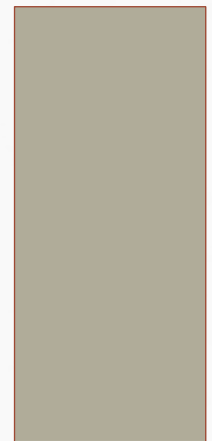


WATTS REMUND FARMS PHASES 2, 3A, 3B & 3C

PRELIMINARY

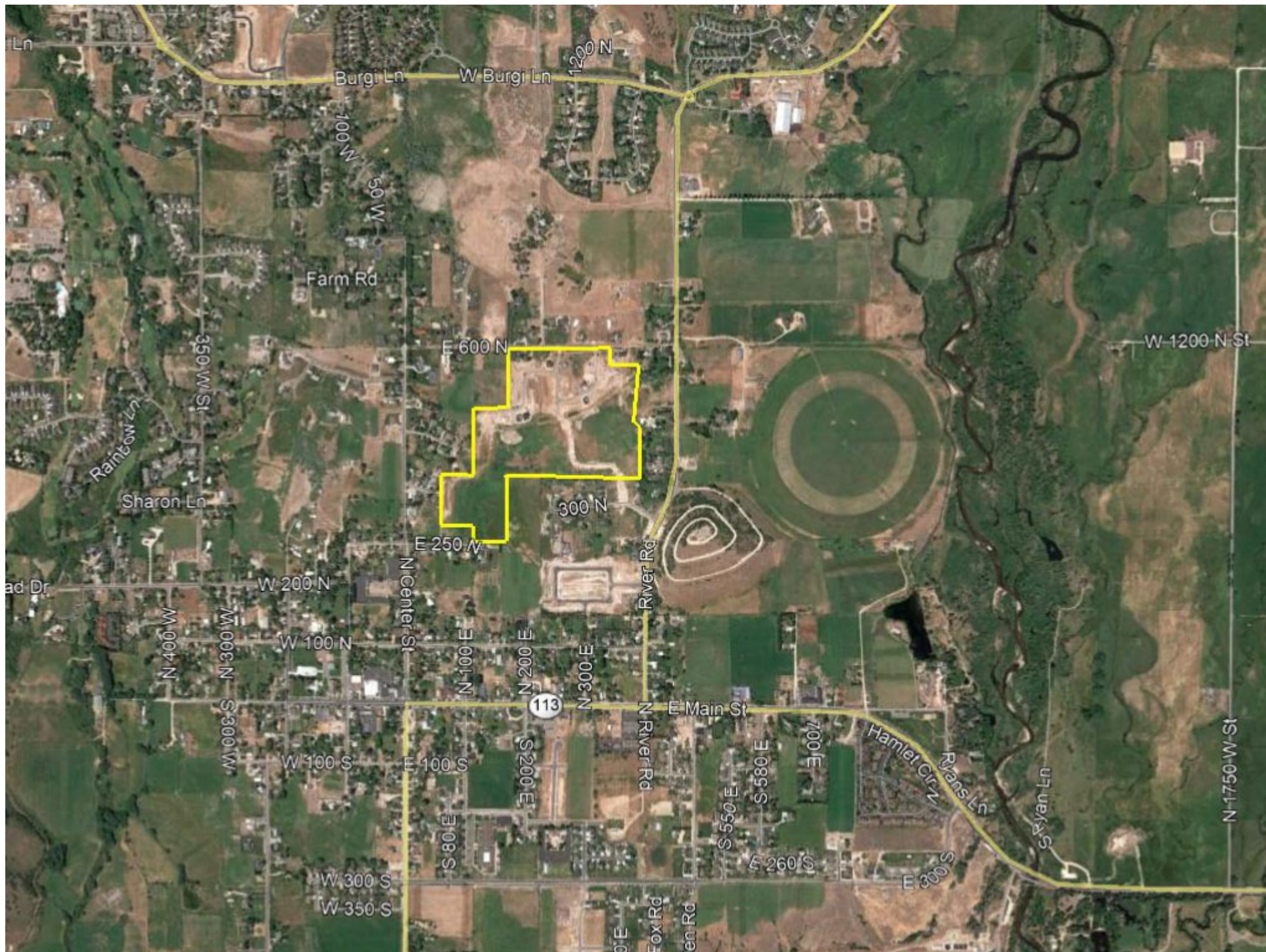


LAND USE SUMMARY

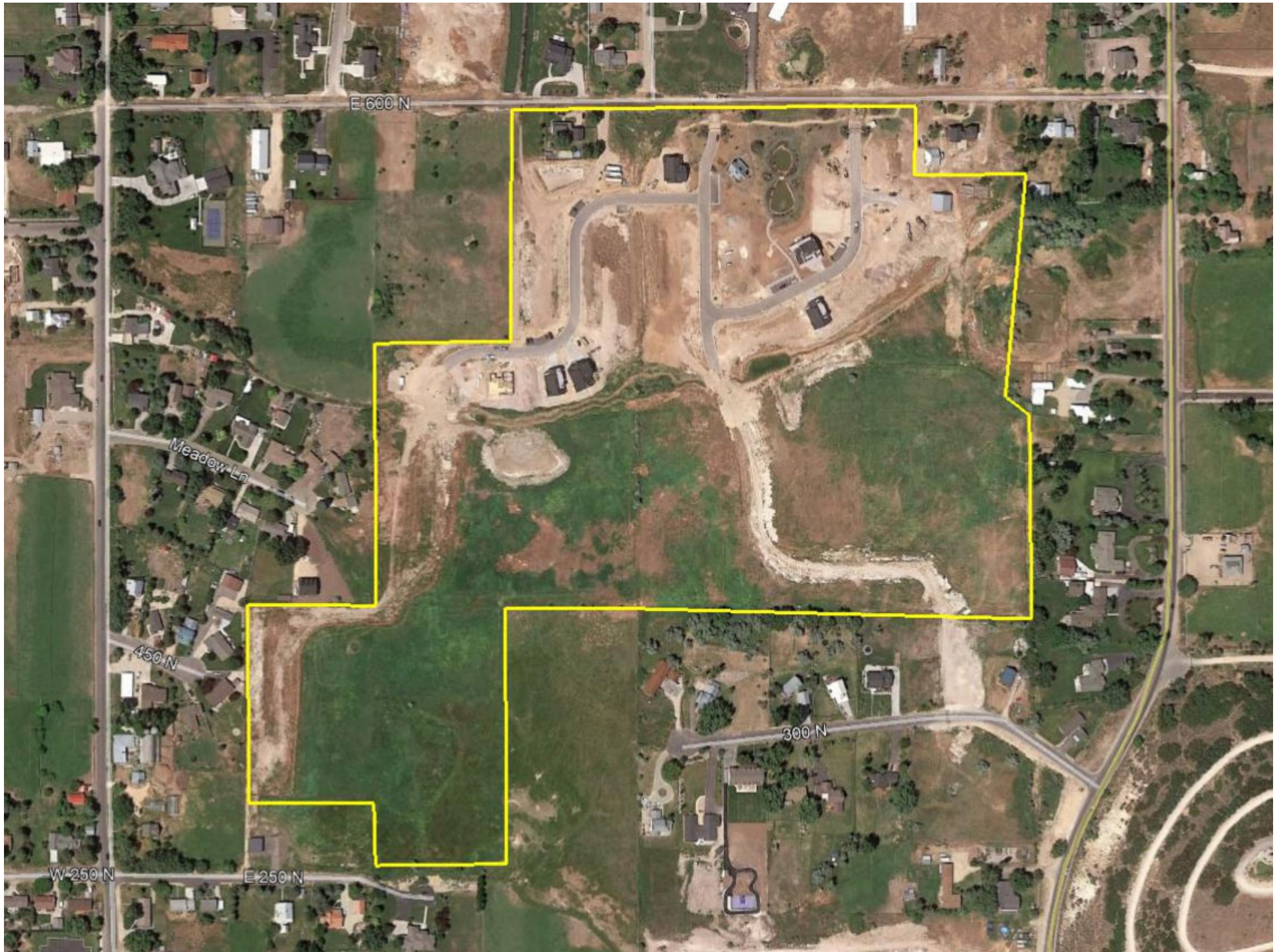
- R-1-15 zoning
- 34.91 acres
 - 15.71 acres of open space
- Planned Unit Development
- Proposal contains 58 building pads
 - Phase 2 – 18.05 acres – Units 40-52, 59, 60, 69-76, 84-87
 - Phase 3A – 3.53 acre – Units 53-58, 61-68
 - Phase 3B – 4.1 acres – Units 77-83
 - Phase 3C – 9.22 acres – Units 88-97
- Private roads will be maintained by the HOA

