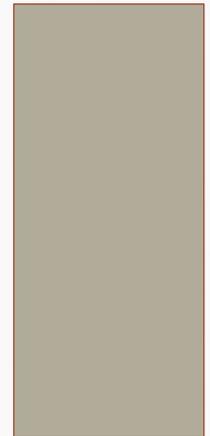


SCOTCH FIELDS
PLANNED UNIT DEVELOPMENT

DEVELOPMENT AGREEMENT AMENDMENT



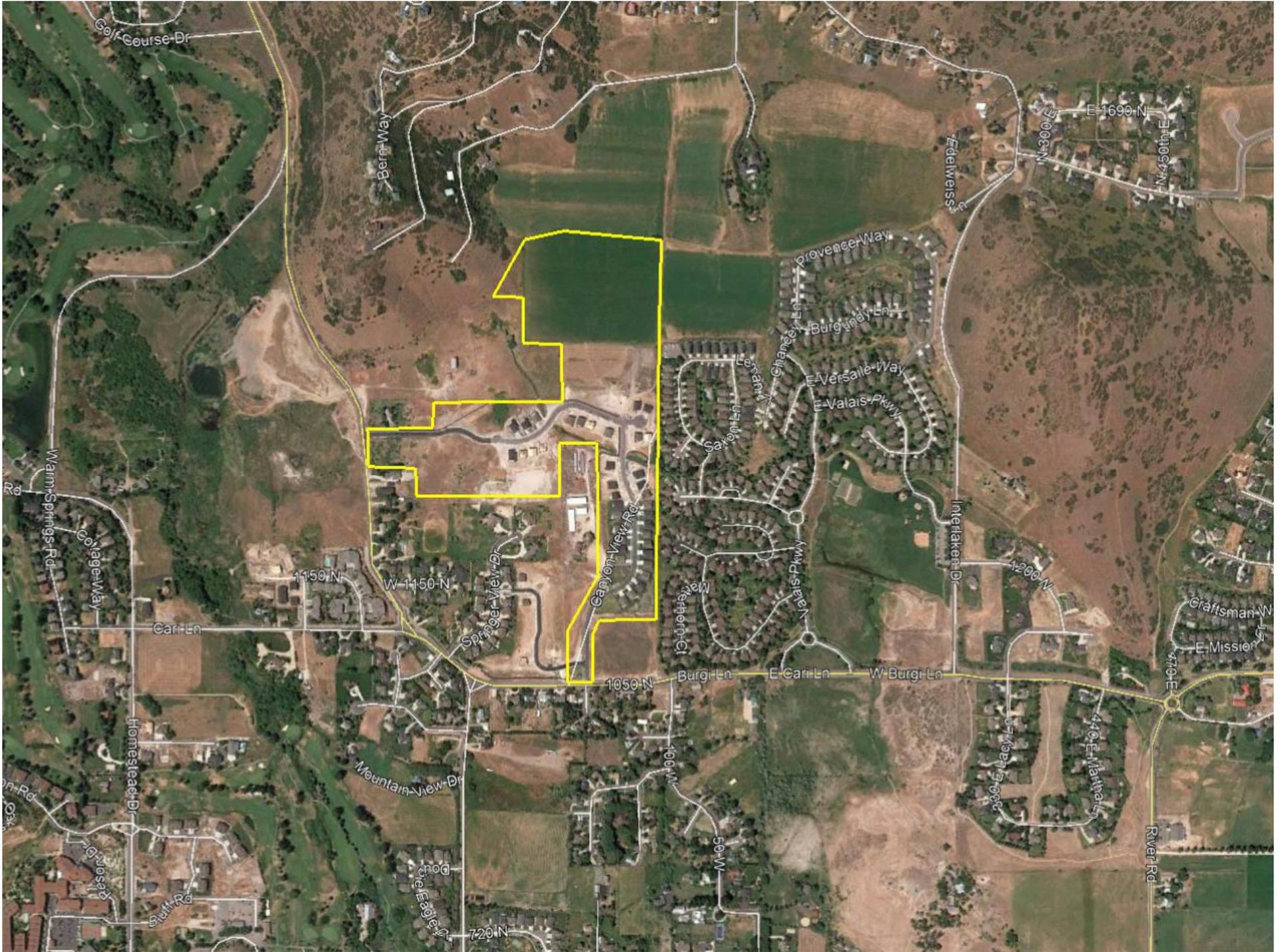
LAND USE SUMMARY

- RA-1-43 zoning
- 50.01 acres
 - Current phase 4 – 16.55 acres
 - Proposed phase 4 – 13.69 acres
 - Proposed phase 5 – 2.86 acres
- Planned Unit Development
- Development contains 89 building pads (PUD)
- Public roads maintained by the City include Canyon View Road and Canyon View Lane
- Private roads maintained by the HOA include Jerry Gertsch Lane and West Canyon View Lane

