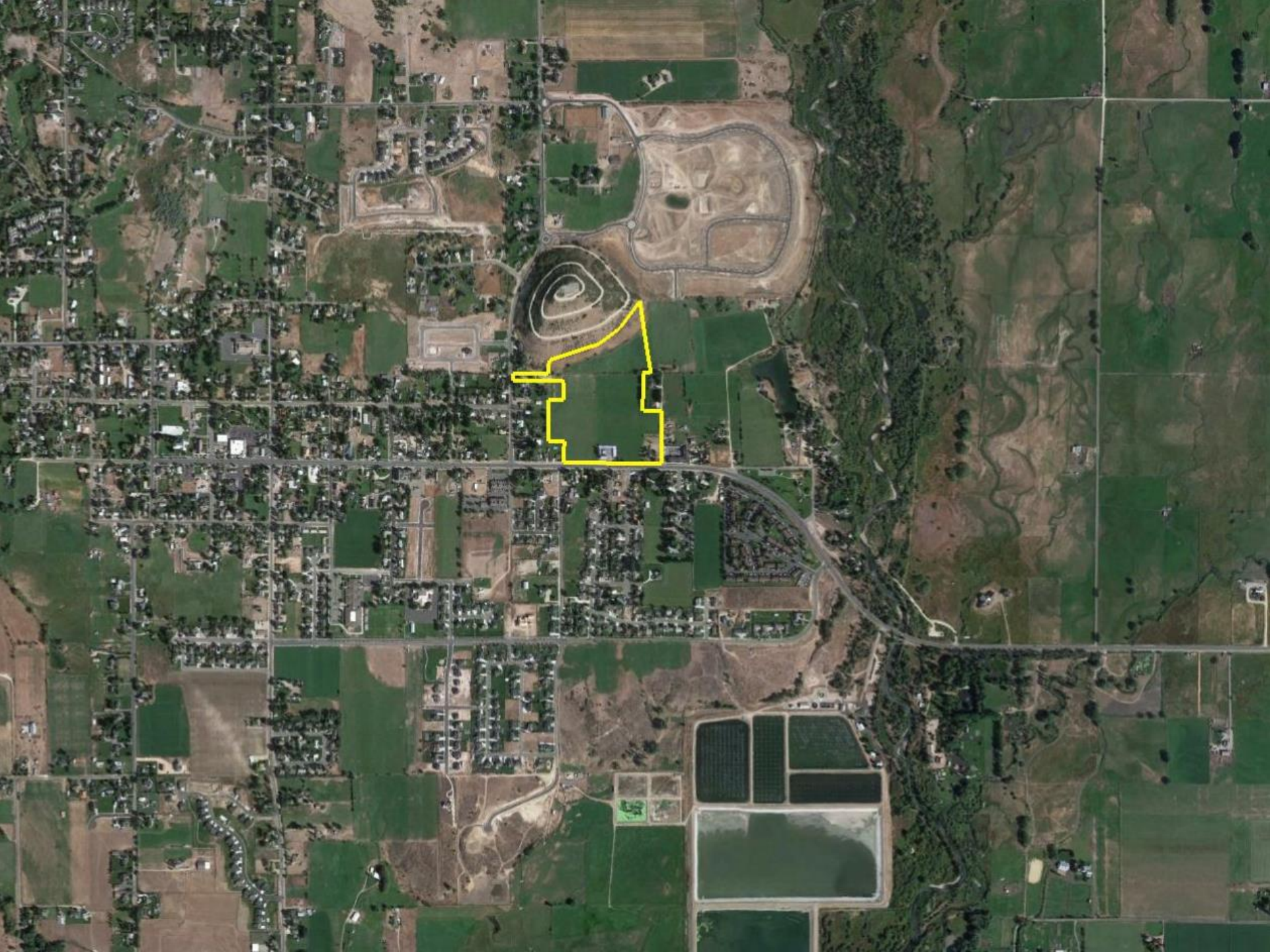


THE VILLAGE

PRELIMINARY PH. 1-3 & CONDITIONAL USE PERMIT

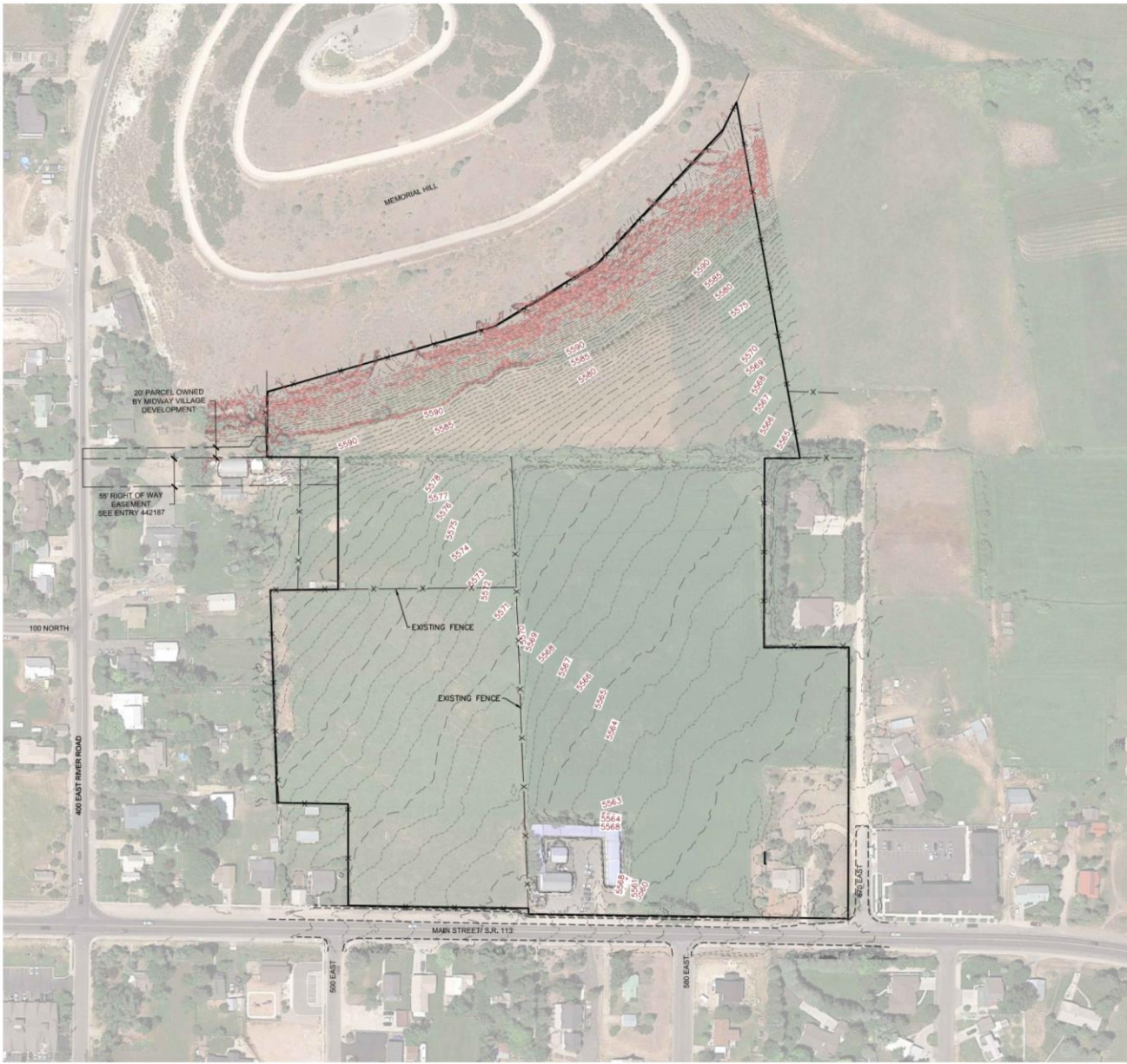
LAND USE SUMMARY

- **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.