LAND USE SUMMARY

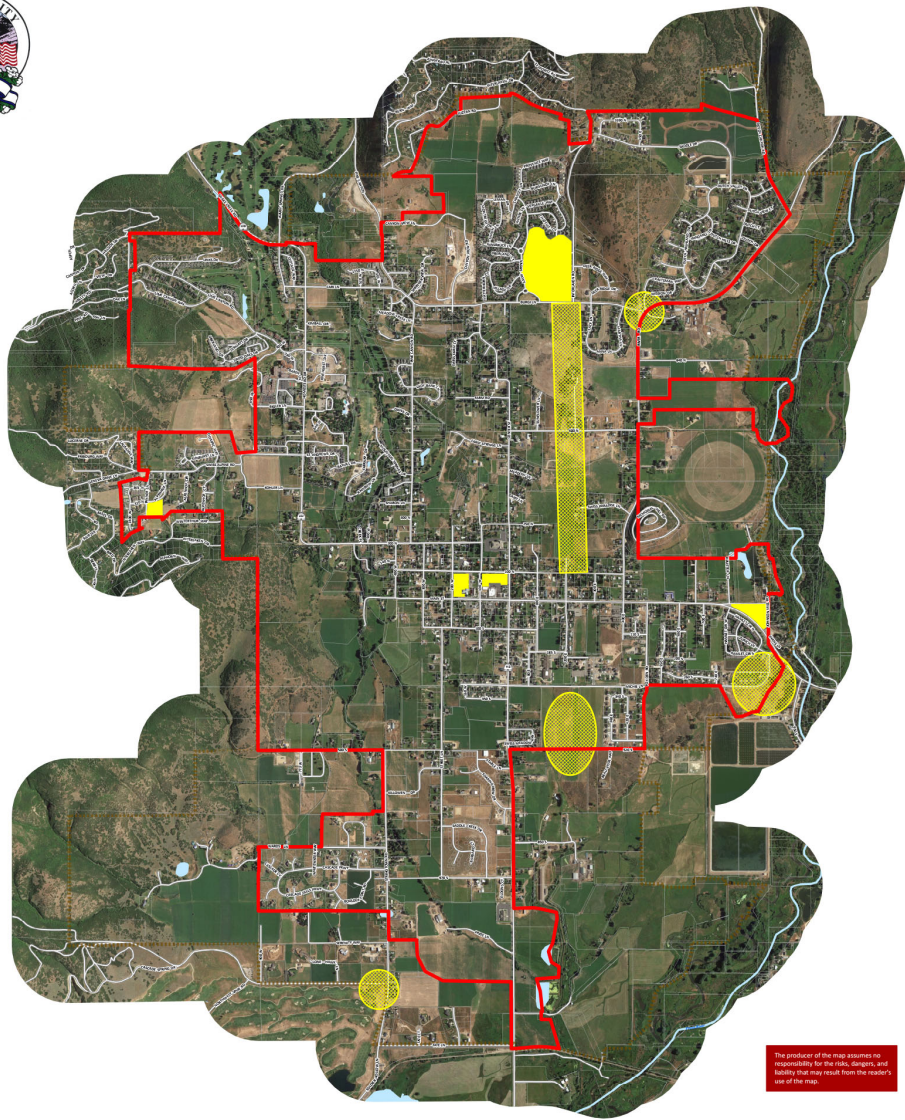
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- 6' paved public trail is planned to run north and south through the length of the property, another privately maintained trail with public access will run along the southern and eastern boundaries, lastly a trail will connect to Swiss Paradise Lane and then to the planned River Road roundabout at memorial Hill
- Sensitive lands of the property include wetlands, and stream corridors







