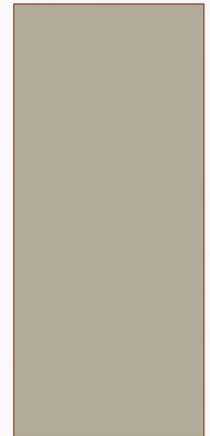


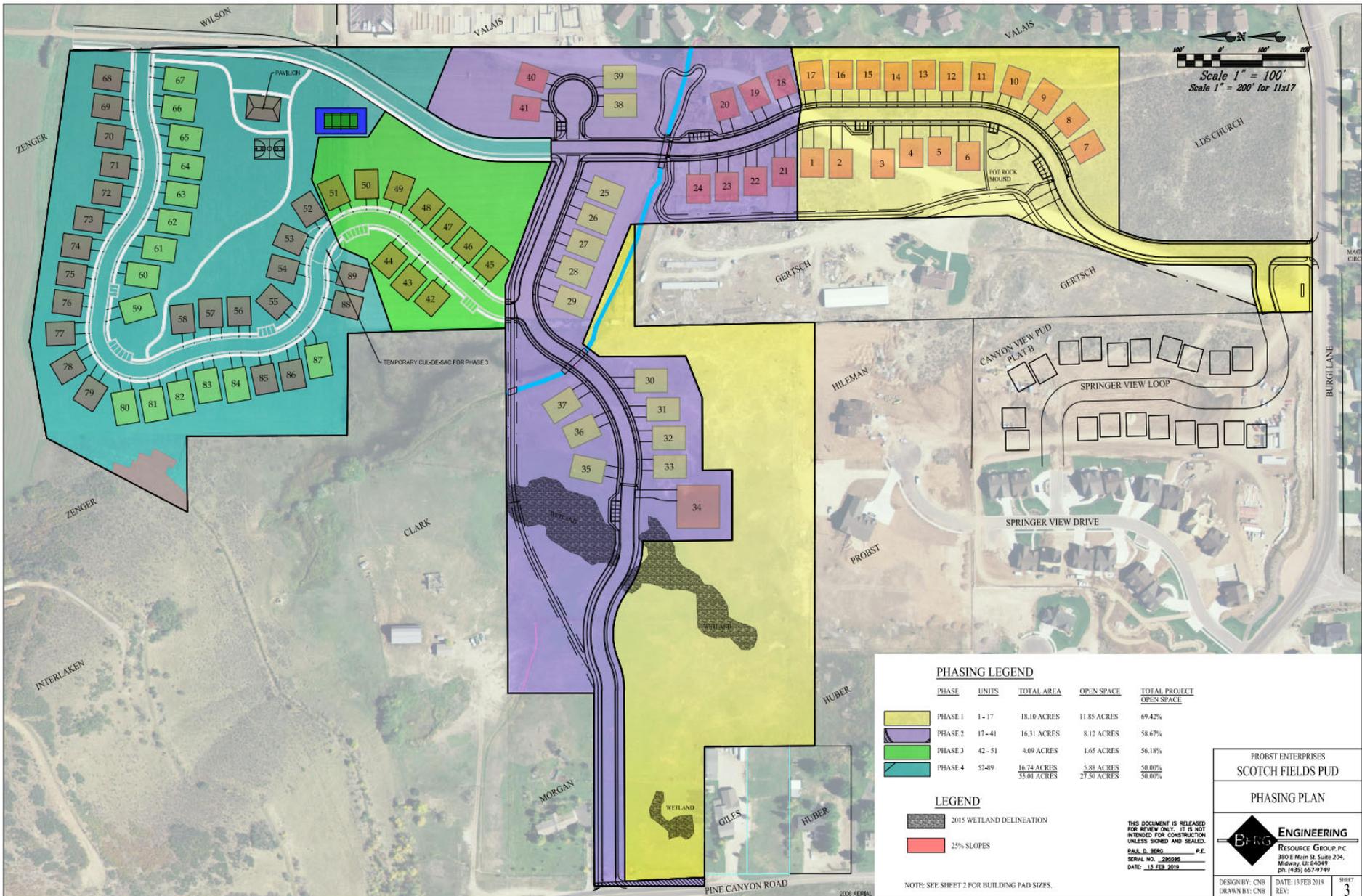
MASTER PLAN PHASES & PLATS

CODE TEXT AMENDMENT



MASTER PLAN APPROVAL

- Master Plans must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed
 - Sufficient property
 - Water rights
 - Roads (traffic circulation)
 - Sensitive lands protection
 - Open space