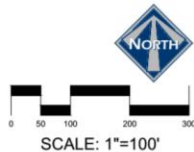
WETLANDS
NO WETLANDS ARE ON THE PROPERTY PER THE NATIONAL WETLANDS INVENTORY PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

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. 292595
DATE: 8 APR 2022

LUSTER
THE VILLAGE

SENSITIVE LANDS MAP

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

| | | |
|----------------|------------------|----------|
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| DRAWN BY: DEJ | REV: | 2 |



AREA
 TOTAL PROJECT AREA 27.47 ACRES
 R.O.W. ELEVATION ON MAIN 6.18 ACRES

| BUILDING CALCULATIONS | | |
|-----------------------|---------------|------|
| | PAD AREA (SF) | % |
| COMMERCIAL | 48,900 | 40% |
| RESIDENTIAL | 72,668 | 80% |
| TOTAL | 121,568 | 100% |

| GROSS BUILDING AREA | | |
|--------------------------|------------|------|
| COMMERCIAL | 83,184 SF | 26% |
| RESIDENTIAL (TOTAL) | 224,080 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 = $\frac{48,198 \text{ SF}}{182 \text{ SPACES}} = 1 \text{ SPACE FOR 265 SF}$

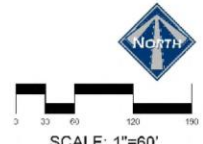
NOTES:
 * THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.

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/IGA BUILDING.

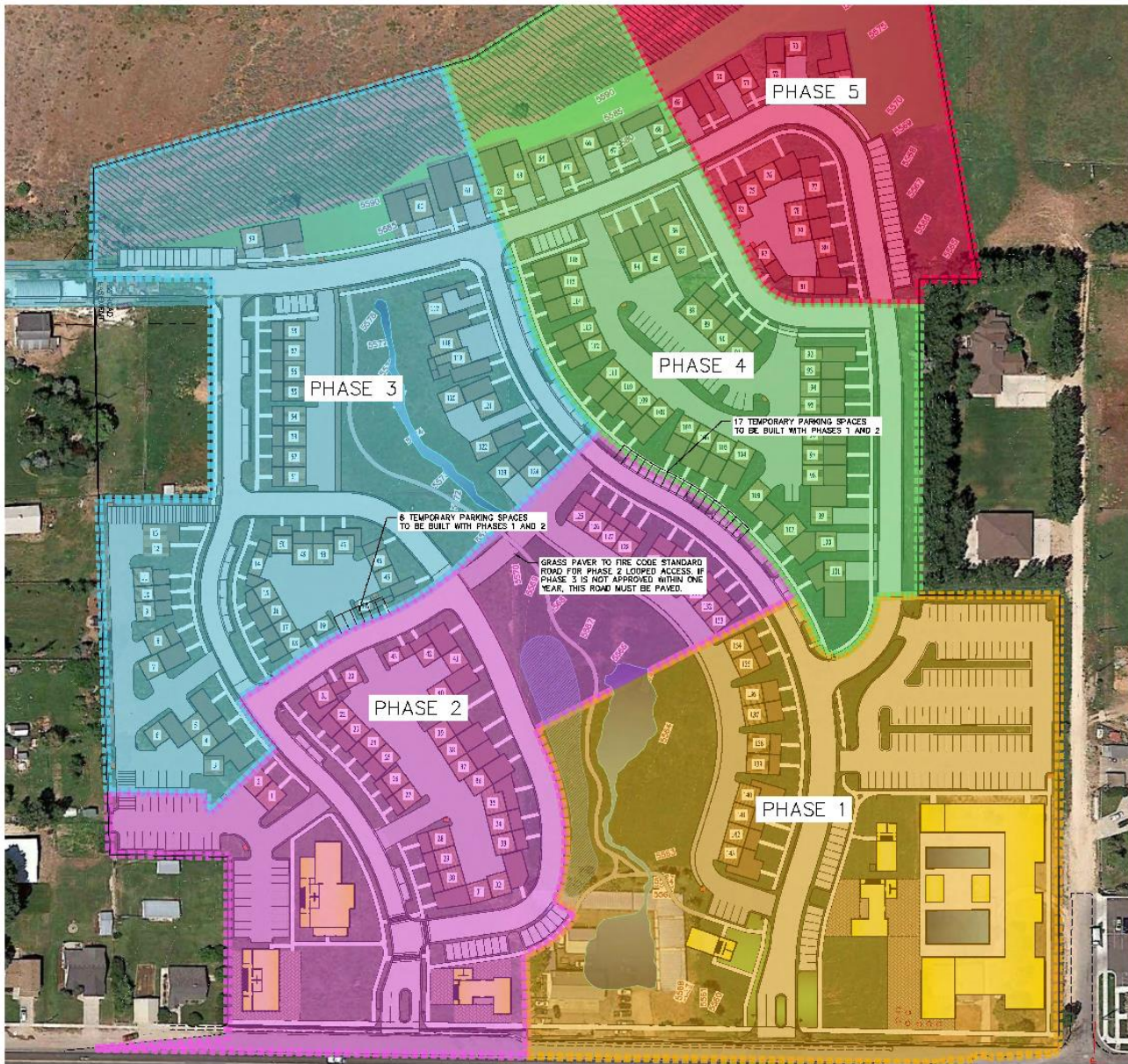


LUSTER
 THE VILLAGE
 OVERALL SITE PLAN

BERG ENGINEERING
 380 E Main St, Suite 204
 Midway, OR 97049
 ph 435.657.9749

DESIGN BY: TDB DATE: 6 APR 2022
 DRAWN BY: DEJ REV: 3

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 PAUL D. BERG P.E.
 SERIAL NO. 295565
 DATE: 6 APR 2022



- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS
 - RESIDENTIAL BUILDINGS
 - GARAGES

NOTES

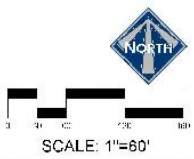
1. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
2. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

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 | 44,449 SF | 43 | 2.25 ac |
| 4 | 4.59 AC | 0 SF | 45,355 SF | 40 | 0.89 ac |
| 5 | 3.99 AC | 0 SF | 14,964 SF | 15 | 2.32 ac |
| | 27.47 AC | 48,800 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 |



CLUSTER
THE VILLAGE
PHASING PLAN

DESIGN BY: PFR DATE: 25 MAY 2012
 DRAWN BY: DE: REVISION: 6

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 P.E.
 5/24/12 M.C. 201565
 DATE: 25 MAY 2012

5/24/12 M.C. 201565
 DATE: 25 MAY 2012
 1 1/2" x 11"

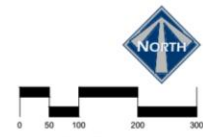


| AREA | PROJECT AREA | 27.47 ACRES |
|----------------------------|--------------|-------------|
| OPEN SPACE - IRRIGATED | 5.44 ACRES | |
| OPEN SPACE - NON-IRRIGATED | 3.00 ACRES | |
| OPEN SPACE - TOTAL | 8.44 ACRES | |

OPEN SPACE NOTES:

- ALL OPEN SPACE IS A MINIMUM OF 100 FEET IN WIDTH PER MEADOW 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)



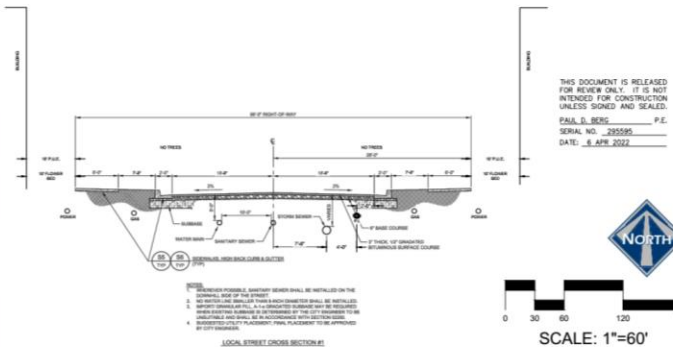
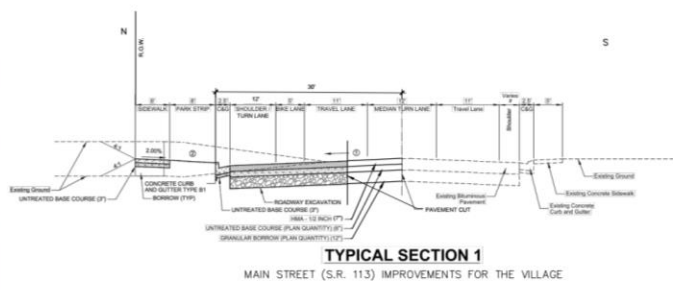
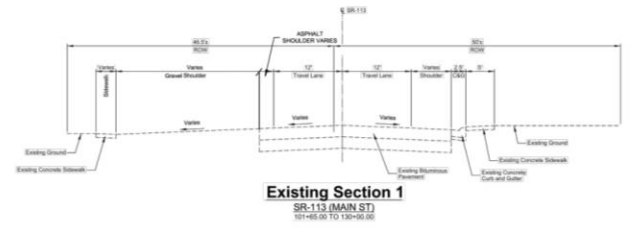
SCALE: 1"=100'

