

# THE VILLAGE

PRELIMINARY PH. 1-3 & CONDITIONAL USE PERMIT

# CC 6-7-22 MOTION ITEMS

- Update the transient rental unit map that includes a list that specifically states which units are allowed for transient rental use if all requirements are met.
- Update the storm drain plan to redesign the detention pond so there is a more natural design incorporated into the plan.
  - Landscaping plans have been updated to reflect the redesign of the detention pond.
- Update the language in the Development Agreements for Phases 1 and 2







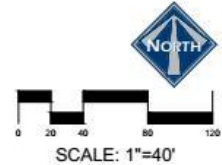
LANDSCAPE NOTES:  
 \* THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

### PLANT SCHEDULE PHASE 2

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	50
	4	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	8.65	2" Cal	
	24	Spring Snow Crab Apple / Malus x "Spring Snow"	8.65	2" Cal	
	1	Eastern Cottonwood Shrubland / Populus deltoides "Stoutland"	8.65	2.5" Cal	
	19	Canada Red Chokeberry / Prunus virginiana "Canada Red"	8.65	2" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	50
	3	Colorado Spruce / Picea pungens	8.65		8-1
	6	Wells Blue Toler Columnar Spruce / Picea pungens glauca fastigiata "Wells Blue Toler"	8 & B		5-1
SCRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
	75	Red Twig Dogwood / Cornus sericea "Bailey's Redtwig"	5 gal		
	9	Compact Burning Bush / Euonymus alatus "Compactus"	5 gal		
	3	Northern Gold Forsythia / Forsythia x "Northern Gold"	5 gal		
	10	Magical Gold Forsythia / Forsythia x intermediata "Magical"	5 gal		
	3	Incredibly White Hydrangeas / Hydrangea arborescens "Incredibly"	5 gal		
	9	Endless Summer / Hydrangea macrophylla "Baldwin" TM	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x cistena	5 gal		
	6	Tall Hedge Buckthorn / Rhamnus frangula columnaris	5 gal		
	11	Black Lace Elderberry / Sambucus nigra "Black Lace"	5 gal		
	28	Japanese Spirea / Spiraea japonica "Anthony Waterer"	5 gal		
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT		
	40	Feather Reed Grass / Calamagrostis x acutiflora "Karl Foerster"	1 gal		
	35	Burgundy Switch Grass / Panicum virgatum "Shenandoah"	1 gal		
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
	54	Dwarf Globe Blue Spruce / Picea pungens "Globeus"	5 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT		
	64	Russian Sage / Perovskia atriplicata "Filiger"	1 gal		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	51,035 sf	Kentucky Bluegrass / Poa pratensis	seed		
	3,148 sf	Wild Flower MultiNative Grass Mix / Wild Flower MultiNative Grass Mix	Hydroseed		
MULCH	QTY	COMMON / BOTANICAL NAME	CONT		

### LEGEND

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



LUSTER  
THE VILLAGE  
LANDSCAPE PLAN  
PHASE 2

**berg**  
LANDSCAPE ARCHITECTS

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

DESIGN BY: CNB DATE: 25 MAY 2022 SHEET 13  
 DRAWN BY: CNB REV: 13 JUN 2022





















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 CARL N. BERG L.A.  
 SERIAL NO. 7362790  
 DATE: 13 JUN 2022



**LEGEND**

- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS
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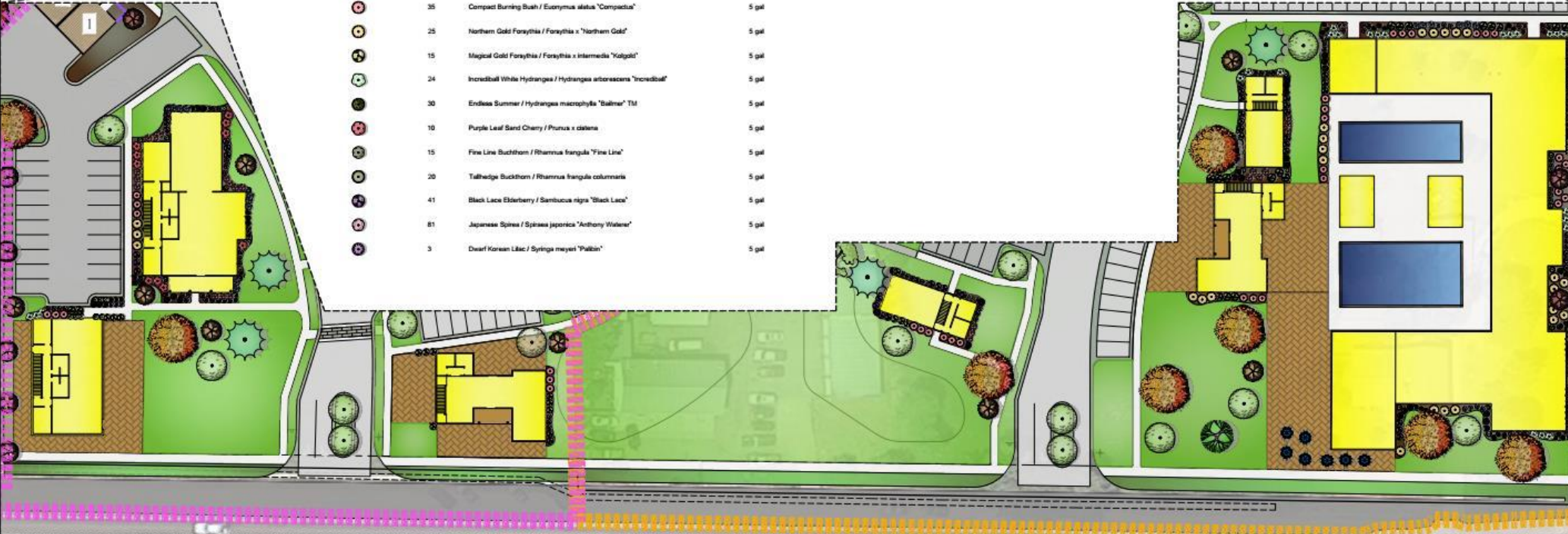
**PLANT SCHEDULE MAIN STREET FRONTAGE**

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	8	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	8&8		2" Cal
	12	Spring Snow Crab Apple / Malus x "Spring Snow"	8&8		2" Cal
	1	Eastern Cottonwood Shouland / Populus deltoides "Shouland"	8&8		2.5" Cal
	13	Canada Red Chokecherry / Prunus virginiana "Canada Red"	8&8		2" Cal
	1	Weeping Willow / Salix babingtonia	8&8		2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	4	Weeping Norway Spruce / Picea abies "Frohnburg"	8&8		5-7"
	4	Colorado Spruce / Picea pungens	8&8		8-10"
	6	Wells Blue Totem Columnar Spruce / Picea pungens glauca feistigata "Wells Blue Totem"	8 & 8		5-7"
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT		
	23	Red Twig Dogwood / Cornus sericea "Bailey's Redtwig"	5 gal		
	35	Compact Burning Bush / Euconymia alata "Compacta"	5 gal		
	25	Northern Gold Forsythia / Forsythia x "Northern Gold"	5 gal		
	15	Majical Gold Forsythia / Forsythia x intermedia "Kotipoli"	5 gal		
	24	Incredible White Hydrangea / Hydrangea arborescens "Incredible"	5 gal		
	30	Endless Summer / Hydrangea macrophylla "Baldner"™	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x ditata	5 gal		
	15	Fine Line Buckthorn / Rhamnus frangula "Fine Line"	5 gal		
	20	Tallhedge Buckthorn / Rhamnus frangula columnaris	5 gal		
	41	Black Lace Elderberry / Sambucus nigra "Black Lace"	5 gal		
	81	Japanese Spirea / Spiraea japonica "Anthony Waters"	5 gal		
	3	Dwarf Korean Lilac / Syringa meyeri "Pulkin"	5 gal		



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

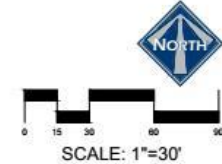


MOUNITY MAP



GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	43	Feather Reed Grass / Calamagrostis x acutiflora "Karl Foerster"	1 gal
	17	Burgundy Switch Grass / Panicum virgatum "Shenandoah"	1 gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	22	Dwarf Globe Blue Spruce / Picea pungens "Globeosa"	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	14	Russian Sage / Perovskia atriplicifolia "Filipin"	1 gal

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT
	56,757 sf	Kentucky Bluegrass / Poa pratensis	sod
	8,000 sf	4" Wood Mulch / 4" Wood Mulch	Mulch



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 SERIAL NO. 7383790  
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LUSTER THE VILLAGE  
 LANDSCAPE PLAN  
 MAIN STREET FRONTAGE

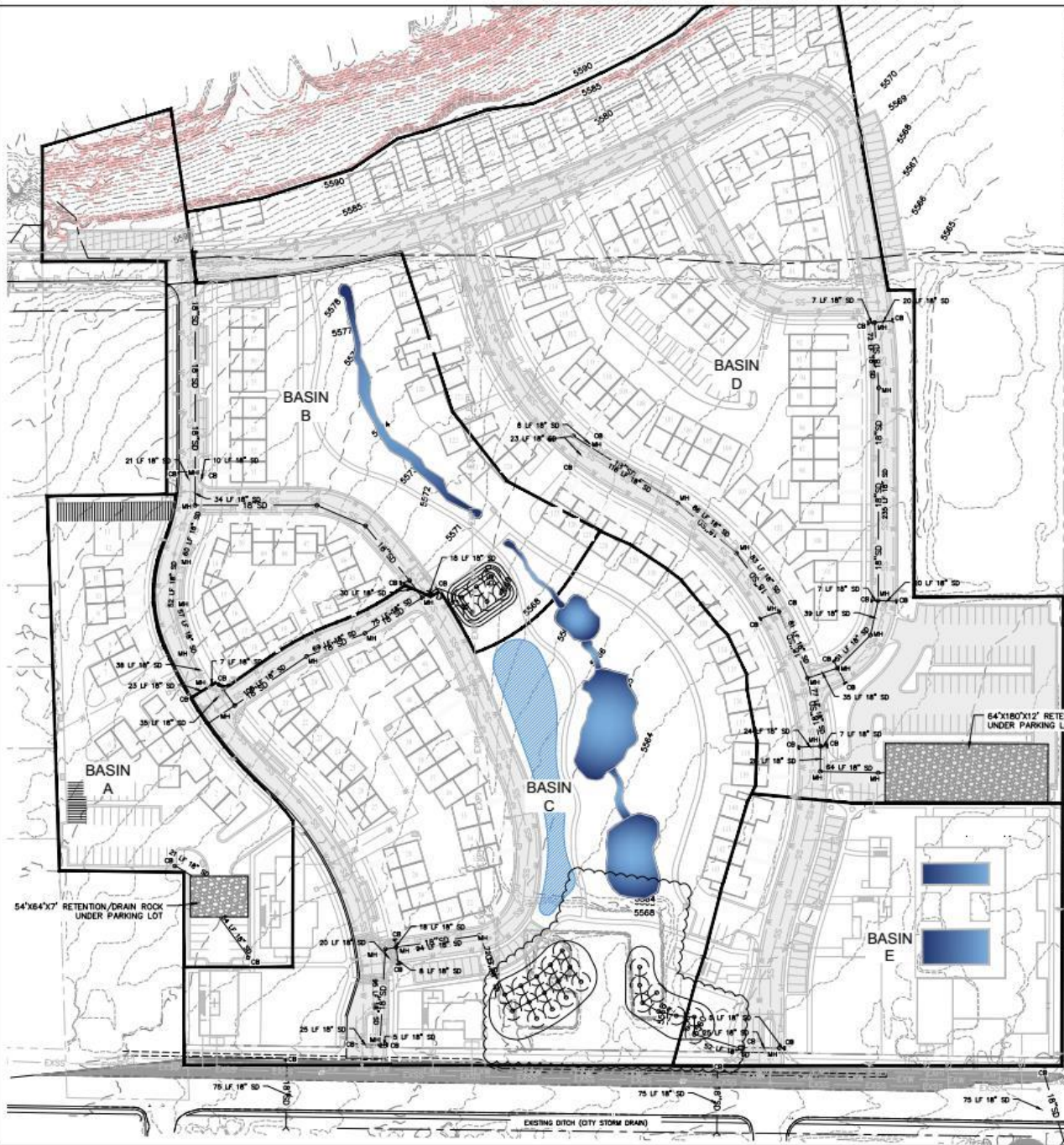


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 Midway, UT 84049 ph: (801) 723-2000

DESIGN BY: CNB DATE: 25 MAY 2022  
 DRAWN BY: CNB REV: 13 JUN 2022

SHEET 16





Test pits in the geotech report generally show pocket under 1' of basalt. Assume permeation of 2.0 inches per hour for pocket. Drainage area to the southeast parking lot is 1.06 acres. Retention area under the parking is 94' x 64'

**Table 1 - Runoff Coefficient for Basin A (Off-Parking Lot)**

Drainage Basin	Total Area (acres)	Roofs, Alleys & Parking (acres)	Roads (acres)	Developed or Hilly (acres)	Landscaped or Wetlands (acres)	Runoff Coefficient	Composite Runoff Coefficient
A	1.06	0.77	0.02	0.04	0.17	0.85	0.85

**Table 4 - Runoff Coefficient for Drainage Basin B**

Drainage Basin	Total Area (acres)	Roofs, Alleys & Parking (acres)	Roads (acres)	Developed or Hilly (acres)	Landscaped or Wetlands (acres)	Runoff Coefficient	Composite Runoff Coefficient
B	3.34	2.34	0.02	0.04	0.94	0.85	0.85

**Table 8 - Runoff Coefficient for Drainage Basin C**

Drainage Basin	Total Area (acres)	Roofs, Alleys & Parking (acres)	Roads (acres)	Developed or Hilly (acres)	Landscaped or Wetlands (acres)	Runoff Coefficient	Composite Runoff Coefficient
C	3.94	2.94	0.02	0.04	0.94	0.85	0.85

**Table 2 - 100 Year Storm Peak Runoff and Volume from Basin A**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Developed Runoff Rate (in/hr)	Peak Runoff Volume (cu ft)	Total Runoff Volume (cu ft)
30	4.00	1.06	0.00	12,168	12,168
60	3.00	1.06	0.00	9,126	9,126
90	2.50	1.06	0.00	7,581	7,581
120	2.25	1.06	0.00	6,859	6,859
150	2.10	1.06	0.00	6,321	6,321
180	2.00	1.06	0.00	6,006	6,006
210	1.95	1.06	0.00	5,859	5,859
240	1.90	1.06	0.00	5,724	5,724
270	1.85	1.06	0.00	5,601	5,601
300	1.80	1.06	0.00	5,490	5,490