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

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 295092
 DATE: 13 FEB 2019

PROBST ENTERPRISES
SCOTCH FIELDS PUD

PHASING PLAN

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

DESIGN BY: CNB
DRAWN BY: CNB

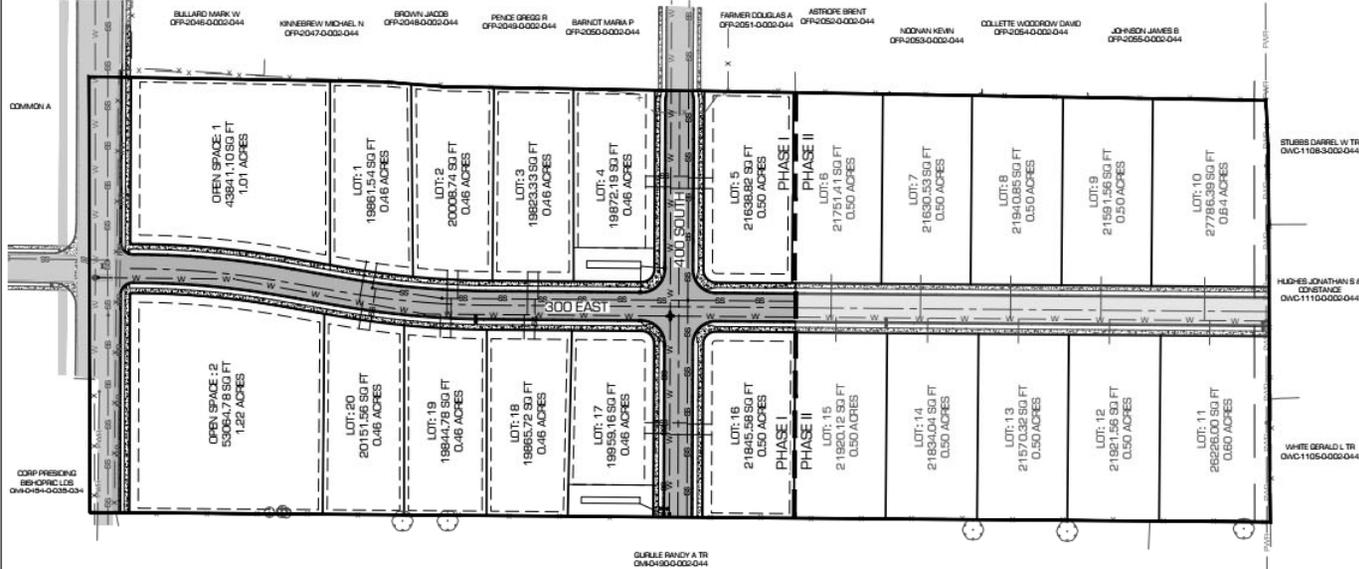
DATE: 13 FEB 2019
REV:

SHEET
3

NOTE: SEE SHEET 2 FOR BUILDING PAD SIZES.

DEER CREEK ESTATES SITE PLAN

SCALE: 1" = 60'



Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: Deer Creek Estates
Date: 7-Feb-17
Location: Midway, Utah
Method: Rational
Retention: ROW Phase I Area

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Impervious Hardscape (Asphalt, Concrete, Curbs, etc.)	0.86	0.9	0.774
Pervious Softscape (Landscaping)	0.22	0.15	0.033
Total Area	1.08 acres		
Total Weighted Area			0.807
Weighted Coefficient			0.75

Design Storm: 100% 24-Hour
Allowable Discharge: 0.11 cfs (using 0.1 cfs/acre percolation)

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Allow. Discharge (cfs)	Cumulative Detention Storage Req'd	
					(CF)	(CF)
5	6.54	1.29	5.28	1583	32.40	1551
10	4.99	0.96	4.03	2416	64.80	2353
15	4.12	0.77	3.32	2992	97.20	2895
30	2.77	0.52	2.24	4004	194.40	3829
60	1.72	0.32	1.39	4997	388.80	4608
120	0.96	0.18	0.78	5601	777.60	4824
180	0.65	0.12	0.52	5648	1166.40	4481
360	0.36	0.07	0.29	6275	2332.80	3942
720	0.21	0.04	0.17	7461	4665.60	2795
1440	0.12	0.02	0.10	8576	9331.20	0
Required Storage Volume Detention				N/A		
Required Storage Volume Retention				4824		

