



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: May 10, 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: 4

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 preliminary approval of The Village Phases 1-2 for The Village which will 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. The current proposal is for final approval of phases 1 and 2. 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:

- 9.4 acres (27.47 for the entire master plan)
- 8.44 acres of open space (for the entire master plan)
- C-2 zone
- Two phases
- 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 166.6 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
<u>Phase 5:</u>	<u>17.04 acre-feet</u>
Total:	166.6 acre-feet

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. All three phases 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				
7B	Gym							
	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. We have not yet received a draft of the Declaration of Covenants, Conditions and Restrictions which needs to be 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, developer, and the City on 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 develop 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 for parking areas. It appears the parking lot lights do not have a full cut-off so they will be visible from surrounding properties. The applicant will need to modify the plan to assure that no light trespass occurs from the development to neighboring parcels.

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.

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 166.6 acre-feet will need to be held by the City in escrow before the master plan agreement can be recorded.

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. Recommendation of Approval (conditional). This action can be taken if the Planning Commission 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 Planning Commission 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. Recommendation of Denial. This action can be taken if the Planning Commission 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. The lighting plan must comply with Midway requirements and not allow light to trespass to neighboring properties.
2. A wall should be planned next to the southwest parking lot north of the Wilde property to mitigate light trespass from vehicles.
3. UDOT approval must be submitted.
4. Declaration of Covenants, Conditions and Restrictions must be submitted for legal review.

February 8, 2022

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

Subject: The Village Development – Preliminary Review

Dear Michael:

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

General Comments

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

Water

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

Roads

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

Pressure Irrigation

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

Trails

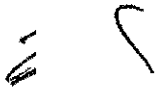
- There are sidewalks throughout the development. There is an 8' private trail with public access that goes through the middle of the open space.

Storm Drain

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

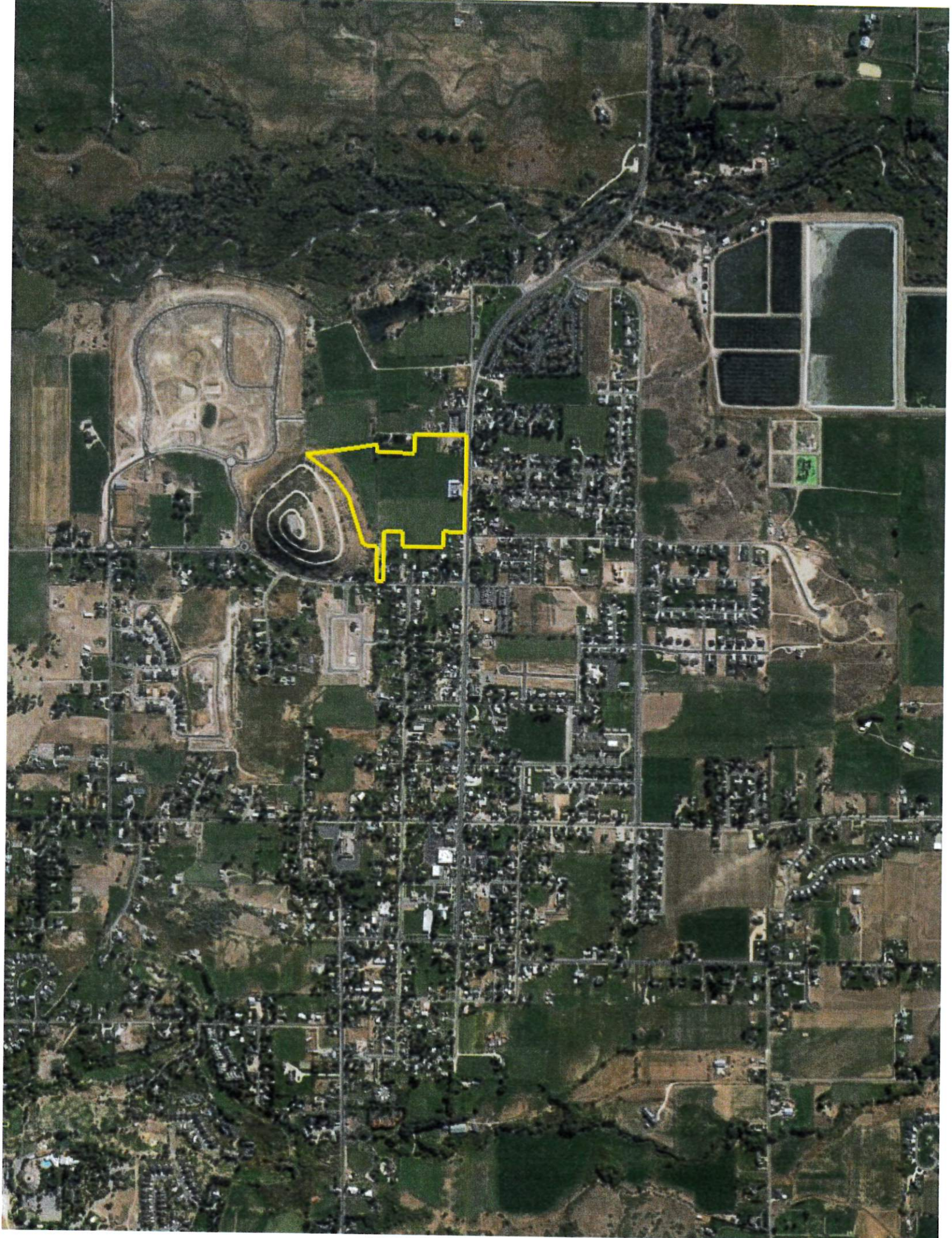
Please feel free to call our office with any questions.

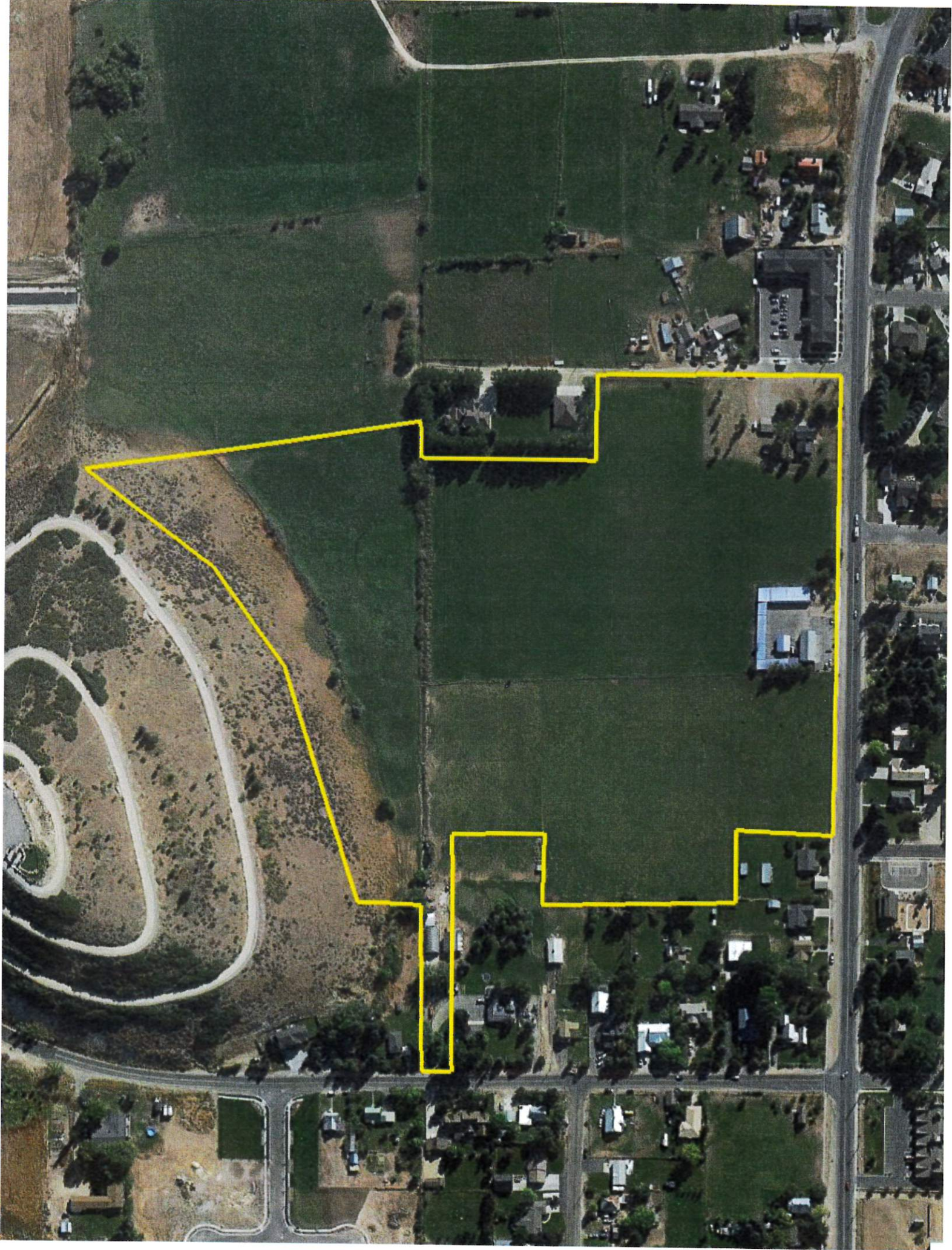
Sincerely,
HORROCKS ENGINEERS



Wesley Johnson, P.E.
Midway City Engine

cc: Berg Engineering





Exhibits

Exhibit A – Proposed Final Plans

Exhibit B – Water Board Recommendation

Exhibit C – Architectural Renderings

Exhibit D – Residential Units in the Transient Rental Overlay Zone

Exhibit E – Lighting Plan

Exhibit F – Midway Irrigation Company Will Serve Letter

Exhibit G – Wasatch County Solid Waste District Will Serve Letter

Exhibit H – Warranty deed for automotive shop property

Exhibit A

THE VILLAGE

A MIXED USE DEVELOPMENT PHASE 1 AND 2 FINAL APPLICATION




MIDWAY CITY
VICINITY MAP

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| 4. OVERALL ROAD AND TRAIL PLAN | 27. WEST POND LANE SEWER PLAN AND PROFILE STA 0+00 - 5+85 |
| 5. OPEN SPACE PLAN | 28. STONE BRIDGE WAY SEWER PLAN AND PROFILE STA 0+00 - 3+00 |
| 6. PHASING PLAN | 29. BOXWOOD LANE SEWER PLAN AND PROFILE STA 0+00 - 8+37 |
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| 10. PHASE 2 PLAT | 33. PHASE 1 & 2 WATER PLAN |
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| 14. NORTHEAST BERM LANDSCAPE PLAN | 37. PRESSURIZED IRRIGATION CONSTRUCTION DETAILS |
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| 16. MAIN STREET LANDSCAPE PLAN | 39. BIBURY LANE STORM DRAIN PLAN AND PROFILE |
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| 18. MAIN STREET WIDENING | 41. BOXWOOD LANE AND BALLSTEADT LANE STORM DRAIN PLAN AND PROFILE |
| 19. BIBURY LANE PLAN AND PROFILE STA 0+00 - 4+68 | 42. MAIN STREET WEST STORM DRAIN PLAN AND PROFILE |
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| 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 | |

THIS DOCUMENT IS RELEASED
INTENDED FOR CONSTRUCTION
PERMITS AND RECORDS
ONLY. NO OTHER USES.
DATE: 6/16/2022

DESIGNER: CMB	DATE: 6/16/2022	SHEET
DRAWN BY: JED	REV:	0
LUSTER THE VILLAGE		
COVER SHEET		
 BERG ENGINEERING 10000 Midway Blvd, Suite 100 Midway, UT 84049 PH: 801.225.7744		

- LEGEND**
- NON-BUILDABLE AREA (SWAMP)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL UNIT
 - RESIDENTIAL GARAGES



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER OF RECORD.
 PAUL D. BERG, P.E.
 DATE: 8/02/2023

 SCALE: 1"=200' 0 100 200 400 500	
CLUSTER THE VILLAGE VICINITY MAP	
 BERG ENGINEERING 1000 Highway 113, Suite 204 Phoenix, AZ 85049 ph: 480.657.9249	
DESIGNED BY: PDB	DATE: 8 APR 2022
DRAWN BY: DEJ	REV: 1
SHEET	



SENSITIVE LANDS NOTES

LANDSCAPE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE MIDWAY CITY LANDSCAPE AND WILDLIFE SOIL MAP CONTAINED IN THE CITY GENERAL PLAN. CHALKLINE CONTOURS INDICATE AREAS THAT CONTAIN SHALLOW GROUND WATER PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN. PLEASE SEE THE GEOLOGICAL REPORT FOR MORE INFORMATION.

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

ADDITIONAL FINDINGS
ADDITIONAL FINDINGS 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
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
VEGETATION REMOVAL WILL BE INSTALLED FOR CONSTRUCTION OF HOMES, COMMERCIAL BUILDINGS, ROADS AND PARKING. TOPSOIL WILL BE STORED FOR USE ON SITE. TREES AND SHRUBS TO BE REMOVED OR RELOCATED TO OTHER SITES. TREES TO BE REMOVED OR RELOCATED TO OTHER SITES. TREES TO BE REMOVED OR RELOCATED TO OTHER SITES.

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

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



UNITS
THE VILLAGE
SENSITIVE LANDS MAP

BEING ENGINEERING
1000 N. 1000 W. SUITE 204
MIDWAY, UT 84407
PH: 435.657.9749

DESIGN BY: PDM DATE: 6 APR 2022 SHEET: 2
DRAWN BY: DJJ REV:

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DATE: 8 APR 2022



AREA PROJECT AREA 27.67 ACRES
R.O.W. DEDICATION ON MAIN 61.6 ACRES

BUILDING CALCULATIONS

COMMERCIAL	48,000	%	4.0%
RESIDENTIAL	121,256	%	100%
TOTAL	169,256		

GOODS BUILDING AREA

COMMERCIAL	83,184 SF	20%
RESIDENTIAL (1ST/2ND STORY)	774,089 SF	74%
RESIDENTIAL ABOVE GARAGE	75,712 SF	100%
TOTAL GROSS BUILDING	933,985	

COMMERCIAL PARKING

COMMERCIAL	182 SPACES
TOTAL PARKING SPACES	182 SPACES

PARKING CALCULATIONS

NET USABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT	84,184 SF
NET USABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT	42,092 SF

PARKING RATIO = 48.08 SF = 1 SPACE FOR 265 SF

NOTES:

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

RESIDENTIAL PARKING NOTES:

- PLAN SHOWS 100 SPACES AS A 2 CAR GARAGE. THERE ARE ALSO 72 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREA.
- PLAN SHOWS 100 SPACES AS A 2 CAR GARAGE.
- PLAN HAS 30 PARKING SPACES ALONG STREETS.

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

THE PROPERTY IS BEING OFFERED FOR LEASE ONLY. IT IS NOT BEING OFFERED FOR SALE. THE OFFER IS SUBJECT TO APPROVAL BY THE BOARD OF DIRECTORS AND THE STATE.

PAUL D. BERG
 LICENSE NO. 392885
 DATE: 12/15/2011

LEISTER
 THE VILLAGE
OVERALL SITE PLAN

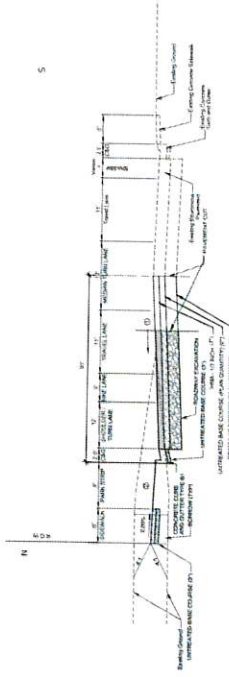
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BERG ENGINEERING
 1000 W. 10TH ST. SUITE 204
 DENVER, CO 80202
 PH: 303.652.7749

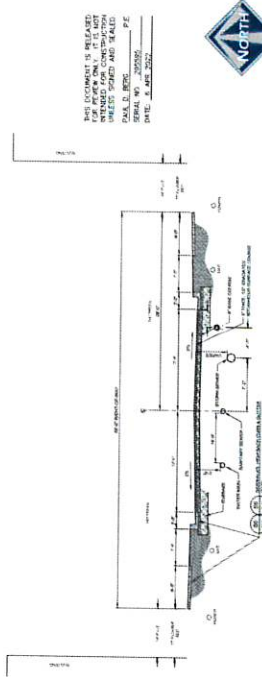
DESIGNER: TDB DATE: 6/19/2012
 DRAWN BY: DDB
 SHEET: **3**



Existing Section 1
SECTION 1 (MAIN ST)
EXISTING PROFILE



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



- 1. PROPOSED CONCRETE SIDEWALK ALONG STREET TYPICAL SECTION 1
- 2. PROPOSED CONCRETE CURB ALONG STREET TYPICAL SECTION 1
- 3. PROPOSED CONCRETE SLAB ALONG STREET TYPICAL SECTION 1
- 4. PROPOSED CONCRETE BASE ALONG STREET TYPICAL SECTION 1
- 5. PROPOSED CONCRETE SUBGRADE ALONG STREET TYPICAL SECTION 1
- 6. PROPOSED CONCRETE FOUNDATION ALONG STREET TYPICAL SECTION 1
- 7. PROPOSED CONCRETE WALL ALONG STREET TYPICAL SECTION 1
- 8. PROPOSED CONCRETE FOOTING ALONG STREET TYPICAL SECTION 1
- 9. PROPOSED CONCRETE SLAB ALONG STREET TYPICAL SECTION 1
- 10. PROPOSED CONCRETE CURB ALONG STREET TYPICAL SECTION 1
- 11. PROPOSED CONCRETE SLAB ALONG STREET TYPICAL SECTION 1
- 12. PROPOSED CONCRETE BASE ALONG STREET TYPICAL SECTION 1
- 13. PROPOSED CONCRETE SUBGRADE ALONG STREET TYPICAL SECTION 1
- 14. PROPOSED CONCRETE FOUNDATION ALONG STREET TYPICAL SECTION 1
- 15. PROPOSED CONCRETE WALL ALONG STREET TYPICAL SECTION 1
- 16. PROPOSED CONCRETE FOOTING ALONG STREET TYPICAL SECTION 1

LOCAL STREET CROSS SECTION

THIS DOCUMENT IS RELATED
TO THE PROJECT AND IS NOT
TO BE USED FOR ANY OTHER
PROJECT.
SERIAL NO. 202000
DATE: 11/14/2020



CLUSTER
THE VILLAGE
OVERALL ROAD & TRAIL PLAN



BEING ENGINEERING
1000 W. MAIN ST.
MADISON, WI 53703
PH: 608.261.9749

PROJECT NO. 202000
DATE: 11/14/2020
SHEET NO. 4

AREA TOTAL PROJECT AREA 77.47 ACRES
 OPEN SPACE - BRIGATED 5.44 ACRES
 OPEN SPACE - NON-BRIGATED 3.00 ACRES
 OPEN SPACE - TOTAL 8.44 ACRES

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

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

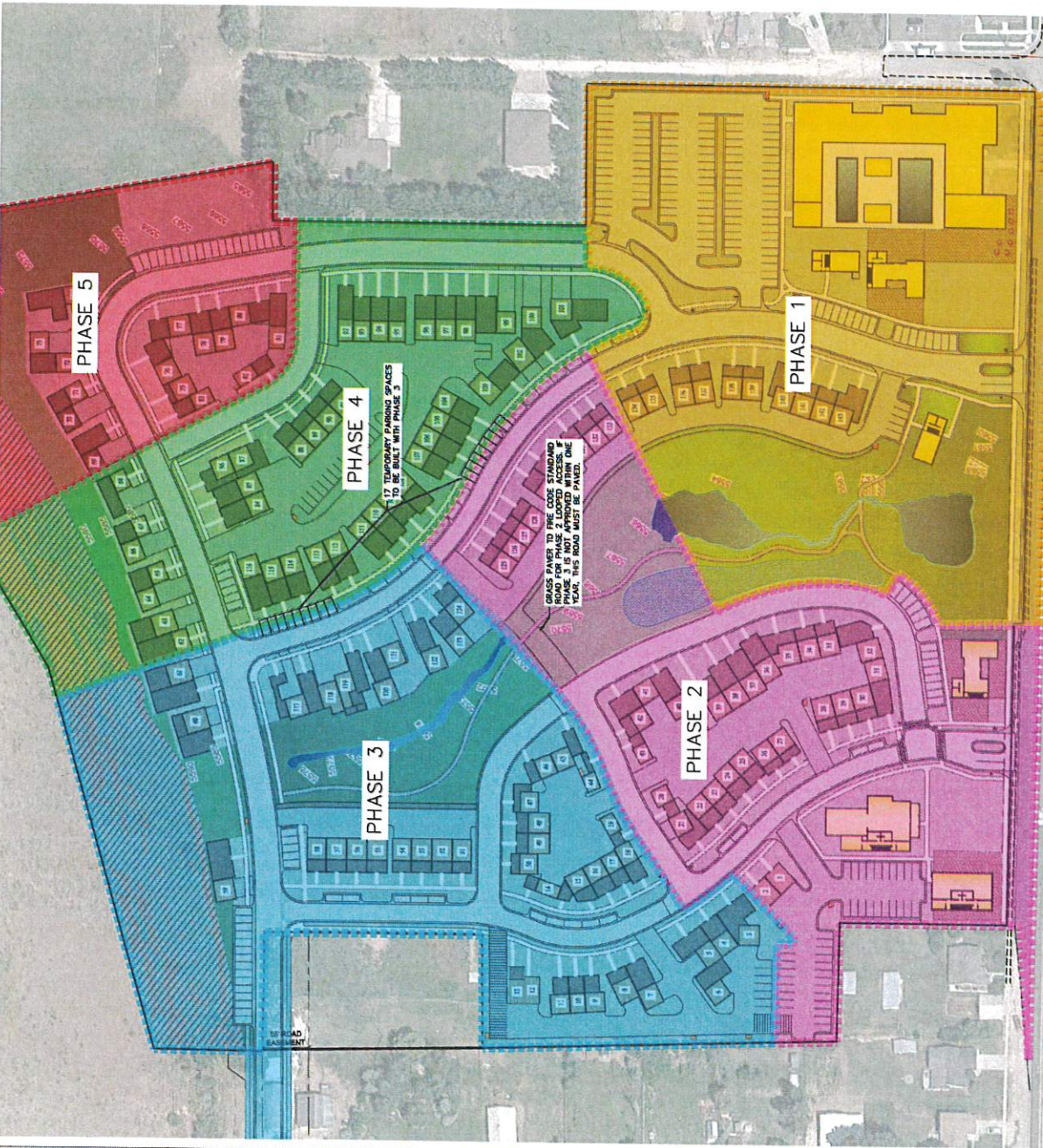


LISTED
 THE VILLAGE
 OPEN SPACE PLAN



DESIGNED BY: PFB
 PREPARED BY: BEJ
 DATE: 6 APR 2012
 SHEET NO. 5

THIS DOCUMENT IS RELAYED
 FOR REVIEW ONLY. IT IS NOT
 UNLESS CAPPED AND SEALED
 AND SIGNED BY THE P.E.
 DATE: 6 APR 2012



- LEGEND**
- NON-BUILDABLE AREA (GRAY SHIP)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL BUILDINGS
 - GARAGES

NOTES

1. TEMPORARY CURB-DE-SAC TO BE INSTALLED WITH PHASE 1, AS SHOWN.
2. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 1.
3. PHASE 1 TO BE COMPLETED PRIOR TO PHASE 3.
4. THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

PHASING PLAN	AREA	COMMERCIAL	RESIDENTIAL	RES. UNITS	OPEN SPACE
1	6.05 AC	37,615 SF	10,249 SF	10	2,07 ac
2	5.70 AC	11,295 SF	33,340 SF	35	1.11 ac
3	6.64 AC	0 SF	44,449 SF	43	2.25 ac
4	4.59 AC	0 SF	45,355 SF	40	0.69 ac
5	3.69 AC	0 SF	14,864 SF	15	2.32 ac
	27.47 AC	48,910 SF	148,377 SF	143	8.44 ac

PHASE	REGULATED AREA	NON-REGULATED BELIEVE
1	2.07 ac	0 ac
2	1.11 ac	0 ac
3	1.12 ac	1.13 ac
4	0.17 ac	0.52 ac
5	0.07 ac	1.35 ac
	5.44 ac	3.00 ac



