PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING:	February 21, 2018
NAME OF PROJECT:	Midway Springs
NAME OF APPLICANT:	Watts Enterprises
AGENDA ITEM:	Master Plan of Midway Springs
LOCATION OF ITEM:	600 North 200 East
ZONING DESIGNATION:	R-1-15

ITEM: 4

Berg Engineering, agent for Watts Enterprises, is requesting Master Plan approval of Midway Springs Subdivision. The proposal is a Planned Unit Development and standard subdivision that is 50.76 acres in size and will contain 96 units and one lot. The proposal is to develop the property in three phases. The property is located at 200 East 600 North and is in the R-1-15 zone.

BACKGROUND:

Watts Enterprises is proposing Master Plan of Midway Springs which is located at 200 East and 600 North. The property is 55.76 acres in size and will be developed in three phases. In all there will be 96 units and one lot in the three phases. The property will be mostly developed as a Planned Unit Development (PUD) and one lot as a standard subdivision. All roads in the development will be private roads (all private roads will have a public access easement that will be noted on the plat). There will be 52% open space in the PUD section of the project that will be common area owned by the homeowner's association (HOA). There will also be a mix of public and private trails throughout the development along with private amenities that includes a clubhouse, swimming pool, tennis court, two play areas, community garden, and activity barn.

Sensitive lands area also located on the property and will be left undisturbed as required by the land use ordinance. These sensitive lands include wetlands, springs, stream corridors, high water table, and wildlife habitat.

The Land Use Code requires that a Master Plan request 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. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection, and open space are proposed with the first phase to allow the project to function without subsequent phases.

LAND USE SUMMARY:

- 50.76 acres
- R-1-15 zoning
- Proposal contains 96 building pads (PUD)
- Proposal contains 1 lot (standard subdivision)
- Three phases
    - Phase I – 31 units (1 lot, 30 pads)
    - Phase II – 41 units (40 pads)
    - Phase II – 25 units (26 pads)
- Project is a Planned Unit Development/Standard Subdivision
- 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.
- 8' paved public trail is planned to run north and south through the length of the property
- Sensitive lands of the property include wetlands, springs, stream corridors, high water table, and wildlife habitat

OPTION 2:

The developer has submitted an alternate option that repositions some of the building pads to create more space along the edges of the development. Also, trails have been placed along the edges of the proposal that will be more accessible to surrounding properties. The following is a list of changes that have been made and what will need to happen for options 2 to be approved.

- The units have been repositioned farther from the property lines. The City engineer has the ability to allow construction in the buffer zones of the wetlands, the wetland areas themselves will not be encroached upon.
- The south-western cul-de-sac has been reversed so the units now back up to the wetlands. This cul-de-sac measures greater than 500' which means the City Council will nee to specifically approve the extended length.
- The south-eastern cul-de-sac has been shortened to leave more open space.
- The north-eastern cul-de-sac has been removed and been replaced by a hammerhead turnaround that takes up less space.
- The trails have been repositioned to run along the eastern and western boundaries instead of the original location in the center of the property.
- Open space has been positioned around the periphery of the project. This will only be an option if the land use code is amended to allow areas less than 100' in width to count as open space. This code text amendment is currently under review by the City Council.
- Landscaping has been placed strategically to attempt to shield light pollution from vehicles in the development from shining onto neighboring properties.

ANALYSIS:

Open Space – The code requires that with each phase that is approved 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. The proposed plans do comply with the open space requirements.

Open Space Credit – The City Council has approved off-site open space for this proposal. Watts Enterprises owns much of the property around the River Road roundabout. The parcel is OMI-0563-0-026-034 and comprises 1.32 acres that will be deeded to the City. Watts Enterprises will need to landscape the property and deed the required water acre-feet to the City as it would if the open space is part of the open space within the proposed Midway Springs subdivision. Midway Springs HOA will be required to maintain the open space unless another option is approved by the City Council. The City Council did limit the maximum density of the development to 97 units based on the off-site open space that is included in the development.

Density – The applicant is asking for approval for 97 dwellings in the development. The density is based on the base density of 2.5 units per acre as allowed for a PUD in the R-1-15 zone. Wetlands and their associated buffer areas receive a density credit of one unit every ten acres. Also, the developer is asking for density credit of 2.26 units for the off-site opens space that will be deeded to the City.

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. A cul-de-sac is limited to 500' in length, unless approved otherwise by the City Council. Staff has reviewed the phasing plan and all street length and access requirements have been met as presented in the application.

Two Points of Access – The development plans have two points of access onto 600 North. The developer has attempted to access from three other locations that include 250 North, 300 North and River Road. All three options were unattainable. The two points of access on 600 North do meet the City requirements regarding the two points of access ordinance.

