

Midway City Council  
3 May 2022  
Regular Meeting

Watts Remund Farms,  
Phase 4 /  
Preliminary Approval



**Midway**

**CITY COUNCIL MEETING STAFF REPORT**

**DATE OF MEETING:** May 3, 2022

**NAME OF PROJECT:** Watts Remund Farms PUD – Phase 4

**NAME OF APPLICANT:** Watts Enterprises (Russ Watts)

**AGENDA ITEM:** Preliminary Phase 4

**LOCATION OF ITEM:** 280 East Rockwell Way

**ZONING DESIGNATION:** R-1-15

Watts Enterprises, agent for Midway Springs LLC Series II, is proposing preliminary approval of phase 4 of Remund Farms PUD. The proposal contains 7 lots on 4.14 acres. The property is located at 280 East Rockwell Circle and is in the R-1-15 zone.

**BACKGROUND:**

Watts Enterprises is seeking preliminary approval of phase 4 of the Watts Remund Farms master plan which is comprised of a small-scale standard subdivision and Planned Unit Development (PUD). This proposal is for 7 building pads located on 4.14 acres. This area of the proposed PUD has historically been in agricultural production. A dairy farm has been on the property for decades. Phase 4, previously known as Phase 3B, received preliminary approval from the City Council on January 7, 2020 but has lapsed since a final application was not submitted within the one-year time frame outlined in the code. Because of this, the applicant is required to obtain a new preliminary approval from the City Council before applying for final approval. The applicant recently received a revised masterplan approval for Phase 4, allowing for some additional variation in the pad footprints. This proposal reflects those adjustments.

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 7 building pads proposed in this phase which are of various sizes ranging from 48' x 68' (3,264 sq. ft.) to 67' x 68' (4,556 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 trails in this phase are private with a public use easement and will connect into adjacent phases that have already been platted. The trails will be soft surface except for the trail that connects to the Swiss Paradise Lane and the trail required along 600 North. As a condition of the revised master plan approval, the developer is being required to pave the previously installed soft surface trail connecting the Rockwell Way cul-de-sac to Swiss Paradise Lane and onto River Road.

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 and stream corridors.

**LAND USE SUMMARY:**

- 4.14 acres
- 1.24 acres of open space
- R-1-15 zoning
- Proposal contains 7 pads
- 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.
- Trails within this phase are private with public easements
- Sensitive lands of the property include wetlands, and ditch corridors

## **ANALYSIS:**

*Open Space* – The code requires that each phase that is approved that there is enough open space to comply with the requirements of the code. For example, phase I must have at least 50% open space for that particular phase. If phase I has 75% open space, then phase II only needs to have 25% open space if both phases are equal in acreage. Phase 4 has approximately 1.24 acres of open space, bringing the overall development total to 54.23% 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 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 open space.

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

*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 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* – 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.

There is an existing ditch that runs along the east boundary of phase 4 that will remain and should not be impacted by the development.

*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 it in their review letter.

*Trails* – This phase will include a public 6’ soft surface perimeter trail that connects into adjacent phases. As part of the master plan approval, the applicant is required to improve the existing trail along Swiss Paradise Lane to be a 6’ asphalt public trail. They will also be required to improve the existing trail on Swiss Paradise lot 3 to be a 10’ asphalt public trail with 5’ road base shoulders. This trail section is required to connect Swiss Paradise Lane to the Rockwell Circle cul-de-sac sidewalk in Phase 4. These trails should be noted as public and built according to Midway City trail standards (excluding the modified widths). The applicant is also required to contribute the funds associated with installing the 8’ asphalt trail from Farm Hill Lane to 200 East to the general trails fund. The funds will be used when the trail is completed in the future as part of a larger improvement project. They will also extend the attached trail along 600 North.

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

Phase 4 Water Rights per the 1/6/2020 Water Board Meeting:

**Inside:** 5.60/ac-ft

**Irrigation:** 7.68 ac-ft

**Total Required:** 13.28 ac-ft

#### **PLANNING COMMISSION RECOMMENDATION:**

**Motion:** Commissioner Ream: I make a motion that we recommend approval of the preliminary application of phase 4 of Remund Farms PUD. The proposal contains 7 lots on 4.14 acres. The property is located at 280 East Rockwell Circle and is in the R-1-15 zone. We accept all of staff findings and conditions 2, 3, and 4 that are in the staff report. Condition 1 is replaced by an 8-foot paved surface trail, and to be on the west side of the easement and the city will work with Watts and the landowner. That the trail be congruent with the landscaping and the topography of the home and to not be a detriment to the home.

**Seconded:** Commissioner Garland

**Chairman Nicholas:** Any discussion on the motion?

**Chairman Nicholas:** All in favor.

**Ayes:** Commissioners: Ream, Cliften, 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 are separated from roadways
- The proposal does comply with the approved revised master plan for this phase
- Any failure to submit a proposed final plan and final approval submittal package within one year of the approval of the Preliminary Plan by the City Council shall terminate all proceedings and render the Preliminary Plan null and void
- 1.24 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.
- One public trail will be paved and the funds for the construction of a second trail will be contributed to the general trails fund as part of the subdivision. Both trails will benefit members of the community

### **ALTERNATIVE ACTIONS:**

1. Approval. 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 improve the existing trail along Swiss Paradise Lane to be a 6' asphalt trail. They will also be required to improve the existing trail on Swiss Paradise lot 3 to be a 10' asphalt trail with 5' road base shoulders. This trail section should connect Swiss Paradise Lane to the Rockwell Circle cul-de-sac sidewalk in Phase 4. These trails should be noted as public and built according to Midway City trail standards (excluding the modified widths).
  
2. The applicant will be required to contribute the funds associated with installing the 8' asphalt trail from Farm Hill Lane to 200 East to the general trails fund. The funds will be used when the trail is completed in the future as part of a larger improvement project.

3. The applicant will be required to install the remaining attached trail along 600 North
4. 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.

April 12, 2022

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

**Subject: Remund Farms – Phase 4 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 4 is 4.14 acres and contains 7 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 wet lands will need approval from the US Army Corp of Engineers.
- Delineated wet lands shall be surveyed and construction fence shall be installed to delineate the wet land boundaries.

#### Geotechnical and Hydrogeologic Investigation

- As part of the Phase 1 geotechnical investigation the developer installed and are monitoring 27 boring pits/piezometers over the entire site.
- To monitor the groundwater elevation, the groundwater at each piezometers was read during the construction of Phase 1 - 3. As construction of future phases takes place monitoring will continue to be documented.
- Hydrological analysis as previously done by Loughlin Water Association and Developer for Phases 1 – 3 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 4 was completed as part of the work in phase 2.

#### Irrigation

- The proposed development will connect to existing irrigation from Phase 2 and install services with meters according to Midway Irrigation Company standards.

### 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. The developer will pay to the City the cost savings of installing 26' of asphalt rather than the standard 30' of asphalt.
- All roads with in the proposed development will be private roads, with a public easement.

### Trails

- There are private with public use gravel and asphalt trails within this phase of the development.
- As part of this phase, the development will pave a trail from the proposed cul-de-sac to 300 north 10' wide with 5' gravel shoulders on each side. This will also be used for emergency access.
- The development will also pave a 6' attached trail with rumble strips from the above-mentioned location to River Road.
- The development will contribute \$10,350 to install a trail at the northwest corner of phase 1. This trail will take the existing attached trail on the west side of Remund farms on 600 North to the intersection of 600 North and Farm Hill Lane.

### 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 basins with the development.
- Remund Farms HOA will be responsible for maintenance of the storm system. This needs to be updated in the development agreement.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering

# **Exhibits**

**Exhibit 1 - Aerials**

**Exhibit 2 – Proposed Development Plans**

**Exhibit 3 – Recorded Easement on Lot 3 of Swiss Paradise**

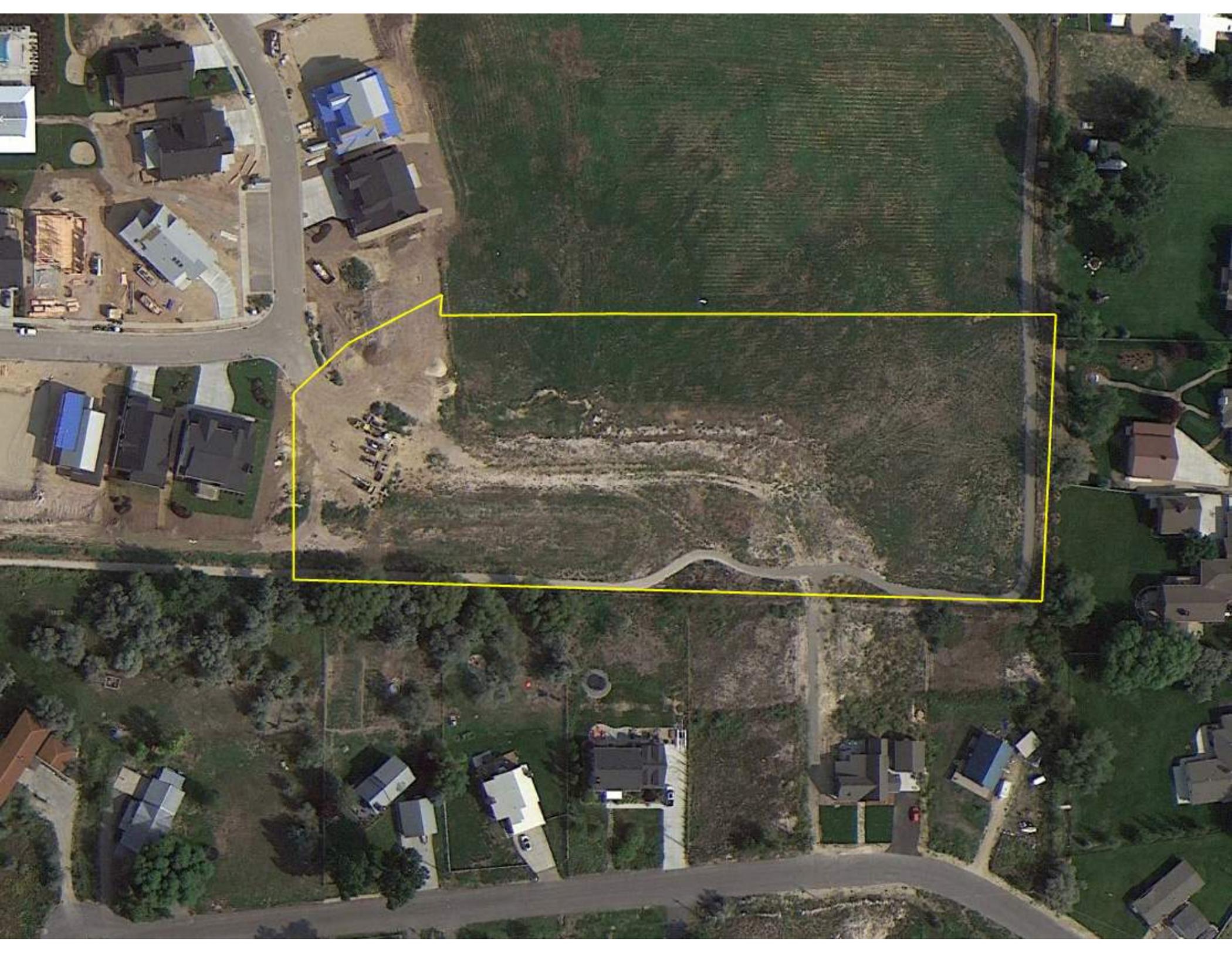
**Exhibit 4 – Photos of Existing Trail and Easement**

# **Exhibit 1**



Midway





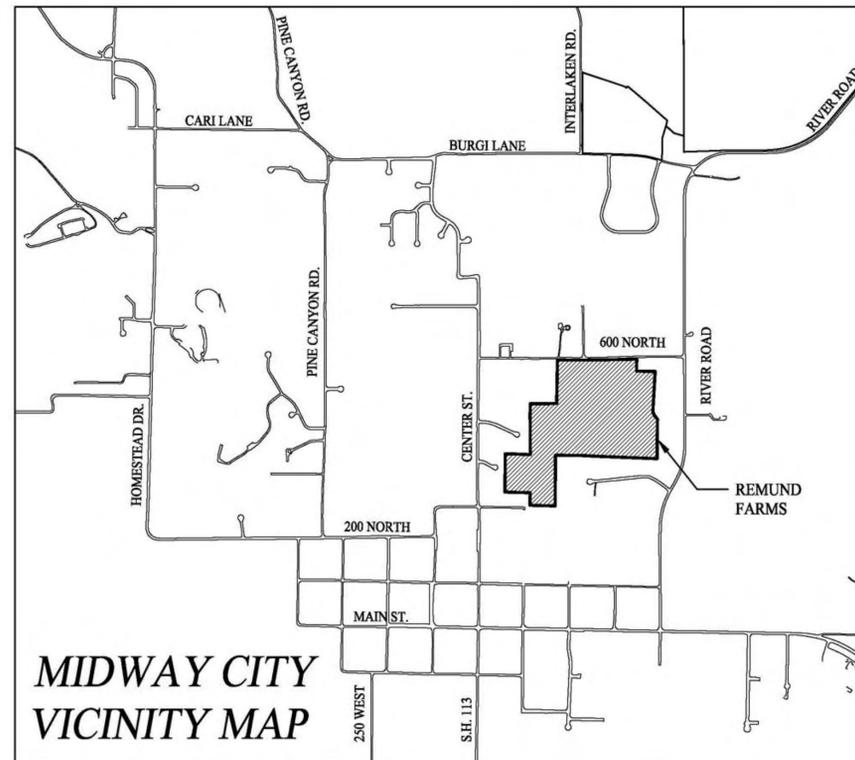
# Exhibit 2

# REMUND FARMS

## PHASE 4 - PRELIMINARY & FINAL PLANS

### SHEET INDEX

1. PHASE 4 EXISTING CONDITIONS PLAN
2. APPROVED MASTER PLAN
3. PHASING PLAN
4. OPEN SPACE MASTER PLAN
5. PHASE 4 SITE PLAN
6. PHASE 4 LANDSCAPE PLAN
7. REMUND FARMS PUD - PHASE 4 PLAT
8. ROCKWELL CIRCLE PLAN AND PROFILE STA 0+00 TO 5+85
9. ROAD CONSTRUCTION DETAILS
10. UTILITY MASTER PLAN
11. PHASE 4 SEWER PLAN
12. ROCKWELL CIRCLE SEWER PLAN & PROFILE
13. SEWER CONSTRUCTION DETAILS
14. PHASE 4 WATER PLAN
15. PHASE 4 PRESSURIZED IRRIGATION PLANE
16. WATER & PI CONSTRUCTION DETAILS
17. PHASE 4 STORM DRAIN PLAN
18. ROCKWELL CIRCLE STORM DRAIN PLAN & PROFILE
19. STORM DRAIN CONSTRUCTION DETAILS
20. PHASE 4 STORM WATER POLLUTION PREVENTION PLAN



