

Midway City Council
7 June 2022
Regular Meeting

The Village, Phases 1 and 2 /
Final Approval



Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: June 14, 2022

NAME OF PROJECT: The Village

NAME OF APPLICANT: Midway Heritage Development, LLC

AUTHORIZED REPRESENTATIVE: Daniel Luster

AGENDA ITEM: The Village Phases 1-2 Final Approval and Conditional Use Permit

LOCATION OF ITEM: 541 East Main Street

ZONING DESIGNATIONS: C-2

ITEM: 9

Dan Luster, agent for Midway Heritage Development LLC, is seeking Final Approval for Phases 1 and 2 of The Village. The Village is a mixed-use development that contains both commercial and residential uses. The proposed phases include 83,184 SF of commercial space in seven buildings, 45 residential dwellings, park area, private streets with a public access easement, and private trails with a public access easement. Phase one is 6.54 acres in size, and phase two is 5.7 acres. Both phases have a combined common acreage of 9.4 acres. The property located at 541 East Main is in the C-2 zone.

BACKGROUND:

Dan Luster, agent for Midway Heritage Development LLC, is proposing final approval of The Village Phases 1-2 for The Village which will contain 45 dwellings and seven commercial structures on 9.4 acres. The property is located at 541 East Main and encompasses 27.47 acres and contains 8.81 acres of open space. The proposal includes at least 44,128 square feet of commercial space in multiple buildings, 143 townhomes, park,

trails, pool, and sports club. The proposed plan is a mixed-use development that will be developed in five phases. Per the master plan agreement, the applicant cannot apply for preliminary approval of phases 4 and 5 until the correct ratios of required commercial square footage have been constructed (60% for phase 4, 80% for phase 5). The applicant also cannot apply for final approval of phase 3 until a traffic signal has been installed at the intersection of River Road and Main Street. Mixed-use projects are conditional uses, so the applicant is also seeking approval of a conditional use permit.

The Village that was originally conceptually approved by the City Council on May 18, 2021. On August 17, 2021, the City Council approved a conditional zone map amendment that, once all conditions have been met, will rezone the entire property to C-2. The applicant then received approval to an amended concept master plan on December 7, 2021. Preliminary approval was granted for phases 1-3 on March 1, 2022.

The property has historically and is currently in agricultural production except the land occupied by the automotive shop, storage units, and dwelling. Sensitive land area located on the property will be left undisturbed as required by the land use ordinance. These sensitive lands include the sloped areas at the base of Memorial Hill.

The C-2 zone allows mixed-use development. The proposal is to create a mixed-use development that will include commercial uses along Main Street and residential uses on the remainder of the property. The application covers the largest commercial properties in town. Development of the property could increase the City's tax base and add more commercial space that has become increasingly more difficult to find in the past few years. The property is also very visible from Main Street, and because of its location at the base of Memorial Hill, many residents and visitors of Midway are familiar with the property. There are existing residents and commercial businesses in the area that will be impacted by the development and careful planning must be taken to mitigate negative impacts wherever reasonably possible. Because mixed-use projects are a conditional use, the City Council may require reasonable conditions to mitigate negative impacts to the neighbors and the area. Conditional uses are governed by the following standards:

- (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

LAND USE SUMMARY – PHASES 1 & 2:

- 12.25 acres (27.47 for the entire master plan)

- Two phases
- 3.18 acres of open space (8.44 for the entire master plan)
 - Phase 1 – 2.07 acres
 - Phase 2 – 1.11 acres
- C-2 zone
- 45 residential units (143 for the entire master plan)
- Seven commercial buildings
- Private roads (public access easement), alleys, parking areas, and open space will be maintained by the HOA or POA

ANALYSIS:

Water Rights – Master plans require that water rights be held in escrow with the City before the master plan agreement can be recorded. The developer has submitted the required water rights and they are now in escrow. The required water rights per phase are then dedicated to the City before the recording of each plat. The Water Advisory Board has approved an estimated 181.42 acre-feet will be required for the five phases of the project (see attached Exhibit B). Water rights will need to be dedicated per phase/plat as follows:

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
<u>Total:</u>	<u>166.6 acre-feet</u>

The water rights dedicated per phase will be cited on the plat with specific water rights requirements noted for each commercial building. If a use is proposed in a commercial building and the proposed use requires more water rights than has been dedicated, the applicant proposing the use will need to dedicate the needed water rights before the use is approved.

Roads and Traffic Circulation – Each phase of the subdivision must meet access requirements. Both phases 1 and 2 comply with access requirements.

Traffic Study – A traffic study has been submitted to the City for review. The study has determined the impact of traffic generated from the proposal on the surrounding

UDOT and City streets. One significant finding is a third access is required for better traffic distribution and to lower the impact on the intersection of River Road and Main Street. The third access will be from River Road. The Fire District has also reviewed the application and has recommended that a third access is needed. A third access is a requirement for the conditional approval of the zone map amendment.

Alley Access – The proposed plan has street access to each unit but there is also additional alley access proposed for parking access. The alley access areas will be private and will be owned and maintained by the HOA or POA. Snow removal and storage from the alley is a concern and staff has asked that a snow removal and storage plan is prepared for review and approval. The applicant has provided an area on the site plan where snow will be stored in the central open space area. The developer has provided a will-serve letter from Wasatch County Solid Waste for the current plan. The Fire District did meet with staff and the developer to review all fire related issues, including alley access. The proposed plan has been modified to address concerns raised in that meeting.

Main Street Improvements – The developer will be required to improve Main Street to UDOT requirements. Staff has asked the applicant to supply documentation of UDOT approval. Minutes from a preliminary meeting were submitted that shows the process for approval has commenced. A final approval from UDOT will be required before approval is granted.

Density – The maximum number of residential units is 143 as per the condition of the conditionally approved rezone of the property. The residential density per phase is as follows:

Phase 1:	10 units
Phase 2:	35 units
Phase 3:	43 units
Phase 4:	40 units
<u>Phase 5:</u>	<u>15 units</u>
Total:	143 units

Trails – There are no planned trails on the property as per the Trails Master Plan though all trails shown on the will have a public trail easement. The master plan requires the developer to pursue approval of a trail connection from the development to Memorial Hill. Wasatch County, owner of Memorial Hill, would need to approve the trail. It is anticipated that if a trail is built, it would be a backcountry soft surface trail to minimize the impact on Memorial Hill and to limit a visual impact when looking at the hill. Staff's concern is that without a trail plan and design, the public will create their own trails that may have a visual impact and create an erosion impact on Memorial Hill. There are trails and sidewalks throughout the proposal and all will have a public access easement including the trail through the central open space area.

Architecture Theme – The developer is required to receive architectural approval of all structures in the mixed-use development, this includes all commercial and residential buildings, along with any other features that require architectural approval. Specific review of each building will be required through the building permit approval process.

Parking – The developer is providing 184 commercial stalls and 90 residential stalls for a total of 274 parking stalls in phases 1-2. Of the residential stalls, two stalls per unit will be provided in the garage of the unit. The code requires another 23 stalls to be provided that have not been identified on the plans. To meet the requirement, the developer may need to installation of some temporary parking stalls until later phases are developed, which contain the additional required parking. The parking assigned to each commercial building will be noted on the plat for each commercial building. If a use is proposed in a commercial building and the proposed use requires more parking than has been provided, the applicant proposing the use will need to provide the required parking before the use is approved.

Required Commercial Square Footage – The mixed-use code requires 20% of the gross square footage of all structures (except residential garages) is deed restricted as commercial. The plan presented appears to meet the requirements of the code as outlined on page 4 of the submitted plans dated January 12, 2022, for the entire development. At build out, the developer is proposing at a minimum 44,128 square feet of commercial and 81,401 square feet of residential based on building pad area and one-story buildings above grade. Most likely, most structures will be two stories above grade and the commercial building area will be 83,184 square feet and the residential space will be 242,731 square feet (the residential number is based on 143 units and excludes garage area). To assure that the commercial square feet requirement is met, the master plan requires that approvals of phases 4 and 5 (which are fully residential) are not submitted for preliminary approval until the commercial structures are built out at the ratios outlined in the master plan approval. These details are outlined in the master plan agreement.

The following are examples of potential areas of the residential and commercial buildings. It is most likely the actual area of the buildings will be different from what is represented but the 80% and 20% ratios must be met and will be monitored through the building permit approval process.

Building	Building Description	Overall	Footprint	Usable	Usable 1st Floor	Retail	Office	Storage
1	Restaurant	6,412	3,206.00	4,132	1,877	0		3,206
2	Retail	10,600	5,300.00	7,422	3,711	5,300		5,300
3	Restaurant	4,786	2,393.00	3,572	1,786	0		2,393
4	Restaurant	2,800	1,400.00	1,784	834	0		1,400
5	Office	4,786	2,393.00	3,572	1,786	0	4,786	0
6	Office	2,800	1,400.00	1,784	834	0	2,800	0
7A	Gym	27,788	13,894	20,016				

	Gym							
7B	Restaurant	6,412	3,206	4,132				3,206
	Gym							
7C	Restaurant	2,800	1,400	1,784				1,400
	8 Pool & Patio	14,000	14,000	14,000				
Total		83,184	48,592	62,198		5,300	7,586	16,905

Ratio of Commercial to Residential				
Residential Space				
	Units		143	
	Unit Size		2,350	
	Total Residential sf		336,050	
Ratio Commercial/Residential			(sf)	(%)
	Total Residential Space		336,050	80.2%
	Total Commercial Space		83,184	19.8%
	Total Built Space		419,234	

Open Space – The project is required to provide 8.32 acres of total open space. The developer is providing a total of 8.44 acres to comply with the requirement.

Setbacks – The proposed development is required to meet the setback requirements for the mixed-use code and the conditions placed on the project through the rezoning approval. All commercial buildings are required to have an 8’ setback and all residential structures are required to have a 10’ setback. Residential setbacks along the western boundary are a minimum of 36’ and residential setbacks along the eastern boundary are a minimum of 100’.

Height of structures – Structures cannot exceed 35’ in height, measured from natural grade to the roof. Architectural elements may exceed the 35’ limit as per code.

Transient Rental Overlay District – The transient rental overlay district (TROD) covers the roughly 600’ area of the project north of Mains Street. Per the conditional approval of the rezone of some of the project area, only units that fall completely in the rezone area may be rented as short-term nightly rentals, and only if the units comply with all requirements (see exhibit D).

One Property Owners Association – All residential phases of the master plan are required to be part of one property owner’s association. The commercial areas will all

be required to be part of one property owner's association. This is required to maintain all private areas including, private roads, alleys, roads, and common areas. The requirement to be part of one POA is to reduce conflict in the future. Sometimes in phased developments, phases are sold to different developers and the new developers of a phase do not want to be part of the POA. This has created issues in other phased developments in Midway and for that reason the code requires that all phases be part of one POA. The City has received a draft of the Declaration of Covenants, Conditions and Restrictions which is being reviewed by the City Attorney.

Geotechnical Report – The City has received two geotechnical reports for the property. One from 2017 and one from 2021. The geotechnical report from 2017 found water in some of the test pits on the west side of the property. The report from 2021 did not find water in any of the test pits, including pits dug near the test pits with water from 2017. The master plan agreement requires piezometers are installed in multiple areas of the development to monitor water levels over the next few years, especially in the areas of phases 2-5. The piezometers will provide information regarding the water table over multiple years. This will give information regarding development of future phases.

Commercial Area Landscaping – The proposed development has a significant amount of frontage along Main Street. The view of Midway along Main Street is of high importance for the City for a couple of reasons. First, it is important to the residents of Midway that Main Street is aesthetically beautiful. Most residents of Midway use Main Street at least once a day and maintaining a beautiful corridor through town is of high priority. Second, the Midway economy is dependent on tourism and a clean and orderly Main Street is vital for creating the atmosphere needed to create a beautiful community that will attract tourists. For these reasons it is a requirement of the master plan that the commercial areas of the development 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. The landscaping may be minimal with grass and an irrigation system, but they will need to be kept orderly and maintained. There are many examples of commercial developments where the commercial pads are not maintained and become weed infested and an eyesore for the community. It is important that this situation is avoided along Midway's main corridor.

Residential Area Landscaping – The applicant has submitted a final landscaping plan for the residential areas. The plans are more detailed than the conceptual plans that were submitted with preliminary approval. The more detailed plan makes it clearer to the future residents, the developer, and the City about what landscaping is planned around each unit. Secondly, as part of the conditional use permit, landscaping will be used to help mitigate nuisances. Berms, landscaping, and walls will help mitigate light and noise from trespassing on to neighboring properties. The developer has committed to a masonry wall around the Wilde property which borders the southwest corner of the property.

A wall should be considered next to the southwest parking lot north of the Wilde property to mitigate light trespass from vehicles. Also, a wall is planned next to the east of the parking lot on the east boundary of the property. A berm with landscaping will be installed along the western boundary of phase 2. A berm and landscaping are also required in the northeast corner of the property to mitigate light trespass on the neighboring property. To the east of the open space area of phase 1 is a line of garages that staff feels should be shielded from view from Main Street and the center open area. Staff has suggested a berm and trees would help make the area more attractive. The developer has provided an updated plan that shows 23 trees in this area to help shield the view of the garages.

Temporary Connector Access – In phase two is a temporary connector access to provide emergency access and traffic circulation between phases 1 and 2. The access will be made of pavers that have been approved by the Fire District and by the City Engineer. Once phase 3 is built, the temporary access will be removed, unless the city and the developer both agree that the access is not only aesthetically pleasing but also a benefit to the community. If phase 3 is not approved within in a year of the temporary connector installation, then the temporary connector will be paved to a City standard and will not be removed until phase 3 is complete.

Mailbox Location – The mailbox location will be in the commercial building located east of unit 141.

Lighting Plan – Staff has asked for a lighting plan for street lighting, dwelling lights, and parking areas lighting. The purpose of the plan is to assure the proposed lights will comply with current code regarding light cut-off and to also assure that no light trespass will occur onto neighboring properties. The applicant has submitted a lighting plan that appears to comply with code requirement and do have full cut off. All commercial and dwelling building permits will need to also comply with code requirements for full cut off.

Private Street Profile – Staff, the developer, and representatives from utility companies are working together to create a street profile for this mixed-use community that will be functional, aesthetically pleasing, and safe for the community. Several ideas have been discussed to help accomplish this which include narrowing the road, creating bulb-outs with trees, creating parallel parking areas between the bulb-outs, installing landscaping planter islands at the three entry points to The Village, and creating safer and pedestrian crossings throughout the neighborhood. Some of the proposed ideas have been included in the site plan and include the narrowing of the road, bulb-outs, defined parallel parking, landscaping planter islands at the three entry points to The Village (the planter island from the access from River Road is not present on the plans but has been agreed to by the applicant).

Automotive Shop – A requirement of the conditional approval to rezone part of the property is that the automotive shop and storage unit property must be purchased and left as open space in The Village development. The applicant has now purchased the property and has submitted the deed to the City.

Traffic signal at Main Street and River Road – UDOT has studied the traffic related issues for the intersection of Main Street and River Road. The study concluded that a traffic signal is warranted for the intersection, but UDOT does not have a timeline established for when the signal will be installed. The Village will create more traffic to the area and the developer will need to contribute to the installation of the traffic signal and other required related infrastructure, expansion of pavement, etc. Because UDOT's timeline for installation of the traffic signal is unknown, it is a requirement of the master plan agreement that traffic signal improvements are required as part of phase 3. Before the plat for phase 3 is recorded, the traffic signal, and related improvements, will need to be installed.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Garland: I make a motion that we recommend approval of Phases 1 and 2 of The Village. The Village is a mixed-use development that contains both commercial and residential uses. The proposed phases include 83,184 SF of commercial space in seven buildings, 45 residential dwellings, park area, private streets with a public access easement, and private trails with a public access easement. Phase one is 6.54 acres in size, and phase two is 5.7 acres. Both phases have a combined common acreage of 9.4 acres. The property located at 541 East Main is in the C-2 zone. We accept the findings in the staff report. With the condition that the UDOT approval be finalized.

Seconded: Commissioner Simons

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Lineback, Cliften, Wardle, Garland, Simons, and Osbourne

Nays: None

Motion: Passed

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) has reviewed the conceptual architectural renderings for this project and has recommended general concept approval. All commercial and mixed-use residential buildings will be reviewed in detail by the VAC during the preliminary approval for each phase and before building permits are issued for any structures.

WATER BOARD RECOMMENDATION:

The Water Advisory Board as approved an estimated 181.42 acre-feet will need to be dedicated to the City when the project is complete (each phase will dedicate the required water before each plat is recorded). Staff has received updated irrigation plans and based on those plans, 177.55 acre feet will be the required total for all five phases. The representative of the applicant explained that the calculations have been modified based on the following explanation: "Please note that the total irrigated area in The Village has reduced from 11.09 acres at master plan to 9.80 acres. This is due to the additional parking and the sidewalks to each unit being added to the plan." The following are the water rights that will be required per phase:

- Phase 1 – 46.75
- Phase 2 – 37.85
- Phase 3 – 41.00
- Phase 4 – 35.12
- Phase 5 – 16.83

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 23 stalls short of meeting the residential stall requirements for phase 1-2.
- The proposal does appear to comply with the requirement of 20% commercial square feet required by the mixed-use code

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council finds 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. Denial. This action can be taken if the City Council finds that the request does not comply with the requirements of the code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

PROPOSED CONDITIONS:

1. A wall should be planned next to the southwest parking lot north of the Wilde property to mitigate light trespass from vehicles.
2. UDOT approval must be submitted.
3. The amount of water rights and parking for each commercial building must be submitted and included on the recorded plat.

June 7, 2022

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049

Subject: The Village Development Phase 1 and 2 – Final Review

Dear Michael.

Horrocks Engineers recently reviewed The Village development phase 1 and 2 for final 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 48,900 SF of commercial building space and 143 residential units, Phase 1 consists of 37,615 SF of commercial and 10 residential units. Phase 2 consists of 11,285 SF of commercial and 35 residential units. The following items should be addressed.

General Comments

- City and Developer will be meeting with UDOT to address the UDOT plan.
- Snow removal and snow storage should be addressed with this approval.
- Mailbox locations are identified on the plans.

Water

- Identify, document, and address all crossings where water lines (mains, lateral services, fire hydrants) go under sewer main lines and sewer laterals. State design exceptions from the Division of Drinking Water must be approved before final approval is given. It is anticipated that the developer's engineer will prepare all documents required for submittal. The documents will then be submitted by Midway under Midway's letterhead to the State.
- 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. Phase 3 will connect to the 12" water line in River Road.
- Fire flow appears to exceed 2,500 gals/min within Phase 1 and 2 as separate standalone phases.

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 these phases.
- Main Street access and road cross sections is within UDOT ROW.
- There will be a temporary emergency access built between phases 1 and 2 with grass pavers. If phase 3 does not get approved within one year this temporary access will be re-addressed.
- All streetlights shall follow Midway City's dark sky compliance specifications.

Pressure Irrigation

- The subdivision will be serviced by Midway Irrigation Company.
- Midway Irrigation Company comments and redlines need to be address for these plans.
- 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. This needs to be shown on the plans if any of the work is being done in Phase 1 or 2 and all proposed work on this ditch must be approved by Midway Irrigation Company.

Trails

- There are sidewalks throughout phase 1 and 2 and there is an 8' private trail that goes through the middle of the open space. Both sidewalks and trails will have a public access.

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 within 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.

Please feel free to call our office with any questions.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', with a long horizontal flourish extending to the right.

Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering

Exhibits

Exhibit A – Location Maps

Exhibit B – Proposed Final Plans

Exhibit C – Required Water Rights

Exhibit D – Architectural Renderings

Exhibit E – Residential Units in the Transient Rental Overlay Zone

Exhibit F – Lighting Plan

Exhibit G – Midway Irrigation Company Will Serve Letter

Exhibit H – Wasatch County Solid Waste District Will Serve Letter

Exhibit I – Warranty deed for automotive shop property

Exhibit A

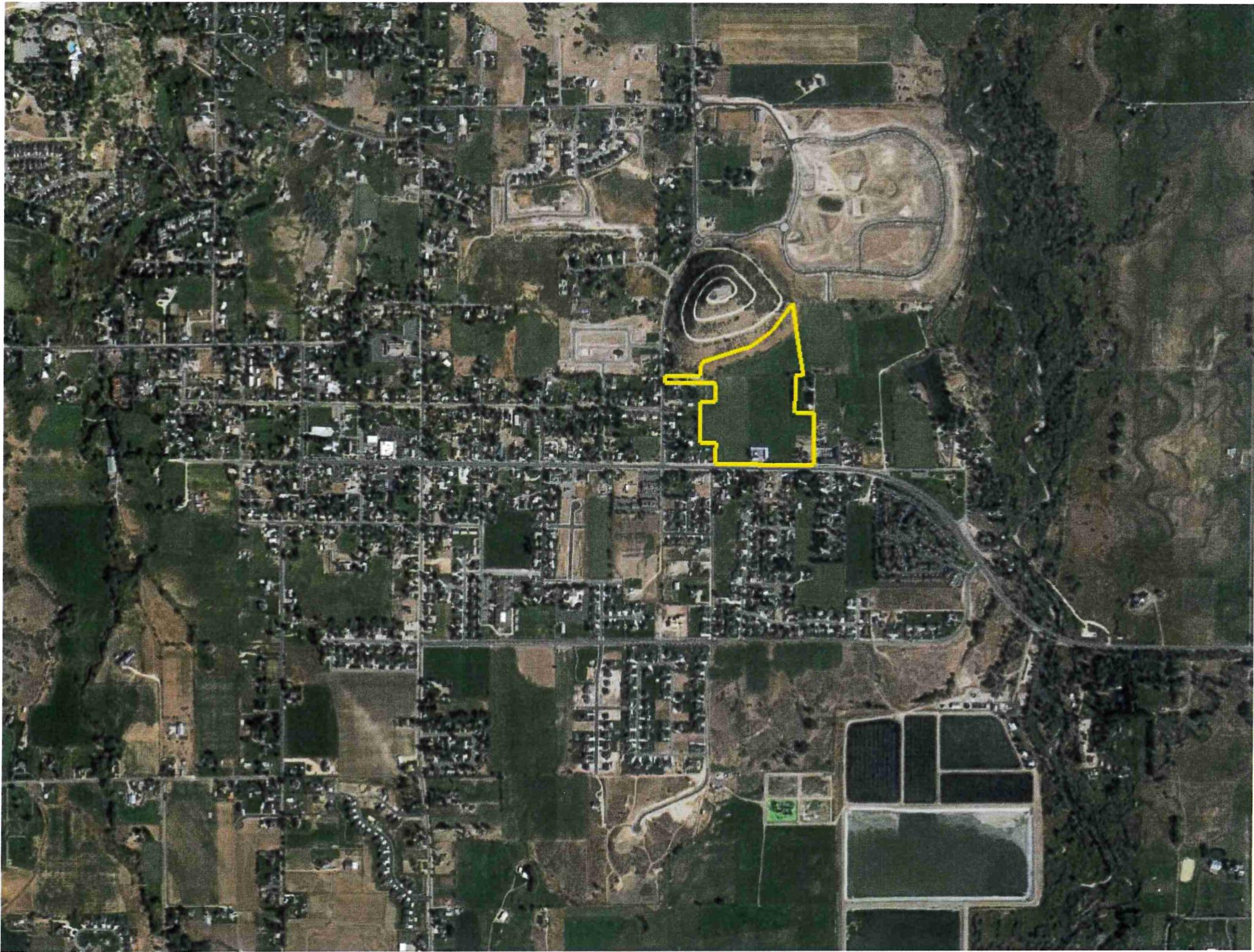




Exhibit B

THE VILLAGE

A MIXED USE DEVELOPMENT PHASE 1 AND 2 FINAL APPLICATION



MIDWAY CITY
VICINITY MAP

SHEET INDEX

1. VICINITY MAP
2. SENSITIVE LANDS MAP
3. OVERALL SITE PLAN
4. OVERALL ROAD AND TRAIL PLAN
5. OPEN SPACE PLAN
6. PHASING PLAN
7. EXISTING CONDITIONS
8. PHASE 1 AND 2 SITE PLAN
9. PHASE 1 PLAT
10. PHASE 2 PLAT
11. OVERALL LANDSCAPE PLAN
12. PHASE 1 LANDSCAPE PLAN
13. PHASE 2 LANDSCAPE PLAN
14. NORTHEAST BERM LANDSCAPE PLAN
15. STREET BULB-OUT LANDSCAPE PLAN
16. MAIN STREET LANDSCAPE PLAN
17. WEST BERM LANDSCAPE PLAN
18. MAIN STREET WIDENING
19. BIBURY LANE PLAN AND PROFILE STA 0+00 - 4+68
20. WEST POND LANE PLAN AND PROFILE STA 0+00 - 5+85
21. STONE BRIDGE WAY PLAN AND PROFILE STA 0+00 - 5+25
22. BOXWOOD LANE PLAN AND PROFILE STA 0+00 - 8+37
23. BALLSTEADT LANE PLAN AND PROFILE STA 0+00 - 1+44
24. ROAD CONSTRUCTION DETAILS
25. OVERALL SEWER PLAN
26. BIBURY LANE SEWER PLAN AND PROFILE STA 0+00 - 4+68
27. WEST POND LANE SEWER PLAN AND PROFILE STA 0+00 - 5+85
28. STONE BRIDGE WAY SEWER PLAN AND PROFILE STA 0+00 - 3+00
29. BOXWOOD LANE SEWER PLAN AND PROFILE STA 0+00 - 8+37
30. BALLSTEADT LANE SEWER PLAN AND PROFILE STA 0+00 - 1+44
31. SEWER CONSTRUCTION DETAILS
32. OVERALL WATER PLAN
33. PHASE 1 & 2 WATER PLAN
34. WATER CONSTRUCTION DETAILS
35. OVERALL PRESSURIZED IRRIGATION PLAN
36. PHASE 1 & 2 PRESSURIZED IRRIGATION PLAN
37. PRESSURIZED IRRIGATION CONSTRUCTION DETAILS
38. OVERALL STORM DRAIN PLAN
39. BIBURY LANE STORM DRAIN PLAN AND PROFILE
40. STONE BRIDGE WAY STORM DRAIN PLAN AND PROFILE
41. BOXWOOD LANE AND BALLSTEADT LANE STORM DRAIN PLAN AND PROFILE
42. MAIN STREET WEST STORM DRAIN PLAN AND PROFILE
43. STORM DRAIN CONSTRUCTION DETAILS

