PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 11, 2024

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: https://us02web.zoom.us/j/86137534714

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from August 14, 2024

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. WORK SESSION

5.A. **Snow Park Village Base Area – Deer Valley Resort 13th Amended and Restated Large Scale Master Planned Development Permit and Phase I Conditional Use Permit** – The Planning Commission Will Review the Status Update and Proposed Schedule for Public Hearings and Work Sessions Related to Phase I of the Snow Park Village Base Area Development at Deer Valley. Phase I of the Project Includes a Three-Level Parking Garage with 1,971 Parking Spaces, an Underground Transit Hub Adjacent to Snow Park Lodge, a Conceptual Site and Circulation Plan, and Road and Utility Improvements. PL-21-04767 MPD, PL-21-04811 CUP (60 mins.) ***Public comment may be submitted to the Planning Department: alexander.barton@parkcity.org***.

6. REGULAR AGENDA

6.A. **1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 182 Hotel/Condo Units, 60 Affordable Units, 8,143 Square Feet of Restaurant/Bar Uses, 4,750 Square Feet of Retail, 6,500 Square Feet of Office Space, and Accessory Use Exceptions in the General Commercial Zoning District and Frontage Protection Overlay Zone. PL-22-05476 (30 mins.)
(A) Public Hearing; (B) Continuation to September 25, 2024

6.B. **1300 Snow Creek Drive – Minor or Substantive Determination for a Modification to a Master Planned Development** – The Applicant Proposes to Construct 13 Additional Parking Spaces in the Snow Creek Master Planned Development in the Residential Development-Medium Density Zoning District and Regional Commercial Overlay. PL-24-06212 (15 mins.)
(A) Action

6.C. **121 Sampson Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a New Single Family Dwelling on a Steep Slope in the Historic Residential Low Density Zoning District. PL-24-06149 (15 mins.)
(A) Public Hearing; (B) Action

6.D. **7660 Royal Street #112 – Condominium Plat Amendment** – The Applicant Proposes to Convert 119 Square Feet of Limited Common Space to Private Ownership in the Residential Development Zoning District. PL-24-06223 (15 mins.)
(A) Public Hearing; (B) Action

6.E. **Land Management Code Amendments** – Pending Ordinance re: Accessory Uses and Support Commercial. The Park City Planning Department Formally Initiated Proceedings to Amend the Municipality's Accessory Uses in Master Planned Development Land Use Regulations Outlined in Land Management Code Section 15-6-8 *Unit Equivalents* and Section 15-15-1 *Definitions* Regarding Support Commercial and Residential and Resort Accessory Uses for Master Planned Developments, and Sections 15-2.7-2 *Uses* for the Recreation and Open Space Zoning District, 15-2.18-2 *Uses* for the General Commercial Zoning District, and 15-2.19-2 *Uses* for the Light Industrial Uses to Clarify Resort Support Commercial is Allowed when approved as part of a Master Planned Development. PL-24-06193 (45 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 10, 2024

7. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
AUGUST 14, 2024

COMMISSIONERS IN ATTENDANCE: Chair Sarah Hall (via Zoom), Laura Suesser (via Zoom), Bill Johnson, Henry Sigg, Rick Shand, John Frontero

EX OFFICIO: Rebecca Ward, Planning Director; Virgil Lund, City Planner; Mark Harrington, Senior City Attorney; Anna Hamilton, Planning Intern; Jacob Klopfenstein, Planner I

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1. ROLL CALL

Chair Sarah Hall called the meeting to order at 5:30 p.m.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from June 26, 2024.

MOTION: Commissioner Johnson moved to APPROVE the minutes of the June 26, 2024, Planning Commission Meeting. Commissioner Shand seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. Consideration to Approve the Planning Commission Meeting Minutes from July 10, 2024.

MOTION: Commissioner Sigg moved to APPROVE the minutes of the July 10, 2024, Planning Commission Meeting. Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward called the Commission's attention to a City Council Meeting scheduled for the following day regarding the Main Street Area Plan. It will provide an update on where the stakeholder group is in the planning process. There is

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also a link in the staff communication to the website that provides an overview of what they are evaluating and recommending.

Director Ward reminded those present wishing to participate in the meeting to state their full name and sign in when providing public comment. She asked that comments be limited to three minutes or less, directed to the Commission, civil, and address matters before the Commission for review.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. CONTINUATIONS

A. 1273 and 1275 Sullivan Road Unit 5 and Unit 6 – Condominium Plat Amendment – The Applicant Proposes to Add a Second Story Room Above Existing Single-Story Unit 6 that Will Connect Directly to Unit 5 and Adding 441 Square Feet of Private Ownership to Unit 5 within the Alpine at the Retreat Condominium in the Historic Residential Medium Density Zoning District. PL-24-06182

The matter was continued from a previous meeting. Staff recommended that the Commission open the public hearing and continue it and consideration to a date uncertain.

Chair Hall opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Commissioner Johnson moved to CONTINUE 1273 and 1275 Sullivan Road, Units 5 and 6 of the Alpine at the Retreat Condominium Plat Amendment and the public hearing to a date uncertain. Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. 1351 Kearns Boulevard – Conditional Use Permit – The Applicant is Requesting a Conditional Use Permit to Expand Parking within the Frontage Protection Zone and for Shared Parking to Serve 1251 Kearns Boulevard, The Boneyard, within the General Commercial Zoning District. PL-22-05296 (A) Continuation of Work Session to a Date Uncertain.

C. 1251 Kearns Boulevard – Conditional Use Permit – The Applicant is Proposing to Enclose an Outdoor Dining Area Located within the Frontage Protection Zone and General Commercial Zoning District. PL-22-05240 (A) Continuation of Work Session to a Date Uncertain.

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Staff indicated that the above two agenda items could be addressed together in one motion as they are related. Staff received updated information from the applicant and requested continuation to a date uncertain to provide additional time for review. The matter was only noticed as a work session and not a public hearing.

MOTION: Commissioner Johnson moved to CONTINUE the Conditional Use Permits from 1351 and 1251 Kearns Boulevard a date uncertain. Commissioner Shand seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

6. REGULAR AGENDA

A. 49 Silver Strike Trail – Ratification of Final Action Letter – On July 10, 2024, The Planning Commission Approved Modifications to Plat Note 3 That Allows Unit 3 2,091 Square Feet of Below Grade Basement Area, Not to be Included In The 90,000 Square Foot Density Allotment for The Belles at Empire Pass. PL-23-05925.

City Planner, Virgil Lund, presented the Staff Report and stated that the Planning Commission requested clarification of plat notes three and four. Red line edits were shown in the Staff Report as well as a table showing the square footage breakdown and a nightly rental prohibition condition of approval. An image of the square footage breakdown was provided. Staff recommended that the Commission ratify the Final Action Letter as edited.

MOTION: Commissioner Frontero moved to APPROVE the Final Action Letter approving the first amendment to the Amended Consolidated and Restated Condominium Plat at The Belles at Empire Pass subject to the following:

Findings of Fact

1. The Belles at Empire Pass is a Planned Unit Development (PUD) within the Flagstaff Development Agreement with ten constructed Single-Family Dwellings, and three Duplexes reflected in the Amended, Consolidated, and Restated Condominium Plat of the Belles at Empire Pass, formerly the Silver Strike Subdivision. One unit remains vacant – Unit 3.

2. The Applicant proposes the First Amendment to the Amended, Consolidated, and Restated Condominium Plat of The Belles at Empire Pass to modify a plat note regarding Unit 3 at 49 Silver Strike Trail.

3. The existing Plat note states:

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a. "The approved maximum house size is 5,000 square feet of Gross Floor Area, as defined by the LMC. Gross Floor Area exempts basement areas below final grade and 600 square feet of garage area. In addition, Unit 3 is limited to a maximum of 974 square feet of Basement Area."

4. Land Management Code ("LMC") Section 15-15-1 does not define Basement Area. The LMC defines Basement:

a. "Any floor level below the First Story in a Building. Those floor levels in Buildings having only one floor level shall be classified as a Basement, unless that floor level qualifies as a First Story as defined herein. See First Story."

5. The LMC defines Basement Area Below Final Grade:

a. The Area is located under a ceiling that is below Final Grade.

6. The Applicant proposes to modify plat note 3 to construct 2,091 square feet of Basement Area Below Final Grade.

7. On October 27, 2023, the Applicant submitted a Plat Amendment application with the Planning Department.

8. On April 3, 2023, the Empire Pass Master Owners Association Design Review Board approved the proposed plans for Unit 3. On January 24, 2024, the Board of the Belles at Empire Pass Homeowners Association (HOA) reviewed and approved the plans for the Plat Amendment Application. On May 2, 2024, 12 of the 17 homeowners, 71% of the Belles at Empire Pass HOA voted in favor of the Plat Amendment Application. On May 6, 2024, staff issued a complete application notice to the Applicant.

9. On July 10, 2024, the Planning Commission reviewed the Applicant's proposal for the First Amendment to the Amended, Consolidated, and Restated Condominium Plat of the Belles at Empire Pass and directed Staff to draft a Final Action Letter approving an amendment to Unit 3, 49 Silver Strike Trail.

10. The Planning Commission requested the following:

a. Clarification on Plat Notes 3 and 4 to show a total of 90,000 square feet of density has been constructed (after the construction and re-

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platting of Unit 3) and that no additional square footage will be allocated or allowed for The Belles at Empire Pass.

i. The Plat note must show that the 2,091 square feet of Basement Area Below Final Grade for Unit 3 only is exempt from the 90,000 square feet Unit Equivalent allotment for The Belles at Empire Pass Condominiums.

b. A table showing the square footage breakdown of Unit 3

Unit 3 Square Footage Breakdown	**Square Feet**
Upper Level	1332
Main Level	3447
Basement Area Above Grade	550
Basement Area Below Final Grade	2,091
Garage Space Exceeding 600 Square Feet	410
Total	7830

i. Total square footage that will count towards the 90,000 Unit Equivalent square footage is 5,739 square feet. 2,091 square feet will be exempt.

ii. 84,014 square feet of unit Equivalent square footage has been constructed at the Belles at Empire Pass.

iii. With the re-platting of Unit 3, there will be a total of 91,844 Unit Equivalent square feet constructed for The Belles at Empire Pass. The Planning Commission determined to exempt 2,091 square feet of Basement Area Below Final Grade, for a total of 89,753 Unit Equivalent square feet for the Belles at Empire Pass.

11. On July 10, 2024, the Planning Commission found there is Good Cause for the proposed Plat pursuant to LMC § 15-7.1-3(B), Plat Amendment.

a. The proposed Plat Amendment will restrict Nightly Rentals for Unit 3 and a deed restriction reflecting this will be recorded with Summit County.

b. The proposed Plat Amendment clarifies that all density and Unit Equivalents for The Belles at Empire Pass are allocated, and no additional square footage is allowed at The Belles at Empire Pass.

12. The Development Review Committee reviewed the proposed plat amendment on June 18, 2024, and does not require Conditions of Approval.

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Conclusions of Law:

1. The proposed Plat amendment complies with LMC § 15-7.1-3(B), *Plat Amendment*.

2. The Plat Amendment is consistent with Land Management Code § 15-7.1-6, and Chapter 15-2.13 Residential Development Zoning District.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended Belles at Empire Pass Covenants, Conditions, and Restrictions prior to recordation of the plat.

2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

3. Nightly rentals are prohibited in Unit 3. The Applicant stipulated to this condition of approval and must record a deed-restriction with Summit County prohibiting Nightly Rentals in a form to be approved by the City Attorney's Office on the same date the Plat Amendment is recorded.

4. The plat shall note that 2,091 square feet of Unit 3 is exempt from the 90,000 square feet Unit Equivalent allotment for the Belles at Empire Pass. The 2,091 square feet that is exempt must be Basement Area Below Final Grade, as defined in the LMC.

5. The plat shall note that the total 45 Unit Equivalents square footage of density has been constructed (with the re-platting and construction of Unit 3) and no additional density or square footage is allowed.

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6. Final construction plans and square footage for Unit 3 must reflect substantial compliance with the submitted plans reviewed by the Planning Commission on August 14, 2024.

7. Prior to issuance of a Certificate of Occupancy a Supplemental Condominium Plat for Unit 3 shall be recorded with the Summit County Recorder.

Commissioner Shand seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. 700 Saddle View Way – Condominium Plat Amendment – The Applicant Proposes a 300-Square-Foot Addition to Unit 11 at the Saddle Condominiums Phase One in the Residential Development Zoning District. PL-24-06122.

Planner Lund presented the Staff Report and stated that the request is for a Condominium Plat Amendment for property located at 700 Saddle View Way. The original plat was recorded with Summit County in 1981. Since then, no other plan amendments have been requested or approved. Current photos were presented. The applicant is proposing a 300-square-foot addition to Unit 11. There are no exterior structural changes proposed. It was clarified that a window will be installed as required for emergency egress and 87.5% of the Homeowners' Association ("HOA") and unit owners voted in favor of the project. The plan amendment was found to comply with the Residential Zoning District and off-street parking requirements. Unit 11 currently has a two-car garage that is approximately 20.3' x 20' and complies with the parking requirement for two parking spaces based on the size of the condominium. The addition does not increase the parking requirements.

Planner Lund explained that the plat amendment does not create an additional unit, complies with the original condominium approval, and no non-conformities are created. Staff recommended the Planning Commission conduct a public hearing, review the proposed plat amendment, and consider approving the proposal subject to the conditions set forth in the Final Action Letter. The applicant was present to answer questions.

A dumpster was observed in the driveway with no permit and there was a question as to whether work as begun on the property. The applicant, Thomas Cavill reported that the permit was refiled to exclude the loft area so that construction could begin. He noted that this is his primary residence.

Chair Hall opened the public hearing.

Helen Mader was surprised by the process and stated that she wished to speak regarding the 49 Silver Strike Trail matter. Her hand was raised virtually but she was never called upon and action was taken. Chair Hall stated that no public hearing was noticed for that

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agenda item and was simply ratification of a Final Action Letter. Director Ward informed Ms. Mader that she could submit comments via email to planning@parkcity.org. Ms. Mader stated that her request was to not approve the plat amendment because they have submitted an Appeal to the Empire Pass Master Owners Association to inform them that the property design does not meet the standard of the Empire Pass Guidelines.

There were no further public comments. The public hearing was closed.

A question was raised by a Commission Member regarding the purpose of adding the extra square footage. Mr. Cavill indicated that it will serve as an office space to better utilize the space which has very high ceilings. What is proposed is stair access to an office space with a window for egress.

A question was raised as to whether the HOA allows parking in driveways. Mr. Cavill confirmed that it is allowed and stated that they can fit two cars in the driveway and two in the garage. This is the first unit to request this type of change so no precedent has been set. Mr. Cavill stated that the other five units have already been renovated in different ways.

MOTION: Commissioner Suesser moved to APPROVE the Condominium Plat Amendment for 700 Saddle View Way in accordance with the Draft Action Letter and subject to the following:

Findings of Fact

1. The Applicant submitted a plat amendment application on May 8, 2024, to amend the Saddle Condominiums Phase One Plat.

2. The Planning Department deemed the application complete on May 14, 2024.

3. The Saddle Condominiums Phase One is a 16-Unit Condominium recorded with Summit County on January 23, 1981, and is located within the Residential Development ("RD") Zoning District. Unit 11 of the Saddle Condominiums is a three-level Unit. The Applicant proposes a 300-square-foot addition to the third floor of the Unit. Changes to platted elements, including changes to Common Area/Limited Common Area, require a Plat Amendment.

4. The proposed Plat Amendment (Attachment 1) would allow an addition to be constructed within the exterior walls and roof, with no exterior expansion, creating a loft/mezzanine to the third floor of Unit 11. The square footage for Unit 11 is proposed to increase 300 square feet from 3,980 square feet to 4,280 square feet. The other 15 Units in the Saddle Condominiums range from 3,200 square feet to 4,000 square feet. The requested Plat

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Amendment does not change the exterior features, windows, or exterior walls of the condominium Unit. The proposed addition will be constructed within the existing Building Footprint of the Structure

5. On April 26, 2024, 87.5% of the Saddle Condominiums Homeowner's Association voted to approve the proposed Plat Amendment.

6. The Saddle Condominiums Phase One was recorded with Summit County on January 23, 1981 (Summit County Recorder Entry No. 175675). No other plat amendments for the project have been requested or approved.

7. No other plat amendments for the project have been recorded.

8. The proposed First Amended Saddle Condominiums Phase One Amending Unit 11 Condo Plat complies with LMC Chapter 15-2.13, the Residential Development Zoning District Requirements.

    a. Front, Rear, and Side Setbacks.

        i. The proposed addition will be constructed within the existing Structure. The Structure maintains a Setback greater than 120 feet to all property lines.

    b. Maximum Building Height: No Structure shall be erected to a height greater than twenty-eight feet (28') from Existing Grade.

        i. The proposed addition will not increase the Building Height of the Structure. The existing Structure is 26.9 feet from Existing Grade.

    c. Density.

        i. The Lot for the Saddle Condominiums is approximately 3 acres. The Saddle Condominiums were platted in 1981 for 16 Units. The Land Management Code in effect in 1981 did not have a Density limitation. The proposed Plat Amendment complies with LMC Section 15-9-6(A) in that it does not create an additional Unit or enlargement of the non-compliance and complies with the original Condominium approval for 16 Units.

9. The proposal complies with LMC Chapter 15-3, Off-Street Parking Requirements.

    a. Condominiums greater than 2,000 square feet require two Parking Spaces per Dwelling Unit. Unit 11 is proposed to expand from 3,980

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square feet to 4,280 square feet and already requires two Parking Spaces. The Unit has two Parking Spaces in a two-car garage.

b. Two-car garages must have a minimum interior dimension of twenty feet in width by twenty feet in depth. Unit 11 has a two-car garage that is approximately 20.3 feet wide by 20 feet deep, and therefore, Unit 11 complies with the parking and garage requirements of the LMC.

10. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.

a. Staff finds Good Cause for this Plat Amendment because this amendment does not require any exterior expansion or external changes to the existing Unit 11, the 300-square-foot expansion does not increase the parking requirements, and the proposed Plat Amendment does not create any non-conformities. The original plat, approved in 1981, does not include plat notes that impose limitations on the size of the condominium units. The Saddle Condominiums were platted in 1981 for 16 Units. The Land Management Code in effect in 1981 did not have a Density limitation. The proposed Plat Amendment does not create an additional Unit and complies with the original Condominium approval. No Public Street, Right of Way, or easement has been vacated or amended.

11. The Development Review Committee reviewed the proposal on July 16, 2024, and does not require Conditions of Approval.

Conclusions of Law

1. There is Good Cause for this plat amendment.

2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, Chapter 15-3 Off-Street Parking, and Chapter 15-2.13 Residential Development District.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land

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Management Code, the Conditions of Approval, and the amended Declaration of Condominium of The Saddle Condominiums prior to recordation of the plat.

2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

The motion was seconded by Commissioner Frontero.

VOTE: The motion passed with the unanimous consent of the Commission.