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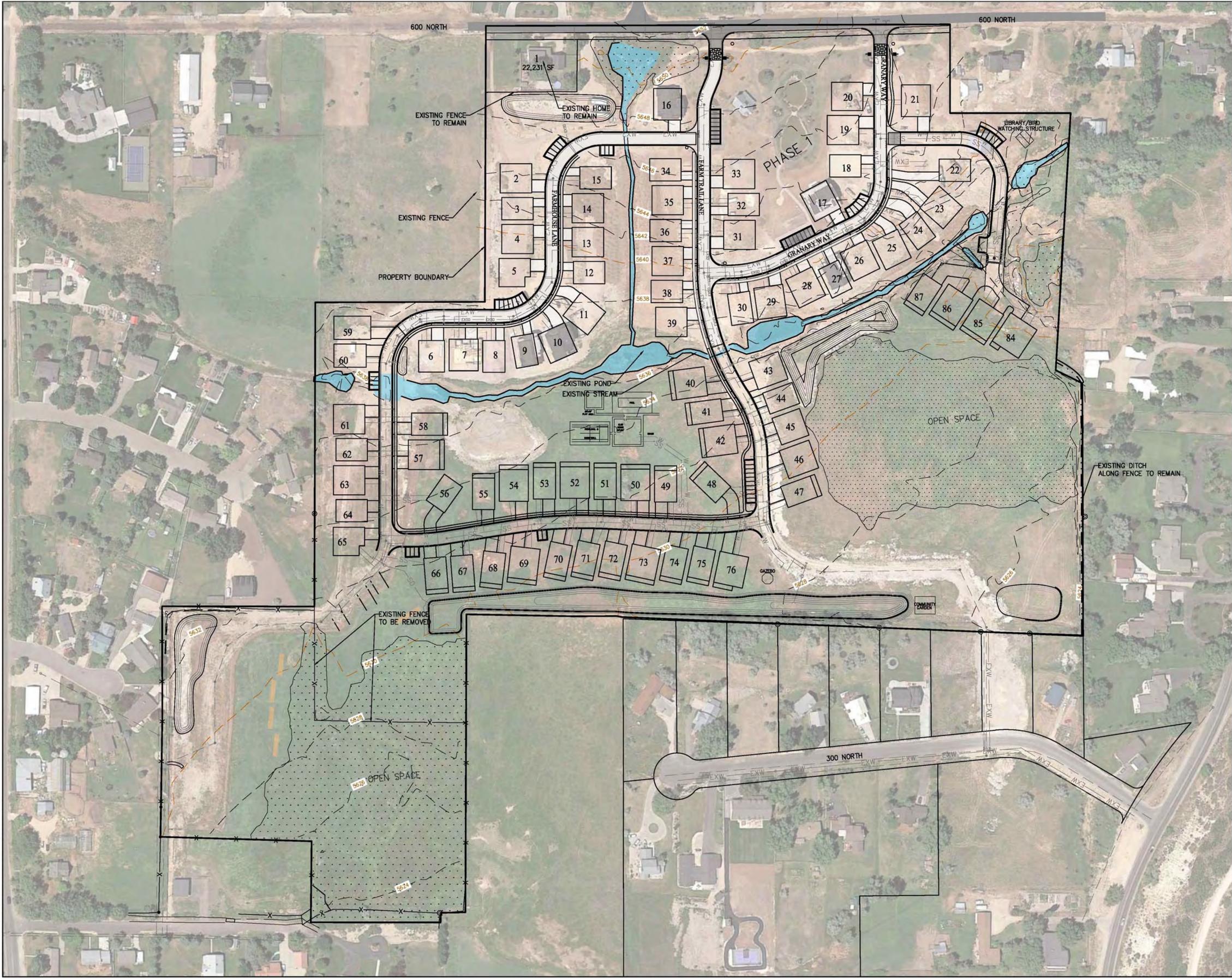
PAUL D. BERG \_\_\_\_\_ P.E.  
SERIAL NO. 295595  
DATE: 09 MAR 2022

WATTS ENTERPRISES  
REMUND FARMS

COVER SHEET



DESIGN BY: PDB DATE: 09 MAR 2022 SHEET  
DRAWN BY: CNB REV: 0



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.

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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 9 MAR 2022

WATTS ENTERPRISES  
REMUND FARMS  
PHASE 4  
EXISTING CONDITIONS PLAN

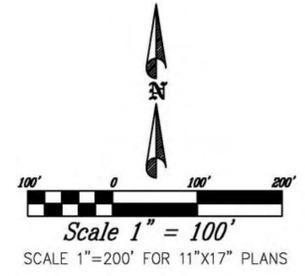


DESIGN BY: PDB  
DRAWN BY: CNB  
DATE: 9 MAR 2022  
REV:

SHEET  
**1**

Watts Enterprises - Remund Farms Preliminary & Final Phase 4  
 File name: 01\_230220.dwg plot date: March 09, 2022  
 printed by: rger

10/11/22 11:30 AM - Remund Farms Preliminary & Final Plans A  
 File name: 02 SITE MASTER PLAN.dwg | plot date: March 08, 2022 | plotted by: nbg



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

**10' PRIVATE AREA-TYPE 2 NOTE:**  
 PRIVATE AREA-TYPE 2 IS FOR COVERED DECKS, PERGOLAS, HOT TUBS AT GROUND LEVEL, PATIOS, FIRE PITS, BARBECUE GRILLS AND SMALL STORAGE BINS AND OUTDOOR FURNITURE.

ROOFS TO COVER THIS PRIVATE AREA ARE ALLOWED BUT ENCLOSED WALLS ARE PROHIBITED.

PRIVATE AREA-TYPE 2 MAY BE FENCED WITH A 42" HIGH WROUGHT IRON FENCE ONLY.

ALL IMPROVEMENTS IN PRIVATE AREA-TYPE 2 ARE SUBJECT TO THE CC&R'S AND HOA APPROVAL.

**PUD DENSITY CALCULATIONS**

TOTAL PUD AREA	50.36 ACRES
WETLAND AND 25' BUFFER	13.39 ACRES
DENSITY FOR R-1-15 ZONE:	2.50 UNITS/ACRE
DENSITY FOR WETLANDS AND 25' BUFFER:	0.10 UNITS/ACRE
$2.50(50.36 - 13.39) + 13.39(0.10) = 93.74$	

ALLOWED PUD UNITS FOR THE PROPERTY 93.74  
 UNITS FOR OFFSITE OPEN SPACE TRANSFER 2.26  
 TOTAL PUD UNITS ALLOWED FOR PROJECT 96.00

\*SEE OFFSITE OPEN SPACE TRANSFER APPROVAL FROM MIDWAY CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED FOR THE DEVELOPMENT.

**LAND USE SUMMARY**

ZONE	R-1-15
TOTAL AREA	50.87 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.51 AC
SUBDIVISION LOTS	1 LOT (REMUND EX. HOME)
PUD UNITS	96 UNITS
TOTAL UNITS	97 TOTAL UNITS

**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

DENSITY 1.91 PER ACRE  
 ONSITE OPEN SPACE 26.78 AC  
 OFFSITE OPEN SPACE 1.32 AC  
 TOTAL OPEN SPACE 28.10 AC (55.24% OF ENTIRE) (50% REQUIRED)

**PUD UNIT FRONT SETBACK NOTE:**  
 16.16.B.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.

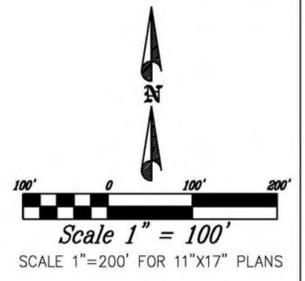
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WATTS ENTERPRISES  
 REMUND FARMS  
 APPROVED MASTER PLAN



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**LEGEND**

WETLANDS

PHASING	AREA	UNITS
PHASE 1	15.96 ACRES	1-39
PHASE 2	18.02 ACRES	40-52, 59-60, 69-76, 84-87
PHASE 3	3.53 ACRES	53-58, 61-68
PHASE 4	4.14 ACRES	77-83
PHASE 5	9.22 ACRES	88-97



**WATER RIGHTS TABLE**

PHASE	TOTAL AREA	BUILDINGS & DRIVEWAYS	ROADS & PARKING	TRAILS & SIDEWALKS	WETLANDS & STREAMS	IRRIGATED AREAS
1	15.96 AC	4.62 AC	1.68 AC	0.72 AC	0.66 AC	8.28 AC
2	18.02 AC	3.23 AC	1.40 AC	0.68 AC	5.05 AC	7.66 AC
3	3.53 AC	1.51 AC	0.01 AC	0.14 AC	0.12 AC	1.75 AC
4	4.14 AC	0.80 AC	0.45 AC	0.22 AC	0.15 AC	2.52 AC
5	9.22 AC	1.00 AC	0.57 AC	0.27 AC	5.02 AC	2.36 AC

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WATTS ENTERPRISES  
 REMUND FARMS

PHASING PLAN

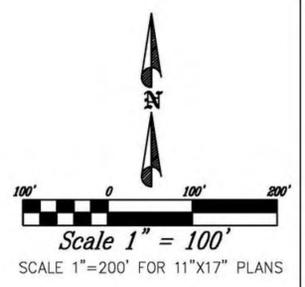
BERG ENGINEERING  
 380 E Main St. Suite 204  
 Midway, UT 84049  
 ph 435.657.9749

DESIGN BY: PDB  
 DRAWN BY: CNB

DATE: 9 MAR 2022  
 REV:

SHEET  
**3**

Watt's Enterprises - Remund Farms Preliminary & Final Phase 1  
 File name: 03\_2019 REVISED PHASING PLAN.dwg | plot date: March 09, 2022 | plotted by: roger



**LEGEND**

WETLANDS (10.00 AC)

**OPEN SPACE REQUIREMENTS:**  
 PERIPHERY - 40' MINIMUM  
 INTERIOR - 100' MINIMUM

**TOTAL OPEN SPACE:**  
 ONSITE 26.78 AC (52.64%)  
 OFFSITE 1.32 AC (02.60%)  
 TOTAL 28.10 AC (55.24%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE			
PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA OPEN SPACE
1	15.96 AC	11.21 AC (70.24%)	15.96 AC
OFFSITE	1.32 AC	1.32 AC (100.00%)	15.96 AC
2	18.02 AC	8.10 AC (45.10%)	33.92 AC
3	3.53 AC	0.62 AC (17.27%)	37.51 AC
4	4.14 AC	1.24 AC (29.95%)	41.65 AC
5	9.22 AC	5.57 AC (60.41%)	50.87 AC
		28.06 AC (53.77%)	

- EXISTING UNITS
- PROPOSED UNITS IN PHASE 4
- FUTURE UNITS (PHASE 5)

**OPEN SPACE NOTES:**

TOTAL AREA: 50.87 ACRES  
 PUD AREA: 50.36 ACRES  
 TOTAL OPEN SPACE: 28.10 ACRES (55.24%) OF ENTIRE DEVELOPMENT

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

SECTION 16.16.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 5 MEETS THIS PUD REQUIREMENT.

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WATTS ENTERPRISES  
 REMUND FARMS  
 OPEN SPACE  
 MASTER PLAN

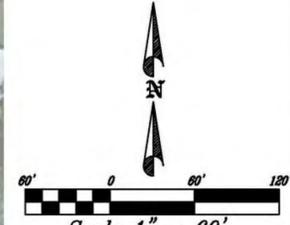
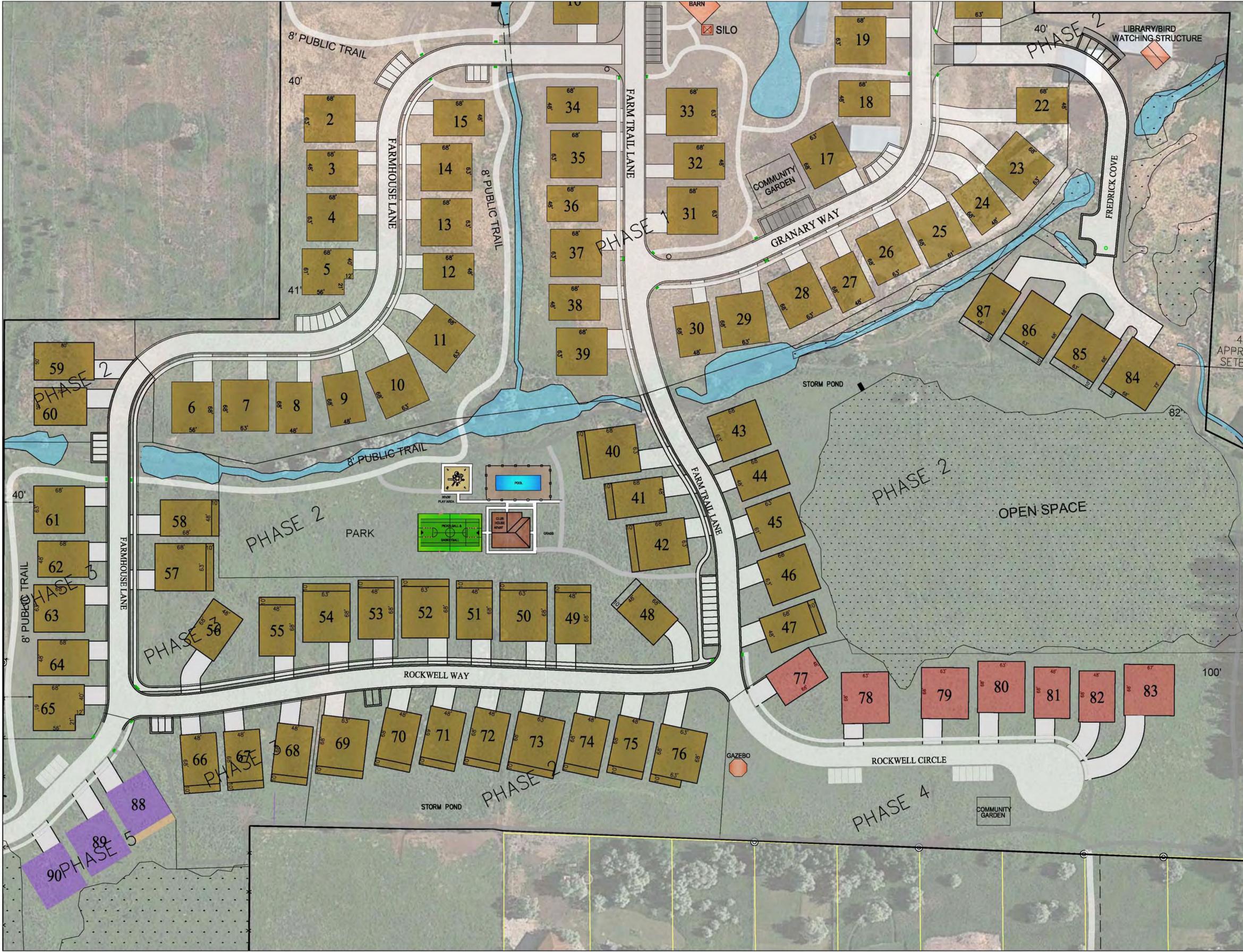
380 E Main St. Suite 204  
 Midway, Ut 84049  
 ph 435.657.9749