**Table 5 - 100 Year Storm Peak Runoff and Volume from Basin B**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Developed Runoff Rate (in/hr)	Peak Runoff Volume (cu ft)	Total Runoff Volume (cu ft)
30	4.00	3.34	0.00	36,504	36,504
60	3.00	3.34	0.00	27,378	27,378
90	2.50	3.34	0.00	23,166	23,166
120	2.25	3.34	0.00	20,682	20,682
150	2.10	3.34	0.00	19,005	19,005
180	2.00	3.34	0.00	17,724	17,724
210	1.95	3.34	0.00	16,755	16,755
240	1.90	3.34	0.00	15,966	15,966
270	1.85	3.34	0.00	15,321	15,321
300	1.80	3.34	0.00	14,778	14,778

**Table 9 - 100 Year Storm Peak Runoff and Volume from Basin C**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Developed Runoff Rate (in/hr)	Peak Runoff Volume (cu ft)	Total Runoff Volume (cu ft)
30	4.00	3.94	0.00	42,588	42,588
60	3.00	3.94	0.00	31,941	31,941
90	2.50	3.94	0.00	26,646	26,646
120	2.25	3.94	0.00	23,526	23,526
150	2.10	3.94	0.00	21,579	21,579
180	2.00	3.94	0.00	20,034	20,034
210	1.95	3.94	0.00	18,851	18,851
240	1.90	3.94	0.00	17,826	17,826
270	1.85	3.94	0.00	16,941	16,941
300	1.80	3.94	0.00	16,182	16,182

**Table 3 - Retention Under 80 Parking Lot for Basin A**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Permeation Rate (in/hr)	40% Void Volume (cu ft)	Permeation from Ground (cu ft)	Total Retention Storage (cu ft)
30	4.00	0.94	0.00	10,168	0	10,168
60	3.00	0.94	0.00	7,626	0	7,626
90	2.50	0.94	0.00	6,381	0	6,381
120	2.25	0.94	0.00	5,682	0	5,682
150	2.10	0.94	0.00	5,205	0	5,205
180	2.00	0.94	0.00	4,824	0	4,824
210	1.95	0.94	0.00	4,539	0	4,539
240	1.90	0.94	0.00	4,266	0	4,266
270	1.85	0.94	0.00	4,005	0	4,005
300	1.80	0.94	0.00	3,756	0	3,756

**Table 6 - Retention Pond in Park for Basin B**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Permeation Rate (in/hr)	40% Void Volume (cu ft)	Permeation from Ground (cu ft)	Total Retention Storage (cu ft)
30	4.00	2.40	0.00	25,416	0	25,416
60	3.00	2.40	0.00	19,062	0	19,062
90	2.50	2.40	0.00	15,876	0	15,876
120	2.25	2.40	0.00	14,022	0	14,022
150	2.10	2.40	0.00	12,816	0	12,816
180	2.00	2.40	0.00	11,808	0	11,808
210	1.95	2.40	0.00	10,986	0	10,986
240	1.90	2.40	0.00	10,266	0	10,266
270	1.85	2.40	0.00	9,648	0	9,648
300	1.80	2.40	0.00	9,126	0	9,126

**Table 10 - Retention Pond in Park for Basin C**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Permeation Rate (in/hr)	40% Void Volume (cu ft)	Permeation from Ground (cu ft)	Total Retention Storage (cu ft)
30	4.00	2.80	0.00	29,808	0	29,808
60	3.00	2.80	0.00	22,362	0	22,362
90	2.50	2.80	0.00	18,696	0	18,696
120	2.25	2.80	0.00	16,584	0	16,584
150	2.10	2.80	0.00	15,096	0	15,096
180	2.00	2.80	0.00	13,968	0	13,968
210	1.95	2.80	0.00	13,002	0	13,002
240	1.90	2.80	0.00	12,192	0	12,192
270	1.85	2.80	0.00	11,448	0	11,448
300	1.80	2.80	0.00	10,764	0	10,764

**Table 7 - Basin B Retention Pond Volume**

Depth (ft)	Area (sq ft)	Volume (cu ft)
1.00	1,000	1,000
2.00	2,000	2,000
3.00	3,000	3,000
4.00	4,000	4,000
5.00	5,000	5,000
6.00	6,000	6,000
7.00	7,000	7,000
8.00	8,000	8,000
9.00	9,000	9,000
10.00	10,000	10,000

**Table 11 - Basin C Retention Pond Volume**

Depth (ft)	Area (sq ft)	Volume (cu ft)
1.00	1,000	1,000
2.00	2,000	2,000
3.00	3,000	3,000
4.00	4,000	4,000
5.00	5,000	5,000
6.00	6,000	6,000
7.00	7,000	7,000
8.00	8,000	8,000
9.00	9,000	9,000
10.00	10,000	10,000

**Table 15 - Park Retention Pond Volume**

Depth (ft)	Area (sq ft)	Volume (cu ft)
1.00	1,000	1,000
2.00	2,000	2,000
3.00	3,000	3,000
4.00	4,000	4,000
5.00	5,000	5,000
6.00	6,000	6,000
7.00	7,000	7,000
8.00	8,000	8,000
9.00	9,000	9,000
10.00	10,000	10,000

Test pits in the geotech report generally show pocket under 1' of basalt. Assume permeation of 2.0 inches per hour for pocket. Drainage area to the southeast parking lot is 1.07 acres. Retention area under the parking is 104' x 104'

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Test pits in the geotech report generally show pocket under 1' of basalt. Assume permeation of 2.0 inches per hour for pocket. Drainage area to the southeast parking is 1.07 acres. Retention area to the southeast parking is 1.07 acres.

**Table 12 - Runoff Coefficient for Basin D (Off-Parking Lot)**

Drainage Basin	Total Area (acres)	Roofs, Alleys & Parking (acres)	Roads (acres)	Developed or Hilly (acres)	Landscaped or Wetlands (acres)	Runoff Coefficient	Composite Runoff Coefficient
D	8.00	5.92	0.02	0.04	2.02	0.85	0.85

**Table 16 - Runoff Coefficient for Drainage Basin E**

Drainage Basin	Total Area (acres)	Roofs, Alleys & Parking (acres)	Roads (acres)	Developed or Hilly (acres)	Landscaped or Wetlands (acres)	Runoff Coefficient	Composite Runoff Coefficient
E	2.94	1.94	0.02	0.04	0.94	0.85	0.85

**Table 18 - 100 Year Storm Peak Runoff and Volume from Basin E**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Developed Runoff Rate (in/hr)	Peak Runoff Volume (cu ft)	Total Runoff Volume (cu ft)
30	4.00	2.94	0.00	11,166	11,166
60	3.00	2.94	0.00	8,374	8,374
90	2.50	2.94	0.00	7,005	7,005
120	2.25	2.94	0.00	6,276	6,276
150	2.10	2.94	0.00	5,802	5,802
180	2.00	2.94	0.00	5,406	5,406
210	1.95	2.94	0.00	5,139	5,139
240	1.90	2.94	0.00	4,896	4,896
270	1.85	2.94	0.00	4,668	4,668
300	1.80	2.94	0.00	4,452	4,452

**Table 13 - 100 Year Storm Peak Runoff and Volume from Basin D**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Developed Runoff Rate (in/hr)	Peak Runoff Volume (cu ft)	Total Runoff Volume (cu ft)
30	4.00	8.00	0.00	32,512	32,512
60	3.00	8.00	0.00	24,384	24,384
90	2.50	8.00	0.00	20,316	20,316
120	2.25	8.00	0.00	17,856	17,856
150	2.10	8.00	0.00	16,224	16,224
180	2.00	8.00	0.00	14,880	14,880
210	1.95	8.00	0.00	13,824	13,824
240	1.90	8.00	0.00	12,912	12,912
270	1.85	8.00	0.00	12,144	12,144
300	1.80	8.00	0.00	11,504	11,504

**Table 19 - 100 Year Storm Peak Runoff and Volume from Basin E**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Developed Runoff Rate (in/hr)	Peak Runoff Volume (cu ft)	Total Runoff Volume (cu ft)
30	4.00	2.94	0.00	11,166	11,166
60	3.00	2.94	0.00	8,374	8,374
90	2.50	2.94	0.00	7,005	7,005
120	2.25	2.94	0.00	6,276	6,276
150	2.10	2.94	0.00	5,802	5,802
180	2.00	2.94	0.00	5,406	5,406
210	1.95	2.94	0.00	5,139	5,139
240	1.90	2.94	0.00	4,896	4,896
270	1.85	2.94	0.00	4,668	4,668
300	1.80	2.94	0.00	4,452	4,452

**Table 17 - Retention Pond in Park for Basin E**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Permeation Rate (in/hr)	40% Void Volume (cu ft)	Permeation from Ground (cu ft)	Total Retention Storage (cu ft)
30	4.00	0.94	0.00	10,168	0	10,168
60	3.00	0.94	0.00	7,626	0	7,626
90	2.50	0.94	0.00	6,381	0	6,381
120	2.25	0.94	0.00	5,682	0	5,682
150	2.10	0.94	0.00	5,205	0	5,205
180	2.00	0.94	0.00	4,824	0	4,824
210	1.95	0.94	0.00	4,539	0	4,539
240	1.90	0.94	0.00	4,266	0	4,266
270	1.85	0.94	0.00	4,005	0	4,005
300	1.80	0.94	0.00	3,756	0	3,756

**Table 14 - Retention Under 80 Parking Lot for Basin D**

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Permeation Rate (in/hr)	40% Void Volume (cu ft)	Permeation from Ground (cu ft)	Total Retention Storage (cu ft)
30	4.00	7.06	0.00	24,588	0	24,588



# 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 has complied with both the commercial and residential parking requirements which includes building the 23 temporary stalls with phases 1 & 2.
- The proposal does appear to comply with the requirement of 20% commercial square feet required by the mixed-use code.

# PROPOSED CONDITIONS

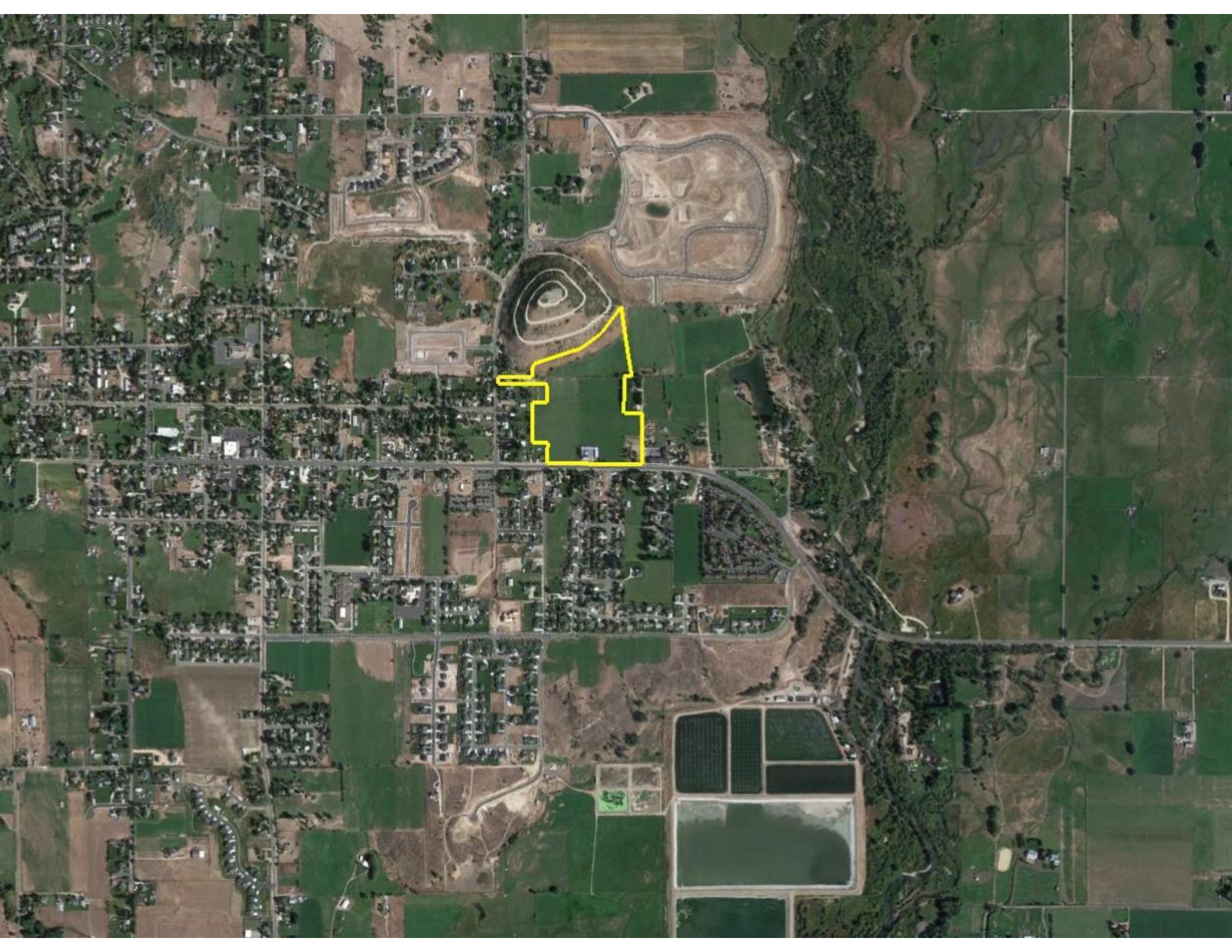
1. A wall should be planned next to the southwest parking lot north of the Wilde property to mitigate light trespass from vehicles.
2. The amount of water rights and parking for each commercial building must be submitted and included on the recorded plat.