LUSTER
THE VILLAGE
OPEN SPACE PLAN

BERG ENGINEERING
300 E Main St, Suite 204
Meadow, UT 84049
ph 435.657.9749

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PAUL D. BERG P.E.
SERIAL NO. 290595
DATE: 8 APR 2022

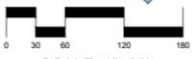
DESIGN BY: PDB DATE: 8 APR 2022
DRAWN BY: DEJ REV: SHEET 5



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

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PAUL S. BERG P.E.
 SERIAL NO. 285595
 DATE: 8 APR 2012



SCALE: 1"=60'

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 2012 SHEET
 DRAWN BY: DEJ REV: 4



PLANT SCHEDULE OVERALL

| TREES | QTY | COMMON / BOTANICAL NAME | CONT. | CAL. |
|-------|-----|---|-------|----------|
| | 33 | Aurumn Blaze Maple / Acer fraxinifolium 'A. Autumn Blaze' | 666 | 2' Cal |
| | 67 | String Bow Crab Apple / Malus x 'String Bow' | 666 | 2' Cal |
| | 4 | Eastern Columnar Spruce / Picea canadensis 'Spartan' | 666 | 2.5' Cal |
| | 93 | Canada Red Chokeberry / P. virginiana 'Canada Red' | 666 | 2' Cal |
| | 4 | weeping Willow / Salix babingtonia | 666 | 2' Cal |

| EVERGREEN TREES | QTY | COMMON / BOTANICAL NAME | CONT. | CAL. |
|-----------------|-----|---|-------|------|
| | 17 | Affric I larsen Columnar White Fir / Abies concolor festigata 'Affric I larsen' | G & D | |
| | 12 | S. Analy 'e' Fir / Abies lasiocarpa 'Glusce Compacta' | 666 | |
| | 12 | Norway Spruce / Picea abies 'Cupressina' | 6 & 6 | |
| | 4 | weeping Norway Spruce / Picea abies 'Frohnberg' | 666 | |
| | 18 | Colorado Spruce / Picea pungens | 666 | |
| | 6 | Wells Blue Torch Columnar Spruce / Picea pungens q. auto festigata 'Wells Blue Torch' | 6 & 6 | |
| | 10 | Vandorff's Pyramic Pine / Pinus foelix 'Vandorff's Pyramic' | 666 | |
| | 10 | Mugo Pine / Pinus mugo 'Tanner beam' | 6 & 6 | |

| GROUND COVERS | QTY | COMMON / BOTANICAL NAME | CONT. | CAL. |
|---------------|------------|---|--------|------|
| | 267,812 sf | Kentucky Bluegrass / Poa pratensis | 600 | |
| | 7,736 sf | Wild Flower Multicolor Grass Mix / Wild Flower Multicolor Grass Mix | Hybrid | |

| MULCH | QTY | COMMON / BOTANICAL NAME | CONT. | CAL. |
|-------|------------|-------------------------------|-------|------|
| | 136,492 sf | 4" Wood Mulch / 4" Wood Mulch | Mulch | |

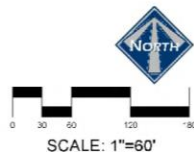
LEGEND

- 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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 CARL N. BERG, L.A.
 SERIAL NO. 7162790
 DATE: 8 APR 2022



LUSTER
THE VILLAGE

OVERALL
LANDSCAPE PLAN

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

DESIGN BY: CNB DATE: 6 APR 2022 SHEET 11
 DRAWN BY: CNB REV:

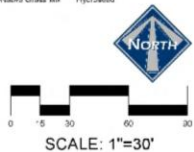


LANDSCAPE NOTES:
 ** THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE - FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

PLANT SCHEDULE PHASE I

| TREES | QTY | COMMON / BOTANICAL NAME | CONT | CAL | SIZE |
|------------------|------------|---|-----------|-----|----------|
| | 14 | Autumn Blaze Maple / Acer freemanii 'Autumn Blaze' | 88B | | 2" Cal |
| | 29 | Spring Snow Crab Apple / Malus x 'Spring Snow' | 88B | | 2" Cal |
| | 2 | Eastern Co. Jarwood Shrubland / Populus deltoides 'Stouland' | 88B | | 2.5" Cal |
| | 33 | Canada Red Chokeberry / Prunus virginiana 'Canada Red' | 68N | | 2" Cal |
| | 4 | Weeping Willow / Salix babingtonii | 88B | | 2" Cal |
| EVERGREEN TREES | QTY | COMMON / BOTANICAL NAME | CONT | CAL | SIZE |
| | 4 | Weeping Norway Spruce / Picea abies 'Trinhburg' | 68N | | 5-7" |
| | 4 | Colorado Spruce / Picea pungens | 88B | | 8-10" |
| SHRUBS | QTY | COMMON / BOTANICAL NAME | CONT | | |
| | 15 | Red Twig Dogwood / Cornus sericea 'Baker's Redwig' | 5 gal | | |
| | 26 | Compact Flaming Bush / Sarcococca obtusa 'Compacta' | 5 gal | | |
| | 22 | Northern Gold Forsythia / Forsythia x 'Northern Gold' | 5 gal | | |
| | 5 | Majical Gold Forsythia / Forsythia x intermedia 'Kajalof' | 5 gal | | |
| | 21 | Japanese Spirea - yellow/gold / Hye tangen adonensis 'Incorbell' | 5 gal | | |
| | 21 | Endless Summer / Hydrangea macrophylla 'Ballerina'™ | 5 gal | | |
| | 15 | Fire Line Butcherbush / Rhamnus frangula 'Fire Line' | 5 gal | | |
| | 14 | Tall edge Bunchberry / Rhamnus frangula mol. minor | 5 gal | | |
| | 30 | Black Lace Elderberry / Sambucus nigra 'Black Lace' | 5 gal | | |
| | 53 | Japanese Spirea / Spirea japonica 'Anthony Waterer' | 5 gal | | |
| | 3 | Dwarf Korean Lilac / Syringa meyeri 'Palibai' | 5 gal | | |
| GRASSES | QTY | COMMON / BOTANICAL NAME | SCD/1 | | |
| | 32 | Heater Head Grass / Calamagrostis x canadensis 'Karl - center' | 1 gal | | |
| | 9 | Burgundy Shikhi Grass / Panicum virgatum 'She'sembaldi' | 1 gal | | |
| EVERGREEN SHRUBS | QTY | COMMON / BOTANICAL NAME | CONT | | |
| | 77 | Dwarf Globe Flower / Rhipido / Picea pungens 'Globea' | 5 gal | | |
| PUBLICABLES | QTY | COMMON / BOTANICAL NAME | SCD/1 | | |
| | 11 | Russ an Sage / Penstemon atriplicata 'T. lignum' | 1 gal | | |
| SPREADING COVERS | QTY | COMMON / BOTANICAL NAME | SCD/1 | | |
| | 87,54' of | Kentucky Bluegrass / Poa pratensis | seed | | |
| | 7,730' of | Wild Flower Multi-flate Grass Mix / Wild Flower Multi-flate Grass Mix | Hydroseed | | |
| MULCH | QTY | COMMON / BOTANICAL NAME | SCD/1 | | |
| | 15,715' of | 4" Green Mulch / 4" Wood Mulch | | | |

