

# SCOTCH FIELDS PHASES 3 & 4

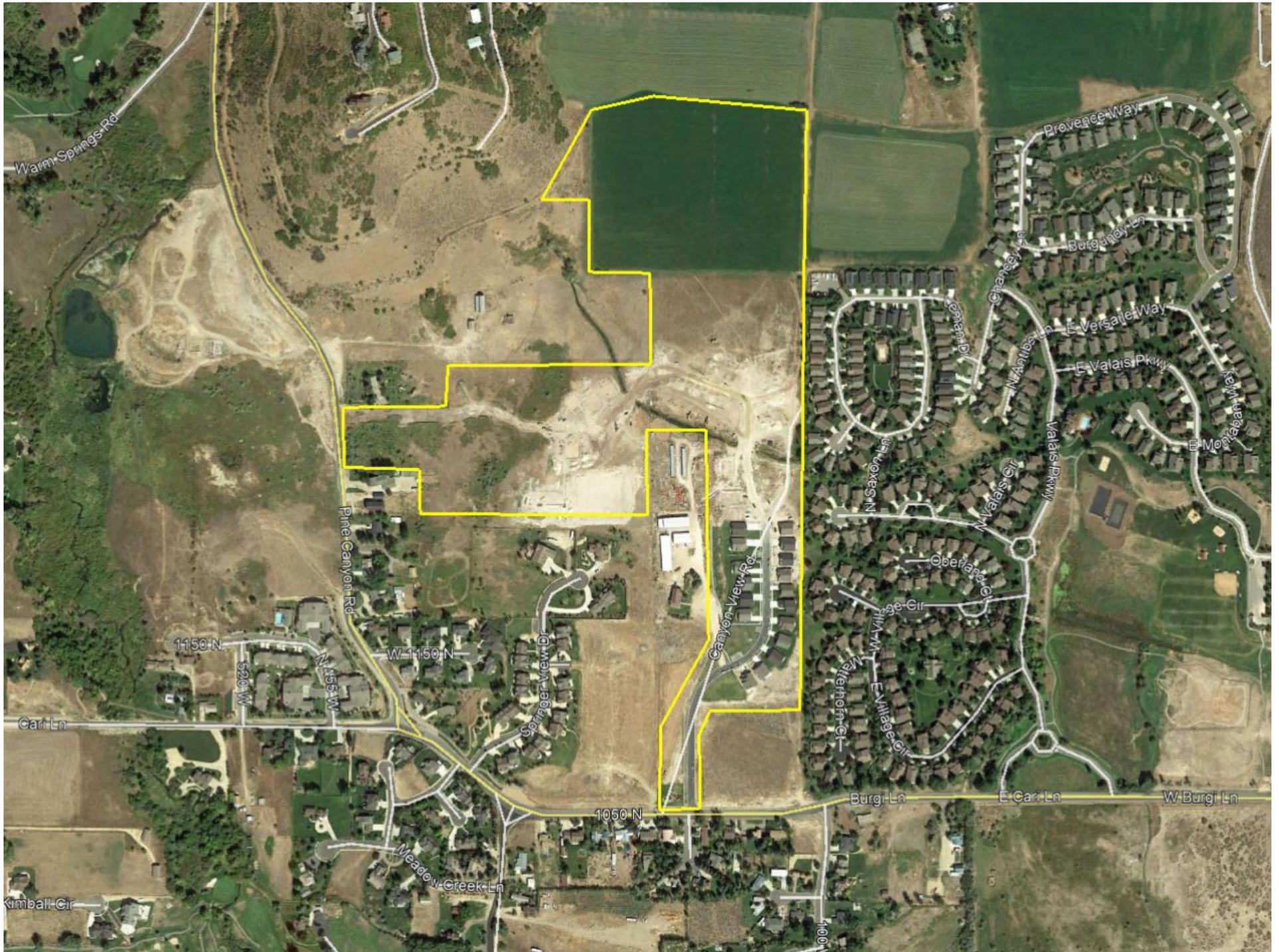
FINAL

# LAND USE SUMMARY

- 20.83 acres
- RA-1-43 zoning
- Proposal contains 48 building pads
- Planned Unit Development (PUD)
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water line







