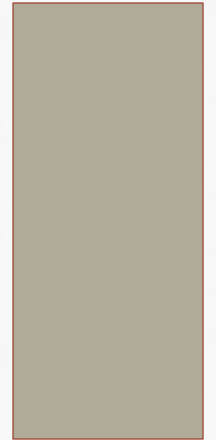


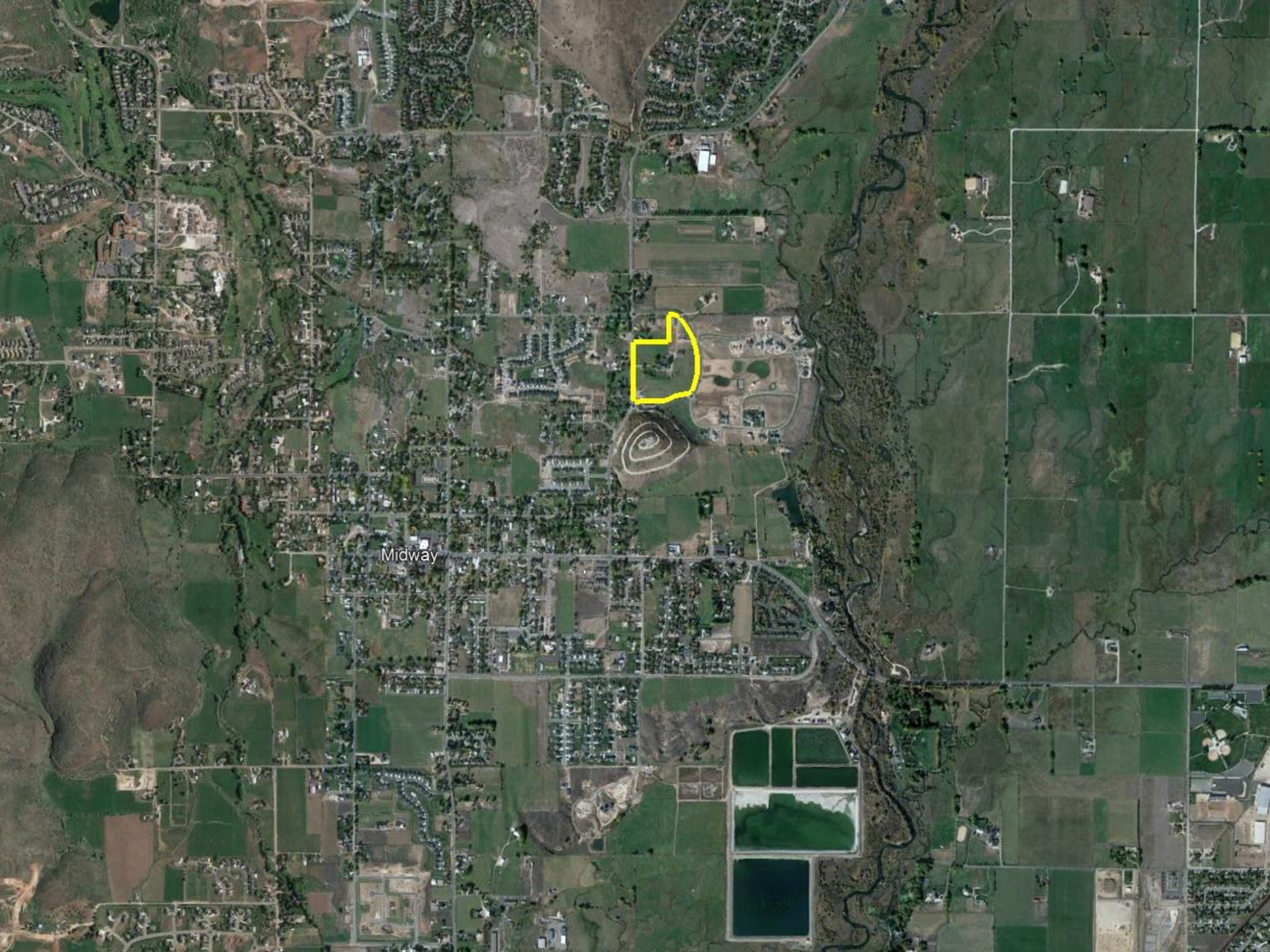
WHITE ACRES PLANNED UNIT DEVELOPMENT

PRELIMINARY