Commissioner Suesser commented on the previous public input regarding 49 Silver Strike Trail. She thought it was important that if the Planning Commission is not going to have a public hearing that it be clear to the public. Senior City Attorney, Mark Harrington stated that it could be made clearer, but it is problematic for someone to speak on an item that is not scheduled for a public hearing that cannot be considered at a different time of the meeting. He stated that the public comment could have been heard but not considered. He explained that the approval will not impact the appeal.

Chair Hall suggested that in the future it be communicated at the start of each meeting which agenda items for which no public hearing is scheduled to prevent communication to the public.

C. 218 Sandridge Road – Steep Slope Conditional Use Permit – The Applicant Proposes an Addition to a Significant Historic Structure on a Steep Slope in the Historic Residential – 1 Zoning District. PL-24-06059.

Planning Intern, Anna Hamilton presented the Staff Report and stated that 218 Sandridge is a historic site in the Historic Sites Inventory. It was constructed during the mature mining era and retains its essential historic form and local designation. A photo was submitted by the applicant and shows the additions to the property over the years with the most recent being in blue with retaining walls on the south side of the property. The applicant is proposing to construct a two-story 556-square-foot detached accessory building that would consist of a single-car garage and a lower-level storage area. A two-story 334 square-foot entrance foyer is also proposed and transitional elements.

On June 26, 2024, the Planning Commission approved a Plat Amendment to create a 5,612-square-foot lot for the significant historic site. The Preservation Board also approved material deconstruction on February 7, 2024. The applicant's HDDR application was pending recordation of the Plat Amendment and the Planning Commission's approval of the Steep Slope Conditional Use Permit.

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Ms. Hamilton drew the attention of the Commission to the fact that the proposed accessory building will be in part constructed where the retaining walls currently reside. It will be a retaining structure on the steep slope area. A submission was presented of the existing conditions of the retaining walls on the south side of the property. The elevation of the detached accessory building was presented as a retaining structure.

Ms. Hamilton reported that the gravel area to the north of the property that was previously used for on-site parking must be revegetated and landscaped in compliance with LMC §15-5-5. Due to significant vegetation in the rear of the property, there will be minimal visibility from the right-of-way at Swede Alley. Staff recommended considering approval of the Steep Slope Conditional Use Permit based on the conditions set forth in the Draft Final Action Letter.

Architect, Molly Guinan, presented photos to clarify what is retaining and what is decorative. The existing footprint and proposed addition were shown. It was noted that the new detached garage will replace retaining walls. Ms. Guinan identified the areas that will be impacted. She explained that one retaining wall will run from the stacked stone. The rest is decorative. The home sits on large boulders and the house stepped around the boulders as it was added onto over the years. The structural engineer believes that all of the rockery walls on the right are decorative with one retaining wall in the middle.

The photos were referred to and the proposed changes were described. It was mentioned that the retaining wall will be replaced with a transitional entranceway. That will presumably be enough to replace the supporting structure of the retaining wall. In response to a question raised, Ms. Guinan stated that the existing hot tub deck will be removed. The back of the garage sits in the middle of where the hot tub is currently. A new driveway will be constructed in front to the right of the detached garage out to the street. The gravel on the opposite side will remain as-is. Director Ward explained that one of the recommended conditions of approval is that it no longer be the parking pad for the structure and be revegetated. It was clarified to the applicant that one of the conditions of approval is to revegetate the current existing gravel parking area.

In response to a question raised, Ms. Guinan explained that the wall coming off of the stacked rocks is a divider wall with public steps that wrap around the back of the property. The wall will visually divide those public steps from the property. It will not hold any grade. She clarified that any landscaping from the south of the house will be demolished. There is a single-car garage with space for one car each on the northeast and southeast sides. There is also a space on the northeast side that will be revegetated as a result of a condition of approval. The lower level of the garage will be used for storage.

Planning Intern Hamilton reported that the grade of the slope below the garage is 37.5. Director Ward explained that the existing conditions survey for the slope shows that the only area that will be disturbed with the proposal is the limited corner near the accessory building. Commissioner Johnson referenced Page 192 of the Meeting Materials Packet. It does not show the topography of the additional structures but shows the west edge of

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the proposed parcel. It would have been nice to have that material. As for the visual analysis, he wondered whether specific street views were requested. While there is an image from Swede Alley, there is no rendering of the proposed addition. He wanted to see renderings on a real-time photo in order to view the proposed building against the existing conditions. Commissioner Suesser asked to review the images available from the architect.

Director Ward referenced Figure 11 in the Staff Report. She wanted to understand what additional information would be helpful to Commissioners. Commissioner Sigg noted that there is some uncertainty about the screening wall, what is behind it, and how it impacts the garage and storage below. Ms. Guinan explained that those details are normally determined through a geotechnical report, which occurs after there is permission to move forward. She shared images of the boulders and vegetation in the area. The existing house is built onto giant rock formations with the house stepping out over them. An image of the landscape terracing was shared as well as the vegetation above the decorative rock wall. On the south side, the south foundation wall is acting as the grade wall to what will then be re-graded to the property to the south. There is one wall there now and that would be replaced with the entry wall. There will be a garage wall and an entry corridor wall.

Commissioner Suesser asked to view the public steps that adjoin the site. Ms. Guinan reported that the public steps wrap around from the north down west. Those steps are located on the opposite side of the site from the garage. Commissioner Frontero asked for a full description of the storage area. Ms. Guinan explained that it is the same square footage as the garage. It is designed for retention at the back and to hold the structure of the garage up above. It is accessed from the backyard and is intended to be used for lawn storage. There is a door at the back and side, and it will be used for lawn equipment.

Commissioner Shand asked about the flat roof. He noted that every other roof on the house is pitched. Ms. Guinan explained that there are two reasons for the flat roof. The first is that there is a restriction of 18 feet in that zone because it is a detached garage within the setback. There is a lower profile in that zone. Additionally, the flat roof is intended to nod to some of the other single-story detached units in the area. A pitched roof can be considered, if necessary, but the design choice was made to keep it under 18 feet. Director Ward clarified that in the Historic Residential Zones, there is a required roof pitch. However, in the Historic Residential – 1 Zoning District, accessory structures may be below the required 7:12 roof pitch. There is some flexibility in the design regulations for accessory buildings due to the existing language in the code.

Commissioner Frontero asked about Condition of Approval #16, which states:

- The Applicant shall replace the Significant Vegetation impacted by the construction of the detached Accessory Building in like and kind in a location to be approved by the Planning Department in compliance with the Wildland Urban Interface and Waterwise Landscaping regulations at the time of Building Permit review. The

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Significant Vegetation replacement shall be planted and inspected prior to issuance of a Certificate of Occupancy.

Commissioner Frontero pointed out that this is a good condition in theory but will be difficult to implement. There needs to be a baseline vegetation established. If one of the Conditions of Approval is to replace significant vegetation, he wants to understand what is planned. Ms. Guinan explained that there will be a Landscape Plan in the next phase of this project. There is a lot of room for revegetation on the north side of the property. All of the mature trees in the rear yard will be maintained. Her client would love to keep the tree at the front of the property, but that is all based on whether or not the tree survives the disruption. The plan is to follow the guidelines and make replacements where necessary. This will be done either on the north side or by adding trees in the rear yard.

Commissioner Suesser asked to review an image of the north side of the home where the revegetation may occur. She believes the idea is to require this area to be revegetated, consistent with the requirement to replace significant vegetation and eliminate parking from the north side of the house as a Condition of Approval. Commissioner Frontero agrees with that. Commissioner Shand believes the accessory building, garage, and retaining wall will likely be an improvement over current conditions and will shore up that area. Based on the photos that have been shared, it appears to be in a state of disrepair currently. There was discussion about the size of the storage area. Ms. Guinan clarified that the storage area and garage are the same size but are not staggered. It is a direct copy of the footprint. She shared additional design information.

Commissioners wanted to see a Condition of Approval added to state that the flat roof will not be accessed. Ms. Guinan noted that there is a roof deck approved on the main house, so there is no intention of ever accessing the flat roof. Commissioner Shand clarified that he is not against there being a rooftop patio but was simply looking for additional clarity about whether there will be access. Ms. Guinan stated that there is no opposition to an added Condition of Approval because there is no intention to use the roof in that way. There was Commissioner support to add Condition of Approval #20 to the language. The Committee next discussed Condition of Approval #15 and the storm drainage analysis.

Commissioner Frontero asked to review the Conditions of Approval before there is discussion about a motion. Director Ward reported that Condition of Approval #20 is currently proposed to state, “Prohibiting rooftop uses of the accessory building.” Commissioner Frontero believes there should be a condition to state that the gravel driveway to the north will no longer be used for parking and will be revegetated.

Director Ward read the current language proposed for Condition of Approval #16 and #19:

- Condition of Approval #16: The Applicant shall replace the Significant Vegetation impacted by the construction of the detached Accessory Building in like and kind in a location to be approved by the Planning Department in compliance with the Wildland Urban Interface and Waterwise Landscaping regulations at the time of

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building permit review. The Significant Vegetation replacement shall be planted and inspected prior to issuance of a Certificate of Occupancy.

- Condition of Approval #19: The existing gravel parking area to the north of the Significant Historic Structure shall be revegetated in accordance with the requirements of LMC Section 15-15(N) *Landscaping* prior to issuance of a Certificate of Occupancy to restore landscaping in the front yard and to shift parking to the detached Accessory Building and driveway.

Commissioner Suesser shared an edit to the proposed Condition of Approval. Where it says, "…parking shall be restricted to the detached Accessory Building garage and driveway," she asked that the words, "and its adjacent driveway," be added to eliminate any confusion. Commissioner Suesser asked the architect to confirm that the accessory building will not be taller than the existing home. Ms. Guinan confirmed that the accessory garage is lower than the current home. There were no additional comments shared.

Chair Hall opened the public hearing. There were no comments. The public hearing was closed.

The Commission further reviewed the Conditions of Approval. Commissioner Frontero shared a suggested edit to Condition of Approval #1. It currently reads as follows:

- Final building plans and construction details for the detached Accessory Building shall reflect substantial compliance with the plans approved on August 14, 2024, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

Commissioner Frontero finds the word "substantial compliance" to be vague and unnecessary. As a result, he suggests that those words be removed from the language. Director Ward reminded Commissioners that this application still needs to go through the Historic District Design Review ("HDDR"). There may be minor changes to materials or there may be a Condition of Approval requiring that the final materials be painted opaque, for example. She asked if there is a way the Planning Commission could clarify that the Final Building Plans shall reflect substantial compliance in terms of square footage, but still leave some flexibility as far as landscaping and the materials as far as the Historic District review. Commissioner Frontero does not feel that is a solution. He reiterated that the current wording is vague. However, he noted that the condition could state there needs to be compliance with what is passed by the Planning Commission and the HDDR.

Ms. Guinan clarified that there has been work done with the Planning Department to make modifications. Those modifications do not relate to floor plans, square footage, or plans that would impact the steep slope, but modifications are being worked on concurrently with this application. Director Ward informed the Commission that certain items through the HDDR for the single-family dwelling may be updated. Nothing substantive, such as square footage, massing, or height, will be impacted by this. For instance, there may be

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some modifications to small design features to the rear additions of the single-family dwelling. She suggested that “substantial” be removed and HDDR be added. There was additional discussion about the proposed language. Commissioner Johnson pointed out that the HDDR is specialized, and some flexibility may be needed.

Commissioner Suesser is comfortable with the language proposed by Director Ward for Condition of Approval #1. The proposed condition language is now as follows:

- Final building plans and construction details for the detached Accessory Building shall reflect compliance with the plans approved on August 14, 2024, by the Planning Commission with an allowance for compliance with the Historic District Design Review. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

Commissioner Suesser noted that the proposed changes to the Steep Slope Conditional Use Permit process will require a geotechnical report in the future. Director Ward reported that those code amendments are scheduled for a public hearing with the Commission on August 28, 2024. Built into the recommendations is a trigger to determine what a substantial modification is defined as. It was determined that there is consensus from the Planning Commission to make the amendments to Condition of Approval #1, as stated.

Commissioner Johnson does not feel this application complies with the criteria based on the application information included in the Meeting Materials Packet. As a result, he will be voting against the item. Commissioner Frontero summarized the comments made by Commissioner Johnson, which is that the application does not comply with some of the requirements of the code. Commissioner Johnson stated that he is unable to determine that the criteria have been met in 1, 2, and 6, based on the lack of visual analysis submitted. Commissioner Suesser agrees that she prefers to see a lot more in an application. However, she has based her decision on what has been provided to the Commission. She believes that what has been proposed will ultimately improve the existing site.

Commissioner Sigg agrees that there should be more visual analysis submitted. That being said, some additional items will be provided in the future as this process continues to move forward. That includes the geotechnical report and accurate topography. Ms. Guinan reported that there are renderings and photographs of the site from Swede Alley and Sandridge Road. From an architectural standpoint, she does not feel that modeling all of the surrounding buildings is an appropriate path forward unless there is a requirement to do so. She explained that it would take a significant amount of time. Commissioner Johnson clarified that he is looking for a rendering of a real-time photo.

Commissioner Suesser explained that when there are additional photos available, she encourages the applicant and Staff to include those in the Meeting Materials Packet for Commissioner review. The Commission wants to fully understand what is being

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proposed. This seems to be a recurring issue. Commissioner Johnson believes there is a majority that wants to move forward with this application, and he is open to a vote.

Condition of Approval #20 was discussed. Director Ward shared the proposed language:

- Rooftop Uses and/or a Rooftop Deck for the Accessory Building are prohibited.

Ms. Guinan offered to share a rendering of the rear as well as an image of the existing conditions. The information was reviewed, and there was discussion about a motion.

MOTION: Commissioner Shand moved to APPROVE the Steep Slope Conditional Use Permit for 218 Sandridge Road based on the Findings of Fact, Conclusions of Law, and Conditions of Approval, as outlined in the Draft Final Action Letter, as amended:

Findings of Fact

1. 218 Sandridge Road, also known as the Ingrid Parsons House, is a Significant Historic Site on Park City's Historic Sites Inventory in the Historic Residential – 1 Zoning District.

2. On June 26, 2024, the Planning Commission approved a Plat Amendment to create a 5,612-square-foot Lot for the Significant Historic Site.

3. According to the Historic Site Form, the Significant Historic Structure was constructed circa 1889 during the Mature Mining Era (1894 – 1930). Modifications have been made to the Significant Historic Structure over the years and it is not considered eligible for listing on the National Register of Historic Places, but it retains its essential historic form and local designation.

4. The Applicant proposes:

    a. A two-story 556-square-foot detached Accessory Building with a single-car garage and lower-level storage area.

    b. A two-story 334-square-foot entrance foyer and transitional element for the Significant Historic Structure to provide vertical circulation for the Single-Family Dwelling.

    c. New living space at the lower and upper levels (no changes proposed to the main entry level).

5. The scope of the Planning Commission's review regards the SSCUP for the two-story 556-square-foot detached Accessory Building with a single-car garage and lower-level storage area. The entrance foyer and transitional

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element, and new living spaces at the lower and upper levels do not impact Steep Slope areas.

6. On February 7, 2024, the Historic Preservation Board approved Material Deconstruction for the removal of 48 square feet of the 1940s roof on the rear façade to restore the 1907 roofline and the removal of 64 square feet of the rear 1889 roof form to accommodate the proposed rehabilitation and additions.

7. The Historic Design District Review application is pending recordation of the Plat Amendment and Planning Commission approval of the SSCUP.

8. **Historic Residential – 1 Zoning District Requirements:**

   a. **Use:** Single-Family Dwellings are an allowed use in the Historic Residential – 1 (HR-1) Zoning District.

   b. **Maximum Building Footprint:** The Maximum Building Footprint is established by Lot size according to the following formula: MAXIMUM FP = (A/2) x 0.9A/1875 (where FP = maximum Building Footprint and A= Lot Area).

   c. The Lot is 5,612 square feet. The Maximum Building Footprint allowed for a Lot of this size is 2,048 Square Feet.

   d. The existing Building Footprint is 1,406 square feet. The proposed Building Footprint, including the detached Accessory Building, is 2,045 Square Feet, an increase of 639 square feet.

   e. **Lot Width:** The minimum Lot Width is 25 feet. The Lot is 103 feet wide.

   f. **Maximum Lot Size: The maximum Lot Area for a Single-Family** Dwelling is 3,750 square feet. LMC § 15-2.2-4 exempts Historic Sites from the maximum Lot Area. The 5,612-square-foot Lot for the Significant Historic Site was created through a plat amendment, approved by the Planning Commission on June 26, 2024.

   g. **Front and Rear Setbacks:** For Lots less than 75 feet in depth, the Front and Rear Setbacks are 10 feet each. The Lot depth is less than 75 feet, and 10-foot Front and Rear Setbacks are required. The detached Accessory Building is set back 31 feet from the rear property line. The proposed detached Accessory Building is set back over 19 feet from Sandridge Road and exceeds the 10-foot Front Setback requirement.

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h. **Building Height:** LMC § 15-2.2-5 establishes a maximum Building Height of 27 feet from Existing Grade. According to the Applicant's roof-over-topography exhibit, while much of the Significant Historic Structure is below the Zoning District Building Height, the highest point of the existing Significant Historic Structure at the rear of the property is 27 feet from Existing Grade. The proposed rear addition, entry foyer, and transitional element are below the 27-foot Zoning District Height. Detached Accessory Buildings may not exceed 18 feet in Building Height from Existing Grade. The proposed detached Accessory Building does not exceed 16 feet in Building Height from Existing Grade.

i. **Interior Building Height:** LMC § 15-2.2-5(A) establishes a maximum interior height of 35 feet. The existing structure has a maximum interior height of 25 feet and the addition has a maximum interior height of 25 feet.

j. **Parking:** LMC § 15-3-6(A) requires two parking spaces for a Single-Family Dwelling. Currently, vehicles park on a gravel area north of the Significant Historic Structure. While LMC § 15-2.2-4 exempts Historic Sites from parking requirements, the proposed detached Accessory Building includes a single-car garage and provides parking on the driveway for a second vehicle.

9. **Steep Slope Conditional Use Permit Criteria**

a. **Location of Development:** Development is located and designed to reduce visual and environmental impacts of the Structure. The Accessory Building will serve as a retaining structure for this Steep Slope area within the site and the existing retaining walls are proposed to be removed.

b. **Visual Analysis:** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: to determine potential impacts of the proposed Access and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities. The Visual Analysis provided by the Applicant shows that from Sandridge Road, the detached Accessory Building is smaller in massing and scale compared to the Significant Historic Structure. The detached Accessory Building steps down the slope and will be minimally visible due to Significant Vegetation at the rear of the site and the visibility of the site from cross-canyon views.