Traffic Study – The developers have submitted a traffic study to the City as part of the application. Horrocks Engineers has reviewed that study to determine what road improvements are required. Please see attached letter from Horrocks.

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 did hold 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 – The property does contain some wetlands that will not be disturbed through the development process. The wetlands will become part of the open space for the development and will be preserved. There is a stream/ditch that runs through the property. It will be impacted by the roads crossing the development because of the culverts that will cover the ditch. Midway Irrigation Company owns an easement to the ditch area and will need to approve modifications made to the current ditch. There is a warm spring on the property that will be preserved. There are also acres of wetlands on the property that are included in the open space areas of the development. A study has been submitted by the developer has been reviewed by three organizations that include The Army Corps of Engineers, Horrocks Engineers, and another third-party wetland expert that was decided by the City. There is concern by residents and of the area and the City regarding the location of wetlands and therefore the City has decided to have three entities review the study that has been submitted.

Staff is requesting a hydrology study is conducted on site to attempt to determine any potential impacts of development and develop solutions to those impacts if any are discovered. Residents that live in the surrounding areas of the development are concerned about several issues including the high-water table of the area and surrounding wetlands. The concern is that disturbance of high water table will have a detrimental consequence on the water table of surrounding properties. The City wants a hydrologist to study this issue and has worked with the developer regarding the study. Staff feels the location of roads and building pads should not be determined in phases 2 and 3 until the study has concluded.

Trails – The Trails Master Plan and the Master Parks Plan calls for a linear park and trail to run north and south across the proposal. The City feels this is a very important community amenity that will benefit current residents and future residents for generations. Staff feels the trail should be of highest priority and careful review of the alignment and landscaping must happen to assure the trail will function and have the effect that it is envisioned to have. Staff also feels the trail should be built with the first phase in its entirety. If it is built per phase then it could take several years, if not more, to complete the trail. For this reason, it should be completed as a requirement of phase 1. The trail will be an 8' wide paved public trail that will be constructed by the developer. The trail plan also calls for a connection the Blackner property that is also part of the linear park trail system that will also be an 8' wide paved or boardwalk trail, depending on the presence of wetlands. This trail will eventually connect to the Indian Summer subdivision with its part of the linear park trail system.

Phase 1 Environmental Study and Water Study – The developer has submitted the required Environmental Study and requested water study. Horrocks Engineers has reviewed both (please see attached report).

WATER BOARD RECOMMENDATION:

The Water Board has recommended that 174.67-acre feet are required for all three phases of the proposal.

PROPOSED FINDINGS:

- The proposed master plan does appear to meet the requirements of the code PUDs.

- The public trail system in the development will benefit the entire community by creating a trail away from collector roads.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval. This action can be taken if the Planning Commission feels 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 Planning Commission feels 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. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

PROPOSED CONDITIONS:

1. No dirt or overburden be placed in the areas of phases 2 or 3 until those areas receive final approval except for in the designated park area. Any material placed in the designated park area must be graded within a week of being placed in the area.

2. A hydrology study is conducted on site and the areas of phases 2 and 3 are monitored to determine and potential impacts of disturbance of those areas. If any impacts are discovered, then a plan is presented to mitigate those impacts.

3. Location of infrastructure and building pads in phases 2 and 3 are not determined until the hydrology study has concluded and a wetlands delineation has been approved by the Army Corps of Engineers.

4. The linear park public trail is built, in its entirety, as part of phase 1.

Option 1

N

Scale 1" = 100'

SCALE 1"=20'0" FOR 11"X17" PLANS

LEGEND

- WETLANDS
- ASPHALT TRAIL
- IMPROVED DITCH

LAND USE SUMMARY

ZONE	R-1-15
TOTAL AREA	50.75 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.39 AC
SUBDIVISION LOTS	1 LOT (REMUND EX. HOME)
PUD UNITS	96 UNITS
TOTAL UNITS	97 TOTAL UNITS

DENSITY	1.91 PER ACRE
ONSITE OPEN SPACE	25.39 AC (50.03% OF ENTIRE DEVELOPMENT)
OFFSITE OPEN SPACE	1.32 AC (02.60%)
TOTAL OPEN SPACE (50% REQUIRED)	26.71 AC (52.63% OF ENTIRE DEVELOPMENT)

PUD DENSITY CALCULATIONS

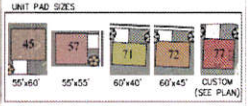
TOTAL PUD AREA	50.36 ACRES
WETLAND AND 25' BUFFER	13.39 ACRES
DENSITY FOR R-1-15 ZONE:	2.50 UNITS/ACRE
DENSITY FOR WETLANDS AND 25' BUFFER:	0.10 UNITS/ACRE

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.