THE VILLAGE - PHASE 1&2 FINAL APPLICATION - 6 APRIL 2022

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

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG P.E.
 SERIAL NO. 265595
 DATE: 6 APR 2022

LUSTER THE VILLAGE		
COVER SHEET		
		
DESIGN BY: CNB	DATE: 6 APR 2022	SHEET
DRAWN BY: DEJ	REV:	0



SENSITIVE LANDS NOTES

LANDSLIDES

THE LANDSLIDE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE MIDWAY 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 26 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 26- 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



SCALE: 1"=100'

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PEGG D. BERG, P.E.
 GEN. NO. 220599
 DATE: 6 APR 2022

LUSTER THE VILLAGE	
SENSITIVE LANDS MAP	
	
380 E Main St. Suite 204 Midway, UT 84049 PH: 435.657.9249	
DESIGN BY: PDB	DATE: 6 APR 2022
DRAWN BY: DEJ	REV: 2

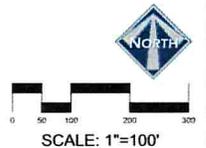


AREA	
TOTAL PROJECT AREA	27.47 ACRES
OPEN SPACE - IRRIGATED	5.44 ACRES
OPEN SPACE - NON-IRRIGATED	3.00 ACRES
OPEN SPACE - TOTAL	8.44 ACRES

- OPEN SPACE NOTES:**
- ALL OPEN SPACE IS A MINIMUM OF 100 FEET IN WIDTH PER MIDWAY CITY STANDARDS
 - 8.32 ACRES REQUIRED PER ZONE CHANGE APPROVAL

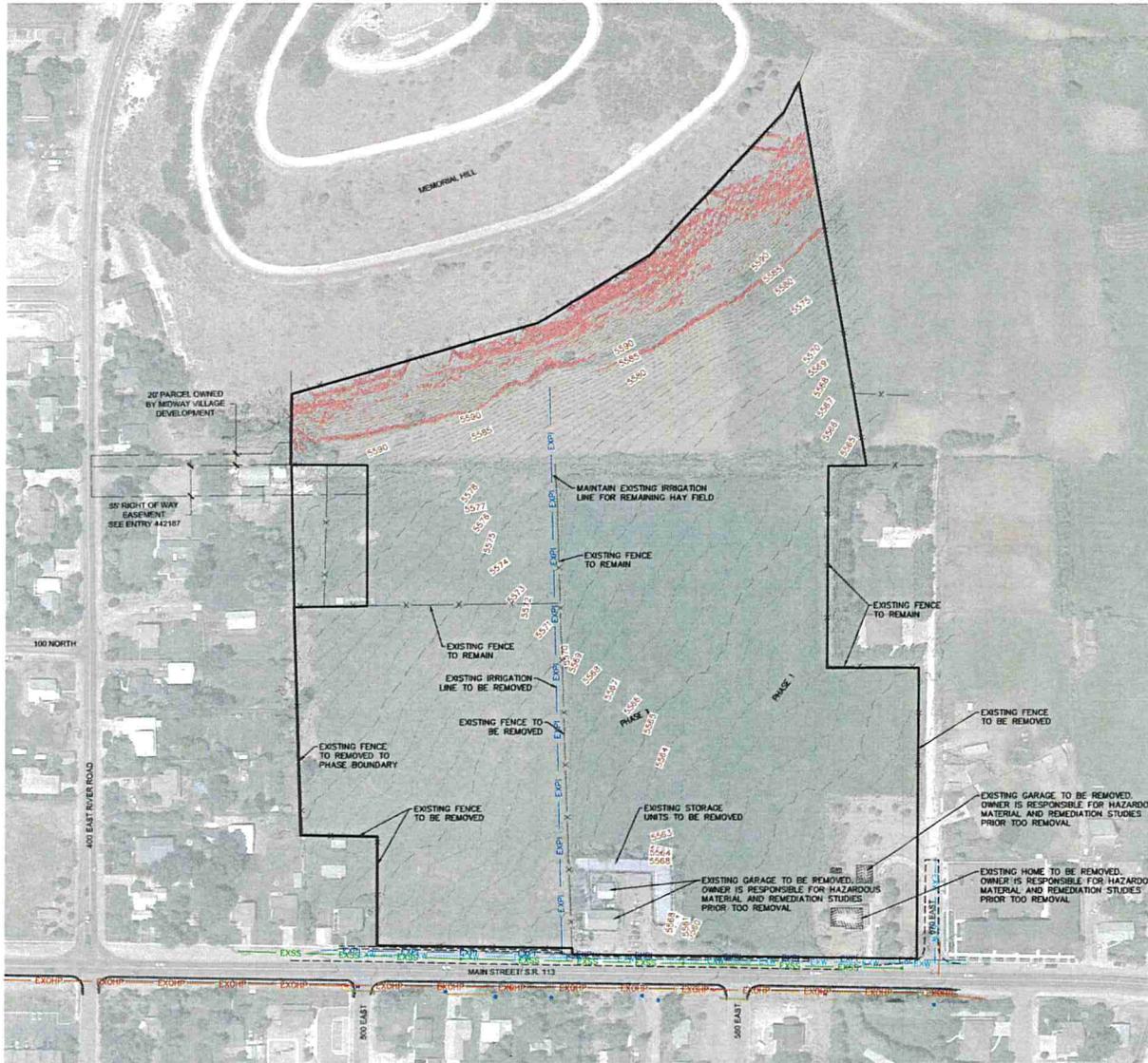
LEGEND:

-  NON-BUILDABLE AREA (25%+ SLOPES)
-  COMMERCIAL BUILDINGS
-  RESIDENTIAL UNIT
-  GARAGE
-  OPEN SPACE (IRRIGATED)
-  OPEN SPACE (NON IRRIGATED)



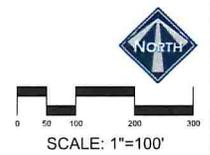
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 255595
 DATE: 6 APR 2022

LUSTER THE VILLAGE	
OPEN SPACE PLAN	
	
380 E Main St, Suite 204 Midway, IL 61899 PH: 618.927.9749	
DESIGN BY: PDB	DATE: 6 APR 2022
DRAWN BY: DEJ	REV: 5



- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - EXISTING FENCE
 - EXPI EXISTING PRESSURIZED IRRIGATION
 - EXSS EXISTING SEWER
 - EXW EXISTING WATER
 - EXOHP EXISTING OVERHEAD POWER
 - PHASE 1 BOUNDARY
 - PHASE 2 BOUNDARY

MAINTAIN HAY FIELD FOR AREAS OUTSIDE OF PHASES 1 AND 2.



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL S. BERG, P.E.
 SERIAL NO. 295585
 DATE: 8 APR 2022

LUSTER
THE VILLAGE

EXISTING CONDITIONS



BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.657.7749

DESIGN BY: PJB DRAWN BY: DEJ	DATE: 6 APR 2022 REV:
---------------------------------	--------------------------

SHEET
7



AREA

TOTAL PROJECT AREA	27.47 ACRES
R.O.W. DEDICATION ON MAIN	0.33 ACRES

BUILDING CALCULATIONS PHASES 1&2

	GAO AREA (SF)	%
COMMERCIAL	48,184	45%
RESIDENTIAL	58,845	55%
TOTAL	107,745	100%

GROSS BUILDING AREA PHASES 1&2

	AREA (SF)	%
COMMERCIAL	83,184	57%
RESIDENTIAL (TOTAL)	62,863	43%
RESIDENTIAL 2 STORY	38,386	
RESIDENTIAL ABOVE GARAGE	24,417	
TOTAL GROSS BUILDING	145,987	100%

COMMERCIAL PARKING
TOTAL PARKING SPACES 182 SPACES

PARKING CALCULATIONS:
TOTAL GROSS COMMERCIAL 83,184 SF
NET USEABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT 48,198 SF

PARKING RATIO = $\frac{48,198 \text{ SF}}{182 \text{ SPACES}} = 1 \text{ SPACE FOR } 265 \text{ SF}$

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

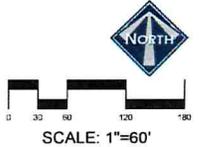
RESIDENTIAL PARKING NOTES:
* EACH RESIDENTIAL UNIT HAS A 2 CAR GARAGE. THERE ARE ALSO 72 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREA.
* PLAN HAS A TOTAL OF 358 PARKING SPACES.
* PLAN HAS 30 PARKING SPACES ALONG STREETS.

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.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
P.A. BERG P.E.
SERIAL NO. 235295
DATE: 6 APR 2022



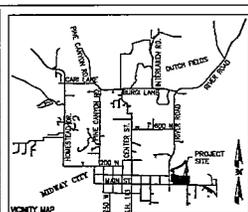
LUSTER
THE VILLAGE

PHASE 1 & 2 SITE PLAN

380 E Main St, Suite 204
Milwaukee, WI 53204
PH: 414.557.9749

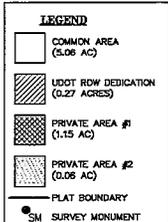
DESIGN BY: FEB	DATE: 6 APR 2022	SHEET 8
DRAWN BY: DEJ	REV:	

11/15/2021 10:58 AM C:\Users\pberge\OneDrive\Documents\Projects\2022\2204 Luster The Village\Phase 1 & 2\11/15/2021 10:58 AM.dwg
 PLOT: 11/15/2021 10:58 AM C:\Users\pberge\OneDrive\Documents\Projects\2022\2204 Luster The Village\Phase 1 & 2\11/15/2021 10:58 AM.dwg
 PLOT: 11/15/2021 10:58 AM C:\Users\pberge\OneDrive\Documents\Projects\2022\2204 Luster The Village\Phase 1 & 2\11/15/2021 10:58 AM.dwg

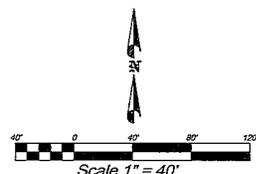
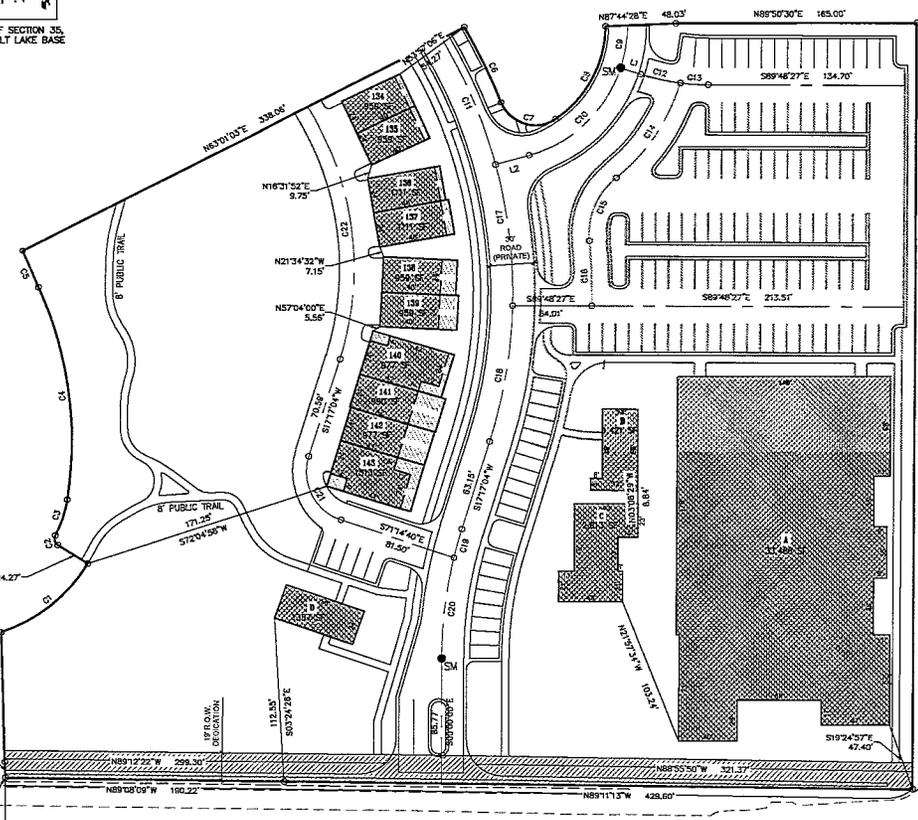


LOCATED IN THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BUILDING	ADDRESS
134	ADDRESS
135	ADDRESS
136	ADDRESS
137	ADDRESS
138	ADDRESS
139	ADDRESS
140	ADDRESS
141	ADDRESS
142	ADDRESS
143	ADDRESS
144	ADDRESS
145	ADDRESS
146	ADDRESS
147	ADDRESS
148	ADDRESS
149	ADDRESS
150	ADDRESS



LINE	LENGTH	DIRECTION
L1	14.29'	S71°53'33"E
L2	23.61'	S74°27'21"W



#	LENGTH	RADIUS	DELTA	CD. LENGTH	CD. BEARING
C1	77.22'	109.00'	040°35'25"	75.61'	N51°19'01"E
C2	7.44'	5.00'	085°16'34"	6.77'	S15°14'18"E
C3	26.09'	80.00'	018°41'05"	25.97'	N18°03'27"E
C4	150.31'	260.00'	033°07'23"	148.22'	N07°50'47"W
C5	26.83'	1470.00'	001°02'44"	26.83'	S23°53'05"E
C6	57.43'	358.77'	009°10'16"	57.36'	N26°12'11"W
C7	44.56'	25.00'	102°07'55"	38.28'	S72°41'00"E
C8	75.31'	77.00'	056°02'23"	72.35'	N28°13'51"E
C9	28.74'	92.00'	017°53'49"	28.62'	N03°09'34"E
C10	90.48'	92.00'	056°20'53"	86.88'	N46°16'55"E
C11	94.06'	341.77'	015°46'09"	93.77'	N23°05'36"W
C12	27.84'	156.00'	010°36'06"	27.80'	S77°12'34"E
C13	19.06'	150.00'	007°16'50"	19.05'	S86°10'02"E
C14	79.36'	134.00'	033°56'31"	78.23'	N33°58'38"E
C15	49.15'	50.00'	056°19'11"	47.19'	S22°47'18"W
C16	44.68'	398.77'	006°28'08"	44.66'	N02°08'13"W
C17	68.12'	341.77'	016°26'37"	67.78'	N06°58'03"W
C18	95.70'	341.77'	016°02'38"	95.39'	N09°15'45"E
C19	20.38'	306.00'	003°53'34"	20.38'	S15°20'17"W
C20	70.12'	306.00'	013°23'30"	69.96'	S06°41'45"W
C21	54.08'	35.00'	098°31'44"	46.86'	S26°28'46"E
C22	180.57'	210.00'	049°15'58"	175.05'	N07°20'55"W

SURVEYOR'S CERTIFICATE
 IN ACCORDANCE WITH SECTION 10-9a-803 OF THE UTAH CODE, I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6854412 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
 I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-2-3(1) OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
 DATE: _____ SURVEYOR: DIEGAL BLOOM

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 89°54'33" EAST 490.72 FEET AND NORTH 1754.22 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE NORTH 02°46'47" WEST 11.04 FEET; THENCE NORTH 01°30'59" WEST 89.94 FEET; THENCE ALONG THE ARC OF A 109.00 FOOT RADIUS TO THE RIGHT 77.22 FEET (CENTRAL ANGLE OF 40°35'25" AND A CHORD BEARING NORTH 51°19'01" EAST 75.61 FEET); THENCE NORTH 86°06'12" WEST 24.27 FEET; THENCE ALONG THE ARC OF A 5.00 FOOT RADIUS TO THE LEFT 7.44 FEET (CENTRAL ANGLE OF 85°16'34" AND A CHORD BEARING SOUTH 15°14'18" EAST 6.77 FEET); THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS TO THE RIGHT 26.09 FEET (CENTRAL ANGLE OF 18°41'05" AND A CHORD BEARING NORTH 18°03'27" EAST 25.97 FEET); THENCE ALONG THE ARC OF A 260.00 RADIUS TO THE RIGHT 150.31 FEET (CENTRAL ANGLE OF 33°07'23" AND A CHORD BEARING NORTH 07°50'47" WEST 148.22 FEET); THENCE ALONG THE ARC OF A 1470.00 FOOT TO THE RIGHT 26.83 FEET (CENTRAL ANGLE OF 01°02'44" AND A CHORD BEARING SOUTH 23°53'05" EAST 26.83 FEET); THENCE NORTH 43°01'53" EAST 338.06 FEET; THENCE ALONG THE ARC OF A 358.77 FOOT RADIUS TO THE LEFT 57.43 FEET (CENTRAL ANGLE OF 09°10'16" AND A CHORD BEARING NORTH 26°12'11" WEST 57.36 FEET); THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS TO THE RIGHT 44.56 FEET (CENTRAL ANGLE OF 102°07'55" AND A CHORD BEARING SOUTH 72°41'00" EAST 38.89 FEET); THENCE ALONG THE ARC OF A 77.00 FOOT RADIUS TO THE RIGHT 75.31 FEET (CENTRAL ANGLE OF 56°02'23" AND A CHORD BEARING NORTH 28°13'51" EAST 72.35 FEET); THENCE NORTH 87°44'28" EAST 48.03 FEET; THENCE NORTH 89°50'30" EAST 165.00 FEET; THENCE SOUTH 00°11'33" WEST 92.75 FEET; THENCE NORTH 89°11'13" WEST 426.60 FEET; THENCE NORTH 89°08'09" WEST 190.22 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 6.54 ACRES

OWNER'S CONSENT TO RECORD AND DEDICATION
 I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE VILLAGE, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND I DO HEREBY GIVE MY CONSENT TO THE RECORDATION OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON SPACE FOR THE USE OF THE CONDOMINIUM OWNERS OF THE VILLAGE, A UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS. THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON SPACE, AND THE OWNER HEREBY DEDICATES THOSE AREAS LASELLED AS COMMON SPACE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
 THIS _____ DAY OF _____, 20____
 BY: _____ MIDWAY DEVELOPMENT LLC
 STATE OF UTAH) S.S.
 COUNTY OF WASATCH)
 ON THE _____ DAY OF _____, A.D. 20____, MIDWAY DEVELOPMENT LLC, HEREBY PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF MIDWAY DEVELOPMENT LLC AND BEFORE ME SIGNED THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY HEBER CITY
 THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS PLANNED UNIT DEVELOPMENT AND ACCEPTS THE DEDICATION OF PUBLIC UTILITY EASEMENTS HEREON SHOWN.
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED: _____ WATER ATTEST: _____ CLERK-RECORDER (SEE SEAL BELOW)
 APPROVED: _____ CITY ATTORNEY ATTEST: _____ CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE
 _____ METWAY CITY PLANNING COMMISSION
 PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

THE VILLAGE - PHASE 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, T3S, R4E, S35M
 A UTAH CONDOMINIUM PROJECT, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET
 SHEET 1 of 5

BASIS OF BEARINGS
 BASIS OF BEARING IS NORTH 89°54'33" EAST ALONG THE SECTION LINE BETWEEN THE SOUTH 1/4 AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

COUNTY RECORDER

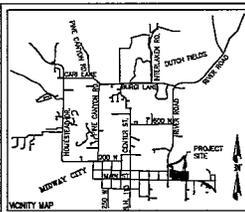
COUNTY SURVEYOR'S CERTIFICATE
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____
 ROC# _____
 COUNTY SURVEYOR _____

THE VILLAGE PHASE 1 - 8 APRIL 2022

S 1/4 CORNER SECTION 35, T3S, R4E, S35M FOUND WASATCH COUNTY BRASS MONUMENT

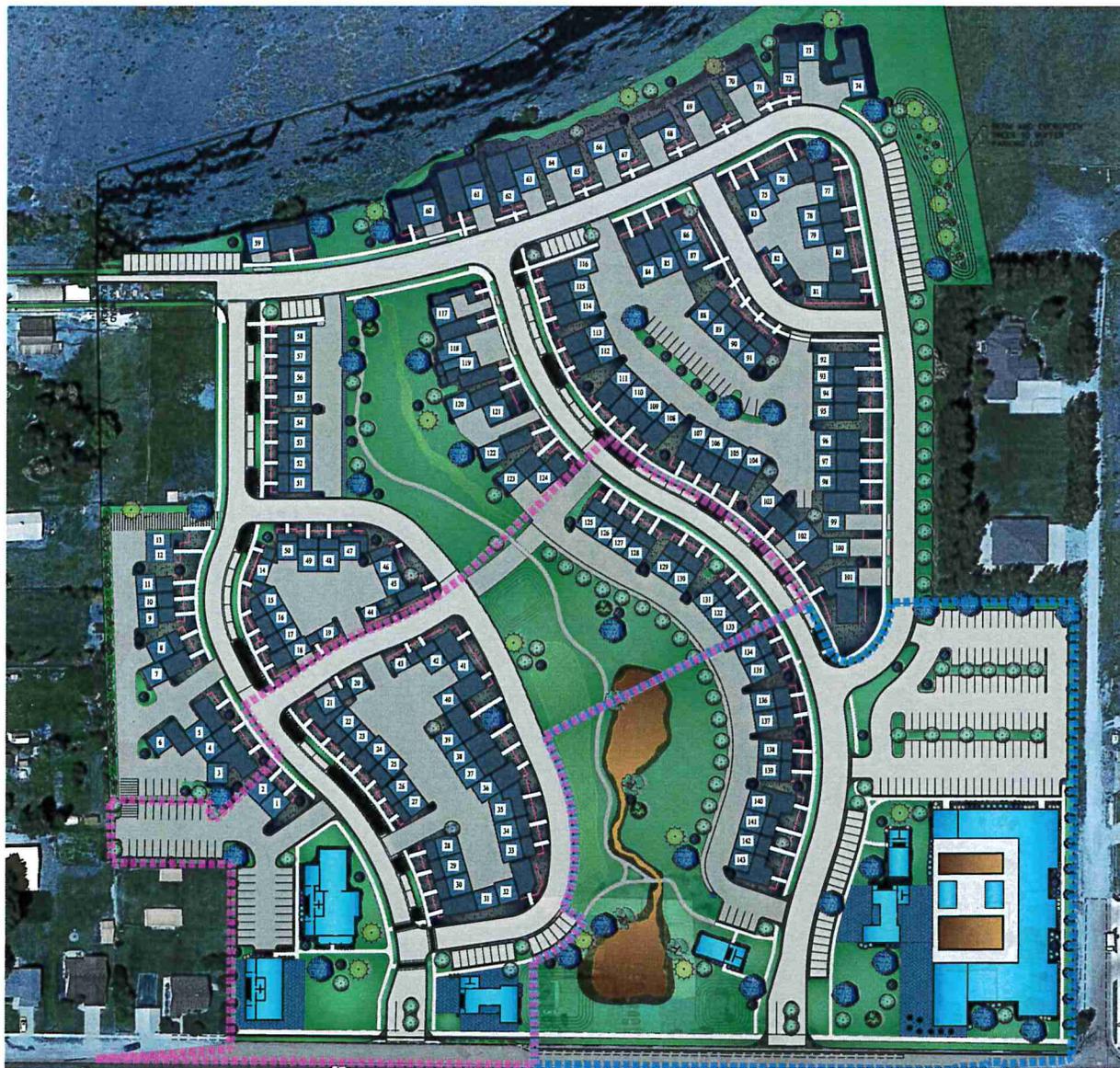
SURVEYOR
 KEVIN M. BALLS, P.L.M.
 SUMMIT ENGINEERING GROUP INC.
 65 WEST CENTER STREET
 HEBER CITY, UT 84032
 PHONE (435) 854-9223
 DATE OF SURVEY: FEBRUARY 2021