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c. **Access:** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible. The Detached Accessory Building is proposed to be in part in an area already disturbed with retaining walls on-site to create a single-car garage to provide on-site parking. A gravel area to the north of the Significant Historic Structure currently used for parking for the site must be revegetated and landscaped in compliance with LMC Section 15-5-5(N).

d. **Terracing**: The detached Accessory Building is proposed to retain the Steep Slope and existing retaining walls will be removed. Natural Grade is required to be restored alongside the detached Accessory Building. Final Grade shall be within four feet of Existing Grade.

e. **Building Location**: Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, minimize driveway and Parking Areas, and provide variation of the Front Yard. The location of the detached Accessory Building is partially disturbed with substantial retaining walls. The detached Accessory Building will retain the Steep Slope and reduce the retaining walls. The existing gravel parking area to the north of the Significant Historic Structure shall be revegetated in accordance with the requirements of LMC Section 15-15(N) *Landscaping* prior to issuance of a Certificate of Occupancy to restore landscaping in the front yard and to shift parking to the detached Accessory Building and driveway.

f. **Building Form and Scale:** where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main structure or no garage. LMC Section 15-13-2(B)(9) *New Accessory Buildings – Regulations for Historic Residential Sites*, requires:

   i. New detached garages to have a maximum interior dimension of twelve feet in width. The proposal complies.

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ii. Single-car wide tandem garages are recommended. The Applicant proposes a single-car garage with tandem parking in the driveway.

iii. Garage doors shall not exceed nine feet in width by nine feet in height. The proposed garage door is less than the maximum allowed dimensions.

iv. Accessory Buildings may not exceed 50% of the footprint of the Historic Structure. The footprint of the Historic Structure is 1,406 square feet. The footprint of the detached Accessory Building is 278 square feet and therefore complies. The detached Accessory Building is subordinate to the existing structure.

v. Accessory Buildings must be compatible with the character area. Sandridge Road is a distinct character area with historic Accessory Buildings along Sandridge Road.

g. **Setbacks:** The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a “wall effect” along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. The proposed façade along Sandridge Road is varied. The detached Accessory Building provides architectural variation to the Significant Historic Structure and is set back behind the Historic Structure, preventing a Wall Effect.

h. **Dwelling Volume:** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

i. **Building Height:** The Zone Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures. While detached Accessory Buildings may be 18 feet in Building Height from Existing Grade, the detached Accessory Building is 10 feet in height when

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viewed from Sandridge Road and is sixteen feet in height from Existing Grade at its highest point, when viewed from the rear of the property.

10. **Development Review Committee**: The Committee reviewed the proposal on October 3, 2023, and May 7, 2024, and recommends Conditions of Approval 5-15.

11. **Public Notice:** Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 23, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 23, 2024. The *Park Record* published courtesy notice on July 31, 2024.

Conclusions of Law

1. The detached Accessory Building, as conditioned below, complies with LMC Chapter 15-2.2 *Historic Residential -1 Zoning District* and Section 15-2.2-6 *Development on Steep Slopes*.

Conditions of Approval

1. Final building plans and construction details for the detached Accessory Building shall reflect compliance with the plans approved on August 14, 2024, by the Planning Commission with an allowance for compliance with the Historic District Design Review. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

3. The Applicant shall receive approval of a Historic District Design Review Permit prior to Building Permit submittal.

4. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this Steep Slope Conditional Use Permit approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.

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5. Residential fire sprinklers are required for all new or renovation construction on this lot, pursuant to the requirements of the Chief Building Official.

6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils, they must handle the material in accordance with State and Federal law.

7. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.

8. All exterior lighting shall be down-directed and fully shielded with bulbs 3,000 degrees Kelvin or less and shall comply with the City's Dark Sky Code in LMC Section 15-5-5(J). Final lighting details must be reviewed and approved by the Planning Staff prior to installation.

9. Landscaping shall be water-efficient with drought-tolerant plants and water-wise landscaping compliant with LMC Section 15-5-5(N) *Landscaping*.

10. The driveway may not exceed 10 feet in width.

11. Prior to submitting a Building Permit, the Application shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.

12. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to the time of Building Permit submittal, subject to City Engineer approval.

13. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer with the submittal of a Building Permit.

14. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

15. The Engineering Department requires the submittal of a storm drainage analysis. The storm drainage study must include the calculations showing the required storm drainage volume storage to match the pre and post-development conditions for a 100-year 24-hour event.

16. The Applicant shall replace the Significant Vegetation impacted by the construction of the detached Accessory Building in like and kind in a location

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to be approved by the Planning Department in compliance with the Wildland Urban Interface and Waterwise Landscaping regulations at the time of building permit review. The Significant Vegetation replacement shall be planted and inspected prior to issuance of a Certificate of Occupancy.

17. Significant Vegetation at the rear of the site shall be protected and shall screen the detached Accessory Building when viewed from Swede Alley.

18. Natural Grade shall be restored alongside the detached Accessory Building. Final Grade shall be within four feet of Existing Grade.

19. The existing gravel parking area to the north of the Significant Historic Structure shall be revegetated in accordance with the requirements of LMC Section 15-15(N) *Landscaping* prior to issuance of a Certificate of Occupancy and parking shall be restricted to the detached Accessory Building garage and its adjacent driveway.

20. Rooftop Uses and/or a Rooftop Deck for the Accessory Building are prohibited.

The motion was seconded by Commissioner Frontero.

VOTE: Commissioner Johnson-Nay; Commissioner Shand-Aye; Commissioner Frontero-Aye; Commissioner Sigg-Aye; Commissioner Suesser-Aye. The motion passed with a vote of 4-to-1.

Following the vote, the Planning Commission took a brief recess before the next item.

D. 741 Rossie Hill Drive – Conditional Use Permit – The Applicant Requests a Nightly Rental Conditional Use Permit in the Historic Residential Low-Density (HRL) Zoning District. PL-24-06044.

Planner I, Jacob Klopfenstein, presented the Staff Report and explained that the application is for a Nightly Rental Conditional Use Permit at 741 Rossie Hill Drive. This is a Landmark Historic Site and single-family dwelling within the Lower Rossie Hill subzone of the HRL Zoning District. The applicant is completing the rehabilitation of the historic structure and an addition. Nightly rentals within the HRL Zone require a Conditional Use Permit. In July 2023, two other lots in the subdivision received Nightly Rental Conditional Use Permit approval: 729 Rossie Hill Drive and 755 Rossie Hill Drive.

Planner Klopfenstein shared an image of 741 Rossie Hill Drive in its current condition. He pointed out the historic structure and the addition in the rear. A photo of the structure from 2013 was shared, which was the structure prior to the rehabilitation and addition.

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Planner Klopfenstein reported that the LMC § 15-2.1-2(B)(1) Footnote 2 establishes additional requirements for nightly rentals in the Lower Rossie Hill subzone:

- Nightly rental agreements shall include language that limits the vehicles allowed to the number of on-site parking spaces.
- Property management contact information shall be displayed in a prominent location inside the nightly rental.

Parking for the project was discussed. Currently, 741 Rossie Hill Drive has a private garage with one parking space. LMC § 15-2.1-4 states that historic structures are exempt from parking requirements, but it does require all Conditional Uses to comply with the parking requirements of Chapter 15-3. Planner Klopfenstein reported that Chapter 15-3 requires two parking spaces for single-family dwellings. Nightly rental parking requirements are based on requirements for the use of the first six bedrooms. 741 Rossie Hill Drive contains four bedrooms. Based on this, two parking spaces are required.

LMC § 15-3-7 states that in reviews of Conditional Use Permits, the Planning Commission has the option to reduce parking requirements to prevent excessive parking and paving if there are other factors that suggest the project might generate less parking than the code would otherwise require. The Nightly Rental Lease Agreement for 741 Rossie Hill Drive may be amended to restrict parking to one vehicle. If the Planning Commission determines a second parking space is required, the applicant proposes recording an easement against Lot 4 of Rossie Hill Subdivision (751 Rossie Hill Drive) for a paved parking pad. Planner Klopfenstein shared the Site Plan with the parking pad on Lot 4.

Planner Klopfenstein reviewed some of the proposed Conditions of Approval. He explained that there are two different options for Condition of Approval #1 depending on the decision made by the Planning Commission about the number of parking spaces:

- If parking is limited to one vehicle:
    - Condition of Approval #1:
        - Prior to submitting a Nightly Rental Business License application, the Applicant shall amend the Nightly Rental Agreement for 741 Rossie Hill Drive to limit guests to one vehicle, which must be parked within the one-car garage on the property. Parking on the private driveway accessing 741 Rossie Hill Drive, along Rossie Hill Drive, and within the surrounding neighborhood is prohibited. The Applicant shall submit a form of the updated Nightly Rental Agreement to the Planning Department to be kept on file.
- If the Commission requires two parking spaces:
    - Condition of Approval #1:
        - Prior to submitting a Nightly Rental Business License application, the Applicant shall amend the Nightly Rental Agreement for 741 Rossie Hill Drive to limit guests to two vehicles, one of which must be parked within the one-car garage on the property, and the second of which

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must be parked on the parking pad on Lot 4 of the Lilac Hill East Subdivision. The Nightly Rental Agreement shall provide a site map outlining the two parking space limitations for 741 Rossie Hill Drive. The Applicant shall install a sign for the second parking space for 741 Rossie Hill Drive on Lot 4 in a form and location approved by the Planning Department limiting parking to 741 Rossie Hill Drive. Parking on the private driveway accessing 741 Rossie Hill Drive, along Rossie Hill Drive, and within the surrounding neighborhood is prohibited. The Applicant shall submit a form of the updated Nightly Rental Agreement to the Planning Department to be kept on file.

Planner Klopfenstein reported that another Condition of Approval requires the installation of No Parking signs on the shared private drive. The applicant has complied with this condition and No Parking signs are already installed on the shared private drive. However, it is still recommended that the Condition of Approval be included to maintain consistency. Planner Klopfenstein pointed out that there is a numbering issue in the Draft Final Action Letter. He indicated where Condition of Approval #2 should start.

Planner Klopfenstein shared an image of the private drive and the installation of the No Parking signs along that private drive. Staff recommends a Condition of Approval to require the Lilac Hill East Homeowners Association ("HOA") to keep the shared driveway clear of snow. Other conditions relate to preventing outdoor sign installations, making sure that outdoor lighting is Dark Sky Compliant, and requiring compliance with the Noise Ordinance. There are also conditions related to trash, ownership, and management.

Staff recommends that the Planning Commission review the Nightly Rental Conditional Use Permit for 741 Rossie Hill Drive, hold a public hearing, and consider approving the Conditional Use Permit, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

Commissioner Shand asked if there is room for a second car in the driveway of the residence. Planner Klopfenstein confirmed that there is some space in the driveway. However, it does not meet the code-based requirements for a second parking spot, as there is not adequate space. Director Ward noted that on the plat there are fire access clearance requirements in that area as well. It was noted that there is a hammer-head turnaround in that location, which is clearly marked that there is No Parking there.

Commissioner Frontero believed one vehicle can approach the home and park in the garage. If a second vehicle was parked in the cement area in front of the garage, that would not be in compliance. This was confirmed. Commissioner Frontero pointed out that Staff has suggested two alternatives, one of which is to provide a second parking spot on a different lot. He wondered how that will be accomplished. Planner Klopfenstein explained that the applicant proposed an easement that would allow them to have a parking pad on Lot 4. The parking pad would be to the west of the private driveway.

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Commissioner Shand asked to see the location of the other residences that have been approved for nightly rentals. Planner Klopfenstein reported that they are the two northern lots. He pointed to 729 Rossie Hill Drive and 755 Rossie Hill Drive on a map of the area. The applicant representative, Justin Keys, explained that the Planning Commission has been given the option for the parking spaces because this matter was discussed during the 729 Rossie Hill Drive process. Both alternatives have been prepared for this meeting.

Commissioner Shand asked whether the other two homes were rented over the winter. Mr. Keys believed there is an owner in the 729 Rossie Hill Drive home that uses it part-time and rents part-time. He understands that 755 Rossie Hill Drive has not closed, so it is still owned by the developer. The developer is not actively renting it in favor of having it on the market for sale. Commissioner Sigg asked about the parking pad. On the rendering shown, it appears there is a disconnect between the hammerhead turn and the pad itself. It was clarified that it is a driveway-accessible pad. Commissioner Shand pointed out that the only reason the pad would need to exist is to provide a second parking location for this particular residence. If there is only one vehicle required, then the pad will not need to be there. Commissioner Johnson noted that that decision could result in additional open space remaining intact. There was discussion about the private drive. Mr. Keys did not believe there were parking issues in the area during the past winter.

Chair Hall made a disclosure and informed those present that Mr. Keys works for a firm that she also uses. However, she does not have any relationship with Mr. Keys, and it will not impact her involvement in acting in the Chair position during this agenda item.

Chair Hall opened the public hearing.

Frank Watanabe stated that he is a Park City resident and the developer of Rossie Hill. He shared some clarifying information. 755 Rossie Hill Drive has been sold and closed. It is a primary residence for another Park City resident, and they are not renting the house. As for the second parking location that was discussed, the separation shown on the drawing is simply because the gutters are indicated in a different color. That is the only reason there is separation shown between the pad and the hammerhead. Mr. Watanabe clarified that there is not a permit to park on Rossie Hill. Chair Hall asked that Mr. Watanabe remain available to answer Commission questions about the application.

Deb Rentfrow thought it was a good idea to limit the parking to one space. If two of the three existing properties are limited to one space, perhaps the developer will follow suit with the other two lots. She stressed the importance of parking sites accordingly.

There were no further comments. The public hearing was closed.

Commissioner Shand asked to review Condition of Approval #10. It references a two-car garage. It was clarified that 741 Rossie Hill Drive has a single-car garage. As a result, it was determined that Condition of Approval #10 will need to be amended. The Final Action Letter for 729 Rossie Hill Drive was shared for comparison. Commissioner Frontero

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shared comments about parking. He wanted to see it restricted to one parking space. Other Commissioners agreed with that statement. Commissioner Suesser explained that she does not want to see the parking pad paved to create additional parking for the site. There was consensus and the Commission supports one parking space. Planner Klopfenstein reported that the Commission can use the first option for Condition of Approval #1. The Draft Final Action Letter was amended to reflect the language chosen.

There was discussion about the reason the driveway cannot be used as a second parking space. Commissioner Suesser believed it is because the driveway is not long enough for a second vehicle to be parked outside of the garage in accordance with the HOA. That seems to be more of an HOA issue than a City issue. She is not sure that this should be enforced through the Conditions of Approval. Director Ward clarified that on the City end, it has to do with the plat and fire access. The hammer-head driveway has a platted requirement that it be cleared. There is no desire to allow a vehicle to park in a driveway that does not have the required length, as it would then block that required fire access.

Commissioner Johnson believed Condition of Approval #1 and Condition of Approval #10 need to be amended. This was confirmed. It was noted that the parking in the driveway applies to visitors as well as occupants. This is stated in the Covenants, Conditions, and Restrictions ("CC&Rs") and the Rental Agreement. No visitors can park in the driveway, since there is only one parking space. There was discussion about Finding of Fact #10. Amendments were made to the language for additional clarity. There were also discussions about the other Conditions of Approval that have been proposed. With the corrected numbering, the amendments previously made to Condition of Approval #10 actually relate to Condition of Approval #11. Additional corrections were made. Commissioner Frontero stated that he is comfortable with all of the changes.

Commissioner Johnson asked to make a comment about the General Plan. There was some public comment previously that was against nightly rentals. As he looks at the Lower Deer Valley language, it is a resort neighborhood catering to second homes and nightly rentals. That is what is important about the work ahead with the General Plan. It is possible that Lower Deer Valley is different now than it was in 2014 and there might be more permanent residents there. He is looking forward to future discussions. However, this application complies with the General Plan, and it is appropriate to move forward.

MOTION: Commissioner Frontero moved to APPROVE the Nightly Rental Conditional Use Permit for 741 Rossie Hill Drive based on the Findings of Fact, Conclusions of Law, and Conditions of Approval, as outlined and amended in the Draft Final Action Letter:

Findings of Fact:

1. 741 Rossie Hill Drive is in the Lower Rossie Hill subzone of the Historic Residential – Low Density (HRL) Zoning District.

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2. The Lower Rossie Hill subzone of the HRL Zoning District includes five Single-Family Dwellings that are part of the Lilac Hills East Subdivision.

3. 741 Rossie Hill Drive is Lot 1 of the Lilac Hills East Subdivision.

4. 741 Rossie Hill Drive is located on a 0.12-acre parcel.

5. 741 Rossie Hill Drive is accessed by a 20-foot-wide shared private driveway from Rossie Hill Drive. The private driveway accesses all five Single-Family Dwellings within the Lilac Hills East Subdivision.

6. **Size and location of the site** – The Single-Family Dwelling complies with the HRL Zoning District Lot and Site Requirements outlined in LMC § 15-2.1-3.

7. **Traffic** – 741 Rossie Hill Drive is accessed by a private driveway from Rossie Hill Drive. There will not be a significant change in traffic generated for the property as a nightly rental compared to a Single-Family Dwelling.

8. **Utility capacity, including Storm Water run-off** – Utilities for the Single-Family Dwelling are available on-site. No change to utility capacity or storm water run-off is proposed.

9. **Emergency vehicle access** – The private drive that accesses the five Single-Family Dwellings within the Lilac Hill East Subdivision is designed with a hammer-head configuration. The Lilac Hill East Subdivision plat notes include the following: "[d]rives… shall provide twenty feet (20') wide of clear space to meet Fire Code. If parking impacts this twenty foot (20') wide clear space, it will not be allowed and shall be signed 'No Parking.'" The Conditional Use Permit is conditioned on no parking along the private driveway.

10. **Location and amount of off-Street parking** – LMC § 15-3-6(A) requires two parking spaces for Single-Family Dwellings. The Single-Family Dwelling includes a one-car garage. 741 Rossie Hill Drive is a Landmark Historic Site on the Park City Historic Sites Inventory (LMC § 15-11-10(D)(1)(fe)). LMC § 15-2.1-4 states Historic Structures are exempt from parking requirements. However, LMC § 15-2.1-4 also states that "(a)ll Conditional Uses proposed on the Site, excluding Development on a Steep Slope, shall comply with parking requirements of Chapter 15-3." The Planning Commission limited the required parking to one vehicle, pursuant to LMC

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Chapter 15-3. 741 Rossie Hill Drive has one on-site parking space within the parking garage. Pursuant to LMC § 15-2.1-2(B)(1) footnote 2, nightly rental agreements for properties within the Lower Rossie Hill subzone must limit the number of vehicles for the nightly rental to the number of on-site parking spaces.

11. **Internal vehicular and pedestrian circulation system** – No changes to internal vehicular or pedestrian circulation are proposed.

12. **Fencing, Screening, and landscaping to separate the Use from adjoining Uses** – No changes to fencing, screening, or landscaping are proposed with this CUP. The five Single-Family Dwellings in the Lower Rossie Hill subzone within the HRL Zoning District are surrounded by residential properties within the Residential Medium Zoning District. Nightly Rentals are an allowed use in the Residential Medium Zoning District.

13. **Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots** – No changes are proposed.

14. **Usable Open Space** – No changes are proposed.

15. **Signs and Lighting** – Signs are prohibited, and any outdoor lighting must comply with the Dark Sky Code.

