



Midway

**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** February 8, 2022

**NAME OF PROJECT:** The Village

**NAME OF APPLICANT:** Midway Heritage Development, LLC

**AUTHORIZED REPRESENTATIVE:** Daniel Luster

**AGENDA ITEM:** The Village Phases 1-3 Preliminary Approval and Conditional Use Permit

**LOCATION OF ITEM:** 541 East Main Street

**ZONING DESIGNATIONS:** C-2

**ITEM: 2**

Dan Luster, agent for Midway Heritage Development LLC, is proposing Preliminary Approval and a Conditional Use Permit for Phases 1-3 for The Village. The Village is a mixed-use development that contains both commercial and residential uses including commercial space in seven buildings, 143 dwellings, park, private streets with a public access easement, and private trails with a public access easement, to be developed in five phases. The master plan is on 27.47 acres and contains 8.81 acres of open space. 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 1-3. 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 preliminary approval of phases 1-3. 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). 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. Since the concept master plan was approved, the applicant is now able to seek preliminary approval. If preliminary approval is granted for phases 1-3, the applicant will need to apply for final approval for each phase.

The property has historically and is currently in agricultural production except of 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 1-3:**

- 18.89 acres
- 5.45 acres of open space
- C-2 zone
- Three phases
- 88 residential units
- Seven commercial buildings
- Private roads (public access easement), alleys, parking areas, and open space will be maintained by the HOA or POA
- Potential trail connection to Memorial Hill
- Sensitive lands on the property include sloped areas

**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
Phase 5:	17.04 acre-feet
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 appear to 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 developer is developing a plan to assure functionality of the proposed master plan. The developer has not 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.

*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 approval process.

*Parking* – The developer is providing 189 commercial stalls and 203 residential stalls for a total of 392 parking stalls in phases 1-3. Of the residential stalls, two stalls per unit will be provided in the garage of the unit with the other 27 residential stalls dispersed in the residential area of the development. It appears that the applicant may be short the required parking for phases 1-3 by approximately 17 stalls (88 units x 2.5 spaces per unit = 220 spaces). As each phase receives final approval, the applicant will need to show how they are going to meet the residential parking requirement of 2.5 stalls per unit. This may require the 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							
7B	Restaurant	6,412	3,206	4,132				3,206
7C	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				
	<b>Residential Space</b>			
		Units	143	
		Unit Size	2,350	
		Total Residential sf	336,050	
	<b>Ratio Commercial/Residential</b>		(sf)	(%)
		Total Residential Space	336,050	80.2%
		Total Commercial Space	83,184	19.8%
		Total Built Space	419,234	

*Sensitive Lands* – 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. No building pads are located on any slopes 25% or greater.

*Open Space* – The project is required to provide 8.32 acres of total open space. Phases 1-3 will provide 5.45 acres of open space. Phases 4 and 5 will provide an additional 3.36 acres of open space, for a total on 8.81 acres at build out.

*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.

*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 preliminary landscaping plan for the residential areas. Conceptually, the landscaping plan is acceptable, but more detail is needed for final approval of each phase. Staff is requesting that more detailed landscaping plans are submitted with the application for final approval. Firstly, a more detailed plan will make it clear 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 developer has committed to a masonry wall around the Wilde property which borders the southwest corner of the property. 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.

*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.

*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 proposed designs will be presented to the Planning Commission during the presentation to help visualize the proposal.

*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. As of the writing of this report, the transaction has not been completed. Per the applicant, the property is under contract and should close by the end of February.

*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 including right-of-way acquisition, 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 17 stalls short of meeting the residential stall requirements for phase 1-3. They will need to meet this requirement at final.
- The proposal does appear to comply with the requirement of 20% commercial square feet required by the mixed-use code

**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 City Council finds that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
3. Denial. This action can be taken if the City Council finds that the request does not comply with the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. The automotive shop must be purchased before the proposal is heard by the City Council.
2. An updated landscaping plan must be submitted to address all nuisance related issues.
3. A will-serve letter must be submitted from Wasatch County Solid Waste to assure the proposed garbage container locations are serviceable.



February 8, 2022

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

**Subject: The Village Development – Preliminary Review**

Dear Michael:

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

**General Comments**

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

**Water**

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

**Roads**

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

**Pressure Irrigation**

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

Trails

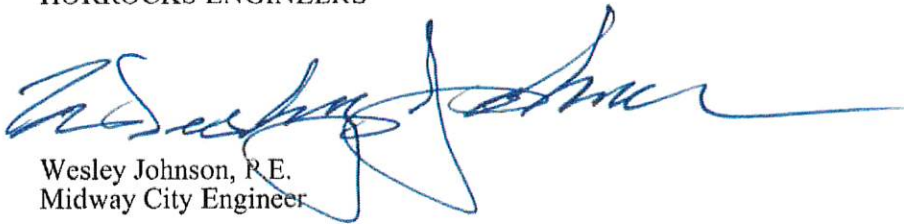
- There are sidewalks throughout the development. There is an 8' private trail with public access that goes through the middle of the open space.

Storm Drain

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

Please feel free to call our office with any questions.

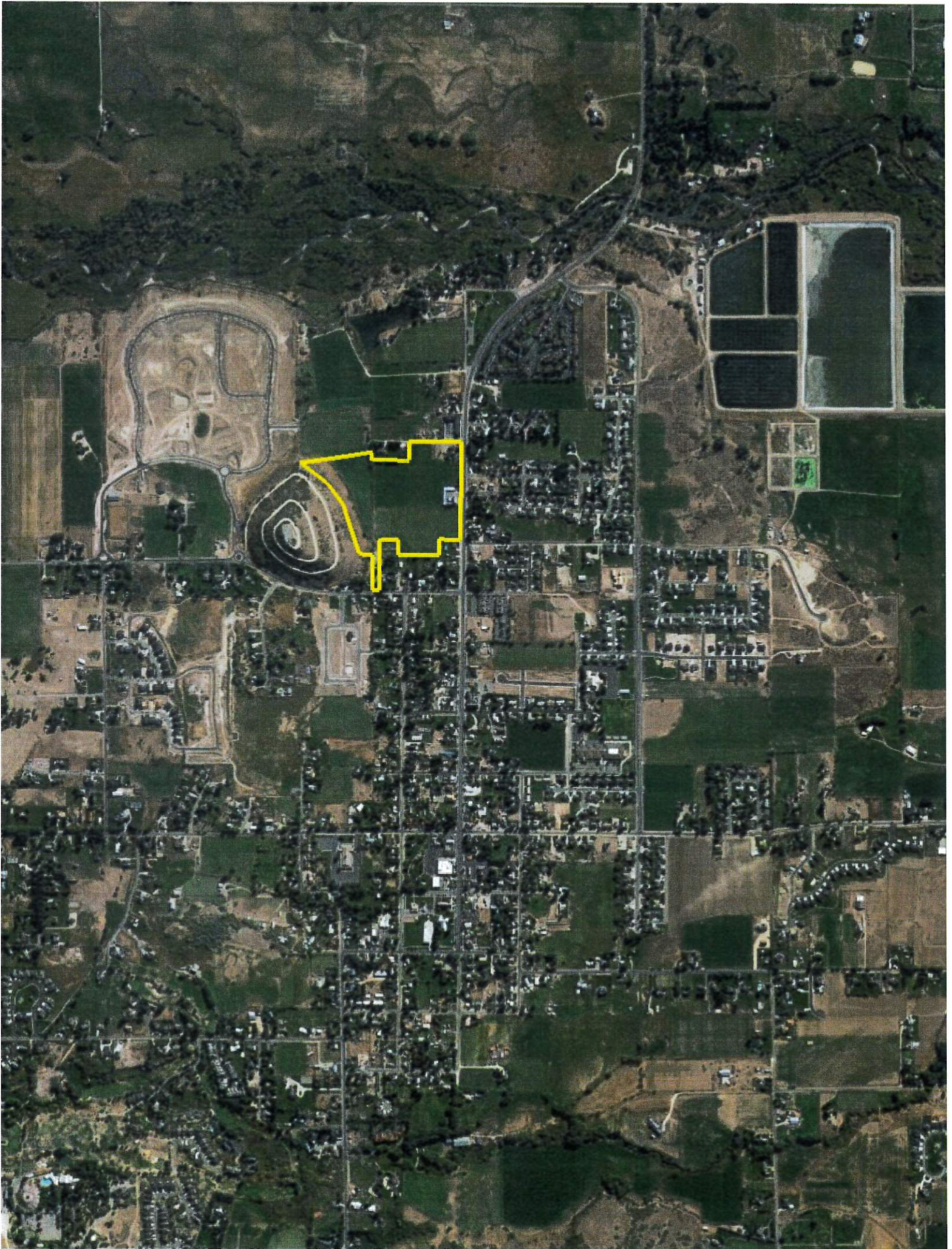
Sincerely,  
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read 'Wesley Johnson', written over a printed name and title.