SE CORNER SECTION 35, T3S, R4E, S35M FOUND WASATCH COUNTY BRASS MONUMENT



LOCATED IN THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BUILDING	ADDRESS
1	1000
2	1001
3	1002
4	1003
5	1004
6	1005
7	1006
8	1007
9	1008
10	1009
11	1010
12	1011
13	1012
14	1013
15	1014
16	1015
17	1016
18	1017
19	1018
20	1019
21	1020
22	1021
23	1022
24	1023
25	1024
26	1025
27	1026
28	1027
29	1028
30	1029
31	1030
32	1031
33	1032
34	1033
35	1034
36	1035
37	1036
38	1037
39	1038
40	1039
41	1040
42	1041
43	1042
44	1043
45	1044
46	1045
47	1046
48	1047
49	1048
50	1049
51	1050
52	1051
53	1052
54	1053
55	1054
56	1055
57	1056
58	1057
59	1058
60	1059
61	1060
62	1061
63	1062
64	1063
65	1064
66	1065
67	1066
68	1067
69	1068
70	1069
71	1070
72	1071
73	1072
74	1073
75	1074
76	1075
77	1076
78	1077
79	1078
80	1079
81	1080
82	1081
83	1082
84	1083
85	1084
86	1085
87	1086
88	1087
89	1088
90	1089
91	1090
92	1091
93	1092
94	1093
95	1094
96	1095
97	1096
98	1097
99	1098
100	1099
101	1100
102	1101
103	1102
104	1103
105	1104
106	1105
107	1106
108	1107
109	1108
110	1109
111	1110
112	1111
113	1112
114	1113
115	1114
116	1115
117	1116
118	1117
119	1118
120	1119
121	1120
122	1121
123	1122
124	1123
125	1124
126	1125
127	1126
128	1127
129	1128
130	1129
131	1130
132	1131
133	1132
134	1133
135	1134
136	1135
137	1136
138	1137
139	1138
140	1139
141	1140
142	1141
143	1142
144	1143
145	1144
146	1145
147	1146
148	1147
149	1148
150	1149
151	1150
152	1151
153	1152
154	1153
155	1154
156	1155
157	1156
158	1157
159	1158
160	1159
161	1160
162	1161
163	1162
164	1163
165	1164
166	1165
167	1166
168	1167
169	1168
170	1169
171	1170
172	1171
173	1172
174	1173
175	1174
176	1175
177	1176
178	1177
179	1178
180	1179
181	1180
182	1181
183	1182
184	1183
185	1184
186	1185
187	1186
188	1187
189	1188
190	1189
191	1190
192	1191
193	1192
194	1193
195	1194
196	1195
197	1196
198	1197
199	1198
200	1199
201	1200
202	1201
203	1202
204	1203
205	1204
206	1205
207	1206
208	1207
209	1208
210	1209
211	1210
212	1211
213	1212
214	1213
215	1214
216	1215
217	1216
218	1217
219	1218
220	1219
221	1220
222	1221
223	1222
224	1223
225	1224
226	1225
227	1226
228	1227
229	1228
230	1229
231	1230
232	1231
233	1232
234	1233
235	1234
236	1235
237	1236
238	1237
239	1238
240	1239
241	1240
242	1241
243	1242
244	1243
245	1244
246	1245
247	1246
248	1247
249	1248
250	1249
251	1250
252	1251
253	1252
254	1253
255	1254
256	1255
257	1256
258	1257
259	1258
260	1259
261	1260
262	1261
263	1262
264	1263
265	1264
266	1265
267	1266
268	1267
269	1268
270	1269
271	1270
272	1271
273	1272
274	1273
275	1274
276	1275
277	1276
278	1277
279	1278
280	1279
281	1280
282	1281
283	1282
284	1283
285	1284
286	1285
287	1286
288	1287
289	1288
290	1289
291	1290
292	1291
293	1292
294	1293
295	1294
296	1295
297	1296
298	1297
299	1298
300	1299
301	1300
302	1301
303	1302
304	1303
305	1304
306	1305
307	1306
308	1307
309	1308
310	1309
311	1310
312	1311
313	1312
314	1313
315	1314
316	1315
317	1316
318	1317
319	1318
320	1319
321	1320
322	1321
323	1322
324	1323
325	1324
326	1325
327	1326
328	1327
329	1328
330	1329
331	1330
332	1331
333	1332
334	1333
335	1334
336	1335
337	1336
338	1337
339	1338
340	1339
341	1340
342	1341
343	1342
344	1343
345	1344
346	1345
347	1346
348	1347
349	1348
350	1349
351	1350
352	1351
353	1352
354	1353
355	1354
356	1355
357	1356
358	1357
359	1358
360	1359
361	1360
362	1361
363	1362
364	1363
365	1364
366	1365
367	1366
368	1367
369	1368
370	1369
371	1370
372	1371
373	1372
374	1373
375	1374
376	1375
377	1376
378	1377
379	1378
380	1379
381	1380
382	1381
383	1382
384	1383
385	1384
386	1385
387	1386
388	1387
389	1388
390	1389
391	1390
392	1391
393	1392
394	1393
395	1394
396	1395
397	1396
398	1397
399	1398
400	1399
401	1400
402	1401
403	1402
404	1403
405	1404
406	1405
407	1406
408	1407
409	1408
410	1409
411	1410
412	1411
413	1412
414	1413
415	1414
416	1415
417	1416
418	1417
419	1418
420	1419
421	1420
422	1421
423	1422
424	1423
425	1424
426	1425
427	1426
428	1427
429	1428
430	1429
431	1430
432	1431
433	1432
434	1433
435	1434
436	1435
437	1436
438	1437
439	1438
440	1439
441	1440
442	1441
443	1442
444	1443
445	1444
446	1445
447	1446
448	1447
449	1448
450	1449
451	1450
452	1451
453	1452
454	1453
455	1454
456	1455
457	1456
458	1457
459	1458
460	1459
461	1460
462	1461
463	1462
464	1463
465	1464
466	1465
467	1466
468	1467
469	1468
470	1469
471	1470
472	1471
473	1472
474	1473
475	1474
476	1475
477	1476
478	1477
479	1478
480	1479
481	1480
482	1481
483	1482
484	1483
485	1484
486	1485
487	1486
488	1487
489	1488
490	1489
491	1490
492	1491
493	1492
494	1493
495	1494
496	1495
497	1496
498	1497
499	1498
500	1499
501	1500
502	1501
503	1502
504	1503
505	1504
506	1505
507	1506
508	1507
509	1508
510	1509
511	1510
512	1511
513	1512
514	1513
515	1514
516	1515
517	1516
518	1517
519	1518
520	1519
521	1520
522	1521
523	1522
524	1523
525	1524
526	1525
527	1526
528	1527
529	1528
530	1529
531	1530
532	1531
533	1532
534	1533
535	1534
536	1535
537	1536
538	1537
539	1538
540	1539
541	1540
542	1541
543	1542
544	1543
545	1544
546	1545
547	1546
548	1547
549	1548
550	1549
551	1550
552	1551
553	1552
554	1553
555	1554
556	1555
557	1556
558	1557
559	1558



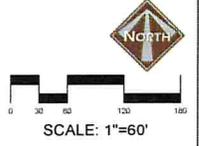
PLANT SCHEDULE OVERALL

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	33	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	B&B	2" Cal
	87	Spring Snow Crab Apple / Malus x "Spring Snow"	B&B	2" Cal
	4	Eastern Cottonwood Slouland / Populus deltoides "Slouland"	B&B	2.5" Cal
	93	Canada Red Chokecherry / Prunus virginiana "Canada Red"	B&B	2" Cal
	4	Weeping Willow / Salix babylonica	B&B	2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	17	Alfred Hansen Columnar White Fir / Abies concolor fastigiata "Alfred Hansen"	B & B	
	12	Subalpine Fir / Abies lasiocarpa "Glaucia Compacta"	B&B	
	12	Norway Spruce / Picea abies "Cupressina"	B & B	
	4	Weeping Norway Spruce / Picea abies "Frotburg"	B&B	
	18	Colorado Spruce / Picea pungens	B&B	
	6	Wells Blue Toler Columnar Spruce / Picea pungens glauca batigata "Wells Blue Toler"	B & B	
	10	Vanderwolf's Pyramid Pine / Pinus flexilis "Vanderwolf's Pyramid"	B&B	
	15	Mugo Pine / Pinus mugo "Tannenbaum"	B & B	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	
	287,812 sf	Kentucky Bluegrass / Poa pratensis	seed	
	7,706 sf	Wild Flower Mix/Native Grass Mix / Wild Flower Mix/Native Grass Mix	Hydroseed	
MULCH	QTY	COMMON / BOTANICAL NAME	CONT	
	136,462 sf	4" Wood Mulch / 4" Wood Mulch	Mulch	

LEGEND	PHASE	TOTAL IRRIGATED AREA
NON-BUILDABLE AREA (25%+ SLOPES)	1	2.99 acres
COMMERCIAL BUILDINGS	2	1.98 acres
RESIDENTIAL UNIT	3	2.12 acres
RESIDENTIAL GARAGES	4	1.04 acres
LANDSCAPE AREA - GRASS	5	1.61 acres
LANDSCAPE AREA - NATIVE GRASS		9.72 acres
LANDSCAPE AREA - WOOD MULCH		
LANDSCAPE DECORATIVE RAISED PLANTER		

LANDSCAPE NOTES:
 * 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.

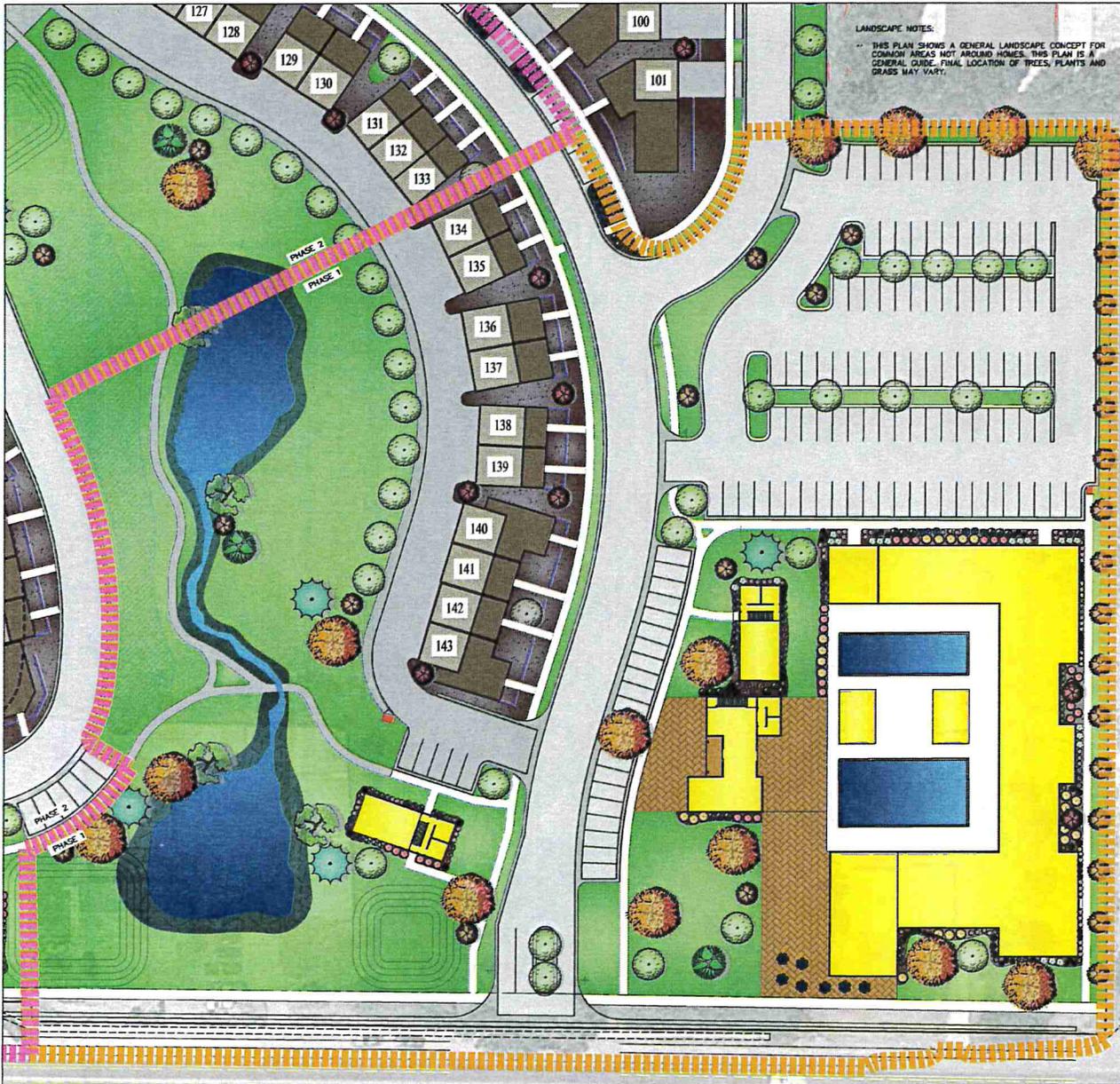
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CMB, N. BERG, L.A.
 SERIAL NO. 2152790
 DATE: 23 MAY 2022



LUSTER THE VILLAGE OVERALL LANDSCAPE PLAN

300 E. Main St. Suite 204
 Midway, UT 84049 ph: (801) 723-2000

DESIGN BY: CNB	DATE: 23 MAY 2022	SHEET
DRAWN BY: CNB	REV:	11



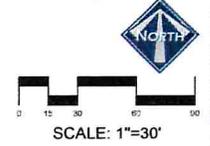
LANDSCAPE NOTES:
 ** THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

PLANT SCHEDULE PHASE I

TREES	QTY	COMMON / BOTANICAL NAME	COULT	CAL	SIZE
	14	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	868		2" Cal
	29	Spring Snow Crab Apple / Malus x 'Spring Snow'	868		2" Cal
	2	Eastern Cobotanoid Sycamore / Populus deltoides 'Boxleaf'	868		2.5" Cal
	33	Canada Red Chokeberry / Prunus virginiana 'Canada Red'	868		2" Cal
	4	Weeping Willow / Salix babingtonia	868		2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	COULT	CAL	SIZE
	4	Weeping Honey Spruce / Picea abies 'Froehburg'	868		5.7'
	4	Colorado Spruce / Picea pungens	868		6-10'
SHRUBS	QTY	COMMON / BOTANICAL NAME	COULT		
	18	Red Twig Dogwood / Cornus sericea 'Bailey's Redwig'	5 gal		
	26	Compact Burning Bush / Euonymus alatus 'Compactus'	5 gal		
	22	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	5	Marginal Gold Forsythia / Forsythia x 'intermedia' 'Kotkad'	5 gal		
	21	Incrediball White Hydrangea / Hydrangea arborescens 'Incrediball'	5 gal		
	21	Endless Summer / Hydrangea macrophylla 'Balmer' TM	5 gal		
	19	Fine Line Buddleia / Buddleia fragula 'Fine Line'	5 gal		
	14	Tall Hedge Buckthorn / Rhamnus frangula columnaris	5 gal		
	30	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	53	Japanese Spirea / Spiraea japonica 'Anthony Waterer'	5 gal		
	3	Dwarf Korean Lilac / Syringa meyeri 'Palmer'	5 gal		
GRASSES	QTY	COMMON / BOTANICAL NAME	COULT		
	32	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
	9	Burgundy Sweet Grass / Panicum virgatum 'Shenandoah'	1 gal		
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	COULT		
	27	Dwarf Glazed Blue Spruce / Picea pungens 'Globea'	5 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	COULT		
	11	Running Sage / Perovskia atrorubra 'Frogan'	1 gal		
GROUND COVER	QTY	COMMON / BOTANICAL NAME	COULT		
	87.841 sf	Kentucky Bluegrass / Poa pratensis	400		
	7.706 sf	Wild Flower Multiflora Grass Mat / Wild Flower MultiNative Grass Mat	Hydroseed		
MULCH	QTY	COMMON / BOTANICAL NAME	COULT		
	15.715 sf	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

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. BERG, ARCHITECT
 SERIAL NO. 2182780
 DATE: 6 APR 2022



LUSTER THE VILLAGE
 LANDSCAPE PLAN PHASE I

380 E Main St. Suite 204
 Midway, UT 84049 ph: (801) 723-2000

DESIGN BY: CNB DATE: 6 APR 2022
 DRAWN BY: CNB REV: 12

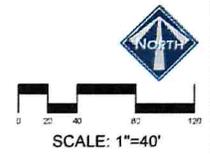


PLANT SCHEDULE PHASE 2

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	4	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	85#		2" Cal
	24	Spring Snow Crab Apple / Malus x Spring Snow	85#		2" Cal
	1	Eastern Cottonwood / Populus deltoides 'Slovakia'	85#		2.5" Cal
	18	Canada Red Chokeberry / Prunus virginiana 'Canada Red'	85#		2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	3	Colorado Spruce / Picea pungens	85#		6-10"
	6	Wells Blue 'Blue Columnar Spruce / Picea pungens glauca festigata 'Wells Blue Tolent'	8.5 B		5.7"
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
	75	Red Twig Dogwood / Cornus sericea 'Bailey's Pathway'	5 gal		
	9	Compact Burning Bush / Euonymus alatus 'Compadur'	5 gal		
	3	Hortem Gold Forsythia / Forsythia x 'Hortem Gold'	5 gal		
	10	Magical Gold Forsythia / Forsythia x intermedia 'Kalgold'	5 gal		
	3	Incorbell White Hydrangea / Hydrangea arborescens 'Incorbell'	5 gal		
	9	Endless Summer / Hydrangea macrophylla 'Dolmir' TM	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x cistena	5 gal		
	6	Tall-twig Red-twig / Ribes sanguineum 'Serenade'	5 gal		
	11	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	28	Japanese Spirea / Spirea japonica 'Anthony Waterer'	5 gal		
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT		
	42	Festuca Reed Grass / Calamagrostis x scudiflora 'Karl Foerster'	1 gal		
	35	Burgundy Switch Grass / Panicum virgatum 'Shenandoah'	1 gal		
PYRETHRENE SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
	54	Dark Globe Blue Spruce / Picea pungens 'Globe'	5 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT		
	64	Russian Sage / Perovskia atriplicifolia 'Fragran'	1 gal		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	48,584 sf	Kentucky Bluegrass / Poa pratensis	400		
MULCH	QTY	COMMON / BOTANICAL NAME	CONT		
	29,258 sf	4" Wood Mulch / 4" Wood Mulch	Main		

- 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:
 -- 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.



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. BERG L.A.
 SERIAL NO. 2187790
 DATE: 6 APR 2022

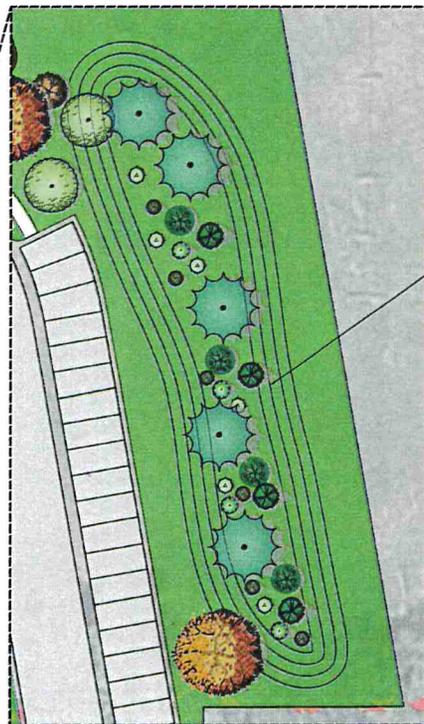
LUSTER
 THE VILLAGE
 LANDSCAPE PLAN
 PHASE 2

380 E Main St. Suite 204
 Midway, UT 84049 ph. (801) 723-2000

DESIGN BY: CNB DATE: 6 APR 2022
 DRAWN BY: CNB REV. 13



VICINITY MAP



BERM AND EVERGREEN TREES TO BUFFER PARKING LOT

PLANT SCHEDULE NORTHEAST BERM

TREES	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	1	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B&B	2"	Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	6	Alfred H. Brown Columnar White Fir / Abies concolor foelgata 'Alfred H. Brown'	D & D		6-10'
	4	Subspine Fir / Abies concolor 'Glaucia Compacta'	B&B		6-10'
	4	Norway Spruce / Picea abies 'Dupreziana'	B & B		6-10'
	4	Colorado Spruce / Picea pungens	B&B		6-10'
	4	'Vanderwolf's Pyramid Pine / Pinus flexilis 'Vanderwolf's Pyramid'	B&B		6'
	6	Mugo Pine / Pinus mugo 'Tanacetorum'	B & B		5-7'

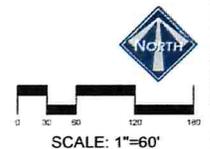
LEGEND

- 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:

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.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. DEBO L.A.
 SERIAL NO. 2182790
 DATE: 8/27/2022



CLUSTER
THE VILLAGE

LANDSCAPE PLAN
NORTHEAST BERM AREA

380 E Main St. Suite 204
Madison, WI 53703
DESIGN BY: CNB DATE: APR 2022 SHEET 14
DRAWN BY: CNB REV:



PLANT SCHEDULE EAST BULB-OUTS

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	54	Red Twig Dogwood / <i>Cornus sericea</i> Bailey & Reelberg	5 gal
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT.
	40	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> Karl Foerster	1 gal
	35	Burgundy Switch Grass / <i>Panicum virgatum</i> Shennedoh	1 gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	45	Dwarf Globe Blue Spruce / <i>Picea pungens</i> Globosa	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT.
	44	Russian Sage / <i>Perovskia atriplicifolia</i> Tigan	1 gal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT.
	1,882 sf	Kentucky Bluegrass / <i>Poa pratensis</i>	500
MULCH	QTY	COMMON / BOTANICAL NAME	CONT.
	4,148 sf	4" Woodchuck / 4" Wood Mulch	Mulch

LEGEND

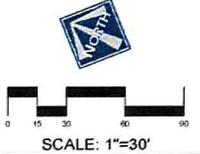
- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS
- RESIDENTIAL UNIT
- RESIDENTIAL GARAGES
- LANDSCAPE AREA - GRASS
- LANDSCAPE AREA - NATIVE GRASS
- LANDSCAPE AREA - WOOD MULCH
- LANDSCAPE DECORATIVE RAISED PLANTER

LANDSCAPE NOTES:
 ** 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.

