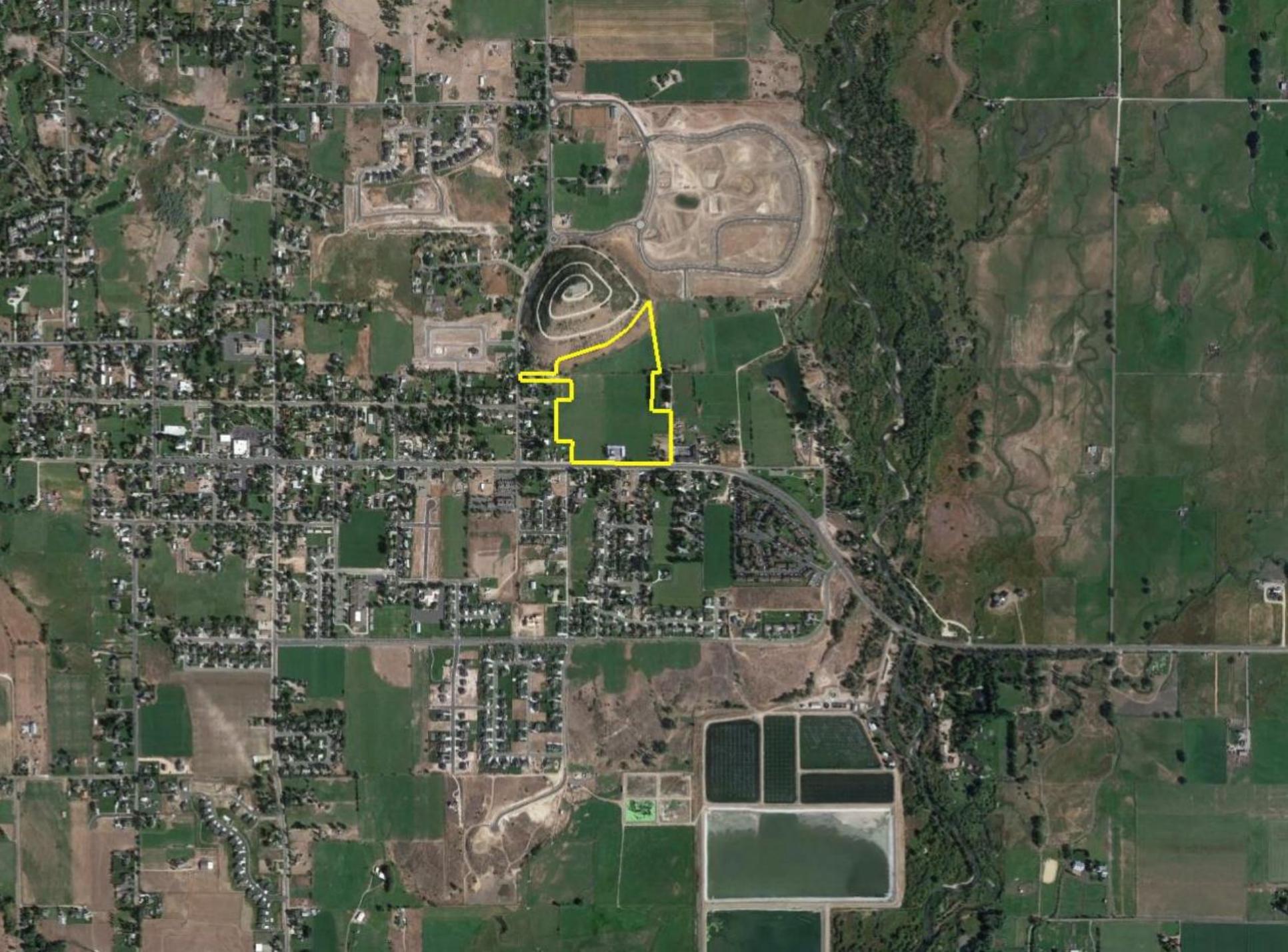


THE VILLAGE

PRELIMINARY PH. 1-3 & CONDITIONAL USE PERMIT

LAND USE SUMMARY

- **Acres:** 18.89 (27.47 total acres)
- **Zoning:** Property Conditionally Rezoned to C-2
- **Units:** 88 Residential Units (143 total)
- **Square Footage:**
 - Pad Area Square Footage
 - Commercial – 48,900 SF (40%)
 - Residential – 72,666 SF (60%)
 - Gross Square Footage
 - Commercial – 83,184 SF (26%)
 - Residential – 224,089 SF (74%)
 - Garages – 79,909 SF
- **Open Space:** 5.45 acres (8.32 total acres)
- **Sensitive Lands**
 - Slopes 25% and greater

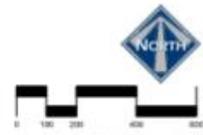








- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL UNIT
 - RESIDENTIAL GARAGES
 - LANDSCAPE AREA - GRASS
 - LANDSCAPE AREA - NATIVE GRASS
 - LANDSCAPE AREA - WOOD MULCH



SCALE: 1"=200'

LUSTER
THE VILLAGE
VICINITY MAP

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PAUL S. BORG, P.E.
SERIAL NO. 202006
DATE: 18 FEB 2022

BERG ENGINEERING
380 E Main St, Suite 204
Midvale, UT 84049
ph 435.657.9799

DESIGN BY: PJB	DATE: 14-FEB-2022	SHEET: 1
DRAWN BY: DEJ	REV:	



SENSITIVE LANDS NOTES

LANDSLIDES
THE LANDSLIDE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE HIGHWAY CITY LANDSLIDE AND PROBLEM SOIL MAP CONTAINED IN THE CITY GENERAL PLAN.

SHALLOW GROUND WATER
THE PROPERTY DOES NOT CONTAIN SHALLOW GROUND WATER PER MAP 28 OF THE WASATCH COUNTY GENERAL PLAN. PLEASE SEE THE GEOTECHNICAL REPORT FOR MORE INFORMATION.

SPRINGS, STREAMS OR SEEPS
NO SPRINGS, STREAMS OR SEEPS HAVE BEEN FOUND ON THE PROPERTY.

ALLUVIAL FANS
NO ALLUVIAL FANS ARE FOUND ON THE PROPERTY PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN.

FLOOD HAZARDS
THERE ARE NO 100 YEAR FEMA FLOOD HAZARDS ON THIS PROPERTY PER FEMA MAPS.

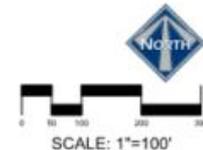
WETLANDS
NO WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

FAULT LINES
NO FAULT LINES CROSS THE PROPERTY PER MAP 25- FLOOD HAZARDS, EARTHQUAKE HAZARDS AND PROBLEM SOILS OF THE WASATCH COUNTY GENERAL PLAN.

VEGETATION REMOVAL
EXISTING HAY FIELD WILL BE DISTURBED FOR CONSTRUCTION OF HOMES, COMMERCIAL BUILDINGS, ROADS AND PARKING. TOPSOIL WILL BE STORED FOR USE ON SITE. EXCESS SOIL MATERIALS TO BE DISPOSED OF. TREES ON MEMORIAL HILL WILL BE PRESERVED. TREES ALONG THE NORTH DITCH BANK WILL BE REMOVED AND DISPOSED OF.

WATER QUALITY
STORM WATER RUNOFF WILL BE COLLECTED AND RETAINED ON SITE. STORM WATER POLLUTION PREVENTION MEASURES WILL BE INSTALLED DURING CONSTRUCTION. MEASURES INCLUDE SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION.