UNIT PAD SIZES



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PAUL D. BERG ..... P.E.
SERIAL NO. 292689 .....
DATE 29 DEC 2017 .....

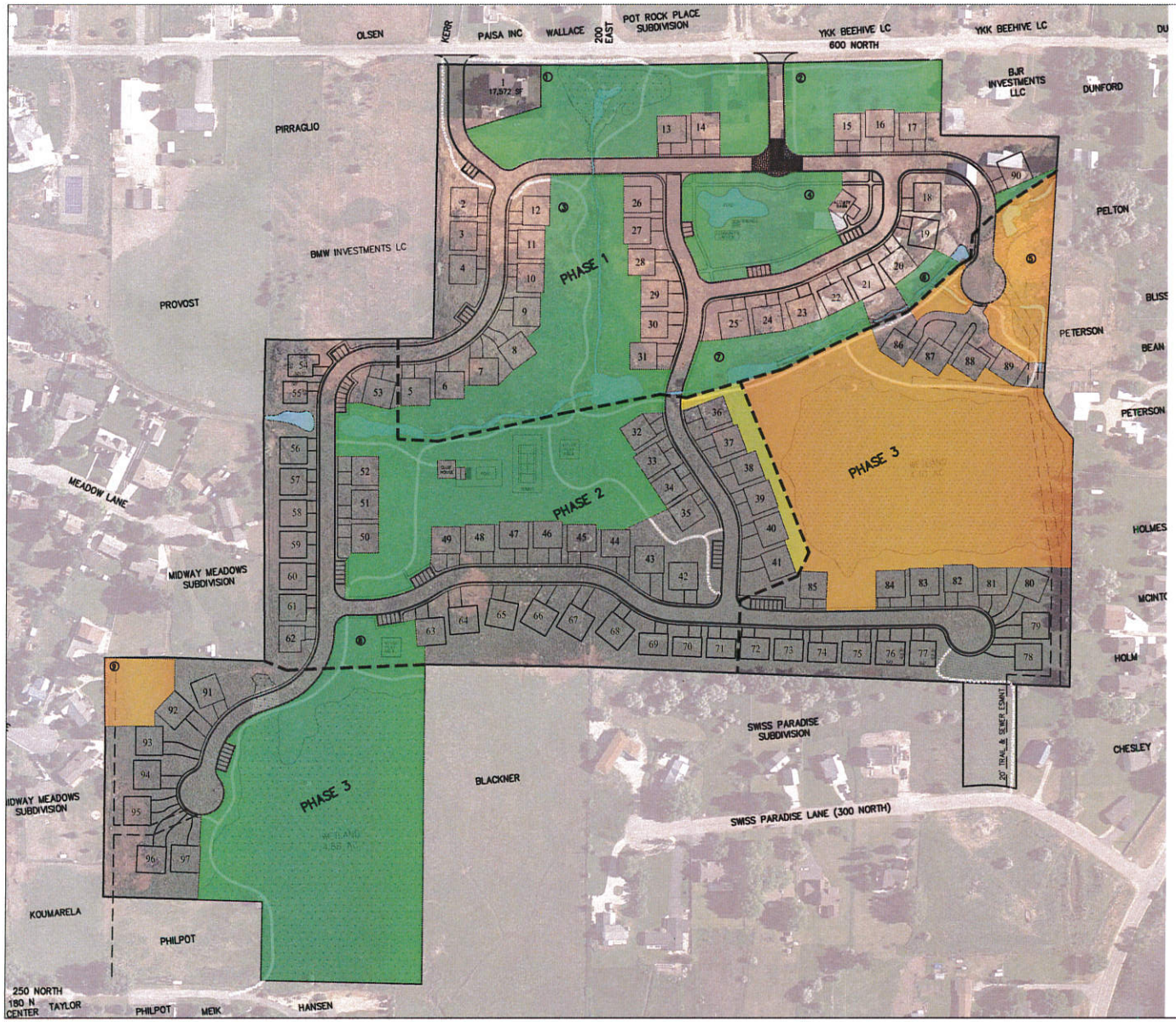
WATTS ENTERPRISES

MIDWAY SPRINGS

PRELIMINARY SITE PLAN

BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St. Suite 204
Midway, Ut 84049
ph (435) 657-0749

DESIGN BY: PDB	DATE: 29 DEC 2017	SHEET
DRAWN BY: CNB	REV.	2



N

100' 0 100' 200'

Scale 1" = 100'

SCALE 1"=200' FOR 11"X17" PLANS

LEGEND

WETLANDS (10.00 AC)