16. **Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing** – No changes are proposed.

17. **Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site** – The property owner is responsible for regulating the occupancy and noise created by occupants of the nightly rental.

18. **Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas** – Trash receptacles shall be stored on-site and screened.

19. **Expected ownership and management of the nightly rental** – The property will be part of the Lilac Hill East Homeowner Association.

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20. **Environmentally sensitive lands** – The property is not within the Sensitive Land Overlay, Soils Ordinance, or on steep slopes.

21. **Consistent with the Park City General Plan** – Objective 7C of the General Plan is to focus future Nightly Rental units near resort neighborhoods – Park City Mountain Resort and Deer Valley.

22. 741 Rossie Hill Drive is roughly 0.3 miles to the nearest Deer Valley Resort Facility (Deer Valley Café); and 0.75 Miles to Snow Park Lodge and ticket office at Deer Valley.

23. The Development Review Committee reviewed the Application and recommended Conditions of Approval on July 2, 2024.

24. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 26, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 29, 2024. The Park Record published notice on July 31, 2024.

25. On August 14, 2024, the Planning Commission opened and closed a public hearing for the application.

Conclusions of Law:

1. The proposed application, as conditioned, complies with the requirements of the Land Management Code.

2. The proposed nightly rental is compatible with surrounding structures in use, scale, mass, and circulation.

3. The proposed nightly rental use is consistent with the Park City General Plan.

4. The effects of the difference in use or scale of the nightly rental have been mitigated through careful planning and Conditions of Approval.

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Conditions of Approval:

1. Prior to submitting a Nightly Rental Business License application, the Applicant shall amend the Nightly Rental Agreement for 741 Rossie Hill Drive to limit guests to one vehicle, which must be parked within the one-car garage on the property. Parking on the private driveway accessing 741 Rossie Hill Drive, along Rossie Hill Drive, and within the surrounding neighborhood is prohibited. The Applicant shall submit a form of the updated Nightly Rental Agreement to the Planning Department to be kept on file.

2. The Applicant shall install “No Parking” signs along the shared private drive within the Lilac Hill East Subdivision in a form and location approved by the Engineering Department and Park City Fire District prior to submitting a Nightly Rental Business License application.

3. Outdoor sign installations advertising the nightly rental are prohibited.

4. All outdoor lighting must be down-directed, fully shielded, with bulbs 3,000 degrees Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

5. The property owner is responsible for regulating the occupancy and noise created by occupants of the nightly rental. Violation of Municipal Code of Park City Chapter 6-3 Noise, illegal conduct, or any other abuse which violates nightly rental regulations, or these Conditions of Approval is grounds for business license revocation.

6. Trash receptacles shall be stored on-site and screened and placed for trash pickup according to the Municipal Code of Park City § 6-1-11, which prohibits trash receptacles from being set out for collection prior to 6:00 PM of the day before collection. All trash receptacles must be removed from the street as soon as practical after being emptied, and in every case must be removed from the street prior to 11:59 PM the day they are emptied.

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7. Trash cans shall not be left at the curb for any period in excess of 24 hours and the property must be kept free from accumulated garbage and refuse.

8. The Lilac Hill East Subdivision Homeowner Association shall keep the shared driveway clear of snow.

9. The licensee for nightly rentals shall be the property owner. The local representative shall be deemed the responsible party.

10. Updated property management contact information shall be displayed in a prominent location inside the nightly rental.

11. The nightly rental shall be properly managed through property management services with the minimum services and management required: snow removal during winter months to a level that allows safe access to the home over the normal pedestrian access; snow removal services to the one on-site parking space within the one-car garage; summer yard maintenance including landscaping maintenance; structural maintenance to preserve substantial code compliance; routine upkeep, including painting and repair; and housekeeping service.

12. The property owner must designate a responsible party. The responsible party must be a property management company, realtor, lawyer, owner, or other individual who resides within a one-hour drive of the property. The responsible party is personally liable for the failure to properly manage the nightly rental. The responsible party must be available by phone or otherwise 24 hours per day and must be able to respond to inquiries within 20 minutes. The responsible party is also designated as the agent for receiving all official communications from the City.

13. The nightly rental shall not be used for commercial uses and may not be used for a corporate sponsor or to distribute retail products or personal services to invitees for marketing or similar purposes.

The motion was seconded by Commissioner Shand.

VOTE: The motion passed with the unanimous consent of the Commission.

E. Land Management Code Amendments – The Park City Planning Department Formally Initiated Proceedings to Amend the Municipality's Accessory Uses in Master Planned Development Land Use Regulations Outlined in Land Management Code Section 15-6-8 Unit Equivalents and

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Section 15-15-1 Definitions Regarding Support Commercial and Residential and Resort Accessory Uses for Master Planned Developments, and Sections 15-2.7-2 Uses for the Recreation and Open Space Zoning District, 15-2.18-2 Uses for the General Commercial Zoning District, and 15-2.19-2 Uses for the Light Industrial Uses to Clarify Resort Support Commercial is Allowed when approved as part of a Master Planned Development. PL-24-06193.

Director Ward presented the Staff Report and explained that the item relates to accessory uses in Master Planned Developments. The Planning Commission prioritized this for code amendments in 2023. Three work sessions and public hearings were held. The City Council held four public hearings on the recommended code amendments. In the end, the City Council denied the amendments and requested the formation of a Task Force that was appointed by the Mayor. The Task Force reviewed the amendments and made recommendations. Director Ward reported that three Task Force Members are participating remotely, including Chris Conabee, Brianna Callaway, and Alexandra Horst. She explained that there will be a Staff presentation and then a Task Force presentation.

When the City Council created the Task Force, the following information was requested:

- What is the purpose of the amendments?
- What are the financial implications?
- What type of development do the amendments incentivize/disincentivize?
- What is the purpose of the footnote connecting the Resort Support Commercial to an approved Master Planned Development?

The eight-member Task Force met four times. As part of that review, the Task Force was provided all of the documents the Planning Commission reviewed, including Meeting Minutes, and the City Council record. The Task Force wrote an Executive Summary outlining their recommendations, which has been provided to the Planning Commission as an exhibit.

On July 11, the City Council requested that Staff issue a pending ordinance to establish a six-month period for further review and discussion. On July 12, Staff issued a pending ordinance. This is the ordinance that was recommended unanimously by the Planning Commission. However, during the six-month period, that pending ordinance can be modified and adjusted by the Planning Commission if that is the recommendation.

In 2023, the Planning Commission's recommendation was for Support Commercial Uses. Those uses are designed to provide commercial support for people who are already on the site. The Commission recommended limiting signage and marketing to the site, shifting meeting spaces to use rather than a bonus, limiting these to hotels, and making sure that even though Support Commercial Uses are exempt from density or unit equivalents, the employees required to operate these Support Commercial Uses be captured in that affordable housing requirement. There was also a maximum square

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footage established and a prohibition of conventional chain businesses. Director Ward shared the pending ordinance and original recommendation made by the Commission.

In the current code, there is an allowance for Support Commercial, up to 5% of the total floor area of the unit equivalents within the project. There was also that 5% allowance for meeting space and then flexibility within the square footage for the meeting space allocation within a project. The recommended amendments established a cap of 5,000 square feet for the Support Commercial Use. Director Ward reported that the Affordable Housing Resolution would apply to the employees generated from the use.

For Residential Accessory Uses, the Commission's recommendation was to limit the functional spaces and define what those functional spaces are, but also to allow childcare facilities and extra bicycle storage to be an exception from square footage limitations. Director Ward shared the existing code and the pending ordinance for comparison. The Commission recommended refining the list and limiting Residential Accessory Uses to mechanical rooms and shafts that are limited to electrical, heating, ventilation, plumbing, and air conditioning equipment and ductwork necessary for the operation of the building.

Director Ward shared information about Resort Accessory Uses. The Commission clarified that the uses require employees, and those employees need to be captured in the affordable housing obligations. Both employees and users who may be coming from off-site must be accounted for and evaluated as part of the traffic and parking. The list was refined to remove uses for business operations, such as administration. Additionally, Resort Support Commercial was tied to Master Planned Developments that have been approved. That is a footnote in many of the Zoning Districts, except for the Recreation Open Space. The pending ordinance and recommended amendments tie any Resort Support Commercial to an approved Master Planned Development.

Staff recommends that the Planning Commission hear from the Task Force, conduct a public hearing, and direct Staff on whether the Commission recommends modifications to the pending ordinance. It is also recommended that the public hearing be continued until September 11, 2024. If the Commission feels they are ready for a vote on September 11, 2024, it is possible to forward the item with a recommendation to the City Council for review on October 10, 2024. She asked that the Task Force representatives speak next.

Mr. Conabee explained that he will share information about the Task Force meetings and discussions. The Task Force was interested in looking at the history of the code and how it evolved over time. Mr. Conabee noted that there are examples of how the code has worked historically. He shared presentation slides that addressed the questions posed.

- What is the purpose of the amendments?
    - The Task Force Members believe that the amendments were a way to reduce and define Master Planned Development usage of commercial, meeting space, and resort support space.
- What are the financial implications?

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  - The Task Force Members believe:
    - The current code is beneficial as written;
    - MPD allocation of 5% commercial and 5% meeting space has served the community well in reducing traffic and creating needed ancillary space for businesses to service Master Planned Developments;
    - Past Planning Commission and City Council discretion for increasing commercial from meeting space (and vice versa) up to 10% is critical for neighborhood-specific outcomes.
- What type of developments do the amendments incentivize/disincentivize?
  - The Task Force Members believe:
    - The amendments incentivize those who wish to minimize growth of commercial within Master Planned Developments;
    - The amendments disincentivize resort operations;
    - The code was written to support resort development, not control future resort growth;
    - Resort growth should be supported so local resorts can remain competitive nationally and internationally.
- What is the purpose of the footnote connecting Resort Support Commercial to an approved Master Planned Development?
  - The Task Force Members believe:
    - The purpose of the footnote was to attempt to apply consistent standards across all different zoning districts;
    - The inclusion of the footnote effectively undermines the distinctive nature of each district.

Mr. Conabee shared some case studies with the Planning Commission, including Silver Star Park City, Goldener Hirsch, and Empire Pass. He pointed out the following:

- Silver Star Park City:
  - Flexibility and discretion in commercial entitlement percentages allowed for Silver Star to anchor the Sundance HQ for a decade.
- Goldener Hirsch:
  - Flexibility and discretion in commercial entitlement percentages allowed for the Goldener Hirsch to increase meeting space that was lacking in the area rather than additional commercial space that would compete with surrounding commercial spaces.
- Empire Pass:
  - Flexibility within a Master Planned Development allowed Empire Pass and the City to help reduce the impacts on traffic within the City.

Mr. Conabee reviewed the Task Force findings, which included the following:

- Leave most of the current code as is prior to the recommendations originally proposed by the Planning Department;

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- Remove Footnote 6 from Section 15.2.7-2 of Draft Ordinance No. 2023-17;
- Clarify the definition of Resort Support Commercial;
- Major changes to the existing code would result in increased traffic and potential devaluation of the resort guest experience;
- Add the following uses to Resort Accessory Use: childcare, affordable housing, dining, ski school, and bike storage;
- Latitude for increases above 5% but limited to 10% for commercial usage and meeting space should be at the discretion of the Planning Commission and City Council.

Chair Hall opened the public hearing. There were no comments. The public hearing remained open.

Commissioner Johnson clarified that the intention was to incentivize certain uses where there is the greatest need in the community. The Commission believed it was a logical way to look at the uses by removing some, limiting some, and promoting others. He asked how the Task Force looked at the uses and wondered whether there is any flexibility. Commissioner Suesser appreciates that Commissioner Johnson asked the Task Force whether they are willing to be flexible but noted that their conclusions and findings have been submitted. There is no negotiation process. The Task Force recommendation will be considered moving forward and decisions will be made. Commissioner Johnson clarified that he is not trying to negotiate and is simply asking for additional clarification about where the Task Force is coming from on these items.

Mr. Conabee agrees with the Commission that this relates to bonus density, that bonus density came at the time of entitlement, and that resorts should be able to use that and expand that. He shared an example scenario with the Commission related to ski lockers. Commissioner Johnson noted that there are Development Agreements in place already that have the allocated density, so this would not necessarily apply to certain Development Agreements. Mr. Conabee confirmed that it would only apply to Master Planned Developments. There was additional discussion about the example scenarios.

Commissioner Sigg stressed the need to have clear definitions. For instance, defining what a hotel really is. A lot of the ballooning of some of the accessory uses becomes a direct benefit to the price per square foot that a unit might sell for. He pointed out that it is easy to hide behind a front desk and claim that something is a hotel. Commissioner Sigg explained that there is not a desire to restrict the ability of resorts to offer world-class services or enough restrooms and ski lockers. He shared an example from Shadow Ridge. As for traffic, when a space is open for public use, the consumer who likes to frequent that establishment is more inclined to use their vehicle to access it than a guest in a hotel facility. The definition becomes a significant part of this process. He reiterated the issue with condominium projects hiding behind a front desk to have expanded amenities.

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Commissioner Suesser explained that she has been on the Planning Commission for a long time and has struggled with applying the current code to a number of projects. She has watched the difficulty in how the code functions. For example, she was involved with the Treasure Hill project when a 440,000-square-foot proposal ballooned to over 1 million square feet. A lot of that was the back of house or accessory uses. The Commission attempted to look at comparable resort lodging to determine whether or not it was appropriate in that instance. More recently, there was a substantial condominium development that was approved at 160,000 square feet of density that ballooned to 313,000 square feet in density. The density that was added to that included spas, bars, corporate meeting rooms, children's play centers, arcades, bowling alleys, and restaurants. Those types of profit centers are what inspired the code changes. It has to do with residential properties with a lot of added commercial uses. It is those commercial uses that were removed from the code previously proposed. She stands behind the proposal.

Commissioner Suesser explained that there is nothing wrong with adding amenity space, but it should be included in the project density because that triggers the appropriate amount of affordable housing in the project. That also creates some predictability. That is the problem with the ballooning of these kinds of projects: there is no predictability, and the affordable housing component is impacted. That was her main interest in the code amendments. Mr. Conabee does not believe anyone on the Task Force would disagree with the comments about affordable housing. As far as the project that was referenced, he believed they were trying to add large-scale amenities, because back then, there were a lot of people concerned about Marsac Avenue and the traffic there. Commissioner Suesser noted that they requested additional density in the form of the Support Accessory Uses. Mr. Conabee clarified that in that scenario, square feet was not granted, but unit equivalents were. There was a calculation where there could be additional items, which is what the Planning Commission is looking at changing. He understands the concerns expressed, as there are impacts related to traffic, employment, and affordable housing.

As for the earlier comments from Commissioner Sigg, there is the Silver Star development to consider. Mr. Conabee referenced the Silver Star Development Agreement. There are supposed to be certain things happening that have not. Some of the breakdown has to do with enforcement of Development Agreements. Mr. Conabee acknowledged that the Task Force has presented ideas and suggestions to the Planning Commission. Ultimately, the Planning Commission will take that into consideration and make their own decision. He is simply communicating what the Task Force discussed in their meetings.

Commissioner Shand mentioned some of the amenities on the list, such as ski lockers, dining, arcades, and lobbies. These are in no way comparable to selling a condominium or renting a hotel room. The realistic balance that developers are faced with is how many amenities need to be put in to make the property attractive so people will stay there or purchase condominiums there. Developers have to find a balance between the square footage used for amenities and the square footage used to sell or rent. Even though the amenities may not count towards their square footage, it still costs money to build. Mr.

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Conabee agreed that achieving that balance can be difficult. He pointed out that a certain amount of square footage is needed for back-of-house and operation needs. The Task Force is in favor of healthy resorts with five-star amenities. In certain situations, those amenities require uses such as food options, shops, and other expected guest services.

Commissioner Sigg believes it comes down to the definition of what a hotel is. Everyone understands the need for amenities to create an experience. Commissioner Suesser clarified that no one is suggesting that the amenities aren't appealing or attractive or that they should not be included. The question is how to designate them in the code. She felt they should be part of project density, especially if it is a revenue-producing amenity. Commissioner Shand stated that the intention is to make sure affordable housing is covered and the project does not balloon to a massive size. Additional conversations were had about the previously referenced project that ballooned to a much larger size.

Mr. Conabee shared additional comments with the Commission. He noted that world-class operators are looking at more amenities rather than less. He appreciates that the Planning Commission is looking in all of the right places and is trying to make the best decisions. The hope is that the work the Task Force has done will be of assistance.

Commissioner Johnson asked what the Task Force thought about the conventional chain businesses. Ms. Callaway reported that it was not the main topic the Task Force discussed. Enforcement was discussed far more by the Task Force. She explained that there were many conversations about how to actually enforce the current codes.

Commissioner Johnson confirmed that enforcement with every Master Planned Development can be problematic. The idea is to look at how to regulate that. The amendments are a tool that can be used. Mr. Conabee agrees that there are difficulties but noted that the Planning Commission is proactive. He reiterated that projects will likely need more amenities moving forward rather than less. It is understood by the members of the Task Force that the Planning Commission is in a difficult position. Commissioner Frontero acknowledged that the Task Force had a challenging role. He has looked at the Executive Summary and appreciates the comments. He clarified that the intention of the Planning Commission was not to disincentivize anyone. He does not believe it is as restrictive as it is being painted. Mr. Conabee shared additional information about the Task Force process. The goal was to share good information with the Commission.

There was discussion about the Executive Summary submitted by the Task Force. Commissioner Frontero expressed his appreciation for everyone on the Task Force. The comments are appreciated, and the Task Force perspective will be further considered by the Planning Commission. All of the recommendations will be given serious consideration. Chair Hall appreciates the time that was dedicated to this work. It is expected that there will be some disagreements about the best approach. Mr. Conabee thanked the Planning Commission for allowing him to present. The Task Force understands where they fall in service to the Planning Commission. He informed Commissioners that the Task Force members are available to assist in the future.

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Chair Hall asked whether there is a general consensus on what the Planning Commission is looking to accomplish at the meeting on September 11, 2024. She also wanted to reach a consensus about what direction can be given to Staff ahead of that meeting.

Commissioner Johnson respects the Task Force and their findings but believes the work the Planning Commission did was with the best intentions. Throughout the General Plan, there are statements that support a lot of the recommendations originally made. He found a quote in the General Plan that said: "Looking forward, the Planning Department should conduct analysis and research related to density within the City, examining more appropriate methods to understand the density and impacts necessary to ultimately resolve future land use scenarios." Commissioner Johnson thought that was a perfect way of summarizing the process. The Planning Commission uses their experience as Commissioners to try to improve the Land Management Code and find the best way to improve the land use regulations. He believes that has been done through this exercise. He supports the work that was done by the Planning Commission previously, as it was intentional, well thought out, discussed at length, and a consensus was reached.

Commissioner Sigg believes there is a common spirit between the work done by the Task Force and the Planning Commission. No one wants to disincentivize world-class amenities. The way some of the incentives are granted simply needs to be tightened up more. The intention is to promote world-class developments that draw a customer base, but it is important that the system cannot be gamed so a developer can receive bonus space that does support the community at large. There is commonality in the spirit of what both groups are trying to achieve, which is important to keep in mind during these discussions.