PLANT SCHEDULE WEST BULB-OUTS

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	61	Red Twig Dogwood / <i>Cornus sericea</i> Bailey & Reelberg	5 gal
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT.
	58	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> Karl Foerster	1 gal
	50	Burgundy Switch Grass / <i>Panicum virgatum</i> Shennedoh	1 gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	68	Dwarf Globe Blue Spruce / <i>Picea pungens</i> Globosa	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT.
	68	Russian Sage / <i>Perovskia atriplicifolia</i> Tigan	1 gal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT.
	1,757 sf	Kentucky Bluegrass / <i>Poa pratensis</i>	500
MULCH	QTY	COMMON / BOTANICAL NAME	CONT.
	6,592 sf	4" Woodchuck / 4" Wood Mulch	Mulch

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. BERG L.A.
 SERIAL NO. 3182790
 DATE: 5 APR 2022



SCALE: 1"=30'

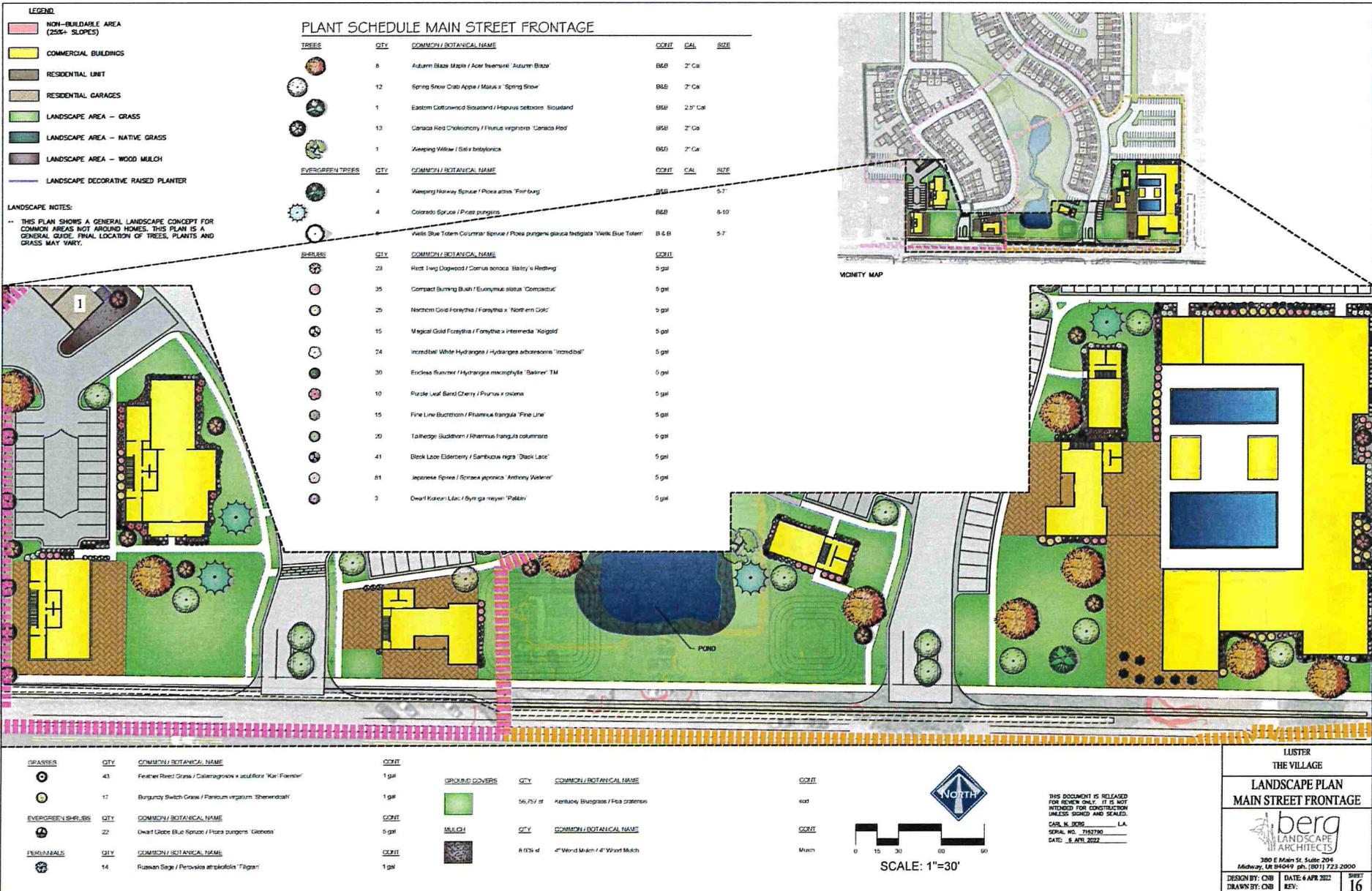
LUSTER THE VILLAGE

LANDSCAPE PLAN BULB-OUT AREAS

berg LANDSCAPE ARCHITECTS

380 E Main St, Suite 204
 Midway, OR 97049 PH: (503) 723-2000

DESIGN BY: CNB DATE: 4 APR 2022 SHEET 15
 DRAWN BY: CNB REV:

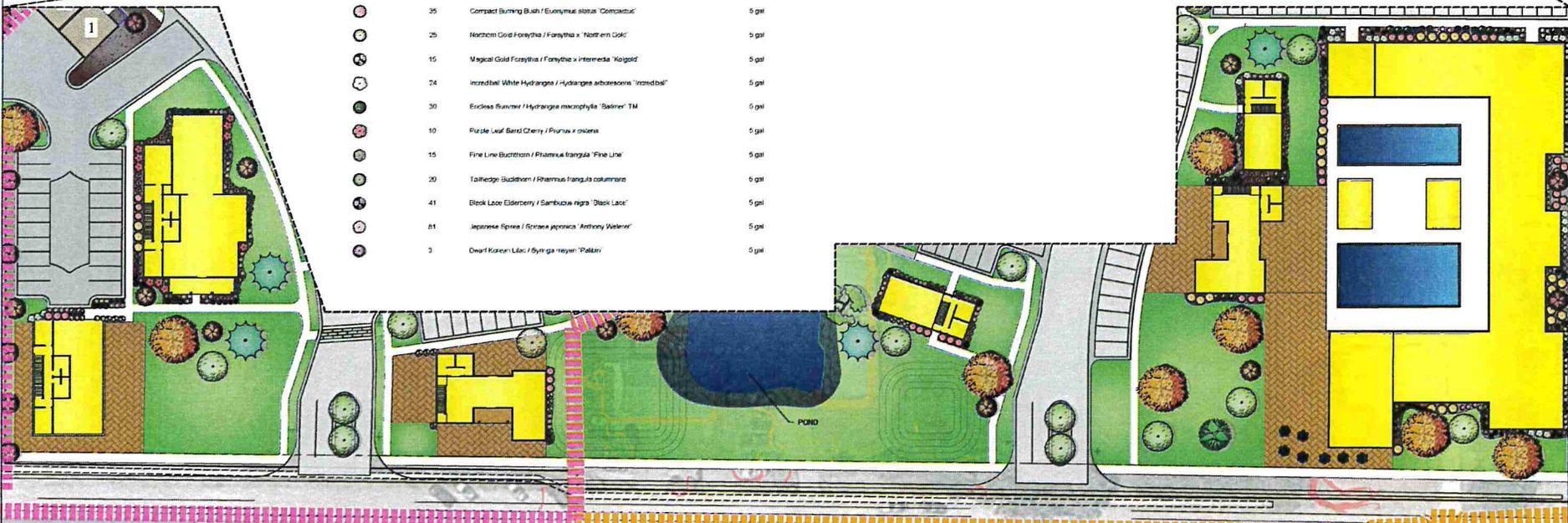


- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL UNIT
 - RESIDENTIAL GARAGES
 - LANDSCAPE AREA - GRASS
 - LANDSCAPE AREA - NATIVE GRASS
 - LANDSCAPE AREA - WOOD MULCH
 - LANDSCAPE DECORATIVE RAISED PLANTER

PLANT SCHEDULE MAIN STREET FRONTAGE

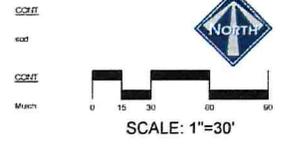
TREES	QTY	COMMON / BOTANICAL NAME	COBT	CAL	SIZE
	8	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	86B	2" Cal	
	12	Spring Snow Crab Apple / Malus x 'Spring Snow'	86B	2" Cal	
	1	Eastern Cottonwood Shrubland / Populus deltoides 'Shrubland'	86B	2.5" Cal	
	13	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	86B	2" Cal	
	1	Weeping Willow / Salix babingtonia	86B	2" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	COBT	CAL	SIZE
	4	Weeping Norway Spruce / Picea abies 'Finlayson'	86B	5-7"	
	4	Colorado Spruce / Picea pungens	86B	8-10"	
		Wells Blue Totem Columnar Spruce / Picea pungens glauca fedglata 'Wells Blue Totem'	86B	5-7"	
SHRUBS	QTY	COMMON / BOTANICAL NAME	COBT	CAL	SIZE
	23	Red Twig Dogwood / Cornus sericea 'Ribbon' x 'Redwing'	5 gal		
	35	Compact Burning Bush / Euonymus alatus 'Compactus'	5 gal		
	25	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	15	Magical Gold Forsythia / Forsythia x 'Intermedia 'Kogold'	5 gal		
	24	Incredibal White Hydrangea / Hydrangea arborescens 'Incredibal'	5 gal		
	30	Endless Summer / Hydrangea macrophylla 'Baltzer' TM	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x omissa	5 gal		
	15	Fine Line Buztom / Phloxes frangula 'Fine Line'	5 gal		
	20	Tall Hedge Budden / Rhamnus frangula columnaris	5 gal		
	41	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	81	Japanese Spirea / Spirea japonica 'Anthony Waterer'	5 gal		
	3	Dwarf Korean Lilac / Syringa meyeri 'Palmer'	5 gal		

LANDSCAPE NOTES:
 ** 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.



GRASSES	QTY	COMMON / BOTANICAL NAME	COBT
	43	Feather Reed Grass / Calamagrostis x acutiflora 'Kari Flower'	1 gal
	17	Burgundy Switch Grass / Panicum virginicum 'Shenandoah'	1 gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	COBT
	22	Dwarf Globe Blue Spruce / Picea pungens 'Globeol'	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	COBT
	14	Russian Sage / Perovskia atrisfoliata 'Flamant'	1 gal

GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	56.75 sf	Kentucky Bluegrass / Poa pratensis
MULCH	QTY	COMMON / BOTANICAL NAME
	8 075 sf	4" Wood Mulch / 4" Wood Mulch



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. BERG L.A.
 SERIAL NO. 2182790
 DATE: 8 APR 2022

LUSTER
 THE VILLAGE
LANDSCAPE PLAN
MAIN STREET FRONTAGE

380 E Main St. Suite 204
 Midway, UT 84049 ph: (801) 723-2000
 DESIGN BY: CNB DATE: 4 APR 2022 SHEET 16
 DRAWN BY: CNB REV:



LOC. MAP

PLANT SCHEDULE WEST BERM

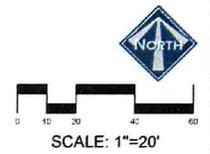
TREES	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	2	Spring Snow Crab Apple / Malus x Spring Snow	BSB		2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	11	Alfred Hansen Columnar White Fir / Abies concolor festigata Alfred Hansen	B & B		8-10'
	8	Subalpine Fir / Abies inaequalis 'Gauca Concocta'	BSB		8-10'
	8	Harvey Spruce / Picea abies 'Cupressina'	B & B		8-10'
	6	Vanderwolf's Pyramid Pine / Pinus flexilis 'Vanderwolf's Pyramid'	BSB		9'
	9	Mugo Pine / Pinus mugo 'Tamarozium'	B & B		5-7'

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.

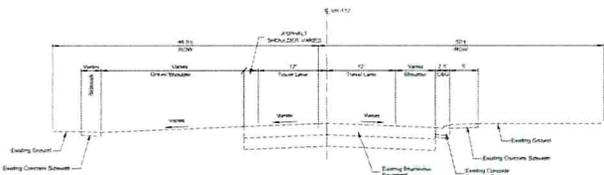


THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS BONDED AND SEALED.
 CARL N. BERG L.A.
 SERIAL NO. 2182790
 DATE: 6 APR 2022

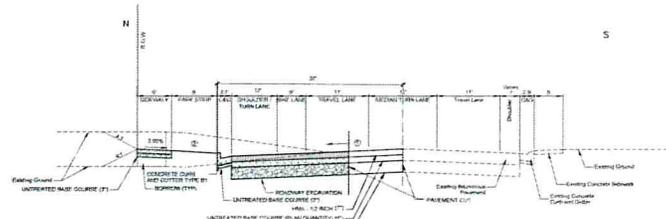
LUSTER
 THE VILLAGE
 LANDSCAPE PLAN
 WEST BERM AREA

300 E Main St. Suite 204
 Midway, UT 84049 ph. (801) 723-2000

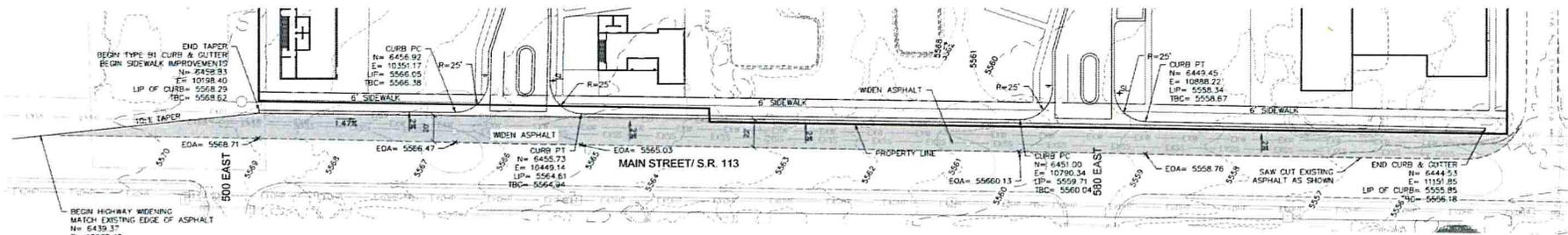
DESIGN BY: CNB DATE: 6 APR 2022 SHEET
 DRAWN BY: CNB REV. 17



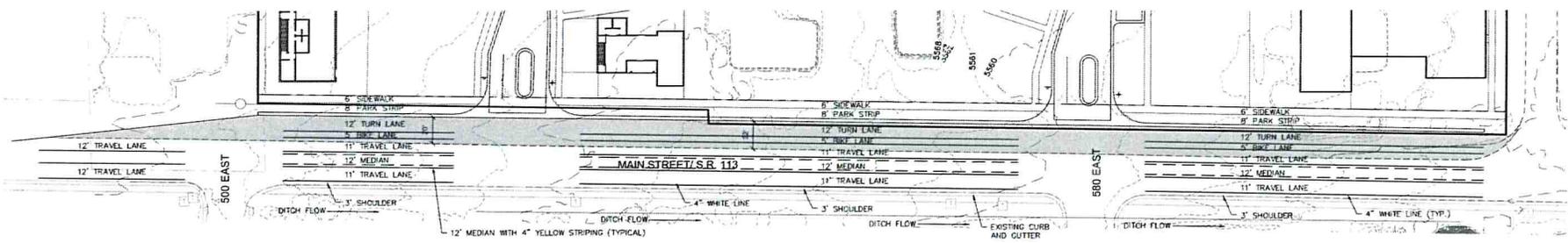
Existing Section 1
SR-113 (MAIN ST)
101+46.00 TO 103+46.02



TYPICAL SECTION 1
MAIN STREET (S.R. 113) IMPROVEMENTS FOR THE VILLAGE

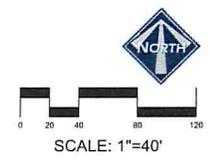


WIDENING PLAN



STRIPING PLAN

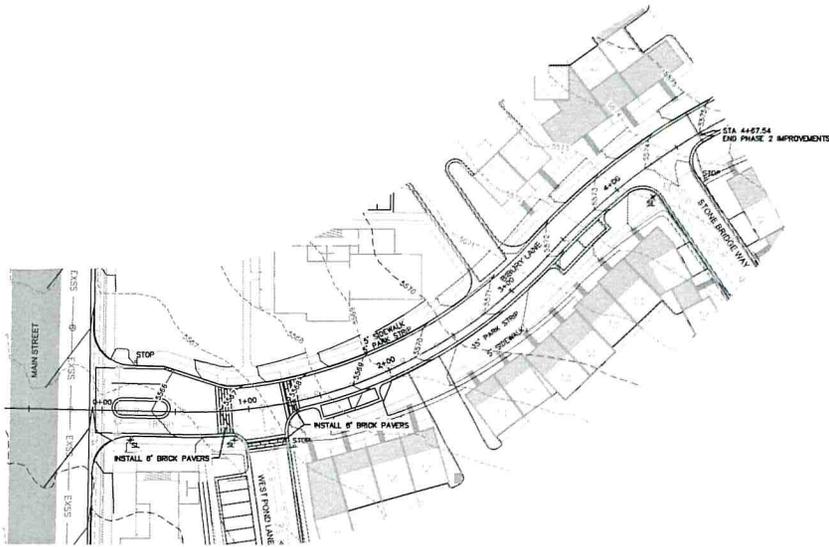
- LEGEND**
- WIDEN ASPHALT
 - ADA RAMP
 - EXISTING OVERHEAD POWER
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING PRESSURIZED IRRIGATION
 - EDGE OF EXISTING ASPHALT
 - LIP OF PROPOSED GUTTER
 - TOP BACK OF PROPOSED GUTTER



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

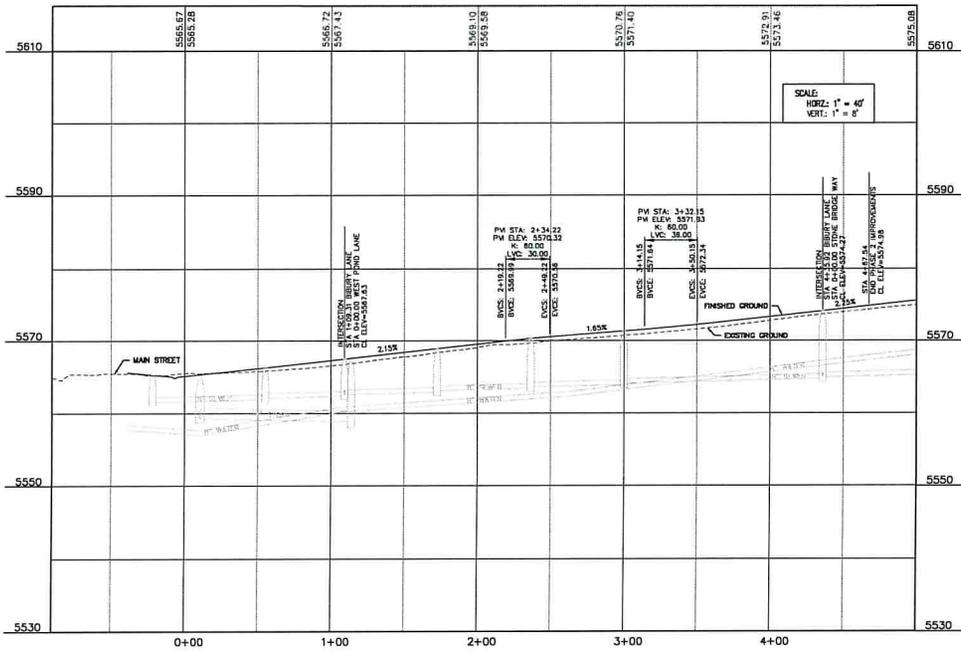
PAUL D. RENG, P.E.
SERIAL NO. 200595
DATE: 8 APR 2022

LUSTER THE VILLAGE	
MAIN STREET WIDENING PLAN	
300 E Main St, Suite 204 Midway, UT 84049 ph 435.627.9749	
DESIGN BY: PDR DRAWN BY: DEJ	DATE: 6 APR 2022 REV:
SHEET 18	



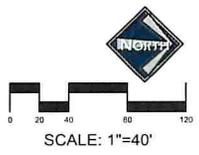
BLUE STAKE NOTE:
 • LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

LEGEND
 ☒ STREET LIGHT



5575.08 EXISTING GROUND
 5575.21 FINISHED GROUND

SCALE:
 HORIZ: 1" = 40'
 VERT: 1" = 8'



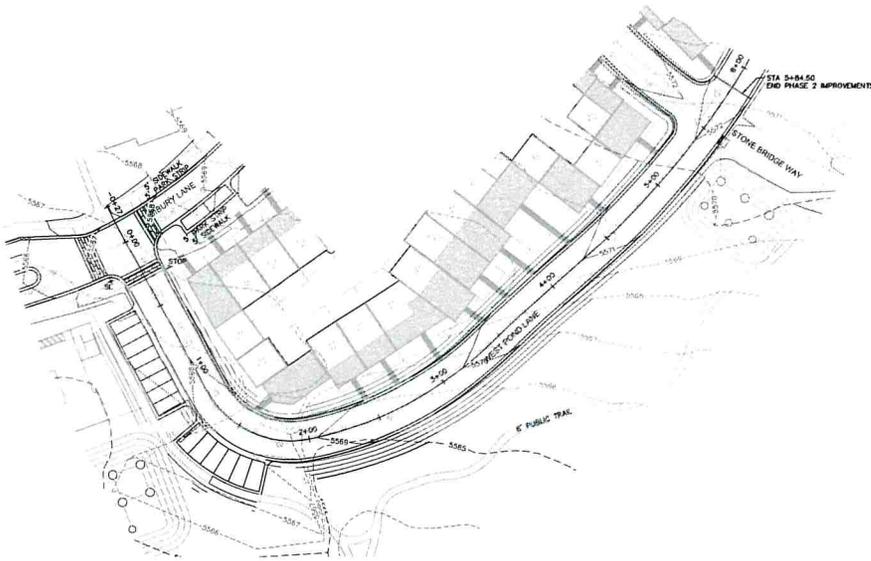
LUSTER
 THE VILLAGE
 BIBURY LANE - PLAN & PROFILE
 STA 0+00 - 4+67.54



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG P.E.
 SERIAL NO. 295995
 DATE: 6 APR 2022

DESIGN BY: PDB DATE: 6 APR 2022 SHEET
 DRAWN BY: DEJ REV: 19

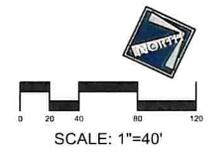
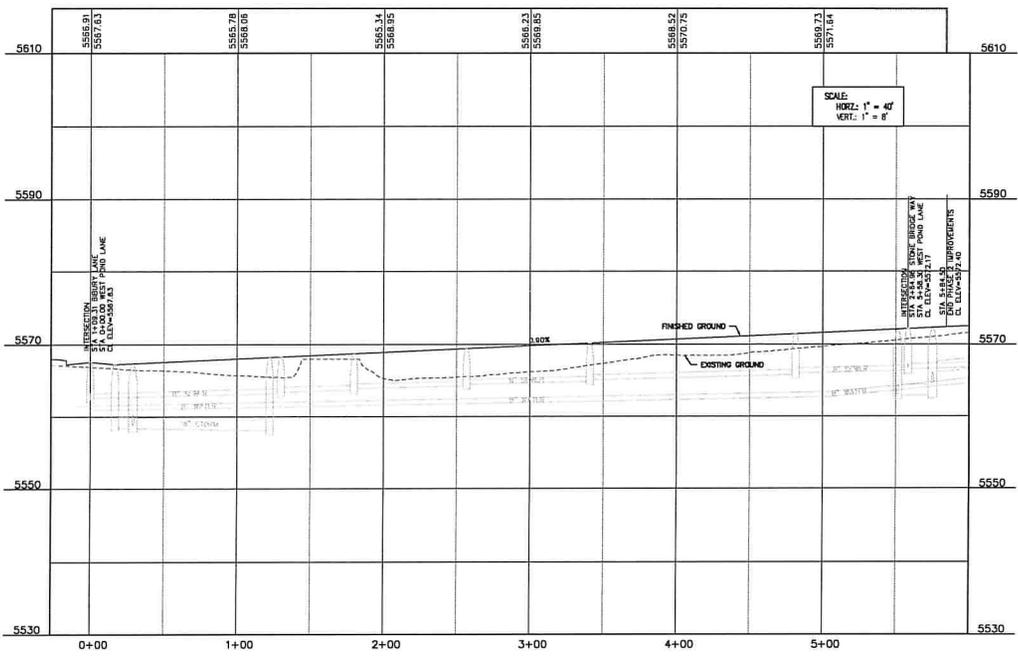
6/11/2022 10:00 AM - 11:00 AM - 12:00 PM - 1:00 PM - 2:00 PM - 3:00 PM - 4:00 PM - 5:00 PM - 6:00 PM - 7:00 PM - 8:00 PM - 9:00 PM - 10:00 PM - 11:00 PM - 12:00 AM