OPEN SPACE (100' MINIMUM)
ONSITE 25.39 AC (50.03%)
OFFSITE 1.32 AC (02.60%)
TOTAL 26.71 AC (52.63%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL PROJECT OPEN SPACE
1	15.97 AC	17.92 AC (112.21%)	17.92 AC	17.92 AC (112.21%)
2	13.60 AC	0.35 AC (02.57%)	29.57 AC	18.27 AC (61.78%)
3	21.18 AC	7.12 AC (35.27%)	50.75 AC	25.39 AC (50.03%)
ADDITIONAL OFFSITE OPEN SPACE DEDICATED WITH PHASE 1		1.32 AC		26.71 AC (52.60%)

OPEN SPACE AREAS

1. 2.09 ACRES
2. 0.98 ACRES
3. 6.11 ACRES
4. 1.42 ACRES
5. 0.95 ACRES
6. 0.32 ACRES
7. 7.04 ACRES
8. 6.06 ACRES
9. 0.42 ACRES

OPEN SPACE NOTES:

TOTAL AREA: 50.75 ACRES
PUD AREA: 50.36 ACRES
TOTAL OPEN SPACE: 25.39 ACRES (50.03%) OF ENTIRE DEVELOPMENT

OPEN SPACE IN A SINGLE OPEN SPACE AREA (AREAS 1,2,3&8): 15.24 ACRES (60.02%)

SECTION 16.16.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCELS 1,2,3&8 MEET THIS PUD REQUIREMENT.

OPEN SPACE PARCELS 1,2,3&8 WILL CONTAIN A PUBLIC TRAIL, PER THE CITY MASTER PLAN FROM 250 NORTH TO 600 NORTH.

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 16 JAN 2018

WATTS ENTERPRISES
MIDWAY SPRINGS
PRELIMINARY
OPEN SPACE PLAN

BERG ENGINEERING
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380 E Main St. Suite 204,
Midway, Ut 84049
ph. (435) 657-9749

DESIGN BY: PDB	DATE: 16 JAN 2018	SHEET
DRAWN BY: CNB	REV:	9

Option 2

N

100' 0 100' 200'

Scale 1" = 100'

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

LEGEND

- WETLANDS
- TRAIL
- IMPROVED DITCH

LAND USE SUMMARY

ZONE	R-1-15
TOTAL AREA	50.75 AC
PUD AREA	50.36 AC
SUBDIVISION AREA	0.39 AC
SUBDIVISION LOTS	1 LOT (REMUND EX. HOME)
PUD UNITS	96 UNITS
TOTAL UNITS	97 TOTAL UNITS

DENSITY	1.91 PER ACRE
ONSITE OPEN SPACE	28.16 AC (55.49% OF ENTIRE DEVELOPMENT)
OFFSITE OPEN SPACE	1.32 AC (02.60%)
TOTAL OPEN SPACE (50% REQUIRED)	29.48 AC (58.09% OF ENTIRE DEVELOPMENT)

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

PUD DENSITY CALCULATIONS

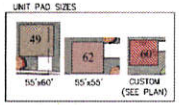
TOTAL PUD AREA	50.36 ACRES
WETLAND AND 25' BUFFER	13.39 ACRES
DENSITY FOR R-1-15 ZONE:	2.50 UNITS/ACRE
DENSITY FOR WETLANDS AND 25' BUFFER:	0.10 UNITS/ACRE

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.

UNIT PAD SIZES



MIDWAY CITY CODE TEXT AMENDMENT NOTE:
THIS PLAN IS BASED ON THE FOLLOWING CODE TEXT AMENDMENTS RECOMMENDED BY MIDWAY CITY.
- CUL-DE-SAC STANDARD
- WETLAND SETBACKS
- OPEN SPACE WIDTHS