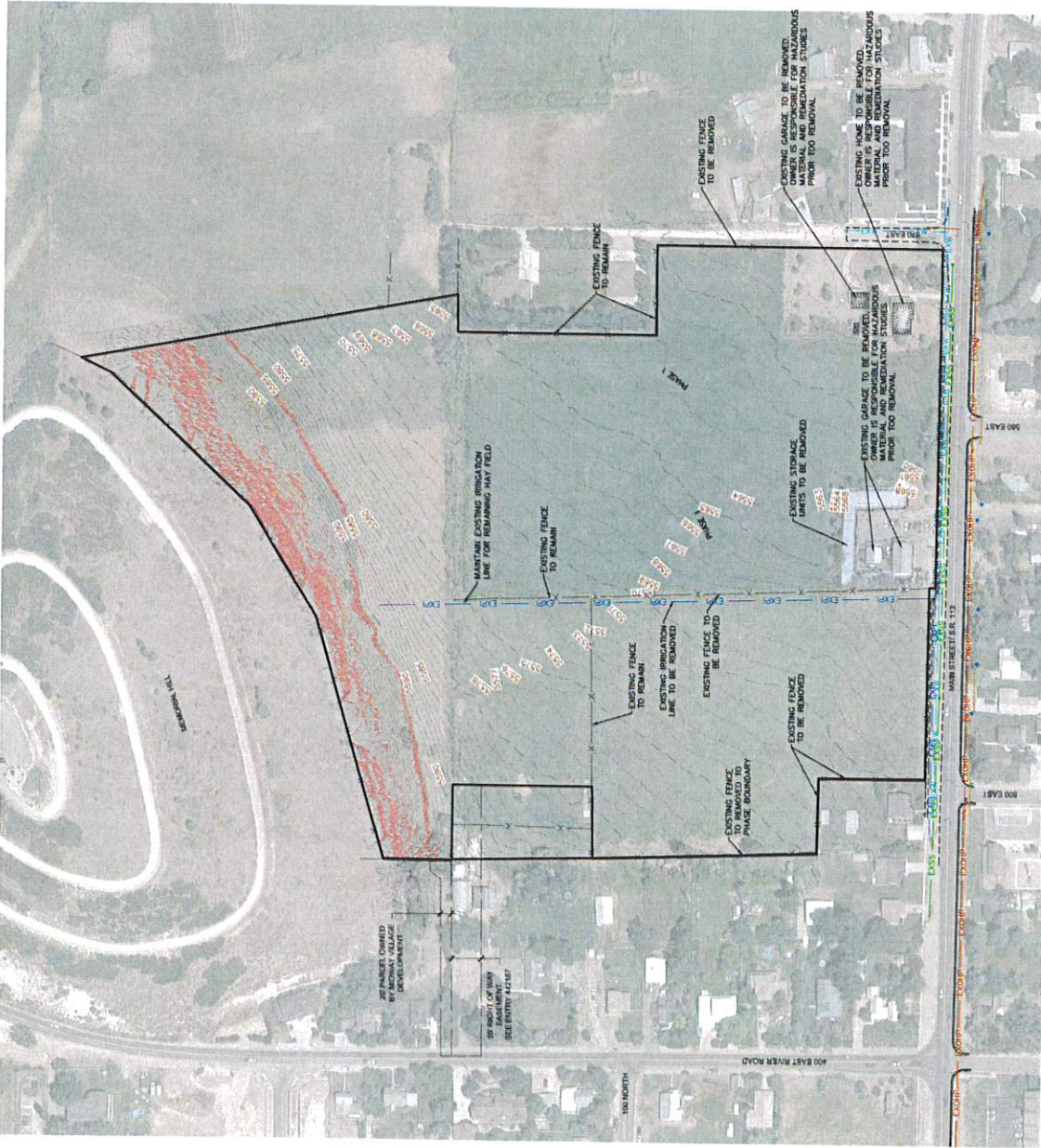
THE VILLAGE
PHASING PLAN


BERG ENGINEERING
 1000 W. 150th St., Suite 204
 Minneapolis, MN 55425
 PH: 612-627-7749

DESIGNED BY: PDB DATE: 6/19/2022 SHEET: **6**
 DRAWN BY: DEJ REV:

THIS DOCUMENT IS PREPARED FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS PAVED AND SEALED.

PAUL D. BERG P.E.
 LICENSE NO. 370995
 DATE: 6/19/2022



- LEGEND:**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - EXISTING PRESSURIZED IRRIGATION
 - EXISTING CENTER
 - EXISTING DITCHHEAD POWER
 - PHASE 1 BOUNDARY
 - PHASE 2 BOUNDARY

MANTAIN MAY FIELD FOR AREAS OUTSIDE OF PHASES 1 AND 2.



LUSTER THE VILLAGE	
EXISTING CONDITIONS	
BERG ENGINEERING	
DESIGN BY: FWM	DATE: 6 APR 2012
DRAWN BY: DEJ	REV: 7

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AREA PROJECT AREA 77.17 ACRES
R.O.W. DEDICATION ON MAIN 0.33 ACRES
BUILDING CALCULATIONS PHASES 1&2
LAND AREA (SQ. FT.)
 COMMERCIAL 45,160
 RESIDENTIAL 55,100
 TOTAL 100,260

GRASS BUILDING AREA PHASES 1&2
 COMMERCIAL 83,164 SF
 RESIDENTIAL 272,200 SF
 RESIDENTIAL ABOVE GARAGE 24,417 SF
 TOTAL GROSS BUILDING 380,781 SF
 TOTAL PARKING SPACES 182

LOADING CALCULATIONS:
 NET USABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT 40,198 SF
 PARKING RATIO = 45,160 SF = 1 SPACE FOR 265 SF
 182 SPACES

NOTES:
 * THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.
 * SEE PLAN FOR RESIDENTIAL UNIT TYPES.
 * PHASES IN THE RESIDENTIAL AREA.
 * 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

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



LUSTER
 THE VILLAGE
PHASE 1 & 2 SITE PLAN

BERG ENGINEERING
 1000 W. 15th St., Suite 200
 Phoenix, AZ 85007
 PH: 602.955.5749
 FAX: 602.955.5749
 DATE: 6 APR 2022

DESIGNER: PDB
 DRAWN BY: DSJ
 DATE: 6 APR 2022
 SHEET NO: 8

PLANT SCHEDULE OVERALL

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	ZONE	SCALE
	33	Alamo River Maple / Acer freemanii 'Autumn Blaze'	RM4B	2" DIA
	47	Spring River Cowl Apple / Malus x Spring River	RM4B	2" DIA
	4	Eastern Crotchwood Sycamore / Populus alata 'Sourland'	RM4B	2.5" DIA
	93	Canada Red Chokeberry / Prunella virginiana 'Cannon Red'	RM4B	2" DIA
	4	Witching Willow / Salix amygdaloides	RM4B	2" DIA
	17	Affid Inham Currant White Fir / Abies concolor (loggia) 'Astered Home'	3 & B	3 & B
	17	Schubert Fir / Picea mariana 'Class Compact'	RM4B	RM4B
	12	Money Spruce / Picea canadensis 'Coppendene'	3 & B	3 & B
	4	Wedge of Heartwood Spruce / Picea mariana 'Trophy'	RM4B	RM4B
	18	Colorado Spruce / Picea pungens	RM4B	RM4B
	6	White Pine / Pinus strobus (Pine) 'Vintage Glass Landscape' 'Vase Star Treasures'	3 & B	3 & B
	10	Horizontal Spruce / Picea mariana 'Vanguard's Pyramid'	RM4B	RM4B
	15	Single Pine / Pinus rigida 'Tombstone'	3 & B	3 & B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	207	ATC	RM4B
	7759	ATC	RM4B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B

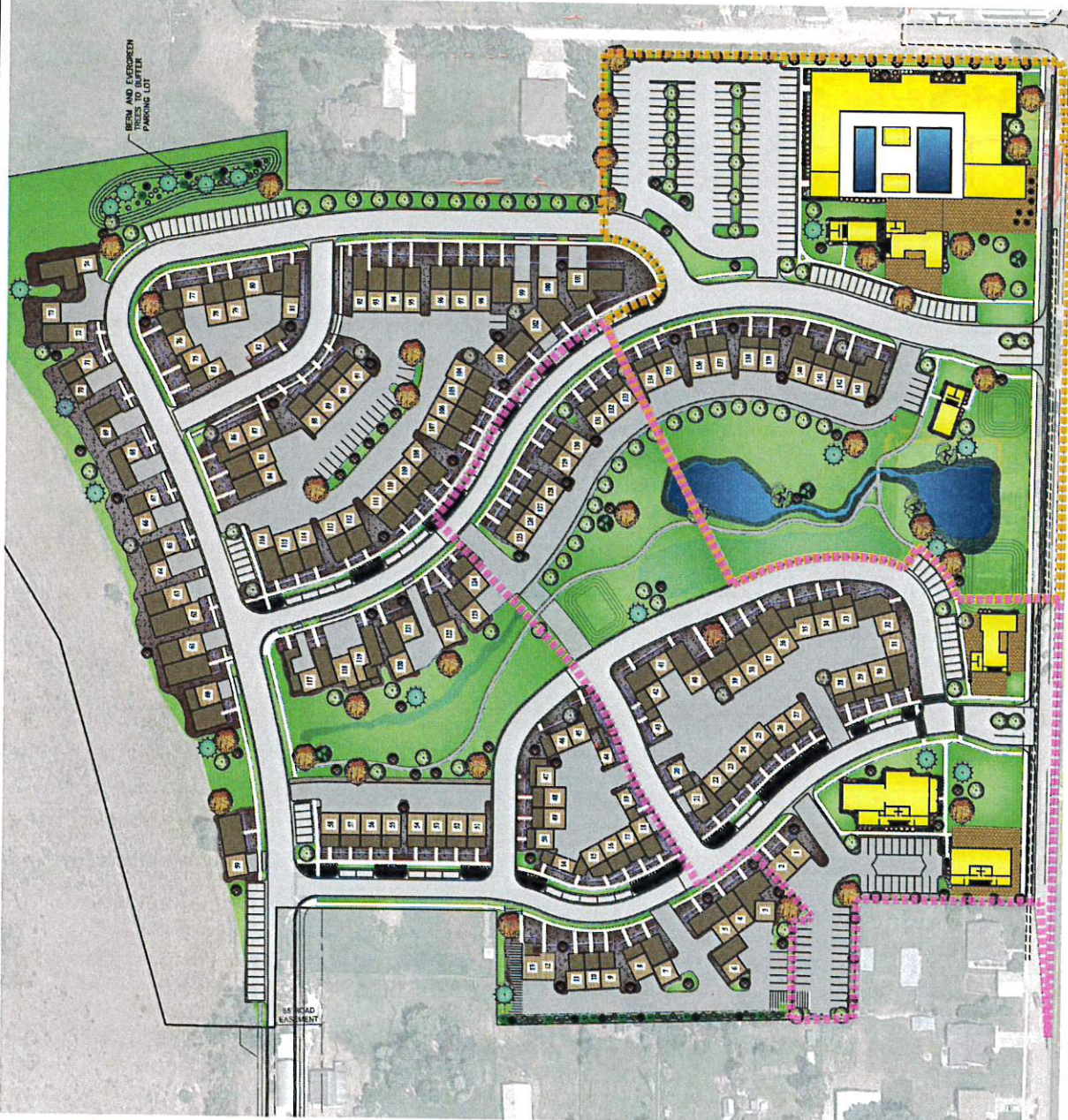
SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B

SYMBOL	SIZE	COMMON/SCIENTIFIC NAME	SCALE
	18x48x4'	4" Wood Mulch / C Wood Blotch	RM4B



LANDSCAPE NOTES:
 - THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR THE PROJECT. THE FINAL LANDSCAPE DESIGN WILL BE DETERMINED BY THE FINAL LOCATION OF TREES, PLANTS, AND GRASS MAY VARY.

THIS DOCUMENT IS RELATED TO THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 CAROL ANN BERG
 BERG ARCHITECTS
 1000 N. GARDNER
 SUITE 100
 DALLAS, TEXAS 75242
 DATE: 04.18.2022

THE VILLAGE
 OVERALL
 LANDSCAPE PLAN

berg
 LANDSCAPE
 ARCHITECTS

DESIGN BY: CMB DATE: 4 APR 2022 SHEET 11
 DRAWN BY: CMB REV:

PLANT SCHEDULE PHASE I

TREES	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	14	Azulm / Blue Maple / Acer buergeri 'Admiral Blue'	BMB	2'-6"	5'-8"
	29	Spring Snow Crab Apple / Malus x 'Spring Snow'	BMB	2'-6"	5'-8"
	2	Balkan Cotoneaster / Cotoneaster / 'Spiralis'	BMB	2'-6"	5'-8"
	33	Canada Red Chamaenerion / Physalis anglica 'Canada Red'	BMB	2'-6"	5'-8"
	4	Veitchii Willow / Salix babingtonii	BMB	2'-6"	5'-8"
PERENNIALS	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	4	Wandering Jew / Tradescantia virginiana 'Wandering'	RGR		5'-8"
	4	Colorado Spirea / Spirea argentea	RGR		5'-8"
SHRUBS	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	18	Red 'Tee' Dogwood / Cornus sericea 'Ruby Red'	SDZ	5 gal	
	26	Compact Burning Bush / Euonymus alatus 'Compactus'	5 gal		
	22	Hydrangea 'Garden of Eatin'' / Hydrangea macrophylla 'Garden of Eatin''	5 gal		
	5	Magical Gold Forsythia / Forsythia x intermedia 'Magical'	5 gal		
	21	Innocent White Hydrangea / Hydrangea macrophylla 'Innocent'	5 gal		
	21	Endless Summer / Hydrangea macrophylla 'Endless Summer'	5 gal		
	15	Pink Pine Butterfly / Pteris aquilina 'Pink Pine'	5 gal		
	14	Tall Hedge / Thuja occidentalis 'Smaragd'	5 gal		
	30	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	53	Japanese Spirea / Spirea japonica 'Autumn Mosaic'	5 gal		
	3	Dwarf Korean Lilac / Syringa meyeri 'Palmer'	5 gal		
GRASSES	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	32	Feather Reed Grass / Calamagrostis x canadensis 'Karl Foerster'	1 gal		
	9	Burgundy Beak Grass / Panicum virgatum 'Burgundy'	1 gal		
PERENNIALS	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	27	Chartreuse Blue Spirea / Spirea japonica 'October'	5 gal		
PERENNIALS	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	11	Reichenbach's Fern / Adiantum species 'Reichenbach'	1 gal		
PERENNIALS	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	87/84/4'	Kentucky Bluegrass / Poa pratensis	end		
	7,106 sf	White Flowering Crabapple / Malus Flower Maculata 'Grand Mo'	Hydrangea		
MULCH	QTY	COMMON BOTANICAL NAME	CODE	CAL	SIZE
	15,115 sf	4" Forest Master 4" Wood Mulch			

LANDSCAPE NOTES:
 * THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR GENERAL IDEAS NOT A FINAL DESIGN. THIS PLAN IS A GENERAL IDEA. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

LEGEND:
 NON-BUILDABLE AREA (20%+ SLOPE)
 COMMERCIAL BUILDINGS
 RESIDENTIAL UNIT
 RESIDENTIAL GARAGES
 LANDSCAPE AREA - GRASS
 LANDSCAPE AREA - NATIVE GRASS
 LANDSCAPE AREA - WOOD MULCH
 LANDSCAPE DECORATIVE RAISED PLANTER

SCALE: 1"=30'

THE VILLAGE LANDSCAPE PLAN PHASE I

berg LANDSCAPE ARCHITECTS
 1000 W. 10th Street, Suite 100
 Denver, CO 80202
 PHONE: 303.733.0000
 FAX: 303.733.0000

DESIGN BY: CMB DATE: 6/14/2022 SHEET: 12
 DRAWN BY: CMB KEY:



PLANT SCHEDULE PHASE 2

TREE	QTY	COMMON BOTANICAL NAME	QTY	SCALE	SIZE
1	4	Autumn Blaze Maple / Acer fraxinifolius 'Autumn Blaze'	4	2" Cal	5'-10"
2	24	Starburst Elm / Ulmus 'Stargazer'	24	2" Cal	5'-10"
3	1	Emerald Green Spruce / Picea mariana 'Emerald Green'	1	7.5" Cal	5'-10"
4	10	Canada Red Chokeberry / Prunella virginiana 'Canada Red'	10	2" Cal	5'-10"
EVERGREEN TREES					
5	3	Christmas Tree / Picea canadensis	3	SCALE	5'-10"
6	6	White Pine / Pinus strobus 'White Star'	6	SCALE	5'-10"
SUBSTRATE					
7	75	Red Top Dogwood / Cornus rugosa 'Red Top Dogwood'	75	5 gal	5'-10"
8	9	Compact Flowering Quince / Eubankia salicifolia 'Compacta'	9	5 gal	5'-10"
9	3	Flowering Quince / Eubankia salicifolia 'Flowering Quince'	3	5 gal	5'-10"
10	10	Magical Gold Forsythia / Forsythia x intermedia 'Magical Gold'	10	5 gal	5'-10"
11	3	Innocent Alice Hydrangea / Hydrangea macrophylla 'Innocent Alice'	3	5 gal	5'-10"
12	9	Endless Summer / Hydrangea macrophylla 'Endless Summer'	9	5 gal	5'-10"
13	10	Pyra Leaf Spotted Cherry / Prunus sibirica	10	5 gal	5'-10"
14	6	Tricolor Red-Twig Dogwood / Cornus rugosa 'Tricolor'	6	5 gal	5'-10"
15	11	Bleed-Through Dogwood / Cornus rugosa 'Bleed-Through'	11	5 gal	5'-10"
16	28	Admiral Spine / Spirea japonica 'Admiral Spine'	28	5 gal	5'-10"
ORNAMENTALS					
17	42	Father Time / Cotoneaster horizontalis 'Father Time'	42	SCALE	5'-10"
18	35	Burgundy Sweet Grass / Phlox subulata 'Burgundy Sweet Grass'	35	SCALE	5'-10"
PERENNIALS					
19	54	Dear Oakes Blue Spruce / Picea pungens 'Dear Oakes Blue Spruce'	54	SCALE	5'-10"
20	64	Russian Sage / Perovskia atrorubra 'Russian Sage'	64	SCALE	5'-10"
GRASSES					
21	8,256 sq ft	Kentucky Bluegrass / Poa pratensis	8,256 sq ft	SCALE	5'-10"
MULCH					
22	79,200 sq ft	4" Wood Mulch / F Wood Mulch	79,200 sq ft	SCALE	5'-10"



DESIGN BY: CDR DATE: 6 APR 2022 SHEET: 13

DRAWN BY: CDR REF:

THE VILLAGE LANDSCAPE PLAN PHASE 2

berg LANDSCAPE ARCHITECTS
 1001 W. 10th St. Suite 100
 Los Angeles, CA 90015
 TEL: 310.433.8888
 FAX: 310.433.8889
 DATE: 6 APR 2022

THIS DOCUMENT IS BELIEVED TO BE CORRECT AND COMPLETE AS SHOWN AND SHOULD BE USED AS SUCH. THE CLIENT HAS BEEN ADVISED OF THIS AND HAS ACCEPTED THE SAME. THE CLIENT HAS BEEN ADVISED THAT THE LANDSCAPE PLAN IS A CONCEPTUAL DESIGN AND SHOULD BE USED AS SUCH. THE CLIENT HAS BEEN ADVISED THAT THE LANDSCAPE PLAN IS A CONCEPTUAL DESIGN AND SHOULD BE USED AS SUCH. THE CLIENT HAS BEEN ADVISED THAT THE LANDSCAPE PLAN IS A CONCEPTUAL DESIGN AND SHOULD BE USED AS SUCH.



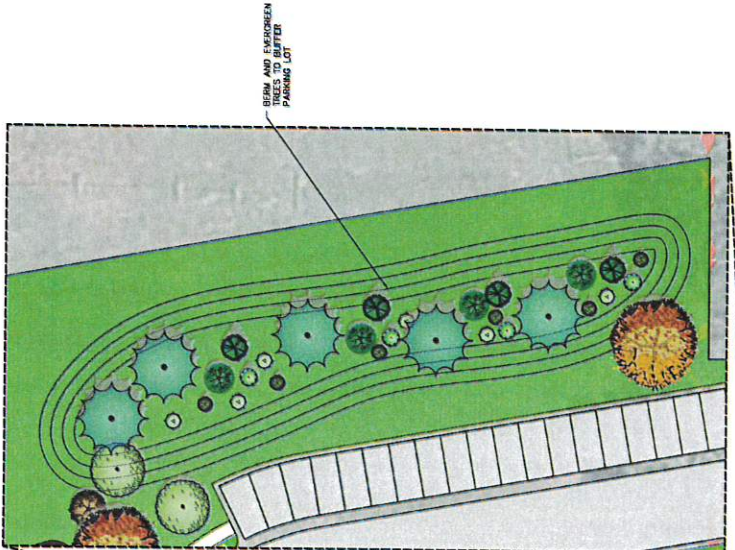
LANDSCAPE NOTES:
 THIS PLAN SHOWS A CONCEPTUAL LANDSCAPE DESIGN FOR COMMON AREAS NOT INDICATED OTHERWISE. THE PLAN IS A CONCEPTUAL DESIGN AND SHOULD BE USED AS SUCH. THE CLIENT HAS BEEN ADVISED THAT THE LANDSCAPE PLAN IS A CONCEPTUAL DESIGN AND SHOULD BE USED AS SUCH. THE CLIENT HAS BEEN ADVISED THAT THE LANDSCAPE PLAN IS A CONCEPTUAL DESIGN AND SHOULD BE USED AS SUCH.

PLANT SCHEDULE NORTHEAST BERM

SYMBOL	QTY	COMMERCIAL/RESIDENTIAL NAME	SYMBOL	QTY	SCALE
	1	Autumn Blaze Maple / Acer Rubrum / Autumn Blaze		800	2" CA
	6	Alfred Hansen Columnar White Fir / Abies concolor / Heugeler / Alfred Hansen		800	4" 10"
	4	Subalpine Fir / Home landscape / David Company		800	8" 10"
	4	Mountain Spruce / Picea alba / Cupressoid		800	8" 10"
	4	Colorado Spruce / Picea prostrata		800	8" 10"
	4	Windward / Pyramidal Pine / Pinus Sockel / Virewood / Pyramidal		800	9"
	6	Maple Pine / Pinus strobus / Transviburn		800	5" 7"

- LEGEND**
- NON-BUILDABLE AREA (25% SLOPE)
 - 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 PRELIMINARY CONCEPT. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.