LAND USE SUMMARY

- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- Sensitive lands on the property include wetlands, sloped areas greater than 25%, stream corridor and wildlife habitat
- Four phases
 - Phase I – 17 units
 - Phase II – 24 units
 - Phase III – 11 units
 - Phase IV – 37 units
- Proposed phasing
 - Phase I – 17 units
 - Phase II – 24 units
 - Phase III – 11 units
 - Phase IV – 29 units
 - Phase V – 8 units





Golf Course Dr

Bern Way

Edelweiss Dr

N 300 E

E 1690 N

N 450th E

Provence Way

Chang Ln

Burgundy Ln

E Versaille Way

E Valais Pkwy

Warm Springs Rd

Conner Way

1150 N

W 1150 N

Carri Ln

Springer View Dr

Canyon View Rd

Walden Ct

Burgi Ln

100 W

50 W

E Carri Ln

W Burgi Ln

N 200th

Interlaken Dr

470 E

E Mission

Craftsman Ln

on Rd

Homestead Dr

Swift Rd

Mountain View Dr

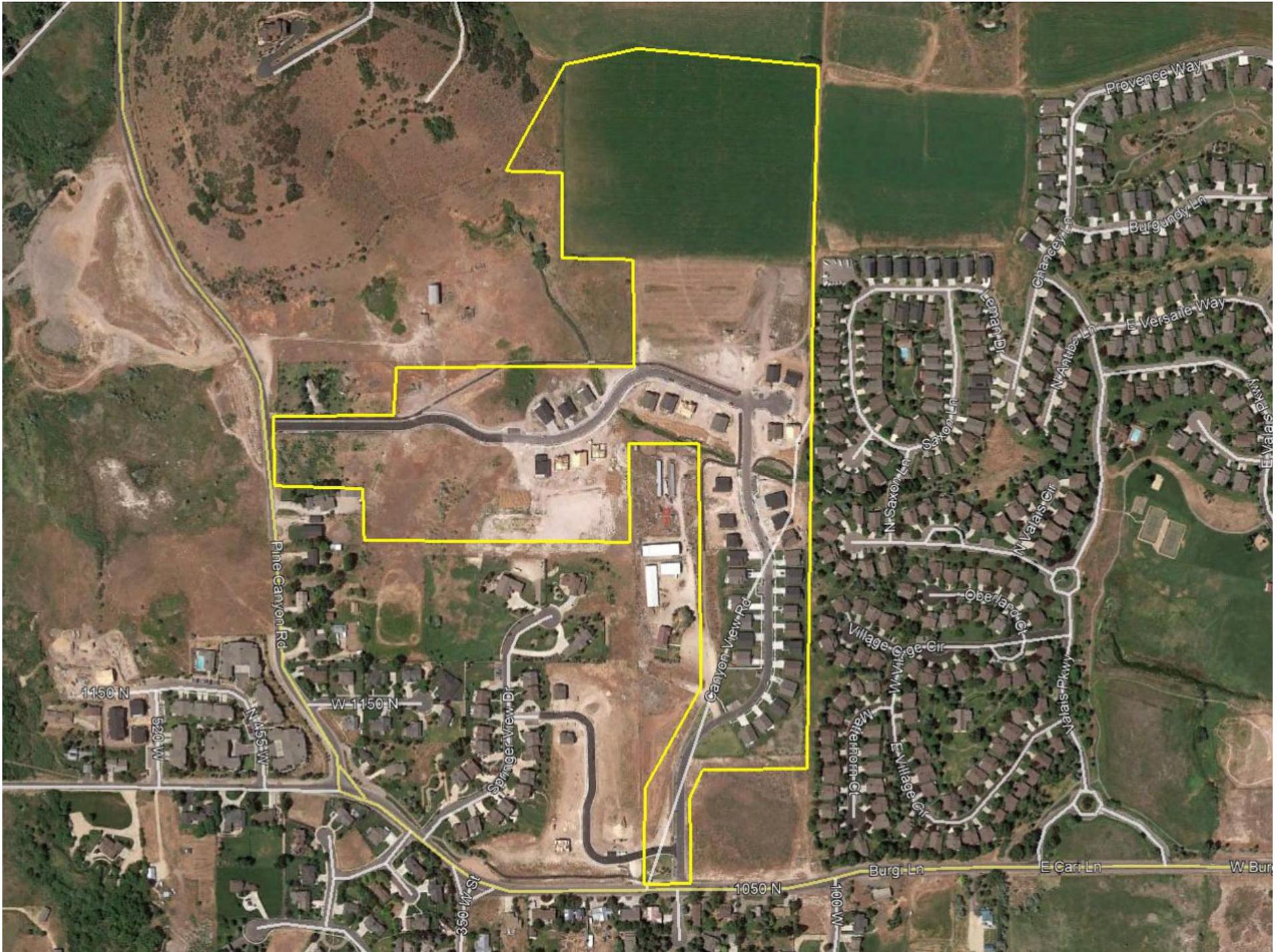
Boyer Eagle Dr

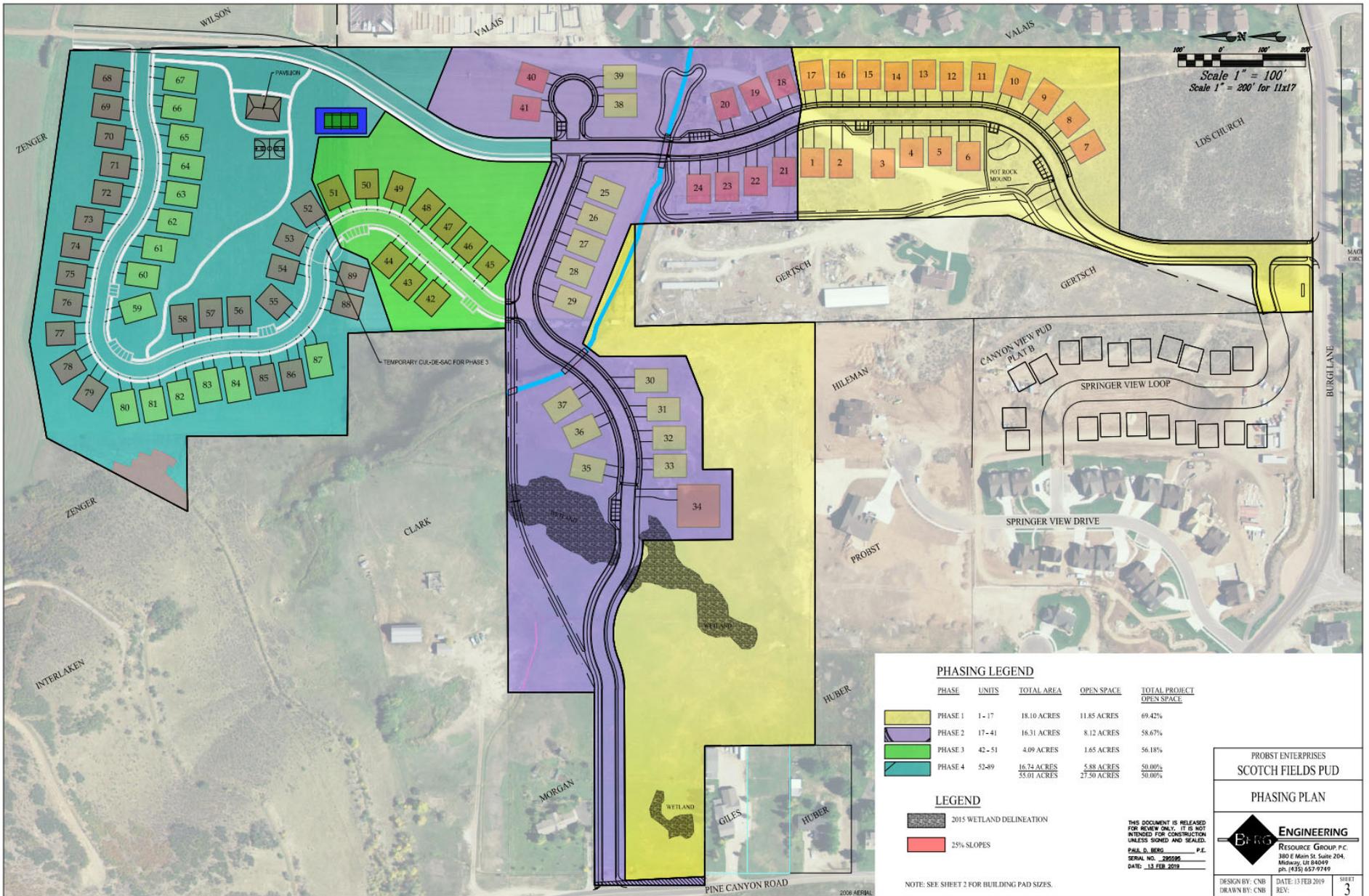
720 N

440 E Walker Ln

230 E Macy Ln

River Rd





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. 285099
DATE: 13 FEB 2019

PROBST ENTERPRISES
SCOTCH FIELDS PUD

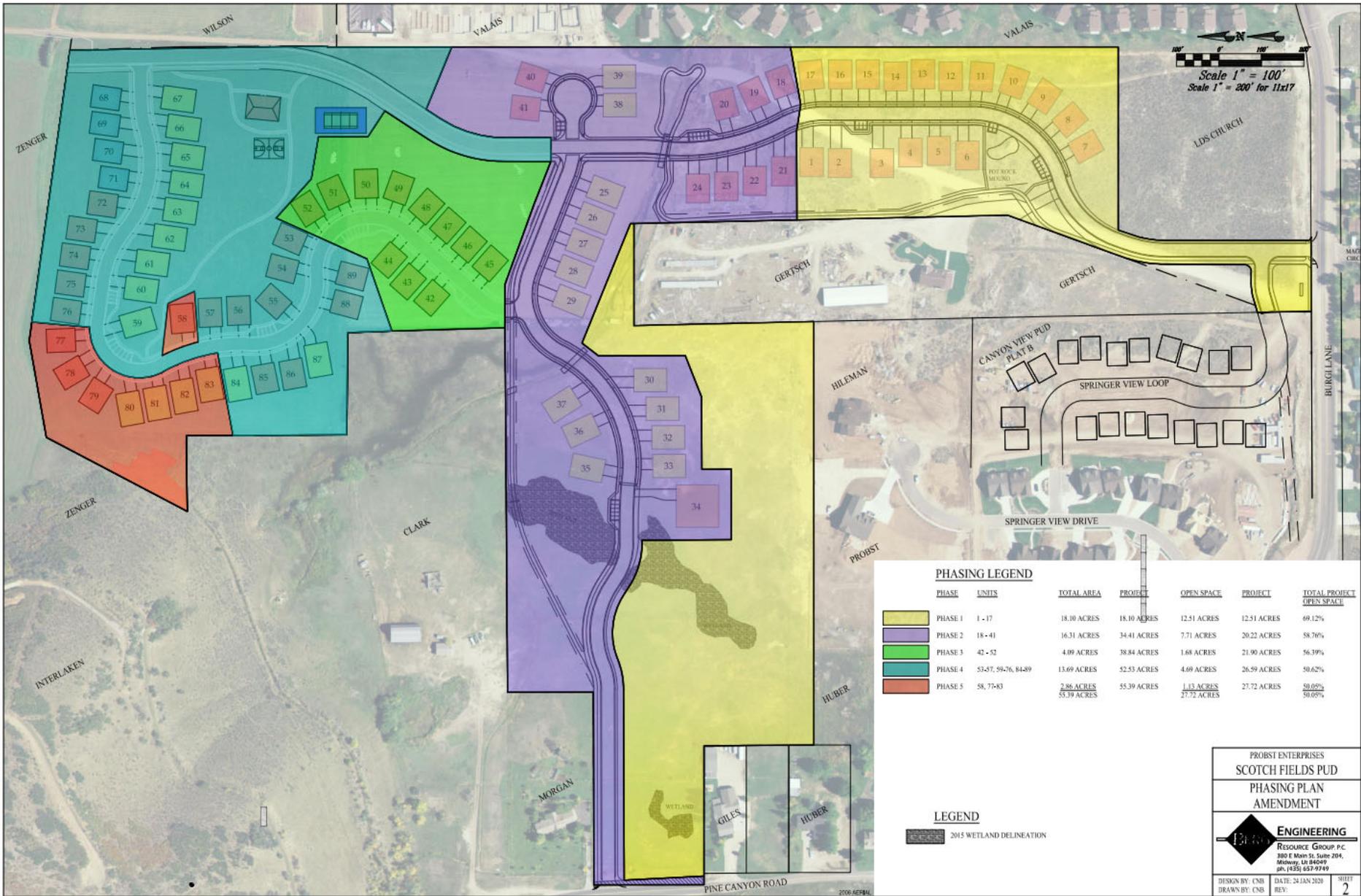
PHASING PLAN