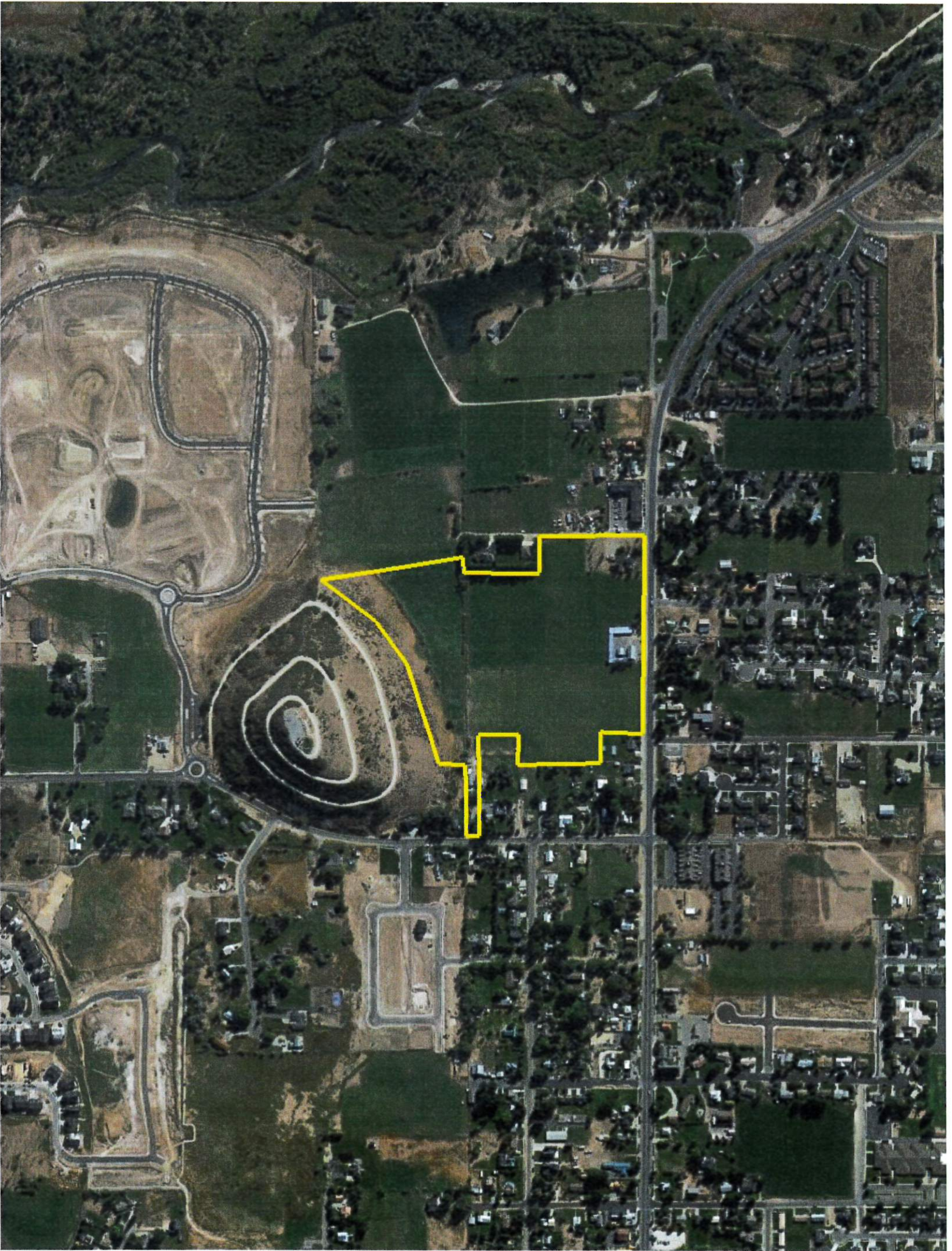
Wesley Johnson, R.E.  
Midway City Engineer

cc: Berg Engineering















# **Exhibits**

**Exhibit A – Proposed Preliminary Plans**

**Exhibit B – Water Board Recommendation**

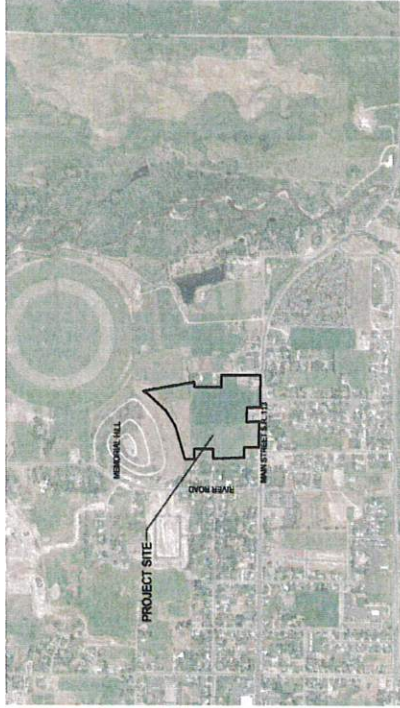
**Exhibit C – Architectural Renderings**