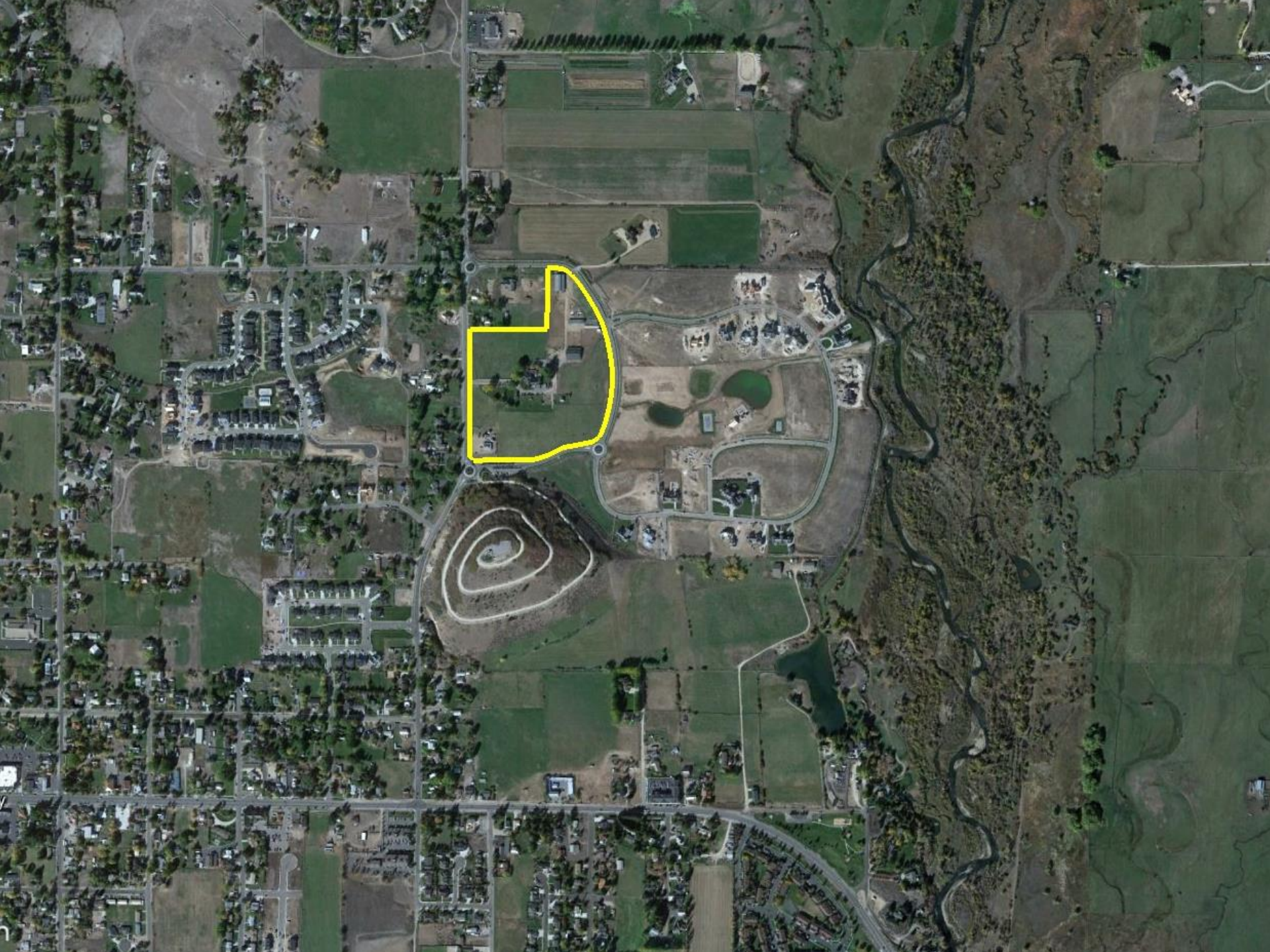


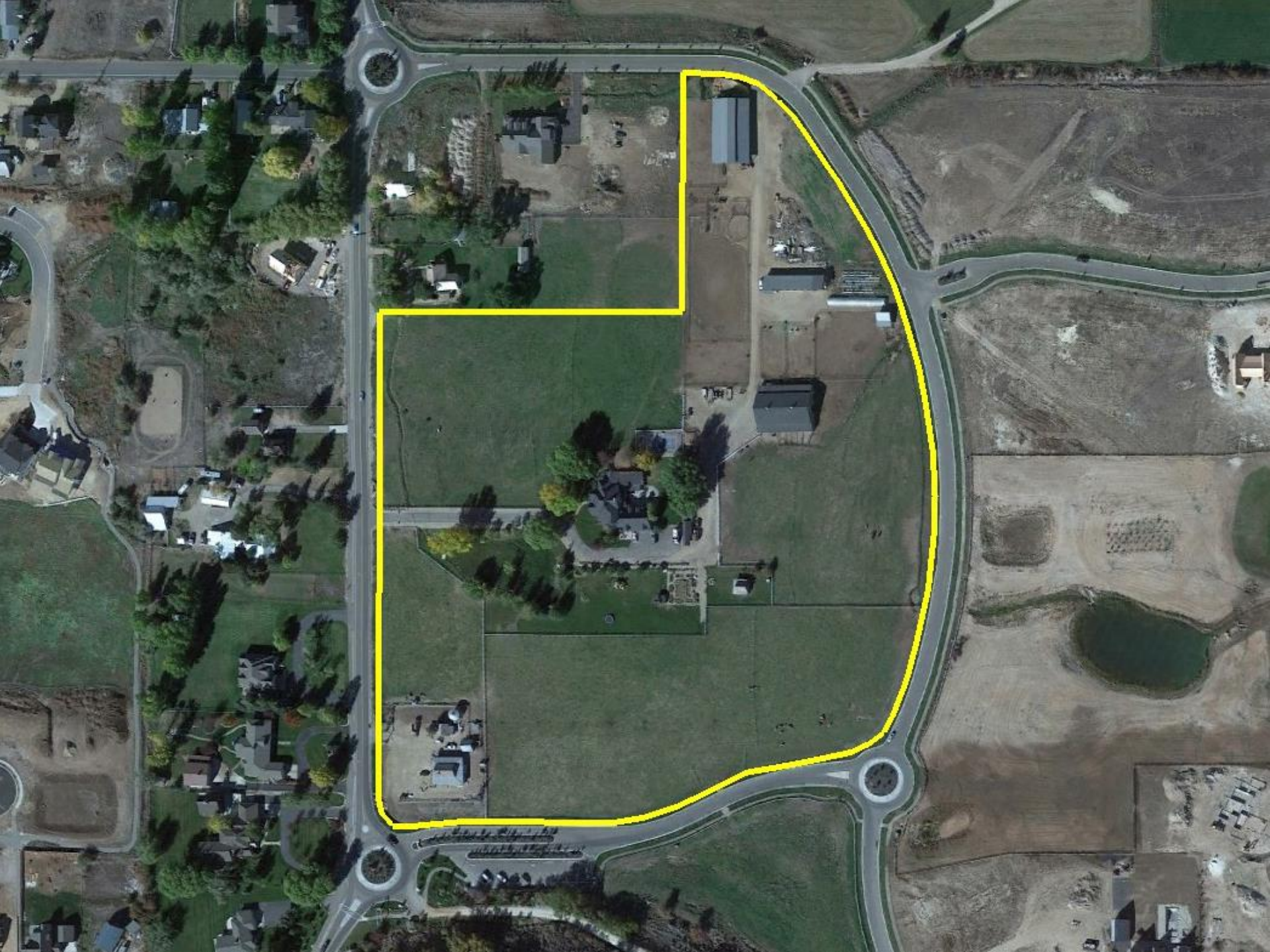
LAND USE SUMMARY

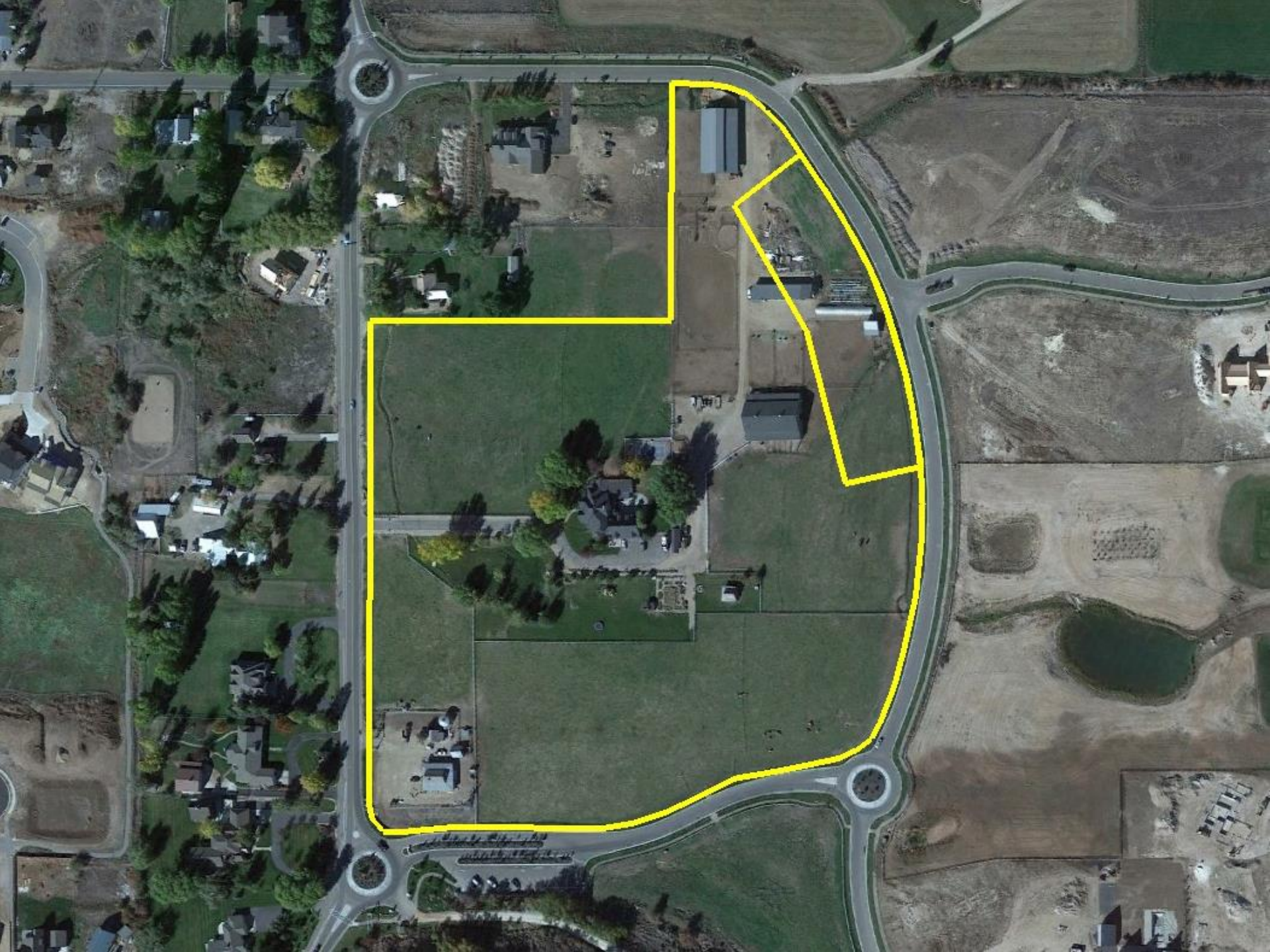
- RA-1-43 zone
- 1.96 acres
- 6 pads
 - Annexation Agreement allows PUD and Whitaker dwelling
 - 1 existing dwelling
 - 6 proposed pads
 - 5 future pads
- Public Road (existing)
 - Whitaker Farm Way
- No sensitive lands have been identified
- Pads will connect to the Midway Sanitation District sewer and to the City's culinary water line