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DATE: 9 MAR 2022  
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SHEET  
**4**

161611-01-Remund Farms Open Space Master Plan - Final Phase 4  
 Rev. 09/01/2022  
 161611-01-Remund Farms Open Space Master Plan - Final Phase 4  
 Rev. 09/01/2022  
 161611-01-Remund Farms Open Space Master Plan - Final Phase 4  
 Rev. 09/01/2022



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

- LEGEND**
- WETLANDS
  - TRAIL
  - IMPROVED DITCH OR POND
  - EXISTING UNITS
  - PROPOSED UNITS PHASE 4

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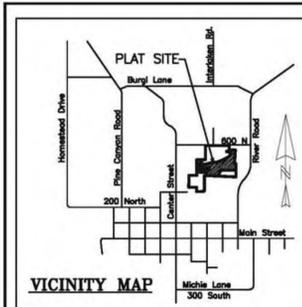
WATTS ENTERPRISES  
 REMUND FARMS  
 PHASE 4  
 SITE PLAN



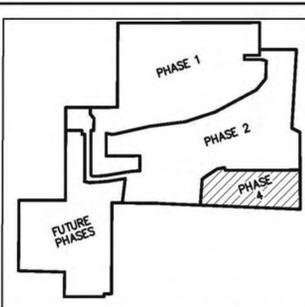
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 DRAWN BY: CNB  
 DATE: 9 MAR 2022  
 REV: 5

11/16/22 11:30 AM - Remund Farms Preliminary & Final Phase 4  
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 plotted by: ngor



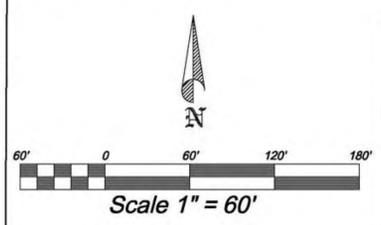


LOCATED IN THE NW QUARTER OF SECTION 35, T3S, R4E, SLB&M



WATTS REMUND FARMS PHASING

# WATTS REMUND FARMS PUD PHASE 4



**LEGEND**

- COMMON AREA (3.55 AC)
- PRIVATE AREA (HOUSE PAD) (0.59 AC)
- WETLANDS
- 20' PUBLIC TRAIL EASEMENT
- PRIVATE TRAIL WITH PUBLIC USE EASEMENT
- SM SURVEY MONUMENT

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT WHICH IS NORTH 89°48'03" EAST 1599.26 FEET AND SOUTH 1102.61 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 NORTH 54°00'04" EAST 26.87 FEET; THENCE NORTH 55°51'50" EAST 32.28 FEET; THENCE NORTH 56°50'38" EAST 68 FEET; THENCE NORTH 77°33'06" EAST 52.96 FEET; THENCE SOUTH 18°28'24" EAST 21.05 FEET; THENCE NORTH 89°49'15" EAST 529.24 FEET; THENCE SOUTH 00°10'45" EAST 276.39 FEET; THENCE NORTH 87°40'45" WEST 289.56 FEET; THENCE NORTH 04°00'27" EAST 184 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 4.14 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 \_\_\_\_\_

**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

**ADDRESS TABLE**

77	XXX ROCKWELL CIRCLE
78	XXX ROCKWELL CIRCLE
79	XXX ROCKWELL CIRCLE
80	XXX ROCKWELL CIRCLE
81	XXX ROCKWELL CIRCLE
82	XXX ROCKWELL CIRCLE
83	XXX ROCKWELL CIRCLE

"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 BURGL 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.

**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

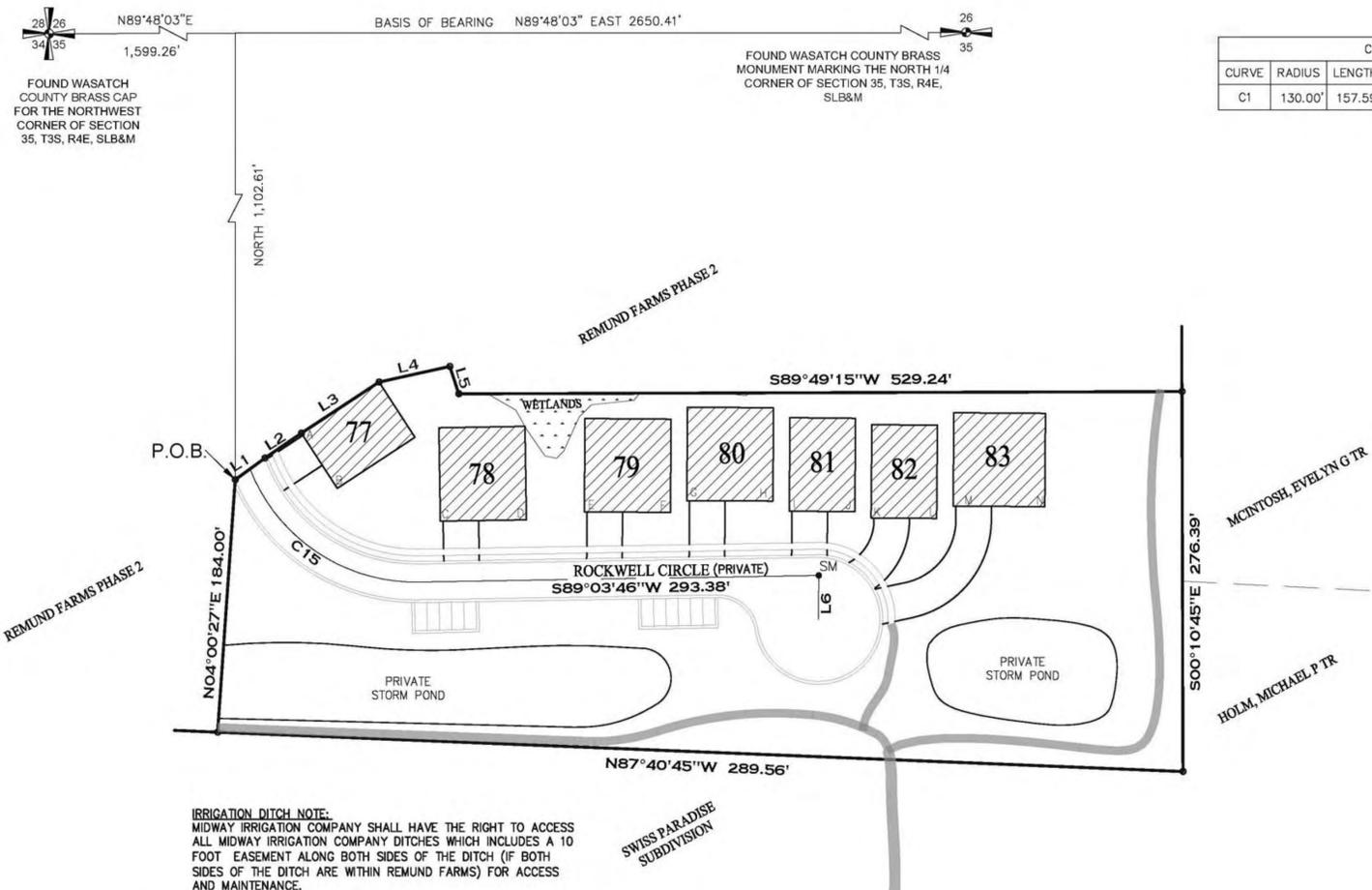
**WATTS REMUND FARMS PUD PHASE 4**  
 PLANNED UNIT DEVELOPMENT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE: 1" = 60 FEET

**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ROS# \_\_\_\_\_  
 \_\_\_\_\_ COUNTY SURVEYOR

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

**BUILDING PAD COORDINATES**

POINT	NORTHING	EASTING
A	N 11546.18	E 11670.11
B	N 11505.99	E 11696.36
C	N 11482.04	E 11771.86
D	N 11483.07	E 11834.86
E	N 11488.80	E 11877.26
F	N 11488.36	E 11940.26
G	N 11497.03	E 11952.32
H	N 11496.59	E 12015.31
I	N 11489.36	E 12027.26
J	N 11489.03	E 12075.26
K	N 11484.38	E 12087.23
L	N 11484.05	E 12135.23
M	N 11493.05	E 12147.29
N	N 11492.55	E 12214.29



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	130.00'	157.59'	69°27'17"	S56°12'36"E	148.11'

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	26.87'	N54°00'04"E
L2	32.28'	N55°51'50"E
L3	68.00'	N56°50'38"E
L4	52.96'	N77°33'06"E
L5	21.05'	S18°28'24"E

**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

**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.

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

**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.

**PAD LEGEND**

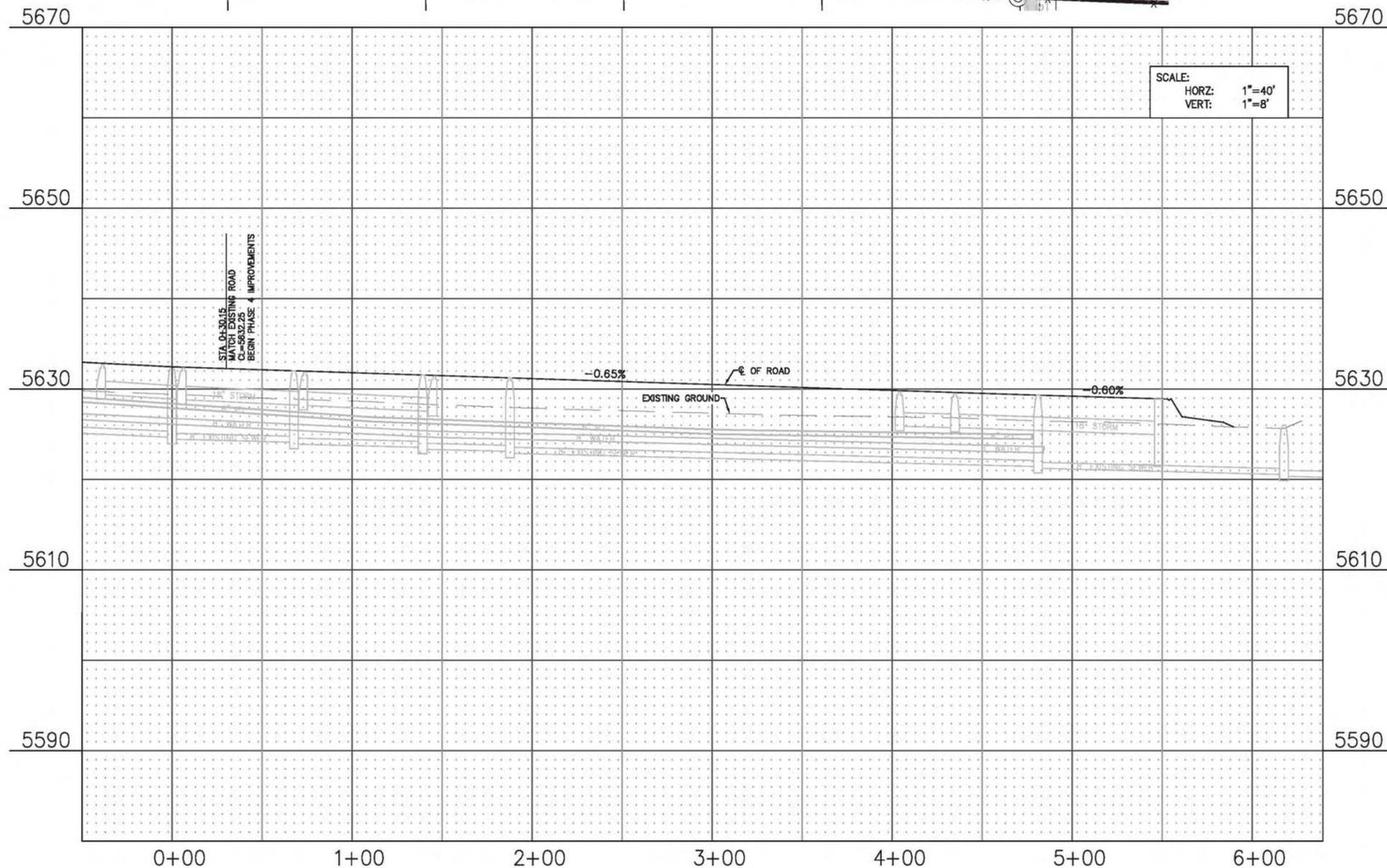
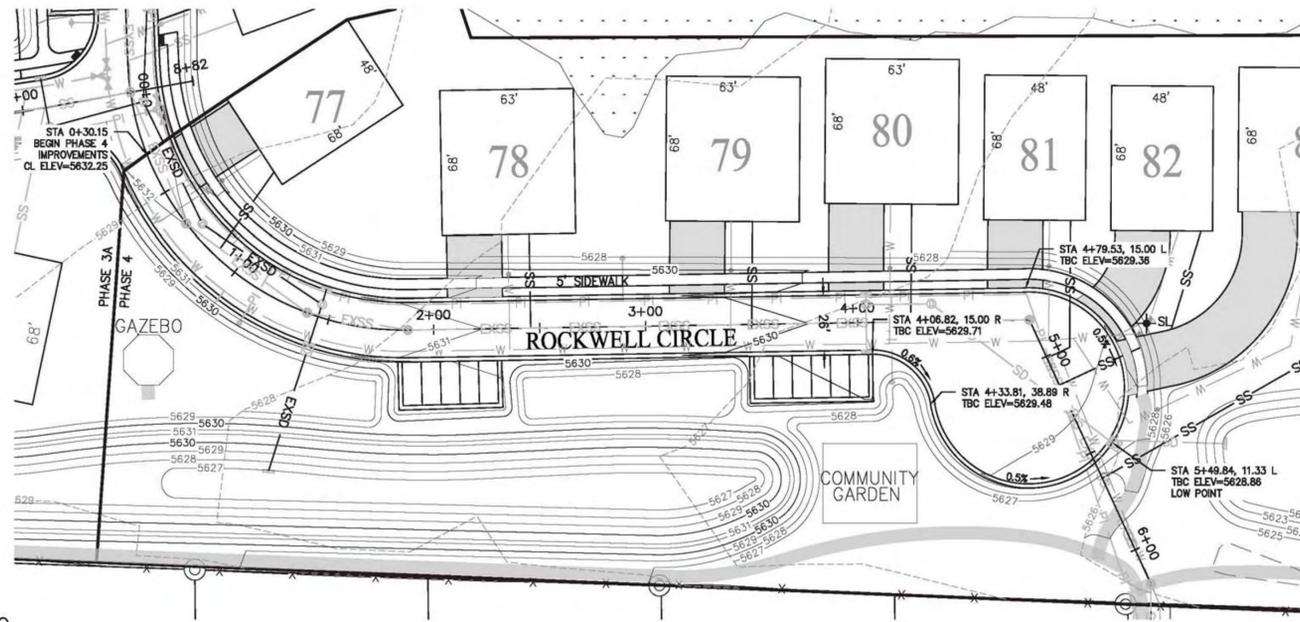
UNITS 78, 79 & 80 68' x 63' 4,284 SF	UNITS 77, 81, & 82 68' x 48' 3,264 SF	UNIT 83 67' x 68' 3,600 SF
---	--	-------------------------------

REUND FARMS PUD PHASE 4 PLAT - 9 MARCH 2022

SURVEYOR  
 KEVIN BALLS, PLS  
 SUMMIT ENGINEERING  
 35 WEST CENTER  
 HEBER CITY, UT 84032  
 PHONE (435) 654-9229  
 DATE OF SURVEY: APRIL 2018

DATE: \_\_\_\_\_  
 MIDWAY SANITATION DISTRICT  
 DATE: \_\_\_\_\_  
 MIDWAY IRRIGATION COMPANY

COUNTY RECORDER



**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 ROAD CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN THE JUNE 2020 EDITION.