**Exhibit D – Residential Units in the Transient Rental Overlay  
Zone**

# Exhibit A

# THE VILLAGE


## A MIXED USE DEVELOPMENT PRELIMINARY PLAN APPLICATION



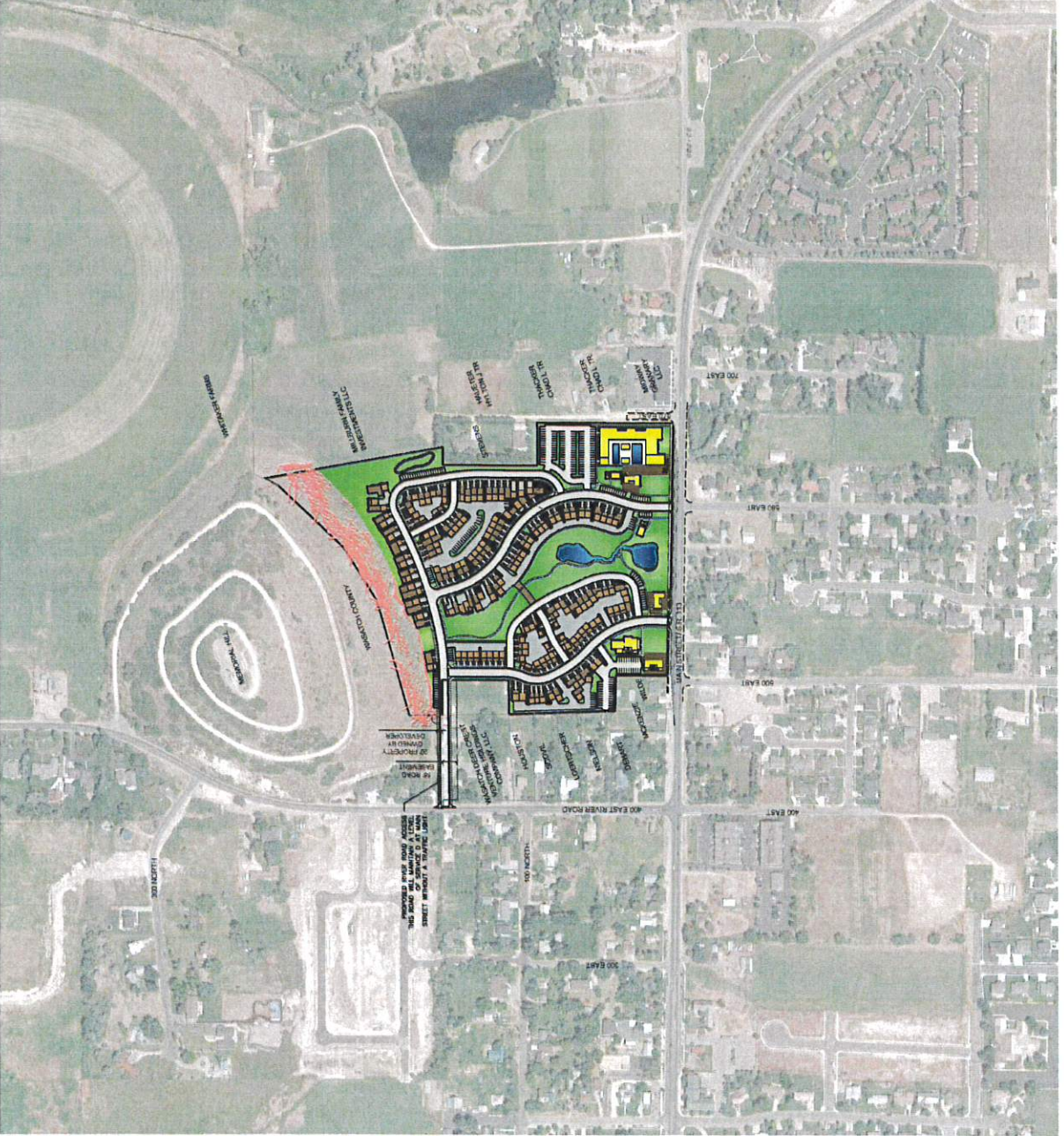
MIDWAY CITY  
VICINITY MAP

### SHEET INDEX

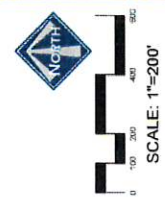
1. VICINITY MAP
2. SENSITIVE LANDS MAP
3. PRELIMINARY SITE PLAN
4. PRELIMINARY OVERALL LANDSCAPE PLAN
5. PRELIMINARY TYPICAL BUILDING LANDSCAPE PLAN
6. PHASING PLAN
7. OPEN SPACE PLAN
8. PRELIMINARY ROADS & TRAILS MASTER PLAN
9. PRELIMINARY SEWER PLAN
10. PRELIMINARY WATER PLAN
11. PRELIMINARY PRESSURIZED IRRIGATION PLAN
12. PRELIMINARY STORM DRAIN PLAN
13. PRELIMINARY PIPED DITCH PLAN

LISTER	THE VILLAGE
COVER SHEET	
 <b>BERG ENGINEERING</b> 2001 E. Main St. Suite 204 Midway, IL 60130 Phone: 630.585.8700 Fax: 630.585.8701	
DESIGN BY: CDS	DATE: 12 JAN 2022
DRAWN BY: DEB	SHEET: 0

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 DEB  
 12 JAN 2022



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



LISTER  
THE VILLAGE  
VICINITY MAP

**BEIG ENGINEERING**  
1001 E. 10th St., Suite 204  
Des Moines, IA 50319  
PH: 515.267.9789

ISSUED BY: BDB    DATE: 11 JAN 2022    SHEET 1  
DRAWN BY: BDB    REV: \_\_\_\_\_

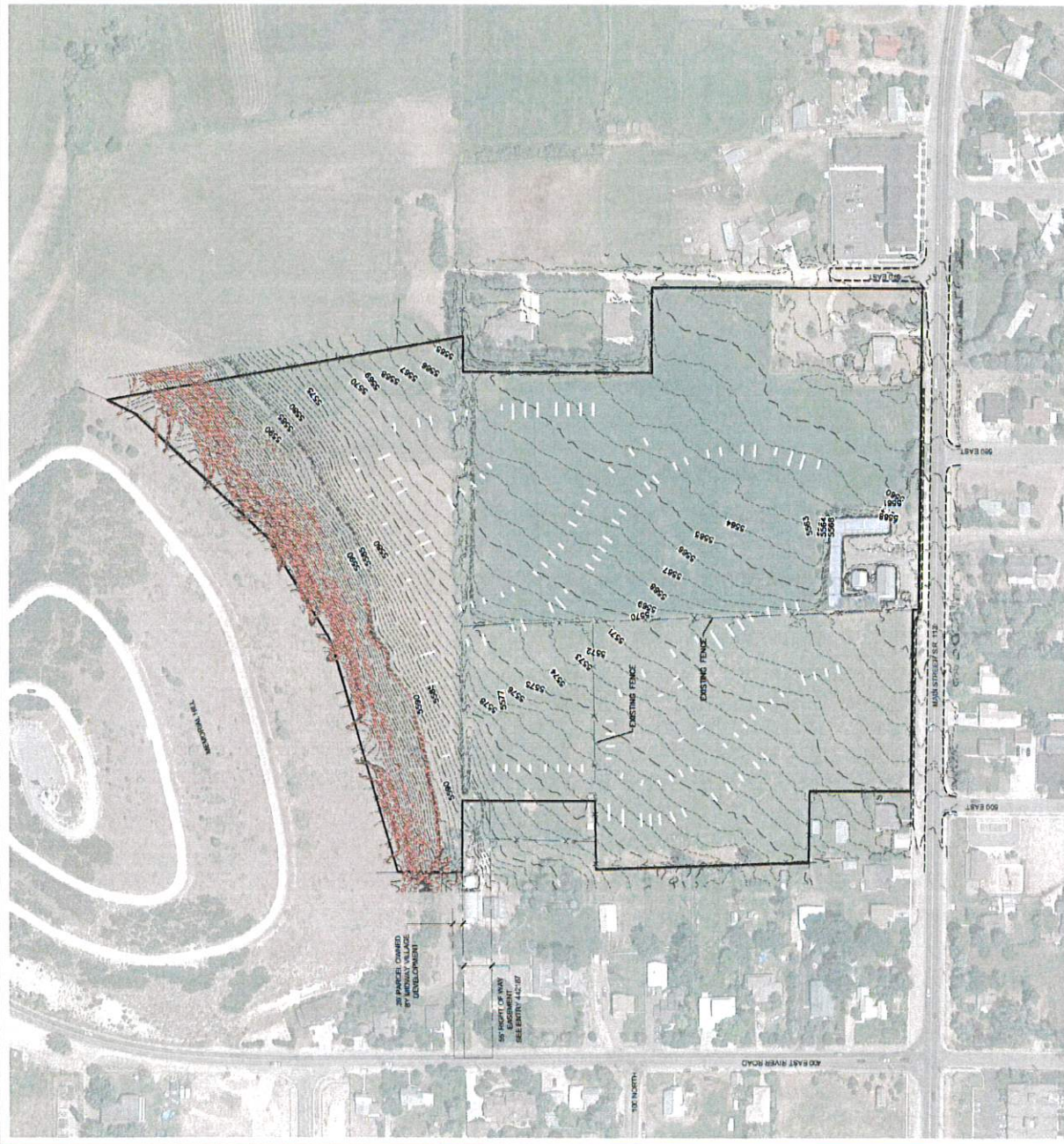
THIS DOCUMENT IS RELEASED  
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DATE: 17 JAN 2022