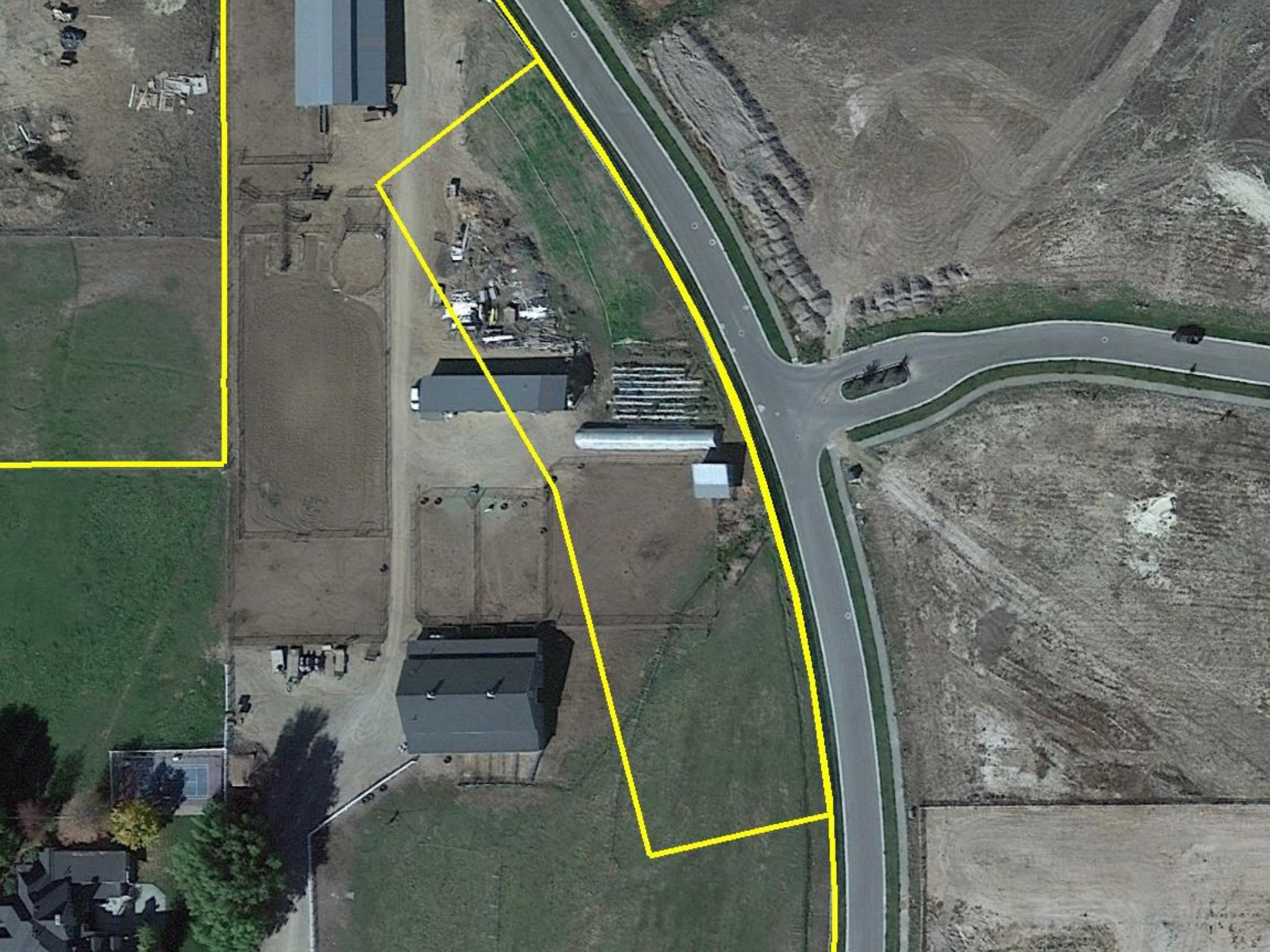


Midway









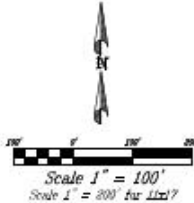


- LEGEND**
- EXISTING SEWER
 - EXISTING WATER
 - EXISTING PROPOSED IMITATION
 - EXISTING STORM DRAIN

UTILITY NOTES
 LOCATIONS OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR FIELD STAKING OF UTILITIES.

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| | | |
|---|------------------|-------|
| MIDWAY MEADOWS RANCH LLC WHITE ACRES PUD | | |
| EXISTING CONDITIONS PLAN | | |
| B.F. FOX & COMPANY, INC. ENGINEERING | | |
| 200 E. Main St., Suite 204 Midway, UT 84049 ph 435.637.8740 | | |
| DESIGN BY: PDB | DATE: 3 MAY 2021 | SHEET |
| DRAWN BY: DR | REV: | 1 |



LAND USE CALC.

| | |
|---|-------------------|
| TOTAL WHITAKER PROPERTIES | 19.97 ACRES |
| TOTAL PUD AREA | 1.96 ACRES |
| REMAINING WHITAKER PARCEL PUD UNITS | 6 UNITS |
| OPEN SPACE PARCEL C PREVIOUSLY DEDICATED WITH WHITAKER FARM | 3.91 ACRES (199%) |

DENSITY NOTE
 12 PUD UNITS ARE ALLOWED PER SECTION OF THE ANNEXATION AGREEMENT WITH MIDWAY CITY. SEE ENTRY 446988 FOR ADDITIONAL DETAILS.