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - EXISTING FENCE



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PAUL S. BERRY, P.E.
 SERIAL NO. 200201
 DATE: 18 FEB 2002

LUSTER THE VILLAGE

SENSITIVE LANDS MAP

BFCO ENGINEERING
 200 E. MAIN ST. SUITE 204
 MOUNTAIN VIEW, UT 84047
 PH 435.627.9799

DESIGN BY: JTB	DATE: 18 FEB 2002	SHEET: 2
DRAWN BY: DEJ	REV:	



AREA
 TOTAL PROJECT AREA 27.47 ACRES
 R.O.W. DEDICATION ON MAIN 0.18 ACRES

BUILDING CALCULATION

AREA (SQ. FT.)	%
COMMERCIAL 48,900	40%
RESIDENTIAL 72,868	80%
TOTAL 121,768	100%

GROSS BUILDING AREA

COMMERCIAL	83,184 SF	30%
RESIDENTIAL (TOTAL)	224,088 SF	74%
RESIDENTIAL 2 STORY	148,277 SF	
RESIDENTIAL ABOVE GARAGE	75,712 SF	
TOTAL GROSS BUILDING	307,272	100%

COMMERCIAL PARKING
 TOTAL PARKING SPACES 184 SPACES

PARKING CALCULATION
 TOTAL GROSS COMMERCIAL 83,184 SF
 NET USABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT 48,198 SF

PARKING RATIO = $\frac{48,198 \text{ SF}}{260} = 1 \text{ SPACE FOR } 262 \text{ SF}$

NOTES:
 -- THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.

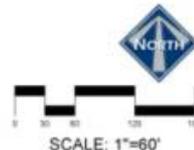
RESIDENTIAL PARKING NOTES:
 -- EACH RESIDENTIAL UNIT HAS A 2 CAR GARAGE, THERE ARE ALSO 72 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREA.
 -- PLAN HAS A TOTAL OF 358 PARKING SPACES.
 -- PLAN HAS 30 PARKING SPACES ALONG STREETS.

PARKING CALCULATION
 TOTAL UNITS 143
 3 BEDROOMS 143 SPACES X 2.5 = 358 SPACES (REQUIRED)

PARKING SPACES PROVIDED
 GARAGES 143 SPACES X 2 = 286
 ON SITE PARKING 72
 TOTAL 358 SPACES (PROVIDED)

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL UNIT
 - RESIDENTIAL GARAGES
 - POSSIBLE BUILDING PAD EXPANSION
 - LANDSCAPE AREA - GRASS
 - LANDSCAPE AREA - NATIVE GRASS
 - LANDSCAPE AREA - WOOD MULCH
 - LANDSCAPE DECORATIVE RAISED PLANTER
 - TRASH DUMPSTER
 - SNOW STORAGE AREA 0.24 ACRES

MAILBOX NOTE:
 MAILBOXES FOR EACH UNIT WILL BE AVAILABLE NEXT TO THE OFFICE/HOA BUILDING.



CLUSTER THE VILLAGE
 PRELIMINARY SITE PLAN



DESIGN BY: PDM DATE: 14 FEB 2012 SHEET 3
 DRAWN BY: DEJ REV:

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 P.O. BOX 2000 P.O. SERIAL NO. 200000 DATE: 16 FEB 2012

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME
	Autumn Blaze Maple / Acer Freemanii / Autumn Blaze
	Canada Red Chokeberry / Prunus virginiana / Canada Red
	Eastern Cottonwood / Salicoides / Populus deltoides / 'Weinland'
	Spring Snow Crab Apple / Malus x 'Spring Snow'
	Weeping Willow / Salix babingtonii
EVERGREEN TREES	COMMON / BOTANICAL NAME
	Colorado Spruce / Picea colorata
GROUND COVER	COMMON / BOTANICAL NAME
	Kentucky Bluegrass / Poa pratensis
	Wild Flower Multicolor Grass Mix / Wild Flower Multicolor Grass Mix
MULCH	COMMON / BOTANICAL NAME
	4" Wood Mulch / 4" Wood Mulch

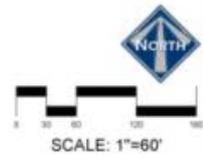
LEGEND

- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS
- RESIDENTIAL UNIT
- RESIDENTIAL GARAGES
- LANDSCAPE AREA - GRASS
- LANDSCAPE AREA - NATIVE GRASS
- LANDSCAPE AREA - WOOD MULCH
- LANDSCAPE DECORATIVE RAISED PLANTER

LANDSCAPE NOTES

-- SEE SHEET 5 FOR TYPICAL LANDSCAPING AROUND HOMES
 -- THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

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 CIVIL, S. 1020, L.A.
 SERIAL NO. 7162792
 DATE: 18 FEB 2022



CLUSTER THE VILLAGE
 PRELIMINARY LANDSCAPE PLAN

300 E Main St, Suite 204
 Milwaukie, OR 97139
 TEL: (503) 729-2000

DESIGN BY: CMB DATE: 1A FEB 2022 SHEET 4
 DRAWN BY: CMB REV:

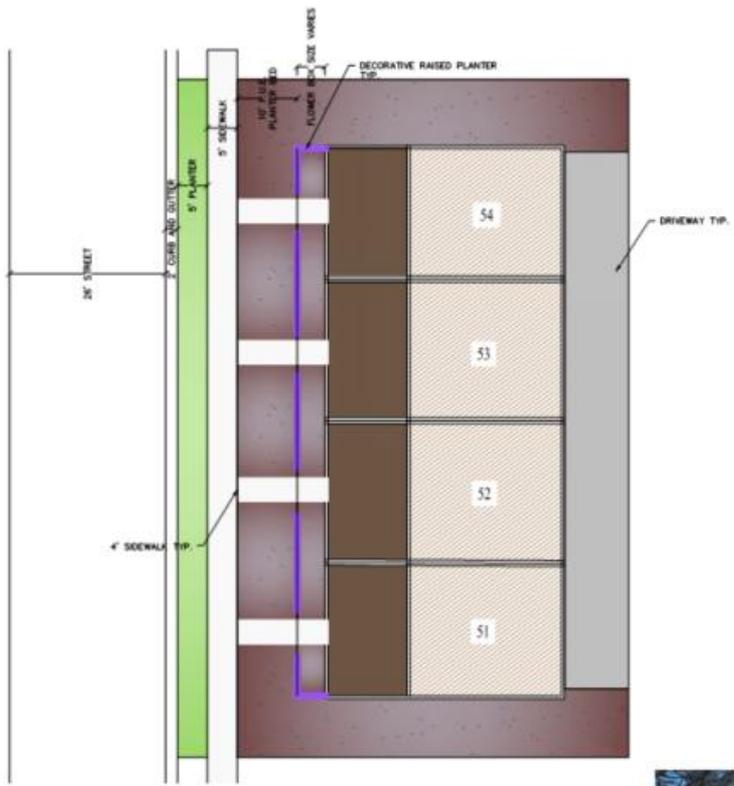


PLANT SCHEDULE TYPICAL BUILD

SPRING COVERS	QTY	COMMON BOTANICAL NAME	CONT
	174 U	Kentucky Bluegrass - Poa pratensis	60'
MULCH	QTY	COMMON BOTANICAL NAME	CONT
	2,791 U	4" Wood Mulch / 4" Wood Mulch	1600'

LANDSCAPE NOTES:

- SEE SHEET 5 FOR TYPICAL LANDSCAPING AROUND HOMES
- THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

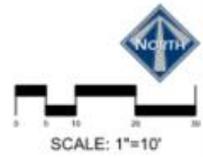


LEGEND

-  RESIDENTIAL UNIT
-  RESIDENTIAL GARAGES
-  LANDSCAPE AREA - WOOD MULCH
-  LANDSCAPE DECORATIVE RAISED PLANTER



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 CDR. S. BERG, L.A.
 SERIAL NO. 202206
 DATE: 18 FEB 2022