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

LEGEND
 STREET LIGHT

5575.00 FINISHED GROUND
 5575.71 FINISHED GROUND



SCALE: 1"=40'

LUSTER
 THE VILLAGE
 WEST POND LANE - PLAN &
 PROFILE STA 0+00 - 5+84.50



DESIGN BY: PNB DATE: 6 APR 2022
 DRAWN BY: DEJ REV: SHEET 20

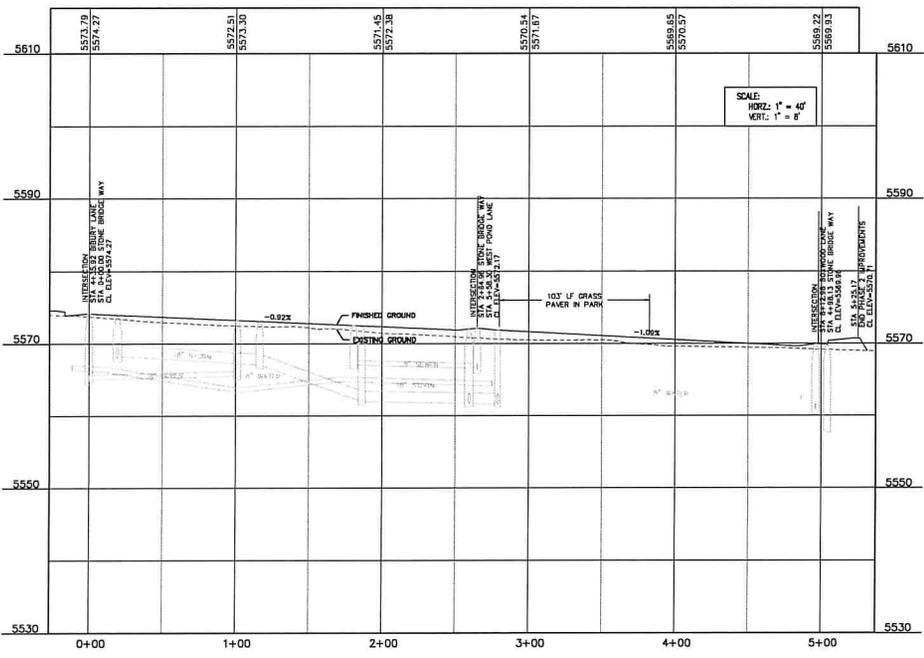
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG P.E.
 SERIAL NO. 735595
 DATE: 8 APR 2022

11/15/2022 10:00 AM Luster The Village - West Pond Lane - Plan & Profile.dwg (A) [P] | created by: pnb



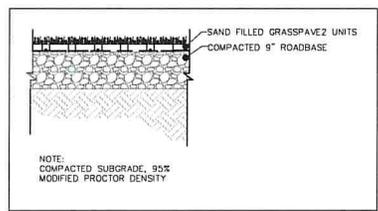
BLUE STAKE NOTE:
 • LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

LEGEND
 SL STREET LIGHT

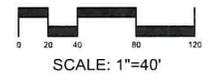


SCALE:
 HORIZ: 1" = 40'
 VERT: 1" = 8'

5575.08 EXISTING GROUND
 5575.71 FINISHED GROUND



GRASSPAVERS SECTION



SCALE: 1"=40'

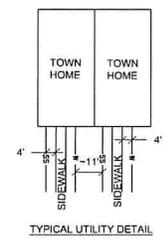
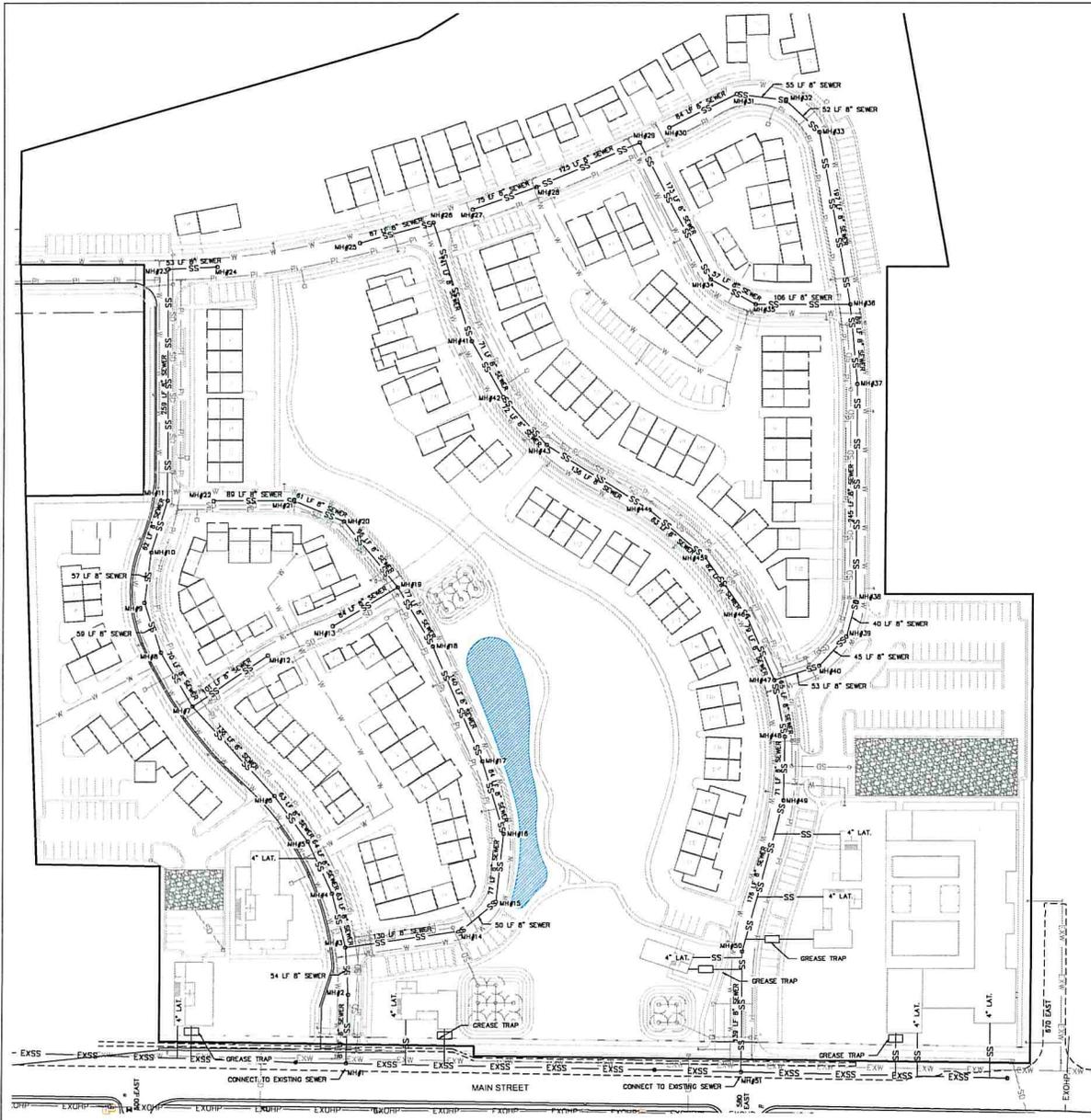
LUSTER
 THE VILLAGE
 STONE BRIDGE WAY - PLAN &
 PROFILE STA 0+00 - 5+25.17

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, IL 60449
 ph 435.657.9749

DESIGN BY: PDB DATE: 6 APR 2022 SHEET: 21
 DRAWN BY: DEJ REV: _____

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SHOWN AND SCALED.
 PAUL D. BERG P.E.
 SERIAL NO. 295595
 DATE: 6 APR 2022

P:\Projects\2022\04\Stone Bridge Way - Plan & Profile\Drawings\Stone Bridge Way - Plan & Profile.dwg
 11/11/2022 10:00 AM
 P:\Projects\2022\04\Stone Bridge Way - Plan & Profile\Drawings\Stone Bridge Way - Plan & Profile.dwg
 11/11/2022 10:00 AM
 P:\Projects\2022\04\Stone Bridge Way - Plan & Profile\Drawings\Stone Bridge Way - Plan & Profile.dwg
 11/11/2022 10:00 AM



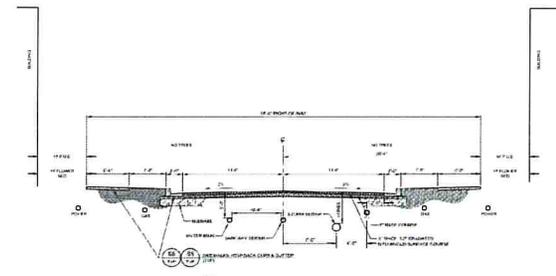
- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

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.



- NOTES:**
1. UNLESS OTHERWISE SPECIFIED, ALL SEWER PIPES SHALL BE METALLIC 100 PIPE.
 2. UNLESS OTHERWISE SPECIFIED, ALL SEWER PIPES SHALL BE 12\"/>



SCALE: 1"=60'

LUSTER
THE VILLAGE

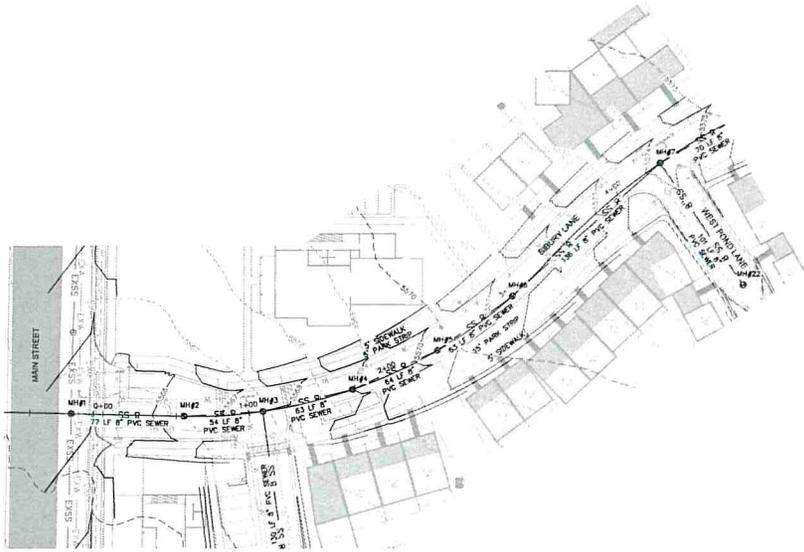
OVERALL SEWER PLAN

BERG ENGINEERING
 380 E. Main St. Suite 204
 Midway, UT 84049
 PH: 801.222.9749

DESIGN BY: PFM	DATE: 6 APR 2022	SHEET
DRAWN BY: DEP	REV.	25

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 295269
 DATE: 8 APR 2022

P:\Projects\2022\22-001\22-001.dwg, 11/15/2022, 10:00 AM, P:\Projects\2022\22-001\22-001.dwg, 11/15/2022, 10:00 AM, P:\Projects\2022\22-001\22-001.dwg, 11/15/2022, 10:00 AM



BLUE STAKE NOTE:

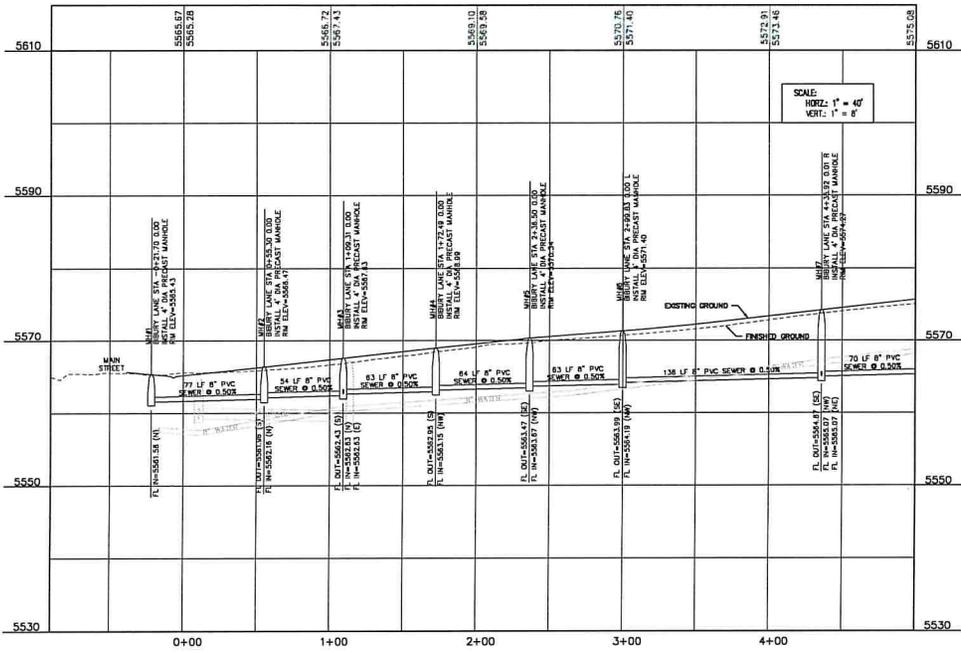
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES:

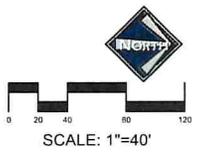
- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

LEGEND

- EXSS — EXISTING SEWER
- 8"SS — PROPOSED 8" SEWER
- 8"WB — EXISTING 8" WATER
- 8"WP — PROPOSED 8" WATER
- 1.5"PI — EXISTING PRESSURIZED IRRIGATION
- 4" — PROPOSED PRESSURIZED IRRIGATION
- 18"SD — PROPOSED STORM DRAIN



5575.08 EXISTING GROUND
 5573.21 FINISHED GROUND

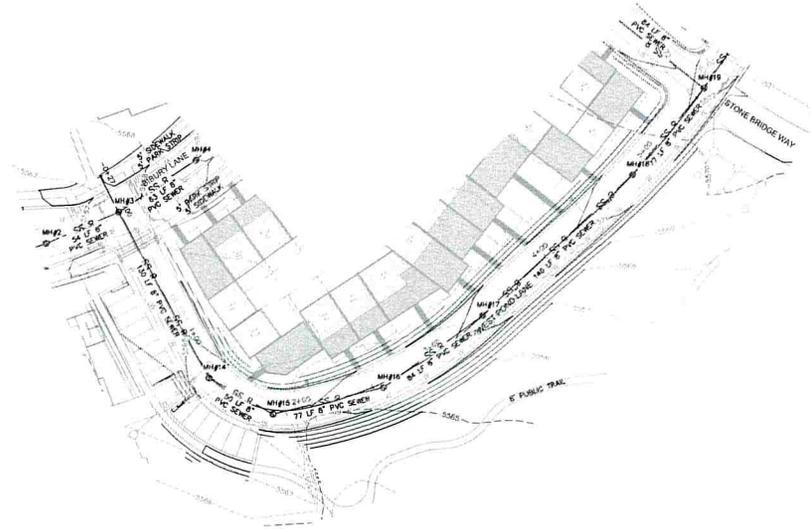


LUSTER
 THE VILLAGE
 BIBURY LANE - SEWER PLAN &
 PROFILE STA 0+00 - 4+67.54

THIS DOCUMENT IS RELEASED
 FOR REVIEW ONLY. IT IS NOT
 INTENDED FOR CONSTRUCTION
 UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 795595
 DATE: 8 APR 2022

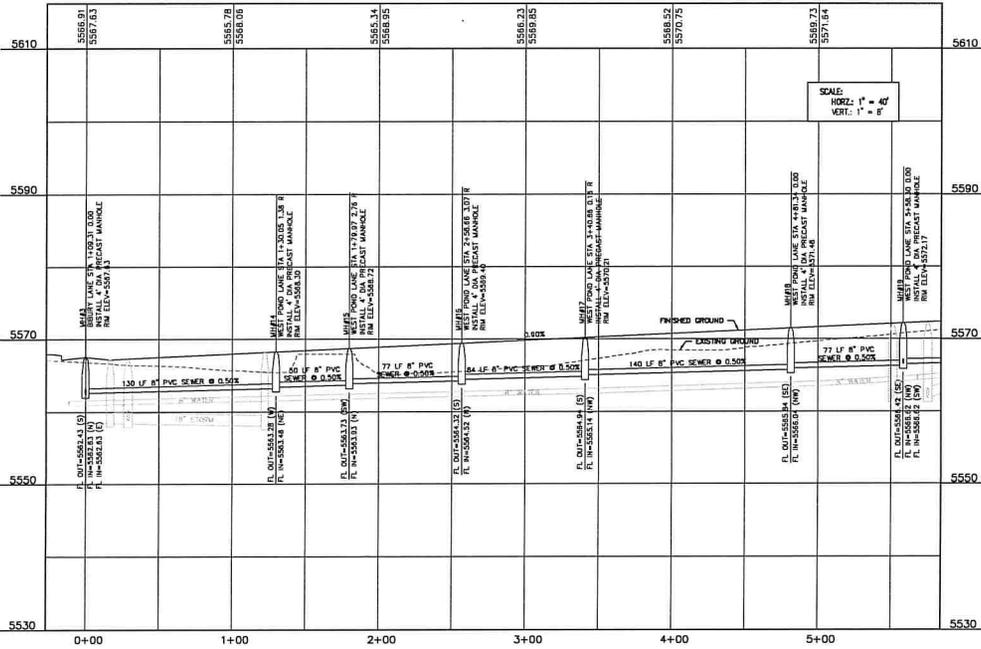


DESIGN BY: PDB DATE: 4 APR 2022 SHEET
 DRAWN BY: DEJ REV: 26



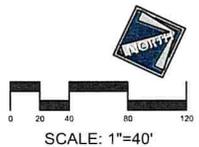
- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- SEWER NOTES:**
- ALL SEWER LATERALS ARE 4"
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

- LEGEND**
- EXSS — EXISTING SEWER
 - B'SS — PROPOSED 8" SEWER
 - ENR'W — EXISTING 8" WATER
 - R'W'W — PROPOSED 8" WATER
 - EXPI — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - 1/4"SD — PROPOSED STORM DRAIN



5575.08 EXISTING GROUND
5575.71 FINISHED GROUND

SCALE
HORZ: 1" = 40'
VERT: 1" = 8'



SCALE: 1"=40'

LUSTER
THE VILLAGE
WEST POND LANE - SEWER PLAN
& PROFILE STA 0+00 - 5+84.50

BERG ENGINEERING
380 E Main St, Suite 204
Midway, UT 84049
ph 435.657.9749

DESIGN BY: PDB DATE: 4 APR 2022
DRAWN BY: DEJ REV: _____

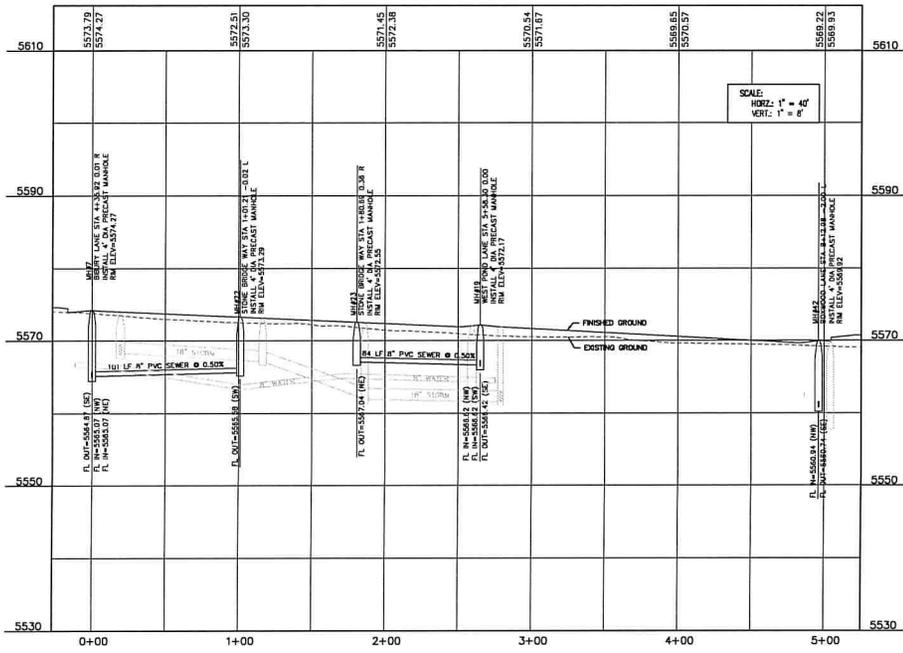
SHEET 27

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

PAUL D. BERG P.E.
SERIAL NO. 285565
DATE: 8 APR 2022

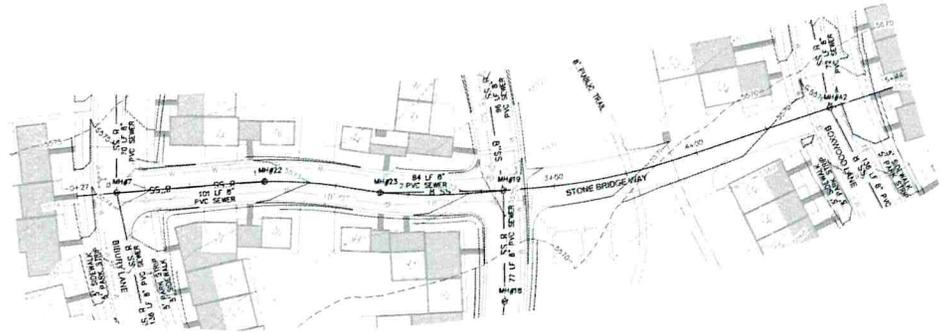
10/11/2022 10:00 AM C:\Users\pbergs\OneDrive\Documents\2022\10-11-2022\10-11-2022.dwg | Printed by: admin

04/11/2022 10:00 AM C:\Users\pberd\OneDrive\Documents\2022\Stone Bridge Way Sewer\Stone Bridge Way Sewer.dwg | created by: pberd



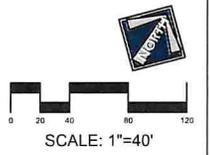
SCALE:
 HORIZ: 1" = 40'
 VERT: 1" = 8'

5575.08 EXISTING GROUND
 5575.71 FINISHED GROUND



- 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

- LEGEND**
- EXSS — EXISTING SEWER
 - B"SS — PROPOSED 8" SEWER
 - EAB" W — EXISTING 8" WATER
 - B" WTW — PROPOSED 8" WATER
 - EAP — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - 18"SD — PROPOSED STORM DRAIN

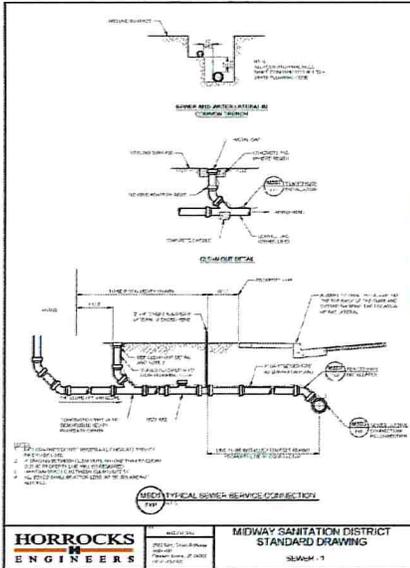


LUSTER
 THE VILLAGE
 STONE BRIDGE WAY - SEWER
 PLAN & PROFILE STA 0+00 - 3+00

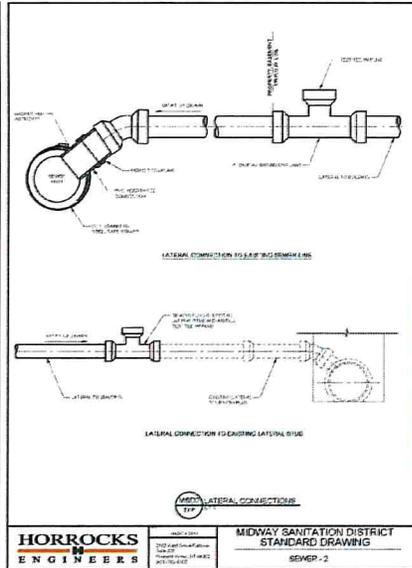
THIS DOCUMENT IS RELEASED
 FOR REVIEW ONLY. IT IS NOT
 INTENDED FOR CONSTRUCTION
 UNLESS SIGNED AND SEALED.
 PAUL D. BERD, P.E.
 SERIAL NO. 295595
 DATE: 8 APR 2022