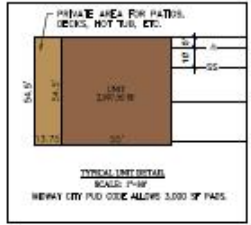
LEGEND

| | |
|--|--|
| | GRASS AREA (1.33 ACRES) |
| | PUBLIC TRAIL |
| | ROADS |
| | MULCH (0.13 ACRES) |
| | UNIT (0.41 ACRES) |
| | PRIVATE AREA FOR PATIOS, DECK, HOT TUB, PERGOLA, ETC. (0.10 ACRES) |

- OPEN SPACE NOTE**
1. PARCELS A AND B COMBINED ARE 16.02 ACRES AND PROVIDE 10.8% OPEN SPACE FOR WHITAKER FARM.
 2. PARCEL C IN THE WHITAKER FARM DEVELOPMENT IS OWNED BY MIDWAY MEADOWS RANCH LLC.
 3. PARCEL C IS OPEN SPACE THAT HAS ALREADY BEEN DEDICATED THAT MAY BE USED FOR THE PUD.

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- SETBACK NOTES**
1. ALL UNITS HAVE A 30' FRONT SETBACK. FRONT SETBACKS ARE NOT SHOWN SINCE THEY FRONT A CURVILINEAR STREET (SEE SECTION 16.16.080 A.C.)
 2. THE MINIMUM SETBACK FOR THIS PUD MAY BE LESS THAN 100' FROM THE PERIPHERAL PROPERTY LINE SINCE THIS IS A LEGAL PUD (SEE THE ANNEXATION AGREEMENT AND MEET THE REQUIREMENTS OF THE ANNEXATION AGREEMENT. THE 60' REAR SETBACK IS NOT COUNTED AS OPEN SPACE PER 16.16.110.C.

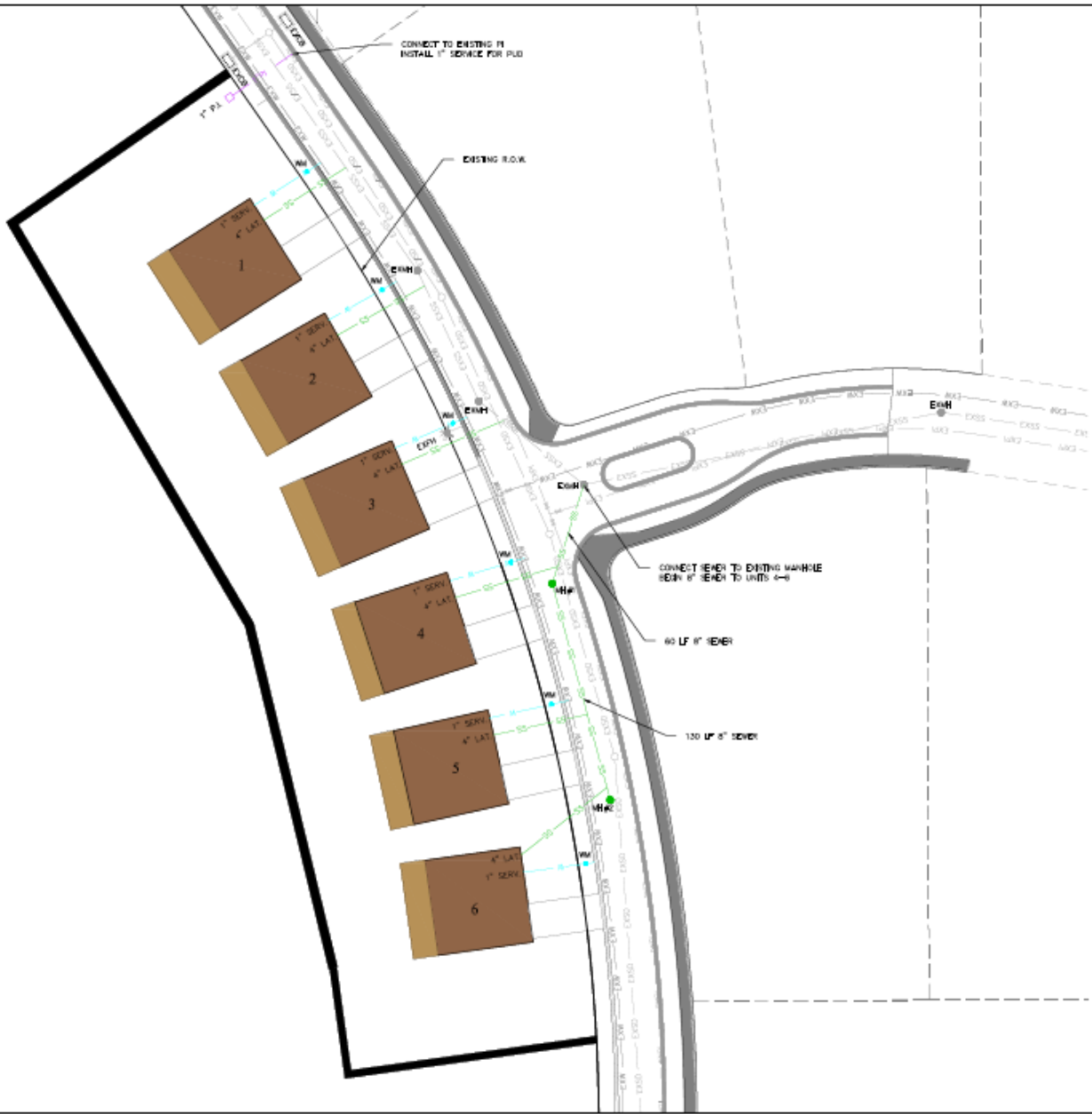
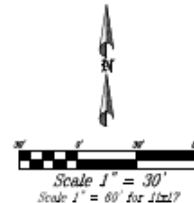