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: Deer Creek Estates
Date: 7-Feb-17
Location: Midway, Utah
Method: Rational
Retention: ROW Phase II Area

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Impervious Hardscape (Asphalt, Concrete, Curbs, etc.)	0.90	0.9	0.81
Pervious Softscape (Landscaping)	0.24	0.15	0.036
Total Area	1.14 acres		
Total Weighted Area			0.846
Weighted Coefficient			0.74

Design Storm: 100% 24-Hour
Allowable Discharge: 0.11 cfs (using 0.1 cfs/acre percolation)

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Allow. Discharge (cfs)	Cumulative Detention Storage Req'd	
					(CF)	(CF)
5	6.54	1.26	5.33	1660	34.20	1626
10	4.99	0.96	4.22	2533	68.40	2465
15	4.12	0.79	3.49	3137	102.60	3034
30	2.77	0.53	2.34	4218	205.20	4013
60	1.72	0.33	1.46	5238	410.40	4828
120	0.96	0.19	0.82	5872	820.80	5051
180	0.65	0.12	0.55	5921	1231.20	4689
360	0.36	0.07	0.30	6578	2462.40	4116
720	0.21	0.04	0.18	7621	4924.80	2896
1440	0.12	0.02	0.10	8921	9849.60	0
Required Storage Volume Detention				N/A		
Required Storage Volume Retention				5051		

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project: Deer Creek Estates
Date: 7-Feb-17
Location: Midway, Utah
Method: Rational

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Asphalt	0.27	0.9	0.243
Concrete Pavement	0	0.9	0
Grassed Open Space (slopes less than 2%)	6.14	0.15	0.921
Grassed Open Space (slopes greater than 2%)	8.45	0.2	1.69
Total Area	14.86 acres		2.854
Total Weighted Area			0.53

Design Storm: 100% 24-Hour
Allowable Discharge: 1.49 cfs (using 0.1 cfs/acre percolation)

Duration (min)	Intensity (in/hr)	Pre-Dev. Runoff (cfs)	Post-Dev. Runoff (cfs)	Total Allow. Discharge (cfs)	Cumulative Detention Storage Req'd	
					(CF)	(CF)
5	6.54	1.26	5.33	1660	34.20	1626
10	4.99	0.96	4.22	2533	68.40	2465
15	4.12	0.79	3.49	3137	102.60	3034
30	2.77	0.53	2.34	4218	205.20	4013
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360	0.36	0.07	0.30	6578	2462.40	4116
720	0.21	0.04	0.18	7621	4924.80	2896
1440	0.12	0.02	0.10	8921	9849.60	0
Required Storage Volume Detention				N/A		
Required Storage Volume Retention				5051		

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

GENERAL NOTES:

1. R-1 RESIDENTIAL ZONE
2. SEEKING VARIANCE FROM MINIMUM 100' FRONTAGE TO GO
3. MINIMUM LOT SIZE: 15,000 SF
4. SETBACKS: 30'
- 4.1. FRONT SETBACK: 30'
- 4.2. SIDE SETBACK: 10' MIN AND 24' TOTAL
- 4.3. REAR SETBACK: 30'
5. TOTAL SITE AREA: 14.86 ACRES
6. DRIVEWAY AREA: 2.23 ACRES 15.0% OF TOTAL
7. GREEN SPACE AREA: 2.23 ACRES 15.0% OF TOTAL
8. OPEN SPACE LOTS TO BE DEDICATED TO THE CITY FOR PARK USE: 2.74 ACRES
9. ROW AREA: 18.4% OF TOTAL
10. PUE SETBACKS: 12' FRONT
11. NUMBER OF LOTS: 57 SITES AND REAR COLLECTABLE LOTS
- 11.1. 2 OPEN SPACE LOTS
12. NO SENSITIVE LANDS ARE LOCATED WITHIN THE PROJECT BOUNDARY, SEE GEOLOGICAL REPORT.