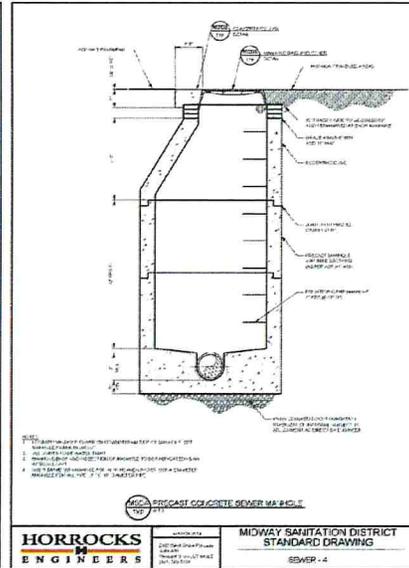
DESIGN BY: PDB DATE: 4 APR 2022 SHEET
 DRAWN BY: DEJ REV: 28



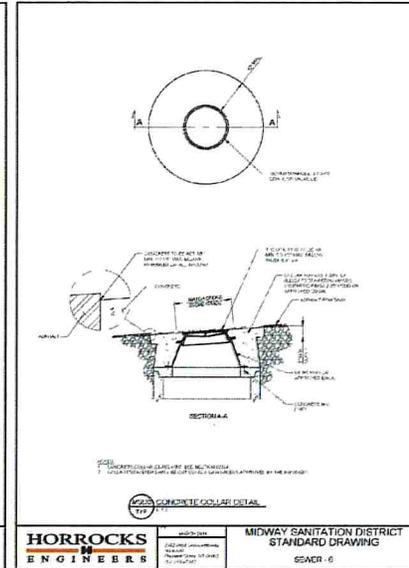
HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 1



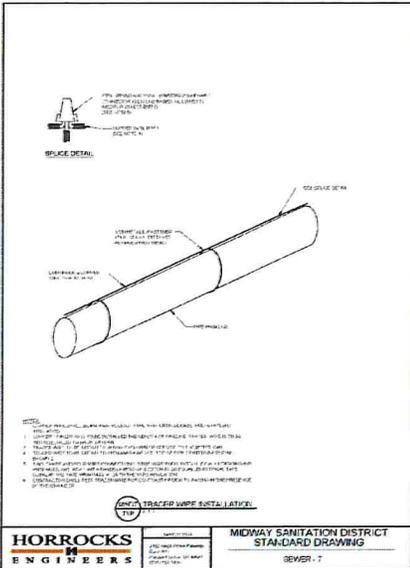
HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 2



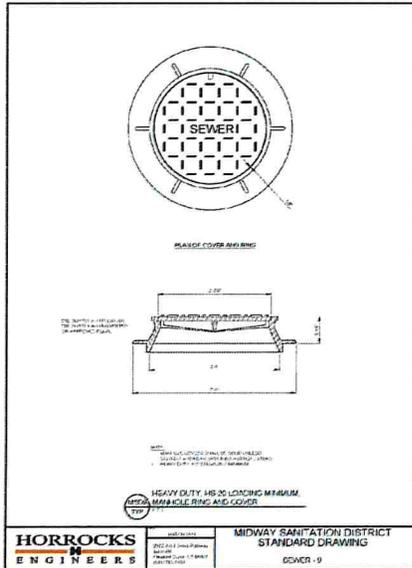
HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 4



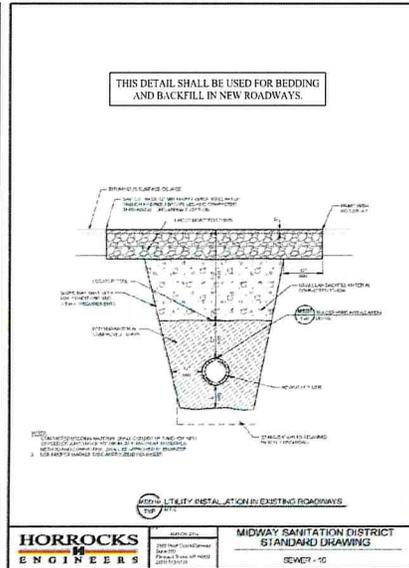
HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 6



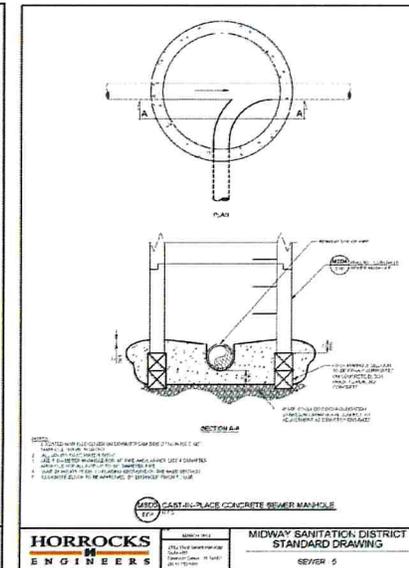
HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 7



HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 9



HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 10

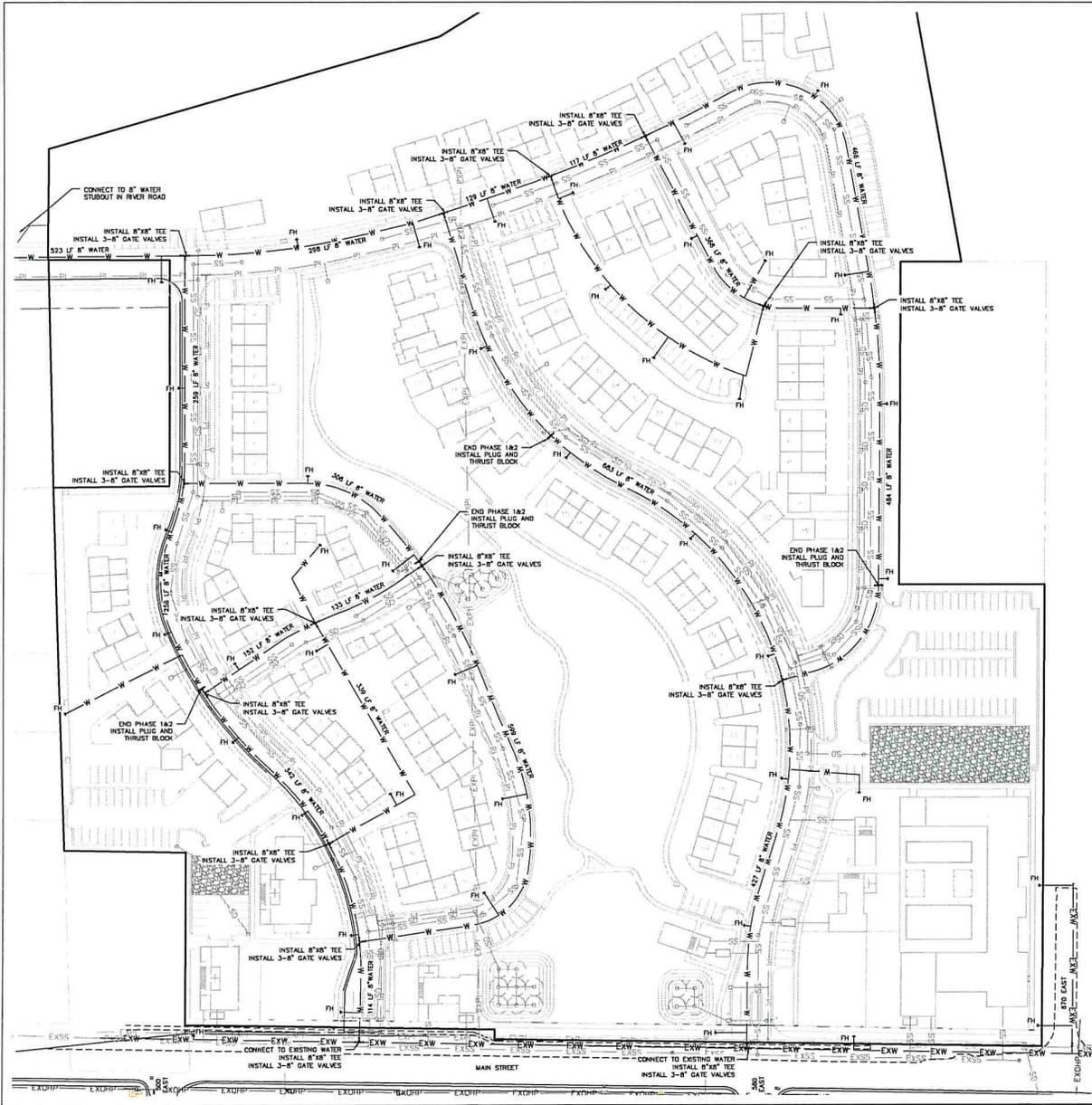


HORROCKS ENGINEERS MIDWAY SANITATION DISTRICT STANDARD DRAWING SEWER - 5

LUSTER
THE VILLAGE
SEWER
CONSTRUCTION DETAILS

BERG ENGINEERING
380 E Main St, Suite 204
Methuen, NH 03055
ph 435.657.9749

DESIGN BY: DEJ DATE: 6 APR 2022
DRAWN BY: DEJ REV: 31



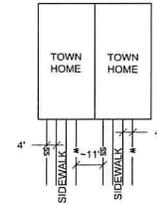
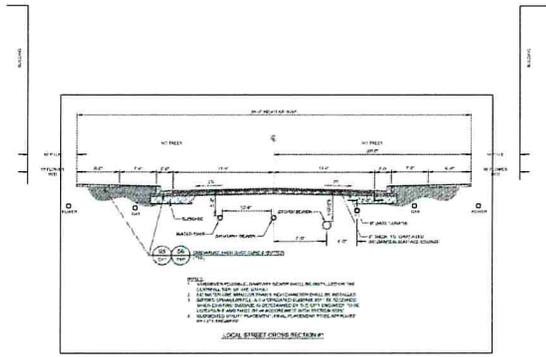
- LEGEND**
- EX — EXISTING SEWER
 - PS — PROPOSED SEWER
 - EW — EXISTING WATER
 - PW — PROPOSED WATER
 - EPI — EXISTING PRESSURIZED IRRIGATION
 - PPI — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN

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:

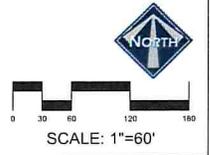
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN JULY 2020 EDITION.
- ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.



TYPICAL UTILITY DETAIL

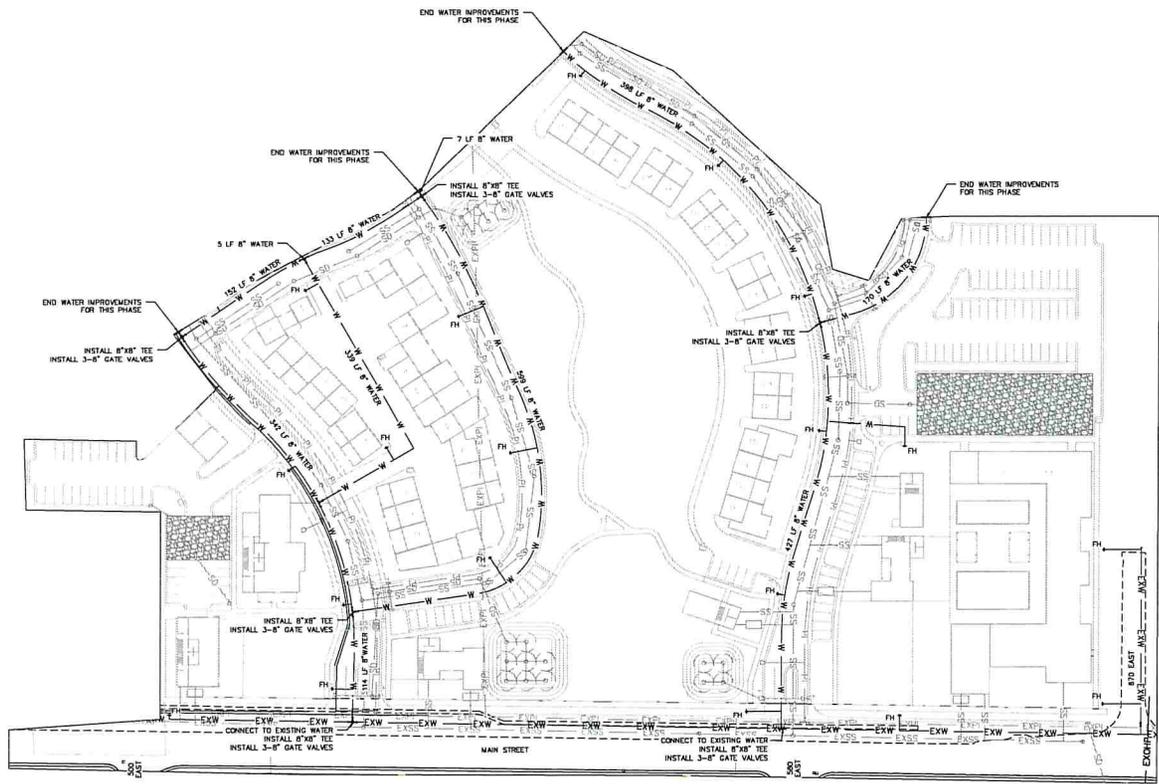
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
 SERIAL NO. 295599
 DATE: 8 APR 2022



LUSTER THE VILLAGE
OVERALL WATER PLAN

DESIGN BY: PDB DATE: 6 APR 2022 SHEET 32
 DRAWN BY: DEJ REV



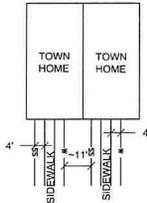
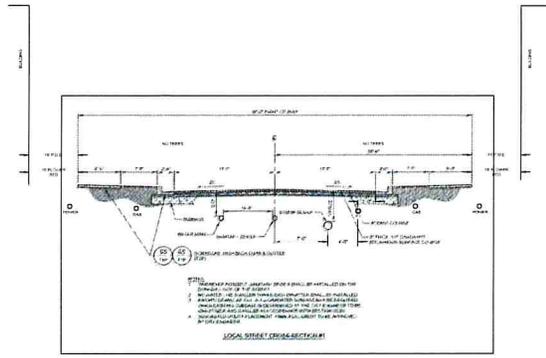
- LEGEND**
- SW — EXISTING SEWER
 - PSW — PROPOSED SEWER
 - W — EXISTING WATER
 - PW — PROPOSED WATER
 - PPI — EXISTING PRESSURIZED IRRIGATION
 - PPIW — PROPOSED PRESSURIZED IRRIGATION
 - SD — PROPOSED STORM DRAIN

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

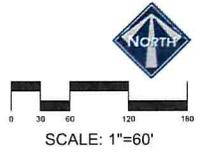
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN JULY 2020 EDITION.
- ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.



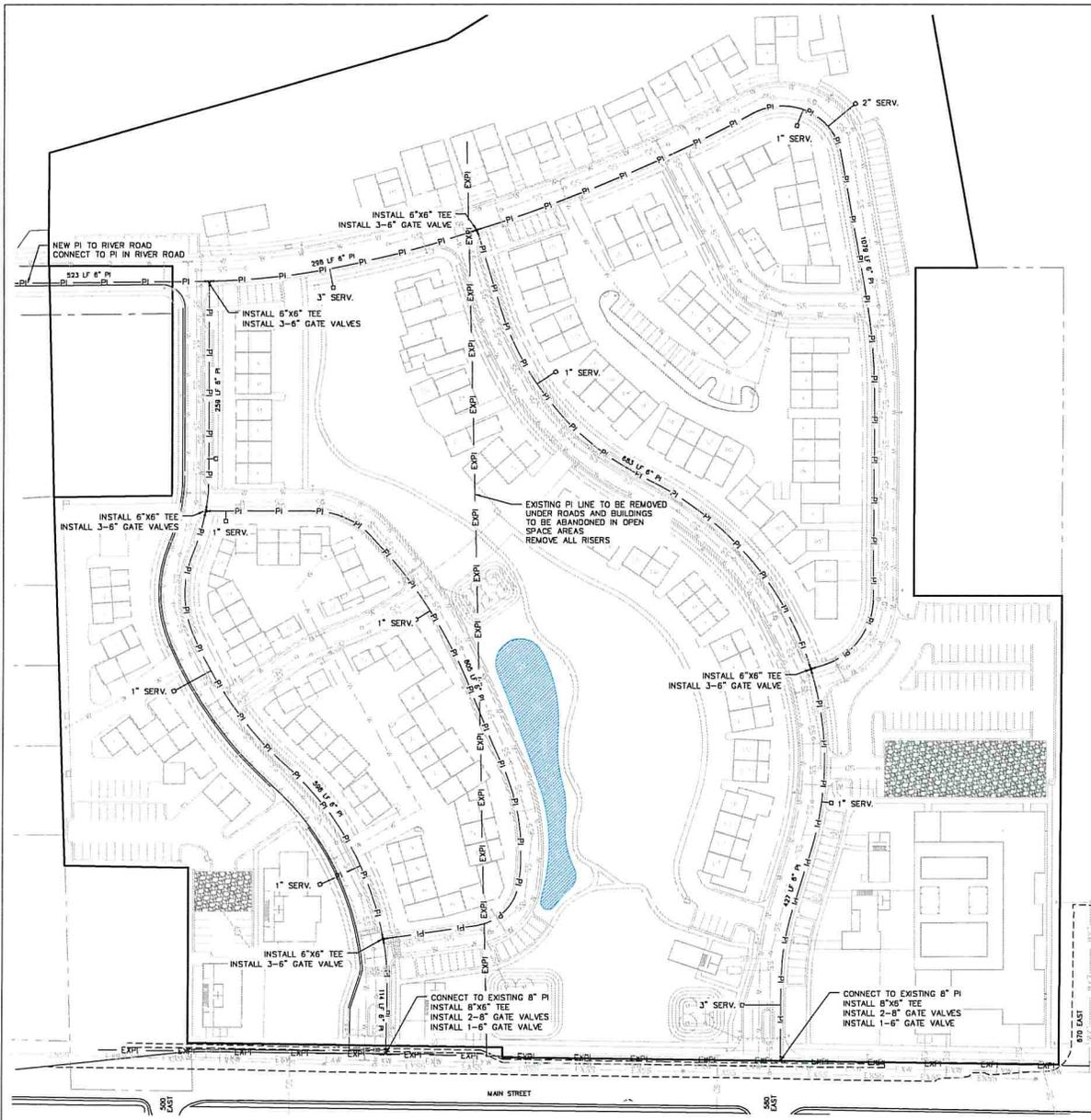
TYPICAL UTILITY DETAIL

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

PAUL D. BERG P.E.
 SERIAL NO. 295505
 DATE: 8 APR 2022



LUSTER THE VILLAGE	
PHASE 1 & 2 WATER PLAN	
BERG ENGINEERING	
300 E. Main St. Suite 204 Midway, UT 84049 ph 435.657.9749	
DESIGN BY: POB DRAWN BY: DEJ	DATE: 6 APR 2022 REV:
SHEET 33	

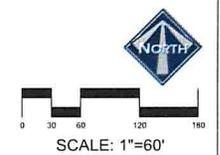


- LEGEND**
- EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

PRESSURIZED IRRIGATION NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C500 OR IS 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.



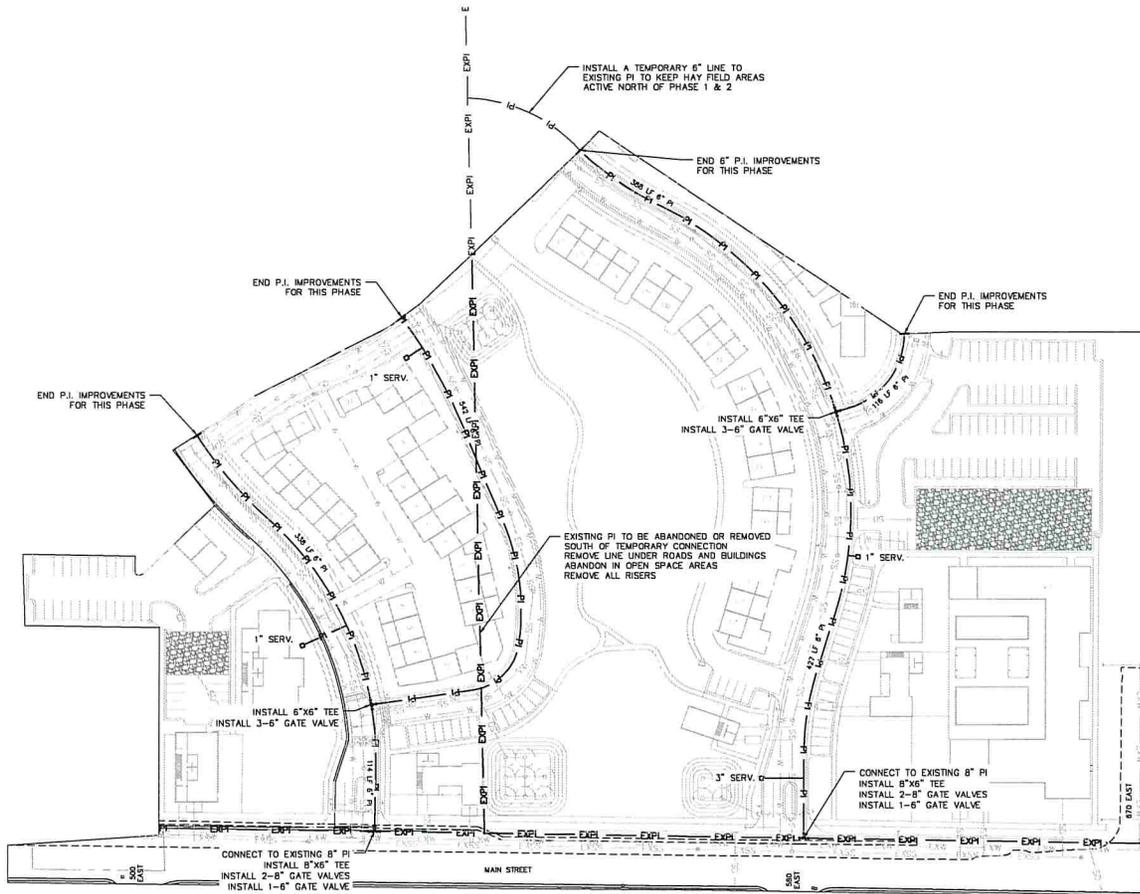
LUSTER
THE VILLAGE
OVERALL PRESSURIZED
IRRIGATION PLAN

BERG ENGINEERING
390 E Main St. Suite 204
Midway, UT 84049
PH: 435.657.9749

DESIGN BY: PDM DATE: 6 APR 2022 SHEET: 35
DRAWN BY: DEJ REJ:

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

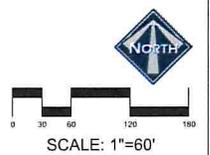
PAUL D. BERG, P.E.
SERIAL NO. 295585
DATE: 8 APR 2022



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

- PRESSURIZED 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.