MIDWAY CITY PUD CODE ALLOWS 3,000 SF PADS.

MIDWAY MEADOWS RANCH LLC
 WHITE ACRES PUD
 PRELIMINARY SITE PLAN

BERCO ENGINEERING
 2802 E. MAIN ST., SUITE 200
 MIDWAY, UT 84049
 PH: 435.657.9799

DESIGN BY: JPB
 DRAWN BY: DW
 DATE: 31 MAY 2023
 REV: 2



- LEGEND**
- EXH — EXISTING SEWER
 - PS — PROPOSED SEWER
 - EXH — EXISTING WATER
 - PW — PROPOSED WATER
 - MW — PROPOSED WATER METER
 - PH — EXISTING PRESSURIZED IRRIGATION
 - PI — PROPOSED PRESSURIZED IRRIGATION
 - SD — EXISTING STORM DRAIN

BLUE STAINK MARKS

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

SEWER NOTES

- ALL SEWER LATERALS ARE 4"
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS

WATER NOTES

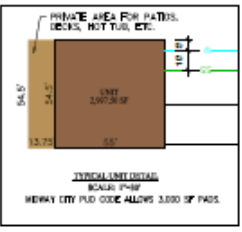
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS
- STUB WATER SERVICES 10' BEYOND CURB TO FUTURE UNITS
- ALL WATER SERVICES AS 1"

PRESSURIZED IRRIGATION NOTES

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS

STORM DRAIN

- NO NEW STORM DRAIN IS PROPOSED FOR THIS SUBDIVISION. THE PUD WILL DRAIN INTO THE EXISTING STREET AND EXISTING STORM DRAIN IN THE STREET.



THE PROJECT ENGINEER HAS REVIEWED THIS PLAN AND IT IS HEREBY CERTIFIED THAT IT IS IN ACCORDANCE WITH THE CITY OF MIDWAY, MISSOURI, PLANNING AND ZONING ORDINANCES.