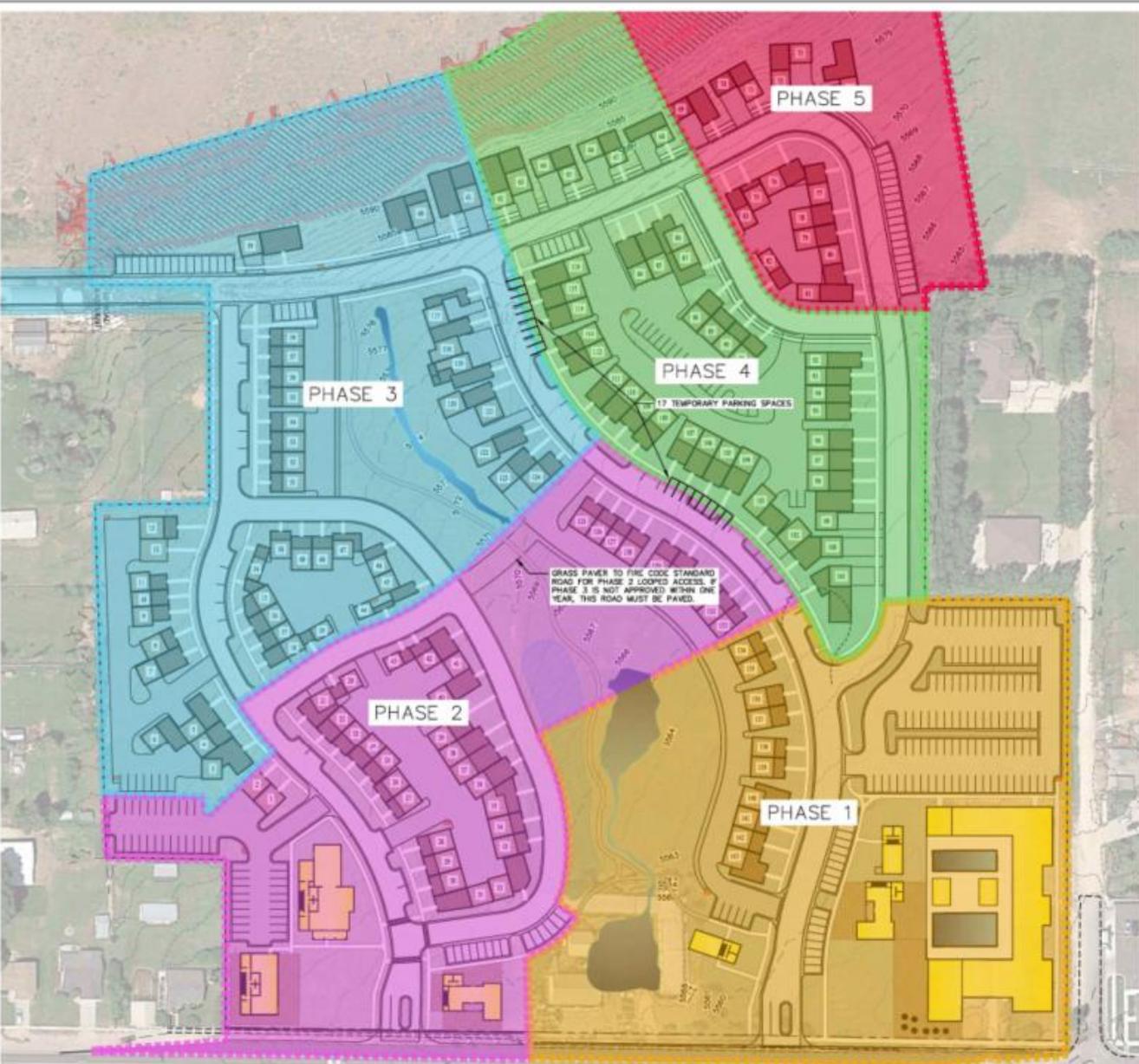


LUSTER THE VILLAGE
 PRELIMINARY TYPICAL BUILDING LANDSCAPE PLAN

berg
 LANDSCAPE ARCHITECTS

380 S Main St, Suite 204
 Mulhany, LA 70449 ph: (807) 729-2000

DESIGN BY: CDR DATE: 18 FEB 2022 SHEET 5
 DRAWN BY: CDR REV:



- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL BUILDINGS
 - GARAGES

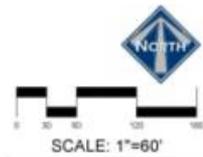
- NOTES**
1. TEMPORARY CUL-DE-SAC TO BE INSTALLED WITH PHASE 1, AS SHOWN.
 2. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
 3. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE
1	6.55 AC	37,815 SF	10,249 SF	10	1.94 ac
2	5.70 AC	11,280 SF	33,360 SF	30	1.23 ac
3	6.64 AC	0 SF	44,449 SF	43	2.28 ac
4	4.59 AC	0 SF	45,305 SF	40	0.87 ac
5	3.98 AC	0 SF	14,964 SF	15	2.88 ac
	27.47 AC	49,095 SF	148,377 SF	143	8.81 ac

PHASE	REGGATED AREA	NON-REGGATED HILLSIDE
1	3.16 ac	0 ac
2	2.20 ac	0 ac
3	2.28 ac	1.13 ac
4	1.79 ac	0.52 ac
5	1.88 ac	1.33 ac
	11.09 ac	3.00 ac

GRASS PAVER TO FIRE CODE STANDARD ROAD FOR PHASE 3 LOOPED ACCESS. IF PHASE 3 IS NOT APPROVED WITHIN ONE YEAR, THIS ROAD MUST BE PAVED.



LUSTER
THE VILLAGE
PHASING PLAN



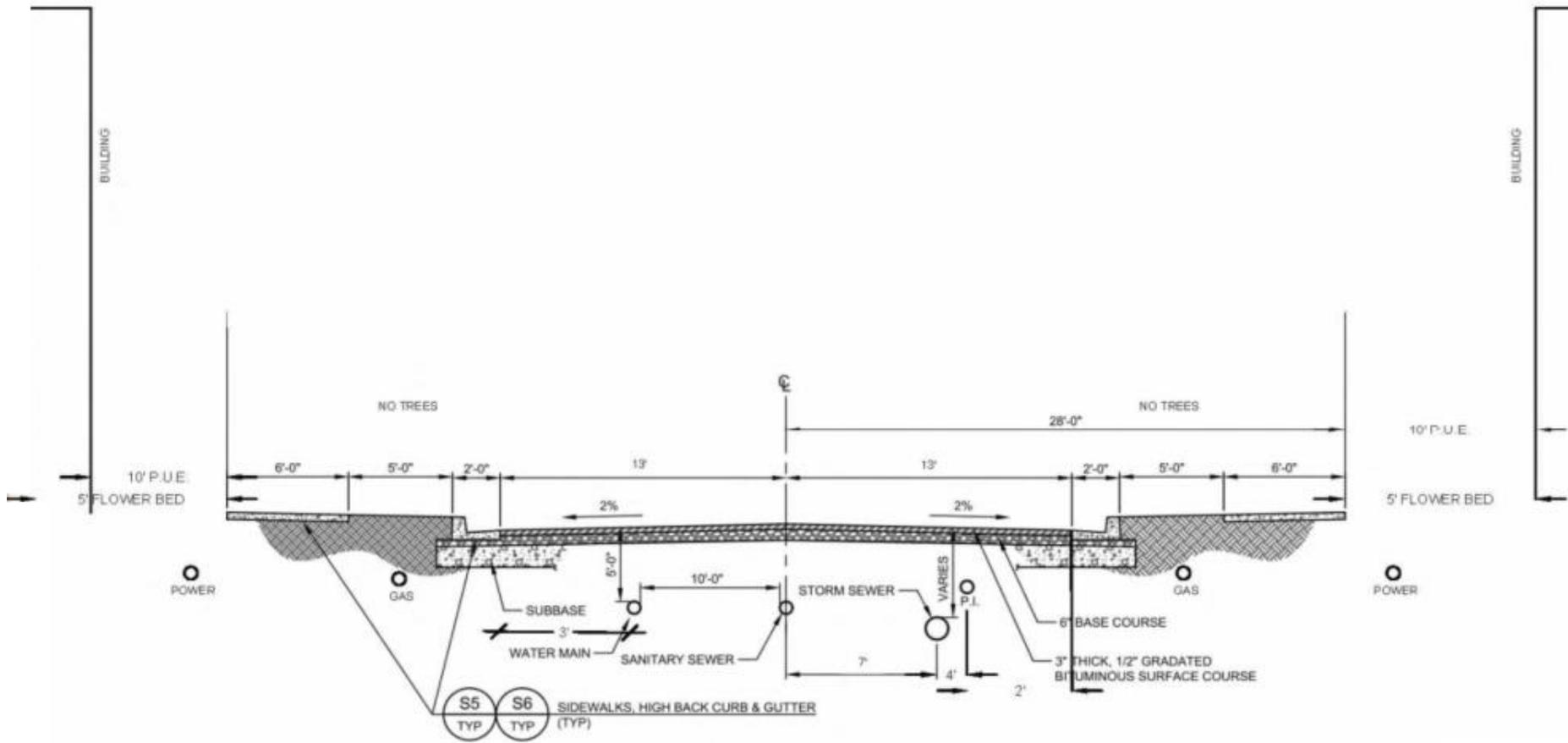
BERG ENGINEERING
280 E Main St. Suite 204
Mankato, MN 56001
ph: 435.627.9749