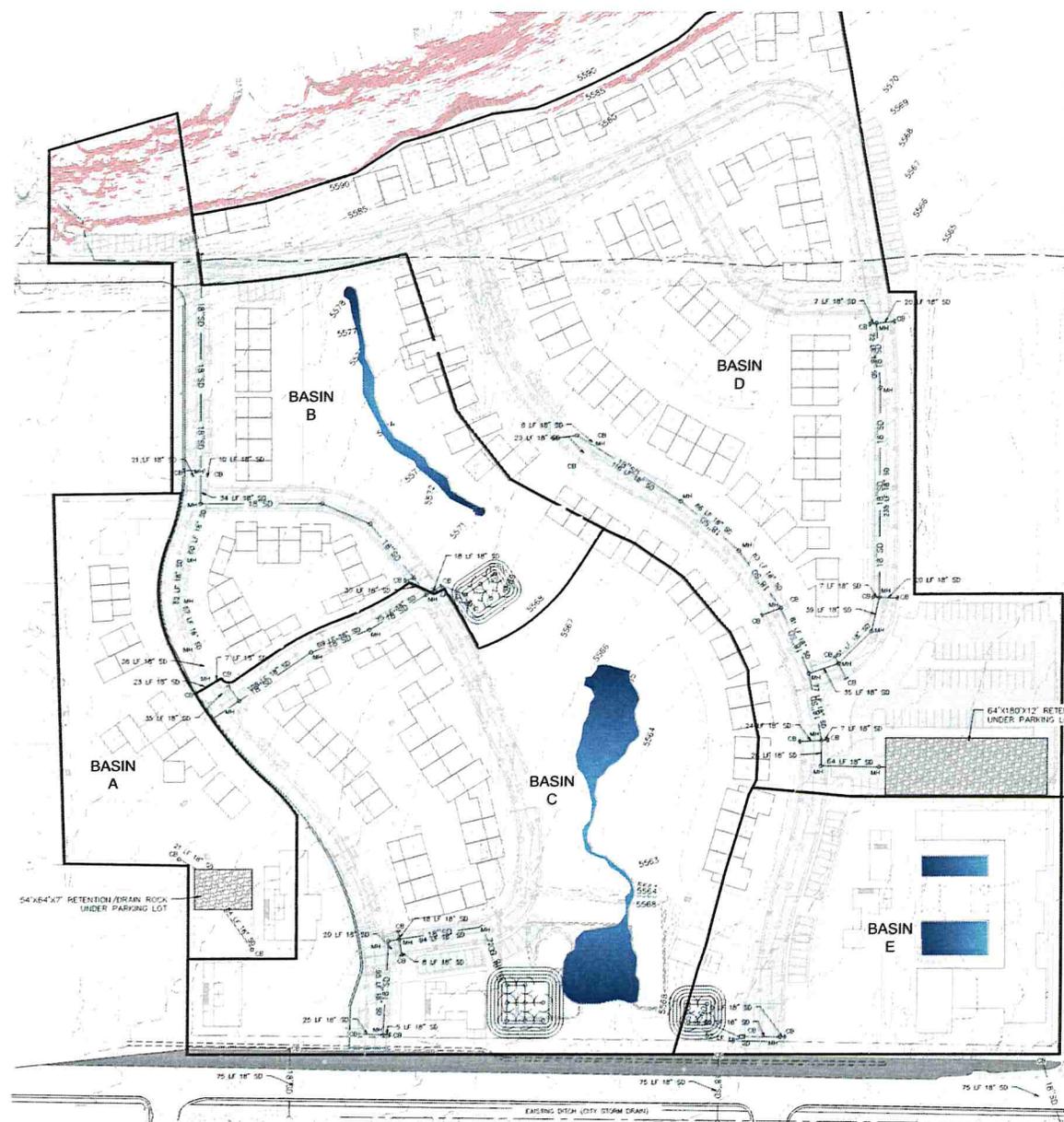


LUSTER
THE VILLAGE
PHASE 1&2 PRESSURIZED
IRRIGATION PLAN

BERG ENGINEERING
380 E. Main St. Suite 204
Midway, UT 84049
PH: 435.657.9749

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
PAUL A. BERG, P.E.
SERIAL NO. 292585
DATE: 6 APR 2022

DESIGN BY: PDB	DATE: 6 APR 2022	SHEET
DRAWN BY: DEJ	REA:	36



Test pits in the gutter report generally show gutters under 1" of slope
Assume permeability of 2 inches per hour for parking
Drainage area to the southeast parking is 1.05 acres
Retention area under the parking is 0.4 x 0.4

Test pits in the gutter report generally show gutters under 1" of slope
Assume permeability of 2 inches per hour for parking
Drainage area to the southeast parking is 1.05 acres
Retention area under the parking is 0.4 x 0.4

Test pits in the gutter report generally show gutters under 1" of slope
Assume permeability of 2 inches per hour for parking
Drainage area to the southeast parking is 1.05 acres
Retention area under the parking is 0.4 x 0.4

Change	Year	Roofs, Allys & Porches	Concrete	Asphalt	Grass	Retention	Runoff Coefficient
A	1.00	0.77	0.70	0.64	0.00	0.00	0.68

Change	Year	Roofs, Allys & Porches	Concrete	Asphalt	Grass	Retention	Runoff Coefficient
B	1.00	0.77	0.70	0.64	0.00	0.00	0.68

Change	Year	Roofs, Allys & Porches	Concrete	Asphalt	Grass	Retention	Runoff Coefficient
C	1.00	0.77	0.70	0.64	0.00	0.00	0.68

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cfs-hr)
15	1.50	1.90	0.60	1.74	2.71
30	1.25	1.90	0.60	1.45	4.35
45	1.10	1.90	0.60	1.26	5.94
60	1.00	1.90	0.60	1.13	7.53
75	0.95	1.90	0.60	1.06	9.12
90	0.90	1.90	0.60	1.00	10.71
105	0.85	1.90	0.60	0.94	12.30
120	0.80	1.90	0.60	0.88	13.89
135	0.75	1.90	0.60	0.82	15.48
150	0.70	1.90	0.60	0.76	17.07
165	0.65	1.90	0.60	0.70	18.66
180	0.60	1.90	0.60	0.64	20.25
195	0.55	1.90	0.60	0.58	21.84
210	0.50	1.90	0.60	0.52	23.43
225	0.45	1.90	0.60	0.46	25.02
240	0.40	1.90	0.60	0.40	26.61

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cfs-hr)
15	1.50	1.90	0.60	1.74	2.71
30	1.25	1.90	0.60	1.45	4.35
45	1.10	1.90	0.60	1.26	5.94
60	1.00	1.90	0.60	1.13	7.53
75	0.95	1.90	0.60	1.06	9.12
90	0.90	1.90	0.60	1.00	10.71
105	0.85	1.90	0.60	0.94	12.30
120	0.80	1.90	0.60	0.88	13.89
135	0.75	1.90	0.60	0.82	15.48
150	0.70	1.90	0.60	0.76	17.07
165	0.65	1.90	0.60	0.70	18.66
180	0.60	1.90	0.60	0.64	20.25
195	0.55	1.90	0.60	0.58	21.84
210	0.50	1.90	0.60	0.52	23.43
225	0.45	1.90	0.60	0.46	25.02
240	0.40	1.90	0.60	0.40	26.61

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cfs-hr)
15	1.50	1.90	0.60	1.74	2.71
30	1.25	1.90	0.60	1.45	4.35
45	1.10	1.90	0.60	1.26	5.94
60	1.00	1.90	0.60	1.13	7.53
75	0.95	1.90	0.60	1.06	9.12
90	0.90	1.90	0.60	1.00	10.71
105	0.85	1.90	0.60	0.94	12.30
120	0.80	1.90	0.60	0.88	13.89
135	0.75	1.90	0.60	0.82	15.48
150	0.70	1.90	0.60	0.76	17.07
165	0.65	1.90	0.60	0.70	18.66
180	0.60	1.90	0.60	0.64	20.25
195	0.55	1.90	0.60	0.58	21.84
210	0.50	1.90	0.60	0.52	23.43
225	0.45	1.90	0.60	0.46	25.02
240	0.40	1.90	0.60	0.40	26.61

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	40% Void Storage (cfs-hr)	Retention Storage (cfs-hr)	Total Retention Storage (cfs-hr)
15	1.50	0.40	0.60	0.36	0.00	0.36
30	1.25	0.40	0.60	0.30	0.06	0.36
45	1.10	0.40	0.60	0.24	0.12	0.36
60	1.00	0.40	0.60	0.20	0.16	0.36
75	0.95	0.40	0.60	0.18	0.18	0.36
90	0.90	0.40	0.60	0.16	0.20	0.36
105	0.85	0.40	0.60	0.14	0.22	0.36
120	0.80	0.40	0.60	0.12	0.24	0.36
135	0.75	0.40	0.60	0.10	0.26	0.36
150	0.70	0.40	0.60	0.08	0.28	0.36
165	0.65	0.40	0.60	0.06	0.30	0.36
180	0.60	0.40	0.60	0.04	0.32	0.36
195	0.55	0.40	0.60	0.02	0.34	0.36
210	0.50	0.40	0.60	0.00	0.36	0.36
225	0.45	0.40	0.60	0.00	0.36	0.36
240	0.40	0.40	0.60	0.00	0.36	0.36

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	40% Void Storage (cfs-hr)	Retention Storage (cfs-hr)	Total Retention Storage (cfs-hr)
15	1.50	0.40	0.60	0.36	0.00	0.36
30	1.25	0.40	0.60	0.30	0.06	0.36
45	1.10	0.40	0.60	0.24	0.12	0.36
60	1.00	0.40	0.60	0.20	0.16	0.36
75	0.95	0.40	0.60	0.18	0.18	0.36
90	0.90	0.40	0.60	0.16	0.20	0.36
105	0.85	0.40	0.60	0.14	0.22	0.36
120	0.80	0.40	0.60	0.12	0.24	0.36
135	0.75	0.40	0.60	0.10	0.26	0.36
150	0.70	0.40	0.60	0.08	0.28	0.36
165	0.65	0.40	0.60	0.06	0.30	0.36
180	0.60	0.40	0.60	0.04	0.32	0.36
195	0.55	0.40	0.60	0.02	0.34	0.36
210	0.50	0.40	0.60	0.00	0.36	0.36
225	0.45	0.40	0.60	0.00	0.36	0.36
240	0.40	0.40	0.60	0.00	0.36	0.36

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	40% Void Storage (cfs-hr)	Retention Storage (cfs-hr)	Total Retention Storage (cfs-hr)
15	1.50	0.40	0.60	0.36	0.00	0.36
30	1.25	0.40	0.60	0.30	0.06	0.36
45	1.10	0.40	0.60	0.24	0.12	0.36
60	1.00	0.40	0.60	0.20	0.16	0.36
75	0.95	0.40	0.60	0.18	0.18	0.36
90	0.90	0.40	0.60	0.16	0.20	0.36
105	0.85	0.40	0.60	0.14	0.22	0.36
120	0.80	0.40	0.60	0.12	0.24	0.36
135	0.75	0.40	0.60	0.10	0.26	0.36
150	0.70	0.40	0.60	0.08	0.28	0.36
165	0.65	0.40	0.60	0.06	0.30	0.36
180	0.60	0.40	0.60	0.04	0.32	0.36
195	0.55	0.40	0.60	0.02	0.34	0.36
210	0.50	0.40	0.60	0.00	0.36	0.36
225	0.45	0.40	0.60	0.00	0.36	0.36
240	0.40	0.40	0.60	0.00	0.36	0.36

Pond Depth (ft)	Pond Area (sq ft)	Pond Volume (cu ft)	Pond Volume (cfs-hr)
2.0	1,440	2,880	0.36
3.0	1,440	4,320	0.54
4.0	1,440	5,760	0.72
5.0	1,440	7,200	0.90
6.0	1,440	8,640	1.08
7.0	1,440	10,080	1.26
8.0	1,440	11,520	1.44
9.0	1,440	12,960	1.62
10.0	1,440	14,400	1.80

Pond Depth (ft)	Pond Area (sq ft)	Pond Volume (cu ft)	Pond Volume (cfs-hr)
2.0	1,440	2,880	0.36
3.0	1,440	4,320	0.54
4.0	1,440	5,760	0.72
5.0	1,440	7,200	0.90
6.0	1,440	8,640	1.08
7.0	1,440	10,080	1.26
8.0	1,440	11,520	1.44
9.0	1,440	12,960	1.62
10.0	1,440	14,400	1.80

Test pits in the gutter report generally show gutters under 1" of slope
Assume permeability of 2 inches per hour for parking
Drainage area to the southeast parking is 0.87 acres
Retention area under the parking is 0.4 x 0.4

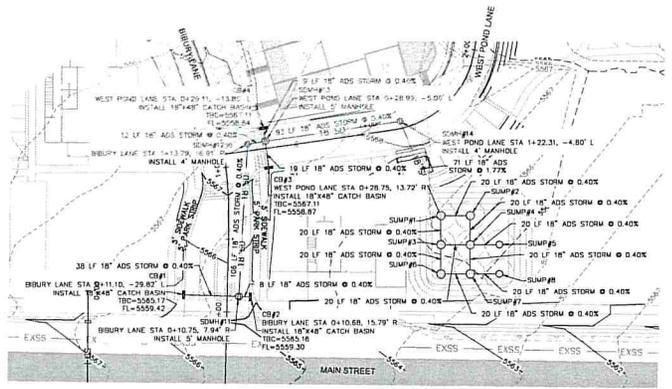
Test pits in the gutter report generally show gutters under 1" of slope
Assume permeability of 2 inches per hour for parking
Drainage area to the southeast parking is 0.87 acres
Retention area under the parking is 0.4 x 0.4

Change	Year	Roofs, Allys & Porches	Concrete	Asphalt	Grass	Retention	Runoff Coefficient
D	1.00	0.77	0.70	0.64	0.00	0.00	0.68

Change	Year	Roofs, Allys & Porches	Concrete	Asphalt	Grass	Retention	Runoff Coefficient
E	1.00	0.77	0.70	0.64	0.00	0.00	0.68

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cfs-hr)
15	1.50	1.90	0.60	1.74	2.71
30	1.25	1.90	0.60	1.45	4.35
45	1.10	1.90	0.60	1.26	5.94
60	1.00	1.90	0.60	1.13	7.53
75	0.95	1.90	0.60	1.06	9.12
90	0.90	1.90	0.60	1.00	10.71
105	0.85	1.90	0.60	0.94	12.30
120	0.80	1.90	0.60	0.88	13.89
135	0.75	1.90	0.60	0.82	15.48
150	0.70	1.90	0.60	0.76	17.07
165	0.65	1.90	0.60	0.70	18.66
180	0.60	1.90	0.60	0.64	20.25
195	0.55	1.90	0.60	0.58	21.84
210	0.50	1.90	0.60	0.52	23.43
225	0.45	1.90	0.60	0.46	25.02
240	0.40	1.90	0.60	0.40	26.61

Time Period (hr)	Runoff Intensity (in/hr)	Area (acres)	Development Coefficient	Peak Runoff Rate (cfs)	Total Runoff Volume (cfs-hr)
15	1.50	1.90	0.60	1.74	2.71
30	1.25	1.90	0.60	1.45	4.35
45	1.10	1.90	0.60	1.26	5.94
60	1.00	1.90	0.60	1.13	7.53
75	0.95	1.90	0.60	1.06	9.12
90	0.90	1.90	0.60	1.00	10.71
105	0.85	1.90	0.60	0.94	12.30
120	0.80	1.90	0.60	0.88	13.89
135	0.75	1.90	0.60	0.82	15.48
150	0.70	1.90	0.60	0.76	17.07
165	0.65	1.9			



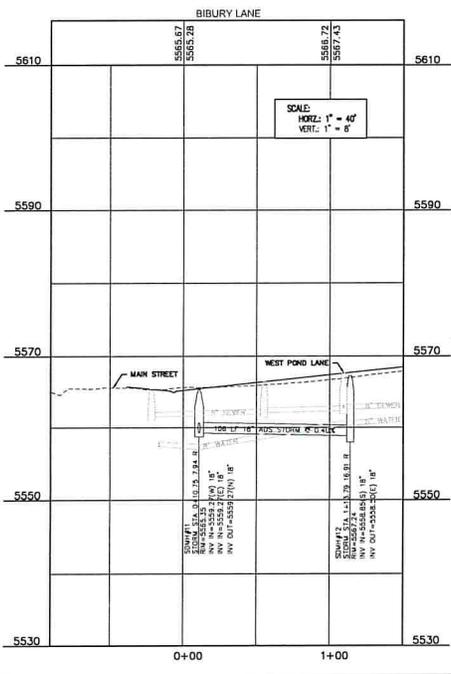
SUMP	NORTHING	EASTING	RIM	FLOWLINE	BOTTOM OF SUMP	DEPTH
SUMP#1	6528.36	10553.09	5561.00	5556.82	5551.00	10'
SUMP#2	6528.36	10573.09	5561.00	5556.74	5551.00	10'
SUMP#3	6508.36	10553.09	5561.00	5556.74	5551.00	10'
SUMP#4	6508.36	10573.09	5561.00	5556.66	5551.00	10'
SUMP#5	6508.36	10592.96	5561.00	5556.58	5551.00	10'
SUMP#6	6488.36	10553.09	5561.00	5556.66	5551.00	10'
SUMP#7	6488.36	10573.09	5561.00	5556.58	5551.00	10'
SUMP#8	6488.36	10592.96	5561.00	5556.50	5551.00	10'

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

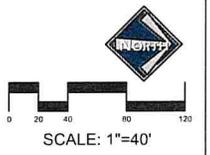
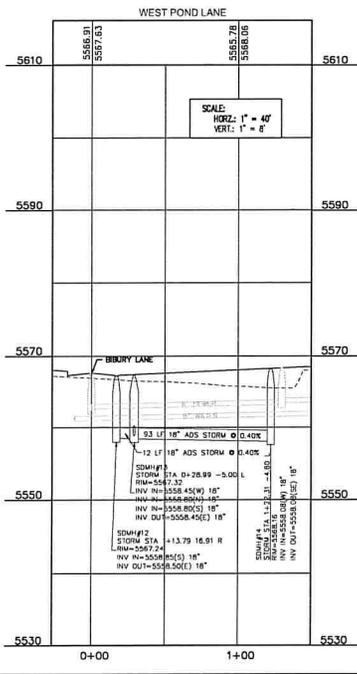
STORM DRAIN SYSTEM NOTE:
 * ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

LEGEND

- EXISTING SEWER
- PROPOSED S' SEWER
- EXISTING B' WATER
- PROPOSED B' WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- 18"SD --- PROPOSED STORM DRAIN



EXISTING FINISHED GROUND



LUSTER
 THE VILLAGE
 BIBURY LANE / WEST POND LANE
 STORM DRAIN PLAN & PROFILE

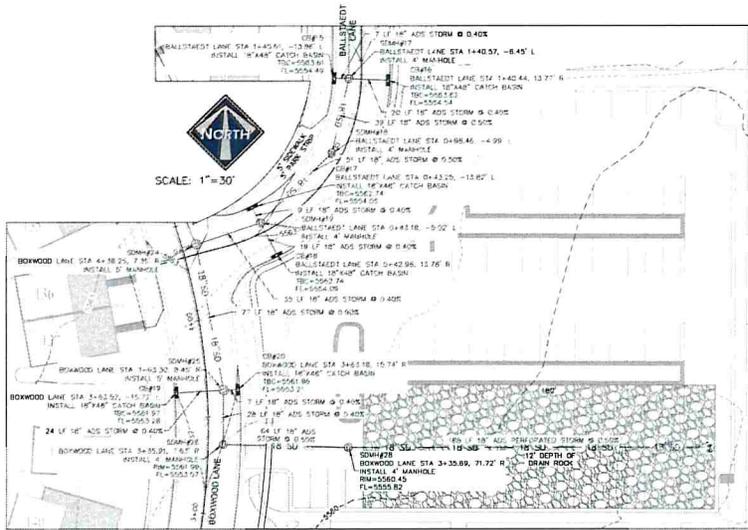


THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

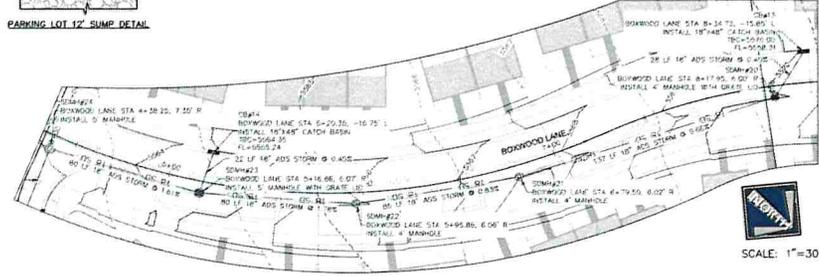
PAUL D. BERG P.E.
 SERIAL NO. 285595
 DATE: 6 APR 2022

DESIGN BY: PDB DATE: 6 APR 2022 SHEET 39
 DRAWN BY: DEF REV: _____

6/11/2022 10:58:12 AM C:\Users\paul.berg\OneDrive\Documents\BIBURY LANE / WEST POND LANE STORM DRAIN PLAN & PROFILE.dwg Paul D. Berg 3/22/22 10:58:12 AM



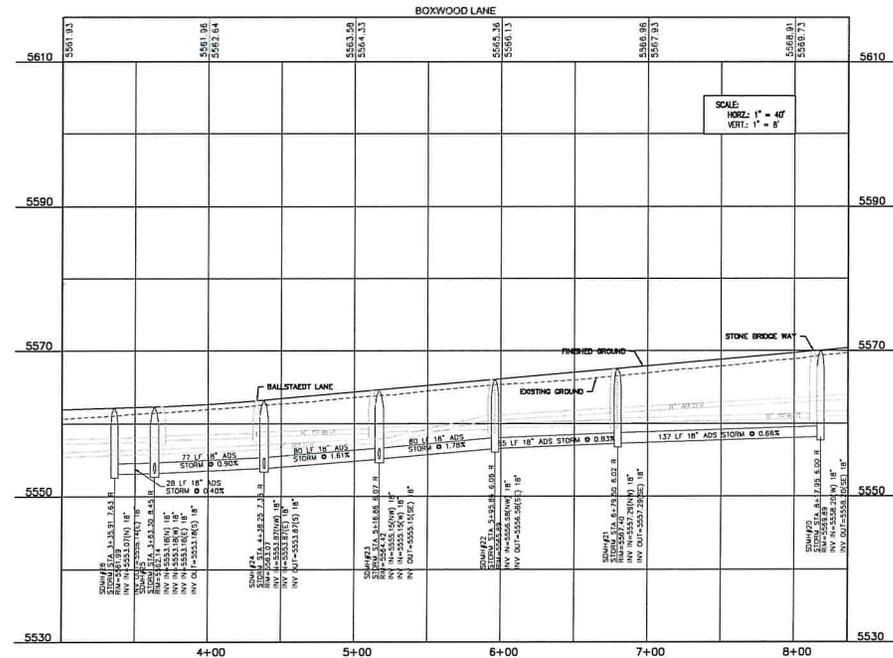
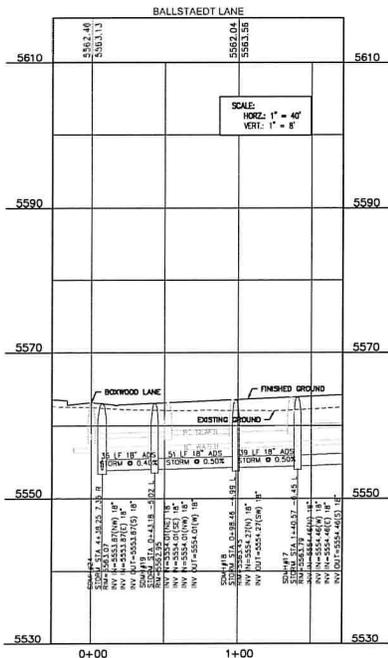
PARKING LOT 12' SUMP DETAIL



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

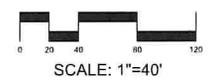
STORM DRAIN SYSTEM NOTE:
 • ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

- LEGEND**
- 1.5x36" — EXISTING SEWER
 - 1.5x36" — PROPOSED 8" SEWER
 - 1.5x36" — EXISTING 8" WATER
 - 1.5x36" — PROPOSED 8" WATER
 - 2.5x36" — EXISTING PRESSURIZED IRRIGATION
 - 2.5x36" — PROPOSED PRESSURIZED IRRIGATION
 - 18" SD — PROPOSED STORM DRAIN



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

PAUL D. BERG P.E.
 SERIAL NO. 283893
 DATE: 8 APR 2022



LUSTER
 THE VILLAGE
 BOXWOOD/BALLSTAEDT LANE -
 STORM DRAIN PLAN & PROFILE

380 E. Main St. Suite 204
 Midway, IL 60449
 ph 435.657.9749

DESIGN BY: PDB DATE: 4 APR 2022
 DRAWN BY: DEJ REV: SHEET 41

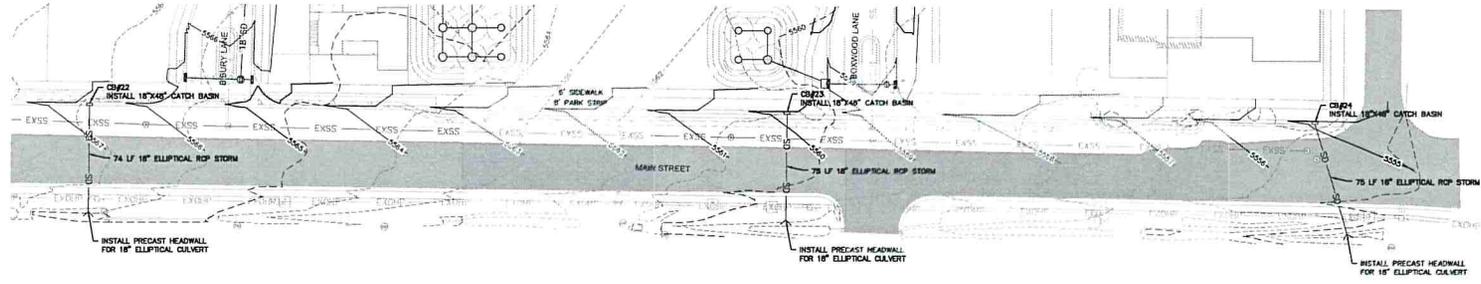
2022/04/08 10:00 AM - Boxwood/Ballstaedt Lane Storm Drain Plan & Profile - 1 - created by: pdb