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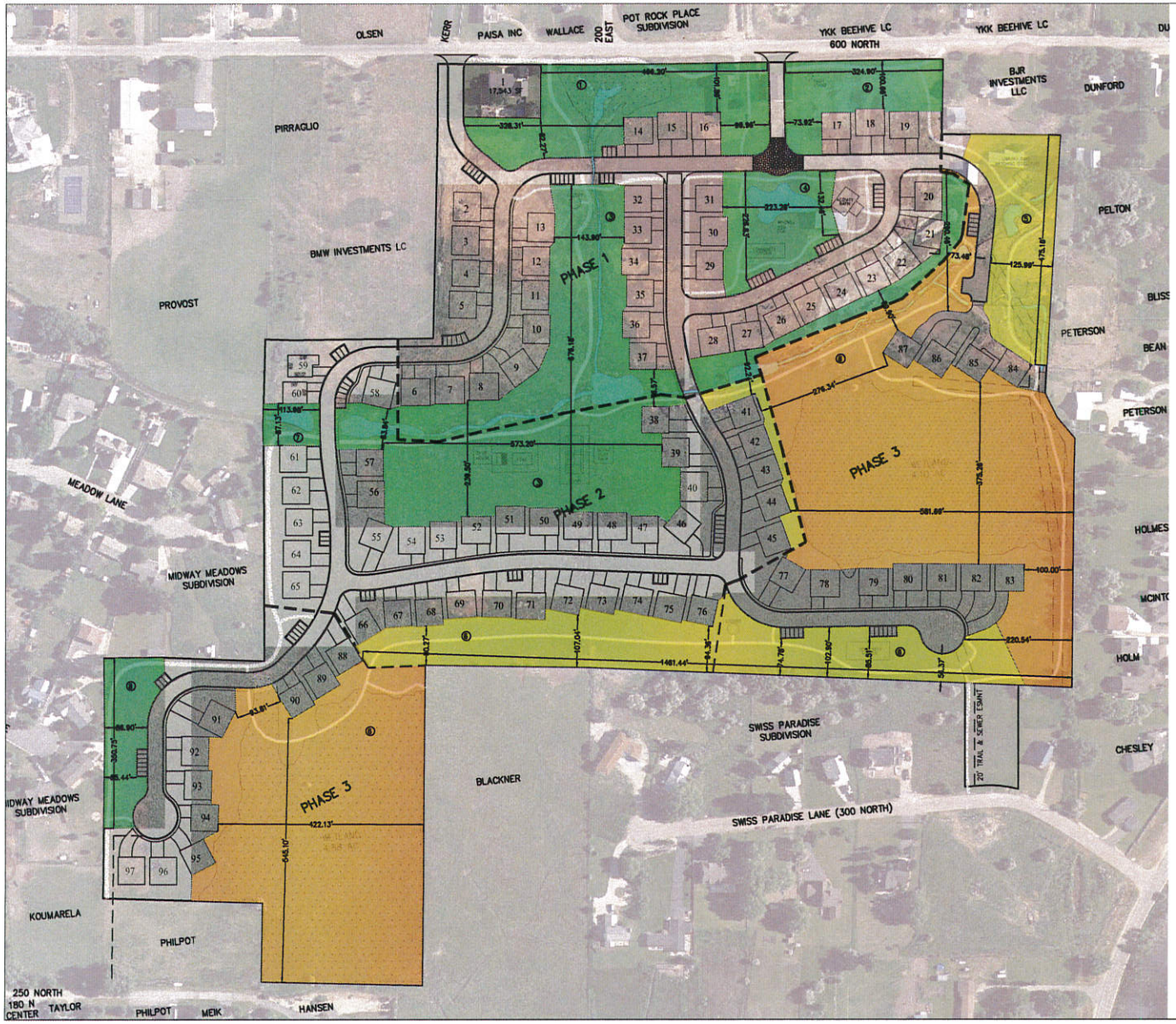
PAUL D. BERG ..... P.E.
SERIAL NO. 295595
DATE 15 FEB 2018

WATTS ENTERPRISES
REMUND FARMS

PRELIMINARY
SITE PLAN

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

DESIGN BY PDB	DATE 15 FEB 2018	SHEET
DRAWN BY CNB	REV	2



N

Scale 1" = 100'

SCALE 1"=200' FOR 11"X17" PLANS

LEGEND

WETLANDS (10.00 AC)

OPEN SPACE (100' MINIMUM)
ONSITE 28.16 AC (55.49%)
OFFSITE 1.32 AC (02.60%)
TOTAL 29.48 AC (58.09%) (50% REQUIRED)

OPEN SPACE DEDICATION BY PHASE

PHASE	AREA	OPEN SPACE PER PHASE	TOTAL PROJECT AREA	TOTAL PROJECT OPEN SPACE
1	15.97 AC	10.65 AC (66.69%)	15.97 AC	10.65 AC (66.69%)
2	12.94 AC	4.76 AC (36.79%)	28.94 AC	15.41 AC (53.24%)
3	21.84 AC	12.75 AC (58.38%)	50.75 AC	28.16 AC (55.49%)
ADDITIONAL OFFSITE OPEN SPACE DEDICATED WITH PHASE 1		1.32 AC		29.48 AC (58.09%)

OPEN SPACE AREAS

1. 1.94 ACRES
2. 0.93 ACRES
3. 5.16 ACRES
4. 1.06 ACRES
5. 1.42 ACRES
6. 16.72 ACRES
7. 0.23 ACRES
8. 0.70 ACRES

OPEN SPACE NOTES:

TOTAL AREA: 50.75 ACRES
PUD AREA: 50.36 ACRES
TOTAL OPEN SPACE: 28.16 ACRES (55.49%) OF ENTIRE DEVELOPMENT
OPEN SPACE IN A SINGLE OPEN SPACE AREA (AREA 6): 16.72 ACRES (59.86%)

SECTION 16.16.11.C REQUIRES ONE-HALF OF ALL OPEN SPACE TO BE RETAINED IN A SINGLE OPEN SPACE AREA. OPEN SPACE PARCEL 6 MEETS THIS PUD REQUIREMENT.