Warm Springs Rd

Provence Way

Pine Canyon Rd

Canyon View Rd

Burgandy Ln

Chantey Ln

E Versaille Way

E Valais Pkwy

N Antioch Ln

Valais Pkwy

N Valais Cir

Oberland Cir

W Village Cir

E Village Cir

Burgi Ln

E Car Ln

W Burgi Ln

1150 N

520 W

N 1055 W

W 1150 N

Springer View Dr

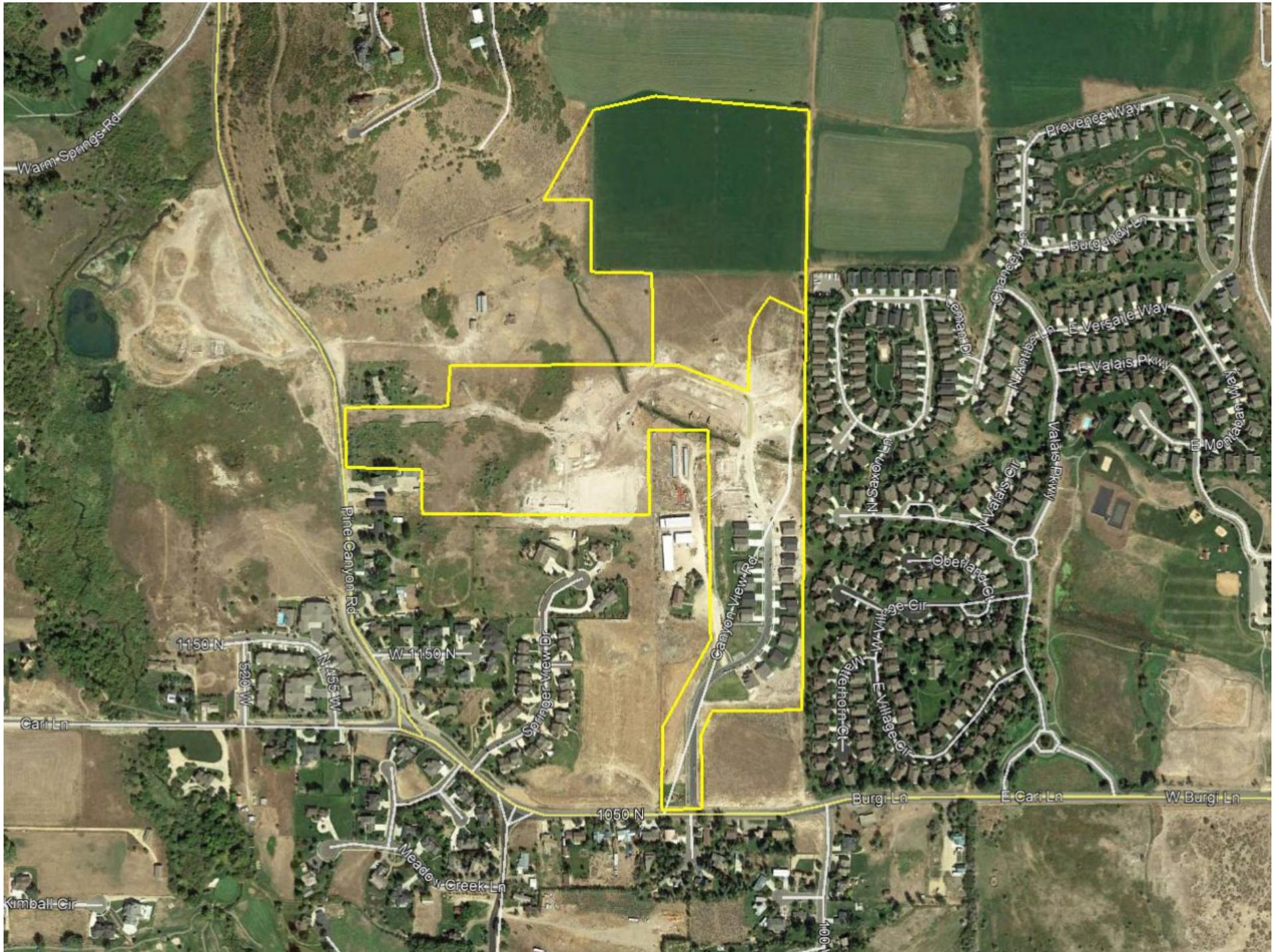
1050 N

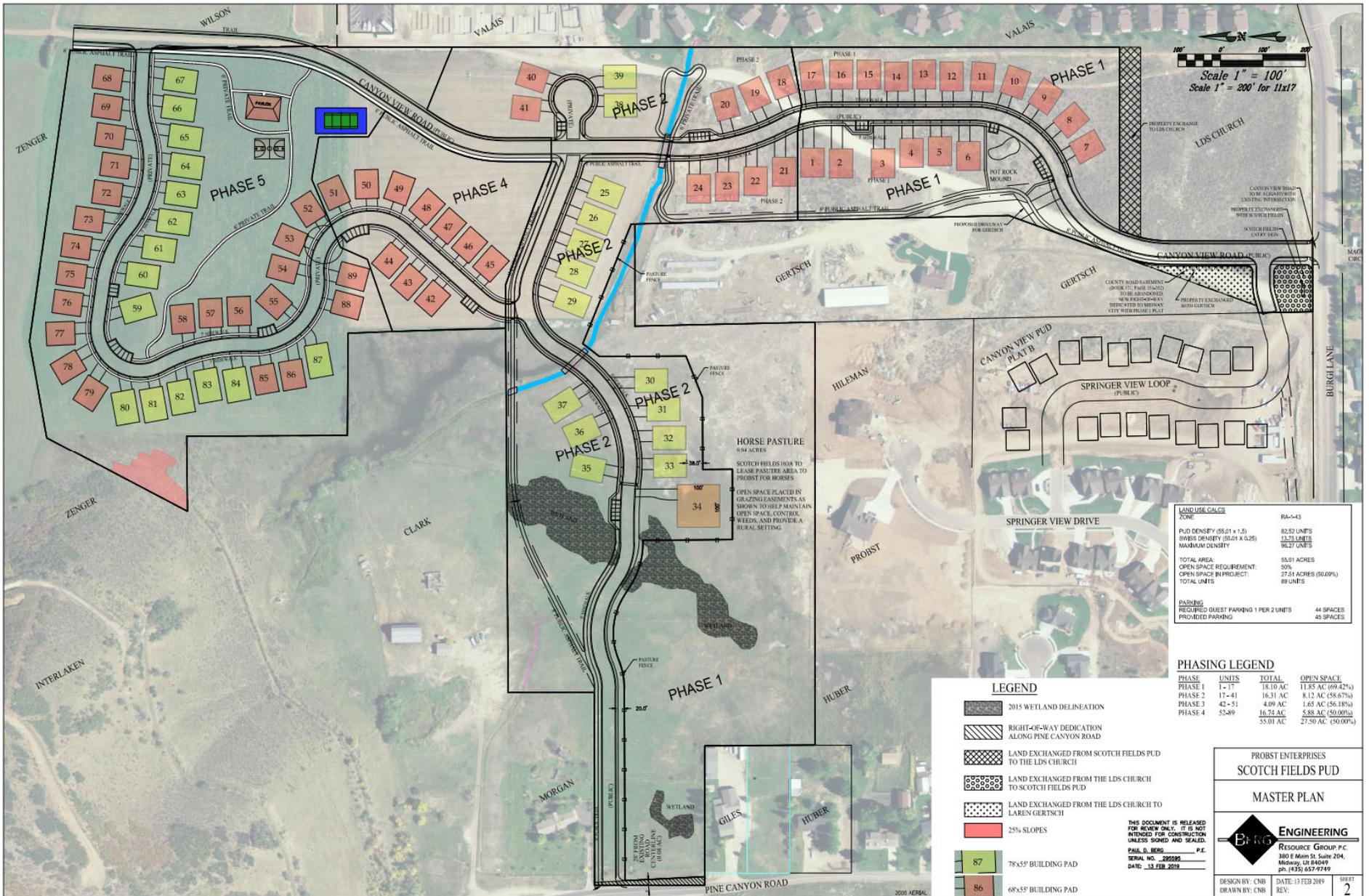
Meadow Creek Ln

Car Ln

Kimball Cir

1100 N





Scale 1" = 100'  
Scale 1" = 200' for 11x17"

LAND USE CALCS		RA-443
PUD DENSITY (55.01 x 1.5)	82.52 UNITS	
80% DENSITY (55.01 x 0.25)	13.75 UNITS	
MAXIMUM DENSITY	96.27 UNITS	
TOTAL AREA:	55.01 ACRES	
OPEN SPACE REQUIREMENT:	50%	
OPEN SPACE IN PROJECT:	27.51 ACRES (50.00%)	
TOTAL UNITS:	89 UNITS	
PARKING:		
REQUIRED GUEST PARKING 1 PER 2 UNITS	44 SPACES	
PROVIDED PARKING	40 SPACES	