LUNTER
 THE VILLAGE
LANDSCAPE PLAN
 NORTHEAST BERM AREA

 berg
 LANDSCAPE ARCHITECTS
 1000
 RIVERSIDE AVENUE, SUITE 100
 ANAHEIM, CA 92805
 PHONE: 714.944.1111
 FAX: 714.944.1112
 EMAIL: INFO@BERGLANDSCAPE.COM
 DATE: 05 APR 2022

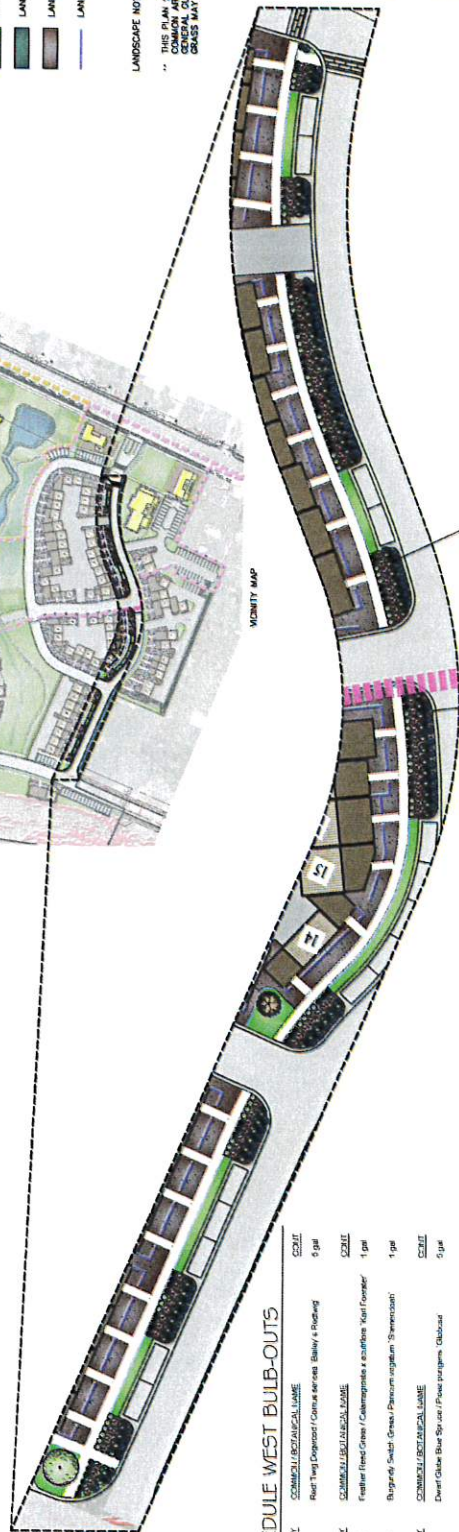
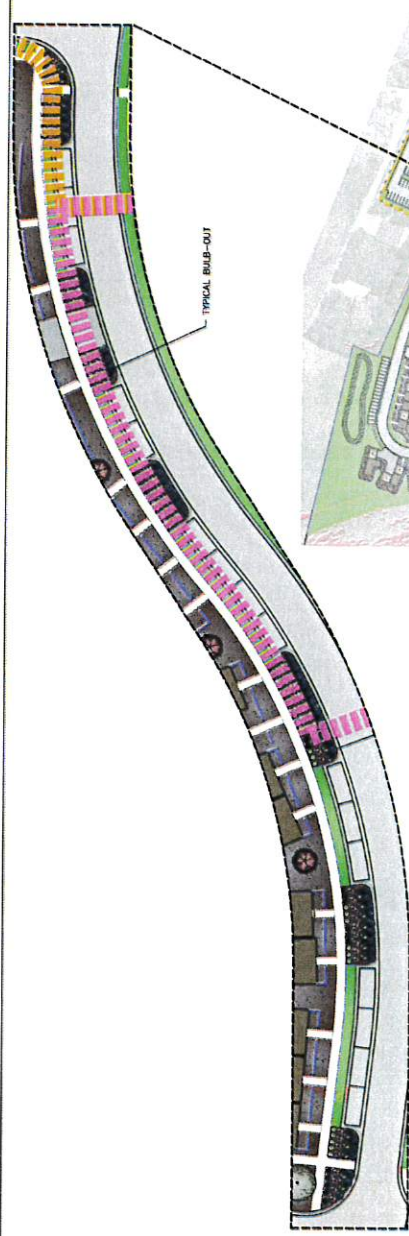
THE BOARD OF REGULAR
 MEMBERS OF THE CALIFORNIA
 LANDSCAPE ARCHITECTS
 BOARD HAS REVIEWED AND
 APPROVED THIS PLAN FOR
 PRACTICE.
 CAROL M. BROWN, P.E.
 SERIAL NO. 7333739
 DATE: 05 APR 2022

DESIGN BY: CMB	DATE: 6 APR 2022	SHEET
DRAWN BY: CMB	REV:	14

PLANT SCHEDULE EAST BULB-OUTS

SYMBOL	QTY	COMMERCIAL/RESIDENTIAL NAME	SCALE
	54	Red Twig Dogwood / Chinese variegated Holly & Nandina	5 gal
	40	COMMERCIAL/RESIDENTIAL NAME	1 gal
	35	Red Twig Dogwood / Chinese variegated Holly & Nandina	1 gal
	40	COMMERCIAL/RESIDENTIAL NAME	5 gal
	44	COMMERCIAL/RESIDENTIAL NAME	1 gal
	1,822 #	Red Twig Dogwood / Chinese variegated Holly & Nandina	not
	4,146 #	COMMERCIAL/RESIDENTIAL NAME	Mulch

SYMBOL	QTY	COMMERCIAL/RESIDENTIAL NAME	SCALE
	81	Red Twig Dogwood / Chinese variegated Holly & Nandina	5 gal
	58	COMMERCIAL/RESIDENTIAL NAME	1 gal
	50	Red Twig Dogwood / Chinese variegated Holly & Nandina	1 gal
	66	COMMERCIAL/RESIDENTIAL NAME	5 gal
	98	COMMERCIAL/RESIDENTIAL NAME	1 gal
	1,726 #	Red Twig Dogwood / Chinese variegated Holly & Nandina	not
	6,926 #	COMMERCIAL/RESIDENTIAL NAME	Mulch



PLANT SCHEDULE WEST BULB-OUTS

SYMBOL	QTY	COMMERCIAL/RESIDENTIAL NAME	SCALE
	81	Red Twig Dogwood / Chinese variegated Holly & Nandina	5 gal
	58	COMMERCIAL/RESIDENTIAL NAME	1 gal
	50	Red Twig Dogwood / Chinese variegated Holly & Nandina	1 gal
	66	COMMERCIAL/RESIDENTIAL NAME	5 gal
	98	COMMERCIAL/RESIDENTIAL NAME	1 gal
	1,726 #	Red Twig Dogwood / Chinese variegated Holly & Nandina	not
	6,926 #	COMMERCIAL/RESIDENTIAL NAME	Mulch

SYMBOL	QTY	COMMERCIAL/RESIDENTIAL NAME	SCALE
	81	Red Twig Dogwood / Chinese variegated Holly & Nandina	5 gal
	58	COMMERCIAL/RESIDENTIAL NAME	1 gal
	50	Red Twig Dogwood / Chinese variegated Holly & Nandina	1 gal
	66	COMMERCIAL/RESIDENTIAL NAME	5 gal
	98	COMMERCIAL/RESIDENTIAL NAME	1 gal
	1,726 #	Red Twig Dogwood / Chinese variegated Holly & Nandina	not
	6,926 #	COMMERCIAL/RESIDENTIAL NAME	Mulch

SYMBOL	QTY	COMMERCIAL/RESIDENTIAL NAME	SCALE
	81	Red Twig Dogwood / Chinese variegated Holly & Nandina	5 gal
	58	COMMERCIAL/RESIDENTIAL NAME	1 gal
	50	Red Twig Dogwood / Chinese variegated Holly & Nandina	1 gal
	66	COMMERCIAL/RESIDENTIAL NAME	5 gal
	98	COMMERCIAL/RESIDENTIAL NAME	1 gal
	1,726 #	Red Twig Dogwood / Chinese variegated Holly & Nandina	not
	6,926 #	COMMERCIAL/RESIDENTIAL NAME	Mulch

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	1,726 #	Red Twig Dogwood / Chinese variegated Holly & Nandina	not
	6,926 #	COMMERCIAL/RESIDENTIAL NAME	Mulch

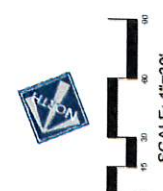
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	98	COMMERCIAL/RESIDENTIAL NAME	1 gal
	1,726 #	Red Twig Dogwood / Chinese variegated Holly & Nandina	not
	6,926 #	COMMERCIAL/RESIDENTIAL NAME	Mulch

LANDSCAPE NOTES:
 ** THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT INDICATING THE FINAL LOCATION OF TREES, PLANTS AND GRASSES MAY VARY.



THE VILLAGE
 LANDSCAPE PLAN
 BULB-OUT AREAS

berg
 LANDSCAPE ARCHITECTS

1001 W. WASHINGTON ST. SUITE 100
 ANAHEIM, CA 92805 PH: (714) 773-2000
 FAX: (714) 773-2001
 WWW.BERGLANDSCAPEARCHITECTS.COM

DESIGN BY: CSB DATE: 6/18/2022
 DRAWN BY: CSB KEY: 15

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 CHALK, INC. 7232799
 DATE: 6/18/2022

PLANT SCHEDULE MAIN STREET FRONTAGE

TREES	SYMBOL	COMMERCIAL/RESIDENTIAL NAME	QTY	CAL	SIZE
ADIRONDACK		Adirondack Blue Spruce / Acer glabrum / Autumn Blaze	150	7' Cal	
SPRING OAK		Spring Green Oak / Albion / Spring Oak	800	7' Cal	
STREET LIGHT		Easton Cottonwood / Street Light	800	2.5' Cal	
CRANEWEEB		Crane Weeb / Thuja occidentalis / Crane Weeb	800	7' Cal	
WEeping WILLOW		Weeping Willow / Salix babingtoniana	800	7' Cal	
WEEPING YEW		Weeping Yew / Taxus canadensis / Weeping Yew	200	3' Cal	5.7
CORNICE		Cornice Spruce / Picea pungens	800	7' Cal	8.10
WAXY BIRCH		Waxy Birch / Betula papyrifera / Waxy Birch	800	7' Cal	5.7

EVERGREEN TREES	SYMBOL	COMMERCIAL/RESIDENTIAL NAME	QTY	CAL	SIZE
WEEPING YEW		Weeping Yew / Taxus canadensis / Weeping Yew	200	3' Cal	5.7
CORNICE		Cornice Spruce / Picea pungens	800	7' Cal	8.10
WAXY BIRCH		Waxy Birch / Betula papyrifera / Waxy Birch	800	7' Cal	5.7

SHRUBS	SYMBOL	COMMERCIAL/RESIDENTIAL NAME	QTY	CAL	SIZE
DOGWOOD		Dogwood / Cornus florida	5' gal		
CORNICE		Cornice Spruce / Picea pungens	5' gal		
MAGNOLIA		Magnolia / Magnolia grandiflora	5' gal		
HYDRANGEA		Hydrangea / Hydrangea macrophylla	5' gal		
PISTACHIO		Pistachio / Pistacia chinensis	5' gal		
DOGWOOD		Dogwood / Cornus florida	5' gal		
MAGNOLIA		Magnolia / Magnolia grandiflora	5' gal		
HYDRANGEA		Hydrangea / Hydrangea macrophylla	5' gal		
PISTACHIO		Pistachio / Pistacia chinensis	5' gal		
DOGWOOD		Dogwood / Cornus florida	5' gal		
MAGNOLIA		Magnolia / Magnolia grandiflora	5' gal		
HYDRANGEA		Hydrangea / Hydrangea macrophylla	5' gal		
PISTACHIO		Pistachio / Pistacia chinensis	5' gal		

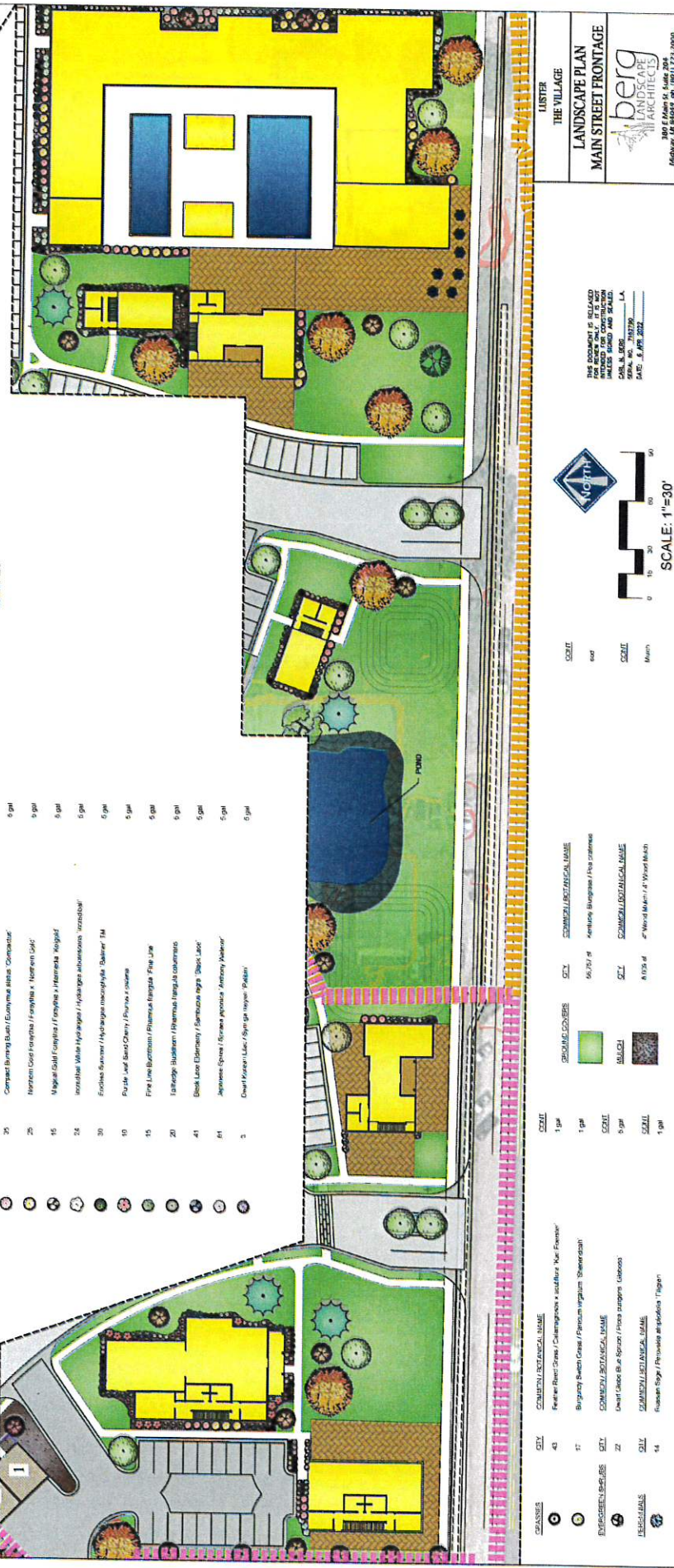
GRASSES	SYMBOL	COMMERCIAL/RESIDENTIAL NAME	QTY	CAL	SIZE
PERENNIAL		Perennial / Ornamental Grass	1' gal		
PERENNIAL		Perennial / Ornamental Grass	1' gal		
PERENNIAL		Perennial / Ornamental Grass	1' gal		
PERENNIAL		Perennial / Ornamental Grass	1' gal		

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

LEGEND

- LANDSCAPE AREA - ADIRONDACK
- LANDSCAPE AREA - SPRING OAK
- LANDSCAPE AREA - STREETS
- LANDSCAPE AREA - CRANEWEEB
- LANDSCAPE AREA - WEEPING YEW
- LANDSCAPE AREA - WEEPING WILLOW
- LANDSCAPE AREA - WAXY BIRCH
- LANDSCAPE AREA - CORNICE
- LANDSCAPE AREA - DOGWOOD
- LANDSCAPE AREA - MAGNOLIA
- LANDSCAPE AREA - HYDRANGEA
- LANDSCAPE AREA - PISTACHIO
- LANDSCAPE DECATRATIVE BASE PLANTER

MONITY MAP



THE VILLAGE
 LANDSCAPE PLAN
 MAIN STREET FRONTAGE

berg LANDSCAPE
 LANDSCAPE ARCHITECTS
 2805 E. Main St., Suite 100
 Burbank, CA 91508
 TEL: 818.333.1234
 FAX: 818.333.1235

DESIGN BY: CMR
 CHECKED BY: CMR
 DATE: 6 APR 2022
 SHEET: 16

THE PROPERTY IS DEEMED TO BE EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA). THIS PROJECT IS NOT SUBJECT TO CEQA OR NEPA. THIS PROJECT IS NOT SUBJECT TO THE FEDERAL ARCHITECTURAL AND HISTORIC PRESERVATION ACT (16 USC 470).

SCALE: 1"=30'

0 10 20 30 40 50

SYMBOL	NAME	QTY	SIZE
	ORNAMENTAL GRASS	1' gal	
	ORNAMENTAL GRASS	1' gal	
	ORNAMENTAL GRASS	1' gal	
	ORNAMENTAL GRASS	1' gal	

SYMBOL	NAME	QTY	SIZE
	ORNAMENTAL GRASS	1' gal	
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	ORNAMENTAL GRASS	1' gal	
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	ORNAMENTAL GRASS	1' gal	
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	ORNAMENTAL GRASS	1' gal	
	ORNAMENTAL GRASS	1' gal	

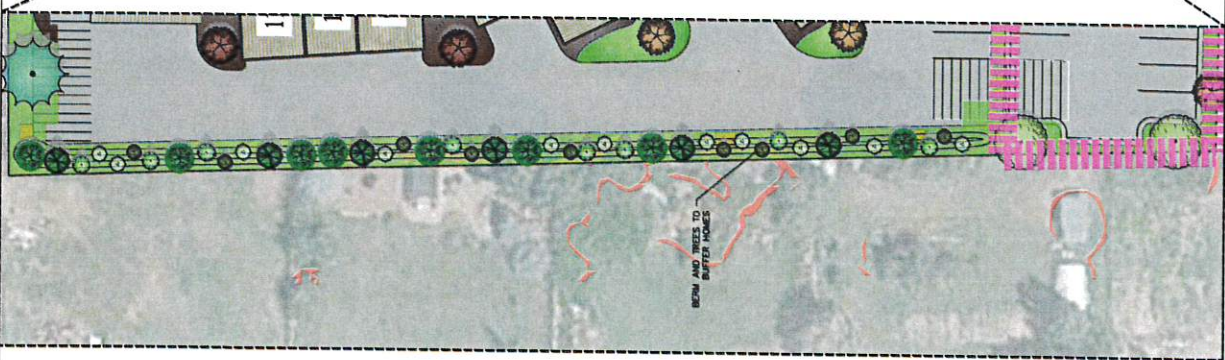
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	ORNAMENTAL GRASS	1' gal	
	ORNAMENTAL GRASS	1' gal	
	ORNAMENTAL GRASS	1' gal	
	ORNAMENTAL GRASS	1' gal	

PLANT SCHEDULE WEST BERM

TREES	SYMBOL	COMMERCIAL/RESIDENTIAL NAME	SCOUT	CAL	SIZE
		Spring Snow Crab Apple / Malus x Spring Snow	8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'
			8&B	2"	6-17'



VICINITY MAP



- LEGEND**
- NON-BUILDABLE AREA (SLOPE > 5%)
 - 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
- SEE SHEET 6 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 7 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 8 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 9 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 10 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 11 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 12 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 13 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 14 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 15 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 16 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS
- SEE SHEET 17 FOR TYPICAL LANDSCAPING AROUND COMMON AREAS



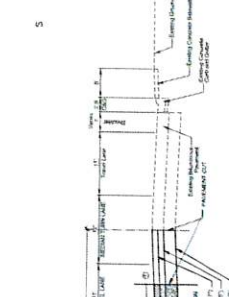
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LUSTER
 THE VILLAGE
 LANDSCAPE PLAN
 WEST BERM AREA

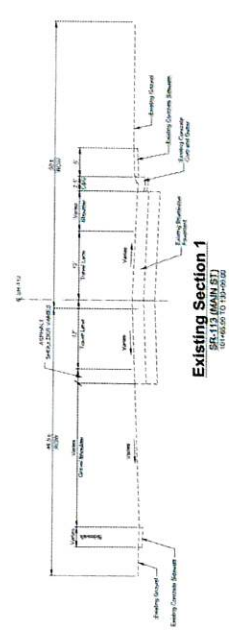
 100 E. 4th St., Suite 101, Austin, TX 78701
 TEL: 512.476.1111 FAX: 512.476.1112
 WWW.LUSTERLANDSCAPING.COM

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 DATE: 5 APR 2022

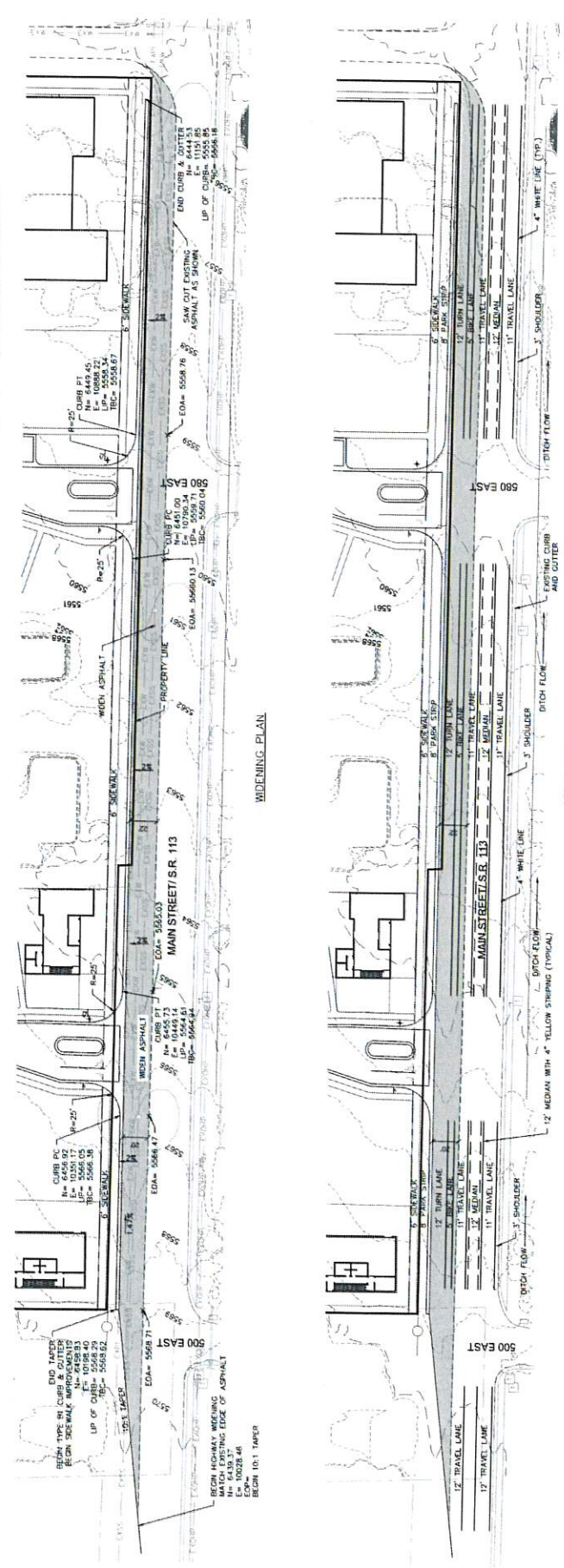
DESIGN BY: CNE	DATE: 4 APR 2022	SHEET
DRAWN BY: CNE	REV:	17



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



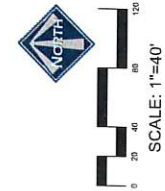
Existing Section 1
S.R. 113 (MAIN ST.)
 SECTION TO 135+00.00



WIDENING PLAN

STRIPING PLAN

- LEGEND**
- WEEK ASPHALT
 - ADA RAMP
 - EXISTING CREEPREAD POWER
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING PRESSURIZED IRRIGATION
 - EDGE OF EXISTING ASPHALT
 - LIP
 - LIP OF PROPOSED GUTTER
 - TBC
 - TBC TOP BACK OF PROPOSED GUTTER



CLUSTER
 THE VILLAGE
**MAIN STREET
 WIDENING PLAN**

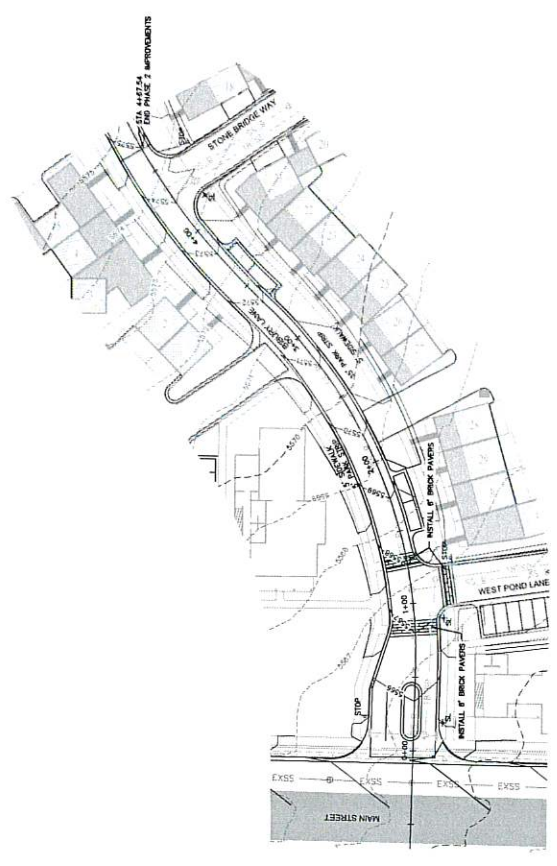
BERG ENGINEERING
 Maryland, U.S. 21417-2044
 ph 410.527.9749