# LAND USE SUMMARY

- **Zoning:** Property Conditionally Rezoned to C-2
- **Acres:** 12.25 (27.47 total acres)
  - Phase 1 - 6.55 acres
  - Phase 2 – 5.7 acres
- **Units:** 45 Residential Units (143 total)
  - Phase 1 – 10 units
  - Phase 2 – 35 units
- **Commercial:** 7 buildings
- **Open Space:** 8.44 total acres in master plan
- **Roads:** Private roads with a public easement
- **Trails:** Private trails with a public easement





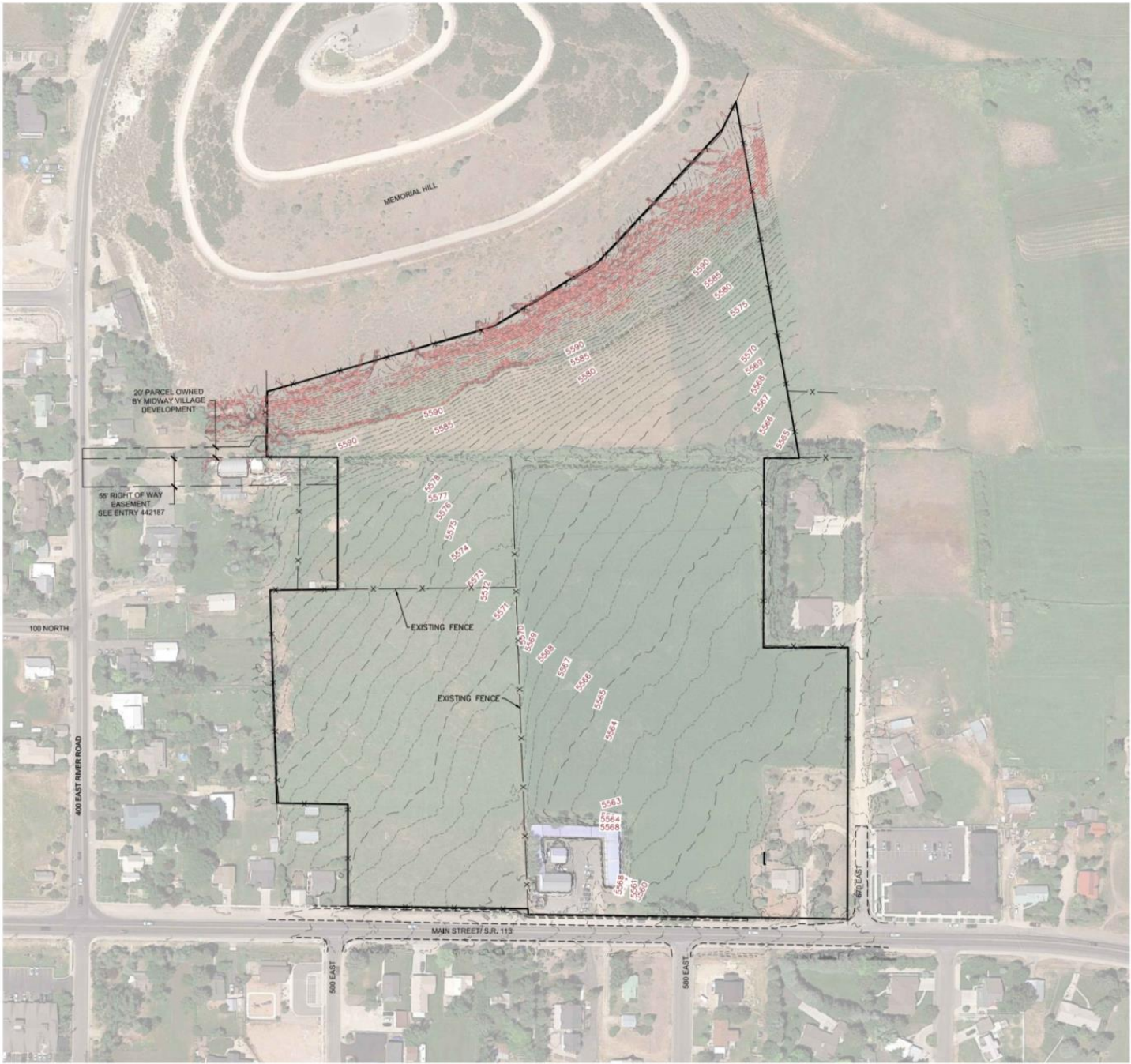












**SENSITIVE LANDS NOTES**

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

**SHALLOW GROUND WATER**  
THE PROPERTY DOES NOT CONTAIN SHALLOW GROUND WATER PER MAP 26 OF THE WASATCH COUNTY GENERAL PLAN. PLEASE SEE THE GEOTECHNICAL REPORT FOR MORE INFORMATION.

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

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

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

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

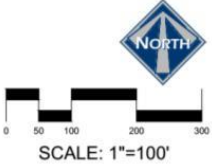
**FAULT LINES**  
NO FAULT LINES CROSS THE PROPERTY PER MAP 26- FLOOD HAZARDS, EARTHQUAKE HAZARDS AND PROBLEM SOILS OF THE WASATCH COUNTY GENERAL PLAN.

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

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

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

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PAUL D. BERG, P.E.  
SERIAL NO. 225599  
DATE: 6 APR 2022



LUSTER THE VILLAGE  
SENSITIVE LANDS MAP



DESIGN BY: PDB DATE: 6 APR 2022  
DRAWN BY: DEJ REV: 2





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

BUILDING CALCULATIONS		
	PAD AREA (SF)	%
COMMERCIAL	48,900	40%
RESIDENTIAL	72,666	80%
TOTAL	121,566	100%

GROSS BUILDING AREA		
COMMERCIAL	83,184 SF	28%
RESIDENTIAL (TOTAL)	224,069 SF	74%
RESIDENTIAL 2 STORY	148,377 SF	
RESIDENTIAL ABOVE GARAGE	75,712 SF	
TOTAL GROSS BUILDING	307,273	100%

COMMERCIAL PARKING	
TOTAL PARKING SPACES	182 SPACES

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

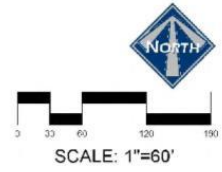
PARKING RATIO =  $\frac{48,198 \text{ SF}}{182 \text{ SPACES}}$  = 1 SPACE FOR 265 SF

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

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

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

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



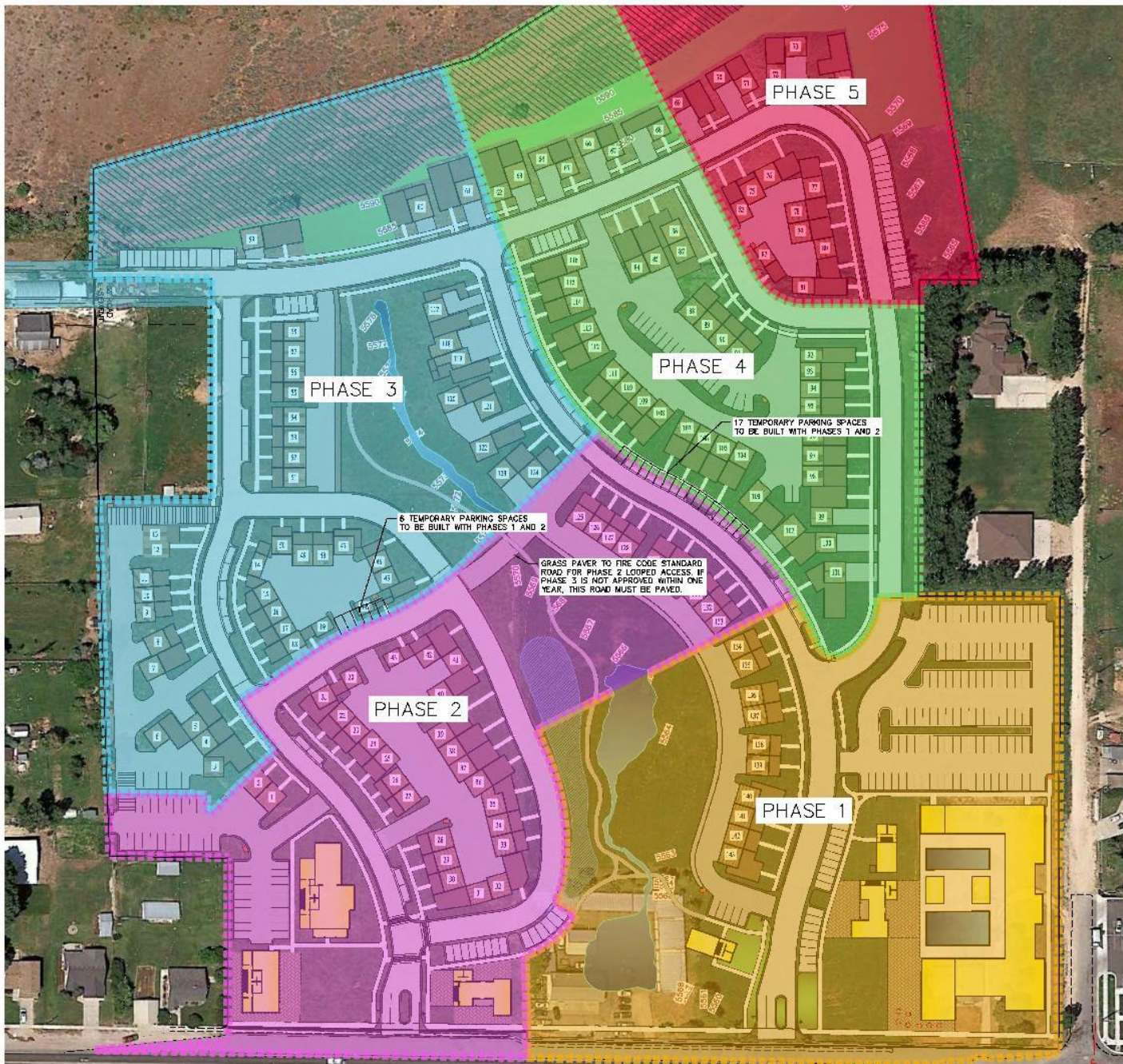
LUSTER THE VILLAGE  
OVERALL SITE PLAN

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

DESIGN BY: TOB DATE: 6 APR 2022 SHEET 3  
DRAWN BY: DEJ REV:

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PAUL B. BERRY, P.E.  
SERIAL NO. 295565  
DATE: 6 APR 2022





**LEGEND**

- NON-BUILDABLE AREA (20%+ SLOPES)
- COMMERCIAL BUILDINGS
- RESIDENTIAL BUILDINGS
- GARAGES

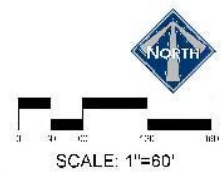
**NOTES**  
 1. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.  
 2. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

**PHASING PLAN**

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RES UNITS	OPEN SPACE
1	6.55 AC	37,815 SF	10,249 SF	10	2.07 ac
2	5.70 AC	11,285 SF	33,360 SF	35	1.11 ac
3	6.64 AC	0 SF	44,419 SF	43	2.25 ac
4	4.59 AC	0 SF	45,255 SF	40	0.69 ac
5	3.99 AC	0 SF	16,984 SF	15	2.32 ac
	27.47 AC	48,900 SF	148,377 SF	143	8.44 ac

PHASE	IRRIGATED OPEN SPACE	NON-IRRIGATED OPEN SPACE
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	0.97 ac	1.35 ac
	5.44 ac	3.00 ac

PHASE	TOTAL IRRIGATED AREA
1	2.99 acres
2	1.88 acres
3	2.20 acres
4	1.04 acres
5	1.81 acres
	9.90 acres



LUSTER  
 THE VILLAGE  
**PHASING PLAN**

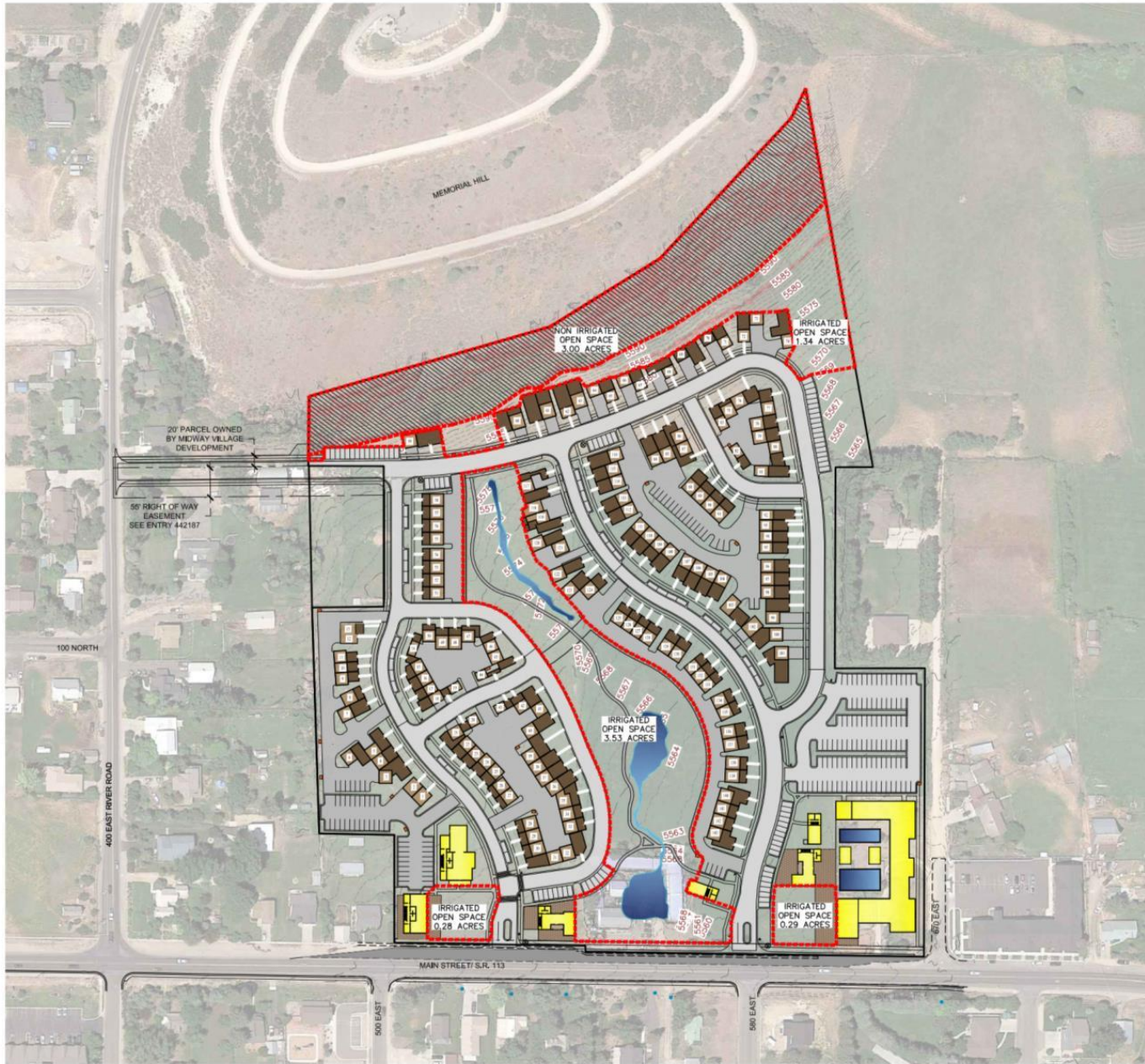


DISK/DWG: PDR DATE: 25 MAY 2022 18-REV  
 DRAWN BY: DE REV: 6

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 PAUL D BERG P.E.  
 SPM ML 3/26/20  
 DATE: 25 MAY 2022

2022 LUSTER THE VILLAGE PHASING PLAN 18-REV 6  
 2022 LUSTER THE VILLAGE PHASING PLAN 18-REV 6  
 2022 LUSTER THE VILLAGE PHASING PLAN 18-REV 6