PHASING LEGEND			
PHASE	UNITS	TOTAL	OPEN SPACE
PHASE 1	17-17	18.10 AC	11.85 AC (69.42%)
PHASE 2	17-41	16.31 AC	8.12 AC (58.67%)
PHASE 3	42-51	4.09 AC	1.65 AC (40.18%)
PHASE 4	52-89	16.74 AC	5.88 AC (50.00%)
		55.01 AC	27.50 AC (50.00%)

- LEGEND**
- 2015 WETLAND DELINEATION
  - RIGHT-OF-WAY DEDICATION ALONG PINE CANYON ROAD
  - LAND EXCHANGED FROM SCOTCH FIELDS PUD TO THE LDS CHURCH
  - LAND EXCHANGED FROM THE LDS CHURCH TO SCOTCH FIELDS PUD
  - LAND EXCHANGED FROM THE LDS CHURCH TO LAREN GERTSCH
  - 25% SLOPES
  - 78x59' BUILDING PAD
  - 68x59' BUILDING PAD

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

PAUL D. BERG P.E.  
SERIAL NO. 225092  
DATE: 13 FEB 2019

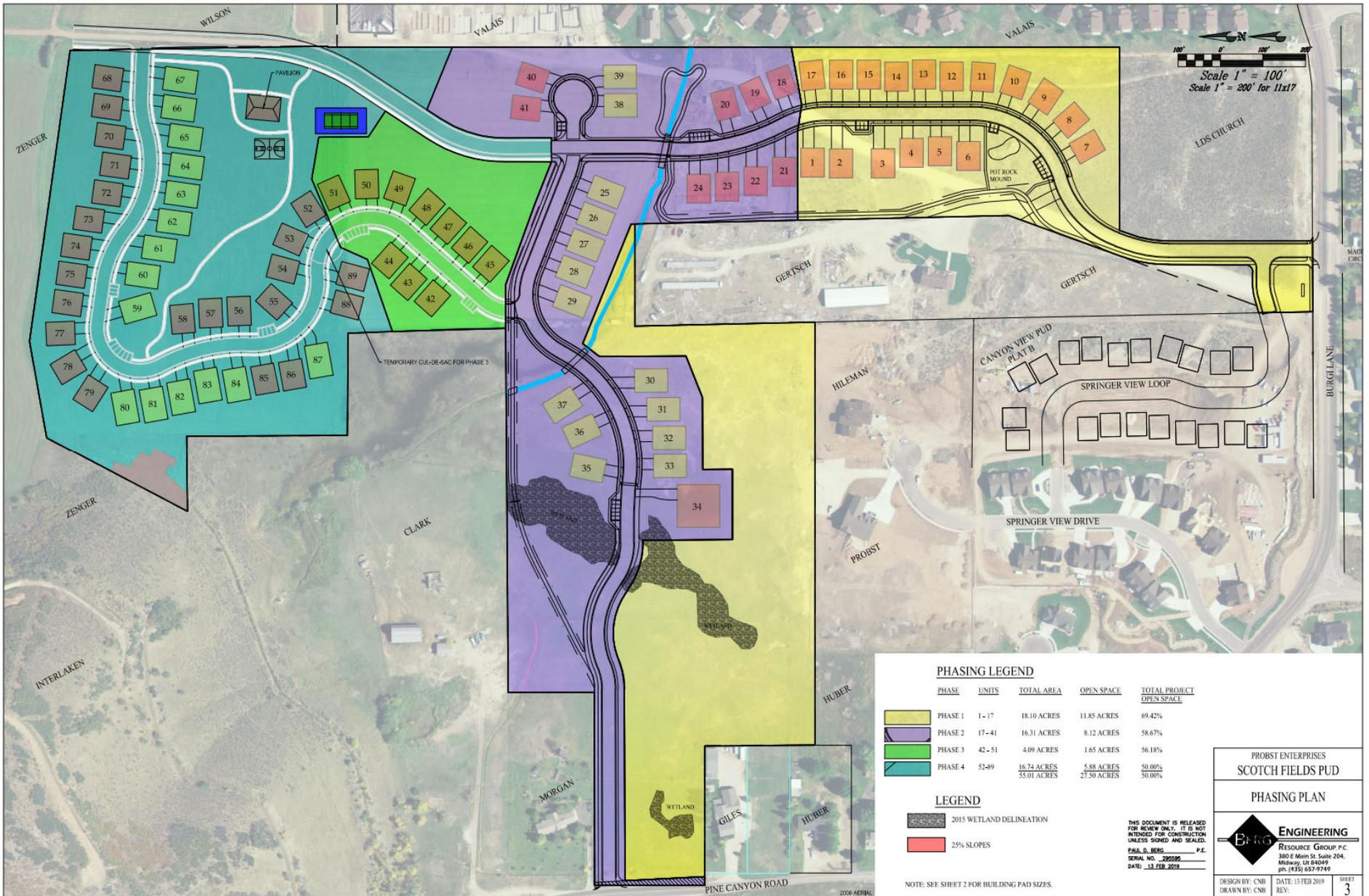
PROBST ENTERPRISES  
**SCOTCH FIELDS PUD**