OPEN SPACE PARCELS 1,2,3,7&8 WILL CONTAIN A PUBLIC TRAIL, PER THE CITY MASTER PLAN FROM 250 NORTH TO 600 NORTH.

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PAUL D. BERG P.E.
SERIAL NO. 395595
DATE: 15 FEB 2018

WATTS ENTERPRISES
REMUND FARMS

PRELIMINARY
OPEN SPACE PLAN

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DESIGN BY: PDB	DATE: 15 FEB 2018	SHEET
DRAWN BY: CNB	REV:	9

N

Scale 1" = 100'

SCALE 1"=200' FOR 11"X17" PLANS

LEGEND

WETLANDS

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	65	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B&B	2" Cal	
	54	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B&B	2" Cal	
	52	Eastern Cottonwood Siouxland / Populus deltoides 'Siouxland'	B&B	2" Cal	
	23	Weeping Willow / Salix babylonica	B&B	2" Cal	
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	46	Colorado Spruce / Picea pungens	B&B		6-10'
	30	White Fir / Abies concolor	B&B		8-10'
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	41,021 sf	2-6" Cobble Rock w/ Pond Liner / Landscape Rock	mulch		
	666,164 sf	Kentucky Bluegrass / Poa pratensis	sod		
	108,096 sf	Native Grass Mix / Native Grass Mix Hard Fescue, Big Bluegrass, Blue Wildrye, Slender Wheatgrass, Sheep Fescue, Mountain Brome	Hydroseed		

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PAUL D. BERG P.E.
SERIAL NO. 295095
DATE: 15 FEB 2018

WATTS ENTERPRISES
REMUND FARMS

PRELIMINARY
LANDSCAPE PLAN

BERG ENGINEERING
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380 E Main St. Suite 204
Midway, Ut 84049
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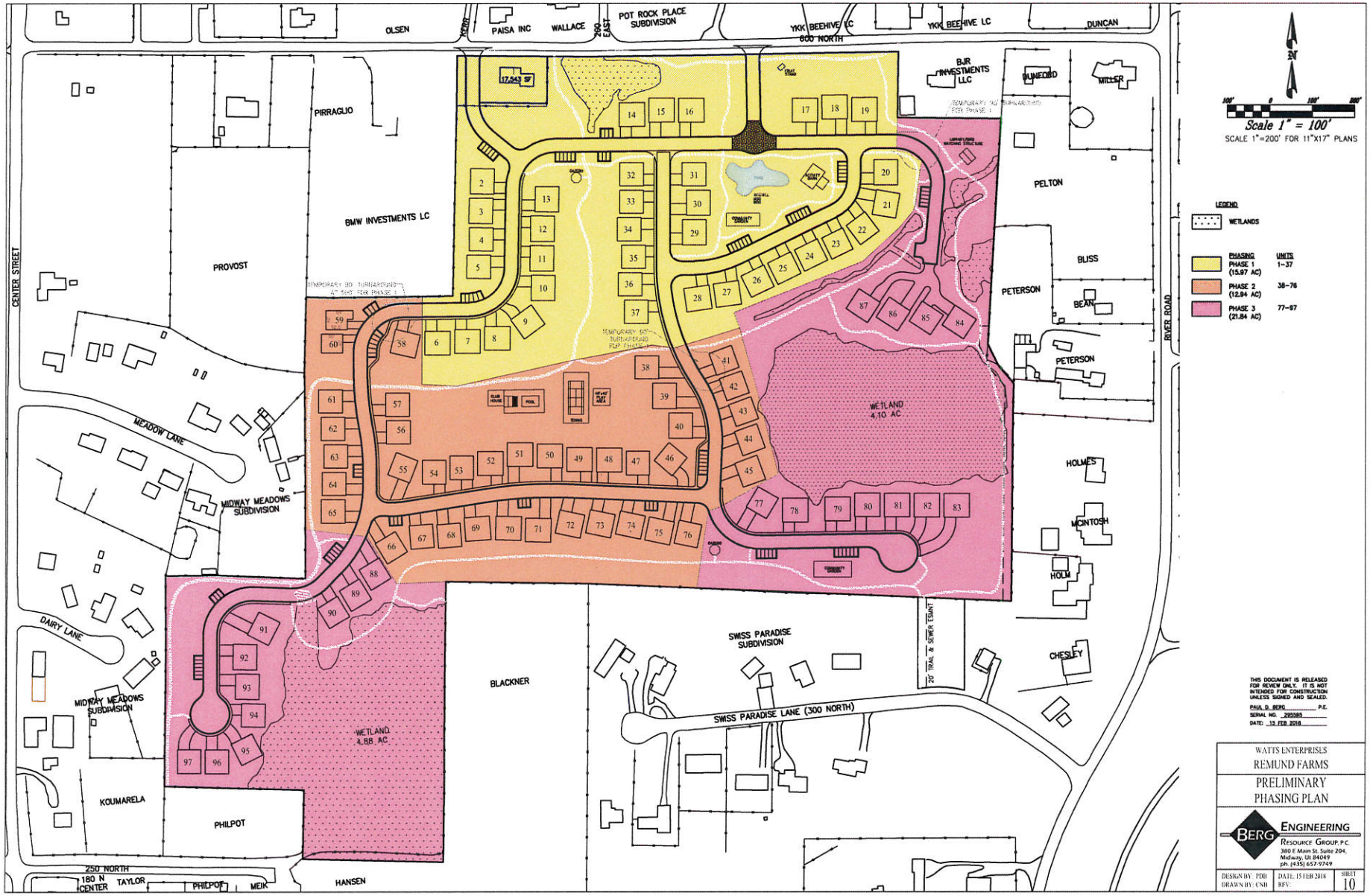
DESIGN BY: PDB	DATE: 15 FEB 2018	SHEET
DRAWN BY: CNB	REV	8