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

PHASING LEGEND

PHASE	UNITS	TOTAL AREA	PROJECT	OPEN SPACE	PROJECT	TOTAL PROJECT OPEN SPACE
PHASE 1	1 - 17	18.10 ACRES	18.10 ACRES	12.51 ACRES	12.51 ACRES	69.12%
PHASE 2	18 - 41	16.31 ACRES	34.41 ACRES	7.71 ACRES	20.22 ACRES	58.76%
PHASE 3	42 - 52	4.09 ACRES	38.84 ACRES	1.68 ACRES	21.90 ACRES	56.39%
PHASE 4	53-57, 59-76, 84-89	13.69 ACRES	52.53 ACRES	4.69 ACRES	26.59 ACRES	50.62%
PHASE 5	58, 77-83	2.86 ACRES 55.39 ACRES	55.39 ACRES	1.13 ACRES 27.72 ACRES	27.72 ACRES	50.05% 50.05%

LEGEND
2015 WETLAND DELINEATION

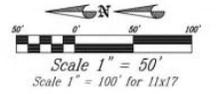
PROBST ENTERPRISES
SCOTCH FIELDS PUD
PHASING PLAN
AMENDMENT

ENGINEERING
RESOURCE GROUP PC
380 E Main St, Suite 204,
Midway, UT 84049
PH: (801) 453-9749

DESIGN BY: CNB
DRAWN BY: CNB

DATE: 24 JAN 2020
REV:

SHEET
2



PLANT SCHEDULE

SYMBOL	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>Prunus caryocarpa</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'	
	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		

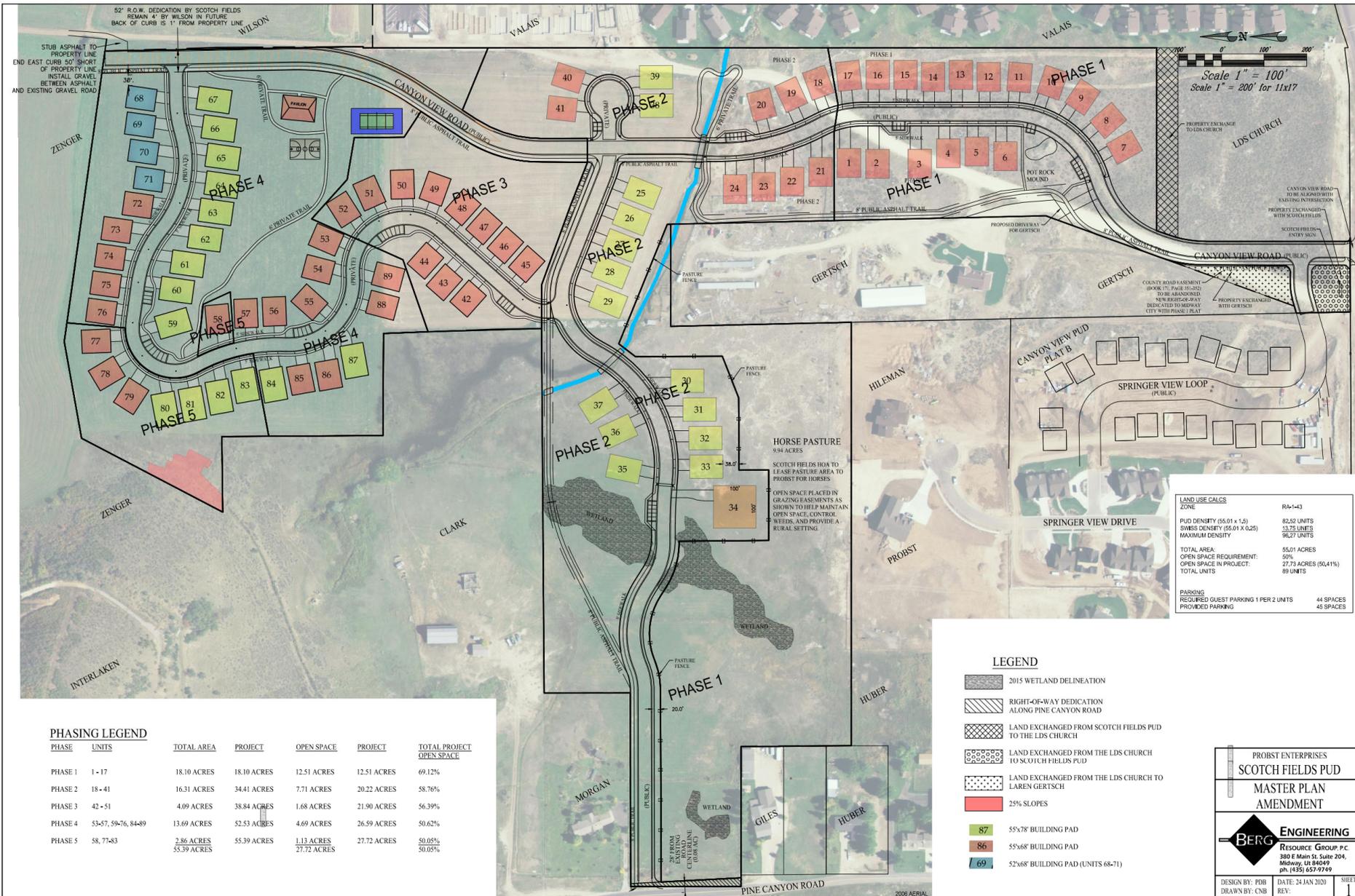
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 CARL N. BERG, L.L.C.
 SERIAL NO. 2162790
 DATE: 15 MAY 2019