DESIGN BY: FOR DATE: 12 JAN 2022

DRAWN BY: DGT REV:

SHEET
6

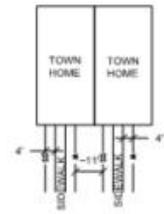
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PLS. D. BERG, P.E.
 SERIAL NO. 201001
 DATE: 12 JAN 2022



- NOTES:**
1. WHEREVER POSSIBLE, SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
 2. NO WATER LINE SMALLER THAN 8-INCH DIAMETER SHALL BE INSTALLED.
 3. IMPORT/ GRANULAR FILL, A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02250.
 4. SUGGESTED UTILITY PLACEMENT; FINAL PLACEMENT TO BE APPROVED BY CITY ENGINEER.

LOCAL STREET CROSS SECTION #1
COMMERCIAL & BUSINESS

- THIS MINIMUM SECTION DOES NOT ALLOW STREET TREES OR FLOWER BOXES.
- FLOWER BEDS COULD BE IN P.U.E.
- GRASS COULD BE IN P.U.E.
- FLOWER BOXES ONLY WHERE BUILDINGS ARE NOT UP TO 10' P.U.E.
- MINIMAL FLOWER BOXES ON THE PROJECT.



TYPICAL UTILITY DETAIL

- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:

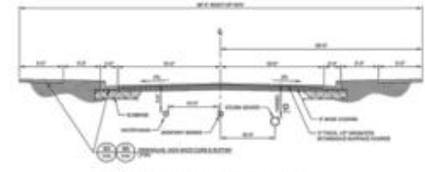
- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

GREASE TRAPS:

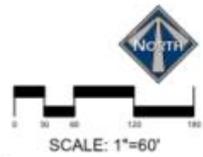
- SIZE OF GREASE TRAPS TO BE DETERMINED WITH BUILDING PLANS.

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DATE: 08.208.2022



- NOTES:**
1. ALL SEWER LATERALS SHALL BE 4" DIA. UNLESS OTHERWISE NOTED.
 2. ALL SEWER LATERALS SHALL BE 10' MIN. DEPTH UNLESS OTHERWISE NOTED.
 3. ALL SEWER LATERALS SHALL BE 10' MIN. DEPTH UNLESS OTHERWISE NOTED.
 4. ALL SEWER LATERALS SHALL BE 10' MIN. DEPTH UNLESS OTHERWISE NOTED.



SCALE: 1"=60'

CLUSTER
THE VILLAGE
PRELIMINARY SEWER PLAN

BERG ENGINEERING
280 E Main St, Suite 204
Mishawaka, IN 46549
ph 432.652.9749

DESIGN BY: JEM DATE: 08/22/22 SHEET: 9
DRAWN BY: DJL BY: 9



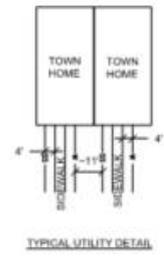
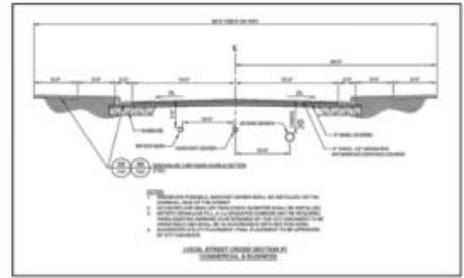
- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

BLUE STAKE NOTE

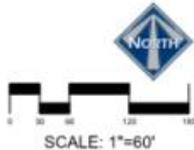
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

WATER NOTES

- ALL WATER IMPROVEMENTS SHALL MEET MONROE CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN JULY 2020 EDITION.
- ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.



TYPICAL UTILITY DETAIL



LUSTER
TIB VILLAGE
PRELIMINARY WATER PLAN

300 E. Main St. Suite 204
Monroeville, LA 70450
ph 435.667.9749

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PAUL S. BORG, P.E.
SERIAL NO. 202586
DATE: 18 FEB 2022

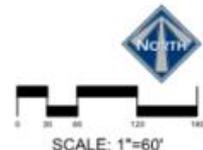
DESIGN BY: PER	DATE: 16 FEB 2022	100
DRAWN BY: JEL	REV:	10



- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

- DESIGNER IRRIGATION NOTES**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS
 - ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PURPLE PIPE.

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLUE STAKING OF ALL ON-SITE UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF DIFFERENCES BETWEEN BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.



LUSTER
THE VILLAGE
PRELIMINARY PRESSURIZED
IRRIGATION PLAN

BERG ENGINEERING
380 E. Main St., Suite 204
Midway, IL 61894
ph 435.637.9249

DESIGN BY: PFM DATE: 04/18/2022
DRAWN BY: JEL REV: 11

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PAUL S. BERG P.E.
SERIAL NO. 200888
DATE: 10/08/2002



Test pits in the project report generally show depths under 1' of basins. Assume penetration of 2.0 inches per foot for all pits. Drainage areas to the northwest ending at 15' of slope. Retention area under the parking lot is 1.0 acre.

Table 1 - Basins Peak Flow and Volume for Basin A

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin A	2000	100	1000	1000	1.0
Basin A	2010	100	1000	1000	1.0
Basin A	2020	100	1000	1000	1.0

Table 2 - Basins Peak Flow and Volume for Basin B

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin B	2000	150	1500	1500	1.0
Basin B	2010	150	1500	1500	1.0
Basin B	2020	150	1500	1500	1.0

Table 3 - Basins Peak Flow and Volume for Basin C

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin C	2000	200	2000	2000	1.0
Basin C	2010	200	2000	2000	1.0
Basin C	2020	200	2000	2000	1.0

Table 4 - Basins Peak Flow and Volume for Basin D

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin D	2000	250	2500	2500	1.0
Basin D	2010	250	2500	2500	1.0
Basin D	2020	250	2500	2500	1.0

Table 5 - Basins Peak Flow and Volume for Basin E

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin E	2000	300	3000	3000	1.0
Basin E	2010	300	3000	3000	1.0
Basin E	2020	300	3000	3000	1.0

Table 6 - Retention Pond in Park for Basin A

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	100	1000	1000	1.0
2010	100	1000	1000	1.0
2020	100	1000	1000	1.0

Table 7 - Retention Pond in Park for Basin B

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	150	1500	1500	1.0
2010	150	1500	1500	1.0
2020	150	1500	1500	1.0

Table 8 - Retention Pond in Park for Basin C

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	200	2000	2000	1.0
2010	200	2000	2000	1.0
2020	200	2000	2000	1.0

Table 9 - Retention Pond in Park for Basin D

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	250	2500	2500	1.0
2010	250	2500	2500	1.0
2020	250	2500	2500	1.0

Table 10 - Retention Pond in Park for Basin E

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	300	3000	3000	1.0
2010	300	3000	3000	1.0
2020	300	3000	3000	1.0

Table 11 - Peak Retention Pond Volume

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	100	1000	1000	1.0
2010	100	1000	1000	1.0
2020	100	1000	1000	1.0

BLUE STAKE NOTE:
 * LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

STORM DRAIN NOTES:
 * ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JULY 2020 EDITION.