**SENSITIVE LANDS NOTES**

LANDSLIDES: THE HAZARD POTENTIAL ON THE PROPERTY IS LOW PER THE URBAN CITY LANDSLIDE AND PROBLEM SOIL MAP CONTAINED IN THE CITY GENERAL PLAN. SHALLOW GROUND WATER: THE PROPERTY DOES NOT CONTAIN SHALLOW GROUND WATER PER MAP 25 OF THE WASATCH COUNTY GENERAL PLAN. PLEASE SEE THE GEOTECHNICAL REPORT FOR MORE INFORMATION. SERPENS, STREAMS OR SEEPS: NO SERPENS, STREAMS OR SEEPS HAVE BEEN FOUND ON THE PROPERTY. NO ALLUVIAL FANS ARE FOUND ON THE PROPERTY PER MAP 25 OF THE WASATCH COUNTY GENERAL PLAN. FLOOD HAZARDS: THERE ARE NO 100 YEAR FLOOD HAZARDS ON THIS PROPERTY PER FEMA MAPS. WETLANDS: WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE U.S. FISH AND WILDLIFE SERVICE. EMBANKMENTS: NO EMBANKMENTS CROSS THE PROPERTY PER MAP 25- FLOOD HAZARDS, EARTHQUAKE HAZARDS AND PROBLEM SOILS OF THE WASATCH COUNTY GENERAL PLAN. VEGETATION: VEGETATION WILL BE DESTROYED FOR CONSTRUCTION OF HOMES, COMMERCIAL BUILDINGS, ROADS AND PARKING. TOPSOIL WILL BE STORED FOR USE ON SITE. EXCESS SOIL MATERIALS TO BE REMOVED FROM SITE. TREES TO BE PRESERVED. TREES ALONG THE NORTH DITCH BANK WILL BE REMOVED AND DEPOSITED AT WATER QUALITY STORM WATER RUNOFF WILL BE COLLECTED AND RETAINED ON SITE. STORM WATER POLLUTION PREVENTION MEASURES WILL BE INSTALLED AND MAINTAINED. CONSTRUCTION AND OPERATION MEASURES INCLUDE SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION.

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



**LUSTER  
THE VILLAGE**

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**SENSITIVE LANDS MAP**

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**BERG ENGINEERING**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 14,444 - STATE OF UTAH  
100 S. 1000 WEST, SUITE 204  
SALT LAKE CITY, UTAH 84119  
TEL: 313.222.8888  
DATE: 17 JAN 2022

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DATE: 17 JAN 2022  
SHEET: 2

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AREA PROJECT AREA 77.47 ACRES  
 6.0 AC DEDICATION ON MAP 0.15 ACRES  
 BUILDING CALCULATIONS  
 COMMERCIAL 143 SPACES  
 RESIDENTIAL 286 SPACES  
 TOTAL 429 SPACES

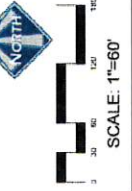
EXISTING BUILDING AREA  
 COMMERCIAL 63,984 SF  
 RESIDENTIAL 142,144 SF  
 RESIDENTIAL 2 STORY 162,622 SF  
 TOTAL GROSS BUILDING 368,750 SF  
 TOTAL GROSS BUILDING 368,750 SF

LANDSCAPE CALCULATIONS  
 NET USABLE COMMERCIAL AREA WITHOUT POOL PER ARCHITECT 45,196 SF  
 FLOORING RATIO = 41,396 SF = 1 SPACE FOR 255 SF  
 89 SPACES

NOTES  
 \*\* THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING THICK, USE, AND FINAL BUILDING DESIGN.  
 RESIDENTIAL PARKING NOTES:  
 -- EACH RESIDENTIAL UNIT HAS A 2 CAR GARAGE. THERE ARE ALSO 72 OUTDOOR PARKING SPACES IN THE RESIDENTIAL AREA.  
 -- PLAN HAS A TOTAL OF 328 PARKING SPACES

PARKING CALCULATIONS  
 2 BUILDINGS 143 SPACES X 2.3 = 328 SPACES (REQUIRED)  
 PARKING SPACES PROVIDED 143 SPACES X 2 = 286  
 GARAGES 143 SPACES X 2 = 286  
 TOTAL 574 SPACES (PROVIDED)

- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS
  - RESIDENTIAL UNIT
  - RESIDENTIAL GARAGES
  - POSSIBLE BUILDING PAU EXPANSION
  - LANDSCAPE AREA - GRASS
  - LANDSCAPE AREA - NATIVE GRASS
  - LANDSCAPE AREA - WOOD MULCH
  - LANDSCAPE DECORATIVE BASED PLANTER



LUSTER  
 THE VILLAGE  
 PRELIMINARY SITE PLAN

**BERG ENGINEERING**  
 303 S. MARKET STREET, SUITE 200  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 DATE: 12 JAN 2002

DESIGN BY: BERG ENGINEERING  
 DRAWN BY: JRM  
 DATE: 12 JAN 2002

SCALE: 1"=60'

THIS DOCUMENT IS ISSUED FOR THE PROJECT AND SITE SHOWN HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING.



# PLANT SCHEDULE OVERALL

ZONES	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	10	Admiral Pine Maple / <i>Asplenium</i> / <i>Asplenium</i>	10A	2" Col	2" Cal
	10	Canada Red Chokeberry / <i>Physalis virginiana</i> / <i>Canada Red</i>	10B	2" Col	2" Cal
	1	Eastern Cinnamon Swallowtail / <i>Physalis subsp. 'Esculent'</i>	10C	2" Col	2" Cal
	200	Spring Snow / <i>Malus</i> / <i>Malus</i> / <i>Spring Snow</i>	10D	2" Col	2" Cal
	5	Weeping Willow / <i>Salix caprea</i>	10E	2" Col	2" Cal

REPOSED TREES	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	20	Galveston Spreader / <i>Floua parviflora</i>	10A	2" Col	2" Cal
	20	Galveston Spreader / <i>Floua parviflora</i>	10B	2" Col	2" Cal
	20	Galveston Spreader / <i>Floua parviflora</i>	10C	2" Col	2" Cal
	20	Galveston Spreader / <i>Floua parviflora</i>	10D	2" Col	2" Cal
	20	Galveston Spreader / <i>Floua parviflora</i>	10E	2" Col	2" Cal

GROUND COVERS	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	20	Wild Flower / <i>Minutaria</i> / <i>Minutaria</i> / <i>Wild Flower</i>	10A	2" Col	2" Cal
	20	Wild Flower / <i>Minutaria</i> / <i>Minutaria</i> / <i>Wild Flower</i>	10B	2" Col	2" Cal
	20	Wild Flower / <i>Minutaria</i> / <i>Minutaria</i> / <i>Wild Flower</i>	10C	2" Col	2" Cal
	20	Wild Flower / <i>Minutaria</i> / <i>Minutaria</i> / <i>Wild Flower</i>	10D	2" Col	2" Cal
	20	Wild Flower / <i>Minutaria</i> / <i>Minutaria</i> / <i>Wild Flower</i>	10E	2" Col	2" Cal

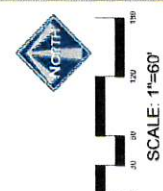
MULCH	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10A	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10B	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10C	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10D	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10E	2" Col	2" Cal

LEGEND	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10A	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10B	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10C	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10D	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10E	2" Col	2" Cal