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: 3



PHASING LEGEND

PHASE	UNITS	TOTAL AREA	PROJECT	OPEN SPACE	PROJECT	TOTAL PROJECT OPEN SPACE
PHASE 1	1 - 17	18.10 ACRES	18.10 ACRES	12.51 ACRES	12.51 ACRES	69.12%
PHASE 2	18 - 41	16.31 ACRES	34.41 ACRES	7.71 ACRES	20.22 ACRES	58.76%
PHASE 3	42 - 51	4.09 ACRES	38.84 ACRES	1.68 ACRES	21.90 ACRES	56.39%
PHASE 4	53-57, 59-76, 84-89	13.69 ACRES	52.53 ACRES	4.69 ACRES	26.59 ACRES	50.62%
PHASE 5	58, 77-83	2.86 ACRES 55.39 ACRES	1.13 ACRES 55.39 ACRES	1.13 ACRES 27.72 ACRES	27.72 ACRES	50.05% 50.05%

LAND USE CALCS

ZONE	R-6-143
PUD DENSITY (55.01 x 1.5)	82.52 UNITS
SWISS 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:	27.72 ACRES (50.41%)
TOTAL UNITS	89 UNITS
PARKING	
REQUIRED GUEST PARKING 1 PER 2 UNITS	44 SPACES
PROVIDED PARKING	45 SPACES

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
- 87' 55x78' BUILDING PAD
- 86' 55x68' BUILDING PAD
- 69' 52x68' BUILDING PAD (UNITS 68-71)

PROBST ENTERPRISES
SCOTCH FIELDS PUD
 MASTER PLAN
 AMENDMENT

BERG 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: 24 JAN 2020
 REV:

SHEET
 1

WATER RECOMMENDATION

- Phase 3
 - 11 Units ($11 \times 0.8 = 8.8$ acre feet)
 - 2.7 irrigated acres ($2.7 \times 3 = 8.1$ acre feet)
 - Phase 3 total: **16.9 acre feet**
- Phase 4
 - 29 Units ($29 \times 0.8 = 23.2$ acre feet)
 - 7.5 irrigated acres ($7.5 \times 3 = 22.5$ acre feet)
 - Phase 4 total: **45.7 acre feet**
- Phase 5
 - 8 Units ($8 \times 0.8 = 6.4$ acre feet)
 - 7.5 irrigated acres ($1.18 \times 3 = 3.54$ acre feet)
 - Phase 5 total: **9.94 acre feet**

POSSIBLE FINDINGS

- The proposed master plan appears to meet the requirements of the code
- The number of phases will increase from four to five
- The proposed amendment does comply with current code requirements for phasing
- Amending the master plan is discretionary and the City is under no obligation to approve the proposal even if it complies with the land use code