

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



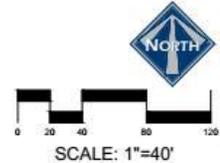
LANDSCAPE NOTES:
 * THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

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 Stouland / Populus deltoides "Stouland"	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	Incrediball White Hydrangeas / Hydrangea arborescens "Incrediball"	5 gal		
	9	Endless Summer / Hydrangea macrophylla "Baldwin" TM	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x cistena	5 gal		
	6	Tallbridge 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 H. BERG L.A.
 SERIAL NO. 7362790
 DATE: 13 JUN 2022

LEGEND

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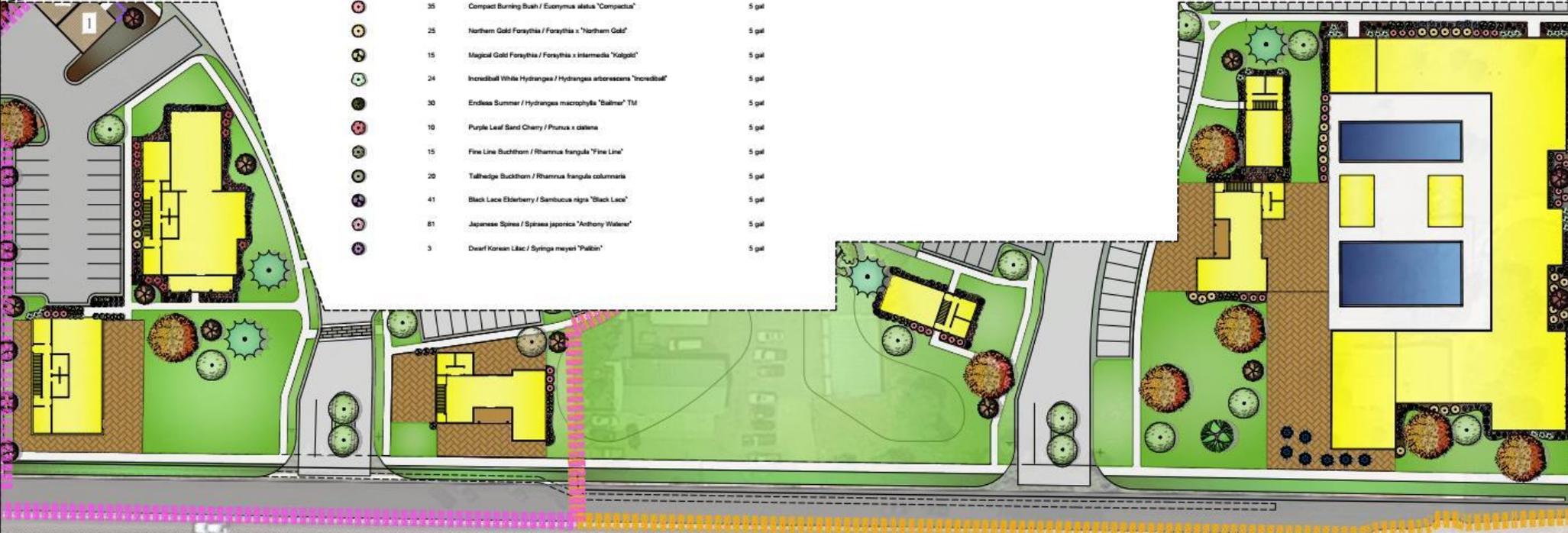
PLANT SCHEDULE MAIN STREET FRONTAGE

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	Incrediball White Hydrangea / Hydrangea arborescens "Incrediball"	5 gal		
	30	Endless Summer / Hydrangea macrophylla "Baltzer"™	5 gal		
	10	Purple Leaf Sand Cherry / Prunus x ditena	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 Waterer"	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.

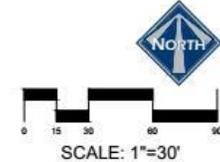


MOBILITY MAP



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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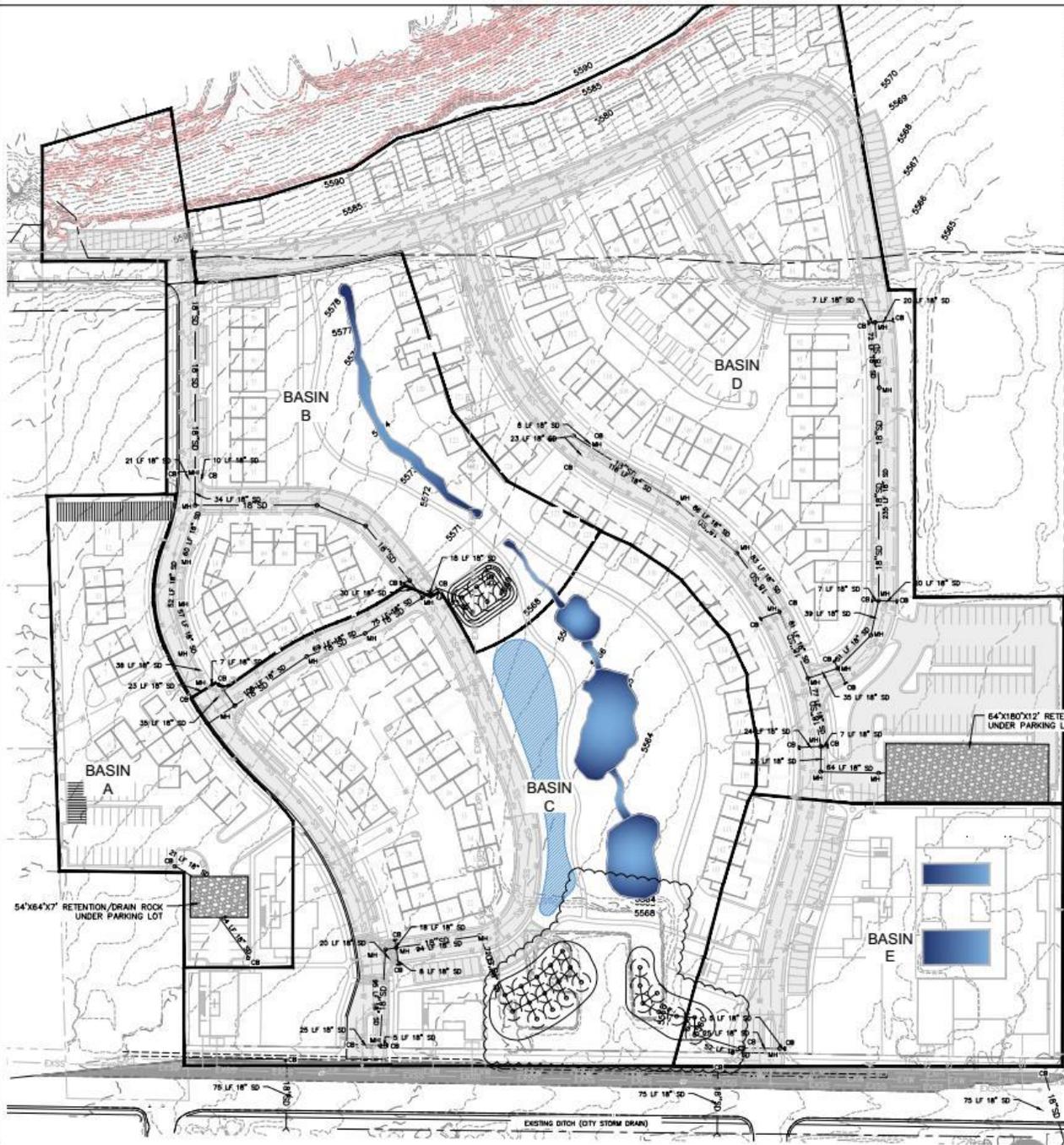
LUSTER THE VILLAGE
 LANDSCAPE PLAN
 MAIN STREET FRONTAGE