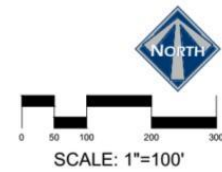


AREA	TOTAL PROJECT AREA	27.47 ACRES
OPEN SPACE - IRRIGATED	5.44 ACRES	
OPEN SPACE - NON-IRRIGATED	3.00 ACRES	
OPEN SPACE - TOTAL	8.44 ACRES	

**OPEN SPACE NOTES:**

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

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



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PAUL D. BERG, P.E.  
 SERIAL NO. 295055  
 DATE: 6 APR 2022

LUSTER  
THE VILLAGE

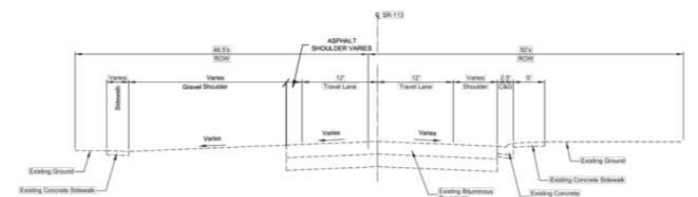
**OPEN SPACE PLAN**

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

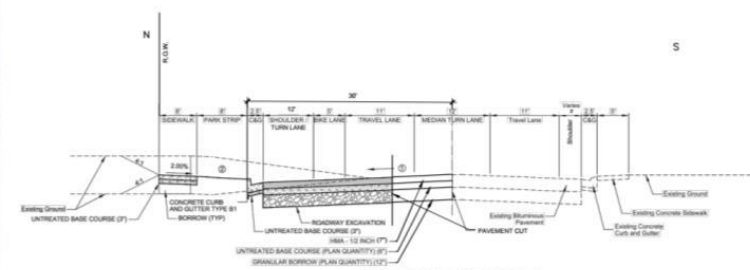
DESIGN BY: PDB	DATE: 6 APR 2022
DRAWN BY: DEJ	REV: _____

SHEET  
**5**

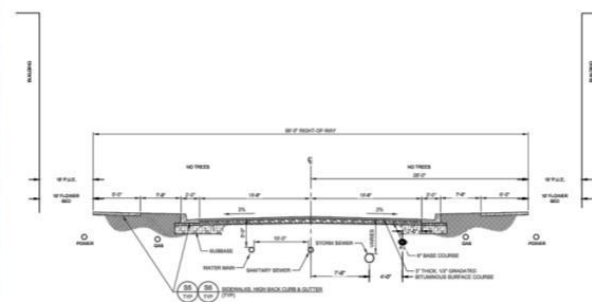




**Existing Section 1**  
SR-113 (MAIN ST)  
121+45.00 TO 121+46.00



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



- 1. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE INSTALLED ON THE EXISTING GRAD OF THE STREET.
- 2. ALL MATERIALS SHALL BE COMPACTED TO THE PROPOSED GRAD.
- 3. ALL MATERIALS SHALL BE COMPACTED TO THE PROPOSED GRAD.
- 4. ALL MATERIALS SHALL BE COMPACTED TO THE PROPOSED GRAD.

LOCAL STREET CROSS SECTION BY:

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

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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 6 APR 2022



SCALE: 1"=60'

LUSTER THE VILLAGE  
OVERALL ROAD & TRAIL PLAN



DESIGN BY: PDB DATE: 6 APR 2022 SHEET: 4  
DRAWN BY: DEJ REV: \_\_\_\_\_





**AREA**

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

**BUILDING CALCULATIONS PHASES 1&2**

	PAD AREA (SF)	%
COMMERCIAL	48,900	45%
RESIDENTIAL	58,845	55%
TOTAL	107,745	100%

**GROSS BUILDING AREA PHASES 1&2**

COMMERCIAL	83,184 SF	57%
RESIDENTIAL (TOTAL)	62,803 SF	43%
RESIDENTIAL 2 STORY	36,368 SF	
RESIDENTIAL ABOVE GARAGE	24,417 SF	
TOTAL GROSS BUILDING	145,987	100%

COMMERCIAL PARKING  
TOTAL PARKING SPACES 182 SPACES

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

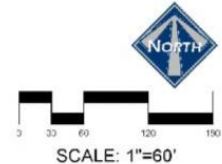
PARKING RATIO =  $\frac{48,198 \text{ SF}}{102 \text{ SPACES}}$  = 1 SPACE FOR 265 SF

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

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

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

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



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PAUL D. BERG, P.E.  
SERIAL NO. 290505  
DATE: 6 APR 2022

LUSTER  
THE VILLAGE  
PHASE 1 & 2 SITE PLAN

380 E Main St, Suite 204  
Millsboro, DE 19966  
ph 435.657.9799

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





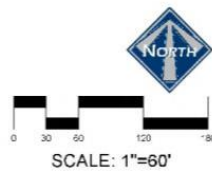
**PLANT SCHEDULE OVERALL**

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	95	Autumn Blaze Maple / Acer 'free nani' 'Autumn Blaze'	B&B	2' Cal
	67	Boeing Snow Crisp Apple / Malus x 'Boeing Snow'	B&B	2' Cal
	4	Eastern Cullowesset Silver Birch / Piceoides deboides 'Sourland'	B&B	2.5' Cal
	93	Canada Red Chokeberry / P. virginiana 'Canada Red'	B&B	2' Cal
	4	Weeping Willow / Salix babingtonia	B&B	2' Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	17	Alfred Hansen Columnar White Fir / Abies concolor fastigiata 'Alfred Hansen'	D & D	
	12	Subalpine Fir / Abies lasiocarpa 'Gluska Compacta'	B&B	
	12	Norway Spruce / Picea abies 'Capressa'	B & B	
	4	Weeping Norway Spruce / Picea abies 'Frohnberg'	B&B	
	19	Colorado Spruce / Picea pungens	B&B	
	6	Wells Blue Totem Columnar Spruce / Picea pungens glauca fastigiata 'Wells Blue Totem'	B & B	
	10	Vandredre's Pyramic Pine / Pinus foelix 'Vandredre's Pyramic'	R&R	
	10	Mugo Pine / Pinus mugo 'Tanner lauri'	B & B	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	267,812 sf	Kentucky Bluegrass / Poa pratensis	soil	
	7,736 sf	Wild Flower-Mulch/ton Green Mix / Wild Flower Mulch/ton Green Mix	Hydroseed	
MULCH	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	136,492 sf	4" Wood Mulch / 4" Wood Mulch	Mulch	

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

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

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 CASH, N. 2025, I.A.  
 SERIAL NO. 7162790  
 DATE: 8 APR 2022



LUSTER THE VILLAGE  
**OVERALL LANDSCAPE PLAN**  
  
 380 E Main St, Suite 204  
 Midway, UT 84049 ph: (801) 723-2000  
 DESIGN BY: CNB DATE: 6 APR 2022  
 DRAWN BY: CNB REV:





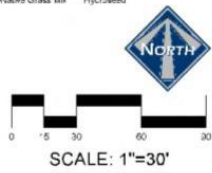
LANDSCAPE NOTES:  
 \*\* THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

PLANT SCHEDULE PHASE I

TREES	QTY	COMMON / BOTANICAL NAME	COVT	CAL	SIZE
	14	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	888	2"	2" Cal
	29	Spring Snow Crab Apple / Malus x 'Spring Snow'	888	2"	2" Cal
	2	Eastern Columnar Sycamore / Populus deltoides 'Sycamore'	888	2.5"	2.5" Cal
	33	Canada Red Chokeberry / Prunus virginiana 'Canada Red'	888	7"	7" Cal
	4	Weeping Willow / Salix babingtonia	888	2"	2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	COVT	CAL	SIZE
	4	Weeping Norway Spruce / Picea abies 'Frankburg'	888		5-7'
	4	Colorado Spruce / Picea pungens	888		8-10'
SHRUBS	QTY	COMMON / BOTANICAL NAME	COVT		
	15	Red Twig Dogwood / Cornus sericea 'Bailey's Redwing'	5 gal		
	26	Compad Running Rush / Paenynthus alatus 'Compadar'	5 gal		
	22	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	5	Magical Gold Forsythia / Forsythia x 'Intermedia 'Kelpo d'	5 gal		
	21	Innocent White Hydrangea / Hydrangea arborescens 'Innocent'	5 gal		
	21	Endless Summer / Hydrangea macrophylla 'Baltzer' TM	5 gal		
	15	Fine Line Buddleia / Rhynchos fragula 'Fine Line'	5 gal		
	14	Tall edge Buddleia / Rhynchos fragula 'Tall edge'	5 gal		
	30	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	53	Japanese Spirea / Spiraea japonica 'Anthony Waterer'	5 gal		
	3	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal		
GRASSES	QTY	COMMON / BOTANICAL NAME	COVT		
	32	Heartier Reed Grass / Calamagrostis x southern 'Karl - denker'	1 gal		
	8	Burgundy Shrub Grass / Panicum virgatum 'Serenade'	1 gal		
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	COVT		
	27	Dwarf Globe Blue Spruce / Picea pungens 'Globeblue'	5 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	COVT		
	11	Russian Sage / Perovskia atriplicifolia 'T. ligni'	1 gal		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	COVT		
	57.54 sf	Kentucky Bluegrass / Poa pratensis	soil		
	7.720 sf	Wild Flower Multi-flora Grass Mix / Wild Flower Multi-flora Grass Mix	Hydroseed		
MULCH	QTY	COMMON / BOTANICAL NAME	COVT		
	15.715 sf	4" Color Mulch / 4" Wood Mulch			

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

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 CARL N. BERG L.A.  
 SERIAL NO. 2182280  
 BATHY 5 APR 2022



LUSTER THE VILLAGE  
 LANDSCAPE PLAN PHASE I

360 E Main St, Suite 204  
 Midway, OR 97049 ph: (503) 723-3000

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





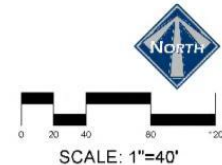
LANDSCAPE NOTES:  
 \*\* THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

### PLANT SCHEDULE PHASE 2

TREES	QTY	COMMON/BOTANICAL NAME	COV'T	CAL	SIZE
	1	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	6&B		2" Cal
	24	Spring Snow Crab Apple / Malus x 'Spring Snow'	6&B		2" Cal
	1	Eastern Cottonwood Shrub / Populus deltoides 'Stouffer'	6&B		2.5" Cal
	18	Canada Red Chokeberry / Prunus virginiana 'Canada Red'	R&P		2" Cal
EVERGREEN TREES	QTY	COMMON/BOTANICAL NAME	COV'T	CAL	SIZE
	3	Colonial Spruce / Picea pungens	6&B		8-10'
	6	Wells Blue Toxin Columnar Spruce / Picea pungens glauca fastigiate 'Wells Blue Toxin'	B & B		5-7'
SHRUBS	QTY	COMMON/BOTANICAL NAME	COV'T		
	78	Red Twig Dogwood / Cornus sericea 'Redwig'	6 gal		
	6	Compact Burning Bush / Euonymus alatus 'Compactus'	5 gal		
	3	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	10	Magnolia Gold Forsythia / Forsythia x x intermedia 'Kuligold'	5 gal		
	3	Incrediball White Hydrangea / Hydrangea x tomentosa 'Incrediball'	5 gal		
	5	Erdes Summer / Iliodendron macrophylla 'Dalmer' TM	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x sibatica	5 gal		
	6	Tailridge Eucalyptus / Eucalyptus frangulae columnaris	5 gal		
	11	Black Lake Elderberry / Sambucus nigra 'Black Lake'	5 gal		
	26	Japanese Spirea / Spiraea japonica 'Anthony Waterer'	5 gal		
GRASSES	QTY	COMMON/BOTANICAL NAME	COV'T		
	41	Feather Reed Grass / Calamagrostis x arundinosa 'Karl Foerster'	1 gal		
	36	Rurgandy Rutch Grass / Panicum virgatum 'Rhenensia'	1 gal		
EVERGREEN SHRUBS	QTY	COMMON/BOTANICAL NAME	COV'T		
	54	Lower Globe Blue Spruce / Picea pungens 'Globosa'	5 gal		
PERENNIALS	QTY	COMMON/BOTANICAL NAME	COV'T		
	64	Russian Sage / Perovskia atriplicifolia 'Fligan'	1 gal		
GROUND COVERS	QTY	COMMON/BOTANICAL NAME	COV'T		
	48 664 sf	Kentucky Bluegrass / Poa pratensis	sod		
MULCH	QTY	COMMON/BOTANICAL NAME	COV'T		
	29,208 sf	4" Wood Mulch / 4" Wood Mulch	Mulch		

### LEGEND

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



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 CAS, N. BERG, L.A.  
 SERIAL NO. 7182790  
 DATE: 6 APR 2022

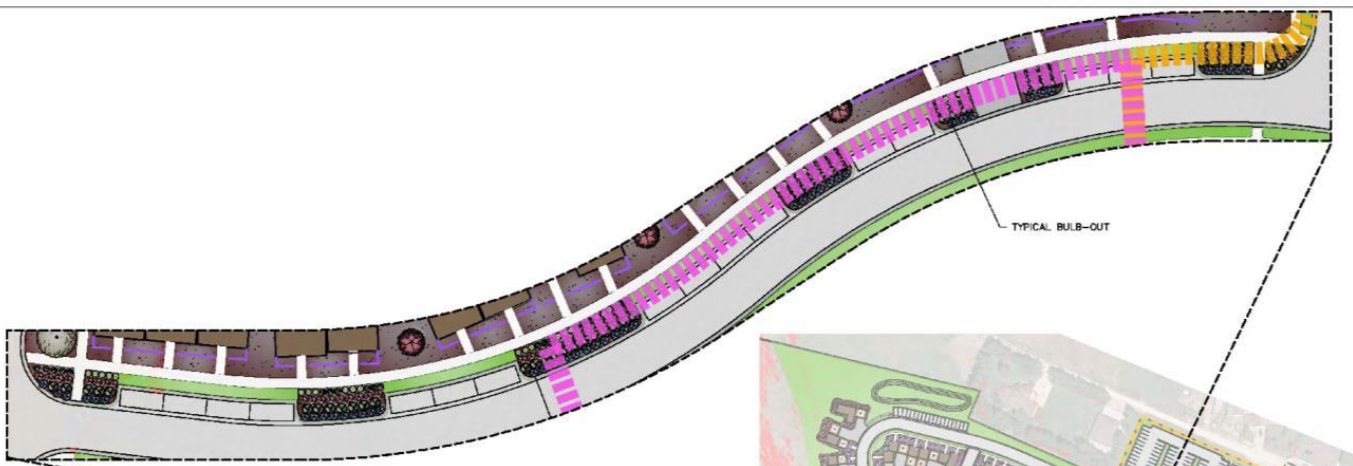
CLUSTER  
 THE VILLAGE  
 LANDSCAPE PLAN  
 PHASE 2