MIDWAY CITY - Park Plan

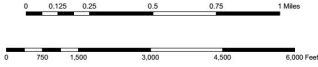


Legend

Type

- Existing Parks
- Potential Area for a Park
- Midway City Boundary

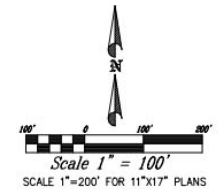
- Midway Growth Boundary
- Rivers
- Roads
- Water Body



MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS

Map Produced by Terry Bray, GIS / Chief Cartographer
Mountainland Association of Governments
Map Production Date: Sept. 2018
Map Projection: State Plane (5000 Feet) NAD83, Feet
Data Source: Weichert County

Imagery © Google



- LEGEND:**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH
 - PRIVATE AREA-TYPE 1 (BUILDING PAD)
 - 10' PRIVATE AREA-TYPE 2 (SEE NOTE)

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.

PHASE 3 PADS:
THE PAD SIZE OF UNITS 77-83 AND 88-97 MAY BE CHANGED WITH THE FINAL APPLICATION BASED ON THE MODEL TYPE THAT IS SELECTED. PADS SHOWN ON THIS PLAN ARE FROM THE ORIGINAL MASTER PLAN.

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 (REMAIN EX. HOME)
PUD UNITS	98 UNITS
TOTAL UNITS	97 TOTAL UNITS
DENSITY	1.91 PER ACRE
ONSITE OPEN SPACE	28.36 AC (55.75% OF ENTIRE)
OFFSITE OPEN SPACE	1.32 AC (2.59%)
TOTAL OPEN SPACE	29.68 AC (58.34% OF ENTIRE)
	(50% REQUIRED)

PUD UNIT FRONT SETBACK NOTE:
16.16 R.S.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.

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

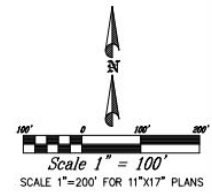
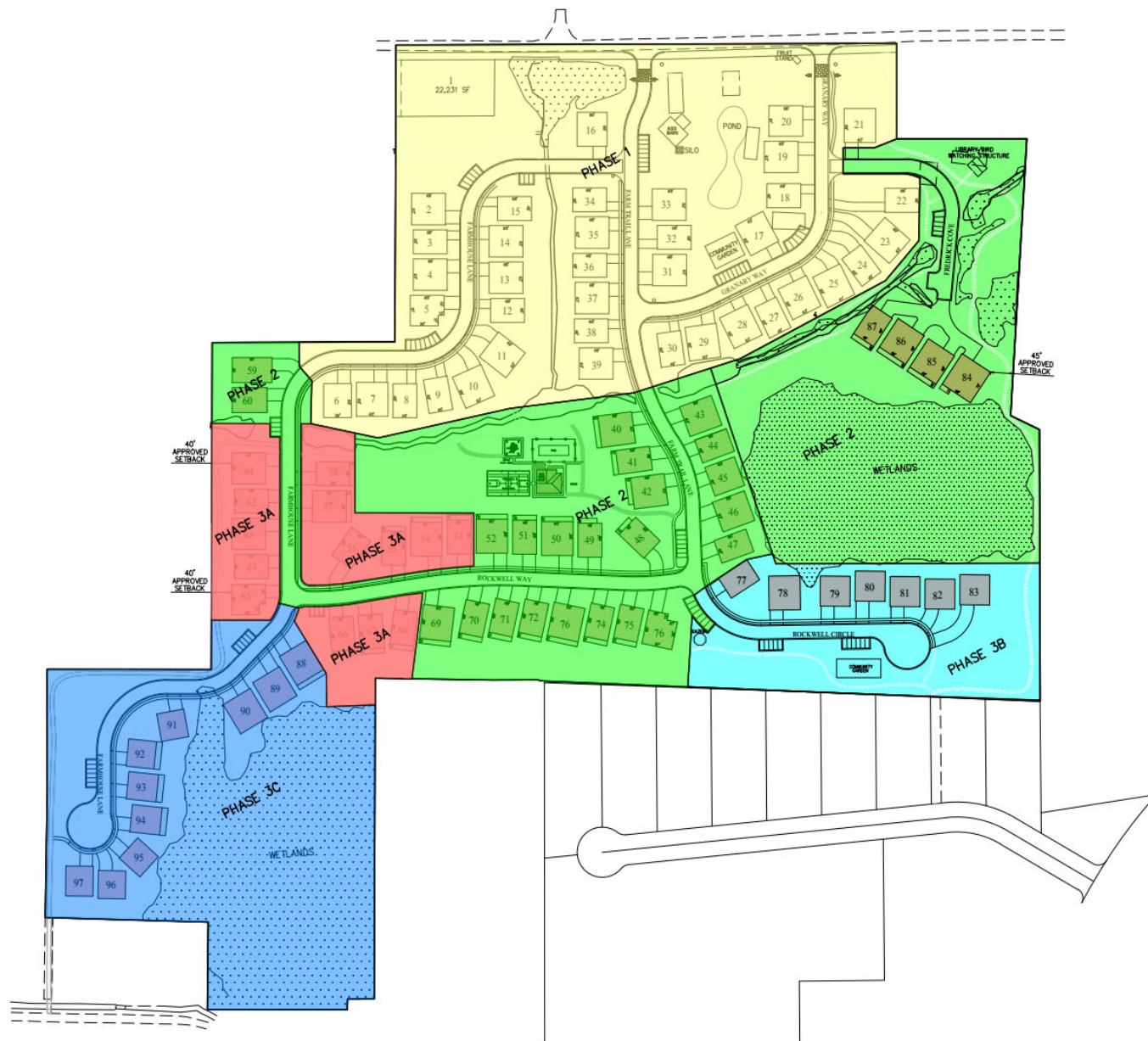
*SEE OFFSITE OPEN SPACE TRANSFER APPROVAL FROM MIDWAY CITY COUNCIL. MAXIMUM OF 97 UNITS ALLOWED FOR THE DEVELOPMENT.