OLSEN
PAISA INC
WALLACE
POT ROCK PLACE SUBDIVISION
YKK BEEHIVE LC
600 NORTH
YKK BEEHIVE LC
DUNCAN
BJR INVESTMENTS LLC
DUNFORD
MILLER
PIRRAGLIO
BMW INVESTMENTS LC
PROVOST
CENTER STREET
PELTON
BLISS
PETERSON
BEAN
PETERSON
RIVER ROAD
WETLAND 4.10 AC
MEADOW LANE
MIDWAY MEADOWS SUBDIVISION
HOLMES
MCINTOSH
HOLM
DAIRY LANE
SWISS PARADISE SUBDIVISION
CHESLEY
BLACKNER
20' TRAIL & SEWER ESMNT
SWISS PARADISE LANE (300 NORTH)
MIDWAY MEADOWS SUBDIVISION
WETLAND 4.88 AC
KOUMARELA
PHILPOT
250 NORTH
180 N CENTER
TAYLOR
PHILPOT
MEIK
HANSEN
Scale 1" = 100'
SCALE 1"=200' FOR 11"X17" PLANS
LEGEND
WETLANDS
PHASING
UNITS
PHASE 1 (15.97 AC) 1-37
PHASE 2 (12.94 AC) 38-76
PHASE 3 (21.84 AC) 77-97
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PAUL D. BERG P.E.
SERIAL NO. 295585
DATE: 15 FEB 2018
WATTS ENTERPRISES
REMUND FARMS
PRELIMINARY PHASING PLAN
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: 15 FEB 2018
REV:
SHEET 10

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Scale 1" = 100'

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LEGEND

WETLANDS

PROPOSED TOPSOIL STORAGE AREAS

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PAUL D. BERG P.E.