STORM DRAIN NOTES:

1. EACH LOT ASSUMED TO HAVE 1,500 SF BUILDING FOOTPRINT AS WELL AS 1,500 SF OF DRIVEWAY AREA.
2. STORM DRAIN CALCULATIONS WERE DONE USING THE RATIONAL METHOD WITH A 24-HOUR 100-YEAR STORM EVENT.
3. RAINFALL INTENSITIES WERE DERIVED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) WEBSITE.
4. TOTAL VOLUME REQUIRED: 5,158 CF
5. PHASE I VOLUME REQUIRED: 4,824 CF
- 5.1. PHASE I VOLUME PROVIDED: 5,158 CF
6. EACH LOT SHALL BE GRADED IN SUCH A WAY AS TO NOT RELEASE STORM WATER INTO THE PUBLIC WAY.
7. ALL STORM WATER SHALL BE RETAINED ON SITE AND SHALL BE TREATED IN RETENTION POND(S) OR LANDSCAPE AREA ON LOTS.
8. RETENTION POND(S) ARE TO BE SLOPE AT 5:1 AND HAVE 1-FOOT OF FREEBOARD.



Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR IN ANY OTHER MANNER OTHER THAN THAT THE PROJECT SPECIFICALLY DESIGNED FOR WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEER OF THIS PROJECT SHALL BE SOLELY RESPONSIBLE FOR ANY VIOLATION OF THESE CONDITIONS. THESE PLANS ARE DRAWN TO SCALE WHEN NOTED IN A HUP OR SHEET OF PLANS.

civilsolutionsgroup inc.
UTAH VALLEY | P: 801.874.1432
CACHE VALLEY | P: 435.213.3782
SALT LAKE | P: 801.216.3192
www.civilsolutionsgroup.com

DEER CREEK ESTATES
300 SOUTH 400 EAST
MIDWAY, UT 84049

MARK	DATE	DESCRIPTION
PROJECT #:	757-1701	
REVIEWER:	D. MACFARLANE	
PROJECT MANAGER:	D. LAW	
DESIGNED BY:	J. POWELL	
ISSUED:	02/08/17	