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

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SHOWN AND SEALED.

PAUL D. BERG P.E.
SERIAL NO. 285085
DATE: 13 NOV 2019

WATTS ENTERPRISES REMUND FARMS	
AMENDED MASTER PLAN	
ENGINEERING	
Resource Group, P.C. 380 E Main St. Suite 204, Midway, IL 60059 ph. (435) 657-9749	
DESIGN BY: PDB DRAWN BY: CNB	DATE: 13 NOV 2019 REV: 1



LEGEND

PHASING	AREA	UNITS
PHASE 1	15.96 ACRES	1-39
PHASE 2	18.05 ACRES	40-60, 69-76, 84-87
PHASE 3A	3.53 ACRES	61-68
PHASE 3B	4.10 ACRES	77-83
PHASE 3C	9.22 ACRES	88-97

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PAUL D. NERIS P.E.
SERIAL NO. 220589
DATE: 13 NOV 2019

WATTS ENTERPRISES
REMUND FARMS

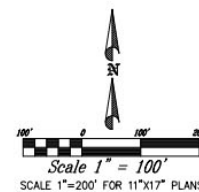
AMENDED PHASING PLAN

ENGINEERING
Resource Group, P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB
DRAWN BY: CNB

DATE: 13 NOV 2019
REV:

SHEET
2



LEGEND

WETLANDS (10.00 AC)

OPEN SPACE REQUIREMENTS:

PERIPHERY - 40' MINIMUM
INTERIOR - 100' MINIMUM

TOTAL OPEN SPACE: ONSITE 26.60 AC (52.29%)
OFFSITE 1.32 AC (2.63%)
TOTAL 27.92 AC (54.92%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL OPEN SPACE
1	15.96 AC	11.23 AC (70.36%)	15.96 AC	11.23 AC (70.36%)
OFFSITE	1.32 AC	1.32 AC (100.00%)	15.96 AC	12.55 AC (78.63%)
2	18.05 AC	8.30 AC (45.98%)	34.01 AC	20.85 AC (61.43%)
3A	3.53 AC	0.50 AC (14.16%)	37.54 AC	21.35 AC (56.93%)
3B	4.10 AC	1.28 AC (31.22%)	41.66 AC	22.63 AC (54.37%)
3C	9.22 AC	5.63 AC (61.06%)	50.87 AC	28.26 AC (55.55%)
		28.26 AC		