DESIGN BY: TDH
 CHECKED BY: JEF
 DATE: 6 APR 2022
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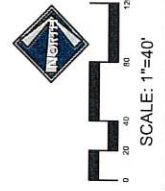
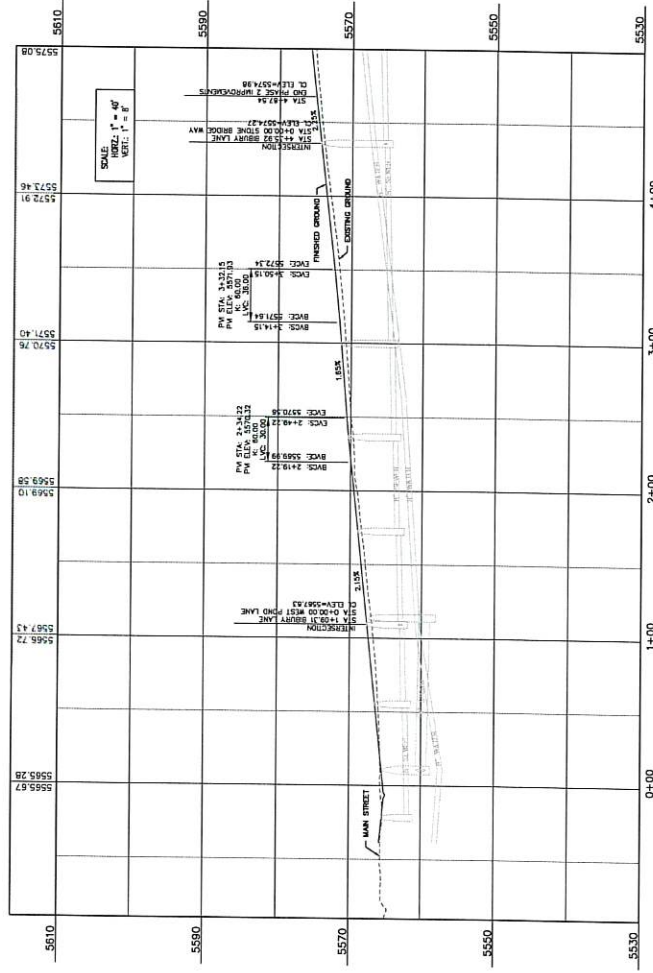
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 PAUL S. BERG, P.E.
 PROFESSIONAL ENGINEER
 DATE: 6 APR 2022

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 * LOCATION OF EXISTING UTILITIES SHOWN
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 DIFFERENT FROM ACTUAL. ENGINEER IS NOT RESPONSIBLE
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LEGEND
 STREET LIGHT



5575.08
 5575.71
 EXISTING GROUND
 FINISHED GROUND



LUSTER
 THE VILLAGE
 BIBURY LANE - PLAN & PROFILE
 STA 0+00 - 4+07.54



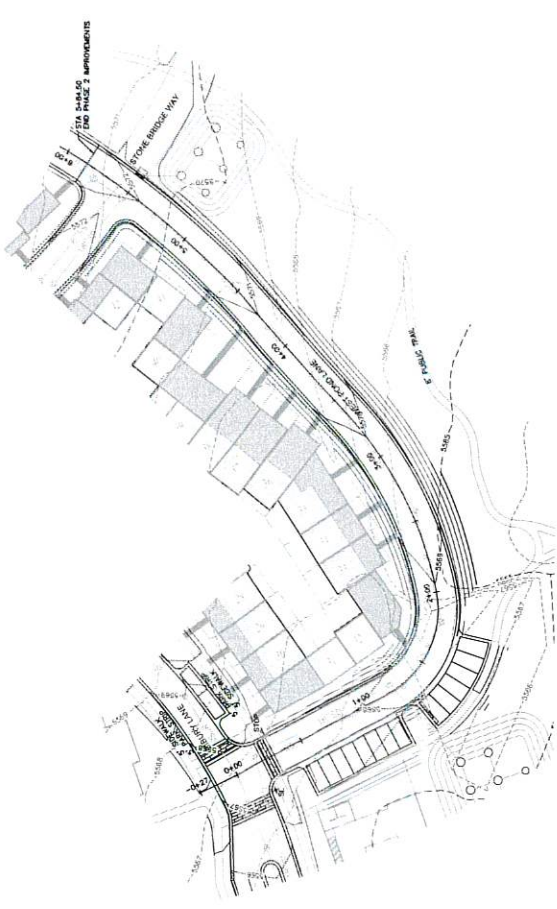
BERG ENGINEERING
 380 E MAIN ST, SUITE 204
 BIRMGHAM, AL 35202
 PH: 205.975.9700
 FAX: 205.975.9709

NO.	DATE	DESCRIPTION	BY
19			

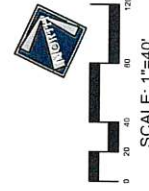
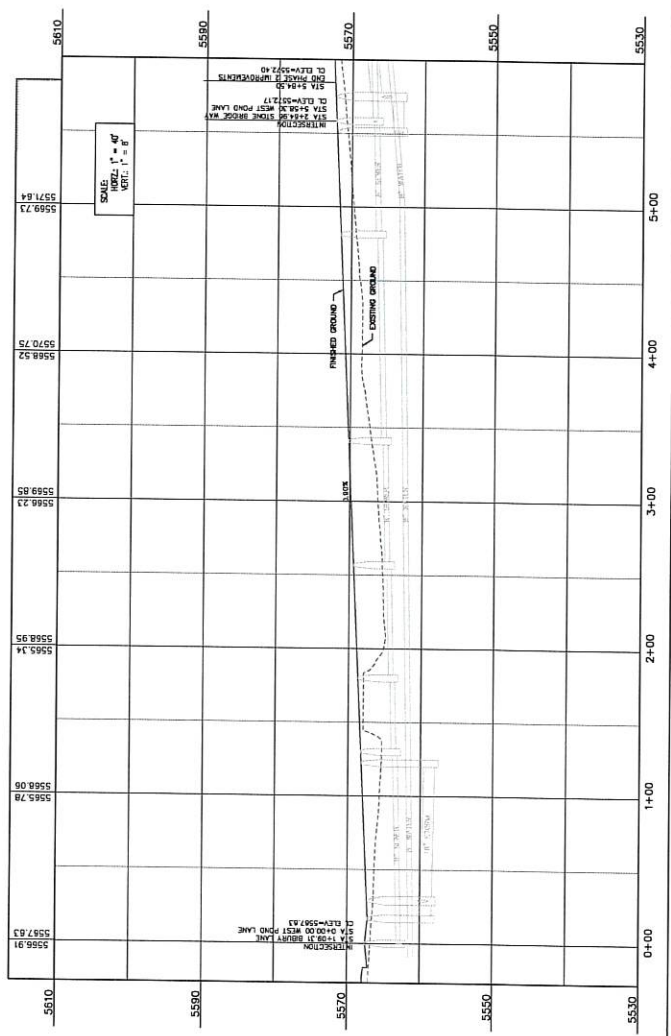
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LEGEND
 STREET LIGHT



5575.08
 5575.21
 FINISHED GROUND



LUSTER
 THE VILLAGE
 WEST POND LANE - PLAN &
 PROFILE STA 0+00 - 5+85.50

BERG ENGINEERING
 380 E MAPLE ST. SUITE 204
 WEST PALM BEACH, FL 33411
 PH: 561.833.9799

DESIGN BY: [] DATE: APR 2012 SHEET: 20
 DRAWN BY: [] REV: []

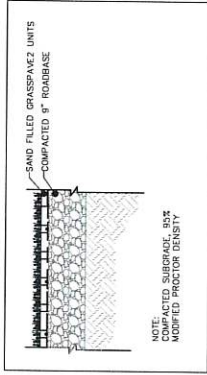
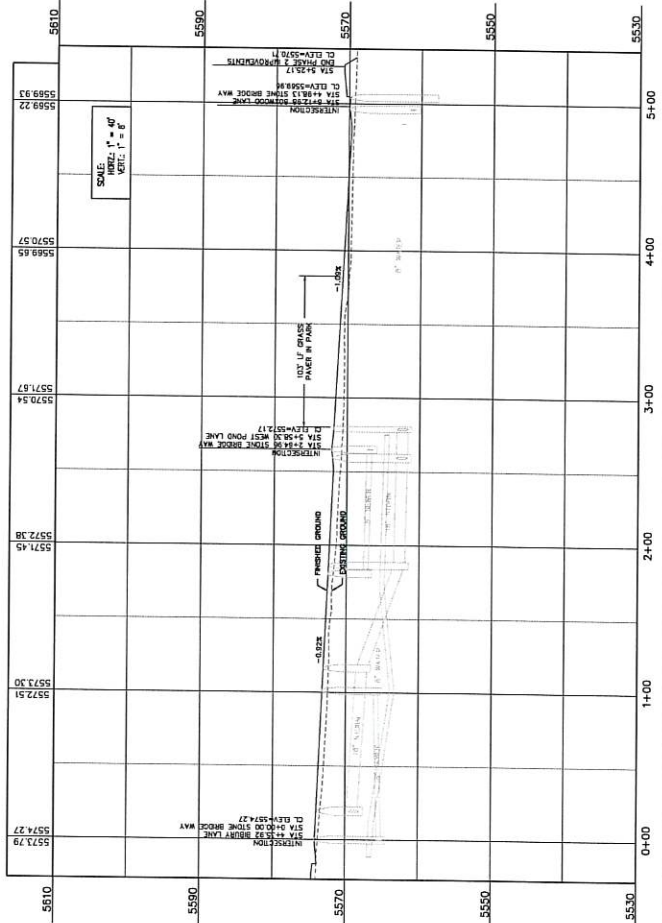
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 PAUL S. BERG, P.E.
 SERIAL NO. 255556
 DATE: 8 APR 2012

BLUE LINE DATE:
 LOCATION OF EXISTING UTILITIES SHOWN
 ON PLAN ARE APPROXIMATE AND MAY BE
 INACCURATE. THE ENGINEER IS NOT RESPONSIBLE
 FOR BLUE STAKING OF UTILITIES.

LEGEND
 X STREET LIGHT



5575.71 FINISHED GROUND
 5575.08



GRASSPAVERS SECTION



SCALE: 1"=40'

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

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 PAUL D. BERG
 SERIAL NO. 235508
 DATE: 8.01.2022



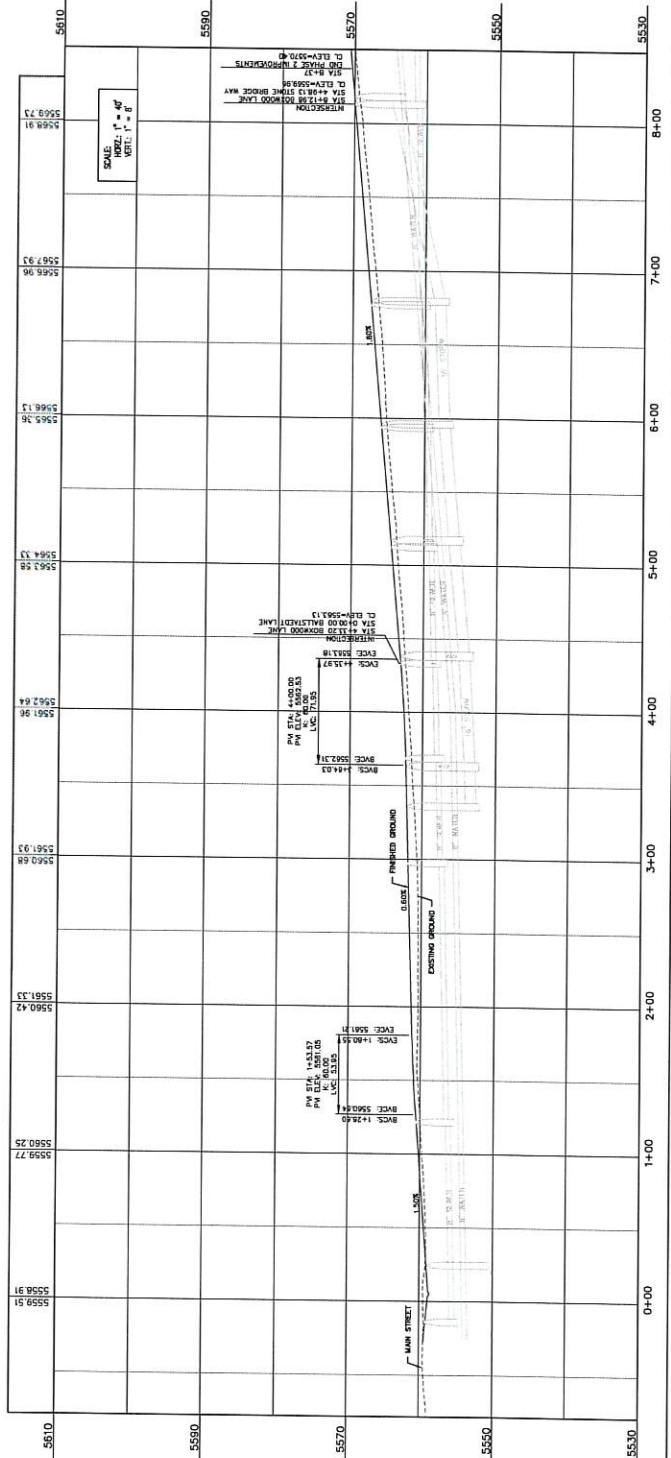
DESIGN BY: PDB
 DRAWN BY: DEJ
 DATE: APR 2022
 REV: 21

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN
 IS INCOMPLETE. CONTRACTOR IS RESPONSIBLE
 FOR BLUE STAKING OF UTILITIES.

LEGEND
 X STREET LIGHT



5575.08 EXISTING GROUND
 5575.71 FINISHED GROUND



SCALE: 1"=40'

CLUSTER

THE VILLAGE
 ROYWOOD LANE, PLAN &
 PROFILE STA 0+00 - 8+37

BERG ENGINEERING
 380 E. Main St., Suite 204
 P.O. Box 100
 P.O. Box 100
 DATE: 8 APR 2022

DESIGNED BY: DMH
 DRAWN BY: BEI
 DATE: 10 APR 2022
 SHEET 22

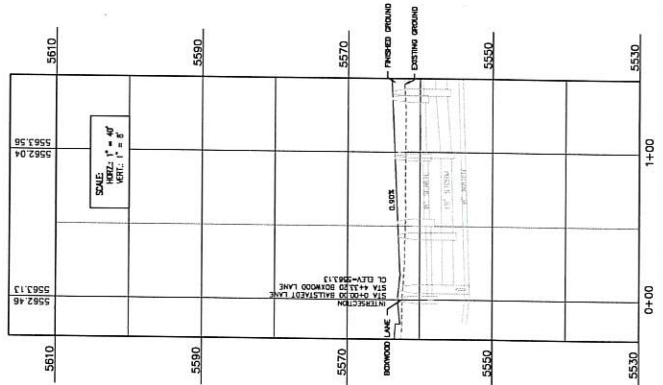
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 ACCURATE. CONTRACTOR IS RESPONSIBLE
 FOR BLUE STAKING OF UTILITIES.

LEGEND
 STREET LIGHT



5575.08 EXISTING GROUND
 5575.71 EXISTING GROUND

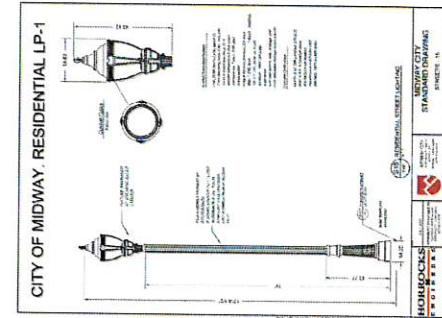
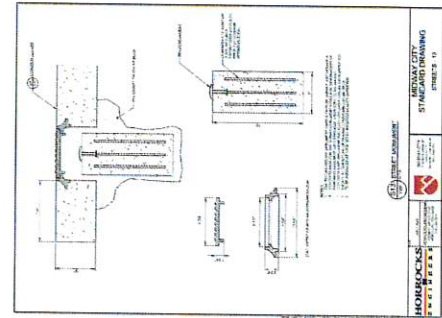
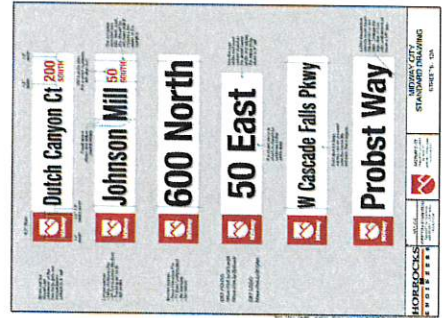
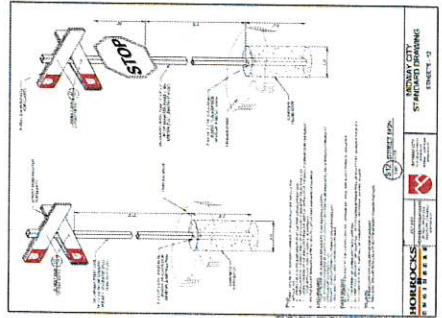
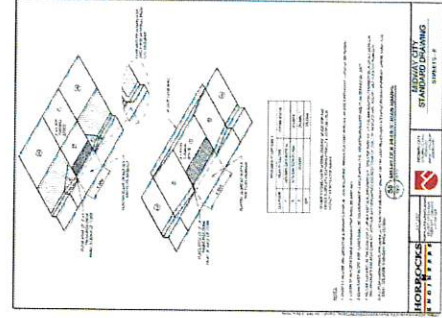
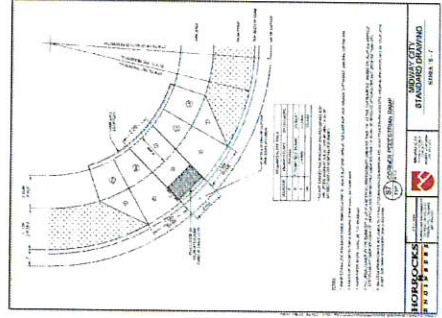
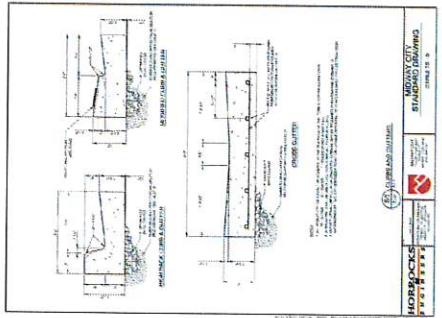
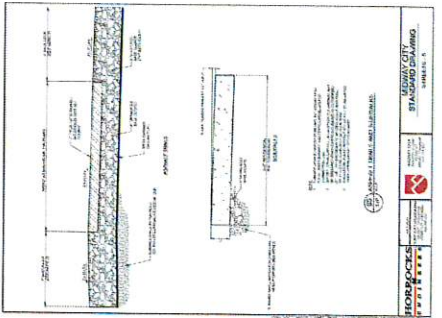
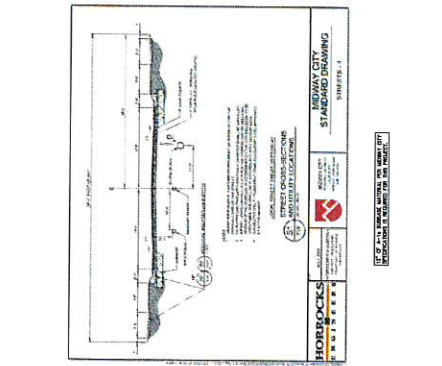


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 PAUL S. BERG, P.E.
 DATE: 8 APR 2022

THE VILLAGE
 BALLSTAEDT LANE - PLAN &
 PROFILE STA 0+00 - 1+43.54

BERG ENGINEERING
 380 E. Main St., Suite 204
 P.O. Box 100
 PA 43757-9799

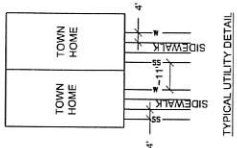
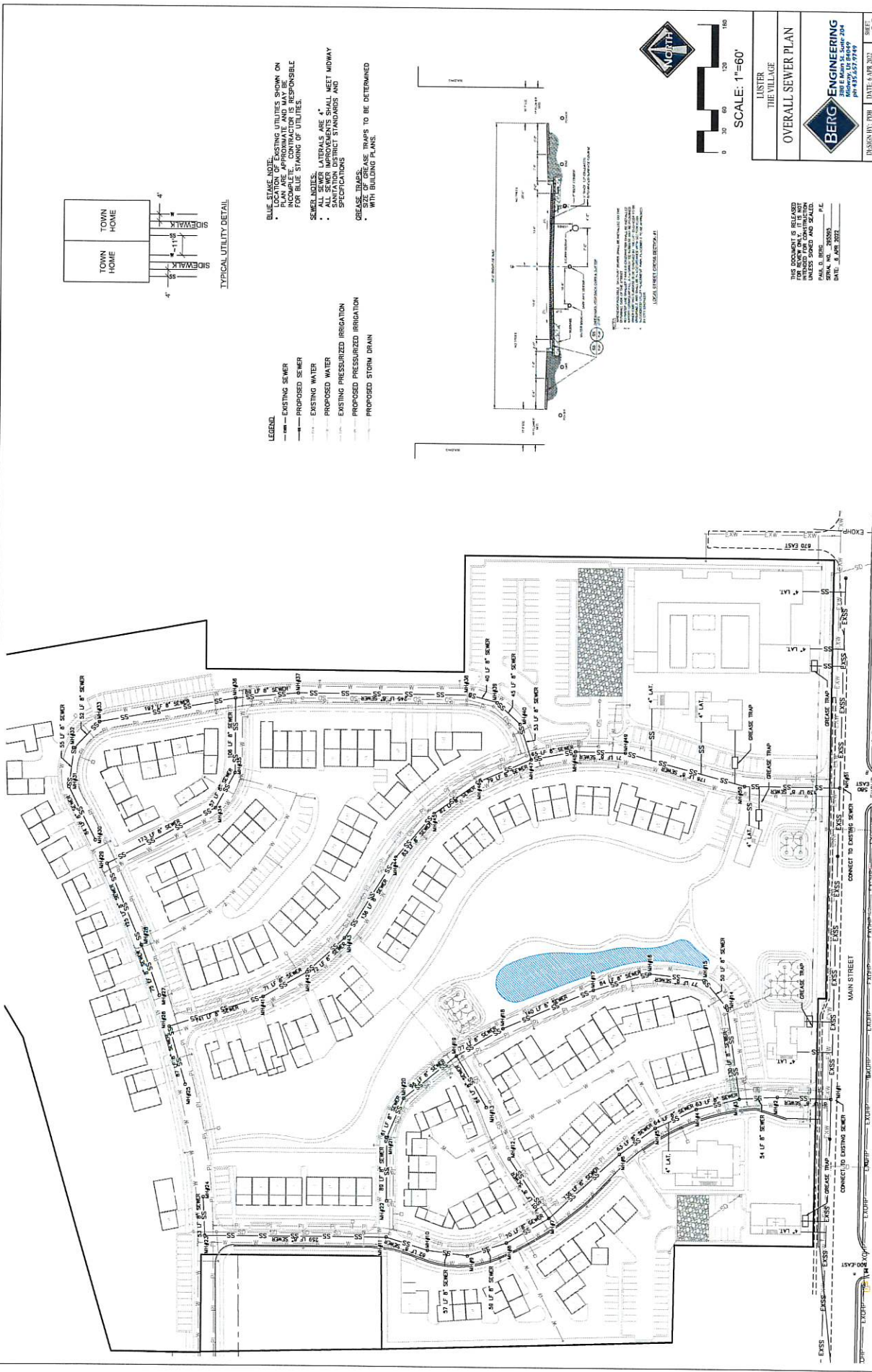
DESIGNED BY: PSM DATE: 04/04/2022 SHEET: 23
 DRAWN BY: DEJ REV:



THE VILLAGE
ROAD CONSTRUCTION
DETAILS

BERG ENGINEERING
100 N. 1st Street, Suite 204
Portland, OR 97208
PH: 503.525.9749

DESIGN BY: PFB DATE: 6/16/2012
DRAWN BY: PFB REV: 24



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

- BLUE STAKE NOTE:**
- ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- SEWER NOTE:**
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY STANDARDS AND SPECIFICATIONS
 - ALL SEWER LATERALS ARE 4"
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY STANDARDS AND SPECIFICATIONS
- GREASE TRAPS:**
- SIZE OF GREASE TRAPS TO BE DETERMINED WITH BUILDING PLANS.