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

DESIGN BY: CNB DATE: 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 parking. Drainage area to the southeast parking lot is 1.06 acres. Retention area under the parking is 0.4' x 0.4'

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 (cfs)	Total Runoff Volume (cfs)
30	4.00	1.06	0.00	4.00	4.00
60	3.00	1.06	0.00	3.00	3.00
90	2.00	1.06	0.00	2.00	2.00
120	1.50	1.06	0.00	1.50	1.50
150	1.20	1.06	0.00	1.20	1.20
180	1.00	1.06	0.00	1.00	1.00
210	0.90	1.06	0.00	0.90	0.90
240	0.80	1.06	0.00	0.80	0.80
270	0.75	1.06	0.00	0.75	0.75
300	0.70	1.06	0.00	0.70	0.70

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 (cfs)	Total Runoff Volume (cfs)
30	4.00	3.34	0.00	13.34	13.34
60	3.00	3.34	0.00	10.00	10.00
90	2.00	3.34	0.00	6.68	6.68
120	1.50	3.34	0.00	5.00	5.00
150	1.20	3.34	0.00	4.00	4.00
180	1.00	3.34	0.00	3.34	3.34
210	0.90	3.34	0.00	3.00	3.00
240	0.80	3.34	0.00	2.68	2.68
270	0.75	3.34	0.00	2.50	2.50
300	0.70	3.34	0.00	2.34	2.34

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 (cfs)	Total Runoff Volume (cfs)
30	4.00	3.94	0.00	15.76	15.76
60	3.00	3.94	0.00	11.80	11.80
90	2.00	3.94	0.00	7.88	7.88
120	1.50	3.94	0.00	5.90	5.90
150	1.20	3.94	0.00	4.72	4.72
180	1.00	3.94	0.00	3.94	3.94
210	0.90	3.94	0.00	3.55	3.55
240	0.80	3.94	0.00	3.15	3.15
270	0.75	3.94	0.00	2.96	2.96
300	0.70	3.94	0.00	2.77	2.77

Table 3 - Retention Pond in Park for Basin A

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Permeation Rate (in/hr)	40% Void Volume (cfs)	Permeation from Ground (cfs)	Total Retention Storage (cfs)
15	4.00	0.25	0.00	1.00	0.00	1.00
30	3.00	0.25	0.00	0.75	0.00	0.75
45	2.00	0.25	0.00	0.50	0.00	0.50
60	1.50	0.25	0.00	0.38	0.00	0.38
75	1.20	0.25	0.00	0.30	0.00	0.30
90	1.00	0.25	0.00	0.25	0.00	0.25
105	0.90	0.25	0.00	0.23	0.00	0.23
120	0.80	0.25	0.00	0.20	0.00	0.20
135	0.75	0.25	0.00	0.19	0.00	0.19
150	0.70	0.25	0.00	0.18	0.00	0.18

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 (cfs)	Permeation from Ground (cfs)	Total Retention Storage (cfs)
15	4.00	0.84	0.00	3.34	0.00	3.34
30	3.00	0.84	0.00	2.50	0.00	2.50
45	2.00	0.84	0.00	1.67	0.00	1.67
60	1.50	0.84	0.00	1.25	0.00	1.25
75	1.20	0.84	0.00	1.00	0.00	1.00
90	1.00	0.84	0.00	0.84	0.00	0.84
105	0.90	0.84	0.00	0.76	0.00	0.76
120	0.80	0.84	0.00	0.68	0.00	0.68
135	0.75	0.84	0.00	0.63	0.00	0.63
150	0.70	0.84	0.00	0.59	0.00	0.59

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 (cfs)	Permeation from Ground (cfs)	Total Retention Storage (cfs)
15	4.00	0.94	0.00	3.76	0.00	3.76
30	3.00	0.94	0.00	2.82	0.00	2.82
45	2.00	0.94	0.00	1.88	0.00	1.88
60	1.50	0.94	0.00	1.41	0.00	1.41
75	1.20	0.94	0.00	1.13	0.00	1.13
90	1.00	0.94	0.00	0.94	0.00	0.94
105	0.90	0.94	0.00	0.85	0.00	0.85
120	0.80	0.94	0.00	0.76	0.00	0.76
135	0.75	0.94	0.00	0.71	0.00	0.71
150	0.70	0.94	0.00	0.67	0.00	0.67

Table 7 - Basin B Retention Pond Volume

Depth (ft)	Area (sq ft)	Volume (cu ft)	Volume (cfs)
0.50	100	50	0.36
1.00	200	100	0.72
1.50	300	150	1.08
2.00	400	200	1.44
2.50	500	250	1.80
3.00	600	300	2.16
3.50	700	350	2.52
4.00	800	400	2.88

Table 11 - Basin C Retention Pond Volume

Depth (ft)	Area (sq ft)	Volume (cu ft)	Volume (cfs)
0.50	100	50	0.36
1.00	200	100	0.72
1.50	300	150	1.08
2.00	400	200	1.44
2.50	500	250	1.80
3.00	600	300	2.16
3.50	700	350	2.52
4.00	800	400	2.88

Table 15 - Park Retention Pond Volume

Depth (ft)	Area (sq ft)	Volume (cu ft)	Volume (cfs)
0.50	100	50	0.36
1.00	200	100	0.72
1.50	300	150	1.08
2.00	400	200	1.44
2.50	500	250	1.80
3.00	600	300	2.16
3.50	700	350	2.52
4.00	800	400	2.88

Test pits in the geotech report generally show pocket under 1' of basalt. Assume permeation of 2.0 inches per hour for parking. Drainage area to the southeast parking lot is 1.07 acres. Retention area under the parking is 0.4' x 0.4'

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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	0.88	0.88

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	3.04	2.04	0.02	0.04	0.94	0.88	0.88