OPEN SPACE NOTES:

TOTAL AREA: 50.87 ACRES
PUD AREA: 50.36 ACRES
TOTAL OPEN SPACE: 28.65 ACRES (56.86%) 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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PAUL D. MOSES P.E.
SERIAL NO. 285585
DATE: 13 NOV 2019

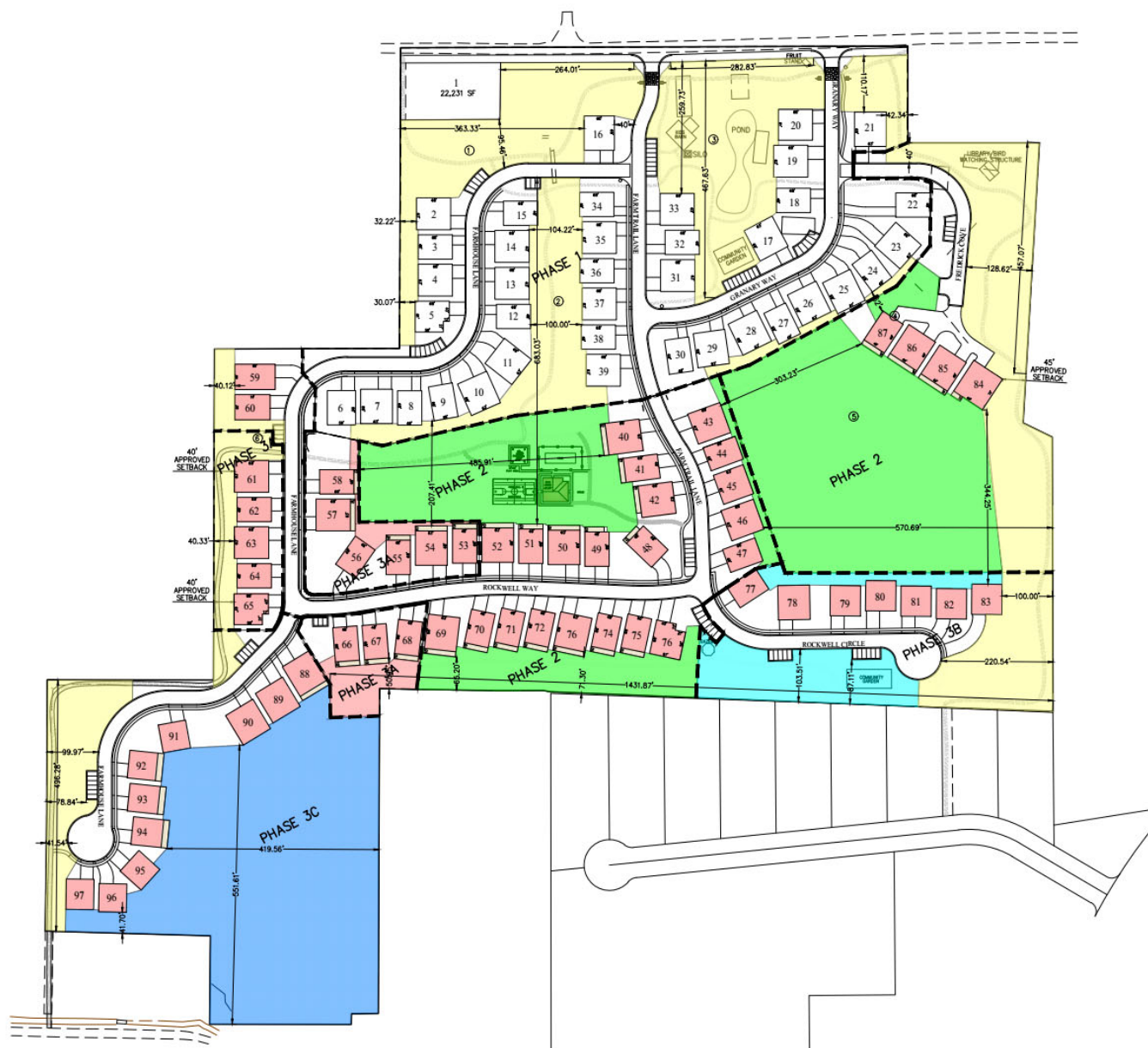
WATTS ENTERPRISES
REMUND FARMS
OPEN SPACE
AMENDED MASTER PLAN

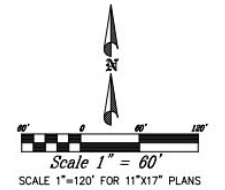
ENGINEERING
RESOURCE GROUP, P.C.
380 E Main St. Suite 204,
Midway, UT 84049
ph. (435) 657-9749

DESIGN BY: PDB
DRAWN BY: CNB

DATE: 13 NOV 2019
REV:

SHEET
3





- LEGEND**
- WETLANDS
 - TRAIL
 - IMPROVED DITCH OR POND
 - LANDSCAPING (KENTUCKY BLUE GRASS)
 - LANDSCAPING (NATIVE GRASS)

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

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10' PRIVATE AREA-TYPE 2 NOTE:
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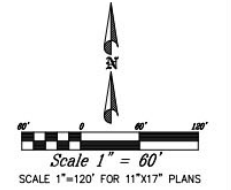
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WATTS ENTERPRISES	
REMUND FARMS	
PHASE 2 & 3A	
SITE PLAN	
 ENGINEERING RESOURCE GROUP, P.C. 380 E Main St, Suite 204, Midway, IL 60059 ph: (435) 652-9749	
DESIGN BY: PDB	DATE: 13 NOV 2019
DRAWN BY: CNB	REV: 4



PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
44	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	8.68	2" Cal		
25	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	8.68	2.5" Cal		
100	Eastern Redcedar / Juniperus horizontalis 'Seymour's Dwarf'	8.68	2.5" Cal		
11	Weeping Willow / Salix babingtonii	8.68	2" Cal		