- LEGEND:**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

Test pits in the project report generally show depths under 1' of basins. Assume penetration of 2.0 inches per foot for all pits. Drainage areas to the northwest ending at 15' of slope. Retention area under the parking lot is 1.0 acre.

Table 12 - Basins Peak Flow and Volume for Basin A

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin A	2000	100	1000	1000	1.0
Basin A	2010	100	1000	1000	1.0
Basin A	2020	100	1000	1000	1.0

Table 13 - Basins Peak Flow and Volume for Basin B

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin B	2000	150	1500	1500	1.0
Basin B	2010	150	1500	1500	1.0
Basin B	2020	150	1500	1500	1.0

Table 14 - Basins Peak Flow and Volume for Basin C

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin C	2000	200	2000	2000	1.0
Basin C	2010	200	2000	2000	1.0
Basin C	2020	200	2000	2000	1.0

Table 15 - Basins Peak Flow and Volume for Basin D

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin D	2000	250	2500	2500	1.0
Basin D	2010	250	2500	2500	1.0
Basin D	2020	250	2500	2500	1.0

Table 16 - Basins Peak Flow and Volume for Basin E

Storage Basin	Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
Basin E	2000	300	3000	3000	1.0
Basin E	2010	300	3000	3000	1.0
Basin E	2020	300	3000	3000	1.0

Table 17 - Retention Pond in Park for Basin A

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	100	1000	1000	1.0
2010	100	1000	1000	1.0
2020	100	1000	1000	1.0

Table 18 - Peak Retention Pond Volume

Year	Peak Flow (cfs)	Peak Volume (cu ft)	Retention Volume (cu ft)	Retention Coefficient
2000	100	1000	1000	1.0
2010	100	1000	1000	1.0
2020	100	1000	1000	1.0

NORTH

0 20 40 60

SCALE: 1"=60'

LEISTER
THE VILLAGE

STORM DRAIN PLAN

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EAGLE ENGINEERING, P.C.
 280 E. Main St., Suite 204
 Midway, IL 60449
 ph 815.657.9749

DESIGN BY: PEH DATE: 10/18/2021
 DRAWN BY: DEJ REV: 12



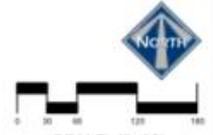
BLUE STAKE NOTE:

- LOCATION OF EXISTING UTILINES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILINES.

PIPED DITCH NOTES:

- ALL PIPED DITCH CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JULY 2020 EDITION.
- ALL JUNCTION BOXES SHALL BE 3'X3'
- ALL BOXES IN ROADWAYS OR PARKING LOTS WILL HAVE MANHOLES.
- ALL BOXES IN LANDSCAPED AREAS WILL HAVE A GRATE.

- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN
 - PROPOSED 24" ROP PIPED DITCH
 - 3'X3' JUNCTION BOX



LUSTER
THE VILLAGE
**PRELIMINARY PIPED
DITCH PLAN**

BERG ENGINEERING
300 E. Main St. Suite 204
Midway, UT 84049
ph 435.637.9749

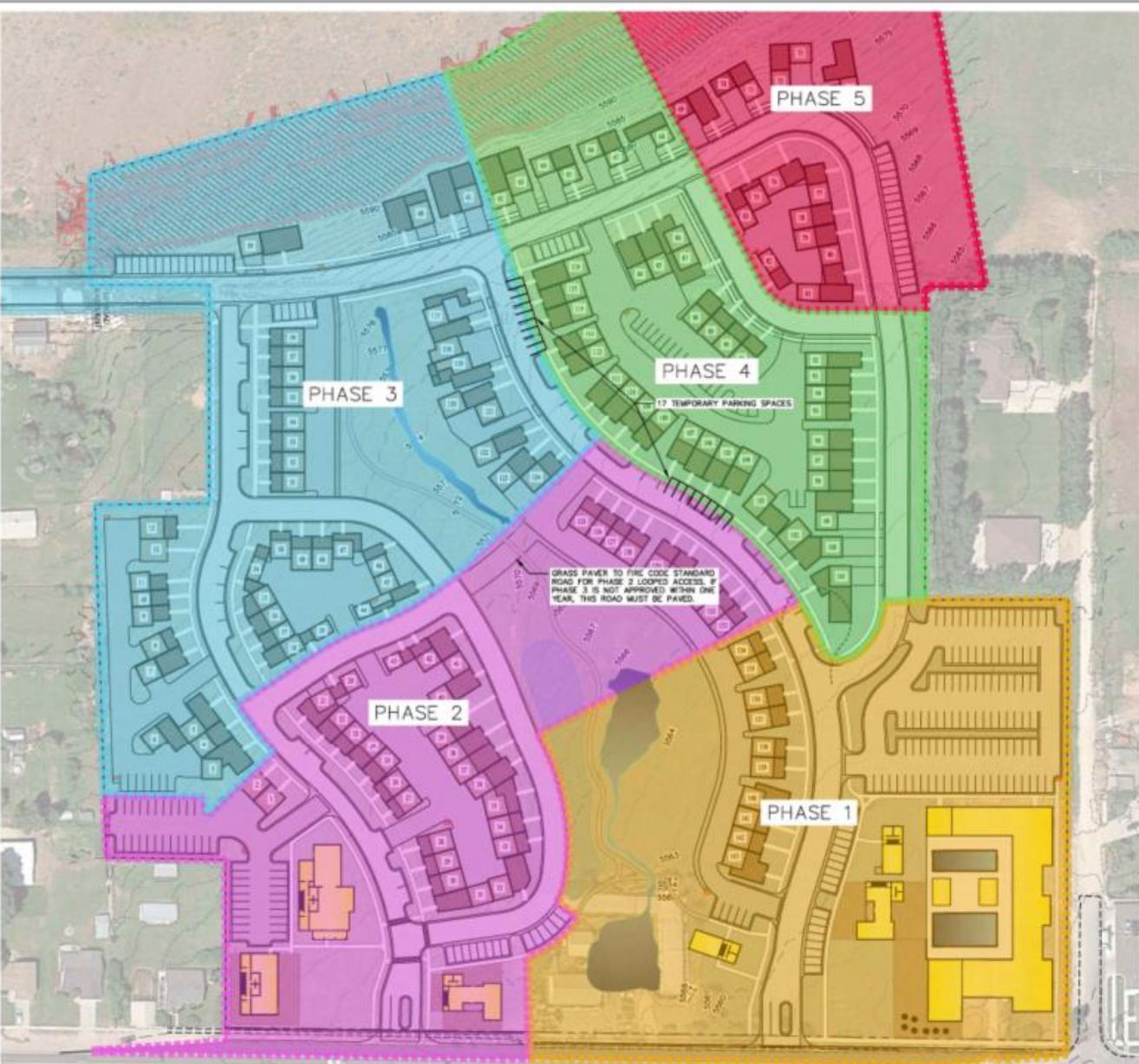
DESIGN BY: TEB DATE: 16 FEB 2022 SHEET NO: 13

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ERIK S. JENSEN, P.E.
SEAL NO. 28886
DATE: 16 FEB 2022

DISCUSSION ITEMS

- Water rights
 - Phase 1: 32.44 acre-feet
 - Phase 2: 38.57 acre-feet
 - Phase 3: 41.18 acre-feet
 - Phase 4: 37.37 acre-feet
 - Phase 5: 17.04 acre-feet
 - Total: 166.6 acre-feet
 - Water rights per commercial buildings will be noted on the plat. Commercial uses may require more water rights than what will be dedicated. If more water is required, the applicant must supply the required water before the use is approved.
- Traffic study
- Roads & traffic circulation
 - Temporary connector access



- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL BUILDINGS
 - GARAGES

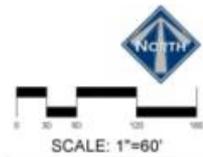
- NOTES**
1. TEMPORARY CUL-DE-SAC TO BE INSTALLED WITH PHASE 1, AS SHOWN.
 2. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
 3. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

PHASING PLAN

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPEN SPACE
1	6.55 AC	37,815 SF	10,249 SF	10	1.94 ac
2	5.70 AC	11,280 SF	33,360 SF	30	1.23 ac
3	6.64 AC	0 SF	44,449 SF	43	2.28 ac
4	4.59 AC	0 SF	45,305 SF	40	0.87 ac
5	3.98 AC	0 SF	14,964 SF	15	2.99 ac
	27.47 AC	49,095 SF	148,377 SF	143	8.81 ac

PHASE	REGGATED AREA	NON-REGGATED HILLSIDE
1	3.16 ac	0 ac
2	2.20 ac	0 ac
3	2.28 ac	1.13 ac
4	1.79 ac	0.52 ac
5	1.88 ac	1.33 ac
	11.09 ac	3.00 ac

GRASS PAVEMENT TO FIRE CODE STANDARD ROAD FOR PHASE 3 LOOPED ACCESS. IF PHASE 3 IS NOT APPROVED WITHIN ONE YEAR, THIS ROAD MUST BE PAVED.



LUSTER
THE VILLAGE
PHASING PLAN



BERG ENGINEERING
280 E Main St. Suite 204
Mankato, MN 56001
ph: 435.627.9749

DESIGN BY: FOR DATE: 12 JAN 2022

DRAWN BY: DGT REV:

SHEET
6

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 PLS. D. BERG, P.E.
 SERIAL NO. 201001
 DATE: 12 JAN 2022

DISCUSSION ITEMS

- Alley access
- Main Street Improvements
- Density
 - Phase 1: 10 units (4 commercial buildings)
 - Phase 2: 35 units (3 commercial buildings)
 - Phase 3: 43 units
 - Phase 4: 40 units
 - Phase 5: 15 units
 - Total: 143 units

DISCUSSION ITEMS

- Trails
 - Private trails with public access easements
- Parking - phases 1-3
 - 189 commercial stalls
 - 203 residential stalls
 - 27 temporary stalls will need to be provided to meet the requirements for phases 1-3
 - Commercial buildings will have assigned stalls that will be noted on the plat. If a use requires more stalls than what is provided, the use will not be allowed until the required stalls are provided.
- Architectural theme

Typical Building Rendering: Commercial/Residential



Typical Building Rendering: Commercial/Residential



Typical Building Rendering: Residential





DISCUSSION ITEMS

- Required commercial square feet
 - The mixed-use code requires 20% of the gross square footage of all structures (except residential garages) is commercial
 - Based on the submitted plans, 44,128 square feet of commercial space will be built
- Open space
 - 8.32 acres required
- Maximum height of structures is 35' except for specific architectural features

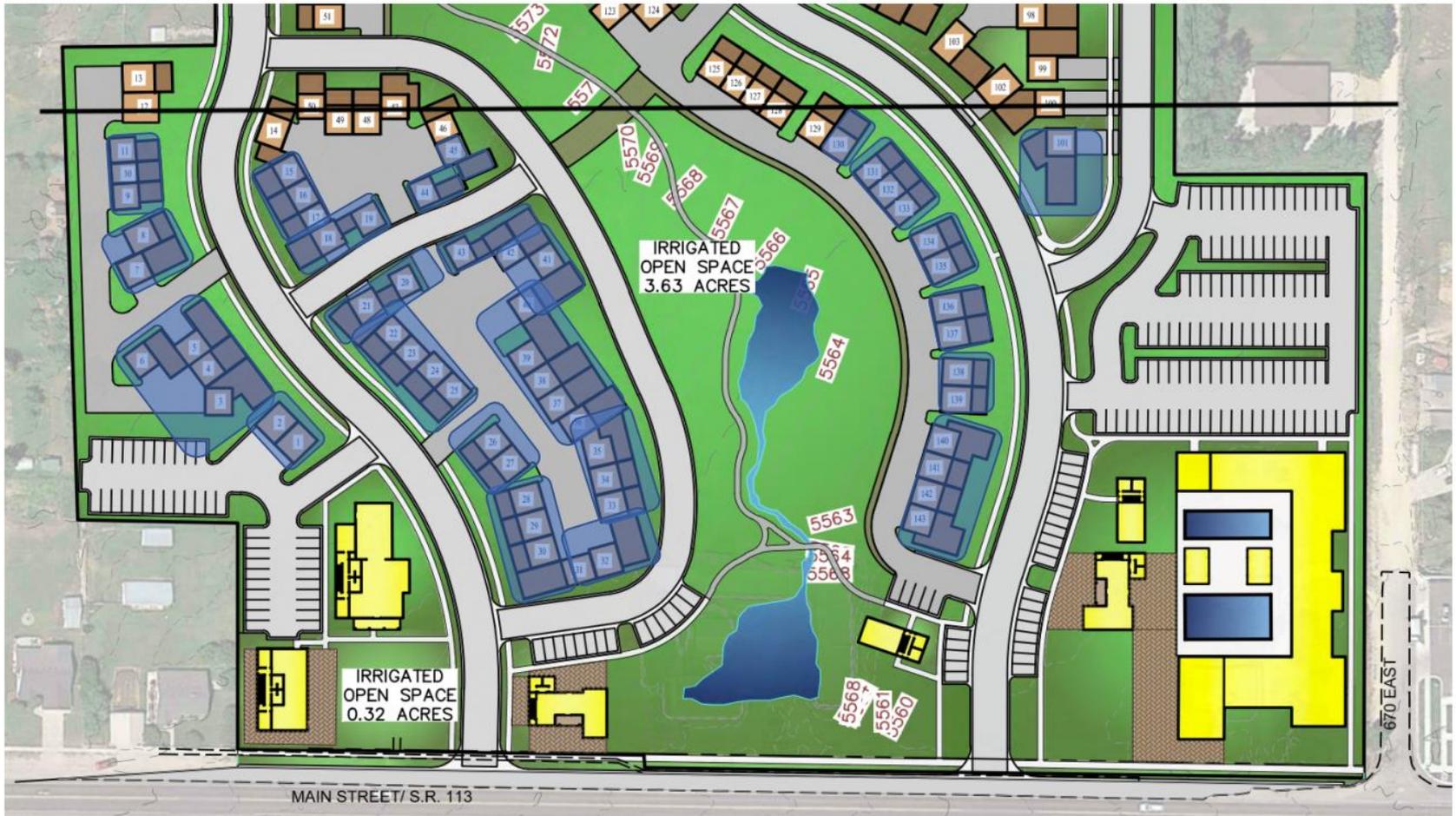
DISCUSSION ITEMS

- Property owners' association
 - All five phases of, including both residential and commercial, will be under one POA
- Geotechnical reports
- Mailbox locations
- Transient Rental Overlay District

Transient Overlay Zone



Exhibit D
Transient Overlay Zone
(Residential Units in Transient Overlay Zone)



DISCUSSION ITEMS

- Commercial area landscaping
 - More detailed landscaping plan required for final approval
 - Bond will include all landscaping shown on the plans
 - Commercial building sites must be either kept in agricultural production until constructed or, once those areas are developed, the commercial pads and surrounding area, are landscaped until the structures are built
- Residential area landscaping
 - More detailed landscaping plan required for final approval
 - Bond will include all landscaping shown on the plans

