATTEST: CLERK-RECORDER  
 CITY ENGINEER \_\_\_\_\_ APPROVED: CITY ATTORNEY

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

**REMUND FARMS SUBDIVISION**  
 MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S35M  
 SCALE: 1" = 20' FEET  
 SHEET NO. 1 OF 1  
 CITY ENGINEER: \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_  
 ROSE S. REMUND  
 COUNTY SURVEYOR

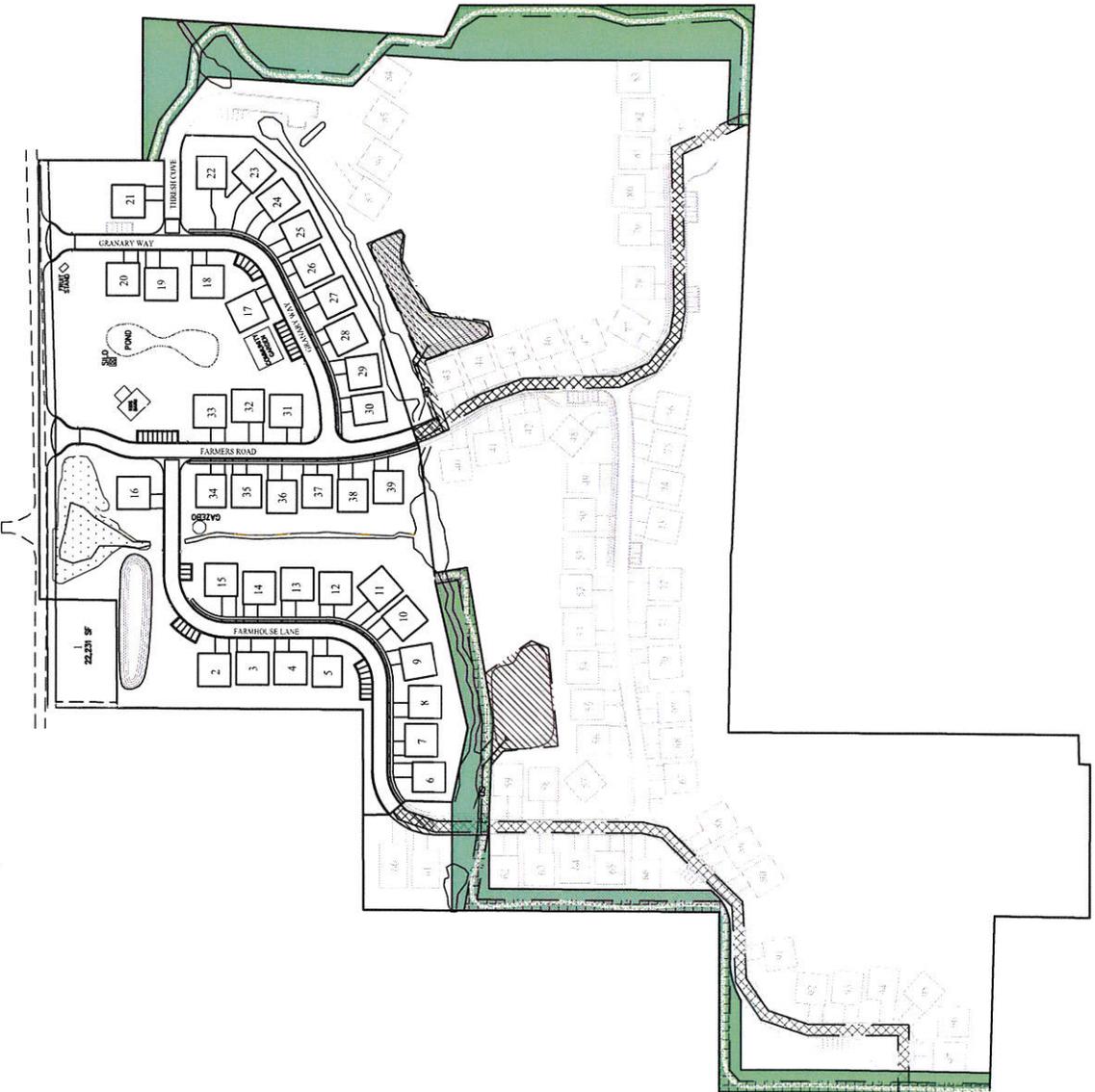


SUBJECT:  
 TROY L. TAYLOR, P.L.S.  
 2208 SOUTH 270 EAST  
 MIDWAY CITY, UTAH 84402  
 DATE OF SURVEY: JULY 2017



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

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



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WATTS ENTERPRISES  
 REMUND FARMS  
 OPEN SPACE & EASEMENTS  
 OUTSIDE PHASE 1



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