360 E Main St, Suite 204  
 Midway, IL 60069, PH: (800) 723-2000

DESIGN BY: CNB  
 DRAWN BY: CNB  
 DATE: 6 APR 2022  
 REV: \_\_\_\_\_

SHEET  
 13





**PLANT SCHEDULE EAST BULB-OUTS**

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	54	Redtwig Dogwood / <i>Cornus sericea</i> 'Rady's Redtwig'	5 gal
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT.
	40	Feather Reed Grass / <i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gal
	30	Burgundy Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	1 gal
WILDOUGHN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	40	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globoea'	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT.
	40	Russian Sage / <i>Perovskia atriplicifolia</i> 'Filigran'	1 gal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT.
	1,982 sf	Kentucky Bluegrass / <i>Poa pratensis</i>	500
MULCH	QTY	COMMON / BOTANICAL NAME	CONT.
	4,149 sf	4" Wood Mulch / 4" Wood Mulch	Mulch

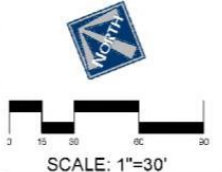
**LEGEND**

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

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

**PLANT SCHEDULE WEST BULB-OUTS**

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	81	Redtwig Dogwood / <i>Cornus sericea</i> 'Rady's Redtwig'	5 gal
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT.
	58	Feather Reed Grass / <i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gal
	50	Burgundy Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	1 gal
WILDOUGHN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.
	80	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globoea'	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT.
	68	Russian Sage / <i>Perovskia atriplicifolia</i> 'Filigran'	1 gal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT.
	1,787 sf	Kentucky Bluegrass / <i>Poa pratensis</i>	500
MULCH	QTY	COMMON / BOTANICAL NAME	CONT.
	6,992 sf	4" Wood Mulch / 4" Wood Mulch	Mulch



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS REVIEWED AND SEALED.  
 CARL N. BERG, L.A.  
 SERIAL NO. 7162790  
 DATE: 8 APR 2022

LUSTER  
 THE VILLAGE  
 LANDSCAPE PLAN  
 BULB-OUT AREAS

380 E Main St, Suite 204  
 Midway, IL 60449 ph: (801) 733-2000





















DESIGN BY: CNB DATE: 6 APR 2022 SHEET 15  
 DRAWN BY: CNB RVP:



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

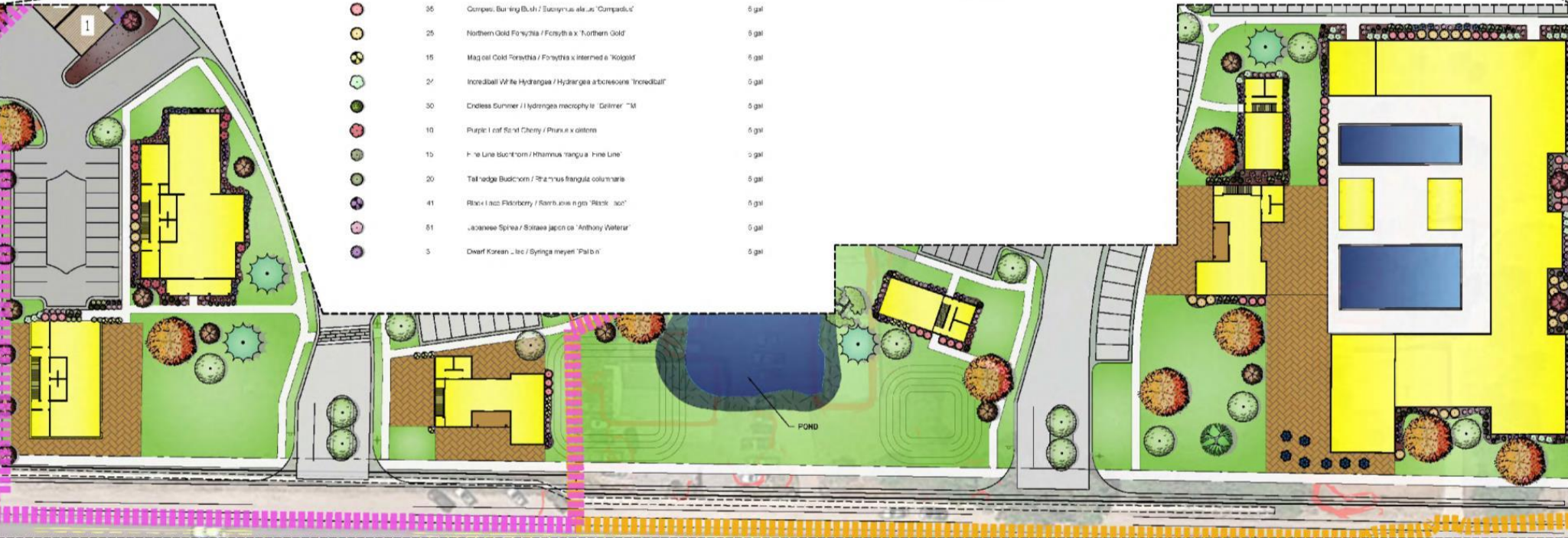
**LANDSCAPE NOTES:**  
 \*\* THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

**PLANT SCHEDULE MAIN STREET FRONTAGE**

TREES	QTY	COMMON / BOTANICAL NAME	CONT	GAL	SIZE
	6	Autumn Blaze Maple / Acer "brunneum" Autumn Blaze	MSH	2"	2' Cal
	12	Spring Snow Crab Apple / Malus x "Spring Snow"	DSD	2"	2' Cal
	1	Eastern White Birch / Populus deltoides "Slovakia"	BSB	2.0"	2' Cal
	10	Canada Red Chokeberry / Prunus virginiana "Canada Red"	BSB	2"	2' Cal
	1	Weeping Willow / Salix babingtonia	BSB	2"	2' Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	GAL	SIZE
	4	Weeping Norway Spruce / Picea abies "Feitberg"	BSB	5.7"	5.7"
	4	Colorado Spruce / Picea pungens	BSB	6.10"	6.10"
	1	White Blue Toler Columnar Spruce / Picea pungens planticola "White Blue Toler"	B & B	5.7"	5.7"
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	GAL	SIZE
	25	Red Twig Dogwood / Cornus sericea "Bailey's Redbird"	5 gal	5 gal	5 gal
	35	Compass Buring Bush / Euonymus alatus "Compass"	5 gal	5 gal	5 gal
	25	Northern Gold Forsythia / Forsythia x "Northern Gold"	5 gal	5 gal	5 gal
	15	Magical Gold Forsythia / Forsythia x "Incredible"	5 gal	5 gal	5 gal
	20	Incredible White Hydrangea / Hydrangea arborescens "Incredible"	5 gal	5 gal	5 gal
	30	Endless Summer / Hydrangea macrophylla "Delirium"	5 gal	5 gal	5 gal
	10	Purple Leafed Cherry / Prunella x "dortmuni"	5 gal	5 gal	5 gal
	10	Little Lime Shrub / Hamamelis "Little Lime"	5 gal	5 gal	5 gal
	20	Tall Hedge Buddleum / Salix frangula columnaris	5 gal	5 gal	5 gal
	41	Black Lace Elderberry / Sambucus racemosa "Black Lace"	5 gal	5 gal	5 gal
	51	Japanese Spirea / Spiraea japonica "Anthony Waterer"	5 gal	5 gal	5 gal
	5	Dwarf Korean Spice / Syringa meyeri "Palibin"	5 gal	5 gal	5 gal

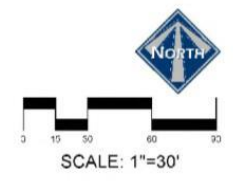


VICINITY MAP



GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	43	Feather Reed Grass / Calamagrostis canadensis "Carl Foerster"	1 gal
	17	Burgundy Swiss Grass / Panicum virgatum "Shenandoah"	1 gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	22	Dwarf Globe Blue Spruce / Picea pungens "Globeas"	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	4	Russian Sage / Perovskia atriplicata "Filigran"	1 gal

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT
	56,757 sf	Kentucky Bluegrass / Poa pratensis	500
MULCH	QTY	COMMON / BOTANICAL NAME	CONT
	8,006 sf	4" Wood Mulch / 4" Wood Mulch	500



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
 CARL N. BERG, L.A.  
 SERIAL NO. 7162790  
 DATE: 08 APR 2022

LUSTER THE VILLAGE  
 LANDSCAPE PLAN  
 MAIN STREET FRONTAGE



380 E Main St, Suite 204  
 Midway, IL 60149 ph: (801) 723-2000

DESIGN BY: CNB DATE: 4 APR 2022 SHEET: 16  
 DRAWN BY: CNB REV: \_\_\_\_\_





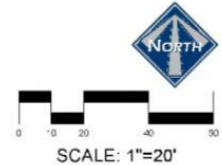
PLANT SCHEDULE WEST BERM

TREES	QTY	COMMON/BOTANICAL NAME	CONT.	CAL.	SIZE
	2	Spring Snow Crab Apple / Malus x 'Spring Snow'	B&B		2' Cal
EVERGREEN TREES	QTY	COMMON/BOTANICAL NAME	CONT.	CAL.	SIZE
	11	Alfred Hensei Columnar White Fir / Abies concolor 'festigata' Alfred-Hensei'	B & B		8'-0"
	8	Sculpture Fir / Abies lasiocarpa 'Gauss Compacta'	B&B		8'-0"
	8	Horvay Spruce / Picea abies 'Cupressina'	B & B		8'-0"
	6	Vanderhoff's Dynamic Pine / Pinus 'baldii' Vanderhoff's Dynamic'	B&B		6'
	9	Mugo Pine / Pinus mugo 'Tannenbaum'	B & B		5.7'

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

LANDSCAPE NOTES:

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



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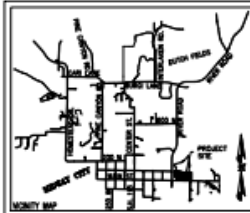
CARL N. BERG, L.A.  
 SERIAL NO. 7162780  
 DATE: 6 APR 2022

LUSTER THE VILLAGE	
LANDSCAPE PLAN WEST BERM AREA	
<small>380 E Main St, Suite 204 Midway, OR 97049 ph: (503) 723-2000</small>	
DESIGN BY: CNB	DATE: 6 APR 2022
DRAWN BY: CNB	REV:
	SHEET <b>17</b>









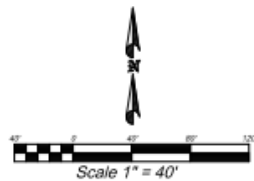
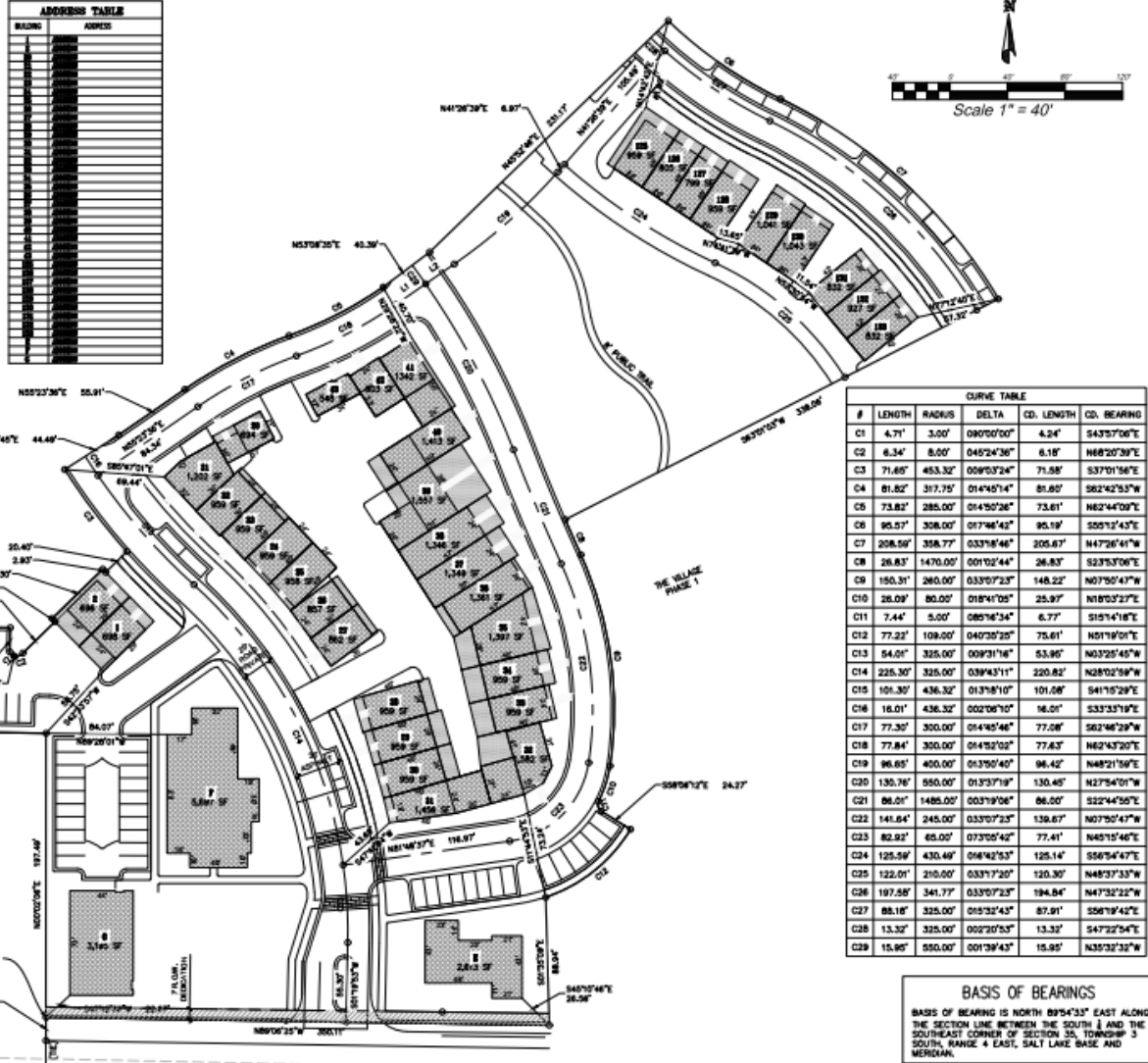
LOCATED IN THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**LEGEND**

- COMMON AREA (4.34 AC)
- UDOT ROW DEDICATION (0.08 ACRES)
- PRIVATE AREA #1 (0.08 AC)
- PRIVATE AREA #2 (0.21 AC)
- PLAT BOUNDARY
- SURVEY MONUMENT

**ADDRESS TABLE**

BLK	ADDRESS
1	1001 S
2	1002 S
3	1003 S
4	1004 S
5	1005 S
6	1006 S
7	1007 S
8	1008 S
9	1009 S
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95	1095 S
96	1096 S
97	1097 S
98	1098 S
99	1099 S
100	1100 S