**LEGEND:**

- SL + PROPOSED STREET LIGHT LOCATION
- INSTALL ADA RAMP

**GRADING NOTE:**

THIS PLAN SHOWS GRADING SLOPES NEEDED FOR ROAD CONSTRUCTION. FINAL GRADES TO BE COMPLETED WITH CONSTRUCTION OF HOMES. HOMES TO BE 18-24 INCHES ABOVE TOP BACK OF CURB. DRIVEWAYS WILL BE LESS THAN 5%.



SCALE: 1"=40'

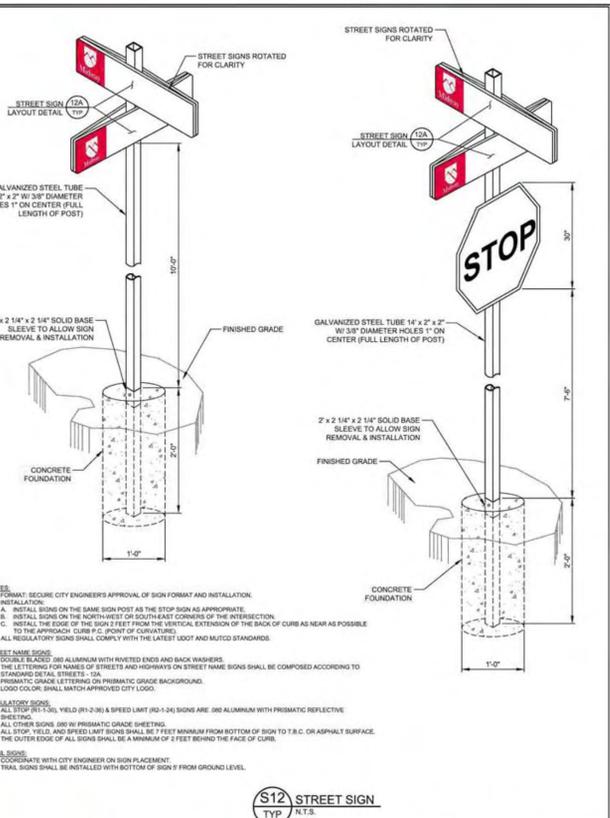
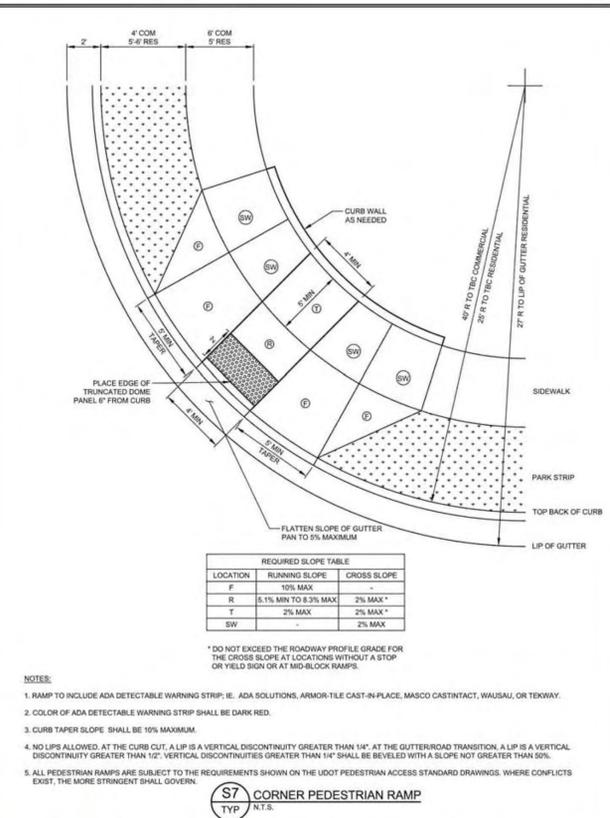
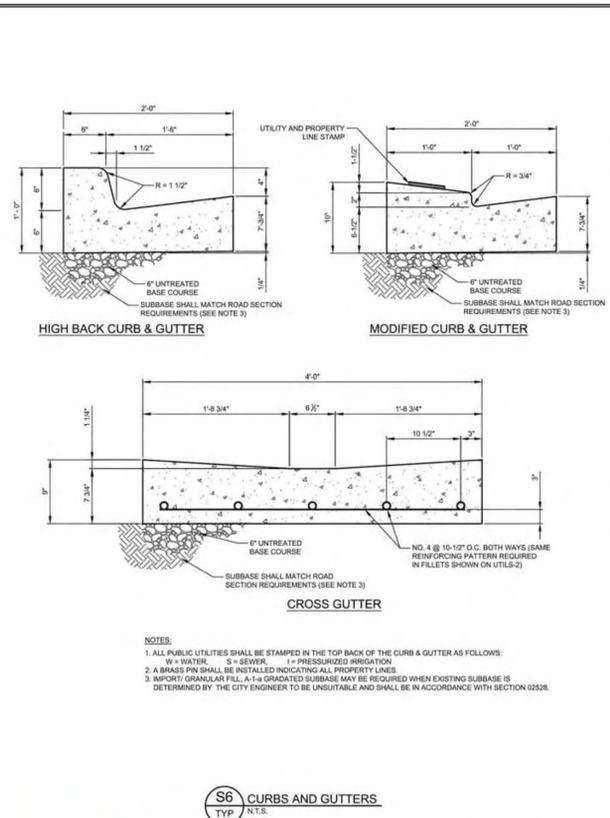
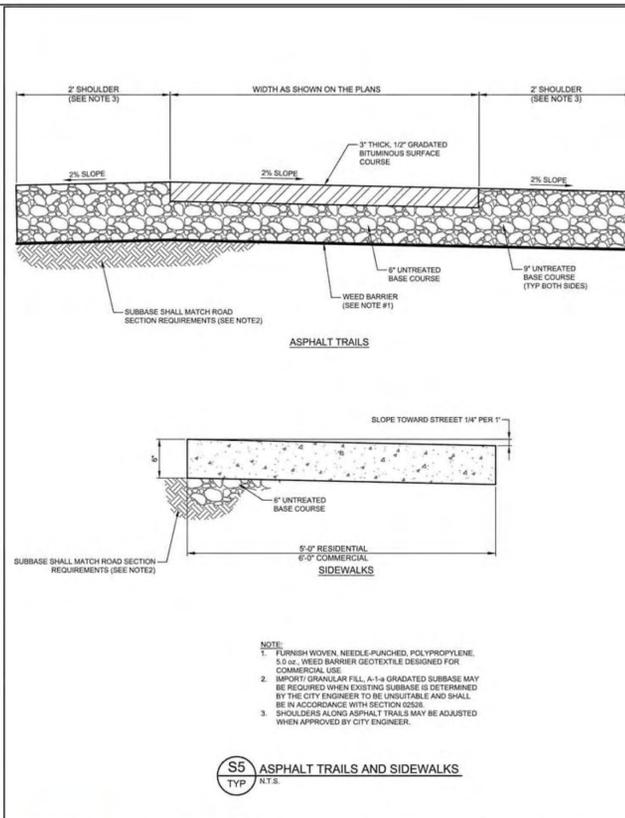
WATTS ENTERPRISES  
 REMUND FARMS  
 ROCKWELL CIR  
 PLAN & PROFILE 0+00 - 5+60



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 PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 9 MAR 2022

DESIGN BY: PDB  
 DRAWN BY: DEJ  
 DATE: 9 MAR 2022  
 REV:  
 SHEET 8

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**HORROCKS ENGINEERS** JULY 2020  
 728 WEST 100 SOUTH #2  
 MIDWAY CITY, UTAH 84049  
 (435) 654-2228

**MIDWAY CITY STANDARD DRAWING**  
 STREETS - 5

**HORROCKS ENGINEERS** JULY 2020  
 728 WEST 100 SOUTH #2  
 MIDWAY CITY, UTAH 84049  
 (435) 654-2228

**MIDWAY CITY STANDARD DRAWING**  
 STREETS - 6

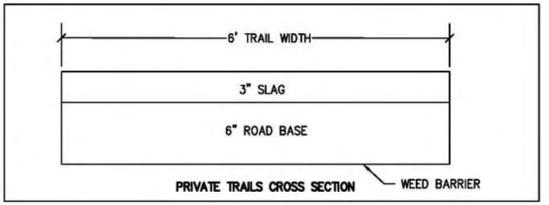
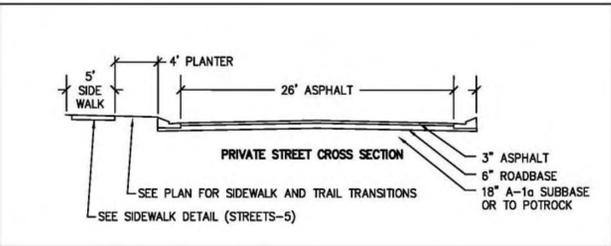
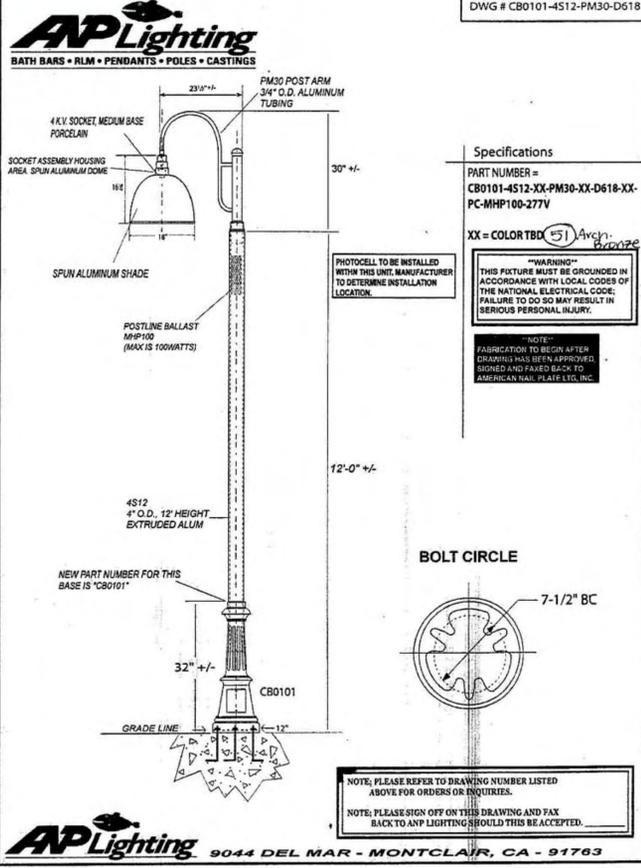
**HORROCKS ENGINEERS** JULY 2020  
 728 WEST 100 SOUTH #2  
 MIDWAY CITY, UTAH 84049  
 (435) 654-2228

**MIDWAY CITY STANDARD DRAWING**  
 STREETS - 7

**HORROCKS ENGINEERS** JULY 2020  
 728 WEST 100 SOUTH #2  
 MIDWAY CITY, UTAH 84049  
 (435) 654-2228

**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

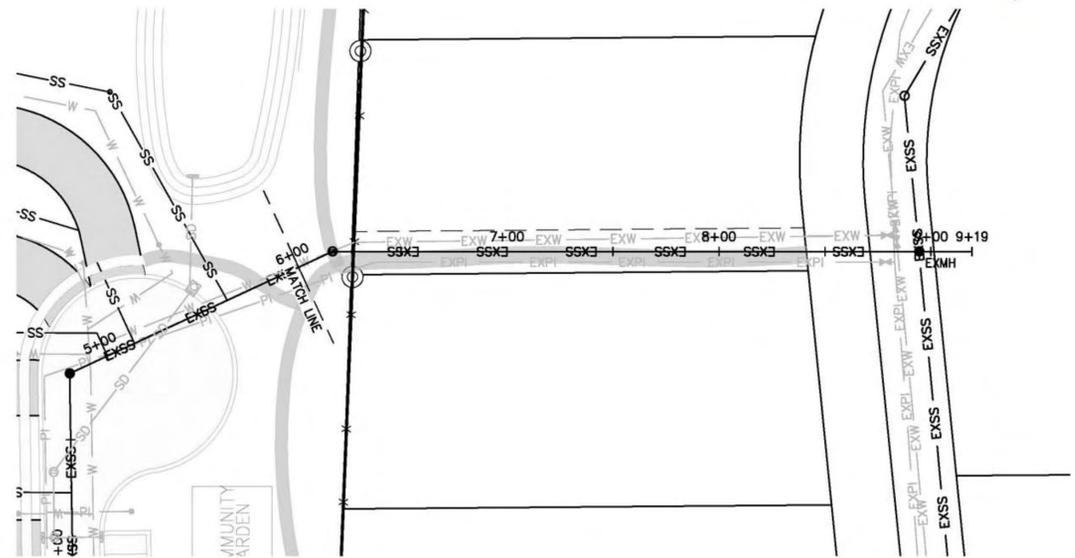
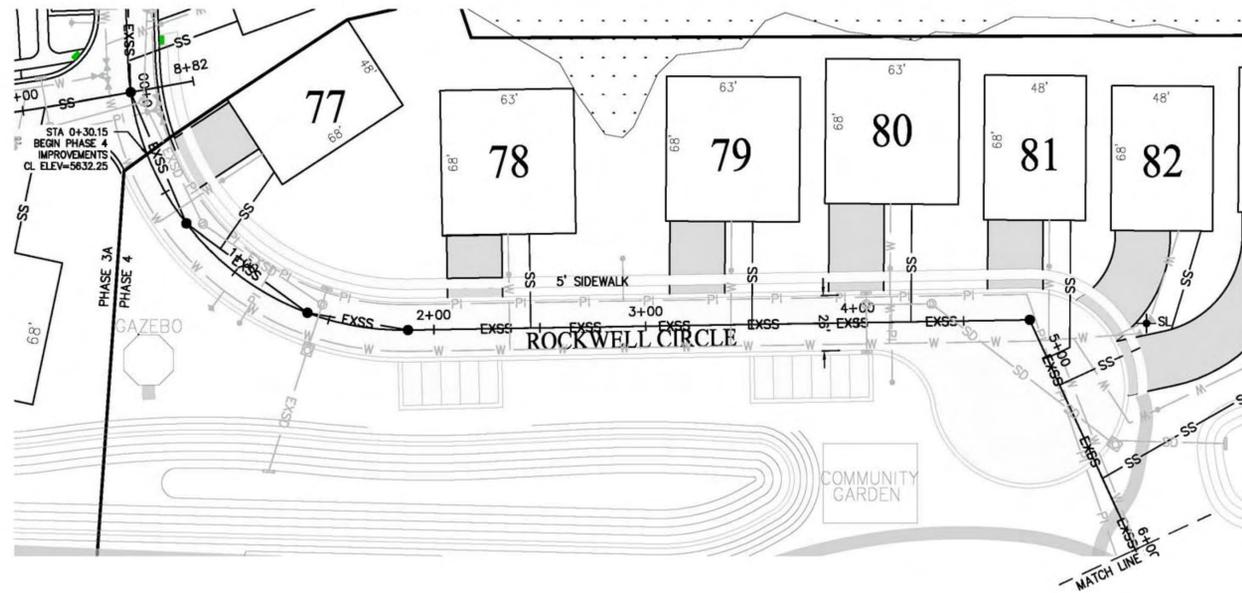
DESIGN BY: PDB  
 DRAWN BY: CNB