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



LUSTER
THE VILLAGE

LANDSCAPE PLAN
PHASE 1

380 E Main St, Suite 204
Midway, IA 50459 ph. (801) 723-2000

DESIGN BY: CNB DATE: 6 APR 2022 SHEET 12
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 GAB. N. BERG, L.A.
 SERIAL NO. 2182280
 DATE: 3 APR 2022

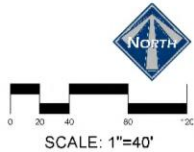


PLANT SCHEDULE PHASE 2

| TREES | QTY | COMMON/BOTANICAL NAME | COVT | CAL | SIZE |
|------------------|-----------|---|-------|------------|------|
| | 4 | Ashura Blaze Maple / Acer freemanii 'Ashura Blaze' | 648 | 2" Cal | |
| | 24 | Spring Snow Crab Apple / Malus x 'Spring Snow' | 648 | 2" Cal | |
| | 1 | Islander Crabwood Snowflake / Topilus deltoidea 'Snowflake' | 668 | 2 1/2" Cal | |
| | 18 | Canada Red Chokeberry / Prunus virginiana 'Canada Red' | 648 | 2" Cal | |
| EVERGREEN TREES | QTY | COMMON/BOTANICAL NAME | COVT | CAL | SIZE |
| | 3 | Colorado Spruce / Picea pungens | 648 | 8-10" | |
| | 6 | Wells Blue Tower Columnar Spruce / Picea pungens glauca fastigiata 'Wells Blue Tower' | B & B | | 6-7" |
| SHRUBS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 76 | Red Twig Dogwood / Cornus sericea 'Red Twig' | 6 gal | | |
| | 5 | Compact Burning Bush / Elyonurus alatus 'Compactus' | 5 gal | | |
| | 3 | Northern Gold Forsythia / Forsythia x 'Northern Gold' | 5 gal | | |
| | 10 | Magnolia Gold Forsythia / Forsythia x intermedia 'Kokoi' | 5 gal | | |
| | 2 | Incredibly White Hydrangea / Hydrangea s. tomentos 'Incredibly' | 5 gal | | |
| | 5 | Crosses Summer / Hydrangea macrophylla 'Dalmer' TM | 5 gal | | |
| | 10 | Purple Leaf Sand Cherry / Prunus s. debata | 5 gal | | |
| | 6 | Tailridge Escallonia / Rhamnus frangula columnaris | 5 gal | | |
| | 11 | Black Lace Elderberry / Sambucus nigra 'Black Lace' | 5 gal | | |
| | 26 | Japanese Spirea / Spiraea japonica 'Anthony Waterer' | 5 gal | | |
| PERENNIALS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 48 | Feather Reed Grass / Calamagrostis x australis 'Karl Foerster' | 1 gal | | |
| | 30 | Ricely's Ruyuh Grass / Sorghum virgatum 'Ruyuh' | 1 gal | | |
| EVERGREEN SHRUBS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 54 | Ulm' Globe Blue Spruce / Picea pungens 'Glebova' | 5 gal | | |
| PERENNIALS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 64 | Russian Sage / Perovskia atriplicifolia 'Flag' 5' | 1 gal | | |
| GROUND COVERS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 45 CS4 SF | Kar-Lucky Bluegrass / Poa pratensis | 100 | | |
| MULCH | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 29,320 SF | 4" Wood Mulch / 4" Wood chips | 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.



LUSTER
THE VILLAGE

**LANDSCAPE PLAN
PHASE 2**

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

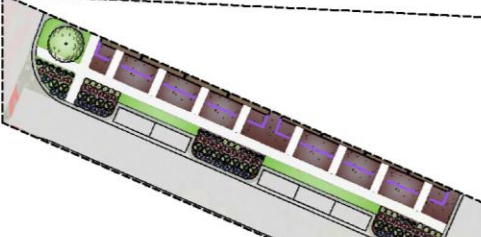
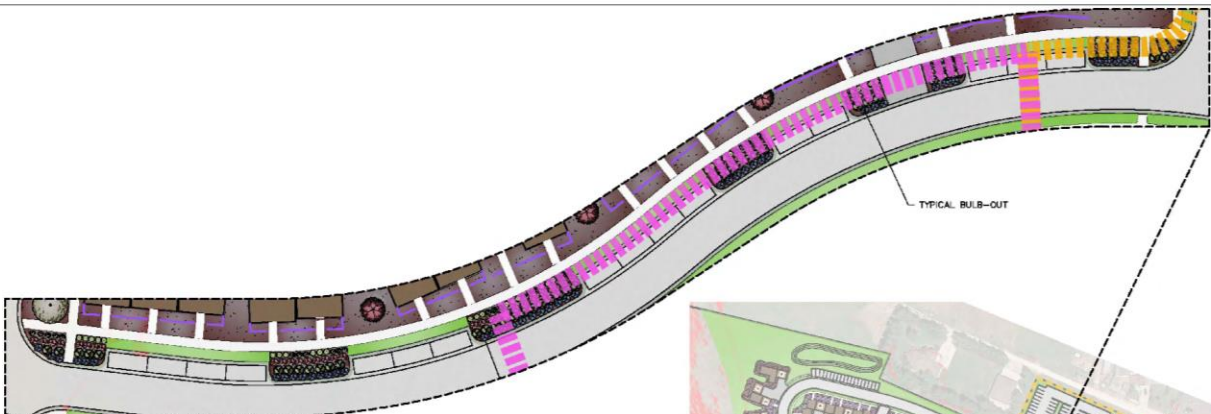
DESIGN BY: CNB
DRAWN BY: CNB

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CARL N. BIRD L.A.
SERIAL NO. 2182750
DATE: 6 APR 2022

DATE: 6 APR 2022

SHEET
13



PLANT SCHEDULE EAST BULB-OUTS

| SHRUBS | QTY | COMMON / BOTANICAL NAME | CONT. |
|---------------|----------|---|-------|
| | 34 | Hect 1-wg Dogwood / Cornus sericea 'Vitality & Hedvig' | 1 gal |
| GRASSES | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 40 | Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' | 1 gal |
| | 38 | Burgundy Switch Grass / Panicum virgatum 'Shenandoah' | 1 gal |
| PERENNIALS | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 43 | Upright Globe Blue Spirea / Picea pungens 'Globose' | 1 gal |
| | 4c | Russian Sage / Perovskia atriplicifolia 'Fligan' | 1 gal |
| GROUND COVERS | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 1,882 sf | Kentucky Bluegrass / Poa pratensis | 500 |
| MULCH | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 4,148 sf | 4" Wood Mulch / 4" Wood N. Ash | Mulch |

LEGEND

- NON-BUILDABLE AREA (25K+ 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 | Upright Dogwood / Cornus sericea 'Vitality & Hedvig' | 1 gal |
| GRASSES | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 58 | Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' | 1 gal |
| | 56 | Burgundy Switch Grass / Panicum virgatum 'Shenandoah' | 1 gal |
| PERENNIALS | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 68 | Upright Globe Blue Spirea / Picea pungens 'Globose' | 1 gal |
| | 68 | Russian Sage / Perovskia atriplicifolia 'Fligan' | 1 gal |
| GROUND COVERS | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 1,757 sf | Kentucky Bluegrass / Poa pratensis | 500 |
| MULCH | QTY | COMMON / BOTANICAL NAME | CONT. |
| | 6,992 sf | 4" Wood Mulch / 4" Wood N. Ash | Mulch |

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 CARL N. BERG L.A.
 SERIAL NO. 7162780
 DATE: 4 APR 2022



SCALE: 1"=30'