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PAUL S. BERG, P.E.
 License No. 33333
 DATE: JUNE 2002

CLUSTER
THE VILLAGE

OVERALL SEWER PLAN

BERG ENGINEERING
 Berg Engineering, Inc.
 14000 N. 19th Ave., Suite 204
 Phoenix, AZ 85022
 Phone: 480-948-9999
 Fax: 480-948-9998
 Email: info@bergeng.com

DESIGN BY: DBM
 DRAWN BY: DEJ

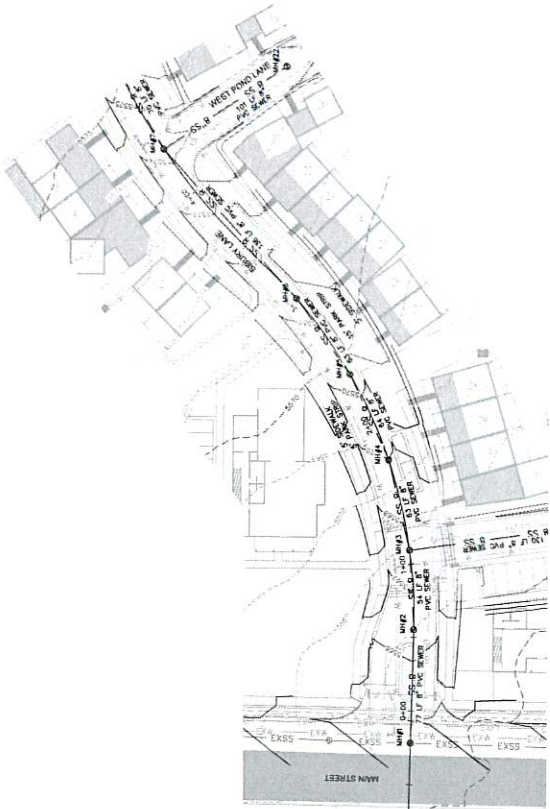
900
 DATE: 6 APR 2002
 REV: 25

BLUE LINES INDICATE EXISTING UTILITIES SHOWN ON LOCATION. ALL UTILITIES NOT SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR THE LOCATION OF UTILITIES. BLUE LINES INDICATE EXISTING UTILITIES SHOWN ON LOCATION. ALL UTILITIES NOT SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR THE LOCATION OF UTILITIES.

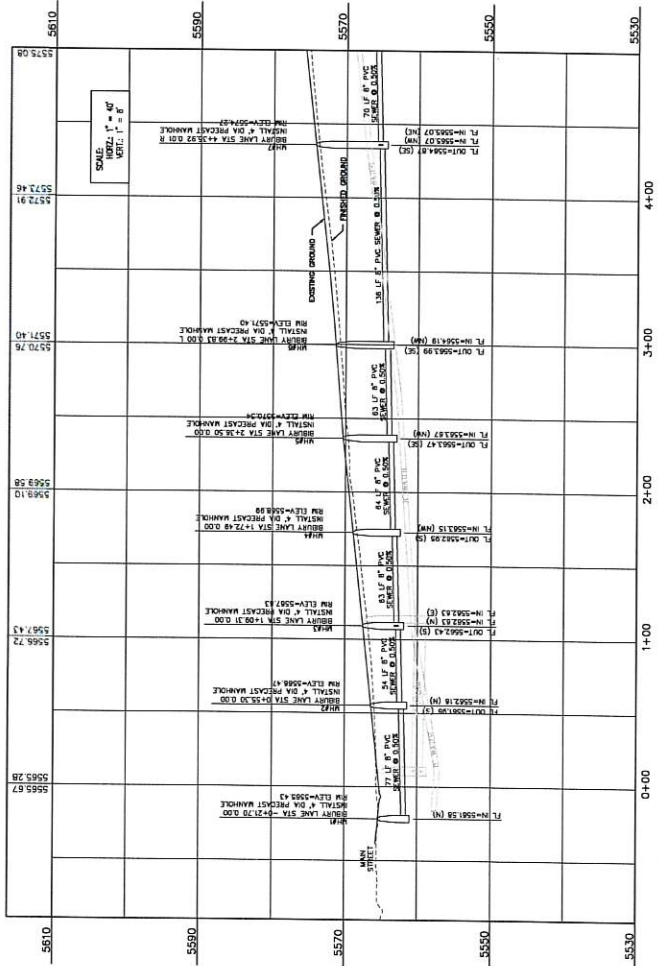
SEWER NOTES:
 • ALL SEWER MAINS SHALL MEET MANN SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

LEGEND

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



5575.08 FINISHED GROUND
 5573.46
 5572.91
 5571.40
 5570.76
 5569.28
 5568.10
 5567.43
 5566.72
 5565.28
 5565.87



LUSTER
 THE VILLAGE
 BIRBY LANE SEWER PLAN &
 PROFILE STA 0+00-4+07.54



DESIGNED BY: DWH DATE: 04/20/2012 SHEET: 26
 DRAWN BY: DEJ REV:

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 SERIAL NO. 255583
 DATE: 6/05/2010

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 SERIAL NO. 235565 P.L.C.
 DATE: 8 APR 2022

PREPARED BY: WPH
 DRAWN BY: DEJ
 CHECKED BY: [blank]
 DATE: 14 APR 2022
 SHEET NO: 27

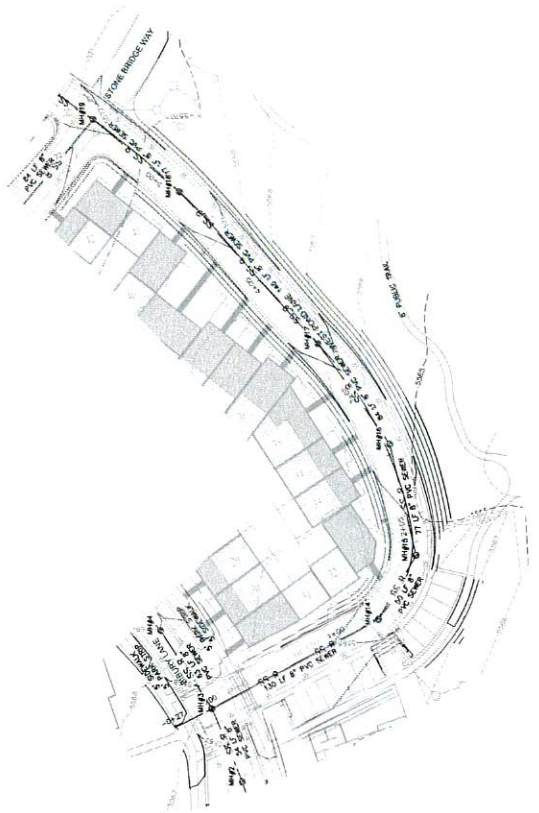
WEST FOND LANE - SEWER PLAN
 & PROFILE STA 0+00 - 5+94.50

THE VILLAGE
 LUSTER

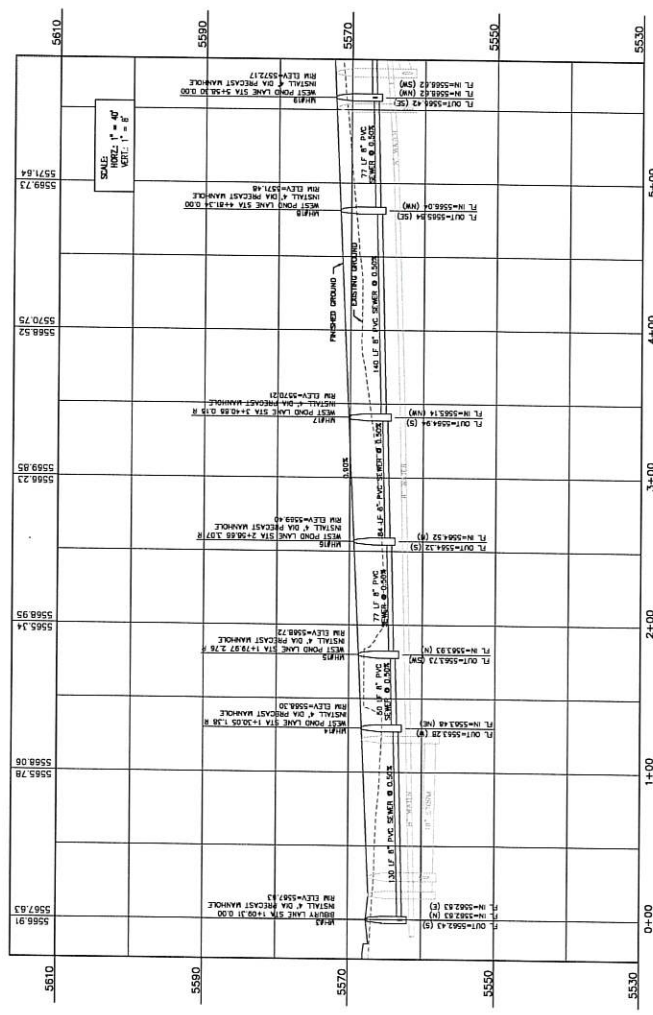
SCALE: 1"=40'



- BLUE STAKE NOTE:
- LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES.
 - BLUE STAKING OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL SEWER LATERALS ARE 4".
 - ALL SEWER IMPROVEMENTS SHALL MEET MINORITY STANDARDS AND SPECIFICATIONS.
- LEGEND
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN

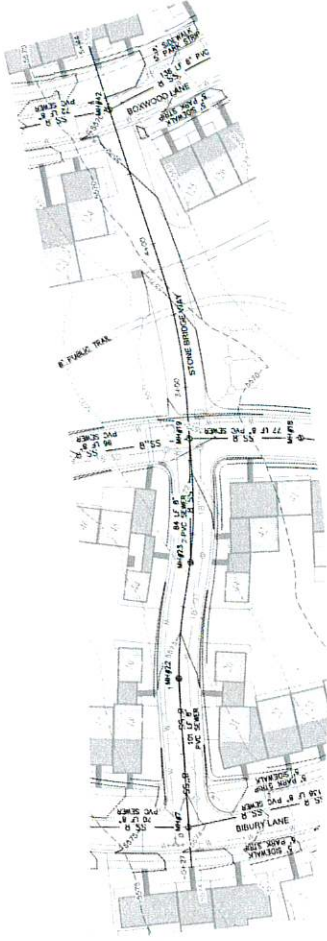


5572.08 EXISTING GROUND
 5571.71 EXISTING GROUND

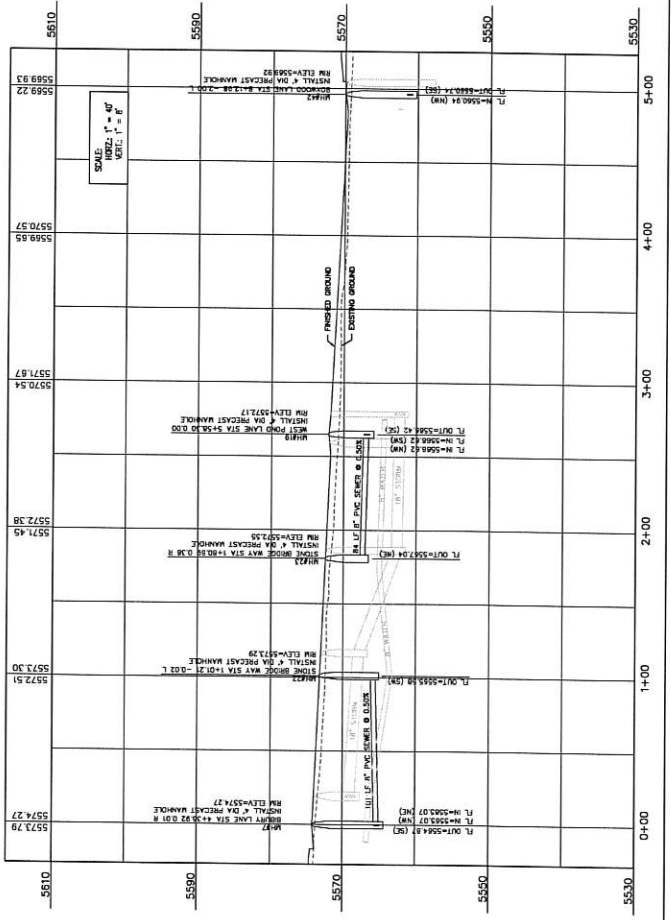


- BLUE STATE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
 - ALL SEWER LATERALS ARE 4" IN DIAMETER UNLESS OTHERWISE NOTED.
 - ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SPECIFICATIONS.

- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN



5575.71 EXISTING GROUND



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



DESIGNED BY: PDB
DRAWN BY: JFB
DATE: APR 2022
PROJECT NO: 2022-001

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SERIAL NO. 2022001
DATE: APR 2022

DATE: APR 2022
SHEET NO: 28

BLUE STAKE NOTE:
 ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES.
SEWER NOTES:
 ALL SEWER LATERALS ARE 4" DIA. UNLESS OTHERWISE NOTED.
 ALL SEWER MAINS ARE 12" DIA. UNLESS OTHERWISE NOTED.
 ALL SANITATION DISTRICT STANDARDS AND SPECIFICATIONS APPLY.

- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN

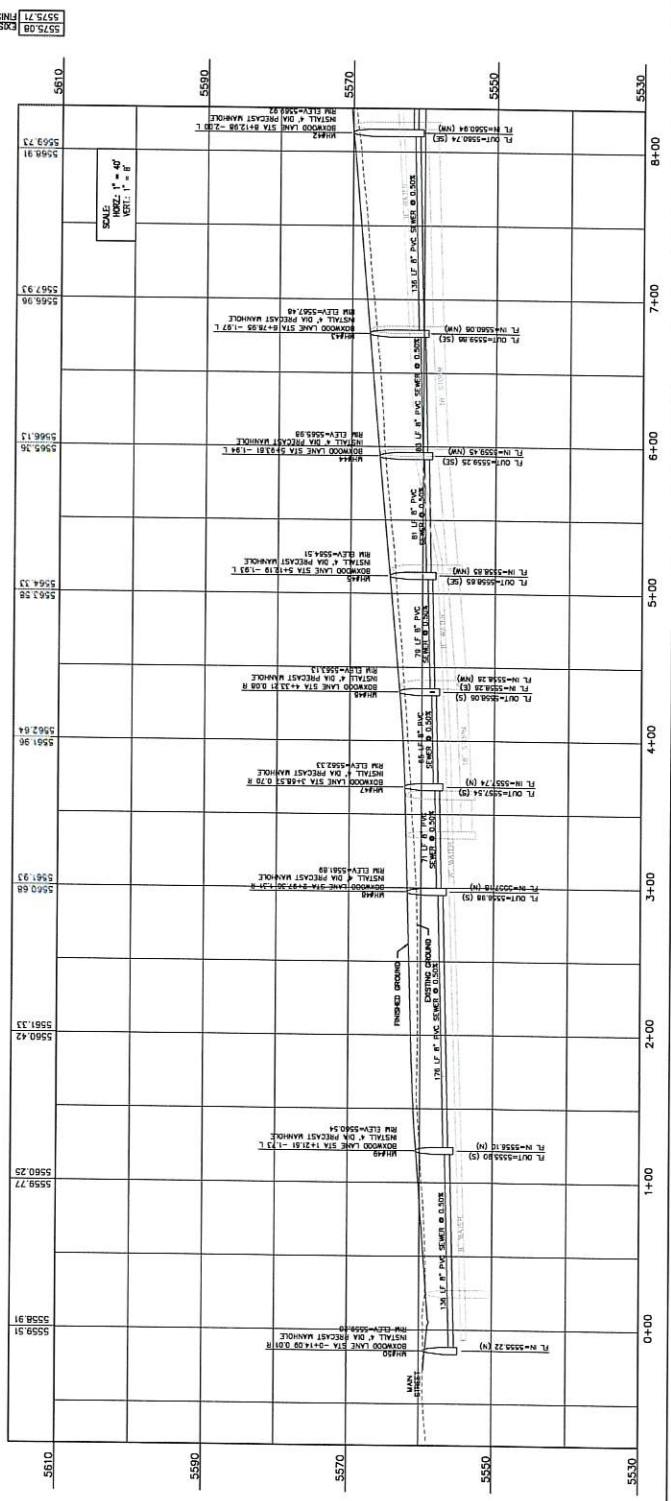


LUSTER
 THE VILLAGE
 BOXWOOD LANE SEWER PLAN &
 PROFILE STA 0+00 - 8+37



PREPARED BY: JACOB HARTZ
 DRAWN BY: DEJ
 SHEET NO. 29

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 SERIAL NO. 355885
 DATE: 8 APR 2022

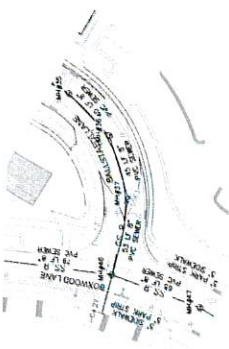


5575.71 EXISTING GROUND
 5575.08 EXISTING GROUND

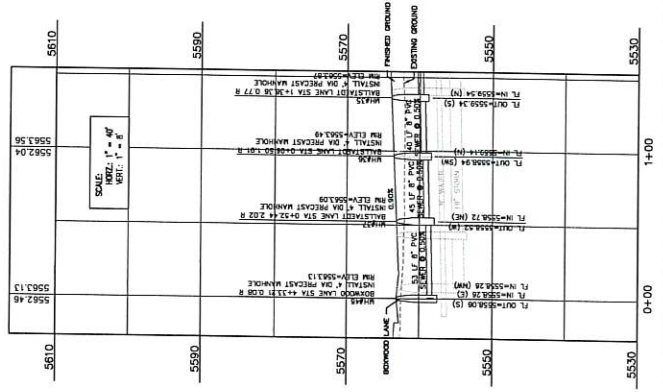
BLUE STAKE MARK LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE VERIFIED BY THE CONTRACTOR RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

SEWER NOTES: ALL SEWER WORK SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN



5573.08 EXISTING GROUND
5573.71 FINISHED GROUND



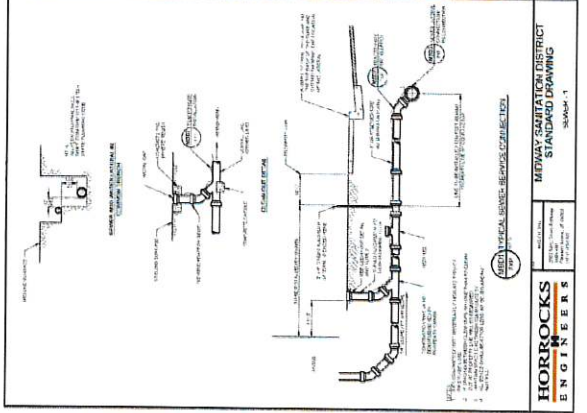
CLUSTER
THE VILLAGE
BALLSTADT LANE - SEWER PLAN
& PROFILE STA 0+00 - 1+43.54



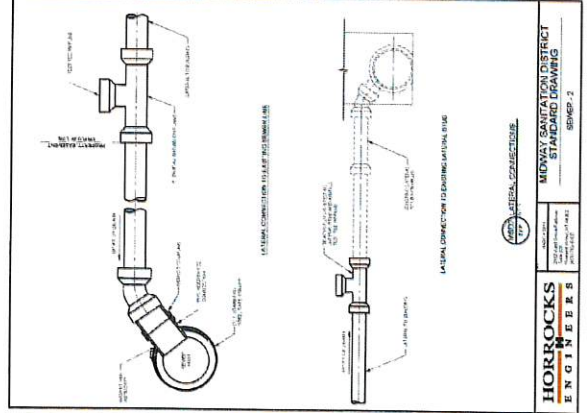
BERG ENGINEERING
340 E. Main St., Suite 204
P.O. Box 100
P.O. Box 100
P.O. Box 100
P.O. Box 100

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PAUL D. BERG, P.E.
SERIAL NO. 205563
DATE: 8 APR 2022

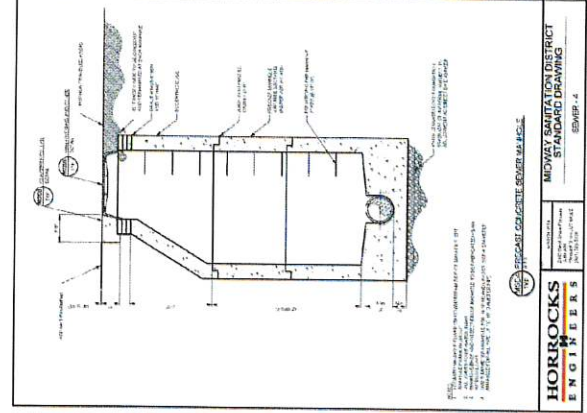
ISSUED BY: BERG
DESIGNED BY: BERG
DATE: 04/20/22
SHEET NO. 30



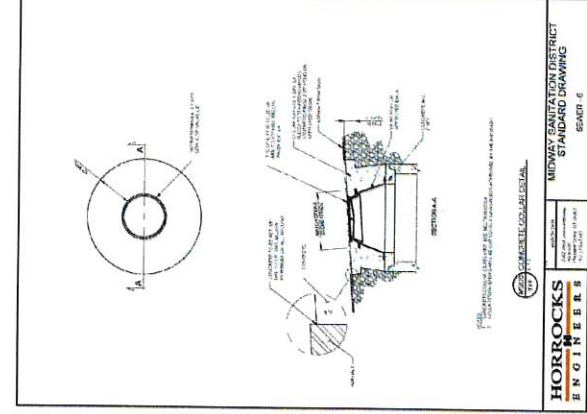
HORROCKS ENGINEERS
 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-1
 CONCRETE CURB AND SIDEWALK



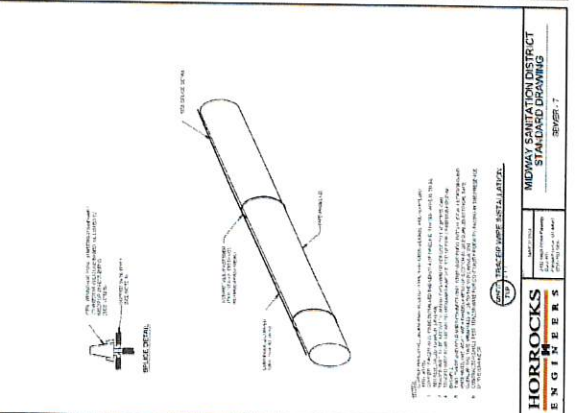
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 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-2
 MANHOLE CONNECTION TO SEWER PIPE



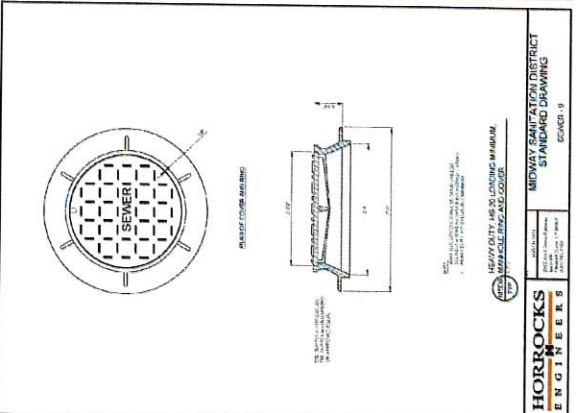
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 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-4
 CONCRETE CURB AND SIDEWALK



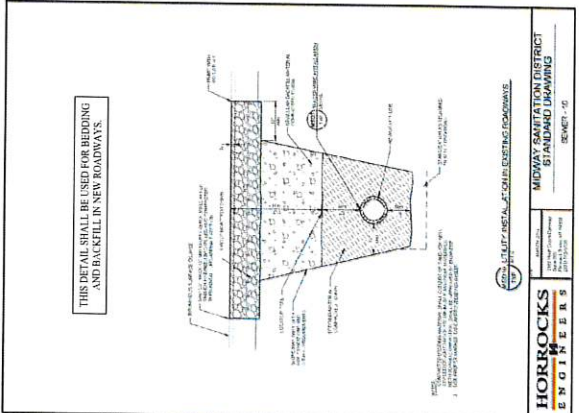
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 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-6
 CONCRETE CURB AND SIDEWALK



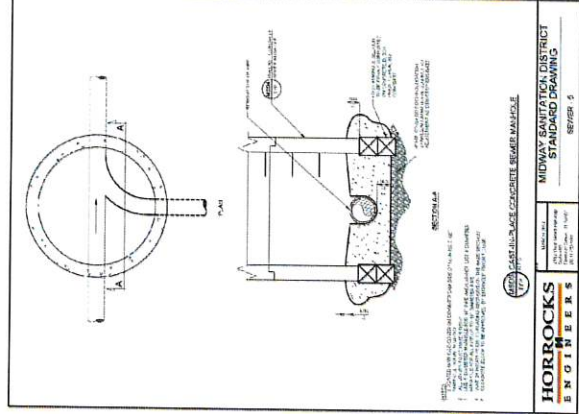
HORROCKS ENGINEERS
 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-7
 CONCRETE CURB AND SIDEWALK



HORROCKS ENGINEERS
 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-9
 CONCRETE CURB AND SIDEWALK



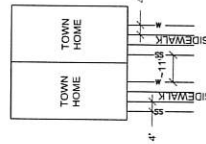
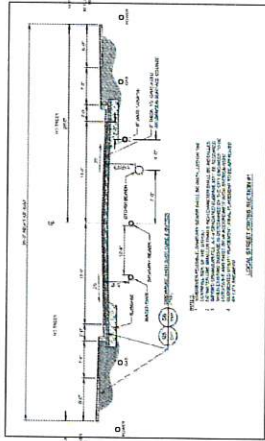
HORROCKS ENGINEERS
 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-10
 CONCRETE CURB AND SIDEWALK



HORROCKS ENGINEERS
 MIDWAY SANITATION DISTRICT
 STANDARD DRAWING
 SEWER-5
 CONCRETE CURB AND SIDEWALK

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

BLUE STAKE NOTE:
 EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INACCURATE. THE USER IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
WATER NOTES:
 ALL WATER IMPROVEMENTS SHALL MEET MINWAY CITY STANDARDS AND SPECIFICATIONS AS ADOPED IN JULY 2008.
 ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.