LEGEND	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10A	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10B	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10C	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10D	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10E	2" Col	2" Cal

LEGEND	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10A	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10B	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10C	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10D	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10E	2" Col	2" Cal

LEGEND	QTY	COMMON BOTANICAL NAME	CODE	COL	SIZE
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10A	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10B	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10C	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10D	2" Col	2" Cal
	20	4" Wood Shavings / <i>4" Wood Shavings</i>	10E	2" Col	2" Cal



SCALE: 1"=60'

THE VILLAGE  
PRELIMINARY LANDSCAPE PLAN

THIS DOCUMENT IS BELIEVED TO BE ACCURATE AND COMPLETE UNLESS SHOWN OTHERWISE.  
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DRAWN BY: CMB

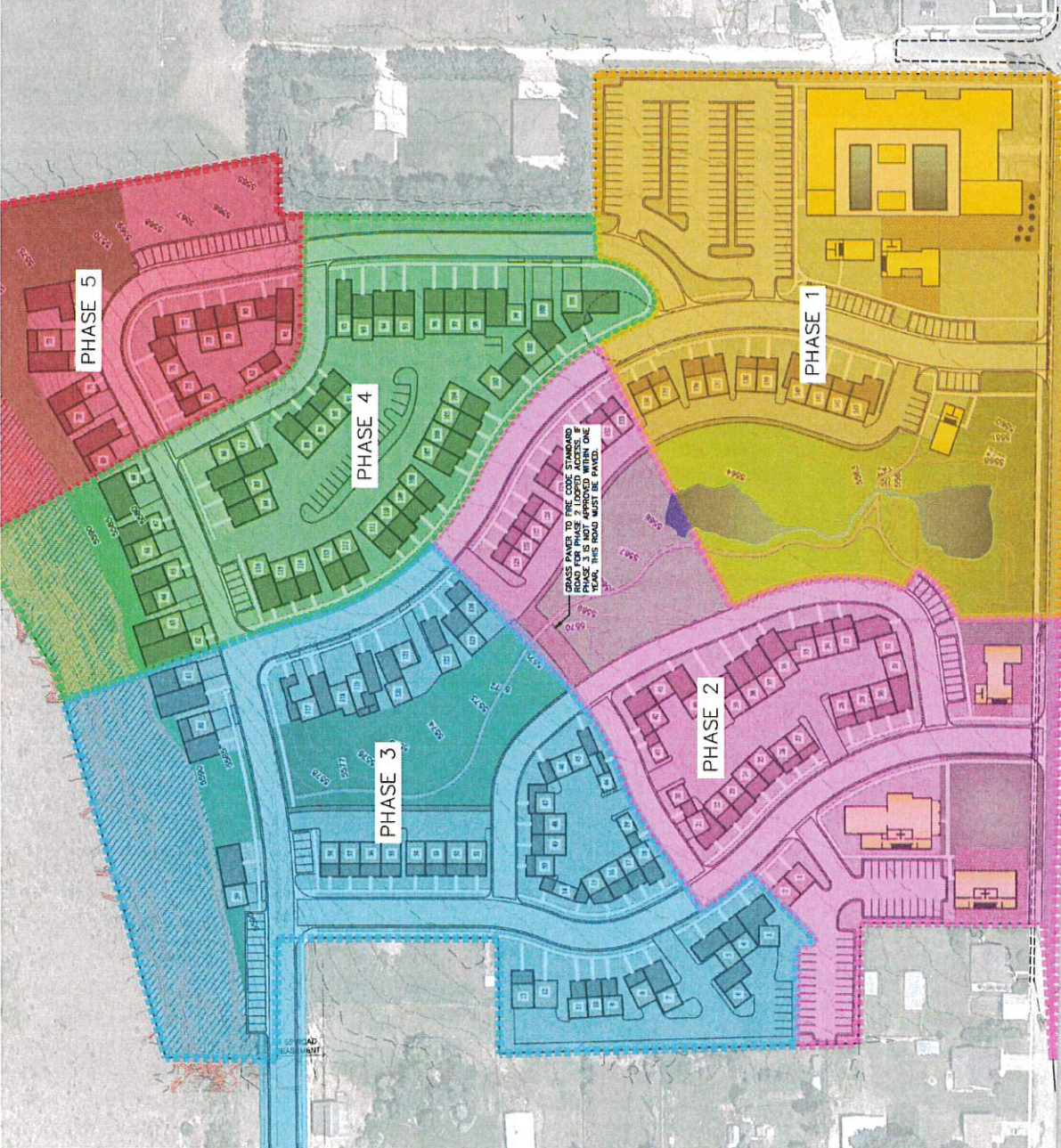
DATE: 12/10/2010  
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REP: 4











**LEGEND**

[Pink Box]	NON-RECLAIMABLE AREA (25%+ SLOPES)
[Yellow Box]	COMMERCIAL BUILDINGS
[Green Box]	RESIDENTIAL BUILDINGS
[White Box]	GARAGES

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

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RESIDENTIAL UNITS	OPENSPACE
1	6.35 AC	25,045 SF	11,065 SF	10	1.94 ac
2	5.70 AC	11,285 SF	34,383 SF	35	1.23 ac
3	6.54 AC	0 SF	46,485 SF	43	2.28 ac
4	4.58 AC	0 SF	50,251 SF	40	0.87 ac
5	3.99 AC	0 SF	18,643 SF	15	2.88 ac
	27.47 AC	36,330 SF	160,828 SF	143	8.81 ac

PHASE	IRRIGATED AREA	NON-IRRIGATED HILLSIDE
1	3.16 ac	0 ac
2	2.20 ac	0 ac
3	2.26 ac	1.13 ac
4	1.79 ac	0.52 ac
5	1.68 ac	1.35 ac
	11.09 ac	3.00 ac



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**BERG ENGINEERING**  
 100 N. Main St., Suite 204  
 Phoenix, AZ 85004  
 Phone: 602.955.1234  
 Fax: 602.955.1235