**CURVE TABLE**

#	LENGTH	RADIUS	DELTA	CD. LENGTH	CD. BEARING
C1	4.71	3.00	090°00'00"	4.24	S43°37'06"W
C2	6.34	8.00	045°24'36"	6.18	N68°20'39"E
C3	71.65	453.32	009°03'24"	71.58	S37°01'56"E
C4	81.82	317.75	014°05'14"	81.80	S62°42'53"W
C5	73.82	285.00	014°50'26"	73.81	N62°44'00"E
C6	95.57	308.00	017°48'42"	95.19	S50°12'43"E
C7	208.58	358.77	033°18'46"	205.67	N47°28'41"W
C8	28.83	1470.00	001°02'44"	28.83	S23°37'06"E
C9	150.31	280.00	033°07'23"	148.22	N07°50'47"W
C10	26.09	80.00	018°41'05"	25.97	N18°03'27"E
C11	7.44	5.00	085°16'34"	6.77	S15°41'6"E
C12	77.22	108.00	040°30'20"	75.81	N01°19'01"E
C13	54.01	325.00	009°31'16"	53.95	N03°20'45"W
C14	225.30	325.00	039°43'11"	220.82	N28°02'59"W
C15	101.30	436.32	013°18'10"	101.08	S41°15'29"E
C16	16.01	436.32	002°06'10"	16.01	S33°33'19"E
C17	77.30	300.00	014°45'46"	77.08	S62°46'29"W
C18	77.84	300.00	014°52'02"	77.62	N62°43'20"E
C19	96.65	450.00	013°50'40"	96.42	N48°21'56"E
C20	130.78	550.00	013°37'19"	130.45	N27°54'01"W
C21	86.01	1485.00	003°19'08"	86.00	S22°44'50"E
C22	141.64	245.00	033°07'23"	138.67	N07°50'47"W
C23	82.92	65.00	073°50'42"	77.41	N45°15'46"E
C24	125.58	430.48	016°42'53"	125.14	S56°54'47"E
C25	122.01	210.00	033°17'20"	120.30	N48°37'33"W
C26	197.58	341.77	033°07'23"	194.84	N47°32'22"W
C27	88.18	325.00	015°32'43"	87.91	S56°19'42"E
C28	13.32	325.00	002°05'53"	13.32	S47°22'54"E
C29	15.95	550.00	001°39'43"	15.95	N30°32'32"W

**SURVEYOR'S CERTIFICATE**  
 IN ACCORDANCE WITH SECTION 16-403 OF THE UTAH CODE, I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11027308 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.  
 I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

DATE: \_\_\_\_\_ SURVEYOR: KEVIN M. BALLS

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT WHICH IS NORTH 89°54'33" EAST 140.12 FEET AND NORTH 1771.28 FEET FROM THE SOUTH & CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;  
 THENCE NORTH 16.16 FEET; THENCE NORTH 00°00'00" EAST 197.40 FEET; THENCE NORTH 89°57'06" WEST 137.83 FEET; THENCE NORTH 01°49'39" WEST 73.09 FEET; THENCE SOUTH 89°57'06" EAST 115.24 FEET; THENCE SOUTH 01°02'54" EAST 17.00 FEET; THENCE ALONG THE ARC OF A 3.00 FOOT RADIUS TO THE RIGHT 4.71 FEET (CENTRAL ANGLE OF 30°00'00" AND A CHORD BEARING SOUTH 43°57'06" EAST 4.24 FEET); THENCE SOUTH 89°57'06" EAST 6.34 FEET; THENCE ALONG THE ARC OF A 8.00 FOOT RADIUS TO THE RIGHT 6.34 FEET (CENTRAL ANGLE OF 45°24'36" AND A CHORD BEARING NORTH 68°20'39" EAST 6.18 FEET); THENCE NORTH 45°24'36" EAST 31.32 FEET; THENCE NORTH 44°22'48" WEST 3.05 FEET; THENCE NORTH 45°17'17" EAST 40.50 FEET; THENCE SOUTH 44°27'34" EAST 2.53 FEET; THENCE NORTH 40°28'24" EAST 20.40 FEET; THENCE ALONG THE ARC OF A 453.32 FOOT RADIUS TO THE LEFT 71.65 FEET (CENTRAL ANGLE OF 09°03'24" AND A CHORD BEARING SOUTH 37°01'56" EAST 71.58 FEET); THENCE NORTH 37°01'56" EAST 44.48 FEET; THENCE NORTH 89°57'06" EAST 58.99 FEET; THENCE ALONG THE ARC OF A 317.75 FOOT RADIUS TO THE LEFT 81.82 FEET (CENTRAL ANGLE OF 14°05'14" AND A CHORD BEARING SOUTH 62°42'53" WEST 81.80 FEET); THENCE ALONG THE ARC OF A 285.00 FOOT RADIUS TO THE RIGHT 73.82 FEET (CENTRAL ANGLE OF 14°50'26" AND A CHORD BEARING NORTH 62°44'00" EAST 73.81 FEET); THENCE NORTH 53°18'35" EAST 40.39 FEET; THENCE NORTH 45°24'48" WEST 231.17 FEET; THENCE ALONG THE ARC OF A 308.00 FOOT RADIUS TO THE RIGHT 95.57 FEET (CENTRAL ANGLE OF 17°48'42" AND A CHORD BEARING SOUTH 50°12'43" EAST 95.19 FEET); THENCE ALONG THE ARC OF A 1470.00 FOOT RADIUS TO THE LEFT 28.83 FEET (CENTRAL ANGLE OF 01°02'44" AND A CHORD BEARING SOUTH 23°37'06" EAST 28.83 FEET); THENCE ALONG THE ARC OF A 358.77 FOOT RADIUS TO THE LEFT 208.58 FEET (CENTRAL ANGLE OF 33°18'46" AND A CHORD BEARING NORTH 47°28'41" WEST 205.67 FEET); THENCE SOUTH 89°57'06" WEST 338.08 FEET; THENCE ALONG THE ARC OF A 1470.00 FOOT RADIUS TO THE LEFT 150.31 FEET (CENTRAL ANGLE OF 03°30'23" AND A CHORD BEARING SOUTH 15°41'05" EAST 15.97 FEET); THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS TO THE LEFT 7.44 FEET (CENTRAL ANGLE OF 01°45'46" AND A CHORD BEARING NORTH 15°41'05" EAST 7.44 FEET); THENCE SOUTH 18°03'27" EAST 25.97 FEET; THENCE ALONG THE ARC OF A 5.00 FOOT RADIUS TO THE RIGHT 7.44 FEET (CENTRAL ANGLE OF 85°16'34" AND A CHORD BEARING NORTH 15°41'05" EAST 7.44 FEET); THENCE SOUTH 18°03'27" EAST 25.97 FEET; THENCE ALONG THE ARC OF A 108.00 FOOT RADIUS TO THE LEFT 77.22 FEET (CENTRAL ANGLE OF 40°30'20" AND A CHORD BEARING NORTH 01°19'01" EAST 75.81 FEET); THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS TO THE LEFT 54.01 FEET (CENTRAL ANGLE OF 09°31'16" AND A CHORD BEARING NORTH 03°20'45" WEST 53.95 FEET); THENCE ALONG THE ARC OF A 1485.00 FOOT RADIUS TO THE LEFT 86.01 FEET (CENTRAL ANGLE OF 03°19'08" AND A CHORD BEARING SOUTH 22°44'50" EAST 86.00 FEET); THENCE ALONG THE ARC OF A 245.00 FOOT RADIUS TO THE RIGHT 141.64 FEET (CENTRAL ANGLE OF 33°07'23" AND A CHORD BEARING NORTH 07°50'47" WEST 138.67 FEET); THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS TO THE RIGHT 82.92 FEET (CENTRAL ANGLE OF 73°50'42" AND A CHORD BEARING NORTH 45°15'46" EAST 77.41 FEET); THENCE ALONG THE ARC OF A 430.48 FOOT RADIUS TO THE LEFT 125.58 FEET (CENTRAL ANGLE OF 16°42'53" AND A CHORD BEARING SOUTH 56°54'47" EAST 125.14 FEET); THENCE ALONG THE ARC OF A 210.00 FOOT RADIUS TO THE LEFT 122.01 FEET (CENTRAL ANGLE OF 33°17'20" AND A CHORD BEARING NORTH 48°37'33" WEST 120.30 FEET); THENCE ALONG THE ARC OF A 341.77 FOOT RADIUS TO THE RIGHT 197.58 FEET (CENTRAL ANGLE OF 33°07'23" AND A CHORD BEARING NORTH 47°32'22" WEST 194.84 FEET); THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS TO THE LEFT 88.18 FEET (CENTRAL ANGLE OF 15°32'43" AND A CHORD BEARING SOUTH 56°19'42" EAST 87.91 FEET); THENCE SOUTH 13.32 FEET; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS TO THE LEFT 13.32 FEET (CENTRAL ANGLE OF 02°05'53" AND A CHORD BEARING NORTH 47°22'54" EAST 13.32 FEET); THENCE ALONG THE ARC OF A 550.00 FOOT RADIUS TO THE LEFT 15.95 FEET (CENTRAL ANGLE OF 01°39'43" AND A CHORD BEARING NORTH 30°32'32" WEST 15.95 FEET); THENCE SOUTH 1771.28 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 5.70 ACRES

**OWNER'S CONSENT TO RECORD AND DEDICATION**  
 KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS THE VILLAGE, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND I DO HEREBY GIVE CONSENT TO THE RECORDATION OF THIS PLAT MAP AND DO HEREBY DESIGNATE ALL COMMON SPACE FOR THE USE OF THE CONDOMINIUM OWNERS OF THE VILLAGE, A UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS, THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON SPACE, AND THE OWNER HEREBY DESIGNATES THE AREAS LABELED AS COMMON SPACE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY: \_\_\_\_\_, MIDWAY DEVELOPMENT LLC  
 STATE OF UTAH ) S.S.  
 COUNTY OF WASATCH )  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, I, \_\_\_\_\_, DID PERSONALLY APPEAR BEFORE ME STATING THAT HE IS THE MANAGER OF MIDWAY DEVELOPMENT LLC AND BEFORE ME SIGNED THE FOREGOING OWNER'S CONSENT WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES \_\_\_\_\_, NOTARY PUBLIC.

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

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE  
 \_\_\_\_\_ CITY PLANNING COMMISSION  
 PLANNING DIRECTOR: \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION: \_\_\_\_\_

**THE VILLAGE - PHASE 2**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, T3S, R4E, S188M  
 A UTAH CONDOMINIUM PROJECT, \_\_\_\_\_, MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH  
 SCALE 1" = 100 FEET  
 SHEET 1 of 5

**COUNTY SURVEYOR'S CERTIFICATE**  
 APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ COUNTY SURVEYOR

SURVEYOR  
 KEVIN M. BALLS P.L.M.  
 SUMMIT ENGINEERING GROUP INC.  
 60 WEST CENTER STREET  
 HEBER CITY, UT 84032  
 PHONE (435) 854-1623  
 DATE OF SURVEY: FEBRUARY 2021

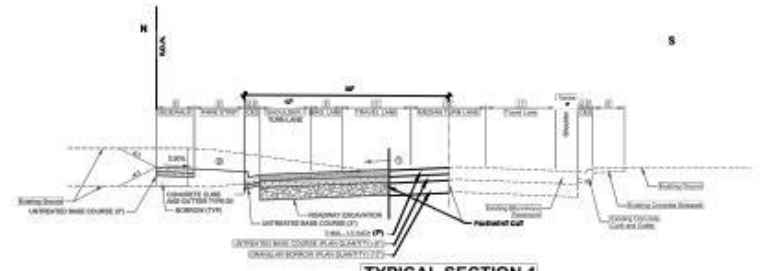


COUNTY RECORDER

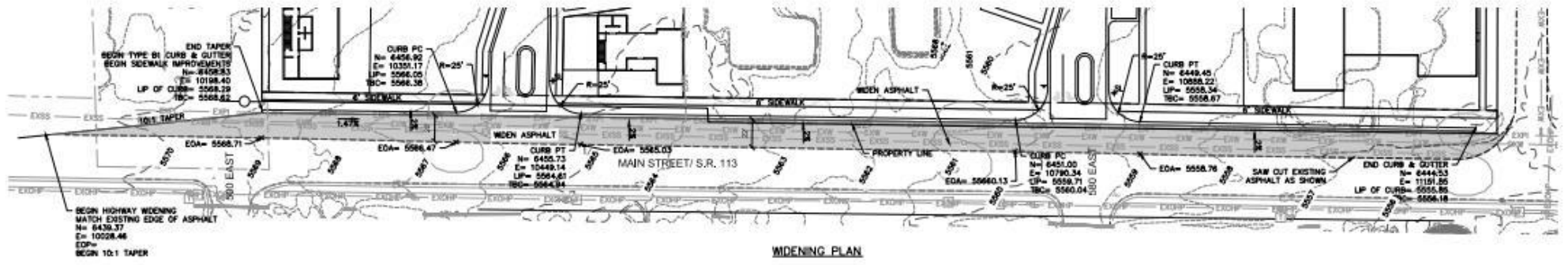




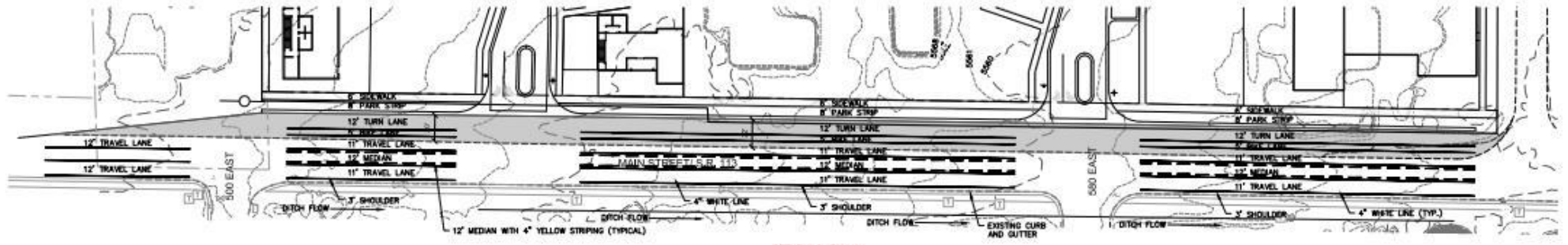
**Existing Section 1**  
SR-113 (MAIN ST)  
0+11.45.00 TO 0+126.00.00



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

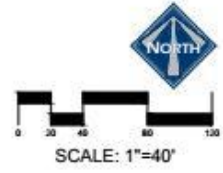


**WIDENING PLAN**



**STRIPING PLAN**

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



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PAUL D. BORG, P.E.  
SERIAL NO. 205581  
DATE: 8.09.2002

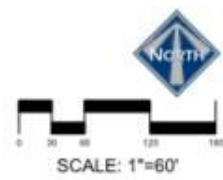
LUSTER THE VILLAGE		
MAIN STREET WIDENING PLAN		
ENGINEERING 200 E. Main St., Suite 204 Midway, IL 60449 ph 435.857.9749		
DESIGN BY: PER	DATE: 6/18/02	SHEET: 18
DRAWN BY: DEL	REV:	





- BLUE STAKE NOTE:**
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.
- PIPED DITCH NOTES:**
- ALL PIPED DITCH CONSTRUCTION TO MEET MIDWAY CITY STANDARDS AS ADOPTED IN JULY 2020 EDITION.
  - ALL JUNCTION BOXES SHALL BE 3'X3'
  - ALL BOXES IN ROADWAYS OR PARKING LOTS WILL HAVE MANHOLES.
  - ALL BOXES IN LANDSCAPED AREAS WILL HAVE A GRATE.