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME
	Autumn Blaze Maple / Acer freemanii / Autumn Blaze
	Canada Red Chokeberry / Prunus virginiana 'Canada Red'
	Eastern Cottonwood / Salicoides / Populus deltoides 'Saucoides'
	Spring Snow Crab Apple / Malus x 'Spring Snow'
	Weeping Willow / Salix babingtonii
EVERGREEN TREES	COMMON / BOTANICAL NAME
	Colorado Spruce / Picea colorata
GROUND COVER	COMMON / BOTANICAL NAME
	Kentucky Bluegrass / Poa pratensis
	Wild Flower Multiflora Grass Mix / Wild Flower Multiflora Grass Mix
MULCH	COMMON / BOTANICAL NAME
	4" Wood Mulch / 4" Wood Mulch

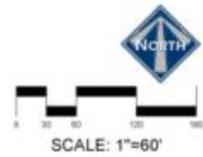
LEGEND

-  NON-BUILDABLE AREA (25%+ SLOPES)
-  COMMERCIAL BUILDINGS
-  RESIDENTIAL UNIT
-  RESIDENTIAL GARAGES
-  LANDSCAPE AREA - GRASS
-  LANDSCAPE AREA - NATIVE GRASS
-  LANDSCAPE AREA - WOOD MULCH
-  LANDSCAPE DECORATIVE RAISED PLANTER

LANDSCAPE NOTES:

-- SEE SHEET 5 FOR TYPICAL LANDSCAPING AROUND HOMES
 -- THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

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 CIVIL & SITE L.A.
 SERIAL NO. 758278
 DATE: 18 FEB 2022



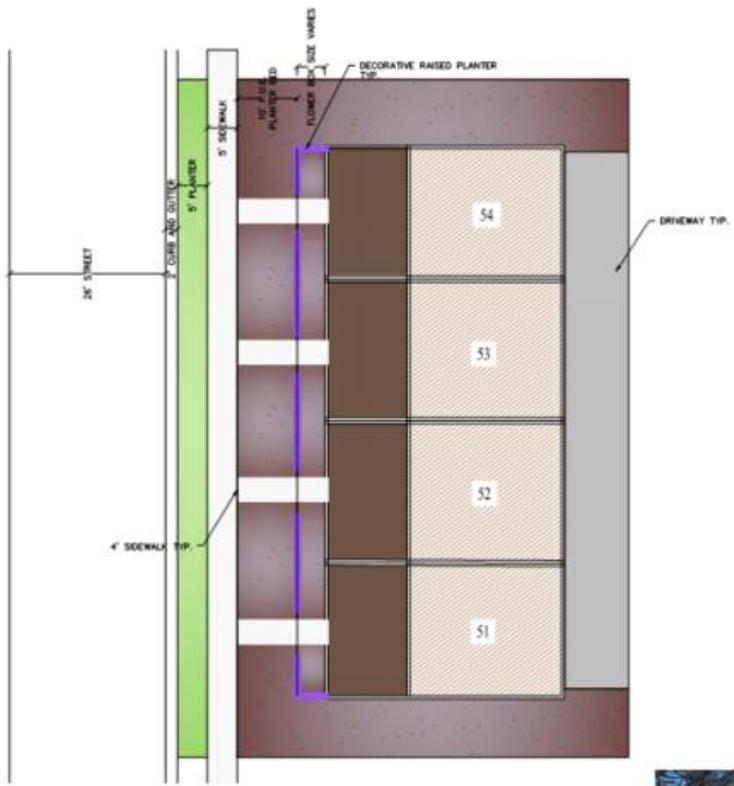
LUSTER THE VILLAGE		
PRELIMINARY LANDSCAPE PLAN		
		
300 E Main St, Suite 204 Milwaukie, OR 97139 ph: (503) 729-2000		
DESIGN BY: CMB	DATE: 1A FEB 2022	SHEET 4
DRAWN BY: CMB	REV:	



PLANT SCHEDULE TYPICAL BUILD

SPRING COVERING	QTY	COMMON BOTANICAL NAME	CONT
	174 LF	Kentucky Bluegrass - Poa pratensis	60'
MULCH	QTY	COMMON BOTANICAL NAME	CONT
	2,791 SF	4" Wood Mulch / 4" Wood Mulch	1400'

- LANDSCAPE NOTES:
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- LEGEND
-  RESIDENTIAL UNIT
 -  RESIDENTIAL GARAGES
 -  LANDSCAPE AREA - WOOD MULCH
 -  LANDSCAPE DECORATIVE RAISED PLANTER



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 CDR. S. BERG L.A.
 SERIAL NO. 202206
 DATE: 18 FEB 2022



LUSTER THE VILLAGE
 PRELIMINARY TYPICAL BUILDING LANDSCAPE PLAN

berg
 LANDSCAPE ARCHITECTS

380 S Main St, Suite 204
 Mulhany, LA 70049 ph: (803) 729-2000

DESIGN BY: CDR DATE: 18 FEB 2022 SHEET 5
 DRAWN BY: CDR REV:

DISCUSSION ITEMS

- Lighting plan
 - Streetlights
 - Parking area lights
 - Commercial building lights
 - Residential building lights
- Automotive shop property
- Traffic signal at Main Street & River Road
 - Traffic signal must be installed before the plat for phase 3 is recorded



Item	Quantity	Notes
Light Fixture	10	Dark Sky Compliant
Mounting Hardware	10	As per manufacturer



Item	Quantity	Notes
Floodlight	5	Broadcast LED
Mounting Hardware	5	As per manufacturer



- BOLLARD LIGHT ONE DIRECTIONAL
- BOLLARD LIGHT MULTI DIRECTIONAL
- DARK SKY COMPLIANT WALL PACK OR OTHER WALL MOUNTED LIGHT

BOLLARD LIGHT MULTI DIRECTIONAL



Item	Quantity	Notes
Bollard Light	15	Multi-directional
Mounting Hardware	15	As per manufacturer

BOLLARD LIGHT ONE DIRECTIONAL



Item	Quantity	Notes
Bollard Light	10	One-directional
Mounting Hardware	10	As per manufacturer

BOLLARD LIGHT ONE DIRECTIONAL



Item	Quantity	Notes
Bollard Light	5	One-directional
Mounting Hardware	5	As per manufacturer

BOLLARD LIGHT ONE DIRECTIONAL



Item	Quantity	Notes
Bollard Light	5	One-directional
Mounting Hardware	5	As per manufacturer



PROJECT
Village Site Lighting Plan
Midway Utah

DISCUSSION ITEMS

- Midway Irrigation Company Ditch
- Entry planter islands
- Private street profiles

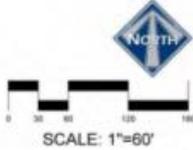


PLANT SCHEDULE OVERALL

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	32	Autumn Blaze Maple / Acer freemanii / Autumn Blaze	865		2' Cal
	85	Canada Red Chokeberry / Prunus virginiana 'Canada Red'	865		2' Cal
	4	Eastern Cottonwood / Salicoides / Populus deltoides 'Salicoides'	865		2.5' Cal
	200	Spring Snow Crab Apple / Malus x 'Spring Snow'	865		2' Cal
	8	Weeping Willow / Salix babingtoniae	865		2' Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	80	Colorado Spruce / Picea pungens	865		8-10'
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	201,734 sf	Kentucky Bluegrass / Poa pratensis	865		
	7,700 sf	Wild Flower Multiflora Grass Mix / Wild Flower Multiflora Grass Mix	865		Hybridized
MULCH	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	15,625 sf	4" Wood Mulch / 4" Wood Mulch	865		Mulch

- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL UNIT
 - RESIDENTIAL GARAGES
 - LANDSCAPE AREA - GRASS
 - LANDSCAPE AREA - NATIVE GRASS
 - LANDSCAPE AREA - WOOD MULCH
 - LANDSCAPE DECORATIVE RAISED PLANTER

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 CIVIL & ARCHITECTURE, L.L.C.
 SERIAL NO. 2162786
 DATE: 12 JAN 2022



LUSTER THE VILLAGE
 PRELIMINARY LANDSCAPE PLAN

berg
 LANDSCAPE ARCHITECTS
 280 E Main St, Suite 204
 Midway, UT 84049 PH: (801) 729-7000