Commissioner Shand clarified that he was not present during the work the Commission did initially. He sat on the Task Force and learned a lot from what was happening there. In general, he agrees with the Task Force and likes the percentages suggested, but also agrees with Commissioner Sigg that things need to be tightened up. Accessory uses that impact the workforce should be looked at. The findings of the Task Force will help the Commission refocus. Narrowing down the scope is important. Commissioner Suesser believes he supports the change to the Code, so it is 5% or 5,000 square feet, whichever is less. Commissioner Shand denied this. He was referring to the 5% and 5%. However, he is willing to look at the 5% or 5,000 square feet, whichever is less. To the point made by Mr. Conabee, there may be a large project that needs to have meeting space that is larger than 5,000 square feet. The 5% rule might be more appropriate in that instance.

Commissioner Shand clarified that while he is in favor of the 5% and 5%, he would like to look at what accessory uses impact employment and affordable housing. Additionally, he would like to look at what accessory uses can abuse the system and balloon to become much larger. Commissioner Suesser appreciated the clarification from Commissioner Shand. She expressed appreciation to the Task Force for their work. She agrees with some of the prior comments about tightening a few of the definitions. It would be ideal to

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look into the definition and application of the gross floor area. Commissioner Suesser stressed the importance of the definitions being further clarified and addressed.

Chair Hall asked Staff what additional information is needed from the Commission at this point. Director Ward believes there is consensus about the need to refine and tighten up the section of code. There is also interest in revisiting definitions, such as Resort Support Commercial, Gross Floor Area, Hotel, Condominium, and so on. There is consensus that the employees generated through these accessory uses should be taken into consideration. As far as the pending ordinance, she asked if there are other sections or additions the Planning Commission has a consensus to revisit at the next meeting.

Commissioner Frontero believed the Commission should consider the maximum square footage item that was put in previously. It seems that is a topic that should be discussed more thoroughly at the next meeting. Commissioner Suesser shared additional information about the example scenario mentioned earlier. Even the 5% hasn't been restrictive enough at times. That is something that can be further discussed next time.

Director Ward made note of the footnote that connects the Resort Support Commercial to an approved Master Planned Development. She wondered whether that is something the Commission needs more information on or would like to discuss at the next meeting. Commissioner Sigg stated that it comes back to definitions. For example, whether Resort Support Commercial means what is happening on the ski runs and lifts or if it means what the resort owns at the base of the ski lifts. That footnote needs to be further clarified.

Director Ward asked how the September 11, 2024, Planning Commission Meeting should be publicly noticed. She noted that there still needs to be a public hearing held at the current meeting. The recommendation is to continue the public hearing to September 11, 2024. As for the next meeting, she wondered whether the item should be noticed for potential recommendation to the City Council or if the Commission believes there will be continued discussion. Commissioner Suesser believes the item should be noticed for action at the next meeting because it is always possible to continue the item, if necessary. Other Commissioners agreed with that approach. Commissioner Johnson pointed out that the public hearing was opened earlier in the meeting. Chair Hall confirmed this.

MOTION: Commissioner Johnson moved to CONTINUE the Land Management Code Amendments for Accessory Uses in Master Planned Developments and the Public Hearing to September 11, 2024. The motion was seconded by Commissioner Frontero.

VOTE: The motion passed with the unanimous consent of the Commission.

7. ADJOURNMENT

MOTION: Commissioner Frontero moved to ADJOURN.

The meeting adjourned at approximately 9:15 p.m.

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Planning Commission
Staff Report

Subject:	**Deer Valley Snow Park Base Area Development**
Application:	**PL-21-04767, Master Planned Development** **PL-21-04811, Conditional Use Permit**
Author:	**Rebecca Ward, Planning Director**
Date:	**September 11, 2024**
Type of Item:	**Work Session**

Recommendation

The Applicant will present their revised plans for the Deer Valley Snow Park Village Base Area Development Phase I, which includes a three-level parking garage with 1,971 parking spaces, an underground transit hub adjacent to the existing Snow Park Lodge, a conceptual site and circulation plan, and road and utility improvements.

This staff report also proposes a schedule for future public hearings related to Phase I.

Background

This application was initiated on December 2, 2020, when the Applicant requested a determination as to whether a modification to the Master Planned Development (MPD) for Deer Valley was minor or substantive. The modification was determined to be substantive, and the Applicant submitted applications for an MPD Amendment and Conditional Use Permit (CUP) on April 13, 2021. To review previous staff reports, exhibits, and meeting minutes, please refer to the project webpage. Prior staff reports and exhibits are linked by clicking on the meeting "agenda" tabs.

Review of the MPD shifted temporarily from the Planning Commission to the City Council in January 2023 to allow the Council to consider Deer Valley's petition to vacate a portion of the Deer Valley Drive Right-of-Way. The Council and Commission previously agreed at a 2022 joint meeting that the Council should take action on the petition prior to the Commission and Applicant finalizing the project.

On December 14, 2023, the Council voted to approve Ordinance No. 2023-56 vacating portions of the Deer Valley Drive Right-of-Way at the Snow Park Village base, and to form a public-private partnership with Deer Valley Resort. The framework of this Partnership is articulated in a Letter of Intent and further explained in two Frequently Asked Questions documents (December 14, 2023 City Council Packet, Item V.1).

Since then, Deer Valley revised their Snow Park site plan, in large part, they stated, to respond to comments from stakeholders, local governmental entities, public utilities, and community members.

The Council continues to evaluate options for the public-private partnership pursuant to the Letter of Intent. This evaluation is expected to continue concurrently with the Commission's MPD review.

The next steps remain the same as contemplated at the time the review process shifted from the Commission to the Council in 2023:

- The Commission will review the revised project for compliance with the Land Management Code and the standards of the MPD and CUP.
- In approving the vacation of a portion of Deer Valley Drive, the Council focused on the applicable review standards, determining Good Cause conditioned upon the Commission's application review and input from community members.
- Final mitigation plans, including a temporary Construction Management Plan, must demonstrate how off-site parking will function.
- Plans should address phases of development and any implementation delays, including temporary use of off-site opportunities, such as Richardson Flat parking.

Deer Valley's revised application includes an amendment to the existing MPD for the site and a CUP for Phase 1 of the redevelopment of the Snow Park Village Base Area and surface parking lots. The Commission will review the application for consistency with the required findings and conclusions of law for MPDs (LMC § 15-6-6) and CUPs (LMC § 15-1-10(E)).

Public comment can be provided in public hearings or submitted to the Planning Department: alexander.barton@parkcity.org. The application's return to the Commission is governed by administrative review standards. Substantive feedback on the pending application should not be directed to individual Commissioners nor by ex parte contacts (speaking to a Commissioner outside of public meetings).[1] Stakeholders, the Applicant, and community members should avoid calling, emailing, or talking to individual Commissioners about the application.

Schedule

The following public hearing schedule is proposed for Planning Commission review:

- **September 11, 2024** – Project overview and background with Applicant presentation on updated plans.
- **October 9, 2024** – In-depth review of Phase I.
- **Special Meeting: October 30, 2024** – In-depth review of Phase I. This will be the only scheduled item during this special meeting.
- **November 13, 2024** – In-depth review of Phase I.
- **December 11, 2024** – Potential Phase I Final Action.
- **Additional meetings can be scheduled at the discretion of the Planning Commission**.

The Applicant has reviewed the proposed schedule and is in agreement and prepared to present their revised plans for the Deer Valley Snow Park Village Base Area Development Phase I.

[1] Utah Land Institute Handbook, Ex Parte Communications, p. 3-4.

Exhibit

A: Snow Park Village Submission Package dated August 8, 2024

SNOW PARK VILLAGE

DEER VALLEY RESORT

PARKING STRUCTURE CUP APPLICATION EXHIBITS

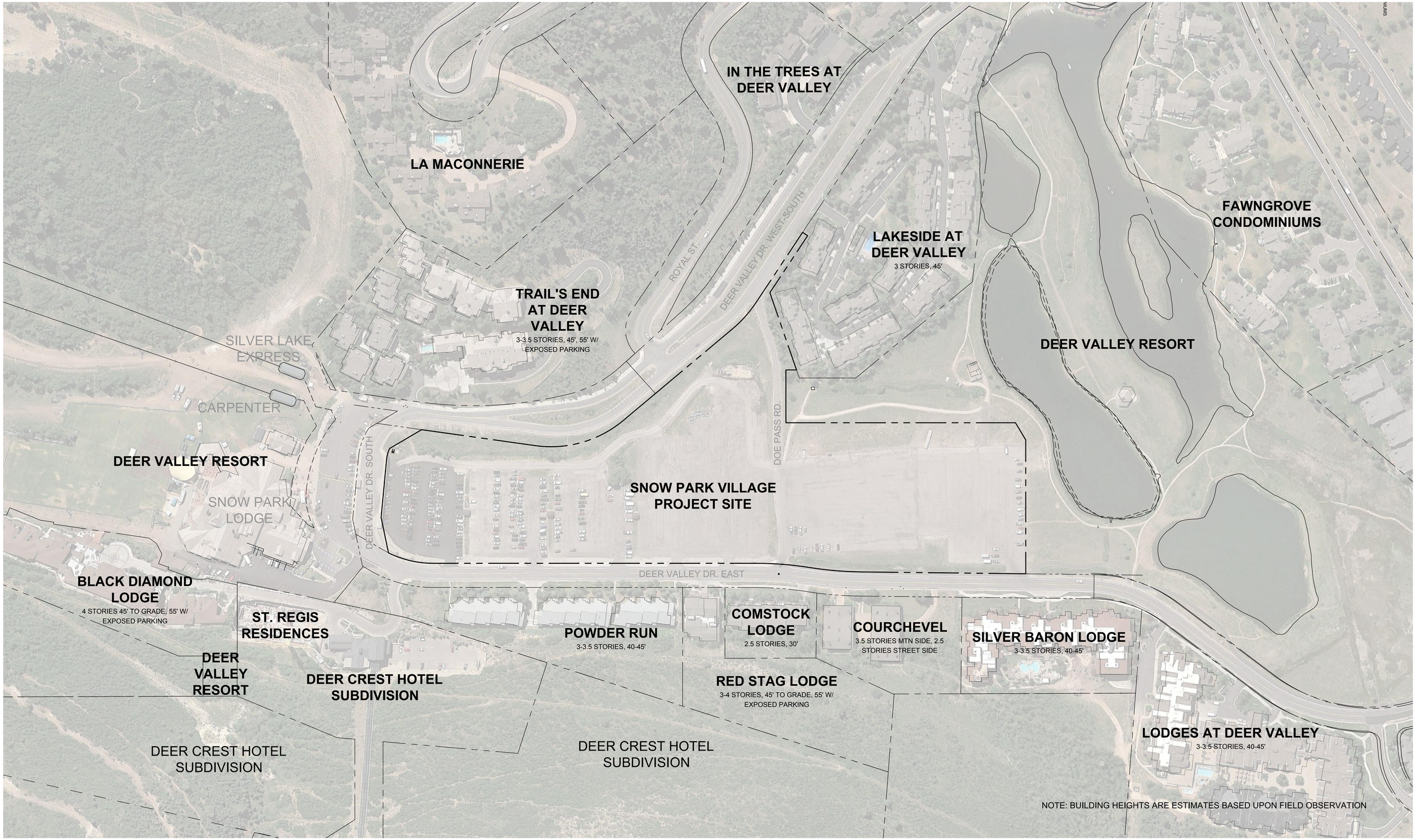
AUGUST 08, 2024 - REV 02

Exhibit 1	Project Location
Exhibit 2	Existing Conditions / Adjacent Parcels
Exhibit 3	ALTA / ACSM Land Title Survey_REV 01
Exhibit 4	ALTA Survey with Aerial
Exhibit 5	Slope Map
Exhibit 6	Existing Conditions and Topography
Exhibit 7	Context Circulation Plan_REV 02
Exhibit 8	Drop-off Circulation Plan_REV 02
Exhibit 9	Site Circulation & Mobility Plan_REV 02
Exhibit 10A-1OC	Pedestrian Circulation & Mobility Plan_REV 02
Exhibit 10D	Pedestrian Vertical Circulation & Garage_REV 02
Exhibit 11	Emergency Vehicle Circulation_REV 02
Exhibit 12A	Development Data Summary_Rev 02
Exhibit 12B	Development Data Summary_Rev 02
Exhibit 13A-13D	Parking Garage, Transit Center, Ski School & Floor Plans_REV 02
Exhibit 14	Transit Center Drop-Off Plans_REV 02
Exhibit 15	Civil Transit Drop-Off Plans_REV 02
Exhibit 16	Garage Exterior Material Palette Concept
Exhibit 17	Garage Roof Top Plan
Exhibit 18	Site/Building Sections - Key Plan
Exhibit 19	Site/Building Sections & Height Compliance
Exhibit 20A-20C	Site/Building Elevation_REV 02
Exhibit 21	1955 USGS Topography
Exhibit 22	Natural Grade Approval
Exhibit 23	Open Space Plan & Snow Storage_REV 02
Exhibit 24	Civil Site Plan - Plat & Right of Way_REV 02
Exhibit 25	Civil Site Plan - Roads_REV 02

Exhibit 27	Civil Site Plan - P2_REV 02
Exhibit 28	Civil Site Plan - P1_REV 02
Exhibit 29A-29G	Civil Site Plan - Neighborhood and Access - Road Design_REV 02
Exhibit 30	Civil Site Plan - Wayfinding_REV 02
Exhibit 31	Civil Site Plan - Utilities_REV 02
Exhibit 32	Civil Site Plan - Grading Plan_REV 02
Exhibit 33	Civil Site Plan - Overall Site Key Plan_REV 02
Exhibit 34	Civil Site Plan - Trails End Plan and Profile
Exhibit 35	Civil Site Plan - Deer Valley West - Plan and Profile 1_REV 02
Exhibit 36	Civil Site Plan - Deer Valley West - Plan and Profile 2_REV 02
Exhibit 37	Civil Site Plan - Deer Valley West - Plan and Profile 3_REV 02
Exhibit 38	Civil Site Plan - Doe Pass Drive - Plan and Profile_REV 02
Exhibit 39	Civil Site Plan - Deer Valley East - Plan and Profile 1_REV 02
Exhibit 40	Civil Site Plan - Deer Valley East - Plan and Profile 2_REV 02
Exhibit 41	Civil Site Plan - Deer Valley East - Plan and Profile 3_REV 02

N

DEER VALLEY® | skylab | Snow Park Village | Exhibit 1: **Project Location**



DEER VALLEY® | skylab | Snow Park Village

Exhibit 2: **Existing Conditions / Adjacent Parcels**

0 100 200 Feet

N

Exhibit 3: **ALTA / ACSM Land Title Survey**

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR — No. 4857264 MICHAEL DEMKOWICZ — STATE OF UTAH

To Deer Valley Resort Company, LLC, a Utah limited liability company, High Country Title and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 8, 11, 16 and 17 of Table A thereof.

6/25/19
Date

Michael Demkowicz, No. 4857264

LEGAL DESCRIPTION

Beginning at a point which is South 1418.41 feet and East 4006.67 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian (basis of bearing being South 00°30'11" West from the East quarter corner of said Section 16 to the Southeast corner of said Section 16); said point also being on the Westerly right-of-way line of Deer Valley Drive East Section "B" as recorded in the Summit County Recorder's Office as Entry No. 188988; and running thence along said right-of-way line, South 00°40'00" West 408.76 feet to a point on a 878.16 foot radius curve to the right (center bears North 89°20'00" West 878.16 feet); thence Southwesterly along the arc of said curve 127.48 feet through a central angle of 08°19'03" to a point on a 870.52 foot radius curve to the left (center bears South 81°00'57" East 870.52 feet); thence Southwesterly along the arc of said curve 136.50 feet through a central angle of 08°59'03" to a point of tangency; thence South 800.00 feet to a point on a 249.90 foot radius curve to the right (center bears West 249.90 feet); thence along the arc of said curve and continuing along said Westerly right-of-way of Deer Valley Drive East Section "B" 114.84 feet through a central angle of 26°19'46" to the Northerly line of the Dedication Parcel as recorded in the Summit County Recorder's Office in Book 924 at Page 274; thence departing from said right-of-way and continuing along said Dedication Parcel South 78°14'07" West 89.60 feet; thence North 84°36'26" West 145.24 feet to a point on an 80.00 foot radius curve to the right (center bears North 5°23'34" East 80.00 feet); thence along the arc of said curve 28.08 feet through a central angle of 20°06'46"; thence North 30°26'41" West 92.29 feet to a point on the East right-of-way line of the Deer Valley Drive South Section "D" plat as recorded in the Summit County Recorder's Office, Entry No. 188987; thence along said right-of-way North 08°00'00" East 284.85 feet to the point on a 280.00 foot radius curve to the left (center bears North 82°00'00" West 280.00 feet); thence along the arc of said curve 234.57 feet through a central angle of 48°00'00"; thence North 40°00'00" West 104.22 feet to a point on the Easterly right-of-way line of the Deer Valley Road Section "C"; thence along said right-of-way North 40°00'00" West 249.01 feet to a point on a 308.50 foot radius curve to the left (center bears South 50°00'00" West 308.53 feet); thence along the arc of said curve 88.46 feet through a central angle of 16°25'40"; thence North 56°25'40" West 209.15 feet; thence leaving said right-of-way North 33°34'20" East 15.00 feet; thence South 56°25'40" East 169.67 feet; thence North 71°00'00" East 203.15 feet; thence South 26.31 feet; thence East 131.21 feet; thence North 569.98 feet; thence North 59°04'00" East 49.70 feet; thence East 332.69 feet to the point of beginning.