DATE: 9 MAR 2022  
 REV:

SHEET  
 9

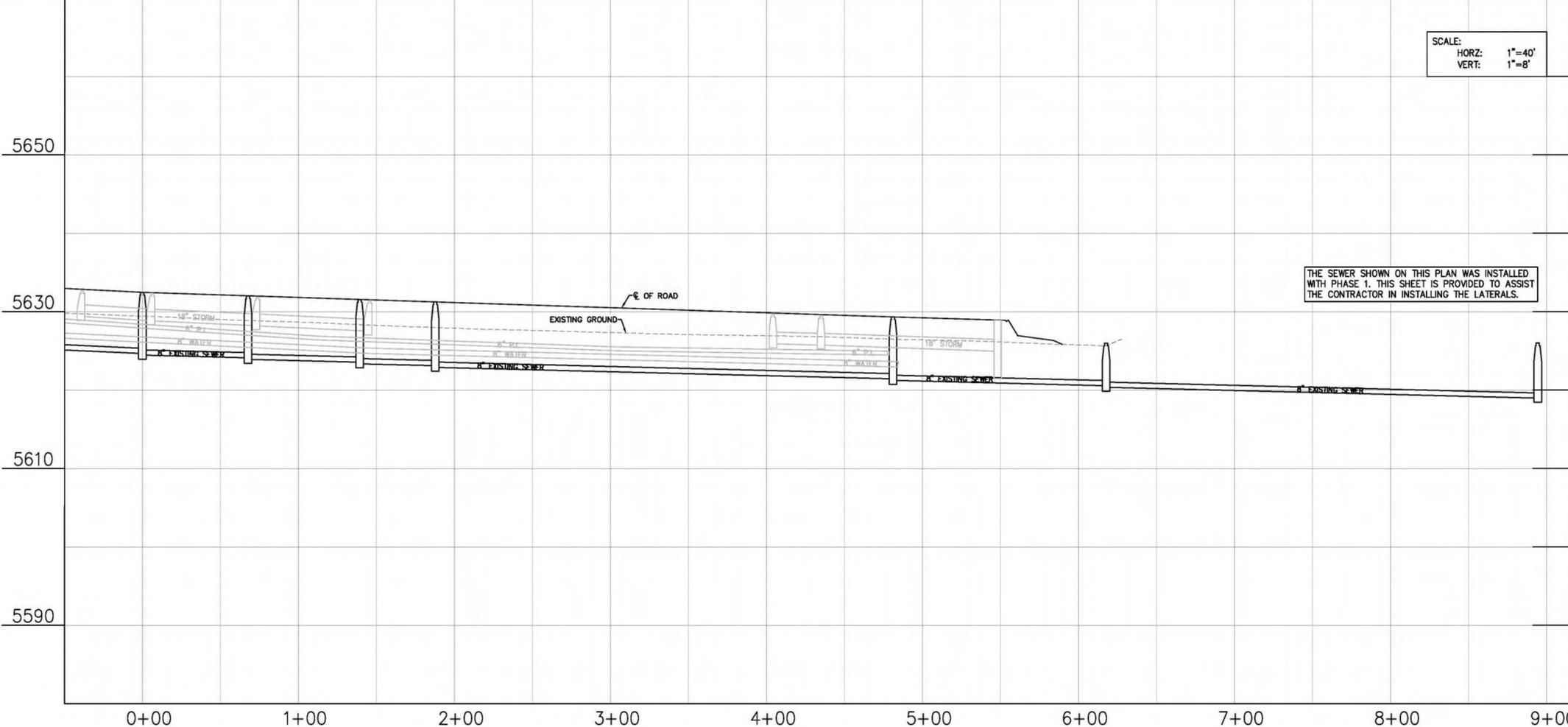






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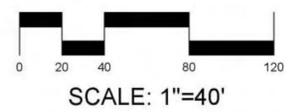
- LEGEND:**
- SS SEWER
  - EXSS EXISTING SEWER
  - EXPI EXISTING PRESSURIZED IRRIGATION
  - PI PRESSURIZED IRRIGATION
  - W CULINARY WATER
  - EXW EXISTING WATER
  - SD STORM DRAIN
  - EXSD EXISTING STORM DRAIN

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

- LEGEND:**
- SL + PROPOSED STREET LIGHT LOCATION
  - INSTALL ADA RAMP

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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 9 MAR 2022



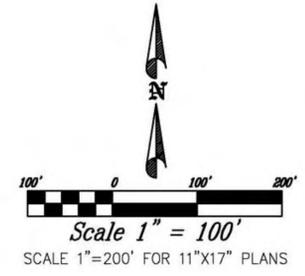
WATTS ENTERPRISES  
REMUND FARMS  
ROCKWELL CIR EXISTING  
SEWER 0+00 - 5+60



DESIGN BY: PDB DATE: 9 MAR 2022 SHEET  
DRAWN BY: DEJ REV: 12

Path: X:\Watts - Remund Farms\Remund Farms\Phase 4 Final Plans\A  
 File name: 12 ROCKWELL CIR EXISTING SEWER.dwg | plot date: March 08, 2022 | plotted by: roger





**LEGEND**

	WETLANDS
	WATER METER
	FIRE HYDRANT
	EXISTING WATER LINE

- CULINARY WATER SYSTEM NOTES:**
1. ALL CULINARY WATER CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN 2020 EDITION.
  2. ALL PRIVATE STREETS WILL BE A DEDICATED AS A PUBLIC UTILITY EASEMENT.
  3. ALL UNITS AND LOTS SHALL HAVE A 1" WATER SERVICE WITH A 3/4" METER.
  4. ALL WATER LINES SHALL BE AWWA C900 DR-18 PIPE.
- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

REMOVE PLUG & THRUST BLOCK  
CONNECT TO EXISTING WATER LINE  
BEGIN PHASE 4 WATER IMPROVEMENTS

REMOVE PLUG & THRUST BLOCK  
CONNECT TO EXISTING 8" WATER

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SERIAL NO. 295595  
DATE: 9 MAR 2022

WATTS ENTERPRISES  
REMUND FARMS  
PHASE 4  
WATER PLAN

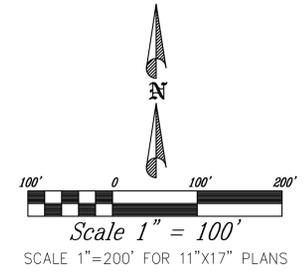


380 E Main St. Suite 204  
Midway, Ut 84049  
ph 435.657.9749

DESIGN BY: PDB  
DRAWN BY: CNB  
DATE: 9 MAR 2022  
REV:

SHEET  
14

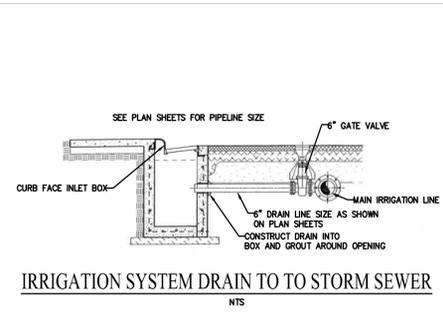
Paul D. Berg - Remund Farms Water Plan & Final Phase 4  
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**LEGEND**

	WETLANDS
	P.I. 2.0" PRESSURIZED IRRIGATION SERVICE
	EXPI EXISTING PRESSURIZED IRRIGATION
	PI PRESSURIZED IRRIGATION

- PRESSURIZED IRRIGATION SYSTEM NOTES:**
1. ALL PRESSURIZED IRRIGATION CONSTRUCTION TO MEET MIDWAY IRRIGATION COMPANY STANDARDS.
  2. ALL PIPE SHALL BE AWWA C-900 CLASS OR EQUIVALENT.
  3. ALL PRESSURIZED IRRIGATION SERVICES FOR COMMON AREA SHALL BE 2".
  4. SEE STORM DRAIN PLAN AND PROFILE SHEETS FOR MORE INFORMATION REGARDING P.I. DRAIN LOCATIONS



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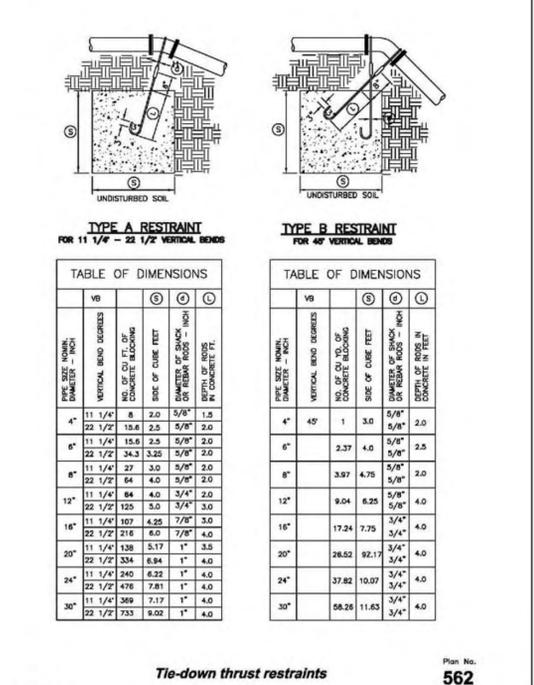
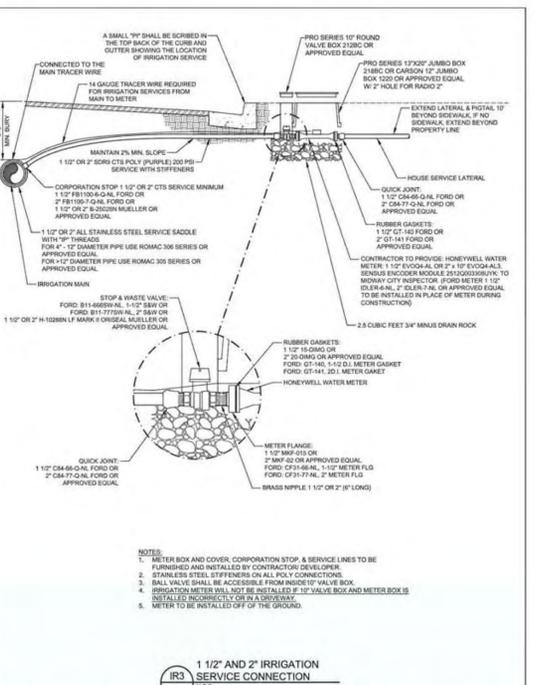
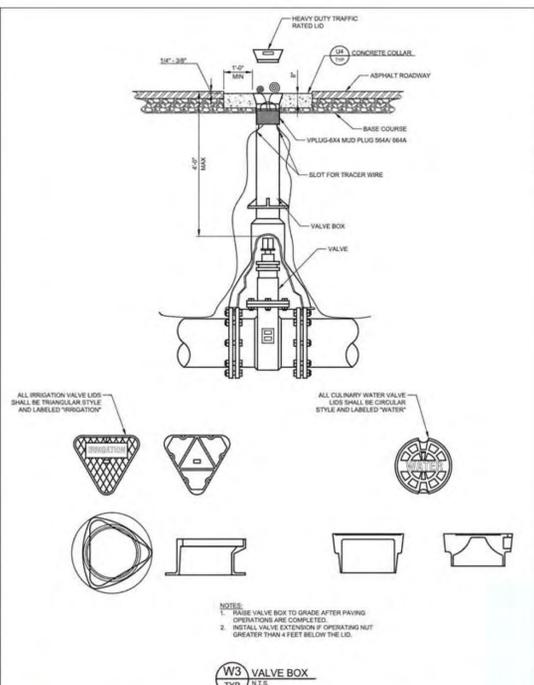
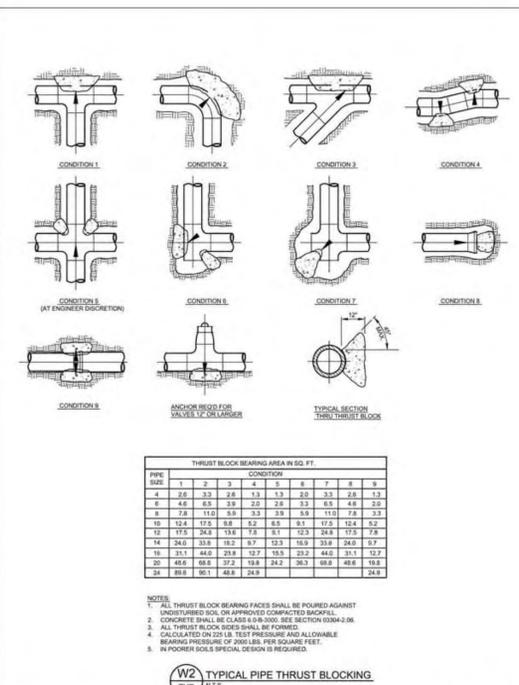
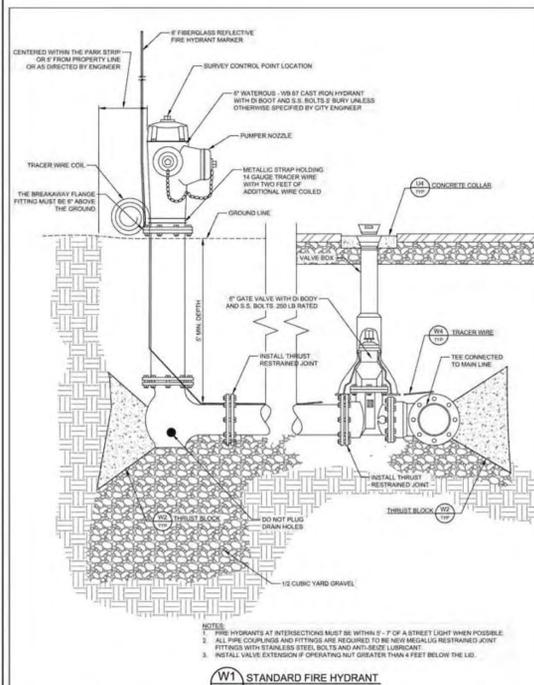
PAUL D. BERG, P.E.  
 SERIAL NO. 295595  
 DATE: 9 MAR 2022