DESIGN BY: CHB DATE: 12 JAN 2022 SHEET 4
 DRAWN BY: CHB REV:

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME
	Autumn Blaze Maple / Acer freemanii / Autumn Blaze
	Canada Red Chokeberry / Prunus virginiana / Canada Red
	Eastern Cottonwood / Salicoides / Populus deltoides / 'Weinland'
	Spring Snow Crab Apple / Malus x 'Spring Snow'
	Weeping Willow / Salix babingtonii
EVERGREEN TREES	COMMON / BOTANICAL NAME
	Colorado Spruce / Picea colorata
GROUND COVER	COMMON / BOTANICAL NAME
	Kentucky Bluegrass / Poa pratensis
	Wild Flower Multicolor Grass Mix / Wild Flower Multicolor Grass Mix
MULCH	COMMON / BOTANICAL NAME
	4" Wood Mulch / 4" Wood Mulch

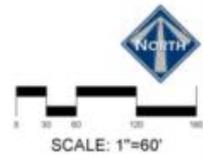
LEGEND

-  NON-BUILDABLE AREA (25%+ SLOPES)
-  COMMERCIAL BUILDINGS
-  RESIDENTIAL UNIT
-  RESIDENTIAL GARAGES
-  LANDSCAPE AREA - GRASS
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LANDSCAPE NOTES

-- SEE SHEET 5 FOR TYPICAL LANDSCAPING AROUND HOMES
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 CIVIL & SITE L.A.
 SERIAL NO. 758278
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LUSTER THE VILLAGE		
PRELIMINARY LANDSCAPE PLAN		
		
300 E Main St, Suite 204 Milwaukie, OR 97139 ph: (503) 729-2000		
DESIGN BY: CMB	DATE: 1A FEB 2022	SHEET
DRAWN BY: CMB	REV:	4







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February 8, 2022

Midway City
Attn: Michael Henke
75 North 100 West
Midway, Utah 84049

Subject: The Village Development – Preliminary Review

Dear Michael:

Horrocks Engineers recently reviewed The Village development for preliminary review. The proposed development borders Memorial Hill to the North and Main Street to the South. The development is a mixed-use development and PUD. The development consists of 36,3310 SF of commercial building space and 143 residential units. The following items should be addressed.

General Comments

- There are 5 phases within the development, each phase within the development appears to be a stand-alone phase.
- Snow removal and snow storage should be addressed with this approval.
- Mailbox locations should be identified on the plans.
- Garbage location and pickup should be addressed and shown on the plans.

Water

- The proposed development will be served from the Gerber / Mahogany pressure zone.
- The proposed development will connect to the existing 12" culinary water line in Main Street and as part of phase 3 will connect to the 10" water line that was installed in the River Road project for this development.
- Fire flow appears to exceed 2000 gals/min.

Roads

- The proposed roads and sidewalks within the development will be private with public access and a typical cross section width of 56' with sidewalk on at least one side of the road.
- There are private alley ways within the development.
- Main Street access and road cross sections will need to go through the UDOT approval process.
- There will be an outlet to River Road and a dedicated left hand turn lane on River Road at this location that shall be installed as part of the master plan agreement.
- The timing of the traffic signal at the intersection of Main Street and River Road shall be per the master plan agreement.

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company.
- All removal, additions, or revisions to the pressure irrigation system must be approved by Midway Irrigation Company.
- There is a ditch towards the north end of the property that runs west to east that is proposed to be placed in a network of pipes and manholes to get it through to the east side of the development. All proposed work on this ditch must be approved by Midway Irrigation Company.

Trails

- There are sidewalks throughout the development. There is an 8' private trail with public access that goes through the middle of the open space.

Storm Drain

- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and detention basins with the development.
- The development will need to catch the storm water on Main Street across their frontage and pipe it to the ditch on the south side of Main Street.
- The developer should explain how possible maintenance will be done to the retention basins contained within the parking lots.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', written over a white background.

Wesley Johnson, R.E.
Midway City Engineer



Wasatch County Solid Waste Disposal Dist.
1891 West 3000 South
P.O. Box 69
Heber City, Utah 84032

February 16, 2022

Paul Berg

paul@bergeng.net

Re: Refuse collection service for Parcels 14-1502, 15-3440, 21-2599,
21-2788, 06-6279, 06-6212, and 06-6261

Dear Paul Berg:

Wasatch County Solid Waste Disposal District currently collects refuse in the area of the above referenced parcels in Midway, Utah. Your request for refuse collection service to the proposed Subdivision located approximately 565 E Main St, also 160 N River Rd Midway UT, will be using Commercial Dumpsters located in various places around the subdivision. We will work with Midway City for the proper placement for the dumpsters. They will need to be located inside an approved enclosure. The sub divisions HOA will be responsible for making sure the snow removal does not block the enclosure so the garbage trucks will be able to get easily in and out in inclement weather.

Since this is a private drive it needs to be maintained by either Midway City or a private Company. Please do not place the cans on the road when the roads are snow packed. Place the containers in front of your driveway.

All residents of Wasatch County are required to have collection service whether full or part time residents. A setup fee must be paid at the time a building permit is issued.

This letter should also be included in your development agreement.

Sincerely,

Kelly Christensen
Wasatch County Solid Waste Disposal District
(435) 657-3280

mgiles@wasatch.utah.gov

WATER BOARD RECOMMENDATION

The Water Advisory Board as approved an estimated 166.6 acre-feet will need to be held by the City in escrow before the master plan agreement can be recorded.

Phase 1:	32.44 acre-feet
Phase 2:	38.57 acre-feet
Phase 3:	41.18 acre-feet
Phase 4:	37.37 acre-feet
<u>Phase 5:</u>	<u>17.04 acre-feet</u>
Total:	166.6 acre-feet

POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax depending on the number of units that are rented on a short-term basis.
- The developer appears to meet the commercial parking requirements but is 17 stalls short of meeting the residential stall requirements for phase 1-3. They will need to meet this requirement at final.
- The proposal does appear to comply with the requirement of 20% commercial square feet required by the mixed-use code

PROPOSED CONDITIONS

1. The lighting plan must comply with Midway requirements and not allow light to trespass to neighboring properties.
2. A wall should be planned next to the southwest parking lot north of the Wilde property to mitigate light trespass from vehicles.
3. The infrastructure plan for Midway Irrigation Company ditch that crosses the property must be approved before final approval is granted.
4. The River Road entrance planter must be included on plans for final approval.

WASATCH FIRE DISTRICT

10420 N. Jordanelle Blvd. Heber City, UT 84032
435-940-9636

Michael,

Please see that following preliminary review for The Village Development.

- All roads with hydrants or structure over 30 feet in height must have a minimum of 26' wide asphalt.
- Access to all structures via vehicular access (garage) must be a minimum of 20' wide (Lots 1-13, 19-44, 75-83, 120-122)
- Maximum of 3 homes on a shared driveway
- Dead ends over 150' must provide emergency vehicle turn arounds (Lots 1-13, 19-44, 75-83, Phase 1 Lots 134-143)
- Hydrants spacing at 500' intervals or as required per commercial occupancy/square feet/building construction.
- Hydrant(s) serving interior of Lots 14-19/44-50, 84-116
- Hydrants serving commercial building to be verified inside of parking area.
- Hydrants along River Road connecting road.
- Phase 1 would require secondary access due to commercial occupancy.
- Access for phase 1 and 2 must be approved by Wasatch Fire.
- Commercial structure that requires fire sprinklers must provide a hydrant within 150' for approved FDC location.
- Commercial access must be provided with primary and secondary access/egress
- Access required to within 150' of commercial structures.
- Development at or near the base of Memorial Hill may have adverse effects on the ability approve discharge of pyrotechnics from Memorial Hill or may require additional fire apparatus and personnel be provided at additional cost. Further discussion needed.