LUSTER
THE VILLAGE

LANDSCAPE PLAN
BULB-OUT AREAS





















380 E Main St. Suite 204
Midway, TN 37099 ph: (601) 723-2000

DESIGN BY: CNB DATE: 4 APR 2022
 DRAWN BY: CNB RVP: _____

SHEET 15

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

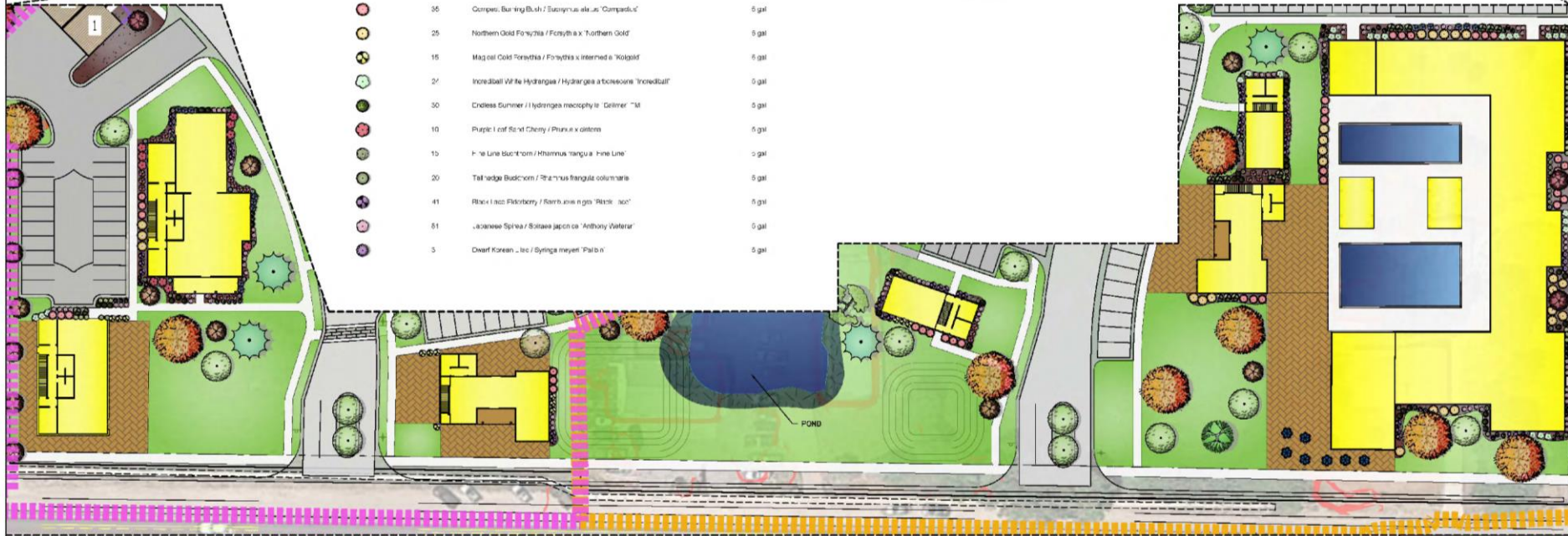
PLANT SCHEDULE MAIN STREET FRONTAGE

| TREES | QTY | COMMON / BOTANICAL NAME | CONT | GAL | SIZE |
|--|-----|---|-------|--------|------|
|  | 6 | Albany Blaine Wadi / Acer "rearsii" Autumn Blaze® | MSB | 2" | Cal |
|  | 12 | Spring Snow Crab Apple / Malus x "Spring Snow" | DBD | 2" | Cal |
|  | 1 | Eastern Cockswood Skunkard / Topulus deltoidea "Skunkard" | BSB | 2 1/2" | Cal |
|  | 13 | Canada Red Chokecherry / Prunus virginiana "Canada Red" | BSB | 2" | Cal |
|  | 1 | Weeping Willow / Salix babingtoniana | BSB | 2" | Cal |
| EVERGREEN TREES | | | | | |
| | QTY | COMMON / BOTANICAL NAME | CONT | GAL | SIZE |
|  | 4 | Weeping Norway Spruce / Picea abies "Frohburg" | DBD | 5-7" | |
|  | 4 | Colorado Spruce / Picea pungens | RRR | 8-10" | |
|  | | White Blue Toler / Coulmar Spruce / Picea pungens glauca fastigata "White Blue Toler" | B & B | 5-7" | |
| SHRUBS | | | | | |
| | QTY | COMMON / BOTANICAL NAME | CONT | GAL | SIZE |
|  | 23 | Red Twig Dogwood / Cornus sericea "Bailey's Redbud" | 5 gal | | |
|  | 35 | Compass Baring Bush / Eucryphia alata "Compass" | 5 gal | | |
|  | 25 | Northern Gold Forsythia / Forsythia x "Northern Gold" | 5 gal | | |
|  | 15 | Magical Gold Forsythia / Forsythia x intermedia "Kolgold" | 5 gal | | |
|  | 27 | Incrediball White Hydrangea / Hydrangea arborescens "Incrediball" | 5 gal | | |
|  | 30 | Endless Summer / Hydrangea macrophylla "Delmar"™ | 5 gal | | |
|  | 10 | Purple Leaf Sand Cherry / Prunus x cistena | 5 gal | | |
|  | 10 | Fire Line Buckhorn / Kalmia latifolia "Fire Line" | 5 gal | | |
|  | 20 | Tall Hedge Buddenium / Rhamnus frangula columbiana | 5 gal | | |
|  | 41 | Black Lace Elderberry / Sambucus nigra "Black Lace" | 5 gal | | |
|  | 51 | Japanese Spirea / Spirea japonica "Anthony Waterer" | 5 gal | | |
|  | 5 | Dwarf Korean Lilac / Syringa meyeri "Paladin" | 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.



VIOLITY MAP



| GRASSES | QTY | COMMON / BOTANICAL NAME | CONT |
|--|-----|---|-------|
|  | 43 | Feather Reed Grass / Calamagrostis x acutiflora "Carl Foerster" | 1 gal |
|  | 7 | Burgundy Sutton Grass / Panicum virgatum "Shenandoah" | 1 gal |
| EVERGREEN SHRUBS | | | |
| | QTY | COMMON / BOTANICAL NAME | CONT |
|  | 22 | Dwarf Globe Blue Spruce / Picea pungens "Globeless" | 5 gal |
| PERENNIALS | | | |
| | QTY | COMMON / BOTANICAL NAME | CONT |
|  | 4 | Russian Sage / Perovskia atrorubra "Filipina" | 1 gal |



| SHRUB COVER | QTY | COMMON / BOTANICAL NAME |
|---|-----------|------------------------------------|
|  | 56,787 sf | Kentucky Bluegrass / Poa pratensis |
| MULCH | | |
| | QTY | COMMON / BOTANICAL NAME |
|  | 8,005 sf | 4" Wood Mulch / 4" Wood Mulch |

CONT

scf

CONT

Mulch

SCALE: 1"=30'

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CARL N. BERG
 L.A.
 SERIAL NO. 1762790
 DATE: 8 APR 2022

LUSTER
 THE VILLAGE

**LANDSCAPE PLAN
 MAIN STREET FRONTAGE**



380 E Main St, Suite 204
 Monterey, CA 94050 PH: (831) 723-2000

DESIGN BY: CNB | DATE: 6 APR 2022 | SHEET
 DRAWN BY: CNB | REV: | 16



BERM AND TREES TO BUFFER HOMES



VICINITY MAP

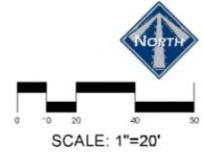
PLANT SCHEDULE WEST BERM

| TREES | QTY | COMMON / BOTANICAL NAME | CONT. | COL. | SIZE |
|---|-----|--|-------|------|--------|
|  | 2 | Spring Snow Crab Apple / Malus x 'Spring Snow' | B&B | | 2' Cal |
| EVERGREEN TREES | QTY | COMMON / BOTANICAL NAME | CONT. | COL. | SIZE |
|  | 11 | Alfred Hensler Columnar White Fir / Abies concolor 'bedigata' 'Alfred-Hensler' | B&B | | 8'-0" |
|  | 8 | Suzuki no Fir / Abies lasiocarpa 'Gaiuso Compacta' | B&B | | 8'-0" |
|  | 8 | Norway Spruce / Picea abies 'Lupulina' | B&B | | 8'-0" |
|  | 6 | Vanderhoff's Dynamic Pine / Pinus 'twells' 'Vanderhoff's Dynamic' | B&B | | 6' |
|  | 9 | Major Pine / Pinus rigida 'Tannebaum' | B&B | | 5' |