WATTS ENTERPRISES  
 REMUND FARMS  
 PHASE 4  
 PRESSURIZED IRRIGATION PLAN

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

DESIGN BY: PDB	DATE: 9 MAR 2022	SHEET <b>15</b>
DRAWN BY: CNB	REV:	

Paul D. Berg - Remund Farms (Remund Farms) (Remund Farms) - Final Phase 4  
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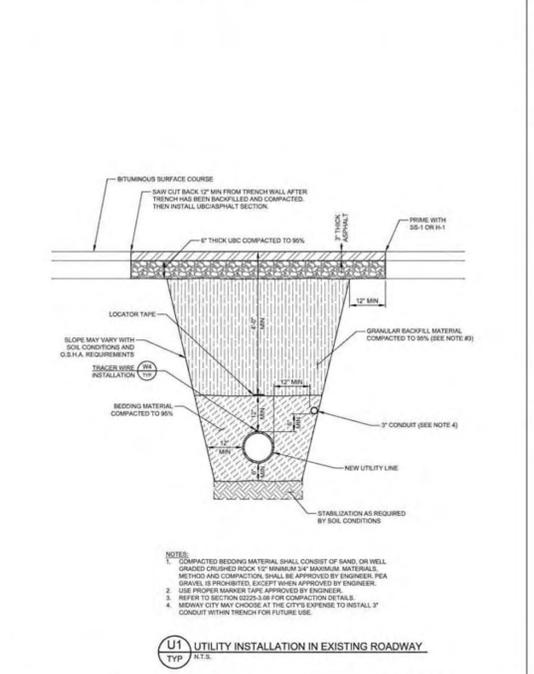
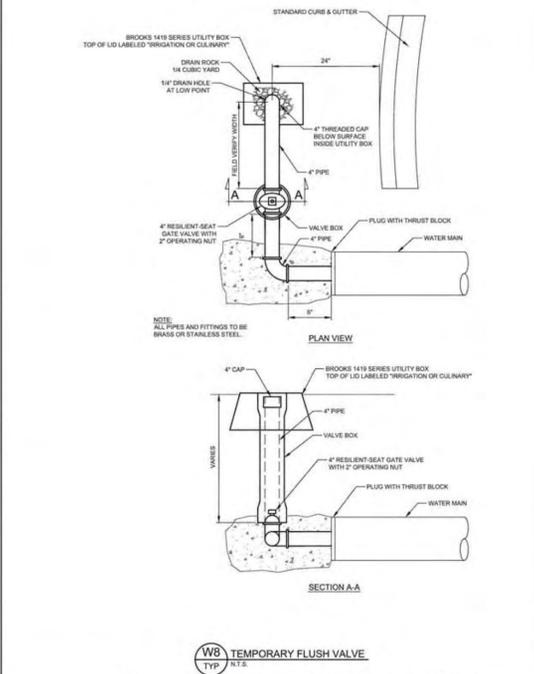
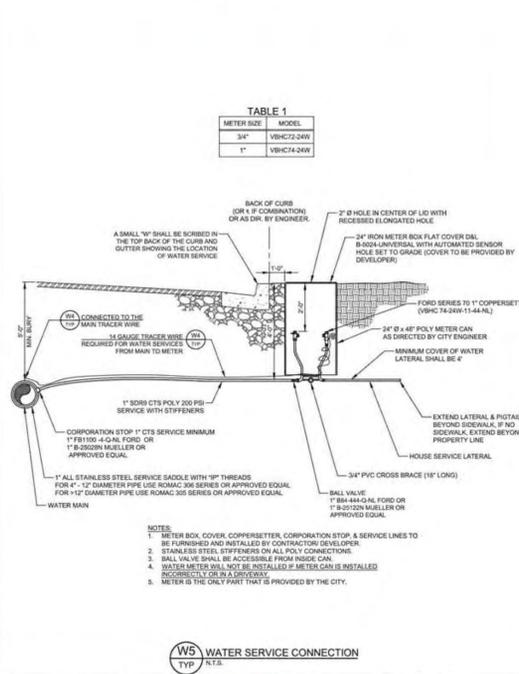
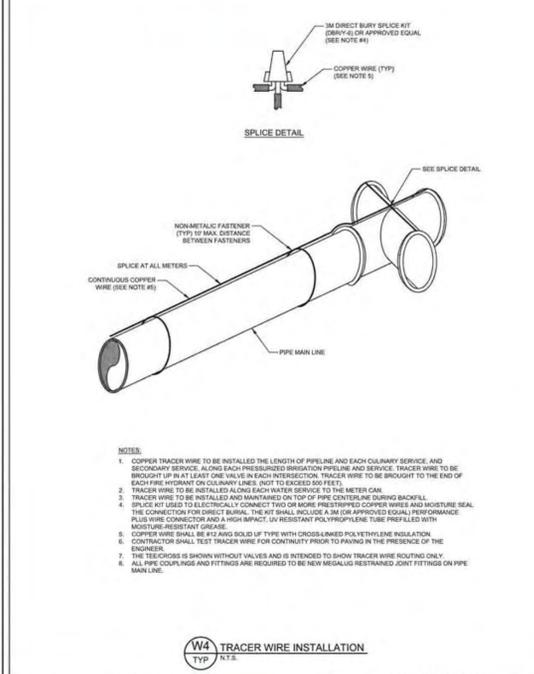


**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING WATER - 1

**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING WATER - 2

**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING WATER - 3

**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING IRRIGATION - 3



**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING WATER - 4

**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING WATER - 5

**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING WATER - 6

**HORROCKS ENGINEERS** JULY 2020 MIDWAY CITY STANDARD DRAWING UTILITY - 1

- Tie-down thrust restraints**
- CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
  - PIPE JOINTS: Do not cover with concrete. Leave completely accessible.
  - GREASE: Apply poly-fm grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
  - SPECIAL CONSTRUCTION REQUIREMENTS:
    - Thrust design for pipe sizes or configurations not shown require special design.
    - Bearing areas, volumes, and special thrust blocking details shown on drawings take precedence over this plan.
    - Reinforcing steel bars to be epoxy coated at least 15 mils thick. Minimum stress yield strength of the down bars is 70,000 psi.
    - Locking restraint devices may be used in conjunction with concrete thrust blocking (at option of ENGINEER).
    - 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.
    - 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.
  - INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
  - 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.

**WATTS ENTERPRISES**  
**REMUND FARMS**

**WATER CONSTRUCTION**  
**DETAILS**

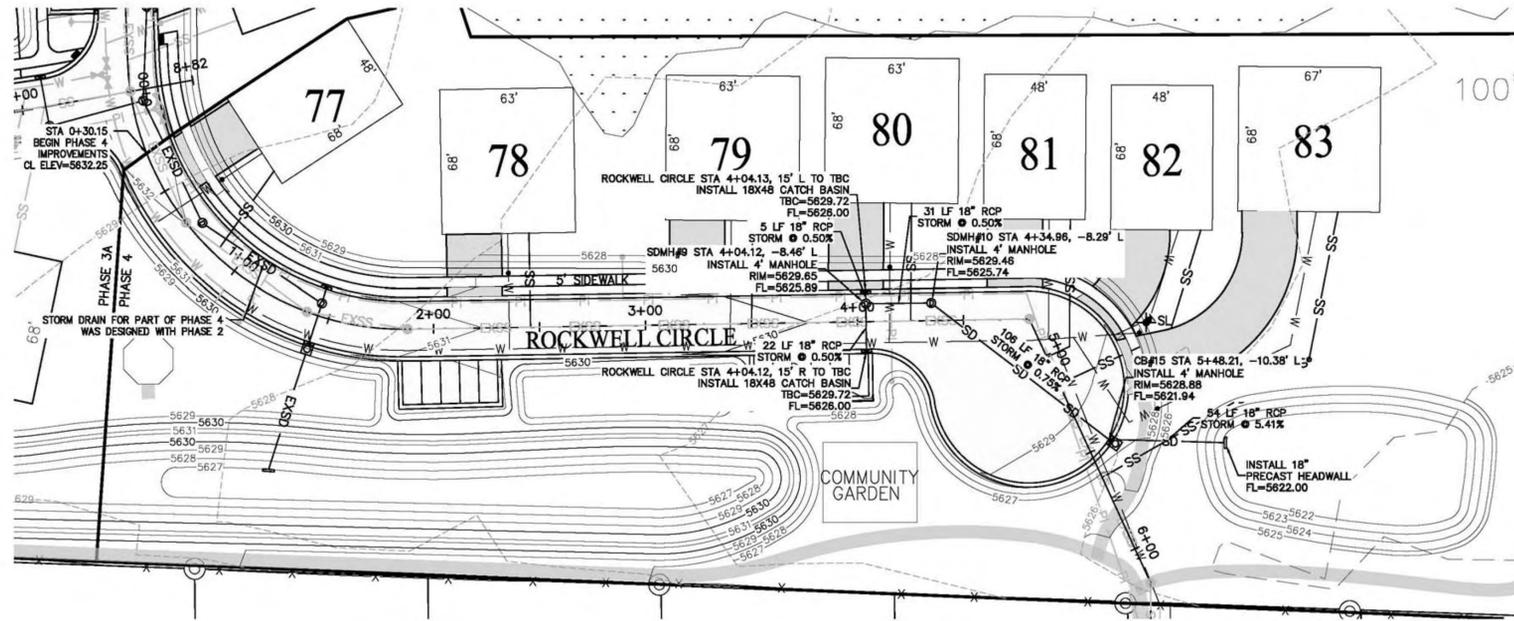
**BERG ENGINEERING**  
380 E Main St. Suite 204  
Midway, UT 84049  
ph 435.657.9749

DESIGN BY: PDB  
DRAWN BY: CNB

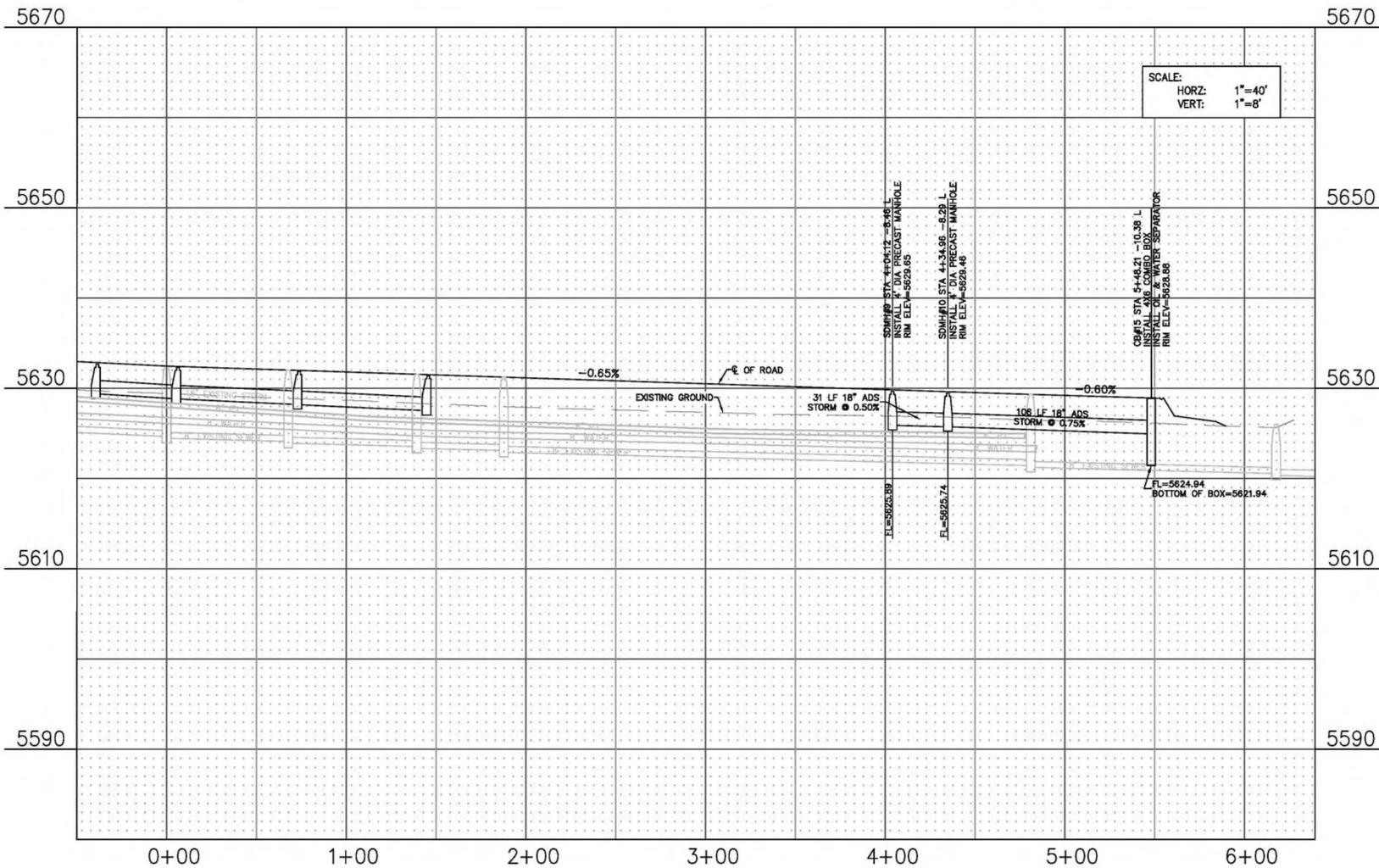
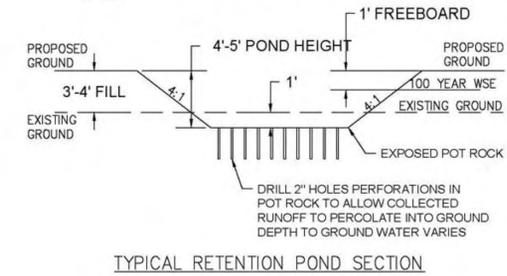
DATE: 9 MAR 2022  
REV:

SHEET  
**16**





- 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.



NOTES:

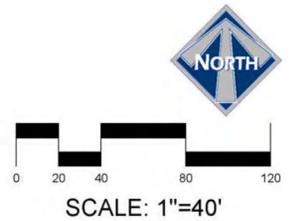
1. LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
2. ALL STORM DRAIN CONSTRUCTION SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN THE JUNE 2020 EDITION.
3. ALL CATCH BASIN BOTTOM OF BOXES SHALL BE 1' BELOW FLOWLINE ELEVATION PER MIDWAY CITY STANDARD DRAWING MSD-1 UNLESS AN OIL AND DEBRIS SEPARATOR IS INSTALLED, THEN THE BOTTOM OF BOX SHALL BE PER MIDWAY CITY STANDARD DRAWING MSD-3.