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 (cfs)	Total Runoff Volume (cfs)
30	4.00	3.04	0.00	12.16	12.16
60	3.00	3.04	0.00	9.12	9.12
90	2.00	3.04	0.00	6.08	6.08
120	1.50	3.04	0.00	4.56	4.56
150	1.20	3.04	0.00	3.65	3.65
180	1.00	3.04	0.00	3.04	3.04
210	0.90	3.04	0.00	2.74	2.74
240	0.80	3.04	0.00	2.44	2.44
270	0.75	3.04	0.00	2.28	2.28
300	0.70	3.04	0.00	2.13	2.13

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 (cfs)	Total Runoff Volume (cfs)
30	4.00	8.00	0.00	32.00	32.00
60	3.00	8.00	0.00	24.00	24.00
90	2.00	8.00	0.00	16.00	16.00
120	1.50	8.00	0.00	12.00	12.00
150	1.20	8.00	0.00	9.60	9.60
180	1.00	8.00	0.00	8.00	8.00
210	0.90	8.00	0.00	7.20	7.20
240	0.80	8.00	0.00	6.40	6.40
270	0.75	8.00	0.00	6.00	6.00
300	0.70	8.00	0.00	5.60	5.60

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 (cfs)	Total Runoff Volume (cfs)
30	4.00	3.04	0.00	12.16	12.16
60	3.00	3.04	0.00	9.12	9.12
90	2.00	3.04	0.00	6.08	6.08
120	1.50	3.04	0.00	4.56	4.56
150	1.20	3.04	0.00	3.65	3.65
180	1.00	3.04	0.00	3.04	3.04
210	0.90	3.04	0.00	2.74	2.74
240	0.80	3.04	0.00	2.44	2.44
270	0.75	3.04	0.00	2.28	2.28
300	0.70	3.04	0.00	2.13	2.13

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 (cfs)	Permeation from Ground (cfs)	Total Retention Storage (cfs)
15	4.00	0.25	0.00	1.00	0.00	1.00
30	3.00	0.25	0.00	0.75	0.00	0.75
45	2.00	0.25	0.00	0.50	0.00	0.50
60	1.50	0.25	0.00	0.38	0.00	0.38
75	1.20	0.25	0.00	0.30	0.00	0.30
90	1.00	0.25	0.00	0.25	0.00	0.25
105	0.90	0.25	0.00	0.23	0.00	0.23
120	0.80	0.25	0.00	0.20	0.00	0.20
135	0.75	0.25	0.00	0.19	0.00	0.19
150	0.70	0.25	0.00	0.18	0.00	0.18

Table 14 - Retention Pond in Park for Basin D

Time Period (hrs)	Runoff Intensity (in/hr)	Area (acres)	Permeation Rate (in/hr)	40% Void Volume (cfs)	Permeation from Ground (cfs)	Total Retention Storage (cfs)
15	4.00	0.84	0.00	3.34	0.00	3.34
30	3.00	0.84	0.00	2.50	0.00	2.50
45	2.00	0.84	0.00	1.67	0.00	1.67
60	1.50	0.84	0.00	1.25	0.00	1.25
75	1.20					

POSSIBLE FINDINGS

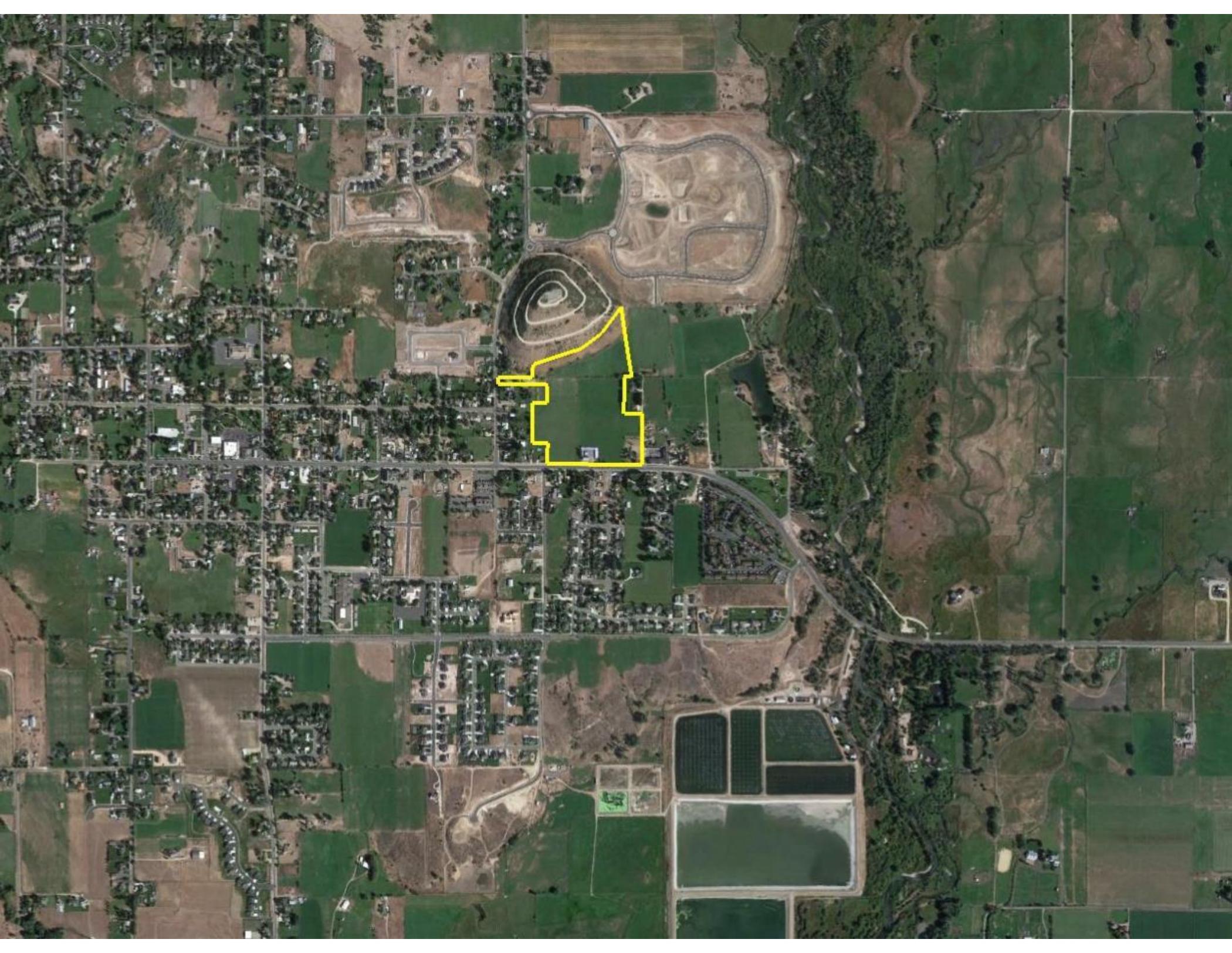
- The proposal will benefit the City financially by creating a greater tax base.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax depending on the number of units that are rented on a short-term basis.
- The developer has complied with 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