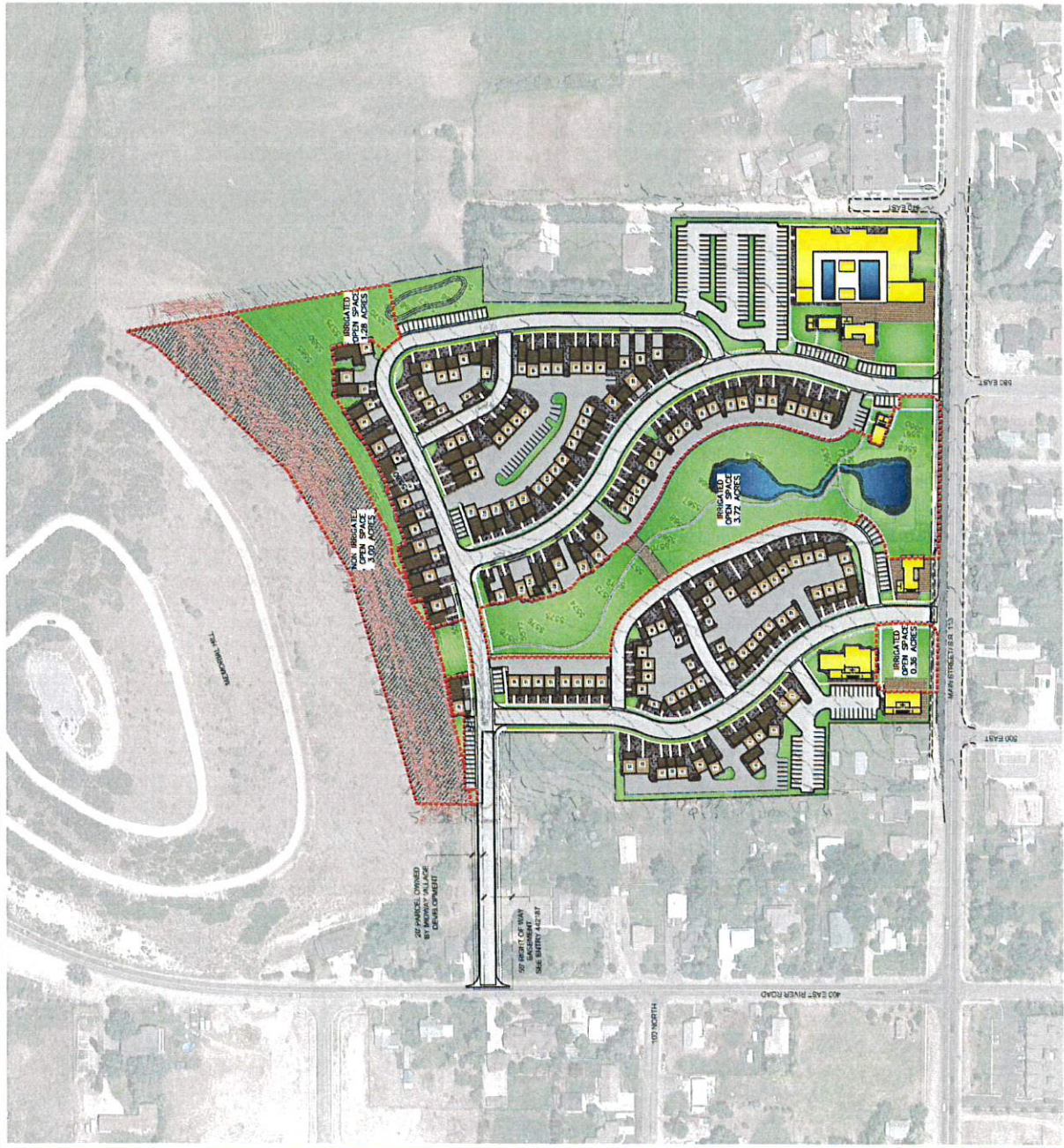
PROJECT: 1008 | DATE: 13 JAN 2022  
 DRAWN BY: DEJ | REV: 6



AREA TOTAL PROJECT AREA 27.47 ACRES  
 OPEN SPACE - IRRIGATED 5.36 ACRES  
 OPEN SPACE - NON-IRRIGATED 3.00 ACRES  
 OPEN SPACE - TOTAL 8.36 ACRES

OPEN SPACE NOTES:  
 .. ALL OPEN SPACE IS A MINIMUM OF 100 FEET IN WIDTH  
 .. ALL OPEN SPACE IS TO BE MAINTAINED PERMANENTLY  
 .. 8.32 ACRES REQUIRED PER ZONE CHANGE APPROVAL.

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



SCALE: 1"=100'

LUSTER  
 THE VILLAGE  
 OPEN SPACE PLAN

**BERG ENGINEERING**  
 100 E. Main St., Suite 204  
 Phoenix, AZ 85004  
 PH: 602.977.7749

DESIGNED BY: JEB DATE: 12 JAN 2002 SHEET: 7  
 DRAWN BY: JEB REV:

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 SERIAL NO. 200205  
 DATE: 12 JAN 2002





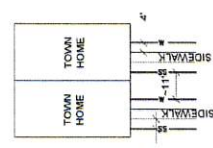
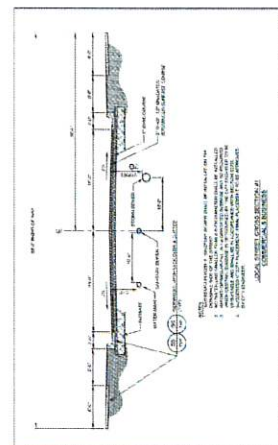




- LEGEND**
- EXISTING SEWER
  - PROPOSED SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - PROPOSED PRESSURIZED IRRIGATION
  - EXISTING STORM DRAIN
  - PROPOSED STORM DRAIN

**BLUE STAKE NOTE**  
 -- LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.

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



TYPICAL UTILITY DETAIL



LUSTER  
 THE VILLAGE  
**PRELIMINARY WATER PLAN**



BERG ENGINEERING  
 200 E. MAIN ST., SUITE 204  
 MIDWAY, MO 64579  
 PH: 816.457.9749

DESIGNER: RDB DATE: 12 JAN 2022  
 DRAWN BY: JED REF: 10

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 MISSOURI BOARD OF SURVEYORS  
 AND ENGINEERS  
 EXEMPTION FROM LIABILITY  
 ACT, CHAPTER 287, RSMO  
 DATE: 12 JAN 2022









**Table 1. Storm Drainage Data for Basin A**

Drainage Area (Acres)	Peak Flow (MGD)	Peak Rate (CFS)	Time of Concentration (Min)
1.2	0.02	140	10
2.5	0.04	280	12
4.0	0.06	420	15
6.0	0.09	630	18
8.0	0.12	840	20
10.0	0.15	1050	22
12.0	0.18	1260	24
15.0	0.22	1575	26
20.0	0.28	2100	30
25.0	0.35	2700	34
30.0	0.42	3300	38
35.0	0.50	4000	42
40.0	0.58	4700	46
45.0	0.65	5400	50
50.0	0.72	6100	54
55.0	0.80	6800	58
60.0	0.88	7500	62
65.0	0.95	8200	66
70.0	1.02	8900	70
75.0	1.10	9600	74
80.0	1.18	10300	78
85.0	1.25	11000	82
90.0	1.32	11700	86
95.0	1.40	12400	90
100.0	1.48	13100	94

**Table 2. Storm Drainage Data for Basin B**

Drainage Area (Acres)	Peak Flow (MGD)	Peak Rate (CFS)	Time of Concentration (Min)
1.5	0.025	175	11
3.0	0.05	350	13
4.5	0.075	525	16
6.0	0.10	700	18
7.5	0.125	875	20
9.0	0.15	1050	22
10.5	0.175	1225	24
12.0	0.20	1400	26
13.5	0.225	1575	28
15.0	0.25	1750	30
16.5	0.275	1925	32
18.0	0.30	2100	34
19.5	0.325	2275	36
21.0	0.35	2450	38
22.5	0.375	2625	40
24.0	0.40	2800	42
25.5	0.425	2975	44
27.0	0.45	3150	46
28.5	0.475	3325	48
30.0	0.50	3500	50
31.5	0.525	3675	52
33.0	0.55	3850	54
34.5	0.575	4025	56
36.0	0.60	4200	58
37.5	0.625	4375	60
39.0	0.65	4550	62
40.5	0.675	4725	64
42.0	0.70	4900	66
43.5	0.725	5075	68
45.0	0.75	5250	70
46.5	0.775	5425	72
48.0	0.80	5600	74
49.5	0.825	5775	76
51.0	0.85	5950	78
52.5	0.875	6125	80
54.0	0.90	6300	82
55.5	0.925	6475	84
57.0	0.95	6650	86
58.5	0.975	6825	88
60.0	1.00	7000	90