SITE PLAN

C-102



VICINITY MAP



TYPICAL BUILDING SETBACKS



GRAPHIC SCALE

Curve Table

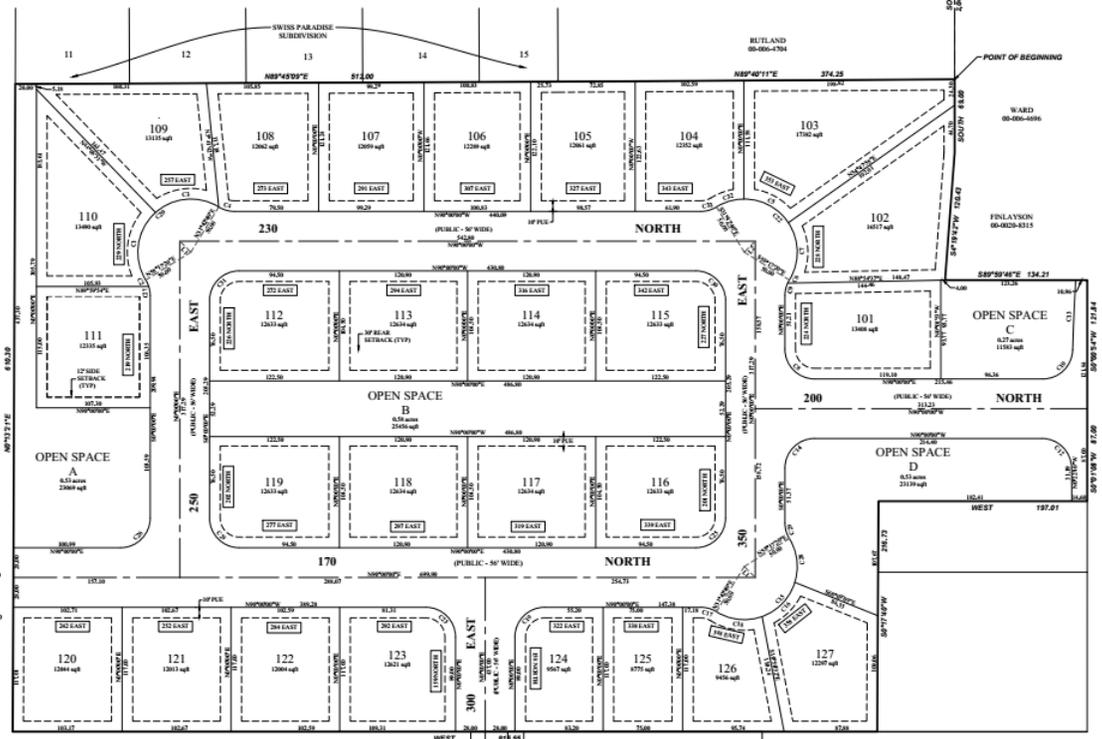
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	56.00	80°52'00"	44.83	140°17'51"	N80°17'51"W	44.20
C2	56.00	80°52'00"	44.83	140°17'51"	N80°17'51"W	44.20
C3	56.00	73°52'00"	44.86	140°17'51"	N80°17'51"W	44.20
C4	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C5	56.00	50°52'00"	44.85	140°17'51"	N80°17'51"W	44.20
C6	56.00	47°52'00"	55.06	140°17'51"	N80°17'51"W	54.63
C7	56.00	47°52'00"	55.06	140°17'51"	N80°17'51"W	54.63
C8	28.00	80°52'00"	43.36	140°17'51"	N80°17'51"W	38.60
C9	28.00	80°52'00"	43.36	140°17'51"	N80°17'51"W	38.60
C10	28.00	80°52'00"	43.36	140°17'51"	N80°17'51"W	38.60
C11	28.00	80°52'00"	43.36	140°17'51"	N80°17'51"W	38.60
C12	28.00	80°52'00"	43.36	140°17'51"	N80°17'51"W	38.60
C13	28.00	80°52'00"	43.36	140°17'51"	N80°17'51"W	38.60
C14	28.00	80°52'00"	43.36	140°17'51"	N80°17'51"W	38.60
C15	56.00	110°52'00"	13.39	140°17'51"	N80°17'51"W	45.32
C16	56.00	110°52'00"	13.39	140°17'51"	N80°17'51"W	45.32
C17	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C18	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C19	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C20	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C21	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C22	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C23	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C24	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C25	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C26	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C27	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C28	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C29	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C30	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C31	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C32	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50
C33	28.00	114°24'00"	15.58	135°00'00"	S15°00'00"W	15.50

Line Table

LINE	DIRECTION	LENGTH
L1	N40°00'00"E	144.4
L2	N40°00'00"E	144.4

NOTES:

- ALL COMMON AREAS ARE DEDICATED AS PUBLIC UTILITY EASEMENTS.
- MIDWAY CITY HAS THE RIGHT OF ACCESS THROUGH THESE EASEMENTS TO ACCESS, MAINTAIN, AND REPAIR CITY PUBLIC UTILITIES. NO CHANGES TO TOPOGRAPHY, STRUCTURES, ABOVE OR BELOW GROUND ARE ALLOWED IN EASEMENTS WITHIN 10 FEET OF PUBLIC UTILITIES WITHOUT WRITTEN PERMISSIONS FROM THE MIDWAY CITY ENGINEER. ANY OBSTACLES ERECTED WITHIN THESE EASEMENTS WITHOUT WRITTEN PERMISSION WILL BE REMOVED AT THE CURRENT PROPERTY OWNERS EXPENSE.
- ALL STORM DRAIN UTILITIES, AND THEIR MAINTENANCE WITHIN PRIVATE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.
- ALL SEWER LATERALS, AND THEIR MAINTENANCE TO THE PUBLIC SEWER MAIN, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARROLL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172978 IN ACCORDANCE WITH TITLE 8, CHAPTER 21 OF UTAH STATE CODE. BY ADHERING TO THE ETHICS AND STANDARDS OF THE PROFESSION, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 1729-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

INDIAN SUMMER SUBDIVISION

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

Dennis P. Carroll
Professional Land Surveyor
Certificate No. 172978

Date: _____

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 35, Township 3 South, Range 4 East, Salt Lake Base & Meridian, located in Midway, Utah, more particularly described as follows:

Beginning at a point on a Boundary Line Agreement recorded in Deed Book 951 Page 636 of the Official Records of Wasatch County located S89°43'31"W along the section line 607.23 feet and South 2,048.72 feet from the North 1/4 Corner of Section 35, T3S, R4E, S1/4, S.L.B.M.; thence South along said Agreement line 69.00 feet; thence S4°09'42"W 120.41 feet; thence East 44.52 feet; thence South 142.84 feet; thence East 104.65 feet; thence S89°17'46"E 64.00 feet; thence West 197.01 feet; thence S89°17'46"W 216.73 feet to a point on a Boundary Line Agreement recorded in Deed Book 958 Page 627 of the Official Records of Wasatch County; thence West along said Agreement line 813.55 feet to the westerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 629 of the Official Records of Wasatch County; thence N89°12'21"E along said Agreement line and extension thereof 610.30 feet; thence N89°45'00"E 512.00 feet to the westerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 636 of the Official Records of Wasatch County; thence N89°40'11"E along said Agreement line 174.25 feet to the point of beginning.

Contains: 12414-9 acres

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS:

INDIAN SUMMER SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARBERS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ OF _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C. A UTILITY L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

INDIAN SUMMER SUBDIVISION

A PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MIDWAY, UTAH

RECORDED IN _____

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: _____

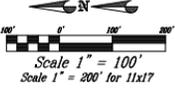
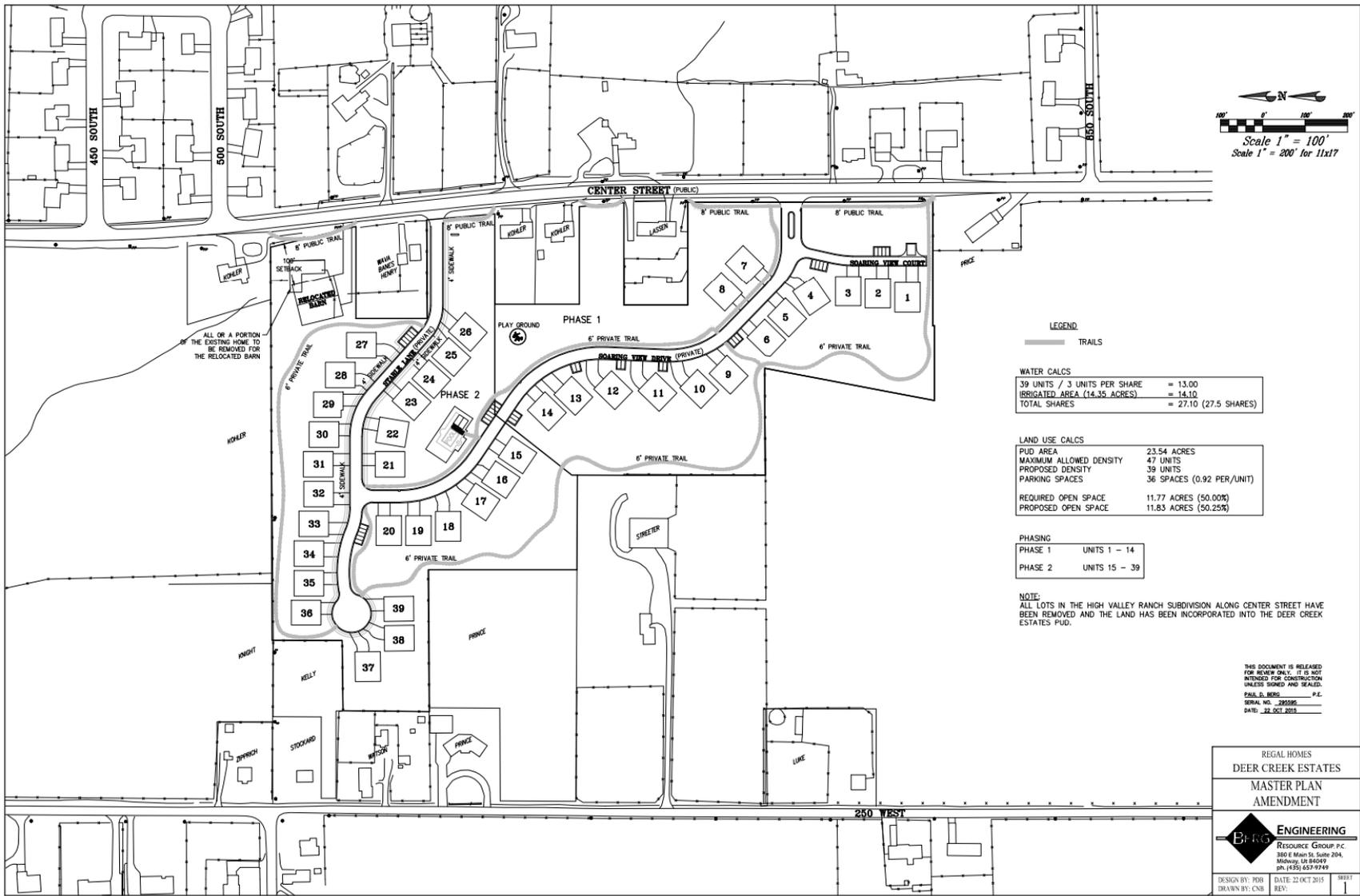
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FILE: _____