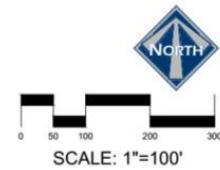


AREA	TOTAL PROJECT AREA	27.47 ACRES
OPEN SPACE - IRRIGATED	5.44 ACRES	
OPEN SPACE - NON-IRRIGATED	3.00 ACRES	
OPEN SPACE - TOTAL	8.44 ACRES	

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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LUSTER
THE VILLAGE

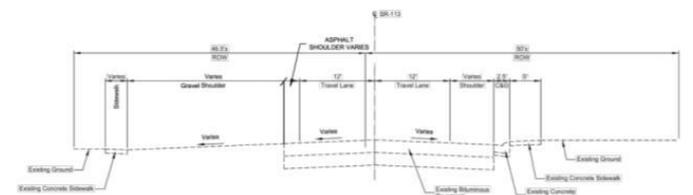
OPEN SPACE PLAN



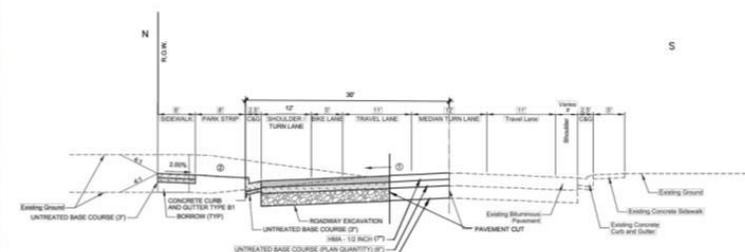
BERG ENGINEERING
 380 E Main St. Suite 204
 Midway, UT 84049
 ph 435.657.9749

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

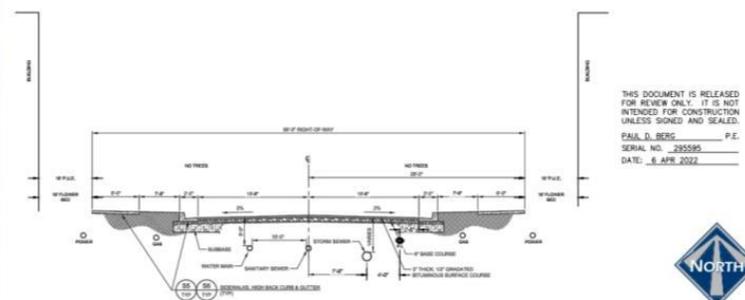
SHEET
5



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

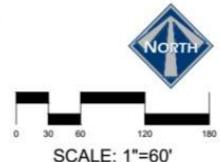


1. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE INSTALLED ON THE EXISTING GROUND SURFACE.
2. ALL MATERIALS SHALL BE INSTALLED TO THE PROPOSED FINISH GRADE.
3. ALL MATERIALS SHALL BE INSTALLED TO THE PROPOSED FINISH GRADE.
4. ALL MATERIALS SHALL BE INSTALLED TO THE PROPOSED FINISH GRADE.

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



LUSTER THE VILLAGE
OVERALL ROAD & TRAIL PLAN

BERG ENGINEERING
380 E Main St, Suite 204
Midway, UT 84049
ph 435-657-9749

DESIGN BY: PDB DATE: 6 APR 2022 SHEET: 4
DRAWN BY: DEJ REV: 0



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)	82,803 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

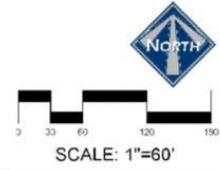
PARKING RATIO = $\frac{48,198 \text{ SF}}{102 \text{ SPACES}}$ = 1 SPACE FOR 265 SF

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:



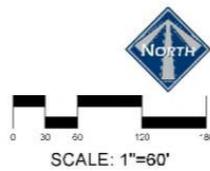
PLANT SCHEDULE OVERALL

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	95	Autumn Blaze Maple / Acer fraxinifolium 'Autumn Blaze'	B&B	2' Cal
	67	Boeing Snow Crisp Apple / Malus x 'Boeing Snow'	B&B	2' Cal
	4	Eastern Cucumber Tree / Picoulus deltoideus 'Sourleaf'	B&B	2.5' Cal
	90	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 'Glauca Compacta'	B&B	
	12	Norway Spruce / Picea abies 'Capitata'	B & B	
	4	Weeping Norway Spruce / Picea abies 'Frohnberg'	B&B	
	18	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/Grass Mix / Wild Flower Mulch w/ Grass 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:



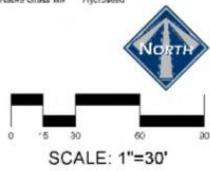
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PLANT SCHEDULE PHASE I

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	Compass Planting Rush / Puccinellia distachya 'Compass'	5 gal		
	22	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	5	Magical Gold Forsythia / Forsythia x 'Intermedia 'Kelpo'	5 gal		
	21	Innocent White Hydrangea / Hydrangea arborescens 'Innocent'	5 gal		
	21	Endless Summer / Hydrangea macrophylla 'Baltzer' TM	5 gal		
	15	Fine Line Buddleia / Rhynchospora fragilis 'Fine Line'	5 gal		
	14	Tall edge Buddleia / Rhynchospora fragilis 'Tall edge'	5 gal		
	30	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal		
	50	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 southerna '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		
MULCH	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
 BATHY 5 APR 2022



LUSTER THE VILLAGE
 LANDSCAPE PLAN PHASE I

berg
 LANDSCAPE ARCHITECTS

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**



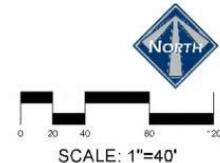
LANDSCAPE NOTES:
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PLANT SCHEDULE PHASE 2

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 'Slovakia'	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 'Kuligaki'	5 gal		
	3	Incrediball White Hydrangea / Hydrangea x tomentosa 'Incrediball'	5 gal		
	5	Erdes Summer / Iliodaphne 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 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		
	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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CLUSTER
 THE VILLAGE
 LANDSCAPE PLAN
 PHASE 2

360 E Main St, Suite 204
 Midway, IL 60069, PH: (800) 723-7000

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

PLANT SCHEDULE EAST BULB-OUTS

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	54	Redtwig Dogwood / <i>Cornus sericea</i> 'Randy's Redtwig'	5 gal
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	40	Feather Reed Grass / <i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gal
	35	Burgundy Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	1 gal
WILDOUGHN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	45	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globoosa'	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	44	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