**Table 3. Storm Drainage Data for Basin C**

Drainage Area (Acres)	Peak Flow (MGD)	Peak Rate (CFS)	Time of Concentration (Min)
1.8	0.027	195	12
3.6	0.054	390	14
5.4	0.081	585	17
7.2	0.108	780	19
9.0	0.135	975	21
10.8	0.162	1170	23
12.6	0.189	1365	25
14.4	0.216	1560	27
16.2	0.243	1755	29
18.0	0.270	1950	31
19.8	0.297	2145	33
21.6	0.324	2340	35
23.4	0.351	2535	37
25.2	0.378	2730	39
27.0	0.405	2925	41
28.8	0.432	3120	43
30.6	0.459	3315	45
32.4	0.486	3510	47
34.2	0.513	3705	49
36.0	0.540	3900	51
37.8	0.567	4095	53
39.6	0.594	4290	55
41.4	0.621	4485	57
43.2	0.648	4680	59
45.0	0.675	4875	61
46.8	0.702	5070	63
48.6	0.729	5265	65
50.4	0.756	5460	67
52.2	0.783	5655	69
54.0	0.810	5850	71
55.8	0.837	6045	73
57.6	0.864	6240	75
59.4	0.891	6435	77
61.2	0.918	6630	79
63.0	0.945	6825	81
64.8	0.972	7020	83
66.6	1.000	7215	85
68.4	1.027	7410	87
70.2	1.054	7605	89
72.0	1.082	7800	91
73.8	1.109	8000	93
75.6	1.136	8200	95
77.4	1.164	8400	97
79.2	1.191	8600	99
81.0	1.218	8800	101
82.8	1.245	9000	103
84.6	1.273	9200	105
86.4	1.300	9400	107
88.2	1.327	9600	109
90.0	1.355	9800	111

**Table 4. Storm Drainage Data for Basin D**

Drainage Area (Acres)	Peak Flow (MGD)	Peak Rate (CFS)	Time of Concentration (Min)
2.0	0.03	210	13
4.0	0.06	420	15
6.0	0.09	630	17
8.0	0.12	840	19
10.0	0.15	1050	21
12.0	0.18	1260	23
14.0	0.21	1470	25
16.0	0.24	1680	27
18.0	0.27	1890	29
20.0	0.30	2100	31
22.0	0.33	2310	33
24.0	0.36	2520	35
26.0	0.39	2730	37
28.0	0.42	2940	39
30.0	0.45	3150	41
32.0	0.48	3360	43
34.0	0.51	3570	45
36.0	0.54	3780	47
38.0	0.57	3990	49
40.0	0.60	4200	51
42.0	0.63	4410	53
44.0	0.66	4620	55
46.0	0.69	4830	57
48.0	0.72	5040	59
50.0	0.75	5250	61
52.0	0.78	5460	63
54.0	0.81	5670	65
56.0	0.84	5880	67
58.0	0.87	6090	69
60.0	0.90	6300	71
62.0	0.93	6510	73
64.0	0.96	6720	75
66.0	0.99	6930	77
68.0	1.02	7140	79
70.0	1.05	7350	81
72.0	1.08	7560	83
74.0	1.11	7770	85
76.0	1.14	7980	87
78.0	1.17	8190	89
80.0	1.20	8400	91
82.0	1.23	8610	93
84.0	1.26	8820	95
86.0	1.29	9030	97
88.0	1.32	9240	99
90.0	1.35	9450	101
92.0	1.38	9660	103
94.0	1.41	9870	105
96.0	1.44	10080	107
98.0	1.47	10290	109
100.0	1.50	10500	111

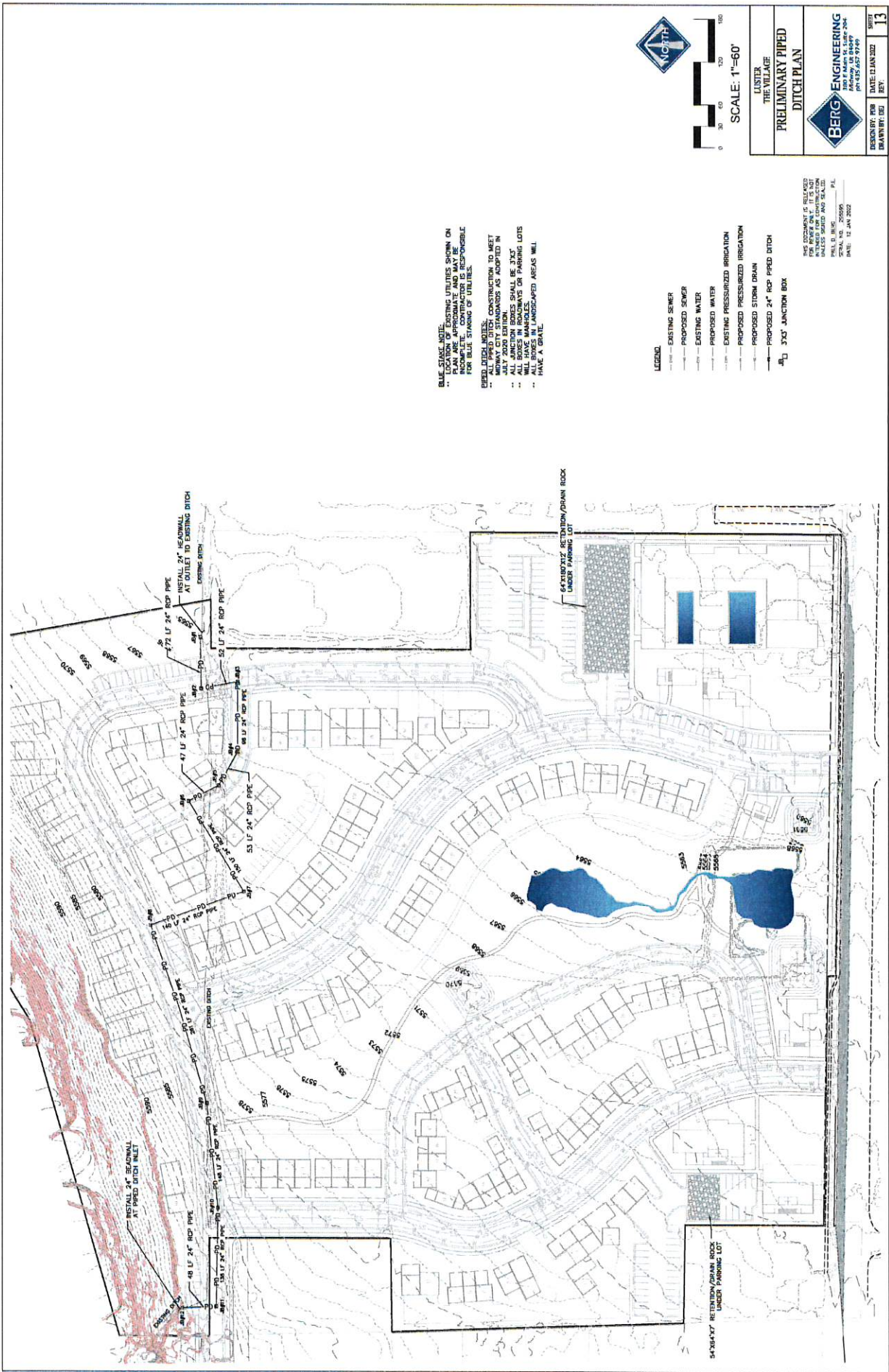
**Table 5. Storm Drainage Data for Basin E**

Drainage Area (Acres)	Peak Flow (MGD)	Peak Rate (CFS)	Time of Concentration (Min)
2.5	0.0375	262.5	14
5.0	0.075	525	16
7.5	0.1125	787.5	18
10.0	0.15	1050	20
12.5	0.1875	1312.5	22
15.0	0.225	1575	24
17.5	0.2625	1837.5	26
20.0	0.30	2100	28
22.5	0.3375	2362.5	30
25.0	0.375	2625	32
27.5	0.4125	2887.5	34
30.0	0.45	3150	36
32.5	0.4875	3412.5	38
35.0	0.525	3675	40
37.5	0.5625	3937.5	42
40.0	0.60	4200	44
42.5	0.6375	4462.5	46
45.0	0.675	4725	48
47.5	0.7125	4987.5	50
50.0	0.75	5250	52
52.5	0.7875	5512.5	54
55.0	0.825	5775	56
57.5	0.8625	6037.5	58
60.0	0.90	6300	60
62.5	0.9375	6562.5	62
65.0	0.975	6825	64
67.5	1.0125	7087.5	66
70.0	1.05	7350	68
72.5	1.0875	7612.5	70
75.0	1.125	7875	72
77.5	1.1625	8137.5	74
80.0	1.20	8400	76
82.5	1.2375	8662.5	78
85.0	1.275	8925	80
87.5	1.3125	9187.5	82
90.0	1.35	9450	84
92.5	1.3875	9712.5	86
95.0	1.425	9975	88
97.5	1.4625	10237.5	90
100.0	1.50	10500	92