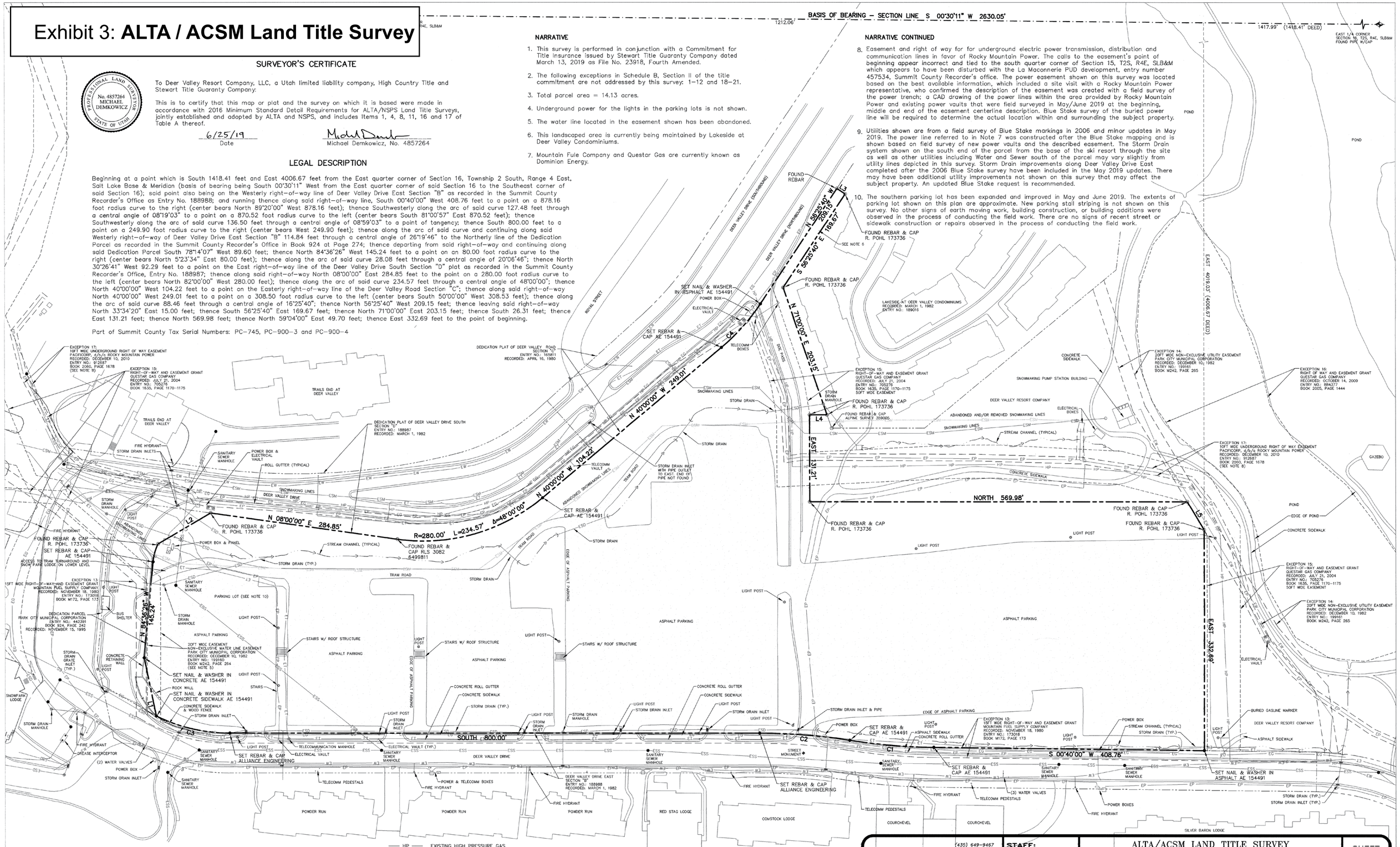
Part of Summit County Tax Serial Numbers: PC-745, PC-900-3 and PC-900-4

NARRATIVE

1. This survey is performed in conjunction with a Commitment for Title Insurance issued by Stewart Title Guaranty Company dated March 13, 2019 as File No. 23918, Fourth Amended.
2. The following exceptions in Schedule B, Section II of the title commitment are not addressed by this survey: 1–12 and 18–21.
3. Total parcel area = 14.13 acres.
4. Underground power for the lights in the parking lots is not shown.
5. The water line located in the easement shown has been abandoned.
6. This landscaped area is currently being maintained by Lakeside at Deer Valley Condominiums.
7. Mountain Fule Company and Questar Gas are currently known as Dominion Energy.

NARRATIVE CONTINUED

8. Easement and right of way for for underground electric power transmission, distribution and communication lines in favor of Rocky Mountain Power. The calls to the easement's point of beginning appear incorrect and tied to the south quarter corner of Section 15, T2S, R4E, SLB&M which appears to have been disturbed with the La Maconnerie PUD development, entry number 457534, Summit County Recorder's office. The power easement shown on this survey was located based on the best available information, which included a site visit with a Rocky Mountain Power representative, who confirmed the description of the easement was created with a field survey of the power trench; a CAD drawing of the power lines within the area provided by Rocky Mountain Power and existing power vaults that were field surveyed in May/June 2019 at the beginning, middle and end of the easement centerline description. Blue Stake survey of the buried power line will be required to determine the actual location within and surrounding the subject property.
9. Utilities shown are from a field survey of Blue Stake markings in 2006 and minor updates in May 2019. The power line referred to in Note 7 was constructed after the Blue Stake mapping and is shown based on field survey of new power vaults and the described easement. The Storm Drain system shown on the south end of the parcel from the base of the ski resort through the site as well as other utilities including Water and Sewer south of the parcel may vary slightly from utility lines depicted in this survey. Storm Drain improvements along Deer Valley Drive East completed after the 2006 Blue Stake survey have been included in the May 2019 updates. There may have been additional utility improvements not shown on this survey that may affect the subject property. An updated Blue Stake request is recommended.
10. The southern parking lot has been expanded and improved in May and June 2019. The extents of parking lot shown on this plan are approximate. New parking stall striping is not shown on this survey. No other signs of earth moving work, building construction, or building additions were observed in the process of conducting the field work. There are no signs of recent street or sidewalk construction or repairs observed in the process of conducting the field work.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°14'07" W	89.60
L2	N 30°26'41" W	92.29
L3	N 33°34'20" E	15.00
L4	S 00°00'00" E	26.31
L5	N 59°04'00" E	49.70

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	878.16	127.48	8°19'03"
C2	870.52	136.50	8°59'03"
C3	249.90	114.84	26°19'46"
C4	308.53	88.46	16°25'40"

LEGEND

- HP — EXISTING HIGH PRESSURE GAS
- EG — EXISTING GAS
- EP — EXISTING POWER
- ET — EXISTING TELECOMMUNICATIONS
- EW — EXISTING WATER
- ESS — EXISTING SANITARY SEWER
- ESD — EXISTING STORM DRAIN
- ESM — EXISTING SNOW MAKING

- ● Set monument as noted
- ○ Found monument as noted

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF: MICHAEL DEMKOWICZ, MARSHALL KING, JASON WYNN

DATE: 6/25/19

ALTA/ACSM LAND TITLE SURVEY
SNOW PARK VILLAGE PARCEL

FOR: DEER VALLEY RESORT

JOB NO.: 11-01-19

FILE: X:\SnowParkVillage\dwg\srv\srvy2019\110119snowparkALTA\110119.dwg

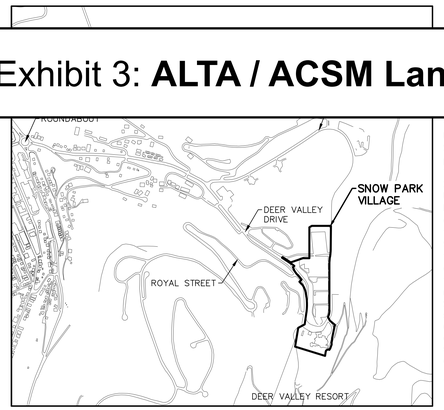
Exhibit 3: **ALTA / ACSM Land Title Survey**

LEGAL DESCRIPTION

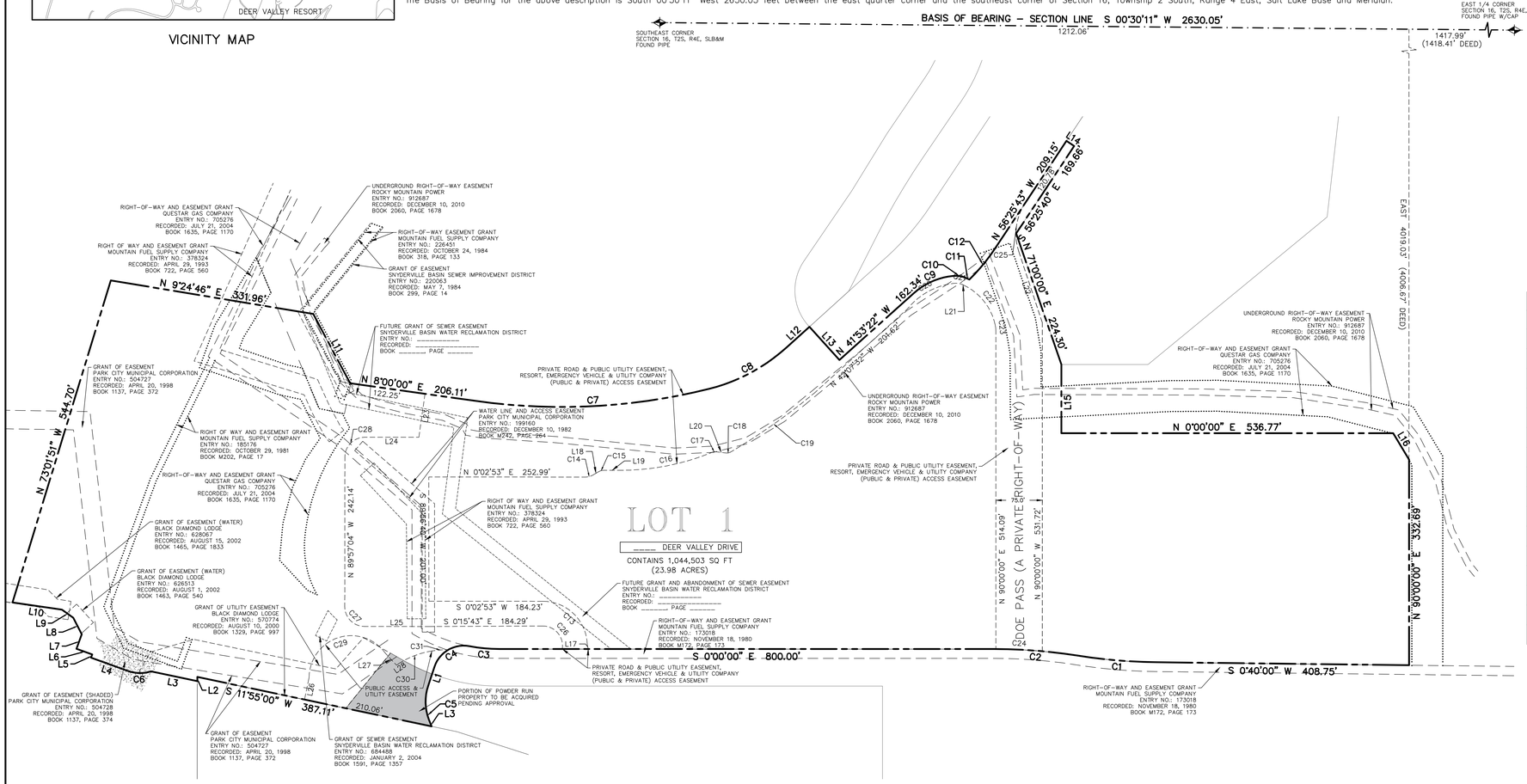
...er of Section 15 and the northeast quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

...st 1417.99 feet and East 4019.03 feet from the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the west ...B", recorded March 1, 1982, as Entry No. 188988 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the west right-of-way of Deer Valley Drive East ...outh 00°40'00" West 408.75 feet to a point on a curve to the right having a radius of 878.16 feet, of which the radius point bears North 89°20'00" West; thence 2) along the arc of said ...8°19'03" to a point of reverse curve to the left having a radius of 870.52 feet, of which the radius point bears South 81°00'57" East; thence 3) along the arc of said curve 136.50 feet through ...300.00 feet to a point on a curve to the right having a radius of 249.90 feet, of which the radius point bears West; thence 5) along the arc of said curve 114.84 feet through a central angle ...5 feet to the southwesterly corner of Powder Run Condominiums, recorded November 1, 1985, as Entry No. 241128 in the Office of the Recorder, Summit County, Utah; thence coincident with the southerly boundary of Powder Run Condominiums South 51°00'00" East 114.86 feet to the west boundary of Deer Crest Hotel Subdivision Plat, recorded May 16, 2005, as Entry No. 736261 in the Office of the Recorder, Summit County, Utah; thence coincident with the Deer Crest Hotel Subdivision Plat the following two (2) courses: 1) South 11°55'00" West 245.62 feet; thence 2) South 89°56'57" East 6.84 feet to the west boundary of Black Diamond Subdivision recorded September 18, 2000, as Entry No. 573025 in the Office of the Recorder, Summit County, Utah; thence coincident with the west boundary of Black Diamond Subdivision the following nine (9) courses: 1) South 11°55'00" West 76.60 feet to a point on a non tangent curve to the right having a radius of 59.50 feet, of which the radius point bears South 72°39'30" West; thence 2) along the arc of said curve 38.67 feet through a central angle of 37°14'08"; thence 3) South 19°53'38" West 62.78 feet; thence 4) North 70°06'22" West 5.50 feet; thence 5) South 19°53'38" West 27.00 feet; thence 6) North 70°06'22" West 25.00 feet; thence 7) South 62°39'43" West 30.00 feet; thence 8) South 35°56'44" West 22.53 feet; thence 9) South 08°18'18" West 80.89 feet to the south boundary of that certain Special Warranty Deed recorded August 6, 2021, as Entry No. 1170158 in Book 2683 at Page 1822 in the Office of the Recorder, Summit County, Utah; thence coincident with the south and west boundaries the following two (2) courses: 1) North 73°01'51" West 544.70 feet; thence 2) North 09°24'46" East 331.96 feet to the southernmost point of Trail's End at Deer Valley, recorded March 18, 2009, as Entry No. 867530 in the Office of the Recorder, Summit County, Utah; thence coincident with the south boundary of Trail's End at Deer Valley North 62°00'00" East 127.02 feet (record 127.00 feet) to the southwesterly corner of Deer Valley Drive South Section "D", recorded March 1, 1982, as Entry No. 188987 in the Office of the Recorder, Summit County, Utah, said point also being the southeasterly corner of the aforementioned Trail's End at Deer Valley; thence coincident with the westerly right-of-way of Deer Valley Drive South Section "D" and Trail's End at Deer Valley the following four (4) courses: 1) North 08°00'00" East 206.11 feet to a point on a curve to the left having a radius of 988.10 feet, of which the radius point bears North 82°00'00" West; thence 2) along the arc of said curve 379.40 feet through a central angle of 22°00'00" to a point of compound curve to the left having a radius of 290.00 feet, of which the radius point bears South 76°00'00" West; thence 3) along the arc of said curve 142.26 feet through a central angle of 28°06'26"; thence 4) North 42°06'26" West 21.90 feet; thence continuing North 42°06'26" West 29.08 feet coincident with the easterly boundary of Trail's End at Deer Valley to the easternmost point of the Dedication Plat of Lake Flat Road, Section "A" (also known as Royal Street), recorded April 16, 1980, as Entry No. 165813 in the Office of the Recorder, Summit County, Utah; thence North 47°53'34" East 47.72 feet; thence North 37°30'27" West 67.84 feet; thence North 41°44'02" West 70.59 feet to a point on a curve to the right having a radius of 247.00 feet, of which the radius point bears North 48°15'58" East; thence along the arc of said curve 100.21 feet through a central angle of 23°14'46"; thence North 18°29'16" West 81.14 feet to the northerly right-of-way of the Dedication Plat of Deer Valley Road Section "C", recorded April 16, 1980, as Entry No. 165811 in the Office of the Recorder, Summit County, Utah; thence coincident with the northerly right-of-way of Deer Valley Road Section "C" North 56°25'40" West 206.59 feet to the southerly boundary of Lakeside at Deer Valley Condominiums, recorded March 1, 1982, as Entry No. 189016 in the Office of the Recorder, Summit County, Utah; thence coincident with the southerly boundary of Lakeside at Deer Valley Condominiums the following three (3) courses: 1) North 33°34'20" East 15.00 feet; thence 2) South 56°25'40" East 169.66 feet; thence 3) North 71°00'00" East 224.30 feet, and the easterly 21.16 feet of the aforementioned third course also being coincident with the northerly boundary of that certain Special Warranty Deed recorded August 6, 2021, as Entry No. 1170159 in Book 2683 at Page 1827 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed East 111.20 feet to the boundary of that certain Special Warranty Deed recorded July 1, 2021, as Entry No. 1167578 in Book 2676 at Page 1205 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed the following three (3) courses: 1) North 536.77 feet; thence 2) North 59°04'00" East 49.70 feet; thence 3) East 332.69 feet to the point of beginning.

The Basis of Bearing for the above description is South 00°30'11" West 2630.05 feet between the east quarter corner and the southeast corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian.



VICINITY MAP



SURVEYOR'S CERTIFICATE

No. 4857264 MICHAEL DEMKOWICZ PROFESSIONAL LAND SURVEYOR STATE OF UTAH

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have divided said land into lots, hereafter to be known as SNOW PARK VILLAGE and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the hereon described tract of land, and hereby causes the same to be divided into lots and a public right-of-way, together with easements as set forth to be hereafter known as SNOW PARK VILLAGE and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use, reserving unto the aforementioned owner a perpetual air space easement for the installation of a bridge or other improvement over Doe Pass and allowing aerial connection between Lot 1 and Lot 2. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2024.

Deer Valley Development Company, a Delaware corporation

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF _____)

:ss.

COUNTY OF _____)

On this _____ day of _____ 2024, _____ personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the president of Deer Valley Development Company, a Delaware corporation, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed SNOW PARK VILLAGE.