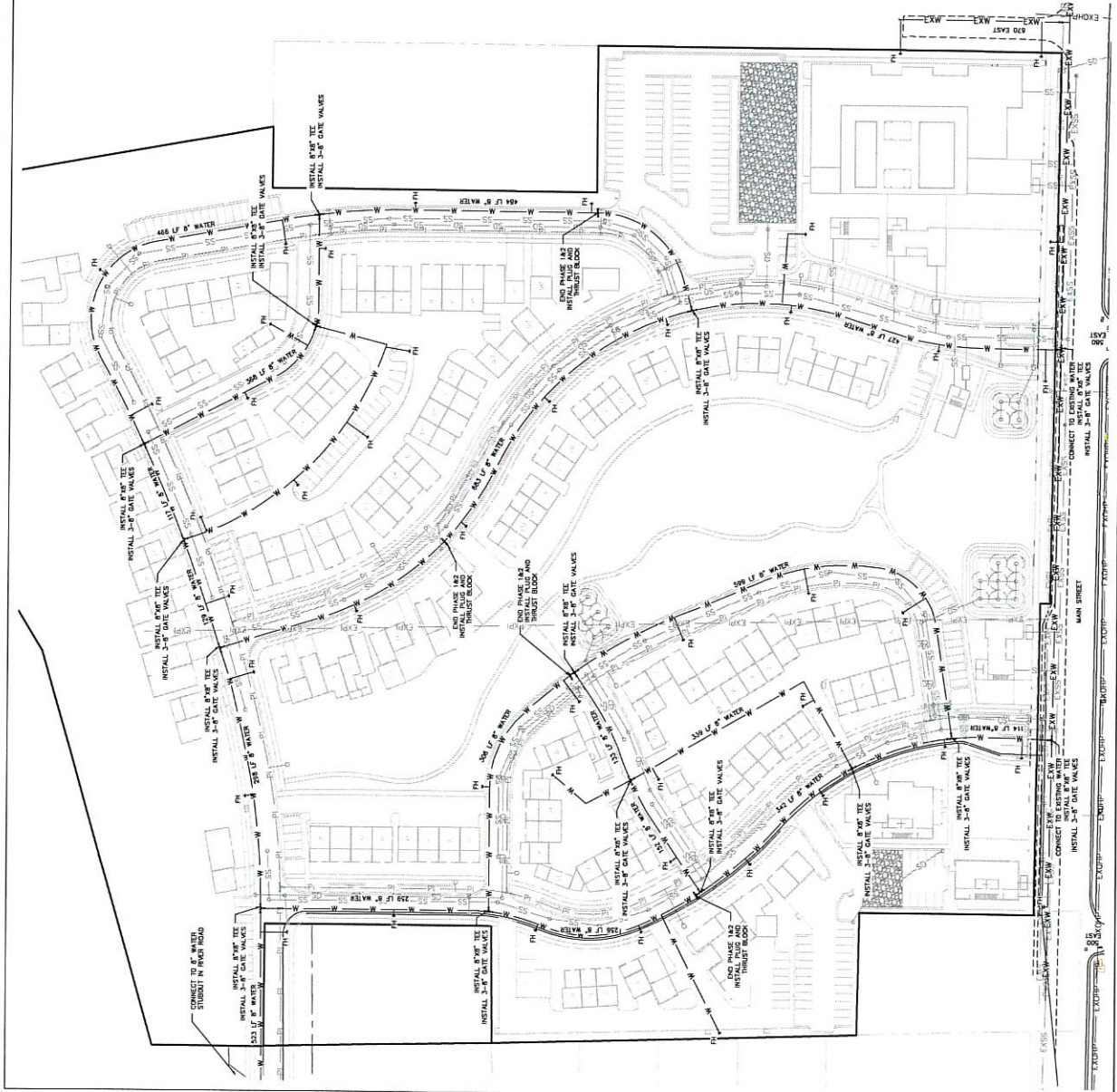
TYPICAL UTILITY DETAIL

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 PAUL S. BORG, P.E.
 DATE: 6 APR 2012

LISTED
 THE VILLAGE
OVERALL WATER PLAN

DESIGN BY: PBR DATE: 6 APR 2012 SHEET NO. 32
 DRAWN BY: JEB REV.

SCALE: 1"=60'

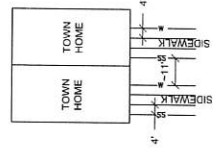
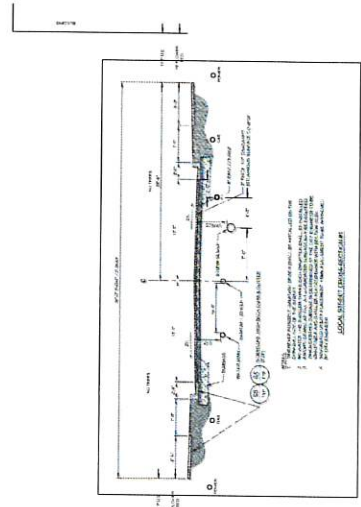


LEGEND

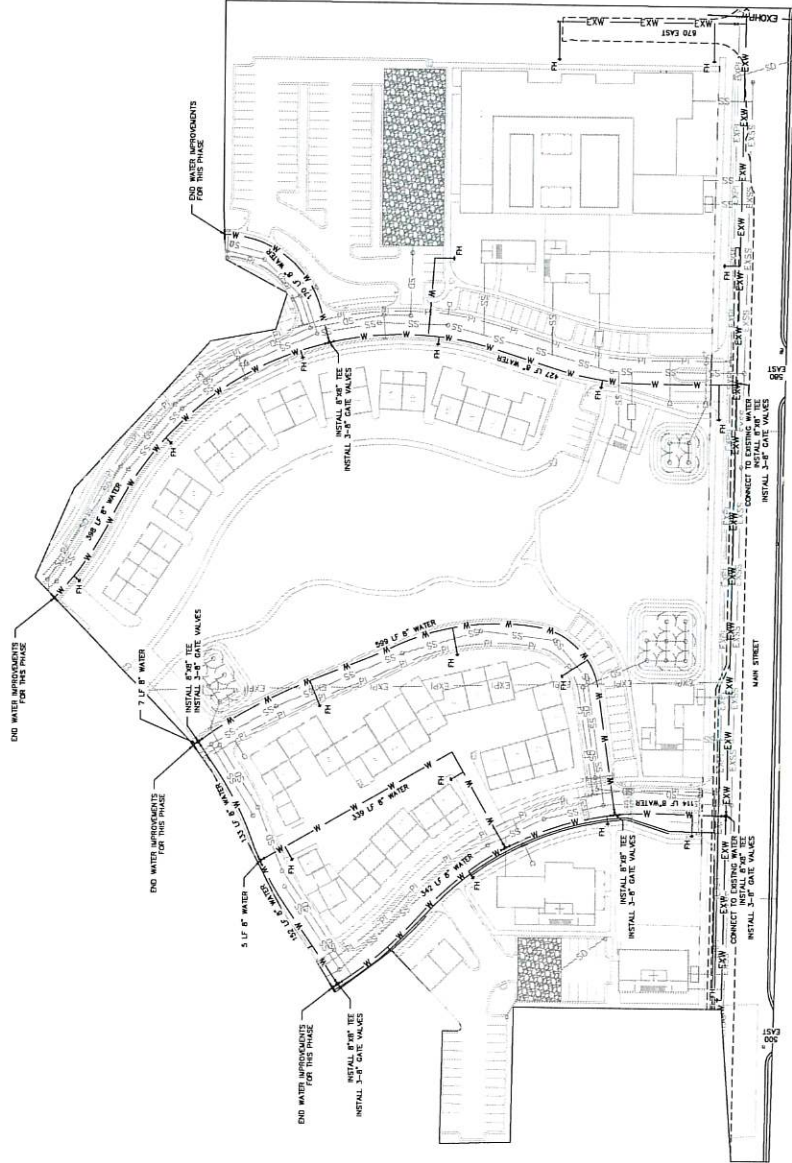
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PRESSURIZED IRRIGATION
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

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

MAINTENANCE NOTES: IMPROVEMENTS SHALL MEET MINNAPOLIS CITY STANDARDS AND SPECIFICATIONS AS ADOPTED IN JULY 2011. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.



TYPICAL UTILITY DETAIL



SCALE: 1"=60'

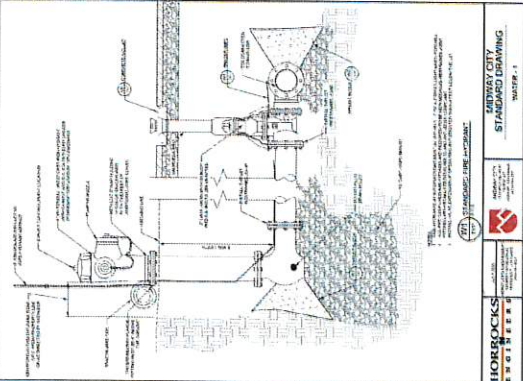
LISTED
 THE VILLAGE
PHASE 1 & 2 WATER PLAN



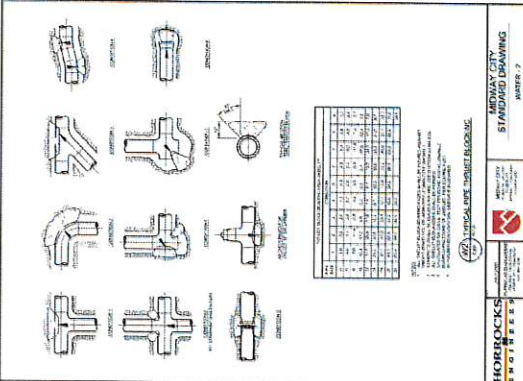
BERG ENGINEERING
 10000 Highway 101, Suite 204
 Minneapolis, MN 55426
 PH: 612.557.9749

DESIGNED BY: PBR
 DRAWN BY: DJF
 DATE: 6 APR 2012
 SHEET
33

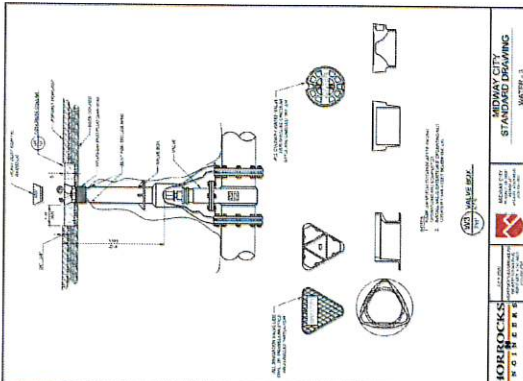
THE CONTRACTOR IS TO BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES UNLESS SHOWN AND VALID.
 PAUL D. BERG, P.E.
 LICENSE NO. 239058
 DATE: 11/12/2011



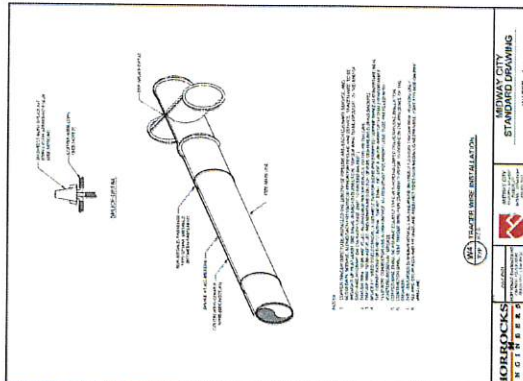
HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1100
MIDWAY CITY STANDARD DRAWING WATER-1



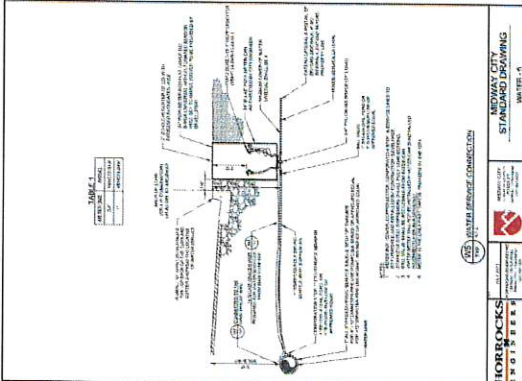
HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1100
MIDWAY CITY STANDARD DRAWING WATER-7



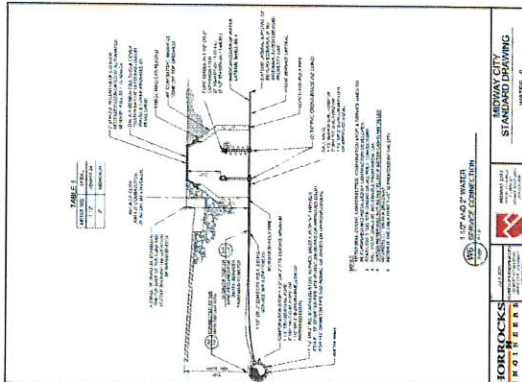
HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1100
MIDWAY CITY STANDARD DRAWING WATER-3



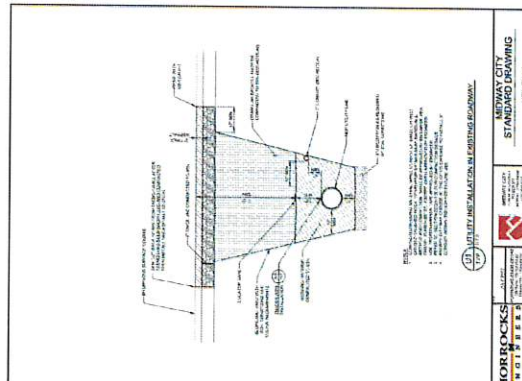
HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1100
MIDWAY CITY STANDARD DRAWING WATER-4



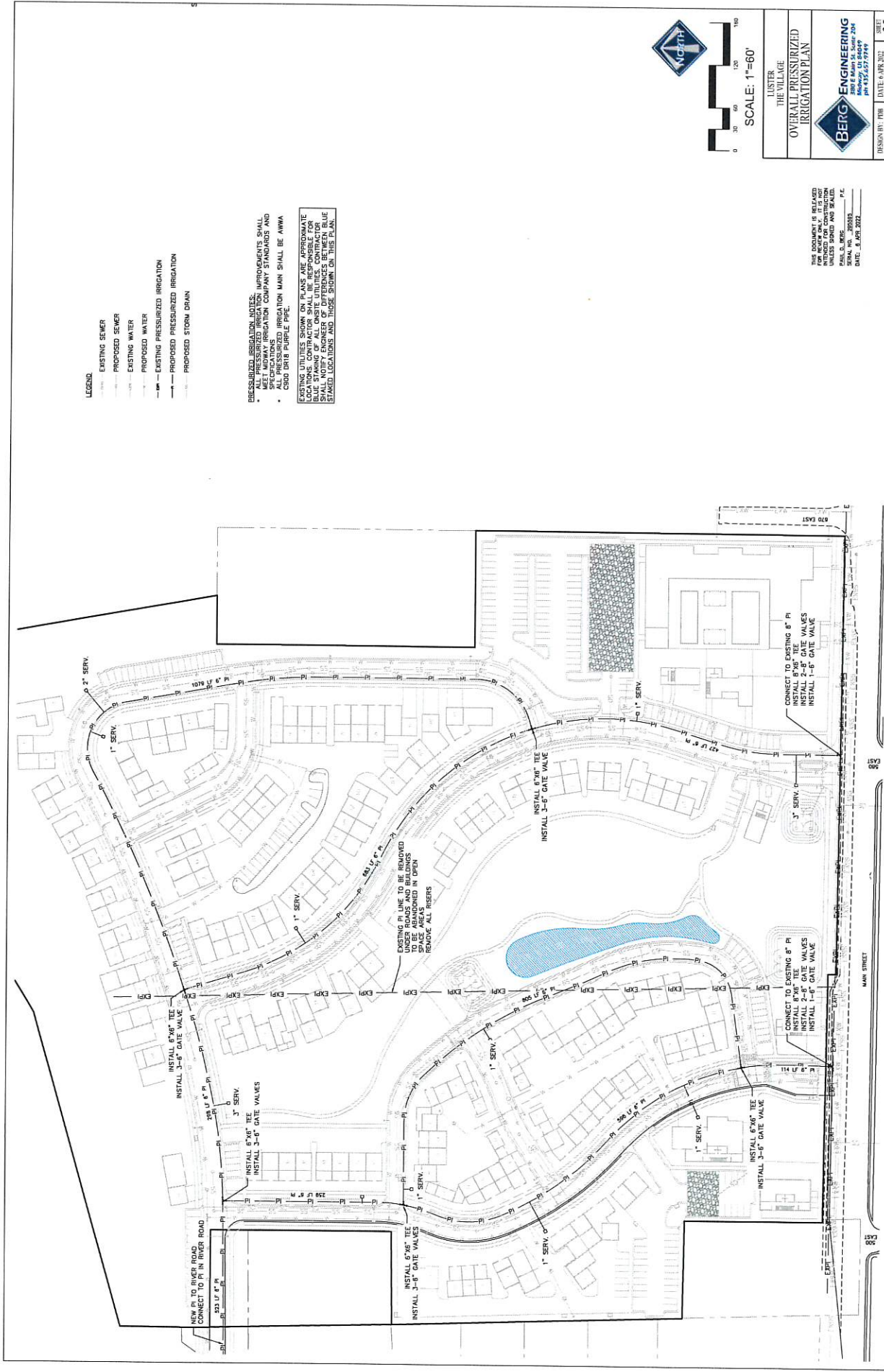
HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1100
MIDWAY CITY STANDARD DRAWING WATER-5



HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1100
MIDWAY CITY STANDARD DRAWING WATER-6



HORROCKS ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 (303) 733-1100
MIDWAY CITY STANDARD DRAWING WATER-1



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

PRESSURIZED IRRIGATION NOTES:

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
- ALL PRESSURIZED IRRIGATION MAIN SHALL BE AWMA CLASS B100 POLYPIPE.

EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITIES BY EXCAVATION AND BLUE STAKING OF ALL EXISTING UTILITIES. CONTRACTOR SHALL VERIFY ALL UTILITIES BY EXCAVATION AND BLUE STAKING. LOCATIONS AND DEPTHS SHOWN IN THESE PLANS.

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 SERIAL NO. 2023033 P/L
 DATE: 8 APR 2022



LUSTER
 THE VILLAGE
 OVERALL PRESSURIZED
 IRRIGATION PLAN



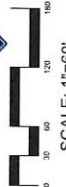
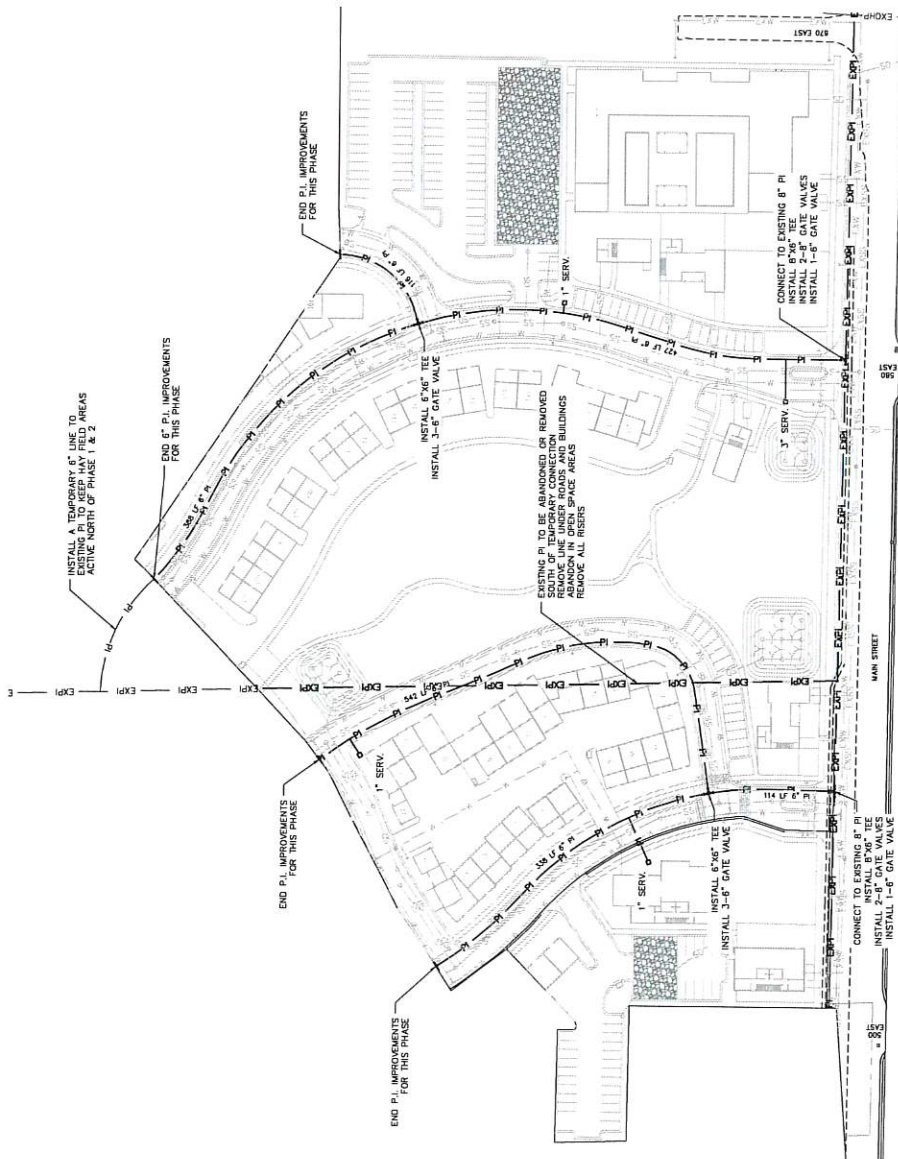
DESIGN BY: TBM
 DRAWN BY: DBS
 DATE: 6 APR 2022
 REV: 1

- 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 SPECIFICATIONS AND IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
- PRESSURIZED IRRIGATION MAIN SHALL BE AWWA C900 DR18 PUPPLE PVC.