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



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PAUL J. BERG, P.E.  
 SERIAL NO. 203590  
 DATE: 18 FEB 2022

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

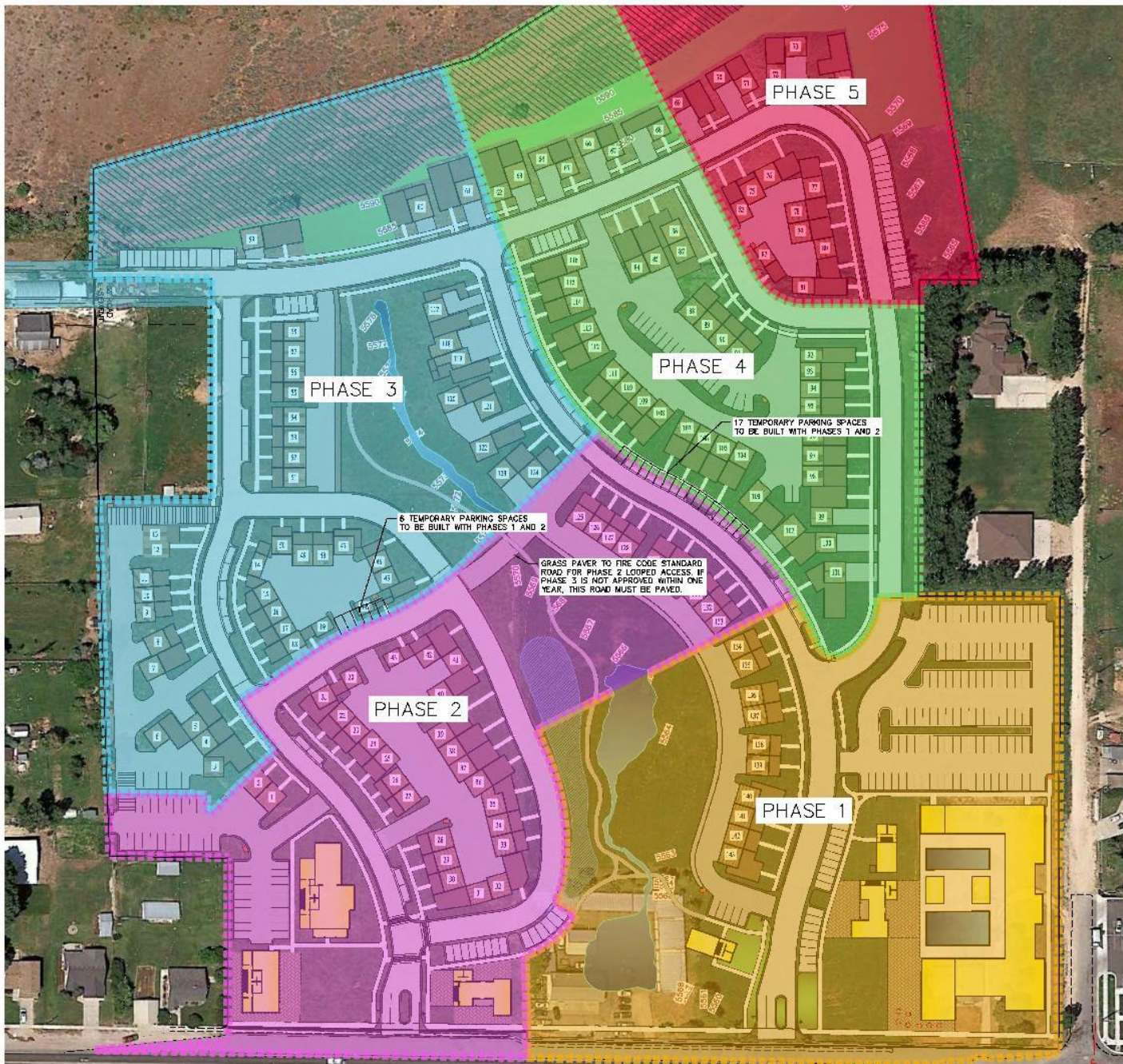
DESIGN BY: FEB  
 DRAWN BY: DEJ  
 DATE: 18 FEB 2022  
 SHEET NO.: 13



# DISCUSSION ITEMS

- Water rights
  - Phase 1: 46.75 acre-feet
  - Phase 2: 37.85 acre-feet
  - Phase 3: 41.00 acre-feet
  - Phase 4: 35.12 acre-feet
  - Phase 5: 16.83 acre-feet
  - Total: 177.55 acre-feet
    - Water rights per commercial buildings will be noted on the plat. Commercial uses may require more water rights than what will be dedicated. If more water is required, the applicant must supply the required water before the use is approved.
- Traffic study
- Roads & traffic circulation
  - Temporary connector access





**LEGEND**

- NON-BUILDABLE AREA (20%+ SLOPES)
- COMMERCIAL BUILDINGS
- RESIDENTIAL BUILDINGS
- GARAGES

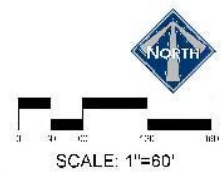
**NOTES**  
 1. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.  
 2. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

**PHASING PLAN**

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RES UNITS	OPEN SPACE
1	6.55 AC	37,815 SF	10,249 SF	10	2.07 ac
2	5.70 AC	11,285 SF	33,360 SF	35	1.11 ac
3	6.64 AC	0 SF	44,419 SF	43	2.25 ac
4	4.59 AC	0 SF	45,255 SF	40	0.69 ac
5	3.99 AC	0 SF	16,984 SF	15	2.32 ac
	27.47 AC	48,900 SF	148,377 SF	143	8.44 ac

PHASE	IRRIGATED OPEN SPACE	NON-IRRIGATED OPEN SPACE
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	0.97 ac	1.35 ac
	5.44 ac	3.00 ac

PHASE	TOTAL IRRIGATED AREA
1	2.99 acres
2	1.88 acres
3	2.20 acres
4	1.04 acres
5	1.81 acres
	9.90 acres



LUSTER  
 THE VILLAGE  
 PHASING PLAN



DISK/DWG: PDR DATE: 25 MAY 2022 18-REV  
 DRAWN BY: DE REV: 6

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 PAUL D BERG P.E.  
 5/24/22 ML 2425/24  
 DATE: 22 MAY 2022

2022 LUSTER THE VILLAGE PHASING PLAN 18-REV 6  
 2022 LUSTER THE VILLAGE PHASING PLAN 18-REV 6



# DISCUSSION ITEMS

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



# DISCUSSION ITEMS

- Trails
  - Private trails with public access easements
- Parking - phases 1 & 2
  - 184 commercial stalls
  - 90 residential stalls
  - 23 temporary stalls will need to be provided to meet the requirements for phases 1-2
  - Commercial buildings will have assigned stalls that will be noted on the plat. If a use requires more stalls than what is provided, the use will not be allowed until the required stalls are provided.
- Architectural theme































# DISCUSSION ITEMS

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



# DISCUSSION ITEMS

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



# Transient Overlay Zone





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





# DISCUSSION ITEMS

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





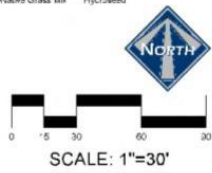
LANDSCAPE NOTES:  
 \*\* THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

PLANT SCHEDULE PHASE I

TREES	QTY	COMMON / BOTANICAL NAME	COVT	CAL	SIZE
	14	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	888	2"	2" Cal
	29	Spring Snow Crab Apple / Malus x 'Spring Snow'	888	2"	2" Cal
	2	Eastern Columnar Sycamore / Populus deltoides 'Sycamore'	888	2.5"	2.5" Cal
	33	Canada Red Chokeberry / Prunus virginiana 'Canada Red'	888	7"	7" Cal
	4	Weeping Willow / Salix babingtonia	888	2"	2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	COVT	CAL	SIZE
	4	Weeping Norway Spruce / Picea abies 'Frankburg'	888		5-7'
	4	Colorado Spruce / Picea pungens	888		8-10'
SHRUBS	QTY	COMMON / BOTANICAL NAME	COVT		
	15	Red Twig Dogwood / Cornus sericea 'Bailey's Redwing'	5 gal		
	26	Compad Running Rush / Paenynthus alatus 'Compadar'	5 gal		
	22	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	5	Magical Gold Forsythia / Forsythia x 'Intermedia 'Kelpo d'	5 gal		
	21	Innocent White Hydrangea / Hydrangea arborescens 'Innocent'	5 gal		
	21	Endless Summer / Hydrangea macrophylla 'Baltzer' TM	5 gal		
	15	Fine Line Buddleia / Rhynchos fragula 'Fine Line'	5 gal		
	14	Tall edge Buddleia / Rhynchos fragula 'Tall edge'	5 gal		
	30	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	53	Japanese Spirea / Spiraea japonica 'Anthony Waterer'	5 gal		
	3	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal		
GRASSES	QTY	COMMON / BOTANICAL NAME	COVT		
	32	Heartier Reed Grass / Calamagrostis x southern 'Karl - denker'	1 gal		
	8	Burgundy Shrub Grass / Panicum virgatum 'Serenade'	1 gal		
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	COVT		
	27	Dwarf Globe Blue Spruce / Picea pungens 'Globeblue'	5 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	COVT		
	11	Russian Sage / Perovskia atriplicifolia 'T. ligni'	1 gal		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	COVT		
	57.54 sf	Kentucky Bluegrass / Poa pratensis	100		
	7.720 sf	Wild Flower Multi-flora Grass Mix / Wild Flower Multi-flora Grass Mix	Hydroseed		
MULCH	QTY	COMMON / BOTANICAL NAME	COVT		
	15.715 sf	4" Globe Mulch / 4" Wood Mulch			

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

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 CARL N. BERG, L.A.  
 SERIAL NO. 2182280  
 BIRTH: 8 APR 2022



LUSTER THE VILLAGE  
 LANDSCAPE PLAN PHASE I

360 E Main St, Suite 204  
 Midway, OR 97049 ph: (503) 723-3000

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



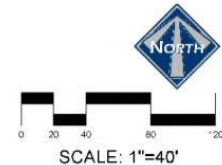


LANDSCAPE NOTES:  
 \*\* THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

### PLANT SCHEDULE PHASE 2

TREES	QTY	COMMON / BOTANICAL NAME	COV'T	CAL	SIZE
	1	Autumn Blaze Maple / Acer freemanii "Autumn Blaze"	6&B		2" Cal
	24	Spring Snow Crab Apple / Malus x "Spring Snow"	6&B		2" Cal
	1	Eastern Cottonwood douglasii / Populus deltoides "Stouffer"	6&B		2.5" Cal
	18	Canada Red Chokeberry / Prunus virginiana "Canada Red"	R&P		2" Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	COV'T	CAL	SIZE
	3	Colonial Spruce / Picea pungens	6&B		8-10'
	6	Wells Blue Toxin Columnar Spruce / Picea pungens glauca fastigiate "Wells Blue Toxin"	B & B		5-7'
SHRUBS	QTY	COMMON / BOTANICAL NAME	COV'T		
	76	Red Twig Dogwood / Cornus sericea "Redwig"	6 gal		
	6	Compact Burning Bush / Euonymus alatus "Compactus"	5 gal		
	3	Northern Gold Forsythia / Forsythia x "Northern Gold"	5 gal		
	10	Magnolia Gold Forsythia / Forsythia x x intermedia "Kuligold"	5 gal		
	5	Incrediball White Hydrangea / Hydrangea x tomentosa "Incrediball"	5 gal		
	6	Erdes Summer II Hydrangea macrophylla "Dalmer" TM	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x sibatica	5 gal		
	6	Tailridge Eucalyptus / Eucalyptus frangulae columnaris	5 gal		
	11	Black Lace Elderberry / Sambucus nigra "Black Lace"	5 gal		
	26	Japanese Spirea / Spiraea japonica "Anthony Waterer"	5 gal		
GRASSES	QTY	COMMON / BOTANICAL NAME	COV'T		
	41	Feather Reed Grass / Calamagrostis x acutiflora "Karl Foerster"	1 gal		
	36	Rurgandy Rutch Grass / Panicum virgatum "Rhenensia"	1 gal		
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	COV'T		
	54	Lower Globe Blue Spruce / Picea pungens "Globosa"	5 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	COV'T		
	64	Russian Sage / Perovskia atriplicifolia "Flora"	1 gal		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	COV'T		
	46 064 sf	Kentucky Bluegrass / Poa pratensis	sod		
MULCH	QTY	COMMON / BOTANICAL NAME	COV'T		
	29,208 sf	4" Wood Mulch / 4" Wood Mulch	Mulch		

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



CLUSTER  
 THE VILLAGE

LANDSCAPE PLAN  
 PHASE 2

360 E Main St, Suite 204  
 Midway, IL 60059, PH: (800) 723-2000

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

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 CAS, N. BERG L.A.  
 SERIAL NO. 7182790  
 DATE: 6 APR 2022



# DISCUSSION ITEMS

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



**STRAITS**  
ARCHITECTURE

**BROADCAST LED FLOODLIGHT**  
LED 100W



100W  
10000lm  
10000lm  
10000lm

**DESCRIPTION:**  
- Floodlight  
- Floodlight  
- Floodlight  
- Floodlight

**DARK SKY COMPLIANT WALL PACK OR OTHER WALL MOUNTED LIGHT**

**LUMEN REPORT**



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

**PRODUCT SPECIFICATIONS**

Model	Power	Beam Angle	Mounting
100W	100W	120°	Wall Mount
150W	150W	120°	Wall Mount
200W	200W	120°	Wall Mount



**BOLLARD LIGHT MULTI DIRECTIONAL BLED12Y**



**Technical Specifications (Continued)**

Material: Aluminum	Finish: Powder Coat
Height: 1200mm	Weight: 15kg
Beam Angle: 360°	Light Output: 1200lm

**BOLLARD LIGHT ONE DIRECTIONAL BLED12Y**



**Technical Specifications (Continued)**

Material: Aluminum	Finish: Powder Coat
Height: 1200mm	Weight: 15kg
Beam Angle: 180°	Light Output: 1200lm



**CLAYTON VANCE ARCHITECTURE**



ARCHITECTURE  
LANDSCAPE DESIGN  
MASTER PLANNING

CLAYTON VANCE ARCHITECTURE  
1000 W. 1000 S.  
SALT LAKE CITY, UT 84103  
PHONE: 801.488.1000

**DISCLAIMER:**  
All design drawings and specifications are prepared by the architect and are subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for construction methods or materials used in the field.