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

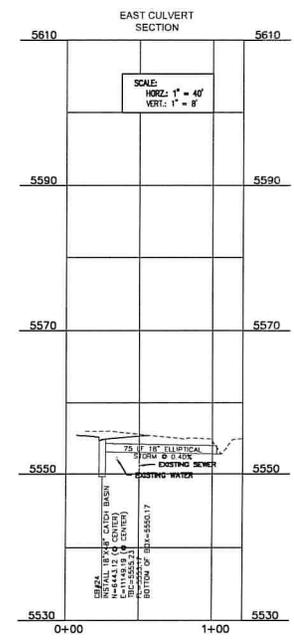
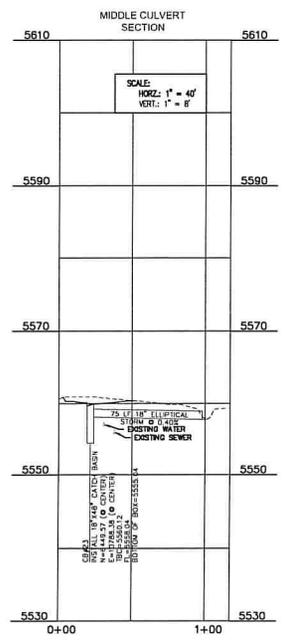
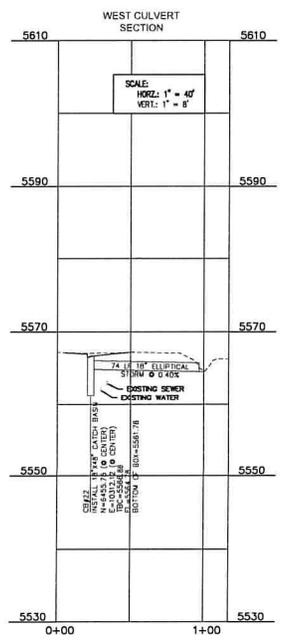
STORM DRAIN SYSTEM NOTE:
 • ALL STORM DRAIN CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

LEGEND

- EXISTING SEWER
- PROPOSED 8" SEWER
- EXISTING 8" WATER
- PROPOSED 8" WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- 18" SD --- PROPOSED STORM DRAIN



- STANDARD UDOT NOTES:**
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A BARBED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-OF-WAY OR RIGHT-OF-WAY CUT AT ANY TIME.
 - WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
 - FOR WORK, WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
 - REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPES WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION. PAINT MUST HAVE AT LEAST A MONTH-LEAD DETERMINED BY UDOT'S PERMITS OFFICE.
 - ALL NEW PAVEMENT MARKS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO-PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRAIN (TYPE IX SHEETING) WITH A 8" SLIP BASE. INSTALL ALL SIGNS PER UDOT SIGN SERIES STANDARD DRAWINGS.
 - BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
 - NO ROAD CUTS ALLOWED ON THIS JOB.
 - FOR ALL UTILITY TAPS (ROAD CUTS) USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (M-199 PSD) UDOT SPEC. 01575.
 - ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED!
 - FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE.
 - COMPACTION PER UDOT SPEC. 2056 AND 2221.
 - OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
 - OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
 - TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
 - PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED WHEN PANELS ARE REMOVED. THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
 - DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPOILING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPILLS WILL REQUIRE FULL PANEL REPLACEMENT.
 - ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE ASPHALT CLEAR ZONE OF A MINIMUM OF 10' BEHIND CURB.



SCALE: 1"=40'

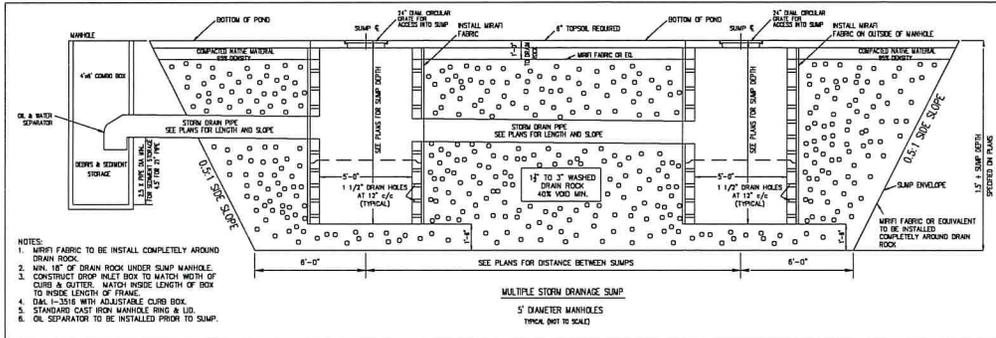
LUSTER THE VILLAGE
MAIN STREET CULVERTS - STORM DRAIN PLAN & PROFILE

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 PAUL D. BERG, P.E.
 SERIAL NO. 285595
 DATE: 8 APR 2022

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, IL 60449
 ph 815.657.9749

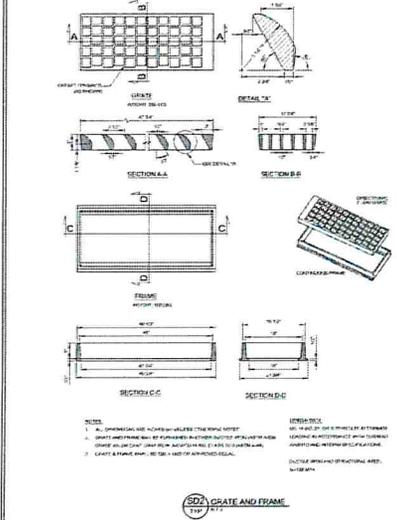
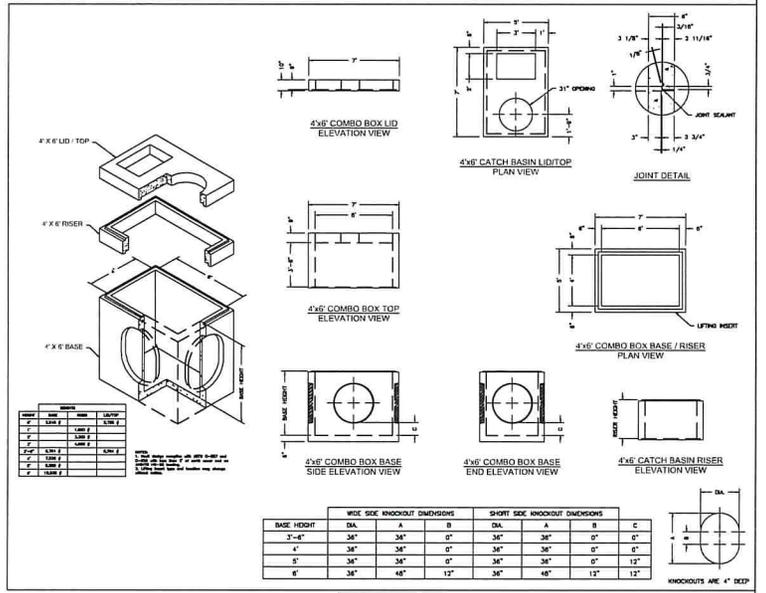
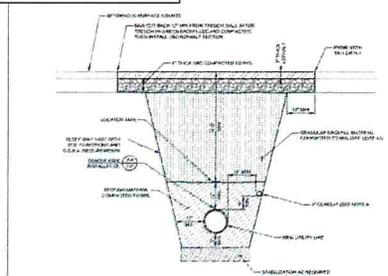
DESIGN BY: PDB DATE: 4 APR 2022 SHEET
 DRAWN BY: DEJ REV: 42

11/15/2021 10:00 AM - 11/15/2021 10:00 AM | created by user

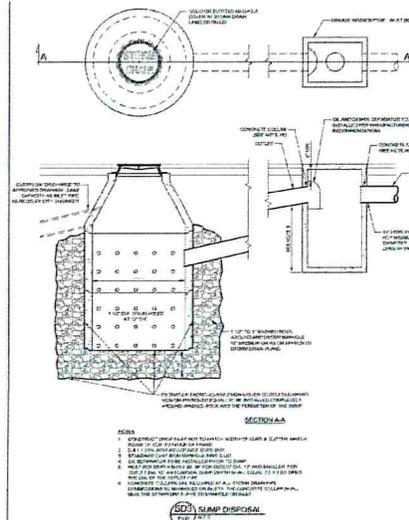


STORM DRAIN NOTES:

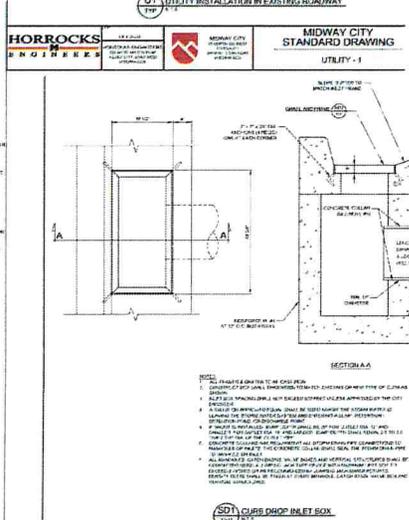
- ALL STORM DRAIN CONSTRUCTION SHALL COMPLY WITH MIDWAY CITY STANDARDS AND SPECIFICATIONS AND WITH THESE PLANS.
- CONTRACTOR AND SURVEYOR SHALL REFER TO STORM DRAIN PLAN AND PROFILES FOR CATCH BASIN RIM ELEVATIONS.
- CONTRACTOR TO REFER TO STORM DRAIN PLAN AND PROFILE SHEETS FOR COORDINATES AND/OR STATIONING FOR CATCH BASINS AND SUMPS WITHIN THE PROJECT.
- CONTRACTOR TO REFER TO PLANS FOR REQUIRED SUMP DEPTH. ALL SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.
- ALL REFERENCES TO MIRAFI FILTER FABRIC ON THIS DETAIL SHEET SHALL BE A MINIMUM OF MIRAFI 140N OR ENGINEER APPROVED EQUIVALENT.
- ALL 18" SNOUT OIL AND WATER SEPARATOR OR EQUIVALENT SHALL BE INSTALLED IN THE CATCH BASIN BEFORE EACH SUMP.
- ALL RETENTION PONDS SHALL BE SIZED AND GRADED AS SHOWN ON THE STORM DRAIN PLAN. ALL RETENTION PONDS WITH SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THIS SHEET.



HORROCKS ENGINEERS | **MIDWAY CITY STANDARD DRAWING** | **STORM DRAIN - 2**

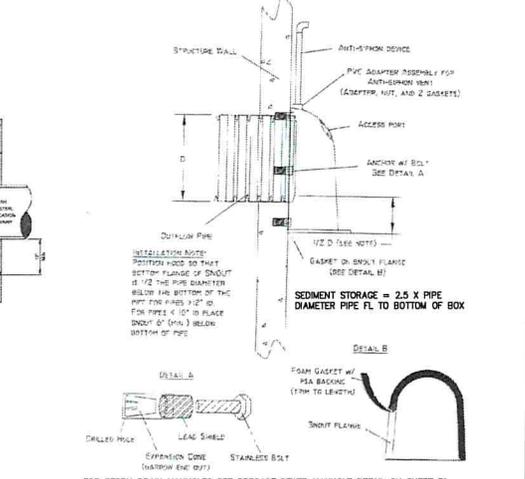


HORROCKS ENGINEERS | **MIDWAY CITY STANDARD DRAWING** | **STORM DRAIN - 3**



HORROCKS ENGINEERS | **MIDWAY CITY STANDARD DRAWING** | **STORM DRAIN - 1**

BEST MANAGEMENT PRODUCTS, INC. "SNOUT" OIL & DEBRIS STOP INSTALLATION DIAGRAM (TYPICAL)



FOR STORM DRAIN MANHOLES SEE PRECAST SEWER MANHOLE DETAIL ON SHEET 31. INSTALL LIDS MARKED "STORM"

LLSFR
THE VILLAGE
STORM DRAIN
CONSTRUCTION DETAILS

BERG ENGINEERING
300 E Main St, Suite 204
Midway, IL 61804
ph 435.657.9749

DESIGN BY: FDB | DATE: 6 APR 2022 | SHEET 43
DRAWN BY: FDB | REV: |

Exhibit C

May 26, 2022

The Village
Water Right Estimate for the Revised Master Plan
 Submitted with Phase 1 and 2 Final Plans

Table 1 - Water Rights Available for the Development

Type	# of Shares	Available Water Rights (acre-feet)
Midway Irrigation	27	81.00
Midway Irrigation - Kahler	1	3.00
Midway Irrigation - Ferre	7	21.00
Midway Irrigation - Dodge	0.75	0.75
Provo River - Holmes		32.07
Provo River - Wilson		15.00
M & I		28.80
Ballisteadt Home	0.5	1.50
Tire Shop	0.5	1.50
Total		184.62

The architect has completed an occupancy analysis for the pool. The pool capacity is 99 people. Deck space is not included in the pool capacity for water right purposes.
 The architect has completed an occupancy analysis for the gym. The gym capacity is 97 people.
 The total capacity of the gym and spa is 196 per the architect.

WC3, an engineering consulting firm that provides building permit review services for many cities and counties, was contacted to complete an independent occupancy analysis of the restaurant spaces based on the building code.

Irrigated area for all phases has been updated per the current plan. Since the master plan was approved, the irrigated area has decreased from 11.09 acres to 9.80 acres due to additional parking and the sidewalks to each unit are now shown on the plan.

Table 2 - The Village Water Rights Estimate for the Revised Master Plan - WC3 Dining Occupancy Analysis (299 seats)

Phase	Commercial													Residential Use			Irrigation		Project Total Required Water Rights (acre-feet)									
	Total Buildings (sf)	Office (employees)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Office (acre-feet)	Retail (toilet room)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Retail (acre-feet)	Pool (guests)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Gym, Pool (acre-feet)	Gym (guests)	Water Use per State Code (gpd)	Midway Return Flow Factor	Required Water Rights for Restaurants (seats)	Water Use per State Code (gpd)		Midway Return Flow Factor	Required Water Rights for Restaurants (acre-feet)	Residential Homes (home)	Water Use (acre-feet)	Required Water Rights for Inside Use (acre-feet)	Irrigated Area (acres)	Water Use (acre-feet)	Required Water Rights for Irrigation (acre-feet)	
1	25,045	76	15	1.77	2.26					99	10	1.77	1.96	97	25	1.77	4.81	299	35	1.77	20.75	10	0.80	8.00	2.99	3.00	8.97	46.75
2	11,285					4	500	1.77	3.97												35	0.80	28.00	1.96	3.00	5.88	37.85	
3	-																				43	0.80	34.40	2.7	3.00	6.6	41.00	
4	-																				40	0.80	32.00	1.04	3.00	3.12	35.12	
5	-																				15	0.80	12.00	1.61	3.00	4.83	16.83	
	36,330				2.26				3.97				1.96					4.81			20.75	143		114.40	9.80	29.40	177.55	



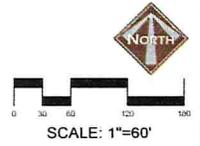
PLANT SCHEDULE OVERALL

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	33	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	B&B	2' Cal
	87	Spring Snow Crab Apple / Malus x 'Spring Snow'	B&B	2' Cal
	4	Eastern Cottonwood Soutland / Populus deltoides 'Soutland'	B&B	2.5' Cal
	83	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	B&B	2' Cal
	4	Weeping Willow / Salix babylonica	B&B	2' Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	17	Alfred Hansen Columnar White Fir / Abies concolor fastigiata 'Alfred Hansen'	G & B	
	12	Subalpine Fir / Abies lasiocarpa 'Glauca Compacta'	B&B	
	12	Honey Spruce / Picea abies 'Cupressina'	B & B	
	4	Weeping Norway Spruce / Picea abies 'Frohburg'	B&B	
	18	Colorado Spruce / Picea pungens	B&B	
	6	Weits Blue Tolem Columnar Spruce / Picea pungens glauca fastigiata 'Weits Blue Tolem'	B & B	
	10	Vanderwolf's Pyramid Pine / Pinus baltica 'Vanderwolf's Pyramid'	B&B	
	15	Mugo Pine / Pinus mugo 'Tannenbaum'	B & B	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	287,812 sf	Kentucky Bluegrass / Poa pratensis	soil	
	7,708 sf	Wild Flower Mix/Native Grass Mix / Wild Flower Mix/Native Grass Mix	Hydroseed	
MULCH	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	136,482 sf	4" Wood Mulch / 4" Wood Mulch	Mulch	

LEGEND	PHASE	TOTAL IRRIGATED AREA
	1	2.99 acres
	2	1.98 acres
	3	2.20 acres
	4	1.04 acres
	5	1.81 acres
		9.80 acres

LANDSCAPE NOTES:
 * 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.

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. BEIS, L.A.
 SERIAL NO. 2162790
 DATE: 22 MAY 2022



LUSTER
THE VILLAGE

OVERALL
LANDSCAPE PLAN

380 E Adam St, Suite 204
Midway, UT 84049 ph: (801) 723-2000

DESIGN BY: CNB DATE: 23 MAY 2022 SHEET 11
 DRAWN BY: CNB REV:

Exhibit D

Typical Building Rendering: Commercial/Residential



Typical Building Rendering: Commercial/Residential



Typical Building Rendering: Residential



Exhibit E

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

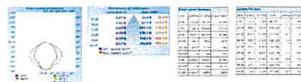


Exhibit F



DARK SKY COMPLIANT WALL PACK OR OTHER WALL MOUNTED LIGHT

LM79 REPORT



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

PRODUCT SERIES

TS30	TS30	TS30	TS30	TS30
TS30	TS30	TS30	TS30	TS30
TS30	TS30	TS30	TS30	TS30



BLEDD18Y

Project: [Blank] Type: [Blank]

Proposed By: [Blank] Date: [Blank]

Client: [Blank] EIR No: [Blank]

Location: [Blank] Area: [Blank]

Quantity: [Blank] Unit: [Blank]

Technical Specifications

Usage: [Blank]

Beam Angle: [Blank]

Beam Diameter: [Blank]

Beam Foot Candelas: [Blank]

LED Characteristics: [Blank]

Warranty: [Blank]

BOLLARD LIGHT MULTI DIRECTIONAL BLEDD18Y

Project: [Blank] Type: [Blank]

Proposed By: [Blank] Date: [Blank]

Client: [Blank] EIR No: [Blank]

Location: [Blank] Area: [Blank]

Quantity: [Blank] Unit: [Blank]

Technical Specifications (continued)

Usage: [Blank]

Beam Angle: [Blank]

Beam Diameter: [Blank]

Beam Foot Candelas: [Blank]

LED Characteristics: [Blank]

Warranty: [Blank]

BLEDD10Y

Project: [Blank] Type: [Blank]

Proposed By: [Blank] Date: [Blank]

Client: [Blank] EIR No: [Blank]

Location: [Blank] Area: [Blank]

Quantity: [Blank] Unit: [Blank]

Technical Specifications

Usage: [Blank]

Beam Angle: [Blank]

Beam Diameter: [Blank]

Beam Foot Candelas: [Blank]

LED Characteristics: [Blank]

Warranty: [Blank]

BOLLARD LIGHT ONE DIRECTIONAL BLEDD10Y

Project: [Blank] Type: [Blank]

Proposed By: [Blank] Date: [Blank]

Client: [Blank] EIR No: [Blank]

Location: [Blank] Area: [Blank]

Quantity: [Blank] Unit: [Blank]

Technical Specifications (continued)

Usage: [Blank]

Beam Angle: [Blank]

Beam Diameter: [Blank]

Beam Foot Candelas: [Blank]

LED Characteristics: [Blank]

Warranty: [Blank]



1" = 50'-0"

Exhibit G

Midway Irrigation Company Will Serve Letter.
February 15, 2022

Project Name: The Village
Address: East Main, Midway, Utah.

Name of Developer: Dan Lister

Parcel Size: 27.47 Acres

Present Land Use:

Amount of Irrigated Land: 27.47 Acres

Amount of Non-Irrigated Land: 3.0 Acre

Scope of the proposed project:

Number of ERUs: 190.69

Amount of Irrigated Land: 11.09 Acres

Amount of Non-Irrigated Land:

Home sites, Roads & Trails– 18.80 Acres

Historic Non-Irrigated- 0.0 Acres

Water Requirement:

Culinary Quality Number of Acre Feet: 166.60 Acre Feet

Irrigation Quality Number of Acre Feet: 33.27 Acre Feet

Water Rights Available to the project: 25 Shares of Midway
Company Stock

Prove River (under contract) 32 acre feet

Prove River (pending) 30 acre feet

Project Water Allocation:

Culinary Water Provider: Midway City
Water Rights Required: 166.60 acre-feet

Infrastructure Requirements:

Secondary Water Provider: Midway Irrigation Company.

Water Rights required: 33.37 acre-feet

Project Approval Required Conditions:

1. Transfer 166.60 acre-feet of Water Right to Midway City for culinary water requirements.
2. Transfer 33.27 acre-feet of Midway Irrigation Water Right to Midway City for secondary irrigation water requirements.
3. Developers will be required to connect to Midway Irrigation Company Main Line under the condition that it is completed under the direction of the Company's Manager and in accordance with the company's construction guide line and policies.
4. Developers must install secondary water meters as required by the company. The installation must be in accordance with the company's construction guide line and policies.
5. The final plat will not be approved or signed until all conditions are
6. The developer is required to provide a plan outlining on the existing open irrigation ditches are going to be maintained.

Steve Farrell, President
Midway Irrigation Company

Exhibit H



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

Exhibit I

CERTIFIED COPY
OF ORIGINAL
MR

Special Warranty Deed

Alta Strada Inc., a Utah corporation, A corporation organized and existing under the laws of the State of UTAH
As Grantor

hereby **CONVEY AND WARRANT, against those claiming by, through or under the Grantor** to:

Grantee, Midway Heritage Development, LLC

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land within WASATCH County, State of UTAH to wit:

SEE ATTACHED LEGAL DESCRIPTION

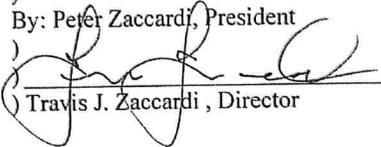
Grantor does covenant with the Grantees and their assigns that the above-described Real Estate is not subject to any encumbrances made by Grantor and that Grantor will warrant and defend the same to the said Grantees and their assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2017 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 28th DAY OF FEBRUARY, 2022.

) 

) Alta Strada Inc
)
) By: Peter Zaccardi, President
) 

) Travis J. Zaccardi, Director

STATE OF UTAH)
) §.
County of WASATCH)

On this 28th day of February, 2022, personally appeared before me Peter Zaccardi and Travis J. Zaccardi, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the Directors of Alta Strada Inc, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and said they acknowledged to me that said corporation executed the same.





Notary Public

Atlas Title
File # 37332

Beginning at a point which is 7.85 chains East and South 1°00' East 14.20 chains from the Northwest corner of the Southeast quarter of Section 35, in Township 3 South of Range 4 East of the Salt Lake Base and Meridian; and running thence South 80°10' East 190.00 feet; thence North 1°00' west 229.26 feet; thence North 80°10' West 190.00 feet; thence South 1°00' East 229.26 feet to the place of beginning. Also known by a Survey by Bing Christensen as follows:

Commencing at a point on a fence line separating the Margaret Alder property and the Daniel Ballstaedt property, said point being East along a fence line 471.68 feet and South 2°13'06" East along a fence line 678.16 feet from a fence corner assumed to be the center of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence South 80°10' East 194.71 feet; thence South 2°13'06" East 180.63 feet to a fence line on the Northerly Boundary of Main Street, Midway, Utah; thence North 89°05'16" West along said fence line 190.71 feet; thence North 2°13'06" West along a fence line 210.87 feet to the point of beginning.

Tax ID No. OMI-0533/Parcel No. 00-0006-6261