SERIAL NO. 295595

DATE: 19 FEB 2018

WATTS ENTERPRISES

REMUND FARMS

TOPSOIL STORAGE EXHIBIT

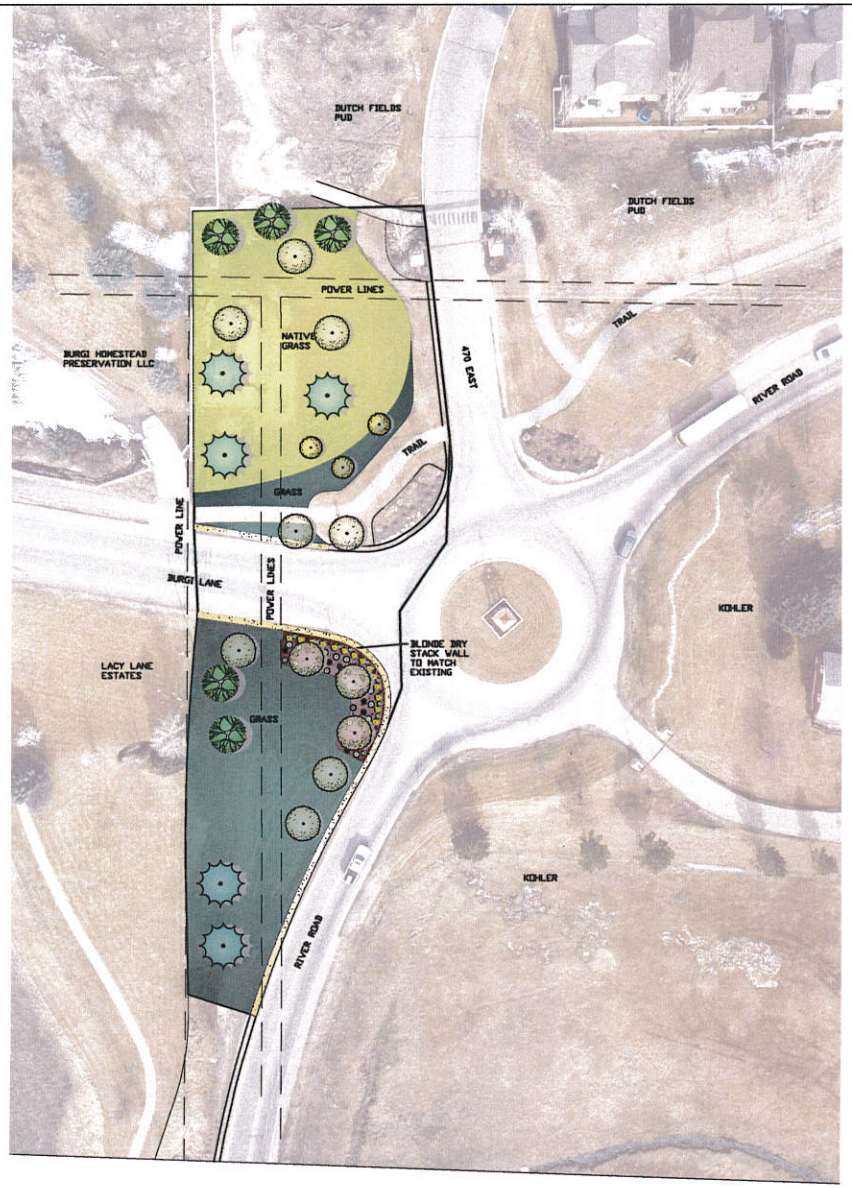
BERG ENGINEERING

RESOURCE GROUP, P.C.

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

ph. (435) 657-9749

DESIGN BY: PDB	DATE: 15 FEB 2018	EXHIBIT
DRAWN BY: CNB	REV:	1



N

30' 0 30' 60'

Scale 1" = 30'

Scale 1" = 60' for 11x17

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	5	Eastern Cottonwood Siouxland / Populus deltoides Siouxland	B&B	2" Cal	
	3	Quaking Aspen / Populus tremuloides	B&B	2" Cal	
	11	Spring Snow Crab Apple / Malus x Spring Snow	B&B	2" Cal	
EVERGREEN TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	5	Colorado Spruce / Picea pungens	B&B		8-10
SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	9	Arctic Fire Dogwood / Cornus sanguinea Arctic Fire TM	5 gal		
	16	Bush Cinquefoil / Potentilla fruticosa	5 gal		
	10	Green Mound Alpine Currant / Ribes alpinum Green Mound	5 gal		
GRASSES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	15	Feather Reed Grass / Calamagrostis x acutiflora Karl Foerster	1 gal		
PERENNIALS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	11	Kinnikinnick / Arctostaphylos uva-ursi	1 gal		
	6	Stella de Oro Daylily / Hemerocallis x Stella de Oro	1 gal		
GROUND COVERS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	1,629 sf	Bark Mulch / Bark Mulch	Mulch		
	15,037 sf	Kentucky Bluegrass / Poa pratensis	sod		
	14,089 sf	Native Grass Mix / Native Grass Mix Hard Fescue, Big Bluegrass, Blue Wildrye, Slender Wheatgrass, Sheep Fescue, Mountain Brome	Hydroseed		
MULCH	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	1,121 sf	2-4" Cobble Rock w/Dewitt Pro-5 Weed Barrier / Washed Landscape Rock	mulch		

STATE OF UTAH
Licensed Landscape Architect
7362790

14 FEB 2018

WATTS ENTERPRISES
ROUND-A-BOUT

SITE PLAN AND
PLANTING PLAN

berg
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DESIGN BY: CNB DRAWN BY: DAW	DATE: 14 FEB 2018 REV.	SHEET L01