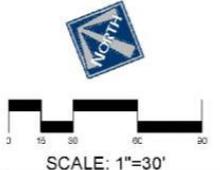
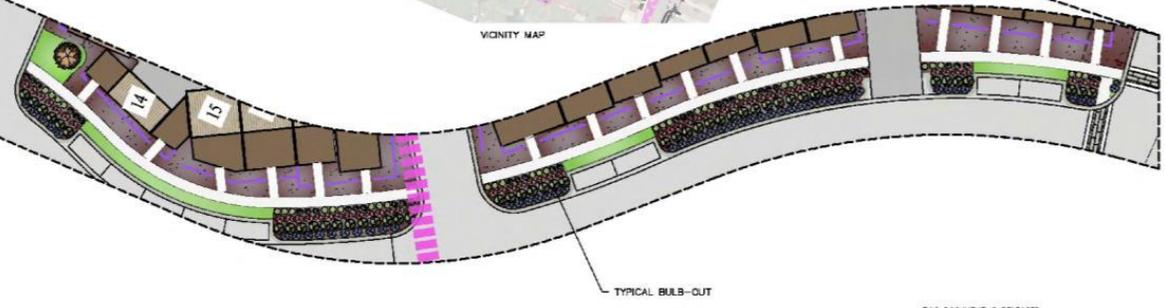
- NON-BUILDABLE AREA (25%+ SLOPES)
- COMMERCIAL BUILDINGS
- RESIDENTIAL UNIT
- RESIDENTIAL GARAGES
- LANDSCAPE AREA - GRASS
- LANDSCAPE AREA - NATIVE GRASS
- LANDSCAPE AREA - WOOD MULCH
- LANDSCAPE DECORATIVE RAISED PLANTER

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> 'Randy's Redtwig'	5 gal
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	58	Feather Reed Grass / <i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gal
	56	Burgundy Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	1 gal
WILDOUGHN SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	66	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globoosa'	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



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 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 RPY:

- 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

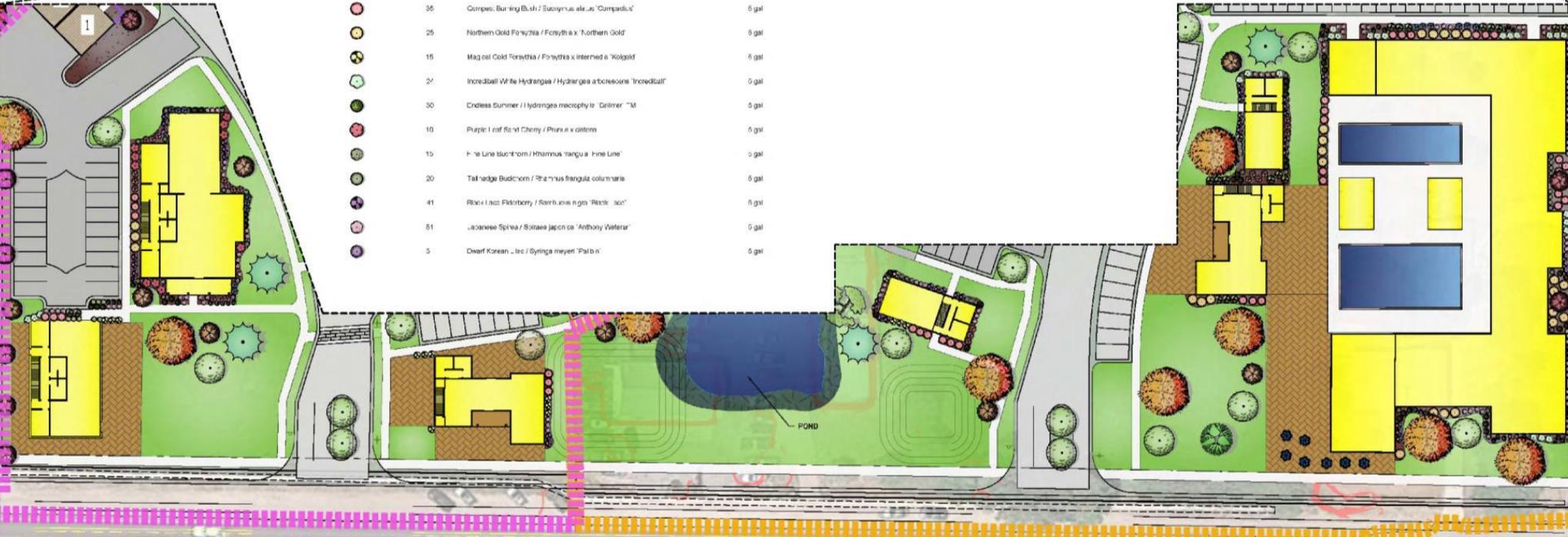
LANDSCAPE NOTES:
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PLANT SCHEDULE MAIN STREET FRONTAGE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	GAL	SIZE
	6	Alder's Blaze Maple / Acer "brunzei" Autumn Blaze	MSH	2"	Cal
	12	Spring Snow Crab Apple / Malus x "Spring Snow"	DSD	2"	Cal
	1	Eastern Coto-nwood Sycamore / Populus deltoides "Sycamore"	BSB	2.0"	Cal
	10	Canada Red Chokeberry / Prunus virginiana "Canada Red"	BSB	2"	Cal
	1	Weeping Willow / Salix babingtonia	BSB	2"	Cal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	GAL	SIZE
	4	Weeping Norway Spruce / Picea abies "Feitberg"	BSB	5.7"	
	4	Colorado Spruce / Picea pungens	BSB	6.10"	
		White Blue Toler Columnar Spruce / Picea pungens plant. ca. feilig eta "White Blue Toler"	B & B	0.7"	
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	GAL	SIZE
	25	Red Twig Dogwood / Cornus sericea "Bailey's Redbird"	5 gal		
	35	Compass Buring Bush / Euonymus alatus "Compass"	5 gal		
	25	Northern Gold Forsythia / Forsythia x "Northern Gold"	5 gal		
	15	Magical Gold Forsythia / Forsythia x "Incredible"	5 gal		
	20	Incredible White Hydrangea / Hydrangea arborescens "Incredible"	5 gal		
	30	Endless Summer / Hydrangea macrophylla "Delirium"	5 gal		
	10	Purple Leafed Cherry / Prunella x "deltata"	5 gal		
	10	Little Leaf Sycamore / Rhamnus frangula "Little Leaf"	5 gal		
	20	Tall Hedge Buddenrum / Shrubus frangula columnaris	5 gal		
	41	Black Leaf Elderberry / Sambucus nigra "Black Leaf"	5 gal		
	51	Japanese Spirea / Spiraea japonica "Anthony Waterer"	5 gal		
	5	Dwarf Korean Spice / Syringa meyeri "Palbin"	5 gal		

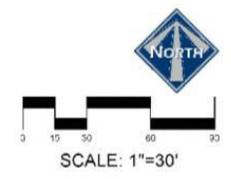


VICINITY MAP



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



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 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, UT 84049 ph: (801) 723-2000

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



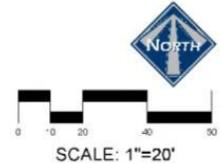
PLANT SCHEDULE WEST BERM

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	Scotch Pine Fir / Abies lasiocarpa 'Glasia Compacta'	B&B		8'-0"
	8	Horvay Spruce / Picea abies 'Cupressina'	B & B		8'-0"
	6	Vanderhoff's Dynamic Pine / Pinus 'banks' Vanderhoff's Dynamic'	B&B		6'
	9	Mugo Pine / Pinus mugo 'Tannebaum'	B & B		6.7'