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
30	Colorado Spruce / Picea pungens	8.68	8-10"		
25	White Fir / Abies concolor	8.68	8-10"		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT.		
55,503 sf	Kentucky Bluegrass / Poa pratensis	500			
75,773 sf	Wild Flower Meditative Grass Mix / Wild Flower Meditative Grass Mix	Hybridized			



LEGEND

	WETLANDS
	TRAIL
	IMPROVED DITCH OR POND
	LANDSCAPING (KENTUCKY BLUE GRASS)
	LANDSCAPING (NATIVE GRASS)

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CARL N. BERG L.A.
SERIAL NO. 7182780
DATE: 13 NOV 2018

WATTS ENTERPRISES REMUND FARMS	
PHASE 2 & 3 LANDSCAPE PLAN	
ENGINEERING RESOURCE GROUP, P.C. 380 E Main St, Suite 204, Midway, IL 60059 ph: (435) 652-9749	
DESIGN BY: PWB DRAWN BY: CNB	DATE: 13 NOV 2018 REV: SHEET 5

SITE STUDIES

- Phase 1 Environmental Study
- Surface Water Sampling Results
- Hydrology Study
 - to be completed over the coming years
- Wetlands Study
- Traffic Analysis
- Geotechnical Study

WATER BOARD RECOMMENDATION

- The Water Board recommended the following water is required per phase:
 - Phase 2: 45.38-acre feet
 - Inside 22.40 (includes clubhouse connection)
 - Outside 22.98
 - Phase 3a: 16.45-acre feet
 - Inside 11.2
 - Outside 5.25
 - Phase 3b: 13.28-acre feet
 - Inside 5.6
 - Outside 7.68
 - Phase 3c: 14.75-acre feet
 - Inside 8
 - Outside 6.75

POSSIBLE FINDINGS

- The proposed plan does meet the requirements of the code for PUDs.
- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.
- The proposal does comply with the approved master plan.