**Table 6. Storm Drainage Data for Basin F**

Drainage Area (Acres)	Peak Flow (MGD)	Peak Rate (CFS)	Time of Concentration (Min)
3.0	0.045	315	15
6.0	0.09	630	17
9.0	0.135	945	19
12.0	0.18	1260	21
15.0	0.225	1575	23
18.0	0.27	1890	25
21.0	0.315	2205	27
24.0	0.36	2520	29
27.0	0.405	2835	31
30.0	0.45	3150	33
33.0	0.495	3465	35
36.0	0.54	3780	37
39.0	0.585	4095	39
42.0	0.63	4410	41
45.0	0.675	4725	43
48.0	0.72	5040	45
51.0	0.765	5355	47
54.0	0.81	5670	49
57.0	0.855	5985	51
60.0	0.90	6300	53
63.0	0.945	6615	55
66.0	0.99	6930	57
69.0	1.035	7245	59
72.0	1.08	7560	61
75.0	1.125	7875	63
78.0	1.17	8190	65
81.0	1.215	8505	67
84.0	1.26	8820	69
87.0	1.305	9135	71
90.0	1.35	9450	73
93.0	1.395	9765	75
96.0	1.44	10080	77
99.0	1.485	10395	79
102.0	1.53	10710	81
105.0	1.575	11025	83
108.0	1.62	11340	85
111.0	1.665	11655	87
114.0	1.71	11970	89
117.0	1.755	12285	91
120.0	1.80	12600	93
123.0	1.845	12915	95
126.0	1.89	13230	97
129.0	1.935	13545	99
132.0	1.98	13860	101
135.0	2.025	14175	103
138.0	2.07	14490	105
141.0	2.115	14805	107
144.0	2.16	15120	109
147.0	2.205	15435</	





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

**PERMITS/REGULATIONS:**  
 \*\* CONSTRUCTION TO MEET ALL CITY STANDARDS AS ADOPTED IN THE CITY OF LUSTER.

**NOTES:**  
 \*\* ALL JUNCTION BOXES SHALL BE 3'x3'  
 \*\* ALL BOXES IN ROADWAYS OR PARKING LOTS SHALL BE 3'x3'  
 \*\* ALL BOXES IN LANDSCAPED AREAS WILL HAVE A GRATE

- LEGEND:**
- EXISTING SEWER
  - PROPOSED SEWER
  - EXISTING WATER
  - PROPOSED WATER
  - EXISTING PRESSURIZED IRRIGATION
  - PROPOSED PRESSURIZED IRRIGATION
  - EXISTING STORM DRAIN
  - PROPOSED 24" ROP PIPED DITCH
  - 3'x3' JUNCTION BOX

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BERG ENGINEERING.

PHIL D. BERG  
 P.E.  
 12/15/2022  
 DATE: 12 JAN 2023



LUSTER  
 THE VILLAGE  
 PRELIMINARY PIPED  
 DITCH PLAN

**BERG ENGINEERING**  
 200 N. Main St. Suite 204  
 Luster, NC 27846  
 PH: 435.627.9799

DESIGNED FOR: DATE: 12 JAN 2023  
 DRAWING: DEI REF: **13**

# Exhibit B

# Exhibit C





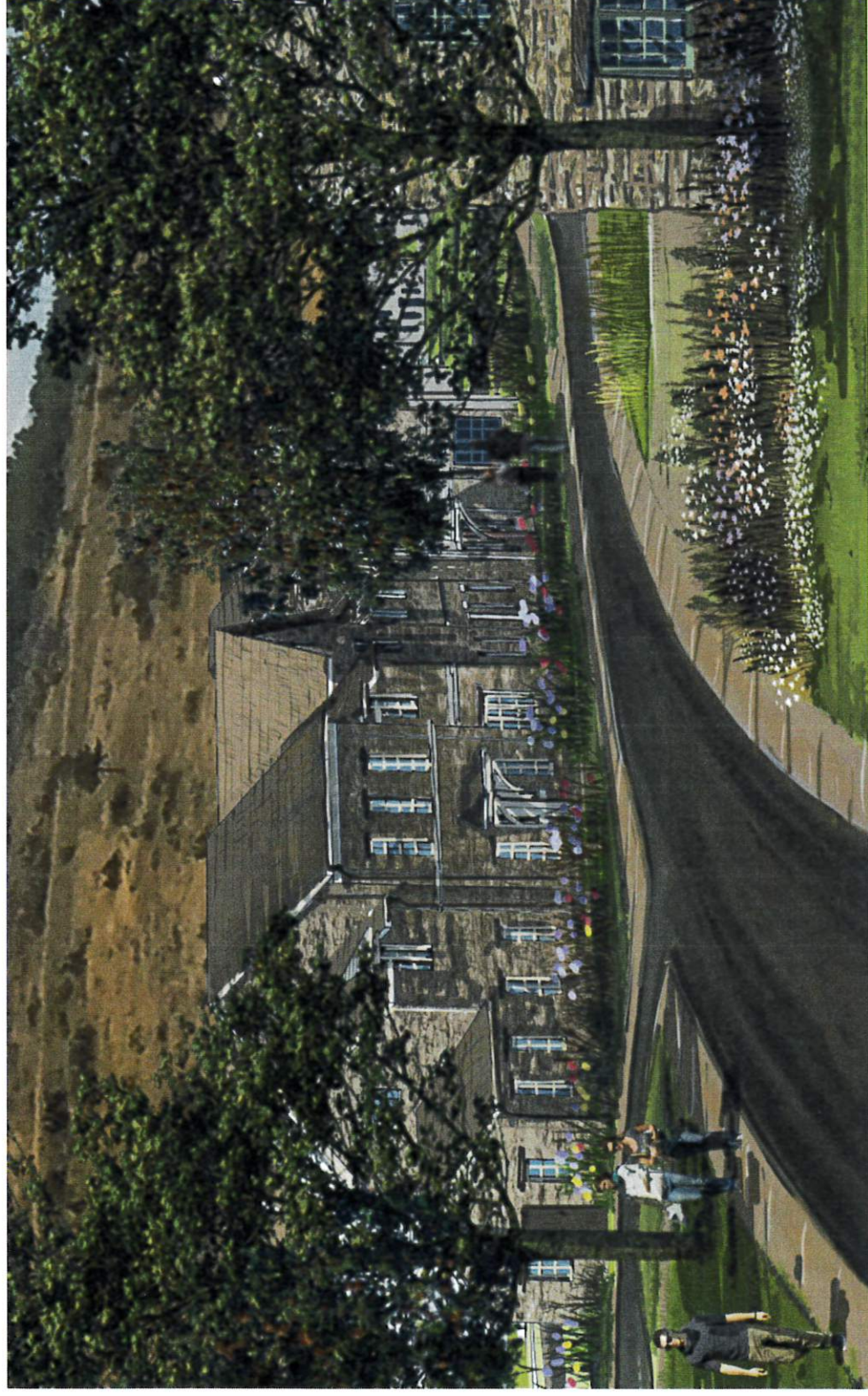


# Typical Building Rendering: Commercial/Residential





# Typical Building Rendering: Residential





# **Exhibit D**

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