DATE: 2023.05.03
 TITLE: PRELIMINARY UTILITY PLAN
 PROJECT: MIDWAY MEADOWS RANCH LLC
 SHEET NO.: 3 OF 3
 DATE: 21 MAY 2023

MIDWAY MEADOWS RANCH LLC
 WHITE ACRES PUD
 PRELIMINARY UTILITY PLAN

LFK ENGINEERING
 200 E Main St, Suite 204
 Midway, MO 64659
 ph: 417.457.8744

DESIGN BY: PER DATE: 21 MAY 2023 SHEET NO.: 3
 DRAWN BY: DW REV:

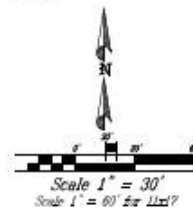


LEGEND

-  GRASS AREA (1.33 ACRES)
-  PUBLIC TRAIL
-  ROADS
-  MULCH (0.13 ACRES)
-  UNIT (0.41 ACRES)
-  PATIO/DECK (0.10 ACRES)

PLANT SCHEDULE

| TREE | QTY | COMMON / BOTANICAL NAME | COAT | GAL |
|---|----------|---|-------|-------|
|  | 5 | Autumn Blaze Maple / Acer freemanii 'Autumn Blaze' | B & B | 2'Gal |
|  | 6 | Common Hackberry / Celtis occidentalis | B & B | |
|  | 3 | Autumn Purple Ash / Fraxinus americana 'Autumn Purple' | B & B | 2'Gal |
|  | 7 | Canada Red Dogwood / Prunus virginiana 'Canada Red' | B & B | 2'Gal |
| SHRUBS | QTY | COMMON / BOTANICAL NAME | COAT | |
|  | 36 | Tennessee Dogwood / Cornus alba 'Tory Halo' TM | | 5 gal |
|  | 36 | Northern Gold Forsythia / Forsythia x 'Northern Gold' | | 5 gal |
|  | 36 | Incrediball White Hydrangea / Hydrangea arborescens 'Incrediball' | | 5 gal |
|  | 36 | Black Lace Elderberry / Sambucus nigra 'Black Lace' | | 5 gal |
|  | 18 | Magic Carpet Spirea / Spirea japonica 'Magic Carpet' | | 5 gal |
| EUROPEAN SHRUBS | QTY | COMMON / BOTANICAL NAME | COAT | |
|  | 36 | Dwarf Serbian Spruce / Picea omorika 'Nana' | | 5 gal |
| GRASSES | QTY | COMMON / BOTANICAL NAME | COAT | |
|  | 18 | Further Red Grass / Calamagrostis x acutiflora 'Fall Fountains' | | 1 gal |
| PERENNIALS | QTY | COMMON / BOTANICAL NAME | COAT | |
|  | 18 | Summer Pastels Yarrow / Achillea millefolium 'Summer Pastels' | | 1 gal |
| GROUND COVERS | QTY | COMMON / BOTANICAL NAME | COAT | |
|  | 69,505sq | Kentucky Bluegrass / Poa pratensis | | seed |
| MULCH | QTY | COMMON / BOTANICAL NAME | COAT | |
|  | 5,505sq | Wood Mulch / Wood Mulch | | Mulch |



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| | | |
|---|-------------------|-------|
| MIDWAY MEADOWS RANCH LLC | | |
| WHITE ACRES PUD | | |
| PRELIMINARY | | |
| LANDSCAPE PLAN | | |
|  | | |
| <small>300 E. South St. Suite 204 Midway, LA 70448 ph: (504) 723-2000</small> | | |
| DESIGN BY: POG | DATE: 31 MAY 2023 | SHEET |
| DRAWN BY: DW | REV: | 4 |

DISCUSSION ITEMS

- Density – 12 potential building pads
- Location of PUD pads – building pads must be located generally to the north and east of the Whitaker residence
- HOA – PUD units must be members of the Whitaker Farms HOA
- Landscaping plan – all landscaping will be bonded and the landscaping bond will not be released until all landscaping is installed and inspected
- Building pad limited common area – proposed buildings pads will have limited common area that will allow for specific improvements per code

RECOMMENDED WATER REQUIREMENT

- 1.96-acre parcel (85,377.6 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.51 acres (22,215.6 sq. ft.)
 - 0.08 acres (3,600 sq. ft.) driveways
 - Irrigated acreage
 - 1.37 acres x 3 = 4.11 acre feet
- 6 culinary connections for new dwellings
 - 4.8 acre feet
- 8.91 acre feet requirement

POSSIBLE FINDINGS

- The Whitaker Farms Annexation Agreement allows the property to be developed into a 12-unit PUD.
- The proposed plan complies with the density and location requirements as described in the annexation agreement.
- The proposal complies with the requirements of the code.

PROPOSED CONDITIONS

- The applicant submits an annexation agreement amendment application that is approved before, or simultaneously, with final approval.