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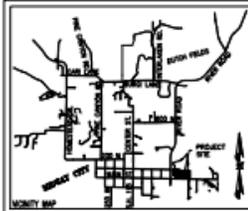
CARL N. BERG, L.A.
 SERIAL NO. 7162780
 DATE: 6 APR 2022

CLUSTER
THE VILLAGE

**LANDSCAPE PLAN
WEST BERM AREA**

380 E Main St, Suite 204
Midway, OR 97059 ph: (503) 723-2000

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



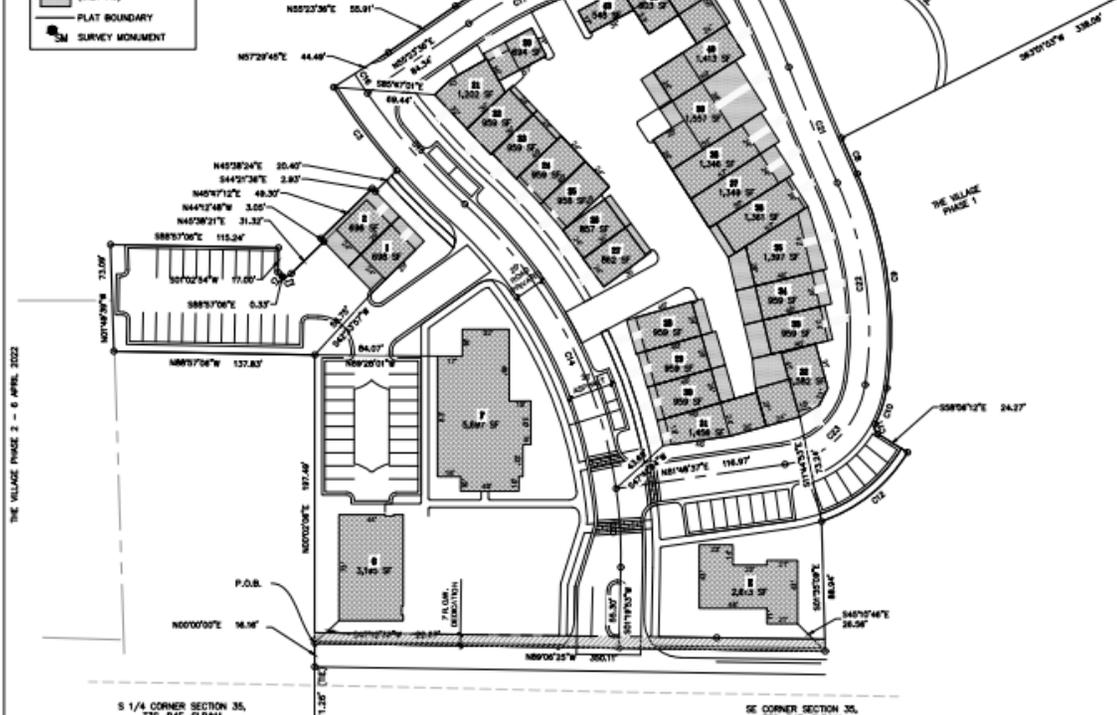
LOCATED IN THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

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
2	1002
3	1003
4	1004
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99	1099
100	1100



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°33'06"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	80.92	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°33'33"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

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

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

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 (SEE SEAL BEHIND)

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT WHICH IS NORTH 89°54'33" EAST 140.12 FEET AND NORTH 1771.28 FEET FROM THE SOUTH 1/4 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 197.44 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°08'35" 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 358.77 FOOT RADIUS TO THE LEFT 208.58 FEET (CENTRAL ANGLE OF 033°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 28.83 FEET (CENTRAL ANGLE OF 01°02'44" AND A CHORD BEARING SOUTH 23°33'06" EAST 28.83 FEET); THENCE ALONG THE ARC OF A 260.00 FOOT RADIUS TO THE LEFT 150.31 FEET (CENTRAL ANGLE OF 33°07'23" AND A CHORD BEARING NORTH 07°50'47" WEST 148.22 FEET); THENCE ALONG THE ARC OF A 80.00 FOOT RADIUS TO THE LEFT 26.09 FEET (CENTRAL ANGLE OF 18°41'05" AND A CHORD BEARING NORTH 18°03'27" EAST 25.97 FEET); THENCE ALONG THE ARC OF A 5.00 FOOT RADIUS TO THE RIGHT 7.44 FEET (CENTRAL ANGLE OF 85°16'34" AND A CHORD BEARING SOUTH 15°41'6" WEST 7.44 FEET); THENCE SOUTH 15°41'6" WEST 338.08 FEET; THENCE ALONG THE ARC OF A 1470.00 FOOT RADIUS TO THE LEFT 77.30 FEET (CENTRAL ANGLE OF 40°28'24" AND A CHORD BEARING NORTH 56°19'42" EAST 76.41 FEET); THENCE SOUTH 01°35'09" EAST 88.94 FEET; THENCE NORTH 89°06'25" WEST 350.11 FEET TO THE POINT OF BEGINNING.
 CONTAINING 5.70 ACRES

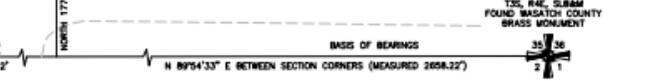
OWNER'S CONSENT TO RECORD AND DEDICATION
 KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS THE VILLAGE, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT MAP TO BE PREPARED, AND I DO HEREBY GIVE 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 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 DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT SAID COMPANY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____, NOTARY PUBLIC.

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

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
 SURVEYOR'S SEAL _____ CITY ENGINEER SEAL _____ CLERK-RECORDER SEAL _____
 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