CONTRACTOR SHALL SHOW ON PLANS APPROXIMATE LOCATIONS OF ALL CHUTE UTILITIES. CONTRACTOR SHALL STAKE ALL UTILITIES AND INDICATE ALL BLUE STAKED LOCATIONS AND THOSE SHOWN ON THIS PLAN.



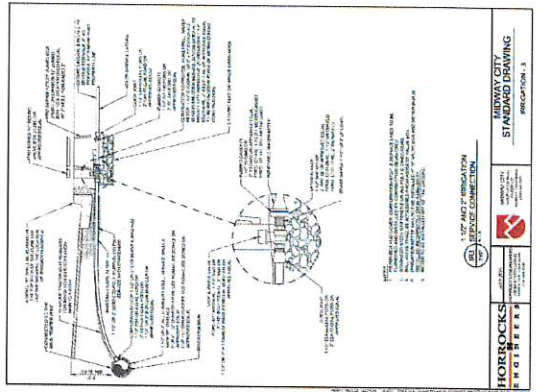
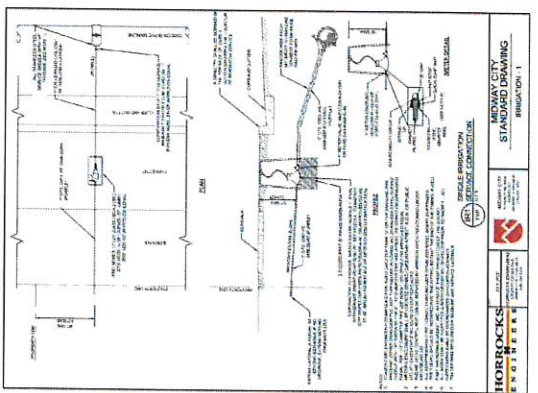
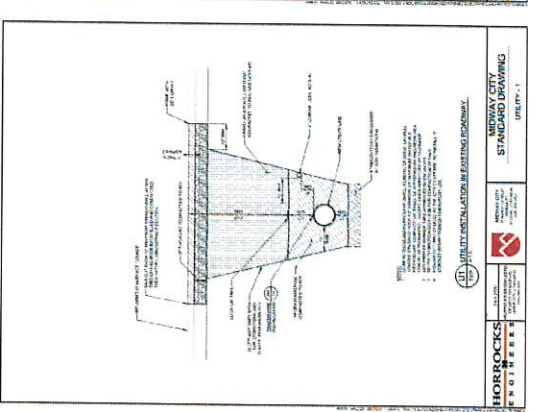
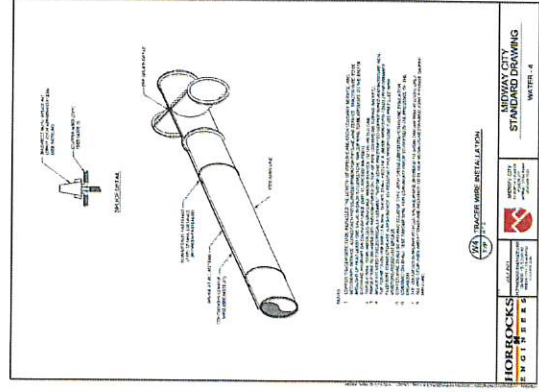
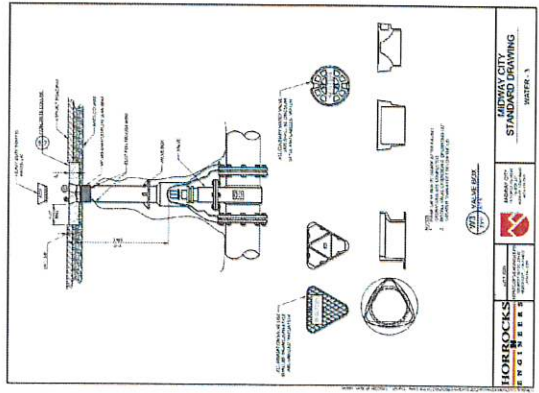
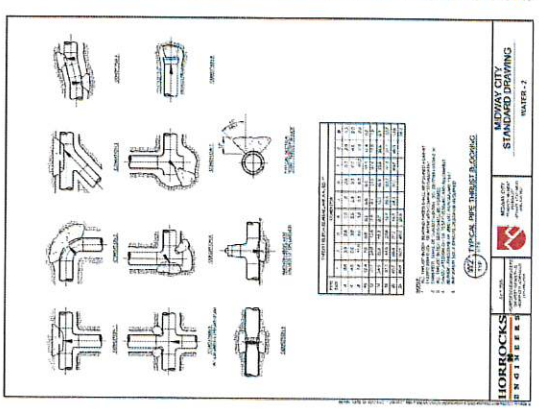
LINSTER
THE VILLAGE
PHASE 1&2 PRESSURIZED
IRRIGATION PLAN



DESIGN BY: TBM
DRAWN BY: JED
DATE: 6 APR 2012
REV: 1

SHEET
30

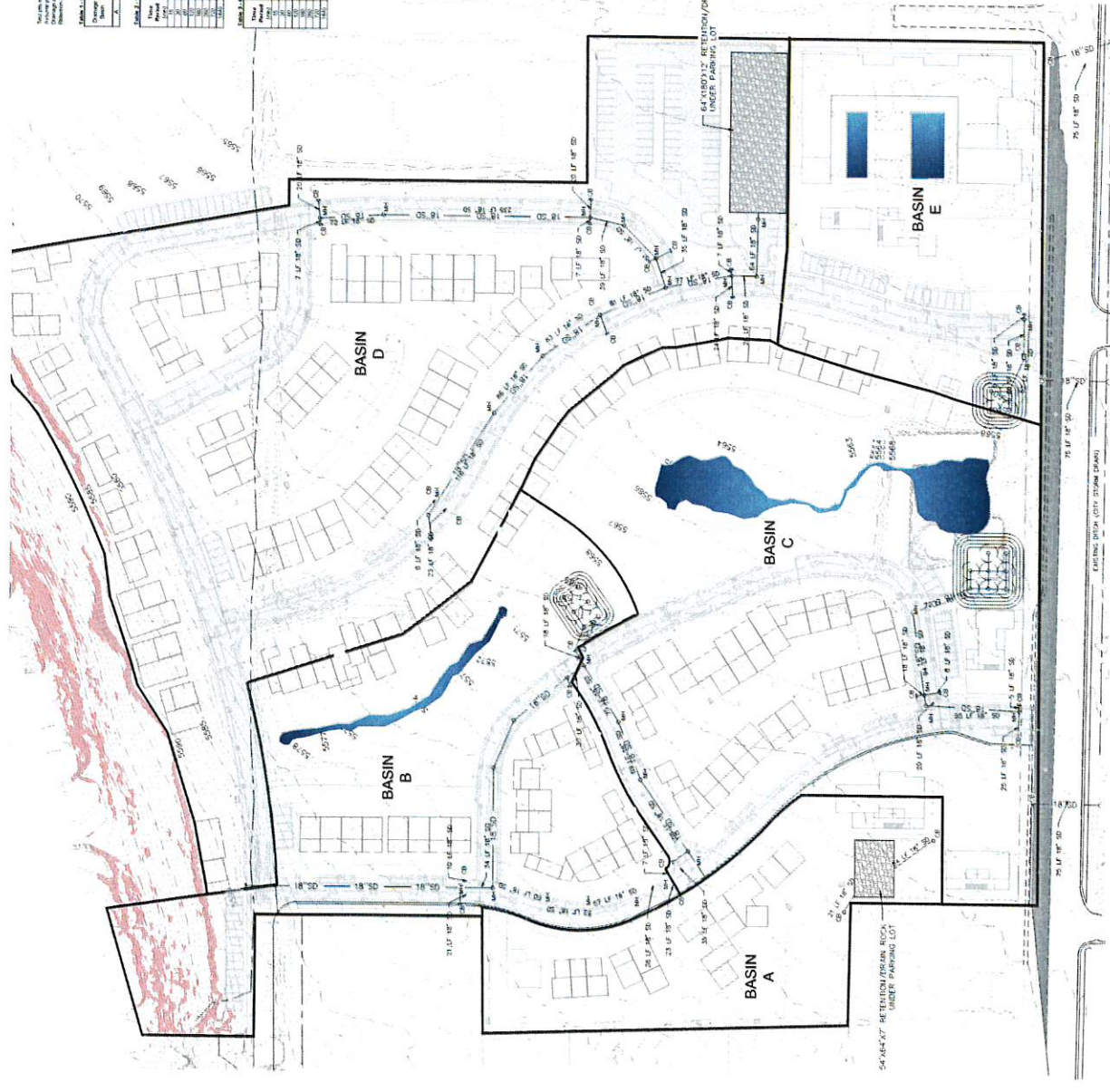
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INTENDED FOR CONSTRUCTION
UNLESS NOTED OTHERWISE.
SERIAL NO. 200205 P.L.
DATE: 4 APR 2012



LUSTER
 THE VILLAGE
 PRESSURIZED IRRIGATION
 CONSTRUCTION DETAILS

BERG ENGINEERING
 10000 S. RAYBURN AVE.
 DENVER, CO 80231
 PH: 303.427.7744

DESIGNER: PBR DATE: APR. 2022 SHEET
 DRAWING: IDB REV: 37



Notes: 1. All storm basins shall be designed to meet the minimum design criteria of 1" of storage. 2. All storm basins shall be designed to meet the minimum design criteria of 1" of storage. 3. All storm basins shall be designed to meet the minimum design criteria of 1" of storage.

Table 1. Storm Basin Design Data for Basin A

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 2. Storm Basin Design Data for Basin B

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 3. Storm Basin Design Data for Basin C

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 4. Storm Basin Design Data for Basin D

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 5. Storm Basin Design Data for Basin E

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Notes: 1. All storm basins shall be designed to meet the minimum design criteria of 1" of storage. 2. All storm basins shall be designed to meet the minimum design criteria of 1" of storage. 3. All storm basins shall be designed to meet the minimum design criteria of 1" of storage.

Table 6. Storm Basin Design Data for Basin A

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 7. Storm Basin Design Data for Basin B

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 8. Storm Basin Design Data for Basin C

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 9. Storm Basin Design Data for Basin D

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

Table 10. Storm Basin Design Data for Basin E

Item	Value
Design Storm	1.5" (0.0381 m)
Design Rainfall Intensity	0.15 in/hr (3.81 mm/hr)
Design Storm Depth	0.225 in (5.715 mm)
Design Storm Duration	1.5 hr
Design Storm Peak	0.075 in/hr (1.905 mm/hr)
Design Storm Base	0.025 in/hr (0.635 mm/hr)
Design Storm Total	0.300 in (7.62 mm)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)
Design Storm Peak Rate	0.075 in/hr (1.905 mm/hr)
Design Storm Base Rate	0.025 in/hr (0.635 mm/hr)
Design Storm Total Rate	0.100 in/hr (2.54 mm/hr)

LEGEND

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

BLUE STAINING NOTE

- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE POSSIBLE FOR BLUE STAINING OF UTILITIES.
- STORM DRAIN NOTES:
- ALL STORM DRAIN CONSTRUCTION TO MEET JULY 2020 EDITION.
- REGULATIONS AS ADOPTED IN JULY 2020 EDITION.

SCALE: 1"=60'

NORTH

OVERALL STORM DRAIN PLAN

BERG ENGINEERING
 1000 W. 10th Street
 Suite 100
 Denver, CO 80202
 PHONE: 303.733.8888
 FAX: 303.733.8889
 WWW: BERG-ENG.COM

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 6/10/2021

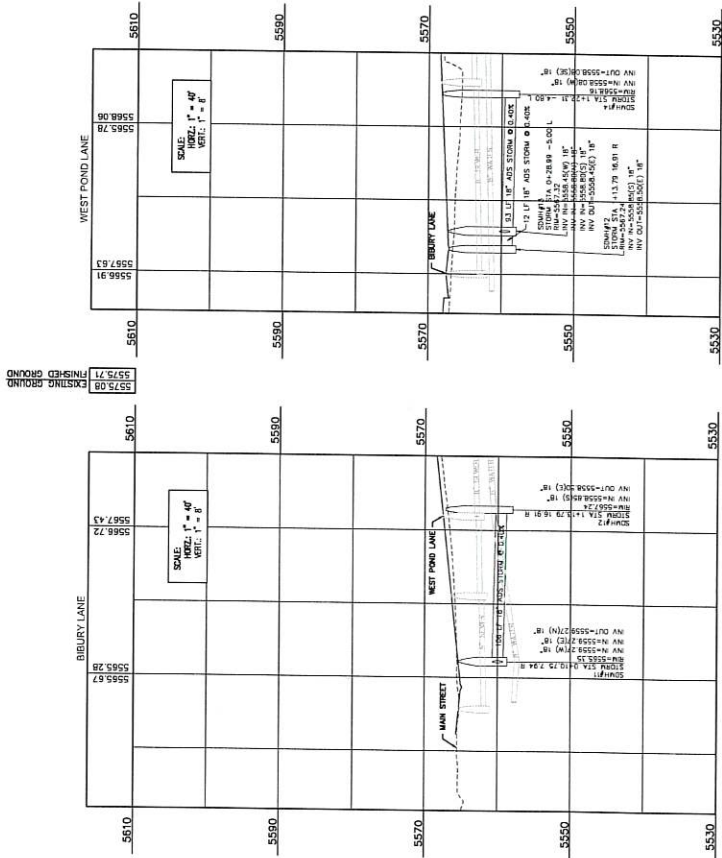
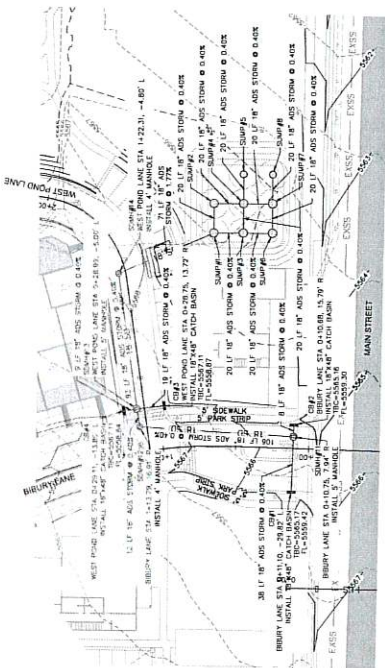
38

BLUE STAINING NOTE:
 EXISTING UTILITIES SHOWN ON
 PLAN ARE APPROXIMATE AND MAY BE
 INCOMPLETE. THE USER IS RESPONSIBLE FOR
 BLUE STAINING 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

SUMP	NORTHING	EASTING	RM	FLOWLINE	INVERT	DEPTH
SUMP#1	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#2	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#3	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#4	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#5	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#6	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#7	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#8	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#9	6248.38	10543.09	5581.00	5548.82	5551.00	10'
SUMP#10	6248.38	10543.09	5581.00	5548.82	5551.00	10'



LISTER
 THE VILLAGE
 BIRBURY LANE / WEST POND LANE
 STORM DRAIN PLAN & PROFILE



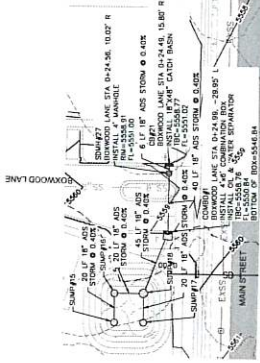
DESIGNED BY: PDB	DATE: MAR 2012	SHEET
DRAWN BY: JLD	REV:	39

THIS DOCUMENT IS RELEASED
 INTO THE PUBLIC DOMAIN FOR
 REVISIONS AND SHOULD BE
 RECALCULATED AND RESEALED.
 SERIAL NO. 255585
 DATE: 8 APR 2012

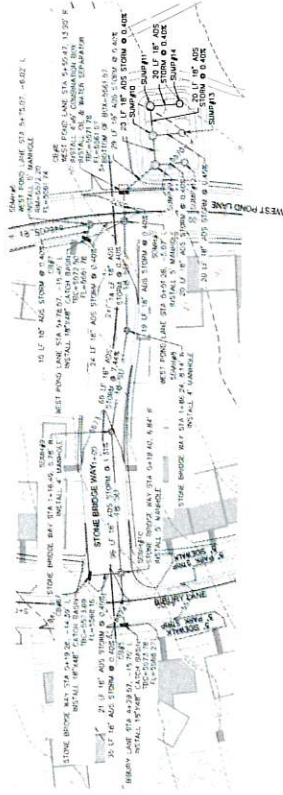
BLUE STAKE NOTE:
 * LOCATION OF EXISTING UTILITIES SHOWN ON
 PLAN ARE APPROXIMATE AND MAY BE
 BLUE STAKING OF UTILITIES.
 * ALL STORM DRAIN CONSTRUCTION TO MEET
 MINNAPOLIS CITY STANDARDS.

SUMP	NORTHING	EASTING	RM	FLOWLINE	10' SUMP	15' SUMP
SUMP#1	6887.30	10505.52	5567.00	5561.46	5557.00	10'
SUMP#2	6828.80	10524.85	5567.00	5561.38	5557.00	10'
SUMP#3	6851.10	10517.25	5567.00	5561.38	5557.00	10'
SUMP#4	6874.20	10545.80	5567.00	5561.23	5557.00	10'

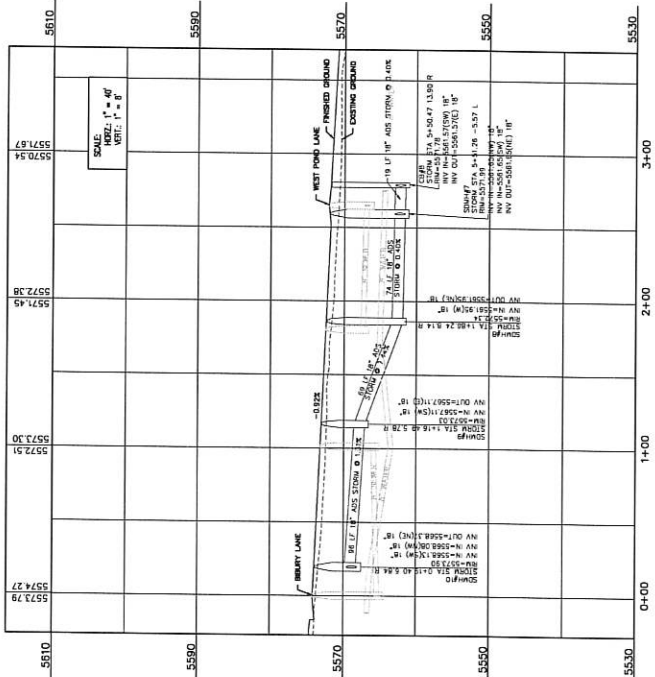
LEGEND	RM	FLOWLINE	10' SUMP	15' SUMP
EXISTING SEWER	---	---	---	---
PROPOSED 8" SEWER	---	---	---	---
EXISTING 8" WATER	---	---	---	---
PROPOSED 8" WATER	---	---	---	---
EXISTING PRESSURIZED IRRIGATION	---	---	---	---
PROPOSED PRESSURIZED IRRIGATION	---	---	---	---
PROPOSED STORM DRAIN	---	---	---	---



SUMP	NORTHING	EASTING	RM	FLOWLINE	10' SUMP	15' SUMP
SUMP#15	6506.38	10735.10	5557.00	5550.50	5547.00	10'
SUMP#16	6508.38	10724.87	5557.00	5550.58	5547.00	10'
SUMP#17	6488.38	10774.87	5557.00	5550.86	5547.00	10'



5575.71 FINISHED GROUND
 5575.08 EXISTING GROUND



LUSTER
 THE VILLAGE
 STONE BRIDGE WAY - STORM DRAIN
 PLAN & PROFILE

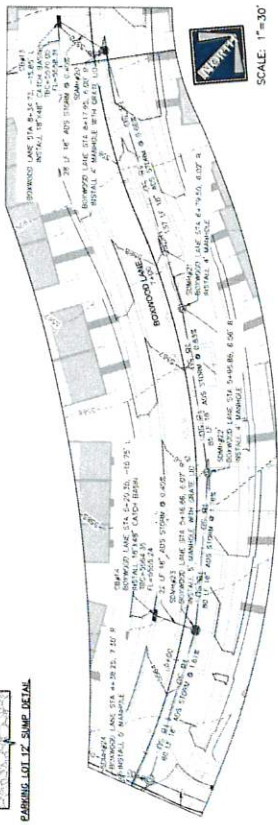
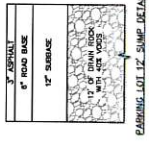


THIS DOCUMENT IS RELEASED
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 OTHERWISE.
 SERIAL NO. 255595
 DATE: 8 APR 2002

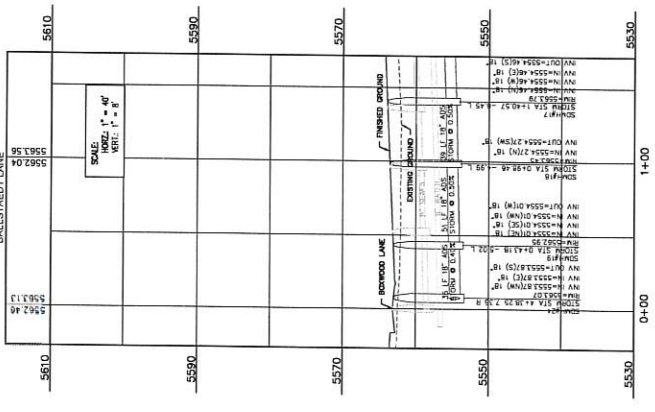
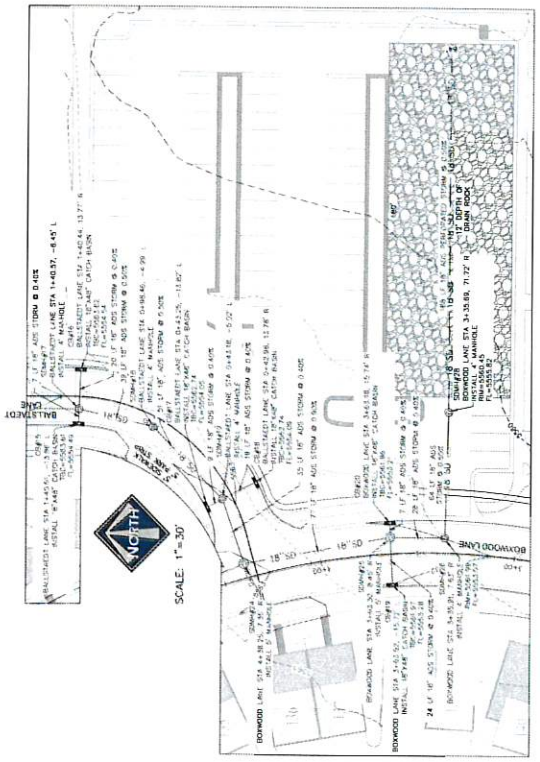
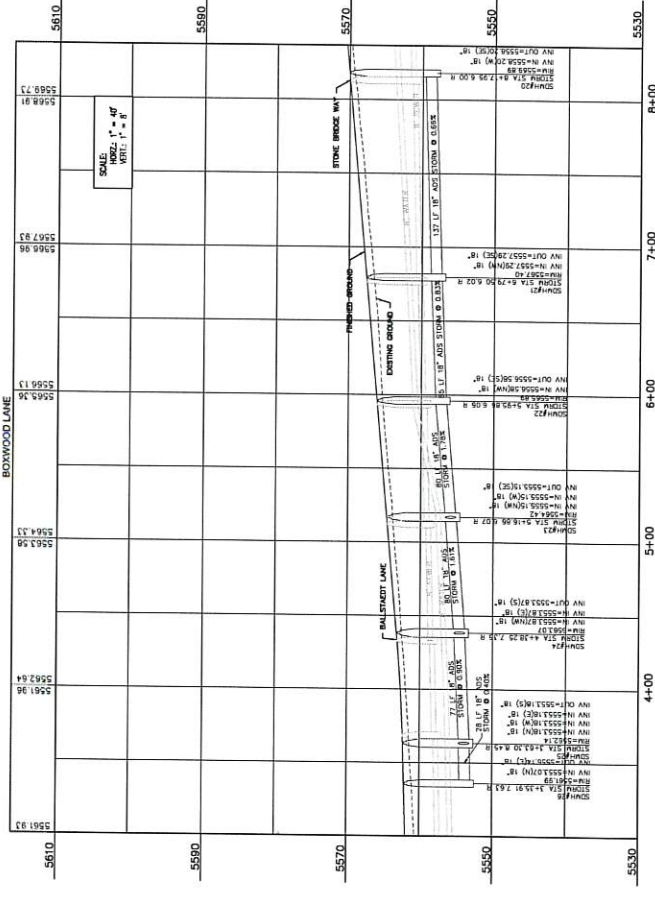
DESIGN BY	DATE	DATE	REV.	NO.
DRW/VT/BD	APR 2002			40

BLUE STAKE NOTE:
 LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION AND DEPTH OF UTILITIES. ALL STORM DRAIN CONSTRUCTION TO MEET CITY STANDARDS.