By: _____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No. _____

NOTES

1. This plat is subject to the Conditions of Approval in Ordinance 2024_____.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 71°45'39" E	32.36'
L2	S 89°56'57" E	6.84'
L3	S 11°55'00" W	76.60'
L4	S 19°53'38" W	62.78'
L5	N 70°06'22" W	5.50'
L6	S 19°53'38" W	27.00'
L7	N 70°06'22" W	25.00'
L8	S 62°39'43" W	30.00'
L9	S 35°56'44" W	22.53'
L10	S 8°18'18" W	80.89'
L11	N 62°00'00" E	127.02'
L12	N 42°06'26" W	50.98'
L13	N 47°53'34" E	72.38'
L14	N 33°34'20" E	15.00'
L15	N 90°00'00" E	111.20'
L16	N 59°04'00" E	49.70'

LINE TABLE		
LINE	DIRECTION	LENGTH
L17	S 77°50'26" W	7.37'
L18	N 29°57'07" W	11.28'
L19	N 0°02'53" E	27.56'
L20	N 6°54'25" E	15.57'
L21	N 27°10'31" E	1.32'
L22	S 71°42'24" W	121.44'
L23	N 82°00'00" W	71.00'
L24	N 0°00'00" E	87.68'
L25	S 0°02'47" W	104.00'
L26	N 78°05'00" W	36.15'
L27	N 46°47'14" E	25.77'
L28	N 35°15'36" W	4.51'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	878.16'	127.48'	8°19'03"
C2	870.52'	136.50'	8°59'03"
C3	249.90'	47.96'	10°59'42"
C4	50.00'	72.22'	82°45'21"
C5	82.13'	62.85'	43°50'56"
C6	59.50'	38.67'	37°14'08"
C7	988.10'	379.40'	22°00'00"
C8	290.00'	142.26'	28°06'26"
C9	109.50'	70.13'	36°41'49"
C10	42.50'	20.34'	27°25'29"
C11	89.50'	6.85'	4°22'58"
C12	308.50'	65.03'	12°04'40"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C13	72.00'	111.09'	88°24'13"
C14	25.00'	13.09'	30°00'00"
C15	15.00'	7.85'	30°00'00"
C16	389.00'	151.23'	22°16'28"
C17	15.00'	7.63'	29°08'01"
C18	12.50'	6.86'	31°26'06"
C19	1033.52'	168.34'	9°19'57"
C20	112.81'	87.76'	44°34'21"
C21	30.50'	14.60'	27°25'29"
C22	92.99'	84.98'	52°21'34"
C23	50.00'	10.93'	12°31'21"
C24	887.81'	75.11'	4°50'51"
C25	89.97'	81.45'	51°51'56"
C26	31.99'	55.52'	99°25'10"
C27	32.00'	50.27'	90°00'09"
C28	32.00'	50.24'	89°57'04"
C29	68.00'	172.27'	145°09'01"
C30	139.59'	57.52'	23°36'34"
C31	166.00'	27.21'	9°23'30"

100' 0 100' 200'

SNOW PARK VILLAGE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15
THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

5/31/2024 JOB NO.: 11-1-19 FILE: X:\SnowParkVillage\dwg\srv\plat2019\110119-option2 -June 2024.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2024	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2024	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2024	APPROVED AS TO FORM THIS _____ DAY OF _____, 2024	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2024	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2024	APPROVED THIS _____ DAY OF _____, 2024	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ ENGINEERING DEPARTMENT	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	BY _____ SUMMIT COUNTY GIS COORDINATOR	_____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____

Exhibit 4: **ALTA Survey w/ Aerial**

BOUNDARY DESCRIPTION

and East 4006.67 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian (basis of bearing being South 00°30'11" West from the East quarter corner of said Section 16 to the Southeast corner of said Section 16); said point also being on the Westerly right-of-way line of Deer Valley Drive East Section "B" as recorded in the Summit County Recorder's Office as Entry No. 188988; and running thence along said right-of-way line, South 00°40'00" West 408.76 feet to a point on a 878.16 foot radius curve to the right (center bears North 89°20'00" West 878.16 feet); thence Southwesterly along the arc of said curve 127.48 feet through a central angle of 08°19'03" to a point on a 870.52 foot radius curve to the left (center bears South 81°00'57" East 870.52 feet); thence Southwesterly along the arc of said curve 136.50 feet through a central angle of 08°59'03" to a point of tangency; thence South 800.00 feet to a point on a 249.90 foot radius curve to the right (center bears West 249.90 feet); thence along the arc of said curve and continuing along said Westerly right-of-way of Deer Valley Drive East Section "B" 114.84 feet through a central angle of 26°19'46" to the Northerly line of the Dedication Parcel as recorded in the Summit County Recorder's Office in Book 924 at Page 274; thence departing from said right-of-way and continuing along said Dedication Parcel South 78°14'07" West 89.60 feet; thence North 84°36'26" West 145.24 feet to a point on an 80.00 foot radius curve to the right (center bears North 5°23'34" East 80.00 feet); thence along the arc of said curve 28.08 feet through a central angle of 20°06'46"; thence North 30°26'41" West 92.29 feet to a point on the East right-of-way line of the Deer Valley Drive South Section "D" plat as recorded in the Summit County Recorder's Office, Entry No. 188987; thence along said right-of-way North 08°00'00" East 284.85 feet to the point on a 280.00 foot radius curve to the left (center bears North 82°00'00" West 280.00 feet); thence along the arc of said curve 234.57 feet through a central angle of 48°00'00"; thence North 40°00'00" West 104.22 feet to a point on the Easterly right-of-way line of the Deer Valley Road Section "C"; thence along said right-of-way North 40°00'00" West 249.01 feet to a point on a 308.50 foot radius curve to the left (center bears South 50°00'00" West 308.53 feet); thence along the arc of said curve 88.46 feet through a central angle of 16°25'40"; thence North 56°25'40" West 209.15 feet; thence leaving said right-of-way North 33°34'20" East 15.00 feet; thence South 56°25'40" East 169.67 feet; thence North 71°00'00" East 203.15 feet; thence South 26.31 feet; thence East 131.21 feet; thence North 569.98 feet; thence North 59°04'00" East 49.70 feet; thence East 332.69 feet to the point of beginning.

Part of Summit County Tax Serial Numbers: PC-745, PC-900-3 and PC-900-4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°14'07" W	89.60
L2	N 30°26'41" W	92.29
L3	N 33°34'20" E	15.00
L4	S 00°00'00" E	26.31
L5	N 59°04'00" E	49.70

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	878.16	127.48	8°19'03"
C2	870.52	136.50	8°59'03"
C3	249.90	114.84	26°19'46"
C4	308.53	88.46	16°25'40"

HP —— EXISTING HIGH PRESSURE GAS
EG —— EXISTING GAS
EP —— EXISTING POWER
ET —— EXISTING TELECOMMUNICATIONS
EW —— EXISTING WATER
ESS —— EXISTING SANITARY SEWER
ESD —— EXISTING STORM DRAIN
ESM —— EXISTING SNOW MAKING

LEGEND

- ● Set monument as noted
- ○ Found monument as noted

60' 0 60' 120'

PROFESSIONAL LAND SURVEYOR No. 4857264 MICHAEL DEMKOWICZ 10/17/19 STATE OF UTAH

(435) 649-9467
Alliance Engineering, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
JASON WYNN

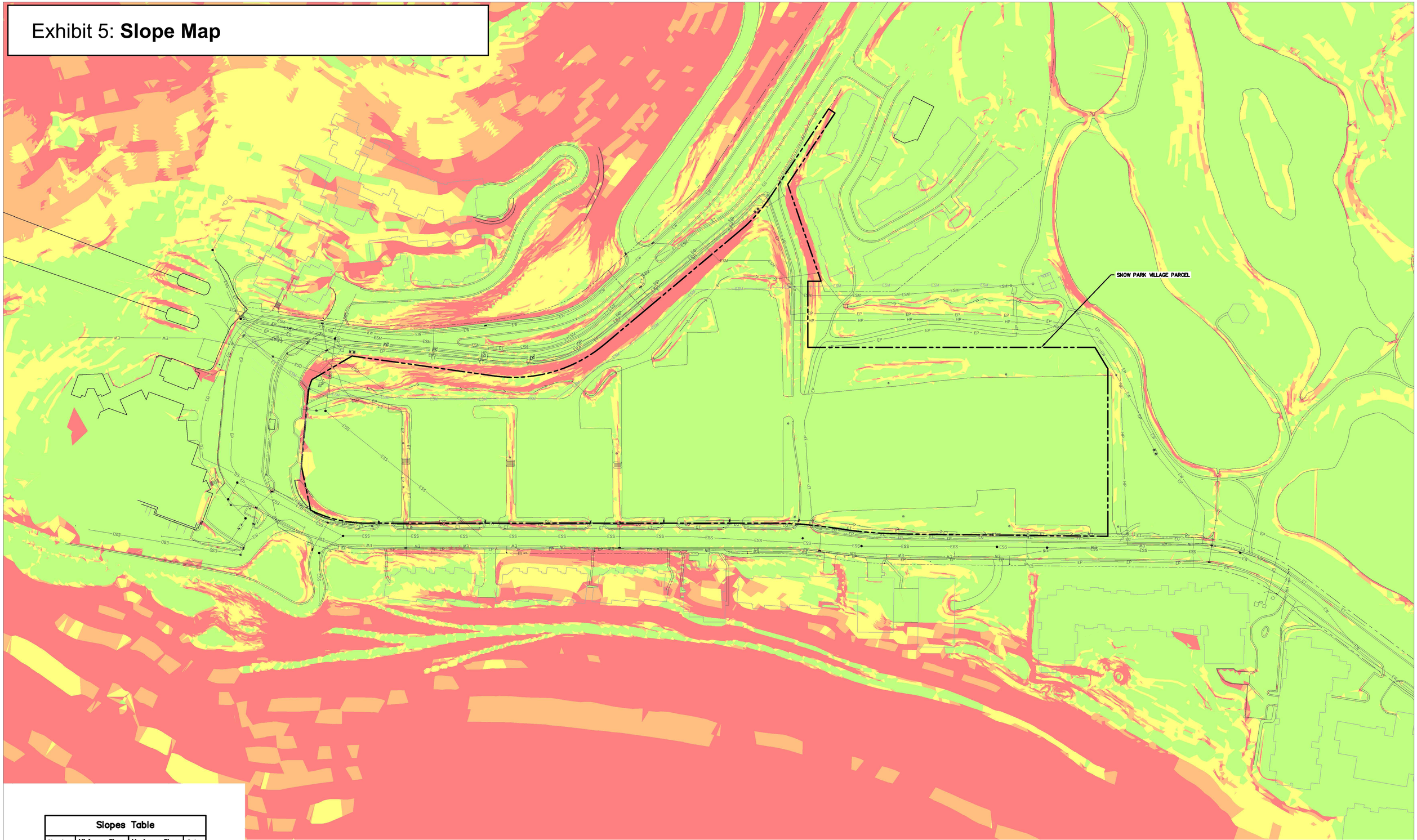
DATE: 10/17/19

ALTA SURVEY EXHIBIT WITH AERIAL
SNOW PARK VILLAGE PARCEL

FOR: DEER VALLEY RESORT
JOB NO.: 11-01-19
FILE: X:\SnowParkVillage\dwg\srv\srvy2019\110119snowparkALTA\110119.dwg

SHEET 1 OF 1

Exhibit 5: **Slope Map**



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0%	15%	
2	15%	30%	
3	30%	40%	
4	40%	Vertical	

80' 0 80' 160'

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Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

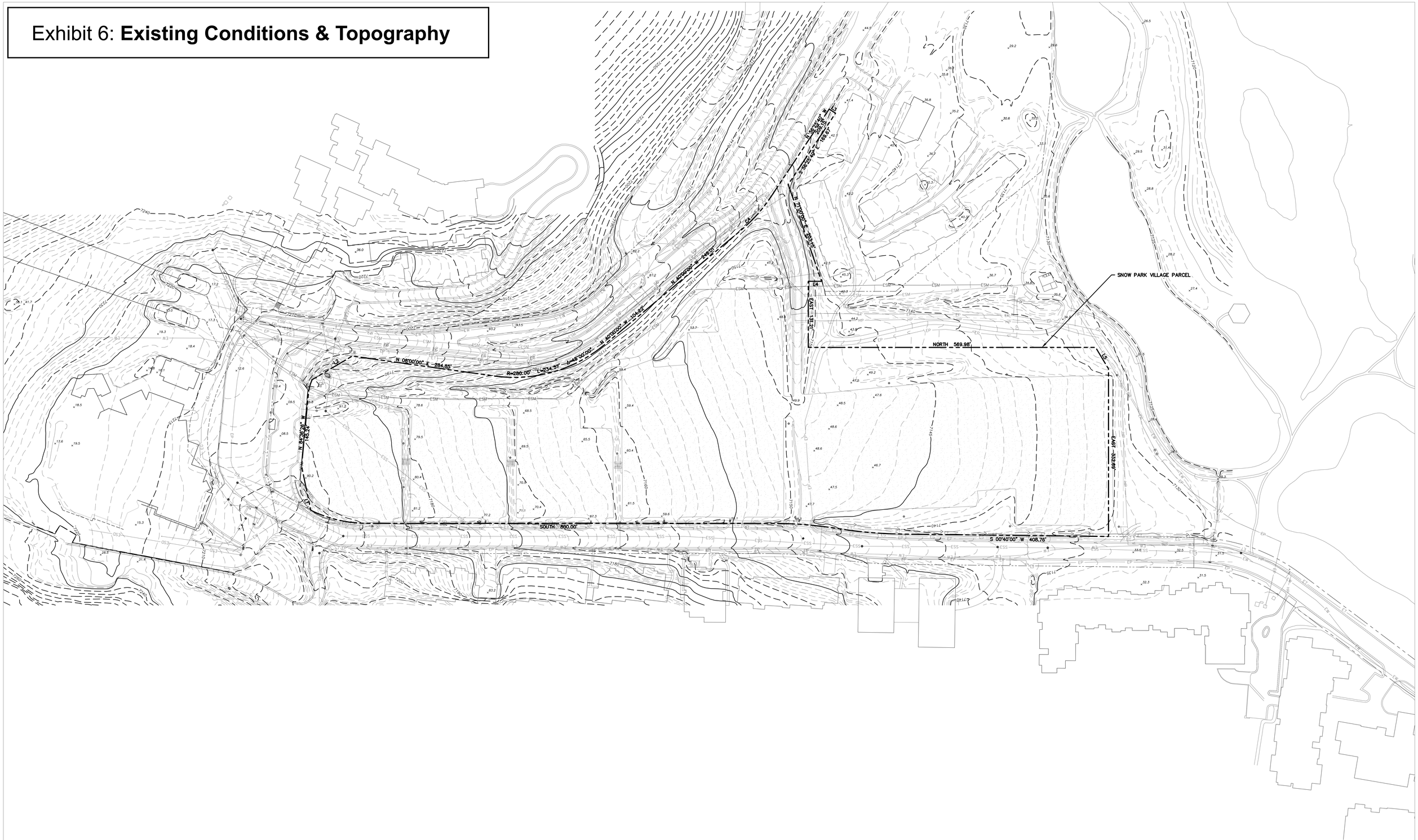
STAFF:
MICHAEL DEMKOWICZ
STEVE MILLER

DATE: 10/18/19

DEER VALLEY SNOW PARK
SLOPE MAP
2007 AERAL TOPOGRAPHY

FOR: DEER VALLEY
JOB NO.: 11-1-19
FILE: X:\SnowParkVillage\dwg\Snow Park Development\Snowpark Topo EG Slope Map.dwg

Exhibit 6: **Existing Conditions & Topography**



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Snow Park Village

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STAFF:
MICHAEL DEMKOWICZ
STEVE MILLER

DATE: 10/18/19

DEER VALLEY SNOW PARK
EXISTING CONDITIONS
2007 AERIAL TOPOGRAPHY

FOR: DEER VALLEY
JOB NO.: 11-1-19
FILE: X:\SnowParkVillage\dwg\Snow Park Development\Snowpark Topo EG.dwg

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

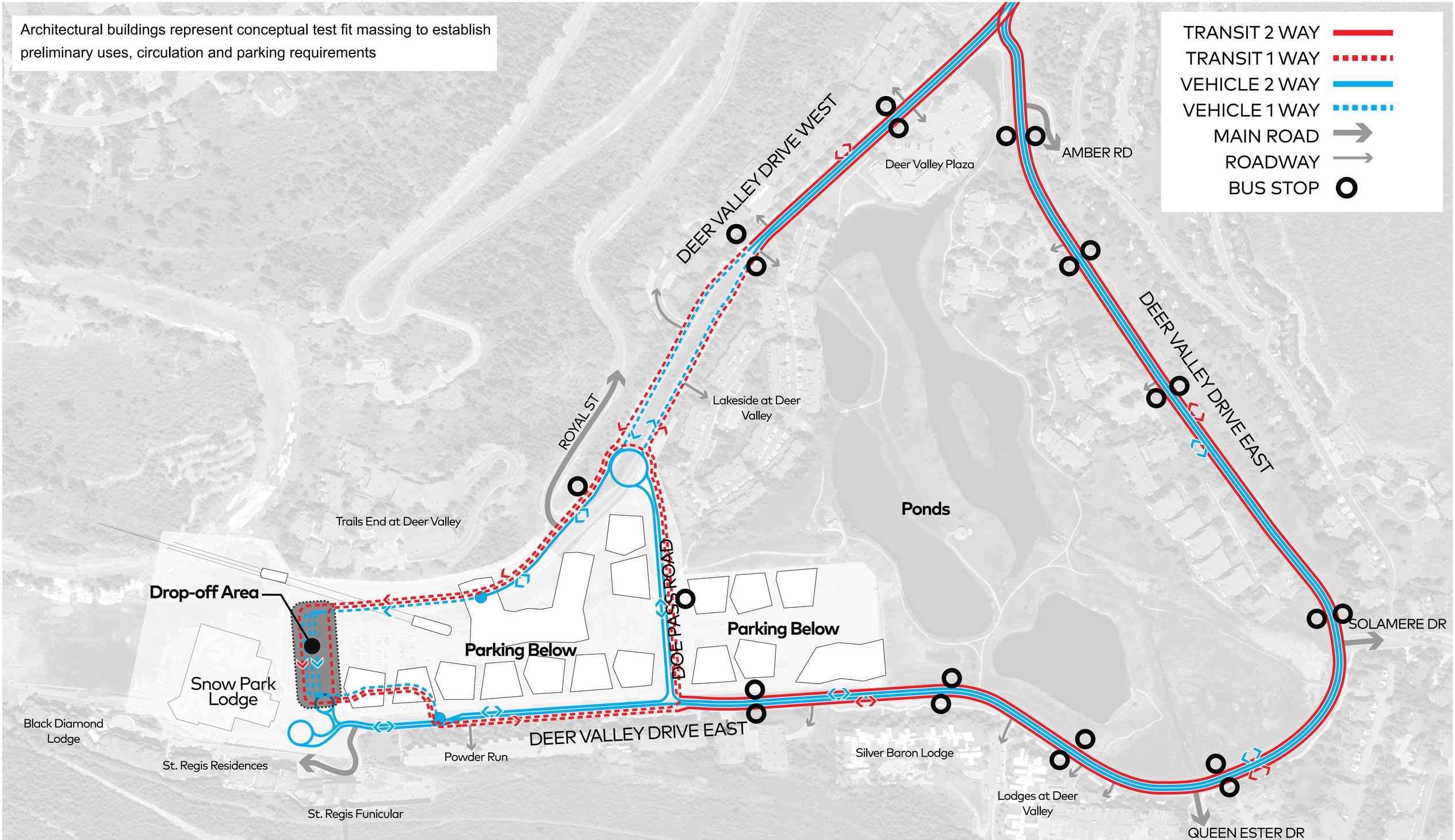

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Exhibit 7: **Context Circulation Plan**

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

Transit one way 1 loop through DV Drive West, Drop-Off, DV Drive East, to Doe Pass Rd.