- 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 I.A.
 SERIAL NO. 782780
 EXPIRES 04/01/2022

CLUSTER
 THE VILLAGE
 LANDSCAPE PLAN
 WEST BERM AREA



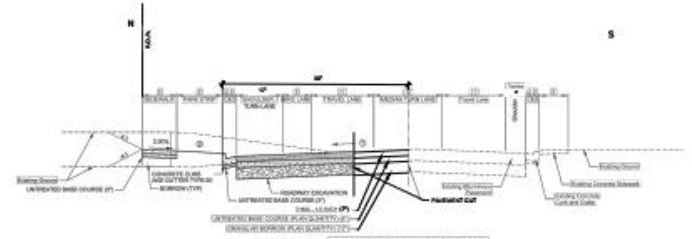
380 E Main St, Suite 204
 Midway, UT 84049 ph: (801) 723-2000

DESIGN BY: CNB DATE: 6 APR 2022
 DRAWN BY: CNB RPT.

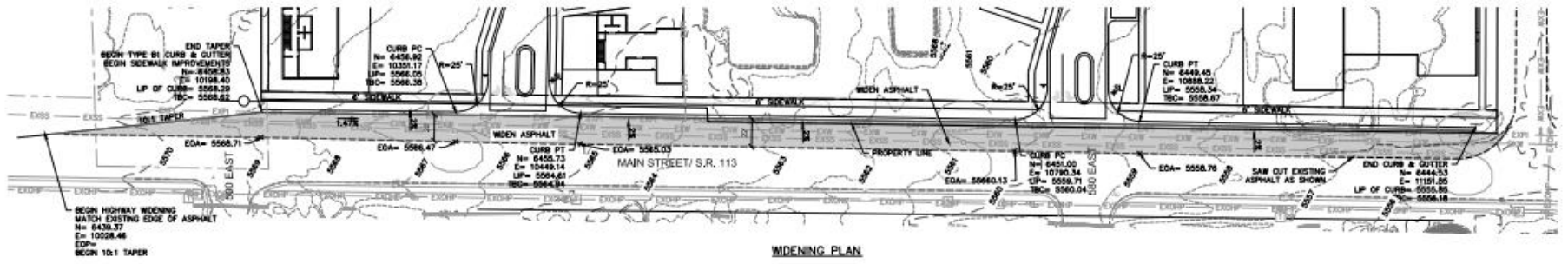
SHEET
17



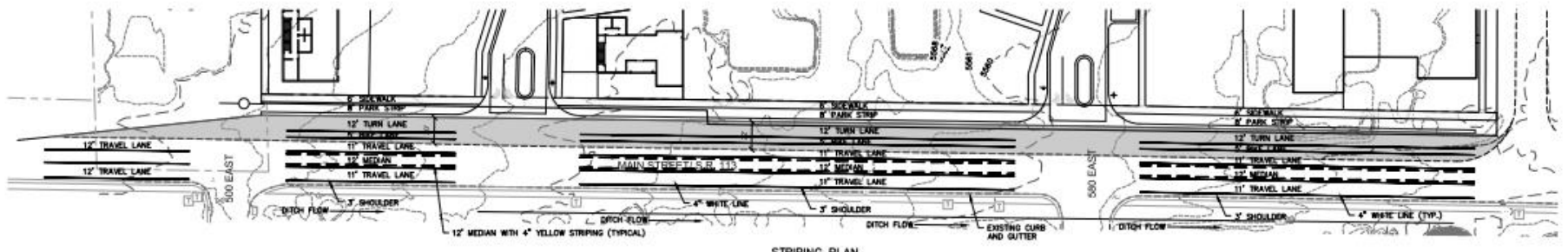
Existing Section 1
SR-113 (MAIN ST)
(STATIONED TO 130+00.00)



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

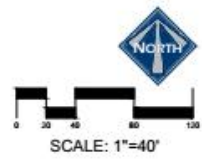


WIDENING PLAN



STRIPING PLAN

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



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MAIL S. REED, P.E.
SINCE NO. 20000
DATE: 8/27/2022

| | |
|----------------------------------|--|
| LUSTER THE VILLAGE | |
| MAIN STREET WIDENING PLAN | |
| | ENGINEERING |
| | 288 E. Main St., Suite 204 Millsboro, DE 19966 ph 432.657.9769 |
| DESIGN BY: PER | DATE: 6/16/2022 |
| DRAWN BY: DEL | REV: |
| | SHEET 18 |



BLUE STAKE NOTE:

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

PIPED DITCH NOTES:

- ALL PIPED DITCH CONSTRUCTION TO MEET MENWAY 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 IRRIGATION
 - PROPOSED PRESSURIZED IRRIGATION
 - PROPOSED STORM DRAIN
 - PROPOSED 24" RFP PIPED DITCH
 - 3'X3' JUNCTION BOX

54'X84'X7' RETENTION/DRAIN ROCK UNDER PARKING LOT



LUSTER
THE VILLAGE
PRELIMINARY PIPED
DITCH PLAN

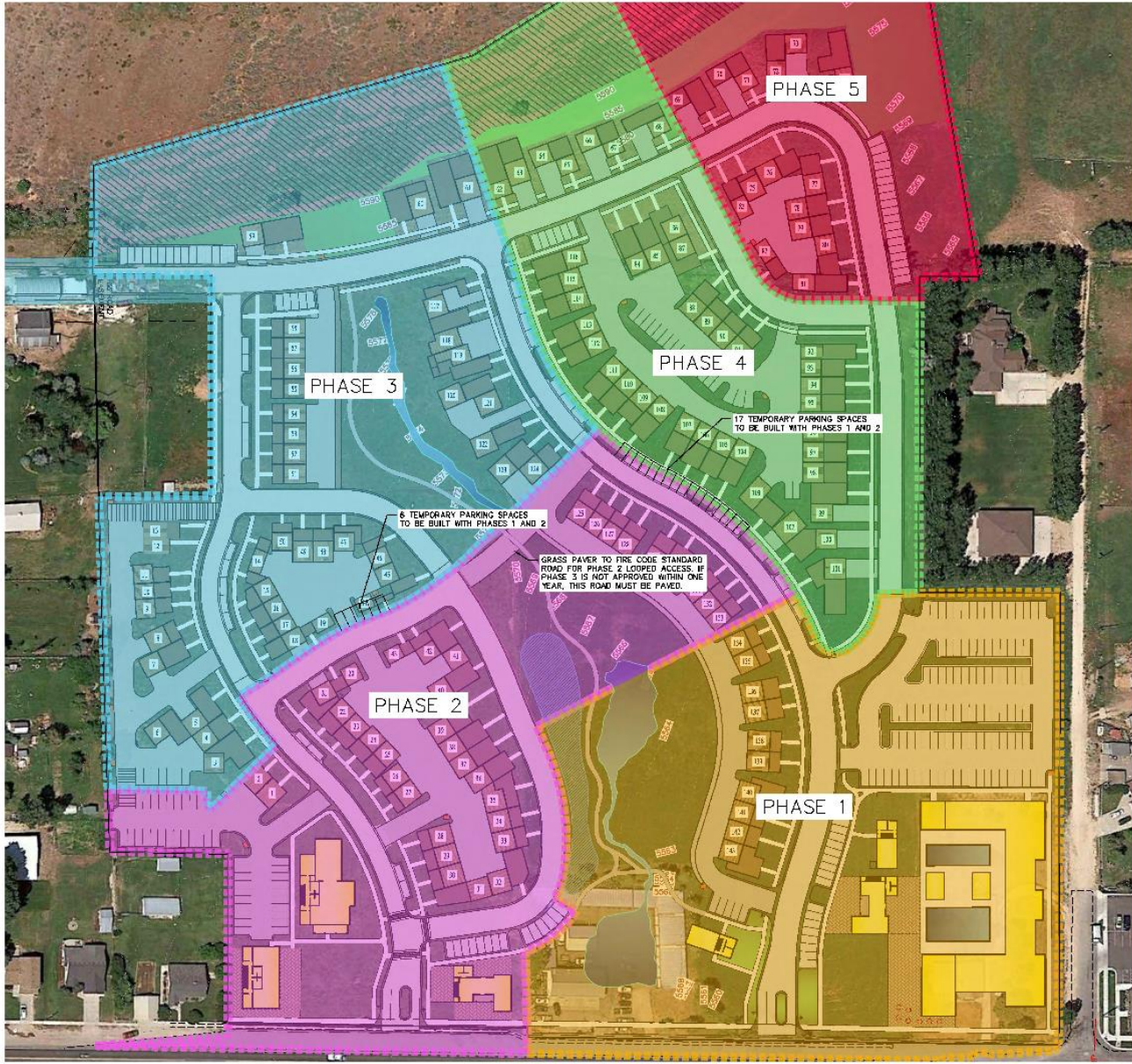
BERG ENGINEERING
300 E. Main St. Suite 204
Midway, IL 61804
ph 435.637.9749