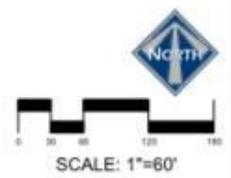


COUNTY RECORDER



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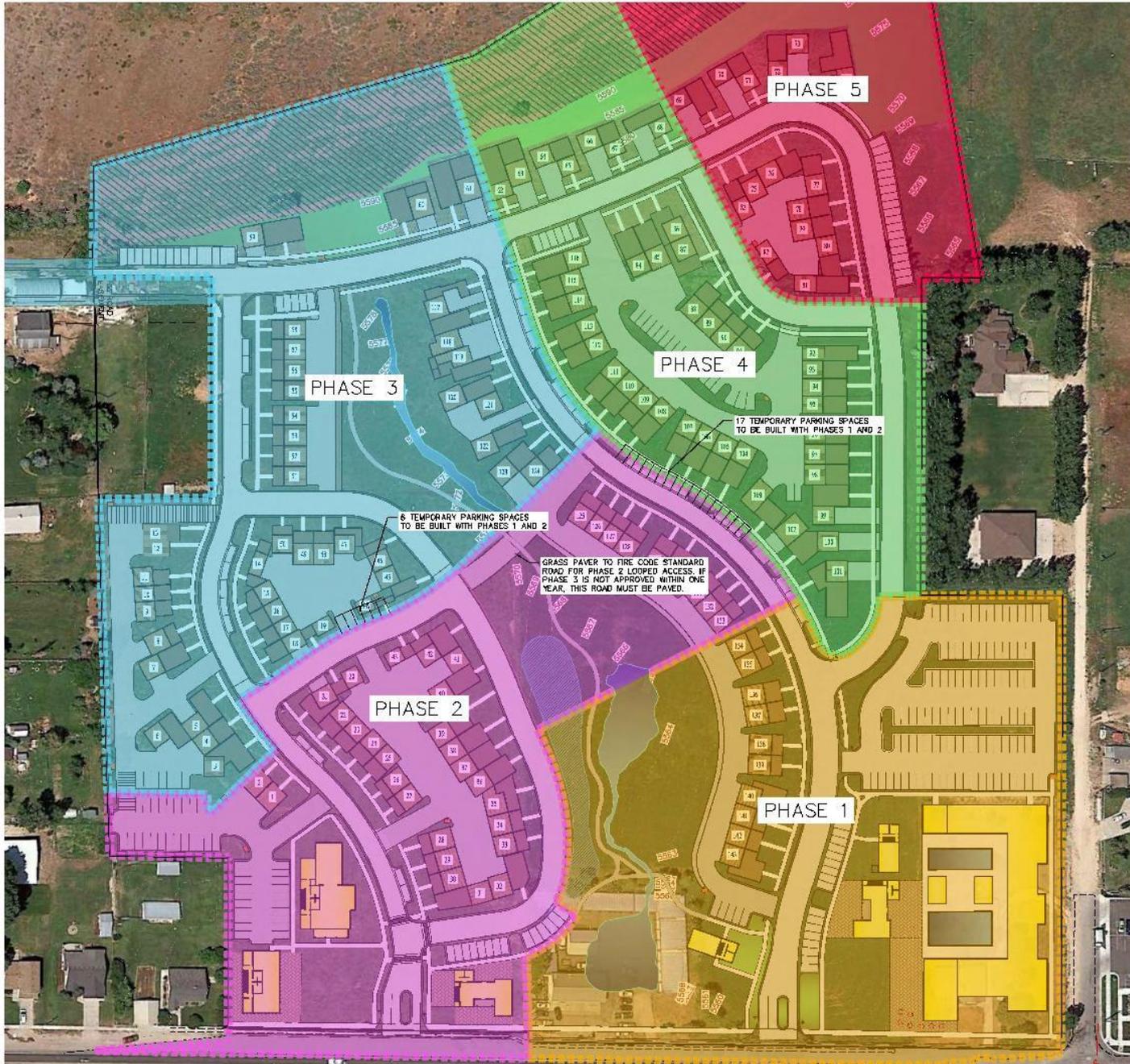
PAUL J. BERG, P.E.
 SERIAL NO. 203590
 DATE: 18 FEB 2022


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

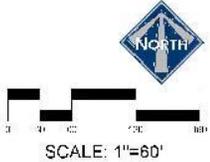
NOTES
 1. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
 2. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

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.
 SPM ML 3/26/20
 DATE: 28 MAY 2022

2022 LUSTER THE VILLAGE PHASING PLAN 18-REV 6
 DATE: 28 MAY 2022
 DRAWN BY: DE

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

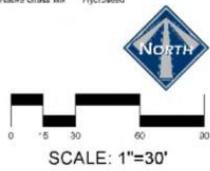


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 ** THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE. FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

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 / Paederia fytchei 'Compad'	5 gal		
	22	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	5	Magical Gold Forsythia / Forsythia x 'Intermedia 'Kelpo'	5 gal		
	21	Innocent White Hydrangea / Hydrangea arborescens 'Innocent'	5 gal		
	15	Endless Summer / Hydrangea macrophylla 'Baltzer' TM	5 gal		
	14	Fine Line Buddleia / Rhynchos frangula 'Fine Line'	5 gal		
	30	Tall edge Blackberry / Rubus fruticosus '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 Heart - Center'	1 gal		
	8	Burgundy Shrub Grass / Panicum virgatum 'Serenade'	1 gal		
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	COVT		
	77	Dwarf Globe Blue Spruce / Picea pungens 'Globe'	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 sq ft	Kentucky Bluegrass / Poa pratensis	100		
	7.720 sq ft	Wild Flower Mixture Grass Mix / Wild Flower Mixture Grass Mix	Hydroseed		
MULCH	QTY	COMMON / BOTANICAL NAME	COVT		
	15.715 sq ft	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



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 SHEET 12
 DRAWN BY: CNB RBY:

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 CARL N. BERG L.A.
 SERIAL NO. 2182280
 BIRTH 8 APR 2022



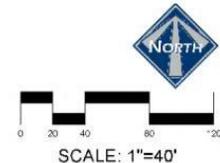
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PLANT SCHEDULE PHASE 2

TREES	QTY	COMMON/BOTANICAL NAME	COV'T	CAL	SIZE
	1	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	8&B		2" Cal
	24	Spring Snow Crab Apple / Malus x 'Spring Snow'	8&B		2" Cal
	1	Eastern Cottonwood Shrub / Populus deltoides 'Stouffer'	8&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	8&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 'Kuligaki'	5 gal		
	3	Incrediball White Hydrangea / Hydrangea x tomentosa 'Incrediball'	5 gal		
	5	Erdees Summer / Iliodaphne 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 'Rhenishdahl'	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



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
 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, VA 22099, ph: (800) 723-7000