LEGEND:

- SL + PROPOSED STREET LIGHT LOCATION
- INSTALL ADA RAMP

GRADING NOTE:

THIS PLAN SHOWS GRADING SLOPES NEEDED FOR ROAD CONSTRUCTION. FINAL GRADES TO BE COMPLETED WITH CONSTRUCTION OF HOMES. HOMES TO BE 18-24 INCHES ABOVE TOP BACK OF CURB. DRIVEWAYS WILL BE LESS THAN 5%.



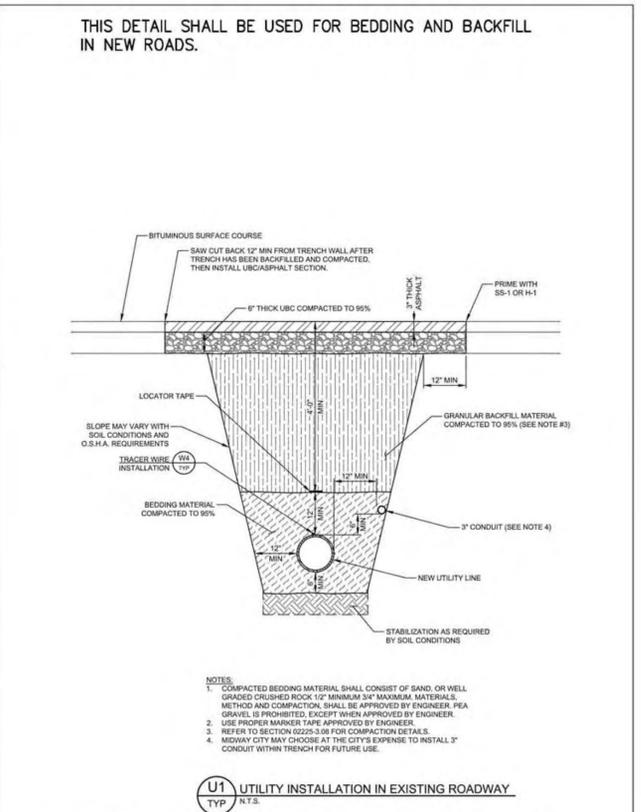
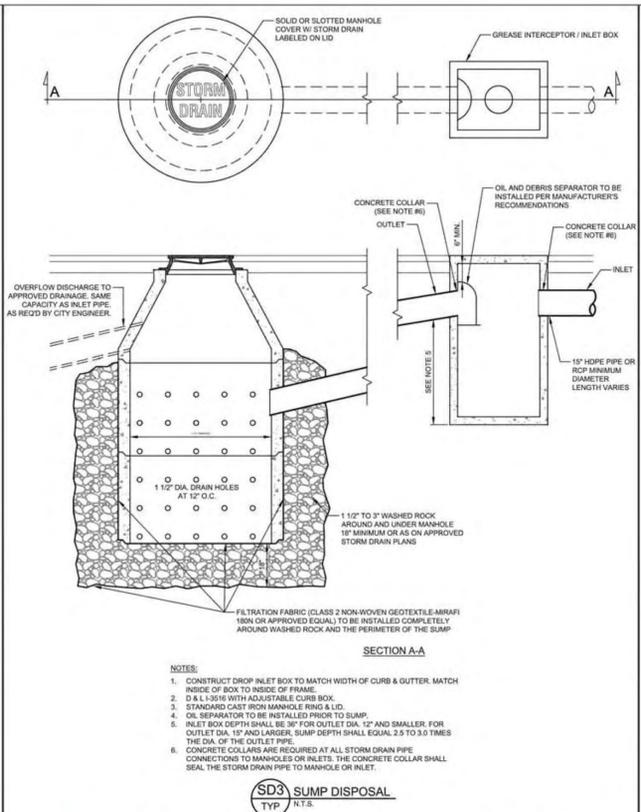
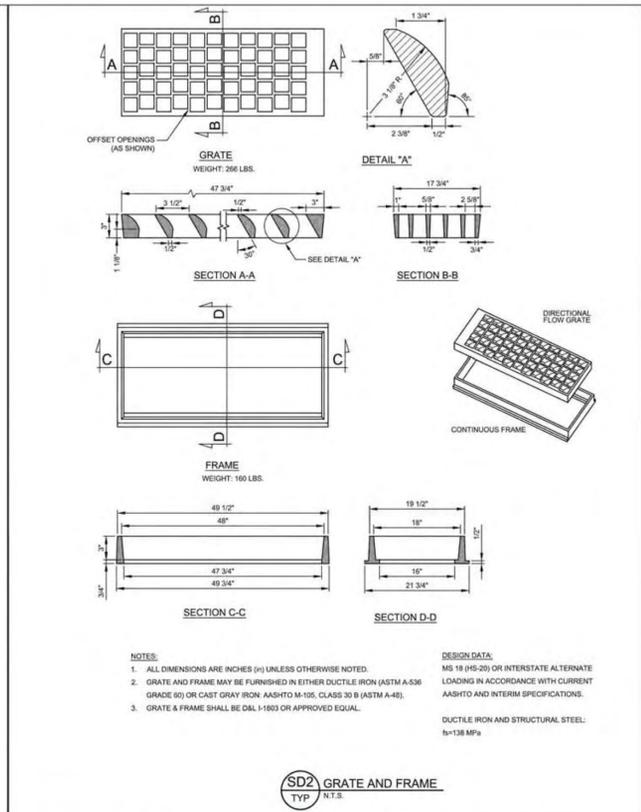
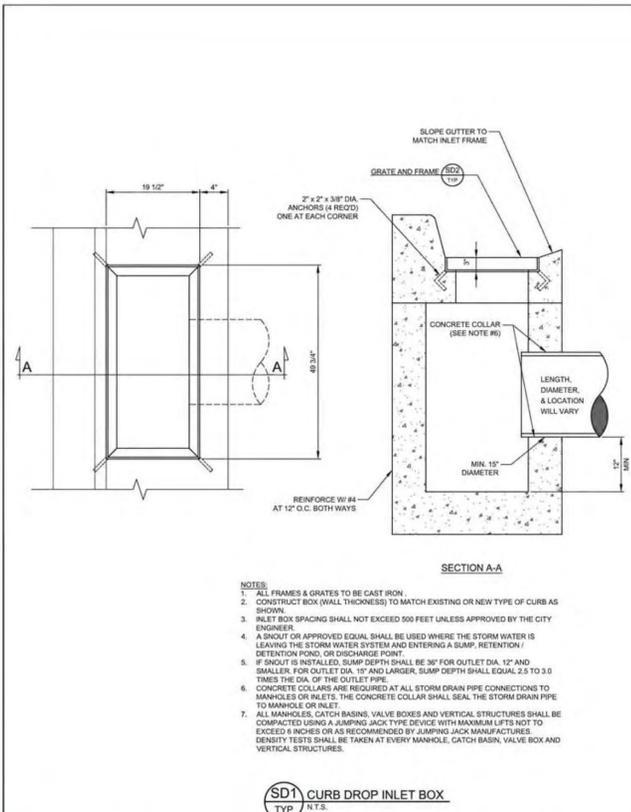
WATTS ENTERPRISES  
REMUND FARMS  
ROCKWELL CIR STORM  
PLAN & PROFILE 0+00 - 5+60



DESIGN BY: PDB  
DRAWN BY: DEJ  
DATE: 9 MAR 2022  
REV:

SHEET  
18

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: 9 MAR 2022



**HORROCKS ENGINEERS** JULY 2020  
 MIDWAY CITY STANDARD DRAWING  
 STORM DRAIN - 1

**HORROCKS ENGINEERS** JULY 2020  
 MIDWAY CITY STANDARD DRAWING  
 STORM DRAIN - 2

**HORROCKS ENGINEERS** JULY 2020  
 MIDWAY CITY STANDARD DRAWING  
 STORM DRAIN - 3

**HORROCKS ENGINEERS** JULY 2020  
 MIDWAY CITY STANDARD DRAWING  
 UTILITY - 1

Pipe Diameter (in.)	Wall Thickness (in.)	Hole Diameter (in.)	Min. Difference Grate-to-Pipe Invert (in.)	Min. Difference Grate-to-Pipe Invert (ft.)
12	2.25	20.50	33.25	2.77
15	2.25	23.75	36.25	3.02
18	2.5	27.00	39.50	3.27
21	3.0	31.00	43.00	3.58
24	3.0	34.00	46.00	3.83
27	4.0	39.00	51.00	4.17
30	4.125	42.25	54.13	4.43
36	4.5	49.50	59.50	4.96
42	5.0	56.25	66.25	5.52
48	5.71	63.42	72.71	6.05

**Storm Drain Manhole/Combo Box Typical**  
 Assume RCP for Pipe Diameters and Wall Thickness

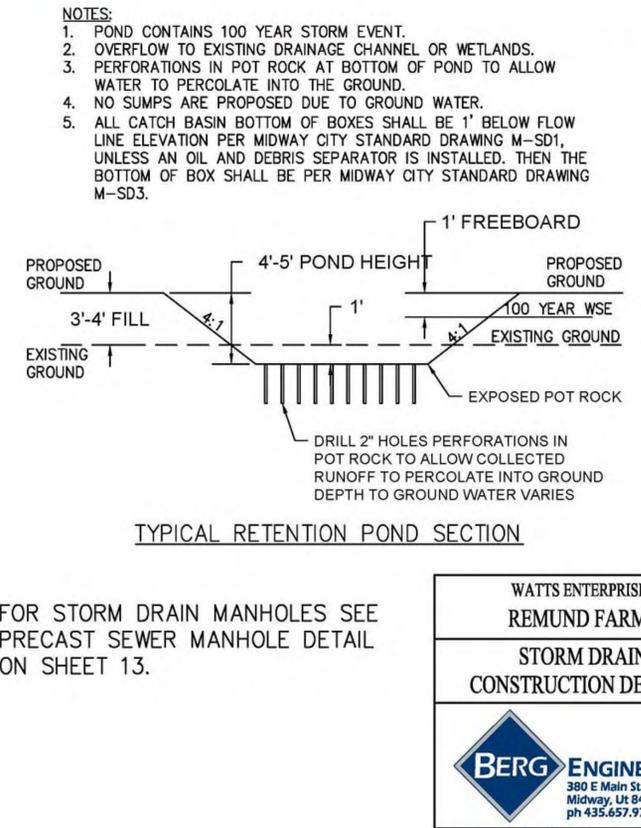
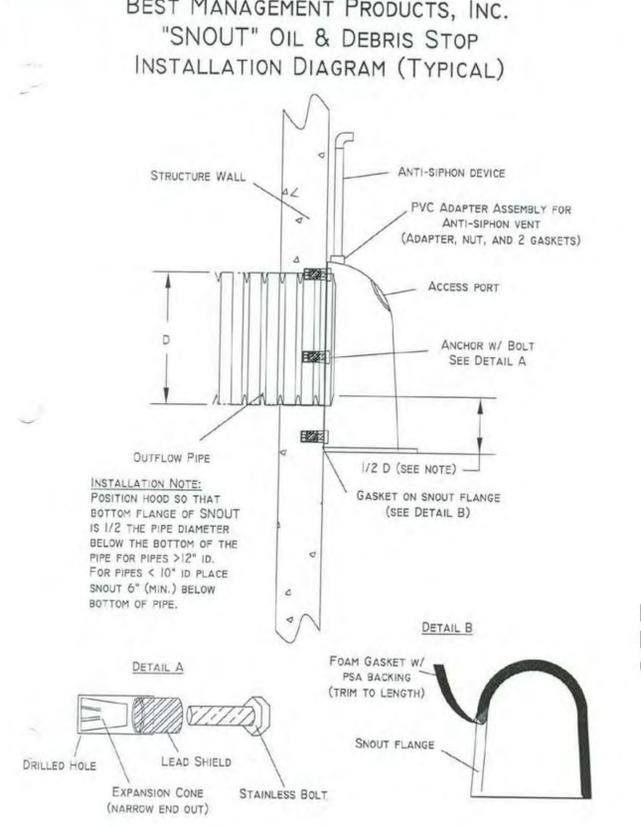
Pipe Diameter (in.)	Wall Thickness (in.)	Hole Diameter (in.)	Minimum Difference Ring-to-Pipe Invert (in.)	Minimum Difference Ring-to-Pipe Invert (Feet)
12	2.25	20.50	33.25	3.10
15	2.25	23.75	36.25	3.36
18	2.5	27.00	39.50	3.63
21	3.0	31.00	43.00	3.92
24	3.0	34.00	46.00	4.17
27	4.0	39.00	51.00	4.46
30	4.125	42.25	54.13	4.76
36	4.5	49.50	59.50	5.33
42	5.0	56.25	66.25	5.84
48	5.71	63.42	72.71	6.39

**Storm Drain Manhole/Combo Box Typical**  
 Assume RCP for Pipe Diameters and Wall Thickness

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	33.25	3.10
15	2.25	23.75	36.25	3.36
18	2.5	27.00	39.50	3.63
21	3.0	31.00	43.00	3.92
24	3.0	34.00	46.00	4.17
27	4.0	39.00	51.00	4.46
30	4.125	42.25	54.13	4.76
36	4.5	49.50	59.50	5.33
42	5.0	56.25	66.25	5.84
48	5.71	63.42	72.71	6.39

**Storm Drain Manhole/Combo Box Typical**  
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21	3.0	31.00	43.00	3.92
24	3.0	34.00	46.00	4.17
27	4.0	39.00	51.00	4.46
30	4.125	42.25	54.13	4.76
36	4.5	49.50	59.50	5.33
42	5.0	56.25	66.25	5.84
48	5.71	63.42	72.71	6.39



**Mountain States Concrete Pipe Association**  
 8221 SOUTH FALCON WAY, SUITE 204  
 MIDWAY, UT 84049  
 Phone: 801-471-9411 Fax: 801-471-9412

**Clearance Tables for RCP in Inlet/Cleanout Boxes**

**Mountain States Concrete Pipe Association**  
 8221 SOUTH FALCON WAY, SUITE 204  
 MIDWAY, UT 84049  
 Phone: 801-471-9411 Fax: 801-471-9412

**Clearance Tables for RCP in Manholes/Combo Boxes**

FOR STORM DRAIN MANHOLES SEE PRECAST SEWER MANHOLE DETAIL ON SHEET 13.