- LEGEND**
- EXISTING SEWER
 - PROPOSED 8" SEWER
 - EXISTING 8" WATER
 - PROPOSED 8" WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN



5575.71	5575.00	5574.29	5573.58	5572.87	5572.16	5571.45	5570.74	5570.03	5569.32	5568.61	5567.90	5567.19	5566.48	5565.77	5565.06	5564.35	5563.64	5562.93	5562.22	5561.51	5560.80	5560.09	5559.38	5558.67	5557.96	5557.25	5556.54	5555.83	5555.12	5554.41	5553.70	5552.99	5552.28	5551.57	5550.86	5550.15	5549.44	5548.73	5548.02	5547.31	5546.60	5545.89	5545.18	5544.47	5543.76	5543.05	5542.34	5541.63	5540.92	5540.21	5539.50	5538.79	5538.08	5537.37	5536.66	5535.95	5535.24	5534.53	5533.82	5533.11	5532.40	5531.69	5530.98	5530.27	5529.56	5528.85	5528.14	5527.43	5526.72	5526.01	5525.30	5524.59	5523.88	5523.17	5522.46	5521.75	5521.04	5520.33	5519.62	5518.91	5518.20	5517.49	5516.78	5516.07	5515.36	5514.65	5513.94	5513.23	5512.52	5511.81	5511.10	5510.39	5509.68	5508.97	5508.26	5507.55	5506.84	5506.13	5505.42	5504.71	5504.00	5503.29	5502.58	5501.87	5501.16	5500.45	5500.00
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FOR RECORD ONLY - THIS IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS.



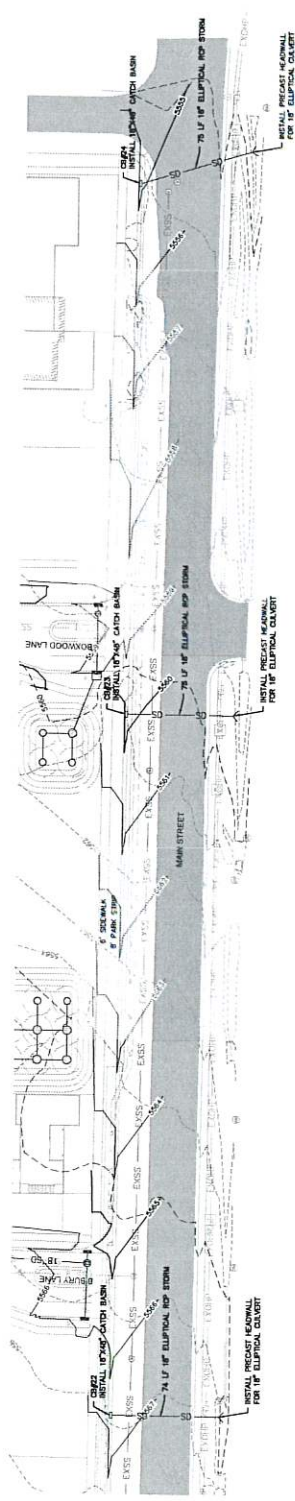
LUSTER
 THE VILLAGE
 BOXWOOD BALLSTADI LANE -
 STORM DRAIN PLAN & PROFILE



DESIGNER: JWB	DATE: APR 2012	SHEET: 41
DRAWN BY: DEE	REV:	

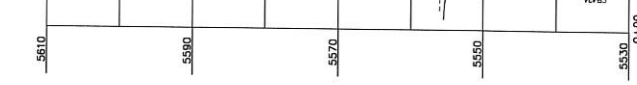
BLUE ACTIVE LINE
 * LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
 * STORM DRAIN SYSTEM NOTE: CONSTRUCTION TO MEET MIDWAY CITY STANDARDS.

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



- STANDARD NOTES:**
1. THE RIGHT OF WAY SHALL BE MAINTAINED IN AND OR RESPECT THE ACCESS TO A RIGHT OF WAY RIGHT OUT AT ALL TIMES.
 2. WORK ON THE RIGHT OF WAY SHALL BE RESTRICTED FROM 08:00 HRS TO 18:00 HRS, 7 DAYS A WEEK, UNLESS OTHERWISE NOTED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 8. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 9. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
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 13. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 14. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 15. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 16. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 17. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

EAST CULVERT SECTION



MIDDLE CULVERT SECTION



WEST CULVERT SECTION

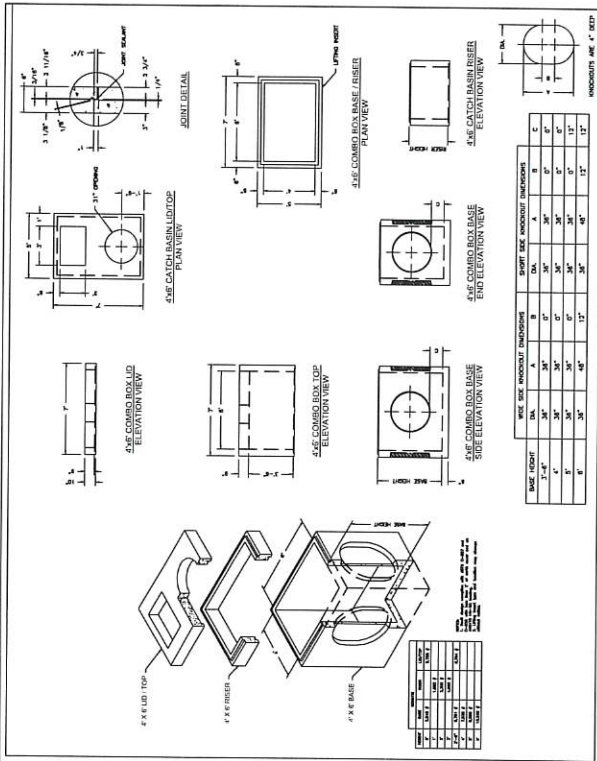


THE VILLAGE
 MAIN STREET CULVERTS - STORM DRAIN PLAN & PROFILE

BERG ENGINEERING
 380 E. Main St., Suite 204
 Paul, IA 50240
 Phone: 515.281.7949
 Fax: 515.281.7949

DESIGN BY: PBR
 DRAWN BY: BEJ
 DATE: APR 2012
 REV: 42

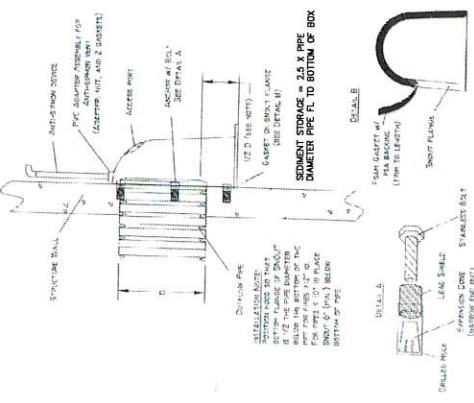
FOR INFORMATION OF THE USER, THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE UTILITIES SHOWN ON THIS PLAN AND PROFILE. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



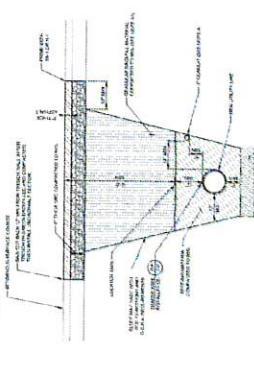
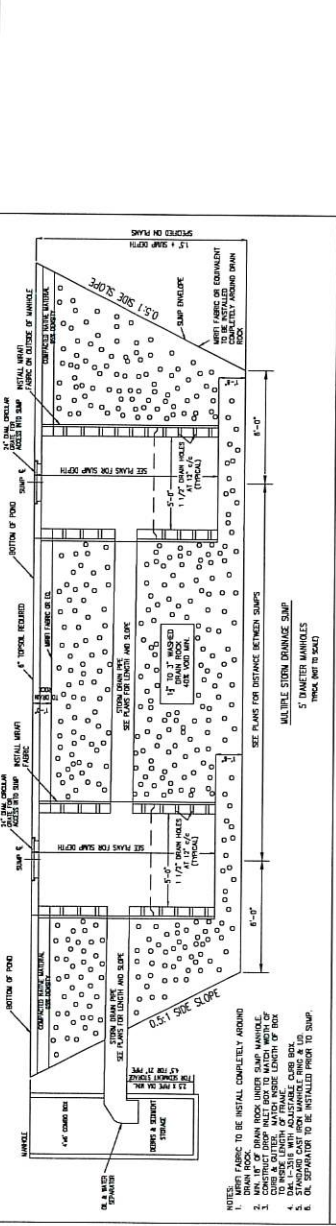
THE VILLAGE
STORM DRAIN
CONSTRUCTION DETAILS

BERG ENGINEERING
 DESIGN BY: FRB DATE: 6 APR 2012
 DRAWN BY: FRB REV: 43

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



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



STORM DRAIN NOTES:

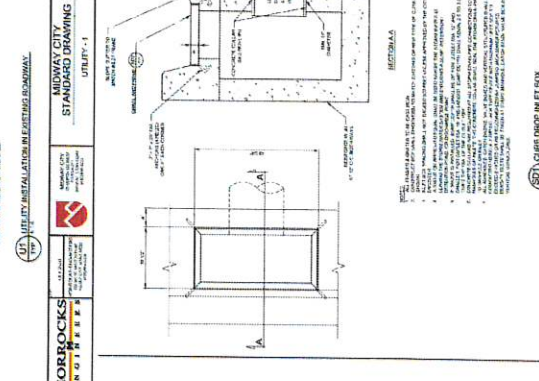
1. ALL STORM DRAIN CONSTRUCTION SHALL COMPLY WITH MIDWAY CITY STANDARDS AND SPECIFICATIONS AND WITH THESE PLANS.
2. REFER TO STORM DRAIN PLAN AND PROFILE SHEETS FOR COORDINATES AND/OR STANDING FOR CATCH BASINS AND SUMPS WITHIN THE PROJECT.
3. SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL ON THIS SHEET.
4. CONTRACTOR TO REFER TO PLANS FOR REQUIRED SUMP DEPTH. ALL SUMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL ON THIS SHEET.
5. ALL SUMP FILTER FABRIC SHALL BE A MINIMUM OF MIRA-FI 140N OR ENGINEER APPROVED EQUIVALENT.
6. ALL 18" SNOUT OIL AND WATER SEPARATOR OR EQUIVALENT SHALL BE INSTALLED IN THE CATCH BASIN BEFORE EACH SUMP.
7. 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.

UTILITY INSTALLATION IN EXISTING REMOVAL

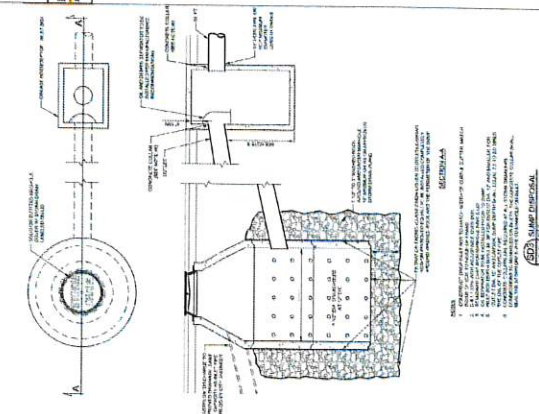
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.

2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.

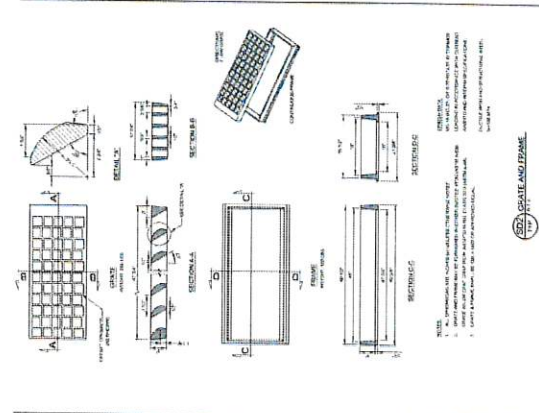
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.



HORROCKS ENGINEERS
 MIDWAY CITY STANDARD DRAWING
 STORM DRAIN - 1



HORROCKS ENGINEERS
 MIDWAY CITY STANDARD DRAWING
 STORM DRAIN - 3



HORROCKS ENGINEERS
 MIDWAY CITY STANDARD DRAWING
 STORM DRAIN - 2

Exhibit B

Exhibit B, Water Board Recommendation

Water Requirements	Commercial										Residential			Irrigation		Project							
	Total Buildings (sq ft)	Office (employees)	Water Use Code (gpd)	Midway Adjustm (Factor)	Required Water Rights for Office (acre-feet)	Retail (toilet room)	Water Use per State Code (gpd)	Midway Adjustm (Factor)	Water Rights Required for Retail (acre-feet)	Restaurants (seats)	Water Use per State Code (gpd)	Midway Adjustm (Factor)	Required Water Rights for Restaurants (acre-feet)	Spa Club, Gym and Pool (person)	Water Use per State Code (gpd)		Midway Adjustm (Factor)	Required Water Rights for Spa Club, Gym and Pool (acre-feet)	Residential Water Use (homes)	Water Rights inside Use (acre-feet)	Irrigated Area (acres)	Water Rights for Irrigation Use (acre-feet)	Total Required Water Rights (acre-feet)
Restaurant	11,605																						
Office	7,586	76	15	1.77	2.26		4	500	1.77	3.97	299	10	1.77		299	10	1.77	5.93					5.93
Retail	5,300																						2.26
Gym																							2.26
Pool	41,788																						3.97
Residential Irrigation	336,050																	143	0.8	114.4	11.09	3	114.4
	483,080																						33.27
Project Total					2.26				3.97								6.77			114.4		33.27	166.59

Exhibit C

Typical Building Rendering: Commercial/Residential



Sketch
2000

Typical Building Rendering: Commercial/Residential



Typical Building Rendering: Residential

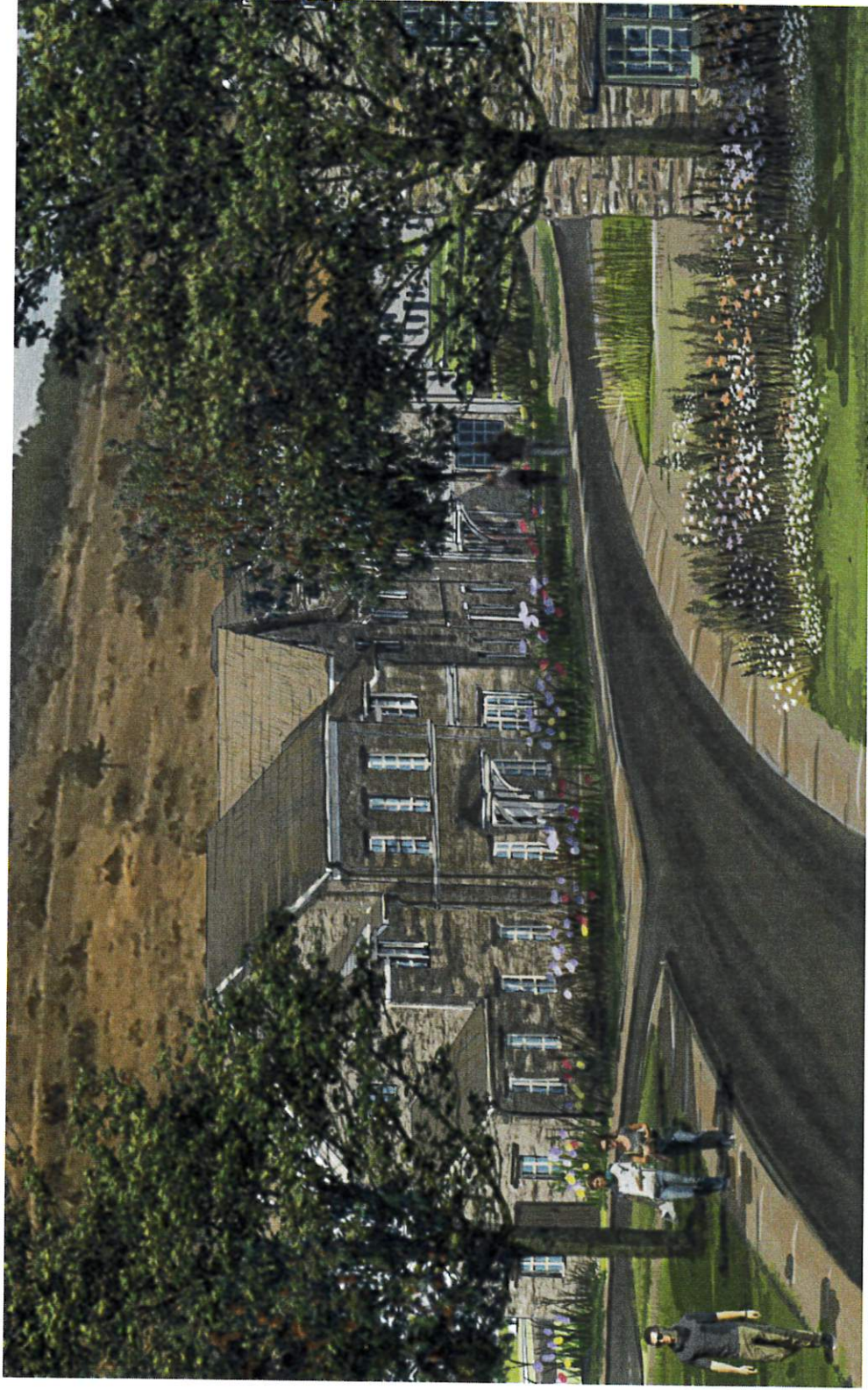


Exhibit D

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

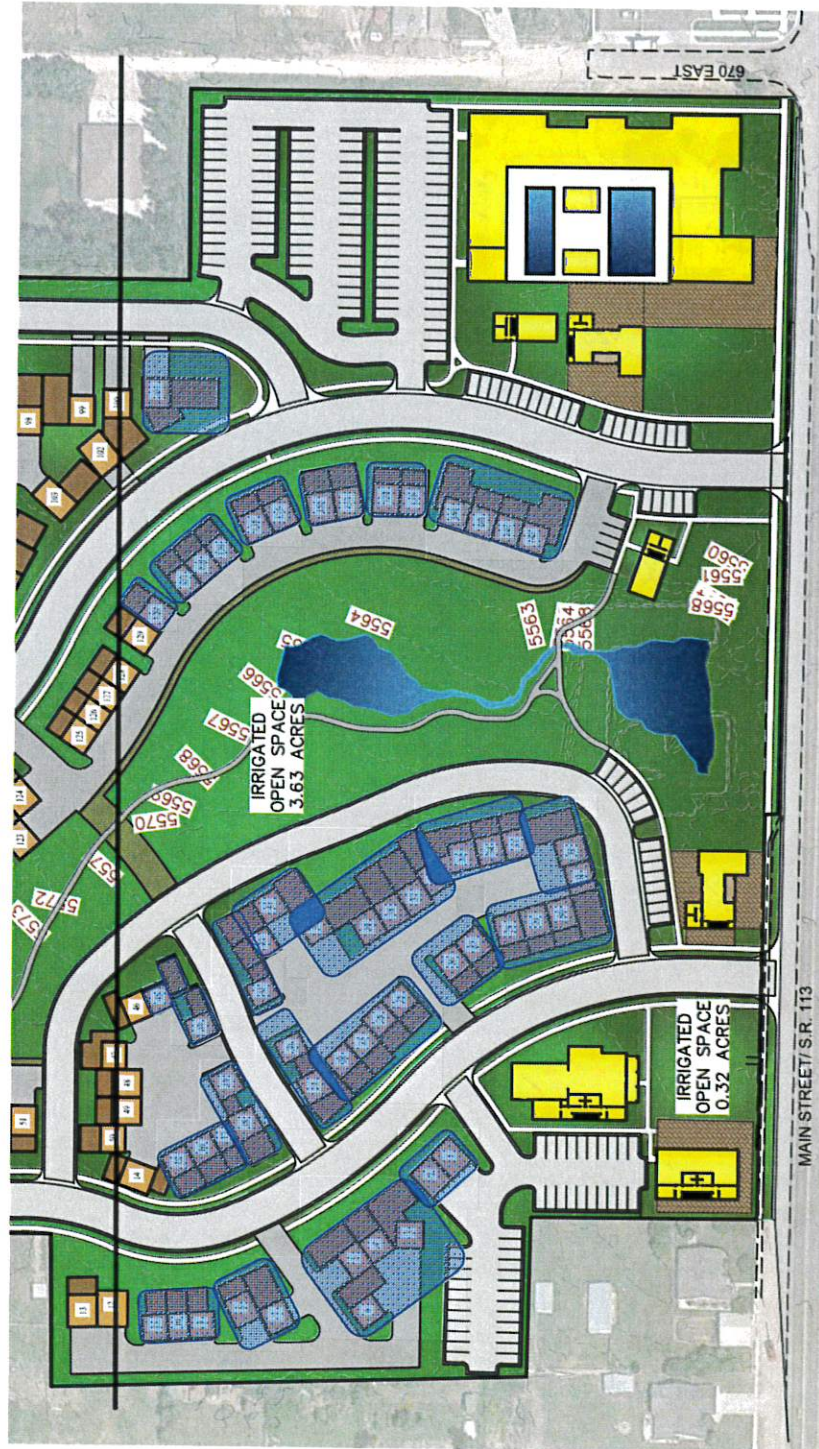


Exhibit E

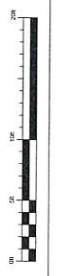
CLAYTON AND ARCHITECTURE ARCHITECTURE MASTER PLANNING

DAVE BRADSHAW, P.E.
 1000 S. 1000 E., SUITE 100
 PROVO, UT 84601
 (801) 771-1111
 www.claytonand.com

DATE PLOTTED: 11/25/2011
 SHEET: 1
 BILLION RATES: 2

Village Site Lighting Plan
 Midway Utah
PROJECT

PROJECT NUMBER: 100000000
 30 x 42
 FULL SIZE SHEET
C-101
 SITE PLAN



1 SITE PLAN

STRAITS
 ILLUMINATION, INC.

BROADCAST LED FLOODLIGHT
 100 WATT

DARK SKY COMPLIANT WALL PACK OR OTHER WALL MOUNTED LIGHT

LMP7 REPORT

RECOMMENDED SPECIFICATIONS

Item	Quantity	Unit	Description
1	1	EA	100W BROADCAST LED FLOODLIGHT
2	1	EA	DARK SKY COMPLIANT WALL PACK OR OTHER WALL MOUNTED LIGHT

RECOMMENDED SPECIFICATIONS

RECOMMENDED SPECIFICATIONS

RECOMMENDED SPECIFICATIONS

BOLLARD LIGHT ONE DIRECTIONAL
 Bollard
 100 WATT

BOLLARD LIGHT MULTI DIRECTIONAL
 Bollard
 100 WATT

RECOMMENDED SPECIFICATIONS

RECOMMENDED SPECIFICATIONS

RECOMMENDED SPECIFICATIONS

BOLLARD LIGHT ONE DIRECTIONAL
 Bollard
 100 WATT

BOLLARD LIGHT MULTI DIRECTIONAL
 Bollard
 100 WATT

RECOMMENDED SPECIFICATIONS

RECOMMENDED SPECIFICATIONS

RECOMMENDED SPECIFICATIONS

Exhibit F

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 G



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 H

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.

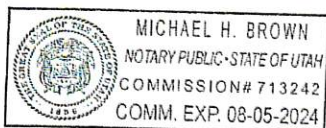
[Signature]

) Alta Strada Inc
)
) By: Peter Zaccardi, President
)
[Signature]

) 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.



MR

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