**DATE SHOWN** 11/15/2023

**REV**

NO.	DESCRIPTION
1	

**PROJECT**

# Village Site Lighting Plan

Midway Utah

Project Number: 230100

30 x 42  
FULL SIZE  
SHEET

**C-101**  
SITE PLAN



# DISCUSSION ITEMS

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





BERM AND EVERGREEN TREES TO BUFFER PARKING LOT





MEMORIAL HILL

55' ROAD  
EASEMENT

10' LANDSCAPE

20' FIRE ACCESS

DUMPSTER

EMERGENCY ACCESS

22 SPACES

6' MASONRY WALL

20 SPACES

6 SPACES

8' PUBLIC TRAIL

6 SPACES

MAIL BOX

102 SPACES

6' MASONRY WALL

6' EAST

MAIN STREET/S.R. 113





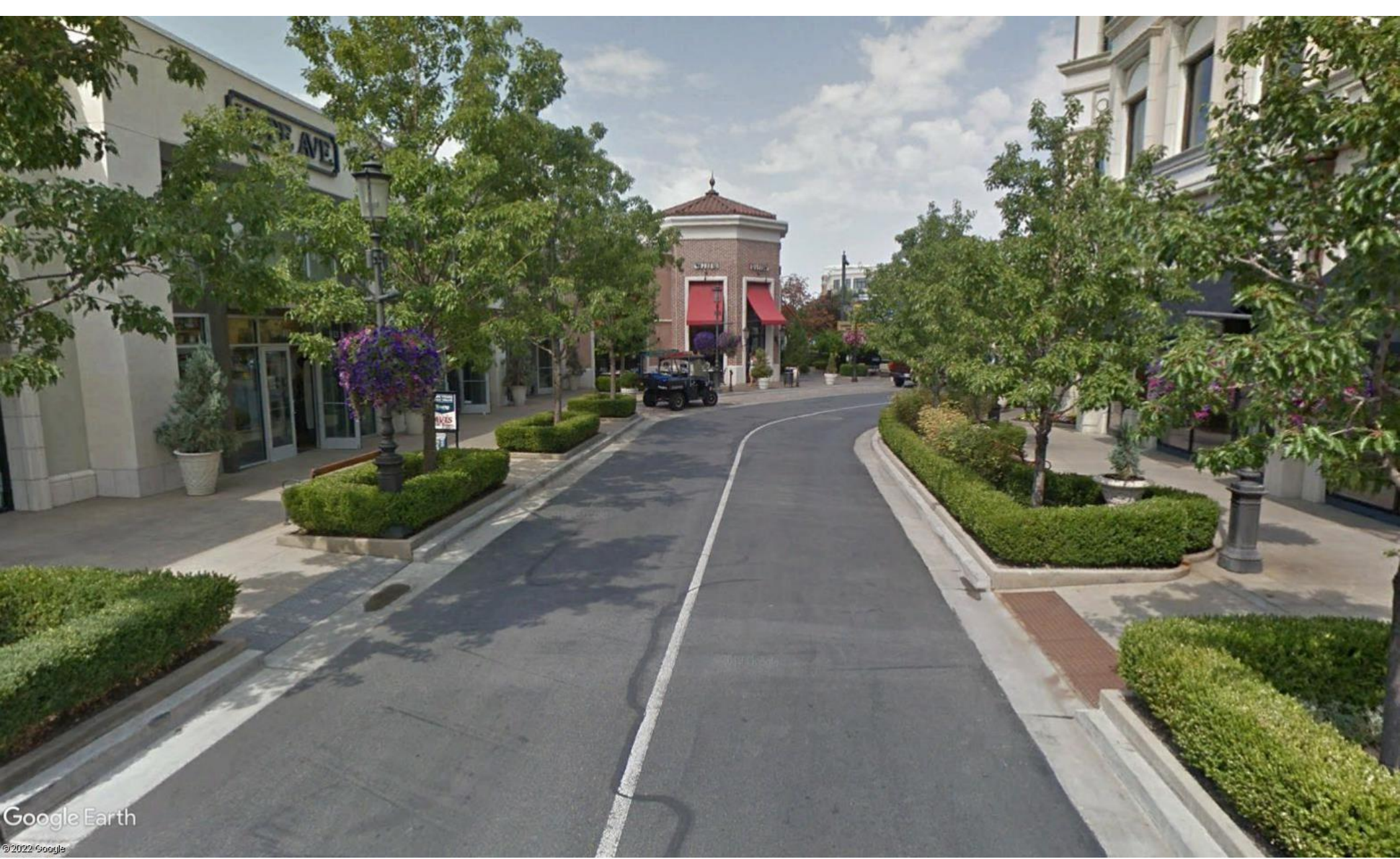




Google Earth

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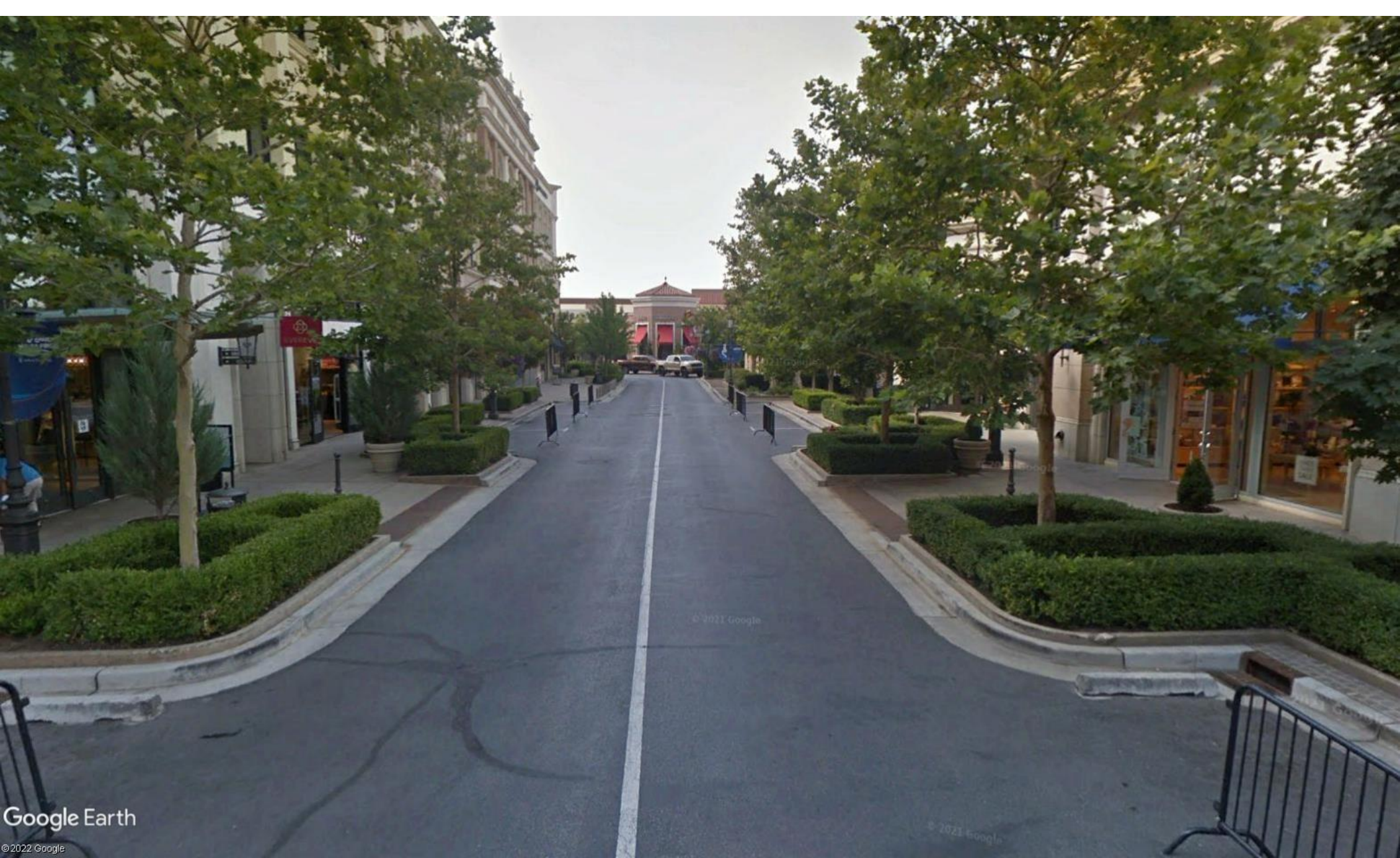
Google Earth

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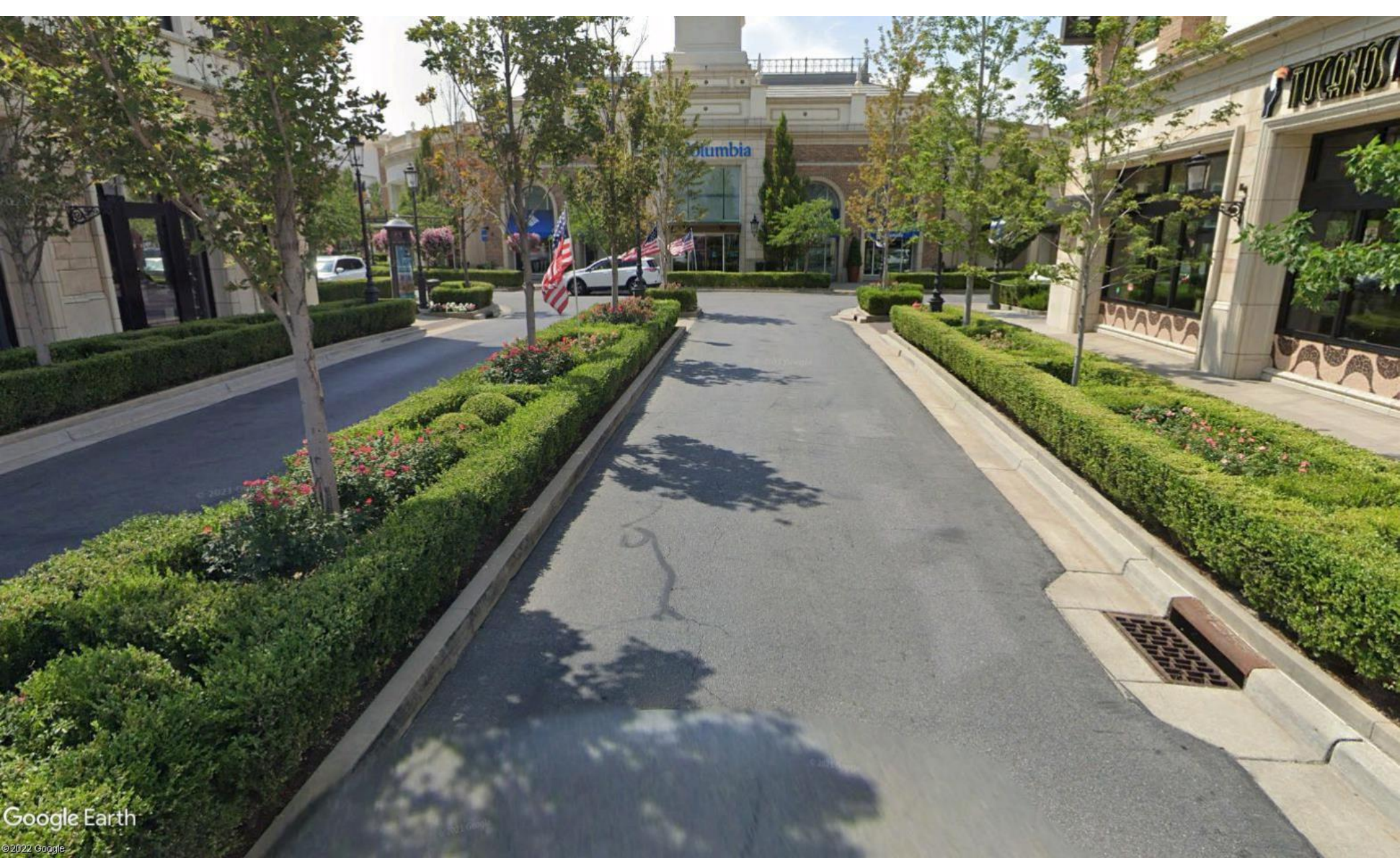
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June 7, 2022

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

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

Dear Michael:

Horrocks Engineers recently reviewed The Village development phase 1 and 2 for final review. The proposed development borders Memorial Hill to the North and Main Street to the South. The development is a mixed-use development and PUD. The development consists of 48,900 SF of commercial building space and 143 residential units, Phase 1 consists of 37,615 SF of commercial and 10 residential units. Phase 2 consists of 11,285 SF of commercial and 35 residential units. The following items should be addressed.

**General Comments**

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

**Water**

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

**Roads**

- The proposed roads and sidewalks within the development will be private with public access and a typical cross section width of 56' with sidewalk on at least one side of the road.
- There are private alley ways within these phases.
- Main Street access and road cross sections is within UDOT ROW.
- There will be a temporary emergency access built between phases 1 and 2 with grass pavers. If phase 3 does not get approved within one year this temporary access will be re-addressed.
- All streetlights shall follow Midway City's dark sky compliance specifications.

**Pressure Irrigation**

- The subdivision will be serviced by Midway Irrigation Company.
- Midway Irrigation Company comments and redlines need to be address for these plans.
- There is a ditch towards the north end of the property that runs west to east that is proposed to be placed in a network of pipes and manholes to get it through to the east side of the



development. This needs to be shown on the plans if any of the work is being done in Phase 1 or 2 and all proposed work on this ditch must be approved by Midway Irrigation Company.

Trails

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

Storm Drain

- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and detention basins within the development.
- The development will need to catch the storm water on Main Street across their frontage and pipe it to the ditch on the south side of Main Street.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS

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

Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering





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](mailto: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](mailto:mgiles@wasatch.utah.gov)



# WATER BOARD RECOMMENDATION

The Water Advisory Board as approved an estimated 181.42 acre-feet will need to be held by the City in escrow before the master plan agreement can be recorded. New information has been provided that changes the requirement to the following:

Phase 1:	46.75 acre-feet
Phase 2:	37.85 acre-feet
Phase 3:	41.00 acre-feet
Phase 4:	35.12 acre-feet
<u>Phase 5:</u>	<u>16.83 acre-feet</u>
Total:	177.55 acre-feet