**WATTS ENTERPRISES**  
**REMUND FARMS**  
**STORM DRAIN**  
**CONSTRUCTION DETAILS**

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

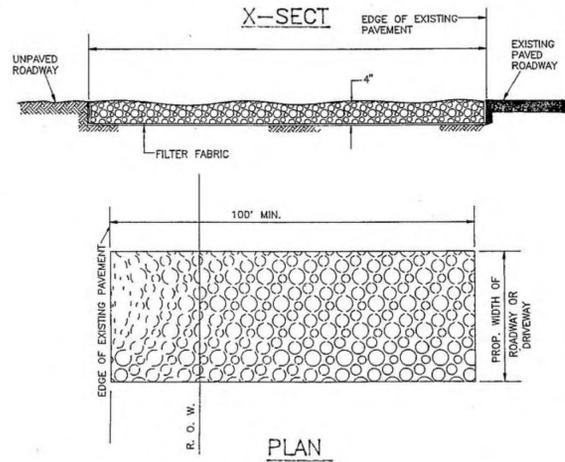
DESIGN BY: PDB  
 DRAWN BY: CNB  
 DATE: 9 MAR 2022  
 REV:

SHEET  
**19**

### 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.

**MAINTENANCE**  
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.



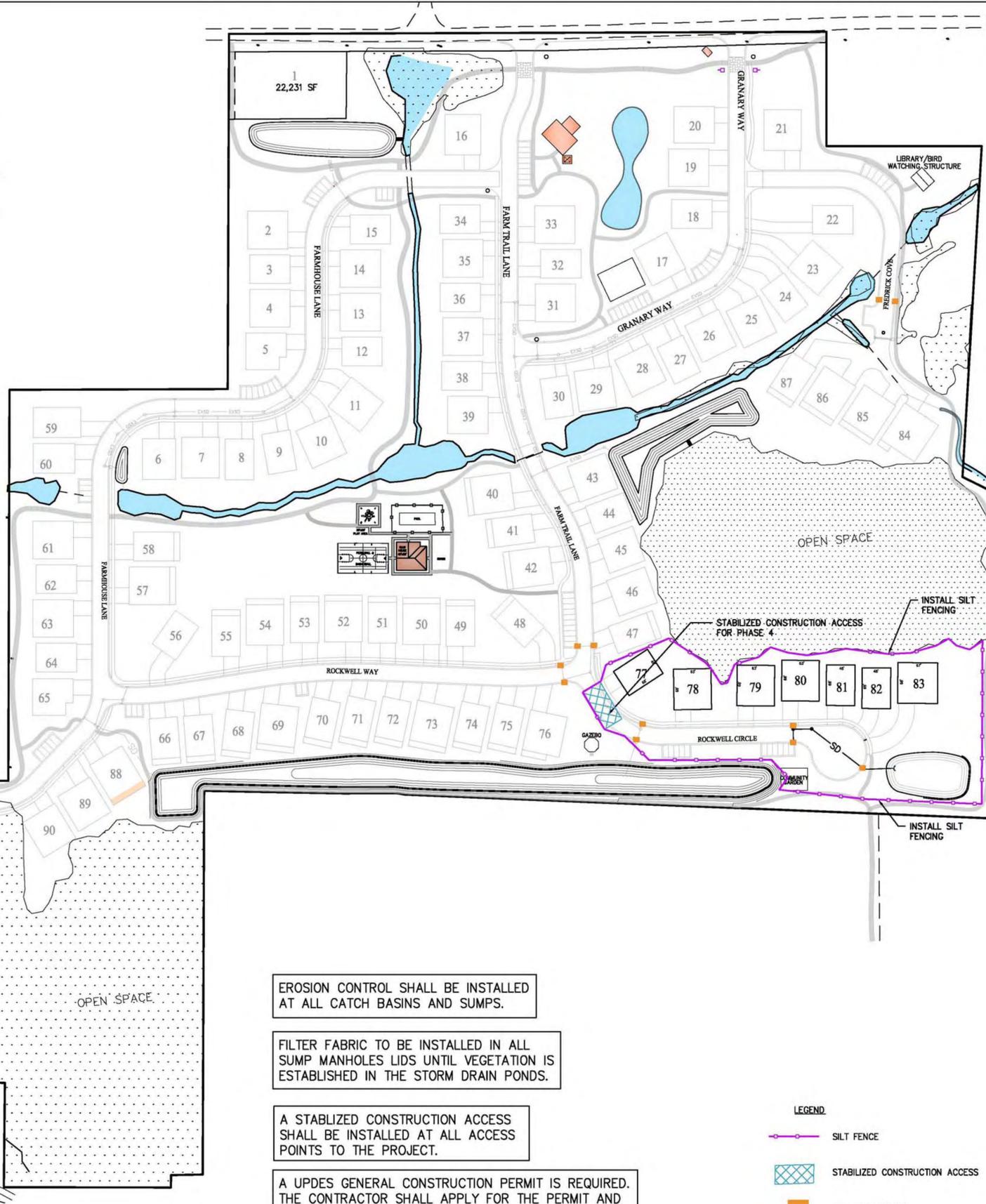
LENGTH - 50 FEET MINIMUM WHERE THE SOILS ARE SANDS OR GRAVELS OR 100 FEET MINIMUM WHERE SOILS ARE CLAYS OR SILTS. EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY.

**MAINTENANCE**  
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.



Scale 1" = 100'

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



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

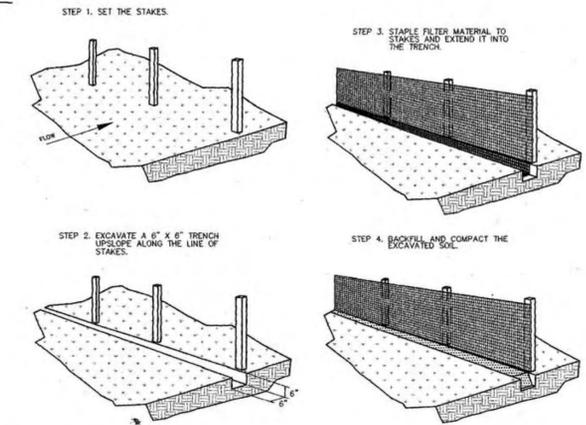
FILTER FABRIC TO BE INSTALLED IN ALL SUMP MANHOLES LIDS UNTIL VEGETATION IS ESTABLISHED IN THE STORM DRAIN PONDS.

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 PROPYLENE, 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% EXT. STRENGTH = 50 LBS./LIN. IN. (MIN.)  
MAXIMUM ELONGATION 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**

1. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 15" AND A MAXIMUM OF 18" ABOVE FINAL GRADE.
2. 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).
3. STAKES FOR THE SILT FENCE SHALL BE 2"x2" WOOD WITH A MINIMUM LENGTH OF 3 FEET.
4. THE STAKES SHALL BE SPACED A MAXIMUM OF 5 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (18" MIN.).
5. A TRENCH SHALL BE EXCAVATED APPROX 6" WIDE AND 6" DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.

6. THE SILT FENCE SHALL BE STAPLED TO THE STAKES WITH 8" (MIN.) OF FABRIC EXTENDING INTO THE TRENCH. HEAVY DUTY NINE STAPLES (1/2" X 1 1/2" LONG MIN) SHALL BE USED. THE FENCE SHALL NOT BE STAPLED TO EXISTING TREES.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FENCE MATERIAL.
8. 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.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

**MAINTENANCE**

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. 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.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE.
4. 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 SEED.
5. THERE SHOULD BE NO GAPS OR SAGS IN THE SILT FENCE.

**CONSTRUCTION OF A FILTER BARRIER**

N.T.S.

**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: 9 MAR 2022

WATTS ENTERPRISES  
REMUND FARMS  
STORM WATER POLLUTION PREVENTION PLAN - PHASE 4

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

DESIGN BY: PDB  
DRAWN BY: CNB  
DATE: 9 MAR 2022  
REV: SHEET 20

11/15/2022 - Remund Farms Preliminary & Final Plans  
 File name: 20\_SWP\_Preliminary.dwg  
 Date: 11/15/2022  
 Printed by: cnb

# **Exhibit 3**

## GRANT OF RIGHT-OF-WAY AND UTILITIES EASEMENT

The undersigned, **Midway Springs LLC - Series I, a Utah limited liability company and Midway Springs LLC - Series II, a Utah limited liability company** (GRANTOR,) for good and valuable consideration, does hereby grant and convey to the **Remund Farms Subdivision Home Owners Association** (GRANTEE) and their successors, assigns, lessees, and agents, a perpetual Right-of-Way upon and over the following described land which the Grantor owns or in which the Grantor has any interest in Wasatch County, UT, to-wit:

See Attached Legal Description

This Right-of-Way granted herein over and across the above described property shall be perpetual for ingress and egress for pedestrian traffic consistent with the use of public trails, and also for the installation, repair, maintenance, and replacement of underground sewer, water, gas, electric, communication lines, and all other customary utility services, and also for the purpose of a constructing a public use trail and installation of public utilities, along with the continued maintenance necessary to provide public access to the trail system and access for maintenance of any and all utilities contained therein.

WITNESS THE HAND OF SAID GRANTOR THIS 5 DAY OF JUNE, 2019.

)   
) Midway Springs LLC-Series I  
) By: RKW-2015-20 LLC as Managing  
) Member of Midway Springs LLC-Series I  
) By: Russell K Watts as Managing Member  
) of RKW-2015-20 LLC

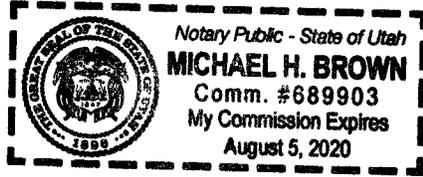
STATE OF UTAH                    )  
  ) §.  
County of Wasatch                )

On this 5<sup>th</sup> day of June, 2019 personally appeared before me Russell K Watts , whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Managing Member of RKW 2015-20 LLC whom is the Managing Member of

Midway Springs LLC-Series I, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and Russell K Watts acknowledged to me that said corporation executed the same.



Notary Public



**Swiss Paradise Subdivision Lot 3  
Sewer, Water, Pressurized Irrigation and Trail Easement**

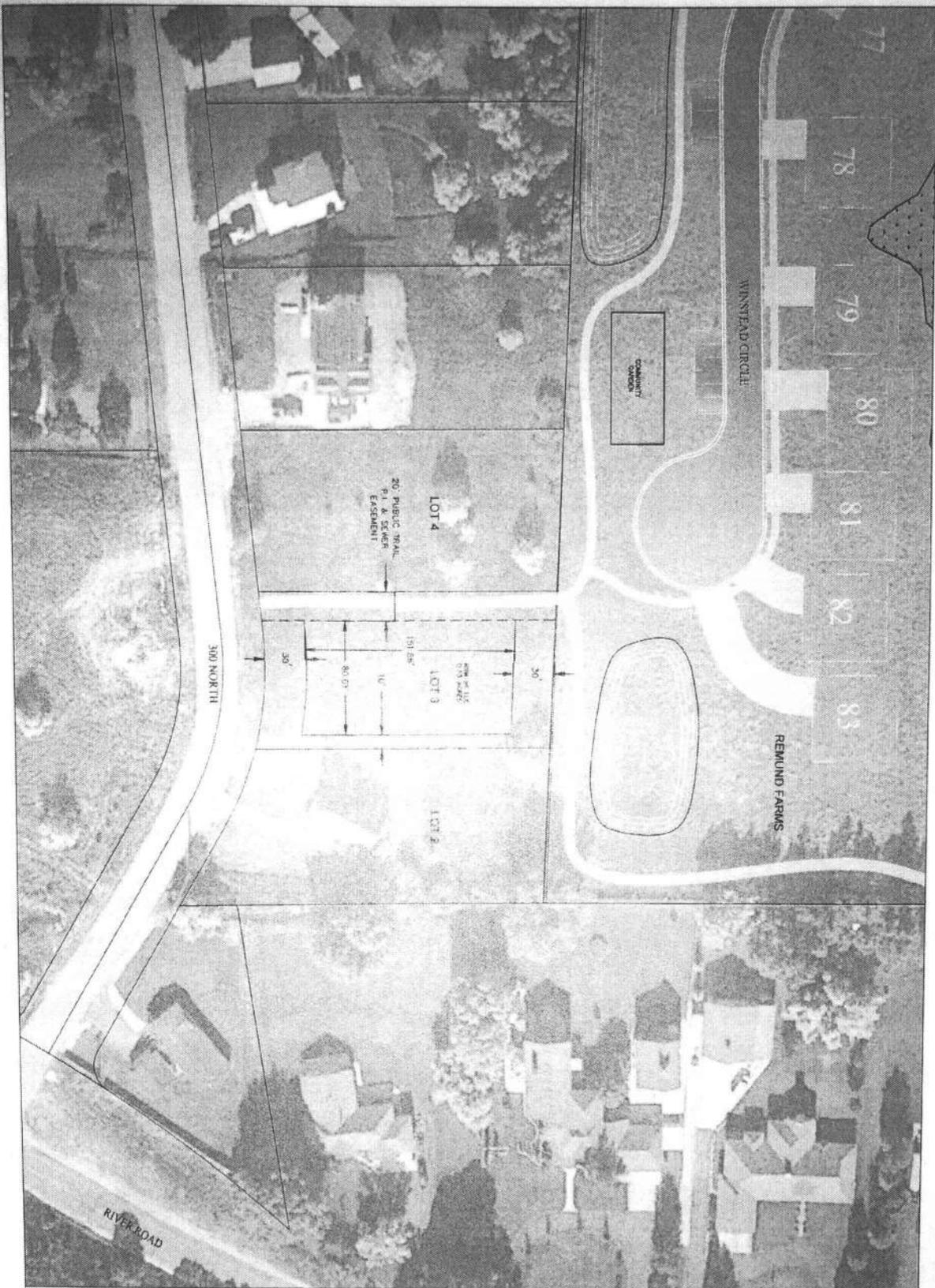
Boundary Description

The 20 foot easement described below will be shared by the Midway Sanitation District (sewer), Midway City (water and trail) and the Midway Irrigation Company (pressurized irrigation).

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF THE SWISS PARADISE SUBDIVISION. SAID POINT IS 1,358.54 FEET NORTH AND 616.54 FEET WEST FROM A THE CENTER OF SECTION FENCE POST, AS SHOWN ON THE RECORDED PLAT FOR THE SWISS PARADISE SUBDIVISION, FOR SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE SOUTH 87°30' EAST 20.02 FEET ALONG THE NORTH LOT LINE. SAID NORTH LOT LINE IS ADJACENT TO THE REMUND FARMS P.U.D.  
THENCE SOUTH 212.85 FEET TO A POINT ON THE 300 NORTH RIGHT-OF-WAY;  
THENCE SOUTH 84°45' WEST 20.08 FEET ALONG THE 300 NORTH RIGHT-OF-WAY TO THE WEST LOT LINE;  
THENCE NORTH 215.58 FEET ALONG THE WEST PROPERTY LINE TO THE POINT OF BEGINNING.

*DSP-0003*



**SETBACKS NOTES:**

ZONE	R-1-15
SETBACK	
FRONT	30'
SIDE	10' MINIMUM
REAR	24' TOTAL
	30'



8 CITY ENGINEERS  
 REMUND FARMS  
 SWISS PARADISE SUBDIVISION  
 LOT 3

**BLIC ENGINEERING**  
 4700 S. 100th St.  
 Suite 100  
 Omaha, NE 68148  
 (402) 426-1111

DATE: 11/15/11  
 DRAWN BY: JRM  
 CHECKED BY: JRM  
 TITLE: LOT 3

# Exhibit 4