DATE: 2/14/2017

COUNTY SURVEYOR	MIDWAY CITY ENGINEER	PLANNING COMMISSION	MIDWAY CITY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____	I HEREBY ATTEST THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MIDWAY CITY PLANNING COMMISSION.	PRESENTED TO MIDWAY CITY THIS _____ DAY OF A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
WASATCH COUNTY SURVEYOR	MIDWAY CITY ENGINEER	PLANNING COMMISSION CHAIRPERSON	ATTEST: CITY RECORDER MIDWAY CITY MAYOR



LEGEND
 — TRAILS

WATER CALCS

39 UNITS / 3 UNITS PER SHARE	= 13.00
IRRIGATED AREA (14.35 ACRES)	= 14.10
TOTAL SHARES	= 27.10 (27.5 SHARES)

LAND USE CALCS

PUD AREA	23.54 ACRES
MAXIMUM ALLOWED DENSITY	47 UNITS
PROPOSED DENSITY	39 UNITS
PARKING SPACES	36 SPACES (0.92 PER/UNIT)
REQUIRED OPEN SPACE	11.77 ACRES (50.00%)
PROPOSED OPEN SPACE	11.83 ACRES (50.25%)

PHASING

PHASE 1	UNITS 1 - 14
PHASE 2	UNITS 15 - 39

NOTE:
 ALL LOTS IN THE HIGH VALLEY RANCH SUBDIVISION ALONG CENTER STREET HAVE BEEN REMOVED AND THE LAND HAS BEEN INCORPORATED INTO THE DEER CREEK ESTATES PUD.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL B. BEBE, P.E.
 SERIAL NO. 28505
 DATE: 22 OCT 2015

REGAL HOMES
 DEER CREEK ESTATES
 MASTER PLAN
 AMENDMENT



Resource Group P.C.
 380 E. Main St., Suite 204,
 Midway, UT 84049
 ph: (435) 637-9749

DESIGN BY: PDB DATE: 22 OCT 2015 SHEET
 DRAWN BY: CNB REV: 1

OPTION 1

- Establish a minimum number of lots/units per plat.
 - Potential code language:

A minimum of ten units/lots shall be included in each phase of the master plan.

OPTION 2

- Establish a minimum number of lots/units per plat on a percentage basis.
 - Potential code language:

A minimum of 20% of the units/lots of the master plan shall be included in each phase of the master plan.

OPTION 3

- Establish the number of phases based on the number of units/lots in the development and allow the developer flexibility on the number of units/lots per plat.
 - Potential code language:

The maximum number of phases/plats in a development shall be determined by the number of lots/units. One phase/plat is allowed for each 15 units/lots, or portion thereof, of the development. Once the number of phases has been determined, the developer may choose the number of units/lots included in each phase. For example, a 61-lot development would allow for five plats. The developer could have 12 lots in the first phase, four lots in the second, 14 in the third, 23 in the fourth, and eight in the last phase.

POSSIBLE FINDINGS

- The proposed amendments will establish standards for master plan phasing.
- The proposed amendments will assure that number of phases/plats in a development is manageable.
- The proposed amendments may save time for the Planning Commission, City Council, and staff.
- Option 3 allows the developer to have flexibility regarding the number of units that can be included in a phase/plat.
- The proposed amendments do not change the fact that all other master plan requirements (open space, water requirements, traffic circulation, etc.) are still required for each phase.