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

DISCUSSION ITEMS

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

DISCUSSION ITEMS

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



BERM AND EVERGREEN TREES TO BUFFER PARKING LOT

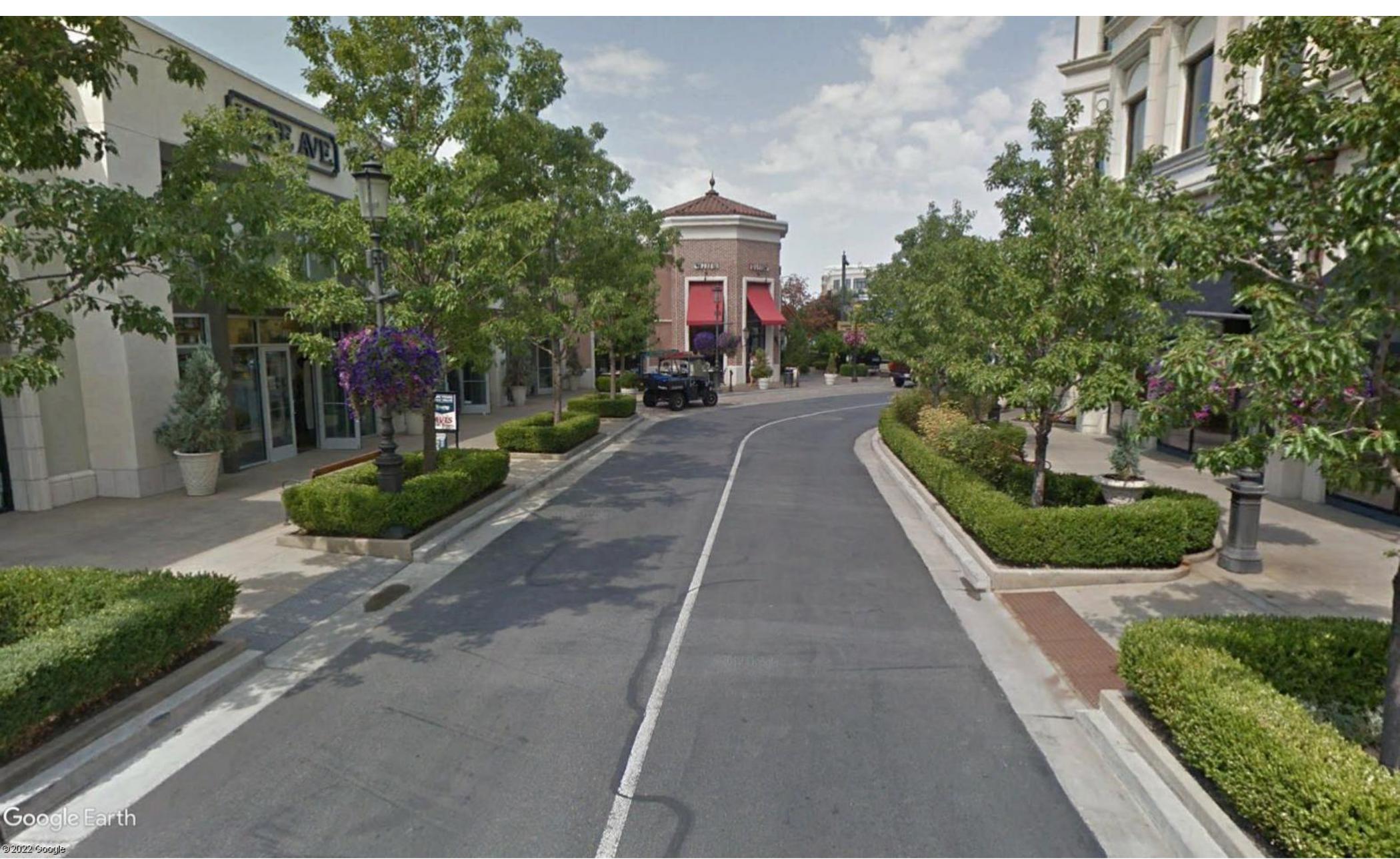






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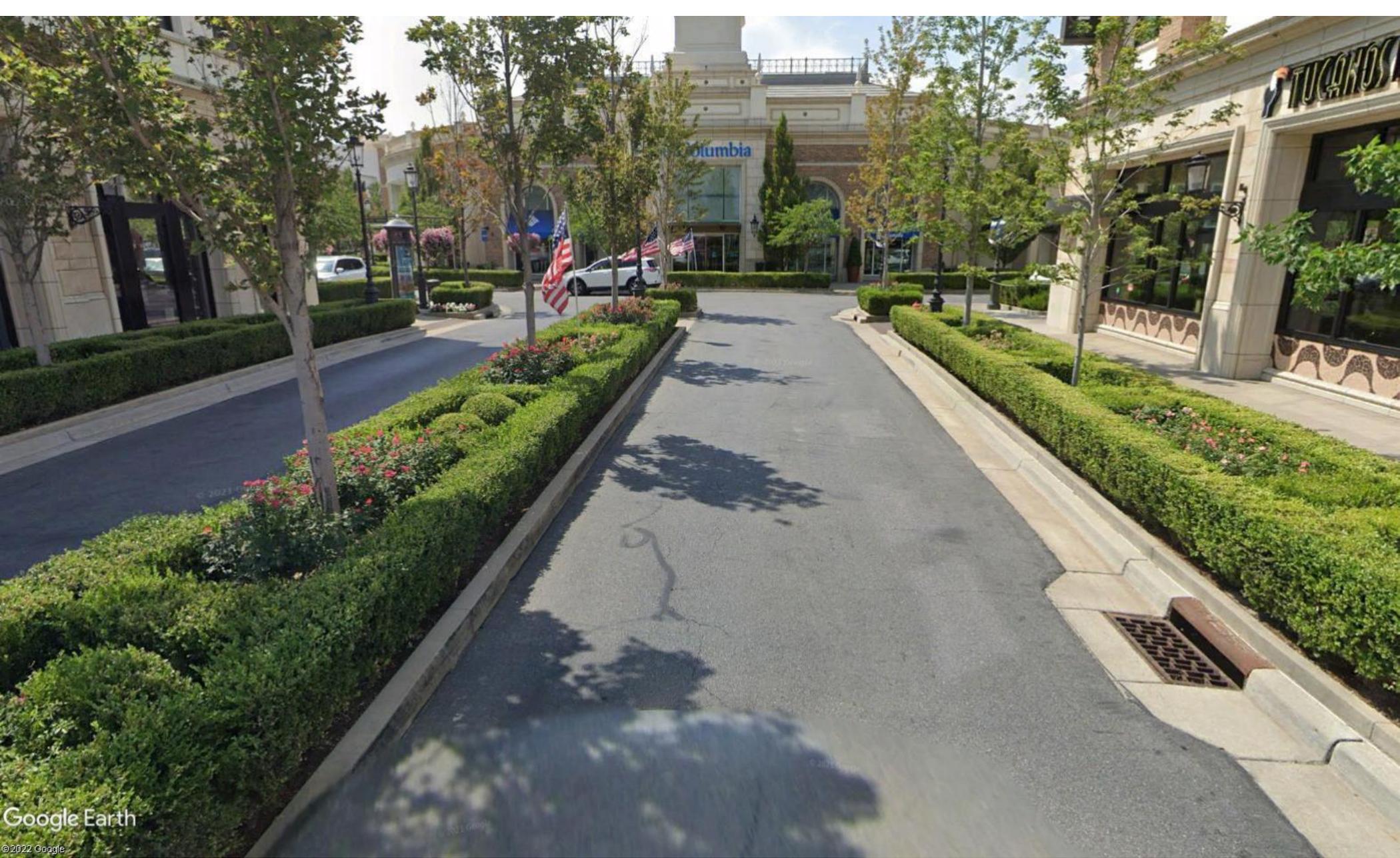


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June 7, 2022

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

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

Dear Paul Berg:

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

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

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

This letter should also be included in your development agreement.

Sincerely,

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

mgiles@wasatch.utah.gov

WATER BOARD RECOMMENDATION

The Water Advisory Board as approved an estimated 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