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 ERIC S. BERG, P.E.
 SERIAL NO. 202005
 DATE: 18 FEB 2021

DESIGN BY: TEB DATE: 16 FEB 2021 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 (25%+ SLOPES) |
| | COMMERCIAL BUILDINGS |
| | RESIDENTIAL BUILDINGS |
| | GARAGES |

NOTES

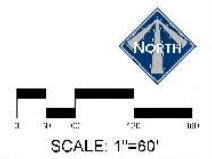
- RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
- TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

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 | 44,449 SF | 43 | 2.25 ac |
| 4 | 4.59 AC | 0 SF | 45,355 SF | 40 | 0.89 ac |
| 5 | 3.99 AC | 0 SF | 14,964 SF | 15 | 2.32 ac |
| | 27.47 AC | 48,800 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 |
| | 9.80 acres |



LUSTER
THE VILLAGE
PHASING PLAN



380 E. MAIN ST. SUITE 204
FARMINGTON, UT 84004
PH: 801.225.7199

| | | |
|----------------|-------------------|---------------|
| DESIGN BY: PVR | DATE: 25 MAY 2012 | SCALE: 1"=60' |
| DRAWN BY: DE | DATE: 25 MAY 2012 | REVISION: 6 |

2012 MAY 25 10:45 AM

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

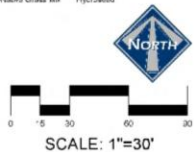


LANDSCAPE NOTES:
 ** THIS PLAN SHOWS A GENERAL LANDSCAPE CONCEPT FOR COMMON AREAS NOT AROUND HOMES. THIS PLAN IS A GENERAL GUIDE - FINAL LOCATION OF TREES, PLANTS AND GRASS MAY VARY.

PLANT SCHEDULE PHASE 1

| TREES | QTY | COMMON / BOTANICAL NAME | CONT. | CAL. | SIZE |
|------------------|------------|---|-----------|------|-----------|
| | 14 | Autumn Blaze Maple / Acer freemanii 'Autumn Blaze' | 68B | | 2" Cal. |
| | 29 | Spring Snow Crab Apple / Malus x 'Spring Snow' | 68B | | 2" Cal. |
| | 2 | Eastern Co. Jarwood Shrubland / Populus deltoides 'Stouland' | 68B | | 2.5" Cal. |
| | 33 | Canada Red Chokeberry / Prunus virginiana 'Canada Red' | 68B | | 2" Cal. |
| | 4 | Weeping Willow / Salix babingtonii | 68B | | 2" Cal. |
| EVERGREEN TREES | QTY | COMMON / BOTANICAL NAME | CONT. | CAL. | SIZE |
| | 4 | Weeping Norway Spruce / Picea abies 'Trinhburg' | 68B | | 5-7' |
| | 4 | Colorado Spruce / Picea pungens | 68B | | 6-10' |
| SHRUBS | QTY | COMMON / BOTANICAL NAME | CONT. | | |
| | 15 | Red Twig Dogwood / Cornus sericea 'Baker's Redwig' | 5 gal | | |
| | 26 | Compact Flaming Bush / Sarcococca obtusa 'Compacta' | 5 gal | | |
| | 22 | Northern Gold Forsythia / Forsythia x 'Northern Gold' | 5 gal | | |
| | 5 | Majical Gold Forsythia / Forsythia x intermedia 'Kajalof' | 5 gal | | |
| | 21 | Japanese Spirea - yellow/gold / Hye tangen adonensis 'Incorbell' | 5 gal | | |
| | 21 | Endless Summer / Hydrangea macrophylla 'Ballerina'™ | 5 gal | | |
| | 15 | Fire Line Butcherbush / Rhamnus frangula 'Fire Line' | 5 gal | | |
| | 14 | Tall edge Bunchberry / Rhamnus frangula mol. nana | 5 gal | | |
| | 30 | Black Lace Elderberry / Sambucus nigra 'Black Lace' | 5 gal | | |
| | 53 | Japanese Spirea / Spirea japonica 'Anthony Waterer' | 5 gal | | |
| | 3 | Dwarf Korean Lilac / Syringa meyeri 'Palibai' | 5 gal | | |
| GRASSES | QTY | COMMON / BOTANICAL NAME | CONT. | | |
| | 32 | Heater Head Grass / Calamagrostis x canadensis 'Karl - center' | 1 gal | | |
| | 9 | Burgundy Shikhi Grass / Panicum virgatum 'She'sembaldi' | 1 gal | | |
| EVERGREEN SHRUBS | QTY | COMMON / BOTANICAL NAME | CONT. | | |
| | 77 | Dwarf Globe-Rose / Rhipsalis / Picea pungens 'Globe' | 5 gal | | |
| PERENNIALS | QTY | COMMON / BOTANICAL NAME | CONT. | | |
| | 11 | Russ an Sage / Penstemon atriplicata 'T. lignum' | 1 gal | | |
| SPREADER/COVERS | QTY | COMMON / BOTANICAL NAME | CONT. | | |
| | 87,54' of | Kentucky Bluegrass / Poa pratensis | seed | | |
| | 7730' of | Wild Flower Multi-flate Grass Mix / Wild Flower Multi-flate Grass Mix | Hydroseed | | |
| MULCH | QTY | COMMON / BOTANICAL NAME | CONT. | | |
| | 15,715' of | 4" Coarse Mulch / 4" Wood Mulch | | | |

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



LUSTER
THE VILLAGE

LANDSCAPE PLAN
PHASE 1

380 E Main St, Suite 204
Midway, IA 50459 ph. (801) 723-2000

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

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 GABRIEL BERG, L.A.
 SERIAL NO. 2182280
 DATE: 3 APR 2022