MASTER PLAN

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

DESIGN BY: CNB  
DRAWN BY: CNB

DATE: 15 FEB 2019  
REV: 2



Scale 1" = 100'  
Scale 1" = 200' for 11x17

**PHASING LEGEND**

PHASE	UNITS	TOTAL AREA	OPEN SPACE	TOTAL PROJECT OPEN SPACE
PHASE 1	1 - 17	18.10 ACRES	11.85 ACRES	69.42%
PHASE 2	17 - 41	16.31 ACRES	8.12 ACRES	58.67%
PHASE 3	42 - 51	4.09 ACRES	1.65 ACRES	56.18%
PHASE 4	52 - 89	16.74 ACRES	5.88 ACRES	50.00%
		55.01 ACRES	27.50 ACRES	50.00%

**LEGEND**

- 2015 WETLAND DELINEATION
- 25% SLOPES

NOTE: SEE SHEET 2 FOR BUILDING PAD SIZES.

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PAUL D. BERG P.E.  
SERIAL NO. 280099  
DATE: 13 FEB 2019

PROBST ENTERPRISES  
**SCOTCH FIELDS PUD**

PHASING PLAN

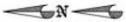
**B-ERG ENGINEERING**  
RESOURCE GROUP P.C.  
380 E Main St. Suite 204,  
Midway, UT 84049  
ph. (435) 657-9749

DESIGN BY: CNB  
DRAWN BY: CNB

DATE: 13 FEB 2019  
REV:

SHEET  
**3**



  
  
 Scale 1" = 50'  
 Scale 1" = 100' for 11x17

**PLANT SCHEDULE**

TREE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SPACING
	14	Canada Red Chokeberry / <i>Fraxinus virginiana</i> "Canada Red"	8HD	2' CA	
	22	Charlevoix Pear / <i>Pyrus calleryana</i> "Charlevoix"	8HD	2' CA	
	9	Blackta Prairie Ash / <i>White Birch</i> / <i>Betula platyphylla</i> "Tango"™	8HD	2' CA	
	13	Green Ash / <i>Fraxinus pennsylvanica</i>	8HD	2' CA	
	23	Hoopoe Blue Spruce / <i>Picea pungens</i> glauca "Hoopoe"	8-10	8-10'	
SPRINGERS TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SPACING
	23	Hoopoe Blue Spruce / <i>Picea pungens</i> glauca "Hoopoe"	8-10	8-10'	
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT.	SPACING	
	20,000 sf	Bark Mulch / Dark Mulch	Mulch		
	404,170 sf	Kentucky Bluegrass / <i>Poa pratensis</i>	Seed or Hybridseed		
	47,411 sf	Nature Grass Mix / <i>Nature Grass Mix</i>	Hybridseed		

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 CARL N. BERG, L.L.C.  
 SERIAL NO. 2162790  
 DATE: 15 MAY 2019

**BILL PROBST**  
 SCOTCH FIELDS PUD  
 LANDSCAPE PLAN  
 PHASES 3 & 4  
  
 380 E Main St, Suite 204  
 Midway, UT 84049 ph: (801) 723-2000  
 DESIGN BY: CNB DATE: 15 MAY 2019  
 DRAWN BY: CNB REV:

# SCOTCH FIELDS OPEN SPACE

Phase	Units	Total Acres	Open Space	Total Project Open Space
1	1-17	18.10	11.85	69.42%
2	18-41	16.31	8.12	58.67%
3	42-51	4.09	1.65	56.18%
4	52-89	16.74	5.88	50.00%
Total		55.01	27.50	50.00%

# POSSIBLE FINDINGS

- The proposal complies with the requirements of the code for PUDs.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- A public Trail will be built by the developer that will be an amenity to the entire community.

# WATER RECOMMENDATION

- The recommended water requirement for phases 3 and 4 is 76.4-acre feet. This calculation will supply the 48 culinary connections and the irrigated areas of phases 3 and 4. This also includes the removal of the culinary connection for the clubhouse.