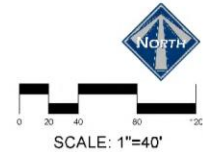


PLANT SCHEDULE PHASE 2

| TREES | QTY | COMMON/BOTANICAL NAME | COVT | CAL | SIZE |
|------------------|-----------|---|-------|--------|------|
| | 4 | Ashura Blaze Maple / Acer freemanii 'Autumn Blaze' | 64B | 2' | Cal |
| | 24 | Spring Snow Crab Apple / Malus x 'Spring Snow' | 64B | 2' | Cal |
| | 1 | Islander Cordonwood Snow oak // Quercus deltoidea 'Snowbird' | 66B | 2 1/2' | Cal |
| | 18 | Canada Red Chokeberry / Prunus virginiana 'Canada Red' | 64P | 2' | Cal |
| EVERGREEN TREES | QTY | COMMON/BOTANICAL NAME | COVT | CAL | SIZE |
| | 3 | Colorado Spruce / Picea pungens | 64B | 8' | 10' |
| | 6 | Wells Blue Tower Columnea Spruce / Picea pungens glauca fastigiata 'Wells Blue Tower' | B & B | 6' | 7' |
| SHRUBS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 76 | Red Twig Dogwood / Cornus sericea 'Redwig' | 6 gal | | |
| | 5 | Compact Burning Bush / Echinocytus alatus 'Compactus' | 5 gal | | |
| | 3 | Northern Gold Forsythia / Forsythia x 'Northern Gold' | 5 gal | | |
| | 10 | Magnolia Gold Forsythia / Forsythia x s. intermedia 'Kokoi' | 5 gal | | |
| | 2 | Incredibly White Hydrangea / Hydrangea s. tomentos 'Incredibly' | 5 gal | | |
| | 5 | Crosses Summer / Hydrangea macrophylla 'Dalmer' TM | 5 gal | | |
| | 10 | Purple Leaf Sand Cherry / Prunus s. debata | 5 gal | | |
| | 6 | Tailridge Escallonia / Rhamnus frangula columnaris | 5 gal | | |
| | 11 | Black Lace Elderberry / Sambucus nigra 'Black Lace' | 5 gal | | |
| | 25 | Japanese Spirea / Spirea japonica 'Anthony Waterer' | 5 gal | | |
| PERENNIALS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 48 | Feather Reed Grass / Calamagrostis s. canadensis 'Karl Foerster' | 1 gal | | |
| | 35 | Ricelyard Ruyuh Grass / Sorghum virgatum 'Ruyuhgrass' | 1 gal | | |
| EVERGREEN SHRUBS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 54 | Ulm' Globe blue Spruce / Picea pungens 'Glebova' | 5 gal | | |
| PERENNIALS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 64 | Russian Sage / Perovskia atriplicifolia 'Flag' 5' | 1 gal | | |
| GROUND COVERS | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 45 CS4 SF | Kar-Lucky Bluegrass / Poa pratensis | 100 | | |
| MULCH | QTY | COMMON/BOTANICAL NAME | COVT | | |
| | 29,320 SF | 4" Wood Mulch / 4" Wood chips | 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:
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LUSTER
THE VILLAGE

LANDSCAPE PLAN
PHASE 2

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CARL N. BERG L.A.
 SERIAL NO. 2182750
 DATE: 6 APR 2022

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

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

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

DARK SKY COMPLIANT WALL PACK OR OTHER WALL MOUNTED LIGHT



| Item | Quantity | Notes |
|------|----------|-----------------|
| 1 | 10 | Wall Pack Light |
| 2 | 5 | Street Light |

BROADCAST LED FLOODLIGHT



| Item | Quantity | Notes |
|------|----------|--------------------------|
| 1 | 10 | Broadcast LED Floodlight |



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

BOLLARD LIGHT MULTI DIRECTIONAL



| Item | Quantity | Notes |
|------|----------|---------------------------------|
| 1 | 10 | Multi-Directional Bollard Light |

BOLLARD LIGHT ONE DIRECTIONAL



| Item | Quantity | Notes |
|------|----------|-------------------------------|
| 1 | 10 | One-Directional Bollard Light |

BOLLARD LIGHT ONE DIRECTIONAL



| Item | Quantity | Notes |
|------|----------|-------------------------------|
| 1 | 10 | One-Directional Bollard Light |

BOLLARD LIGHT ONE DIRECTIONAL



| Item | Quantity | Notes |
|------|----------|-------------------------------|
| 1 | 10 | One-Directional Bollard Light |



CLAYTON VANCE ARCHITECTURE
1000 S. 1000 E.
SUITE 100
MIDWAY, UTAH 84042
PHONE: 435.734.4400
WWW: CLAYTONVANCE.COM

| | |
|-------------|------------|
| DATE ISSUED | 11/14/2024 |
| SET | 1 |
| REVISIONS | |

PROJECT
Village Site Lighting Plan
Midway Utah

Project Number: 111-001

30 x 42
FULL SIZE
SHEET

C-101
SITE PLAN

DISCUSSION ITEMS

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



SEMI AND EVERGREEN TREES TO BUFFER PARKING LOT







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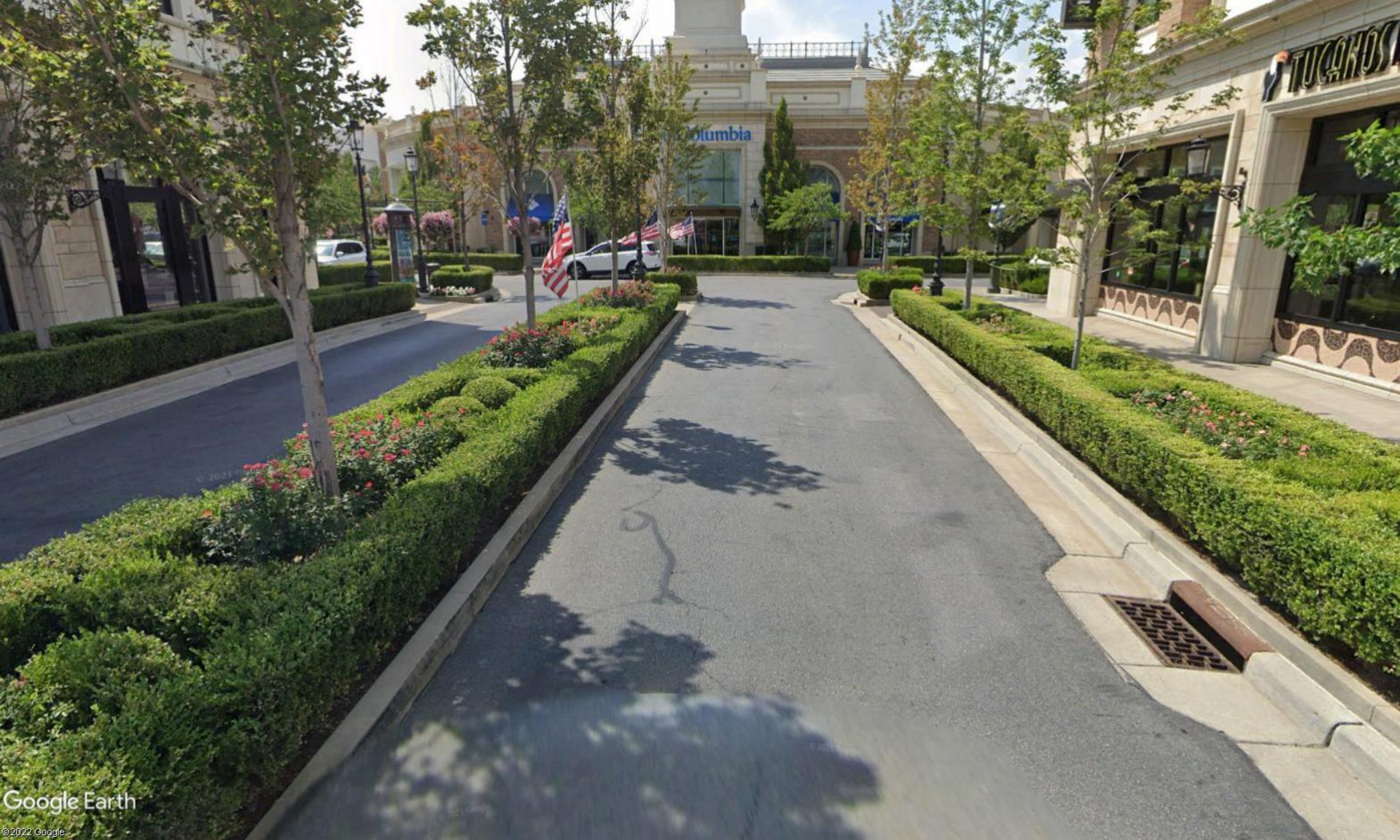


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June 7, 2022

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, sweeping underline.

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 |

POSSIBLE FINDINGS

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax depending on the number of units that are rented on a short-term basis.
- The developer appears to meet the commercial parking requirements but is 23 stalls short of meeting the residential stall requirements for phase 1-2.
- The proposal does appear to comply with the requirement of 20% commercial square feet required by the mixed-use code

PROPOSED CONDITIONS

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