Passenger Vehicle traffic changes from 2 way to 1 way for drop-off loop

Passenger Vehicle traffic changes from 1 way to 2 way for Ski School drop- off and exiting/parking options

TRANSIT 2 WAY
TRANSIT 1 WAY
VEHICLE 2 WAY
VEHICLE 1 WAY
MAIN ROAD
ROADWAY
BUS STOP

Deer Valley Plaza

DEER VALLEY DRIVE WEST

DOE PASS ROAD

DEER VALLEY DRIVE EAST

Drop-off Area

Parking Below

Parking Below

Parking Below

Snow Park Lodge

Ski School Drop off

Powder Run

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Exhibit 8: **Drop-off Overall Circulation Plan**

MULTI–USE PATH

Exhibit 10A: **Pedestrian Circulation & Mobility Plan**

8'–12' WIDE MULTI–USE PATH

8'–12' WIDE MULTI–USE PATH

8'–12' WIDE MULTI–USE PATH

5' WIDE SIDEWALK

12' WIDE MULTI–USE PATH

TRANSIT CENTER & PASSENGER DROP OFF RAMP BELOW GRADE

6' WIDE SIDEWALK

PROPOSED PLAZA

PROPOSED PLAZA

12' WIDE MULTI–USE PATH

8'–12' WIDE MULTI–USE PATH

12' WIDE MULTI–USE PATH

5' WIDE SIDEWALK

12' WIDE MULTI–USE PATH

SKIER CLUB & SKI SCHOOL DROP OFF

ROYAL STREET

ASPEN WOOD CONDOMINIUMS

DEER VALLEY PLAZA

PINNACLE AT DEER VALLEY

IN THE TREES AT DEER VALLEY

FAWNGROVE

LAKESIDE AT DEER VALLEY

TRAIL'S END AT DEER VALLEY

DEER VALLEY RESORT

SNOW PARK LODGE

BLACK DIAMOND

POWDER RUN

RED STAG LODGE

COMSTOCK

COURCHEVEL

SILVER BARON LODGE AT DEER VALLEY

BRISTLECONE

AMBER DAYSTAR

FIRE STATION

CHAPARRAL

WILDFLOWER

GLENFIDDICH

LODGES AT DEER VALLEY

120' 0 120' 240'

	DESCRIPTION	DATE
1		

SNOW PARK DEER VALLEY - PEDESTRIAN ACCESS

ALTERRA MOUNTAIN COMPANY - SNOW PARK DEER VALLEY

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:

DESIGNED BY: CONNOR DINSMORE 08.06.24

CHECKED BY: MICHAEL DEMKOWICZ 08.06.24

PROJECT No.: 11-1-19

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
EX-4

PEDESTRIAN ACCESS

Exhibit 10B: **Pedestrian Circulation & Mobility Plan**

10' WIDE MULTI-USE PATH

12' WIDE MULTI-USE PATH

5' SIDEWALK

TRANSIT CENTER & PASSENGER DROP OFF RAMP BELOW GRADE

5' SIDEWALK TO BELOW GRADE PASSENGER DROP OFF

12' WIDE MULTI-USE PATH

6' SIDEWALK

PARK TRAIL ENTRANCE

PROPOSED PLAZA

PEDESTRIAN BRIDGE OVER DOE PASS (TYP.)

12' WIDE MULTI-USE PATH

PROPOSED PLAZA

12' WIDE MULTI-USE PATH

PASSENGER DROP OFF

DEER VALLEY DRIVE (EAST)

5' SIDEWALK

GARAGE ENTRANCE (TYP.)

SKIER CLUB & SKI SCHOOL DROP OFF

TRAIL'S END AT DEER VALLEY

LAKESIDE AT DEER VALLEY

SNOW PARK LODGE

POWDER RUN

RED STAG LODGE

COMSTOCK

COURCHEVEL

SILVER BARON LODGE AT DEER VALLEY

DOE PASS

DEER VALLEY DRIVE (WEST)

60' 0 60 120'

	DATE	DESCRIPTION
1		

SNOW PARK DEER VALLEY - PEDESTRIAN ACCESS

ALTERRA MOUNTAIN COMPANY - SNOW PARK DEER VALLEY

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08.06.24
CHECKED BY: MICHAEL DEMKOWICZ 08.06.24
PROJECT No.: 11-1-19

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

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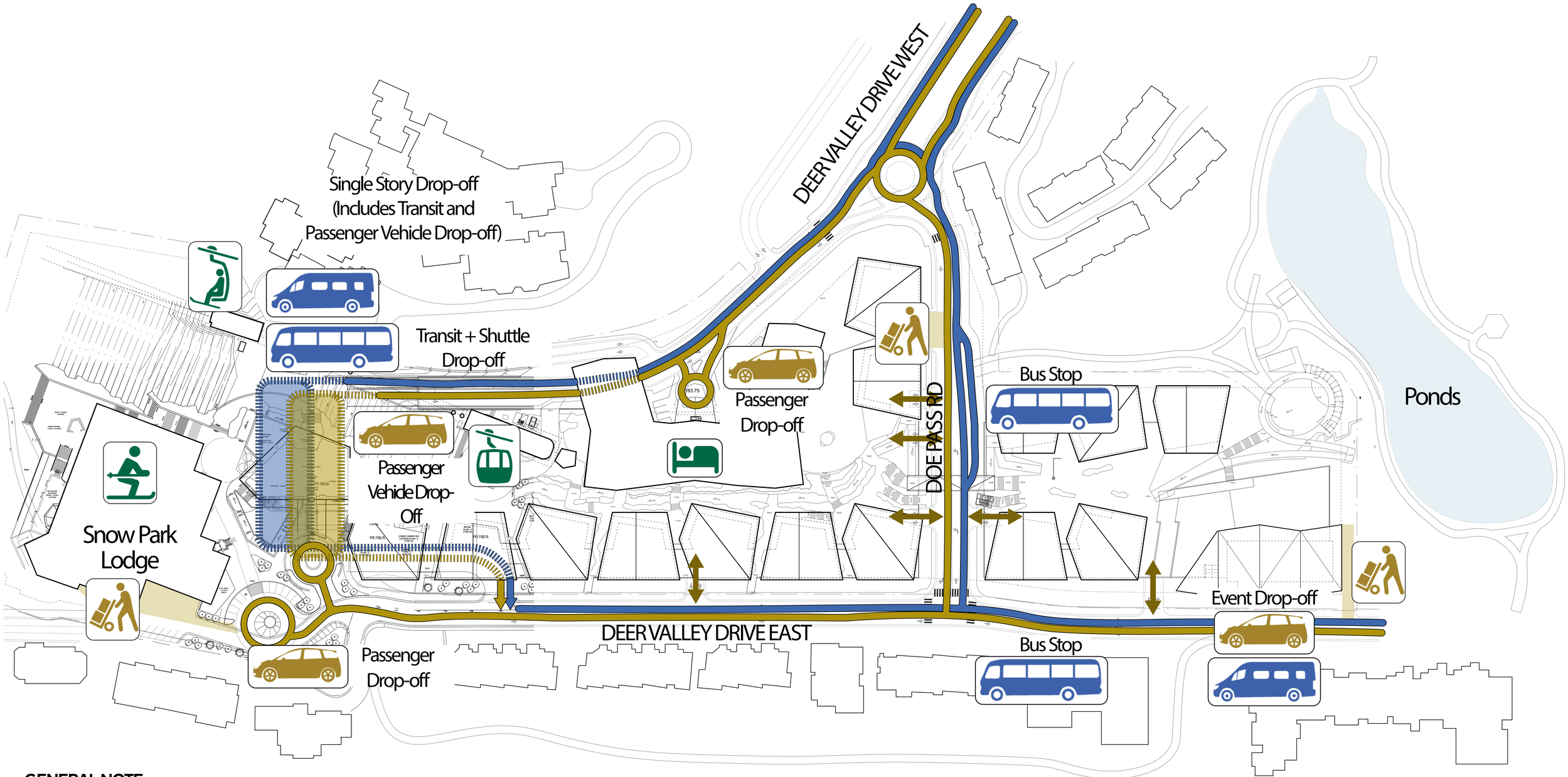
EX-5

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

LEGEND

- TRANSIT & SHUTTLE SERVICES
- PASSENGER VEHICLE



GENERAL NOTE

EXHIBIT TO SHOW DIAGRAMATIC SITE TRANSPORTATION CIRCULATION. REFERENCE CIVIL EXHIBIT SHEETS FOR ROAD DESIGN, GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP CONFIGURATIONS, TYP.

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

LEGEND

- PEDESTRIAN PATHS
- MULTI USE PATHS
- VILLAGE PLAZA

DEER VALLEY DRIVE WEST

DOE PASS RD

DEER VALLEY DRIVE EAST

Existing Trails

Ponds

Bus Stop

Bus Stop

Pedestrian Plaza

Pedestrian Plaza

Pedestrian Bridge

Pedestrian Plaza

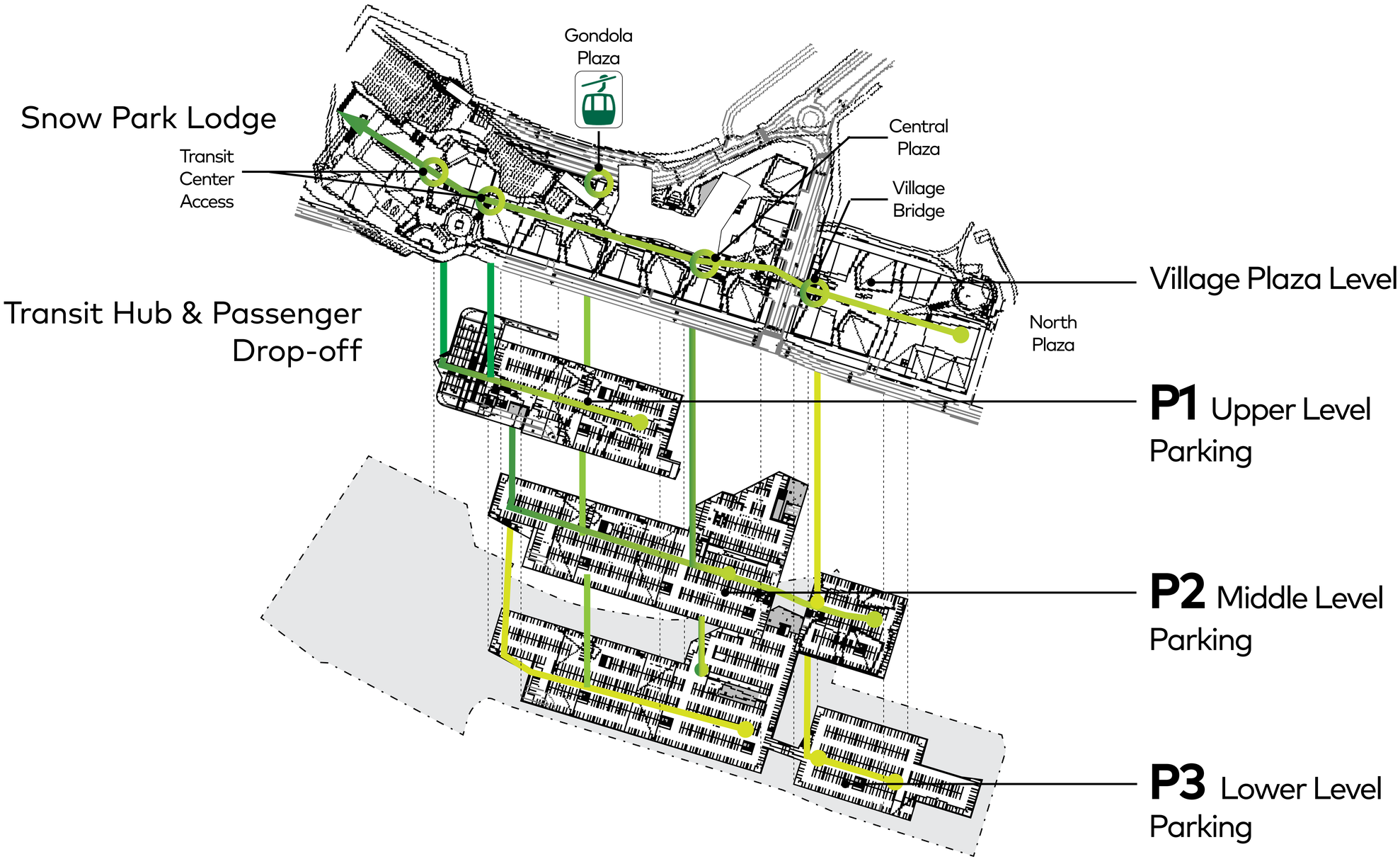
Snow Park Lodge

Passenger Drop-off

Event Drop-off

Bus Stop

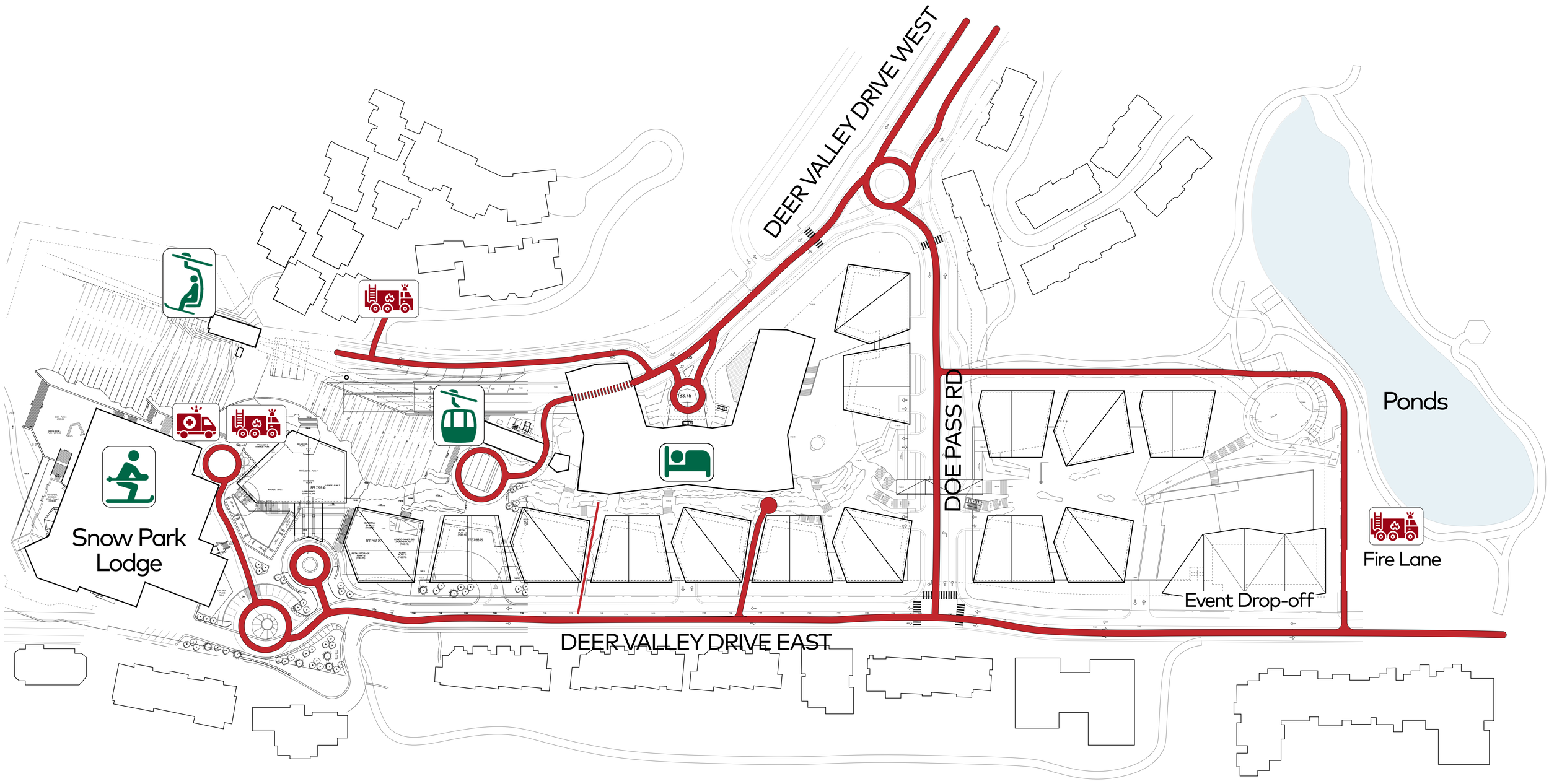
Multi-use Paths


Gondola Plaza
Snow Park Lodge
Transit Center Access
Central Plaza
Village Bridge
Village Plaza Level
Transit Hub & Passenger Drop-off
North Plaza
P1 Upper Level Parking
P2 Middle Level Parking
P3 Lower Level Parking

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

LEGEND

EMERGENCY SERVICE ACCESS ROUTES



DEER VALLEY®

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Snow Park Village

Exhibit 11: **Emergency Vehicle Circulation**

DEVELOPMENT NUMBERS

Snow Park Village Summary							
Space Type	Total GSF	Total NSF	Support Allowable	(NSF) - (Support)	Total Units	Unit Equivalent (UE)	
Hotel	77,641	70,583			115	35.29	
Resort Accessory	119,962	109,056					
Residential	243,658	224,167			83	112.08	
Residential Accessory	165,052	150,047					
Meeting	15,535	14,123	14,738	(615)		(0.61)	*
Commercial	82,989	77,728	14,738	62,991		62.99	*
Total	704,838	645,704				209.75	
*Reference Support Commercial / Meeting Space Allowable Chart							

Conceptual Parcel Density Allocations by Use

Support Commercial /Meeting Space Allowable		
Space Type	Total GSF	Total NSF
Total Hotel	89,971.0	70,583
Total Residential	243,658	224,167
Subtotal Hotel + Residential Area		294,750
Support Commercial		
5% of Hotel + Residential Area		14,738
Support Meeting		
5% of Hotel + Residential Area		14,738
Total Support Commercial and Meeting		29,475

Conceptual Support Commercial and Meeting Space Allocations

Snow Park Lodge		
	Total NSF	Unit Equivalent (UE)
Existing Retail	13807	13.81
Existing Restaurant	26958	26.96
Total		40.77
Proposed Retail	3655	3.66
Proposed Restaurant	24734	24.73
Total		28.39
Snow Park Lodge UE Balance		**12.38**
UE balance may later be applied to Snow Park Village		

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

Conceptual Axon

DEVELOPMENT NUMBERS

PARKING NUMBERS

Program	Day Skier	Residential	Event	Hotel	Commercial	TOTAL	Notes
Gross Level P1					284	284	
Gross Level P2	439	181	13	120		753	
Gross Level P3	922		12			934	
Gross Overall	1,361	181	25	120	284	1,971	

Requiremetns by PROGRAM by LEVEL							
ADA Required							per IBC table 1106.1
ADA Required P1					7	7	
ADA Required P2	9	6	1	5		21	
ADA Required P3	19		1			20	
						48	dispersed

EV Ready Required							50% first 100, 5% remaining
EV Charger Required							5% of total
EV Required P1					75	75	
EV Required P2	89	65	8	57		219	
EV Required P3	139		7			146	
						440	total = EV ready + EV Charger

Requirements by GROSS by LEVEL							
ADA Required	n/a	n/a	n/a	n/a	n/a		per IBC table 1106.1
ADA Required P1						7	
ADA Required P2						16	
ADA Required P3						19	
						42	centralized per level

EV Ready Required							50% first 100, 5% remaining
EV Charger Required							5% of total
EV Required P1						75	number shown counts both requirements
EV Required P2						121	
EV Required P3						139	
						335	total = EV ready + EV Charger

Requirements by GROSS OVERALL							
ADA Required	n/a	n/a	n/a	n/a	n/a		per IBC table 1106.1
ADA Required P1							
ADA Required P2							
ADA Required P3							
						30	centralized on P2, north & south

EV Ready Required							50% first 100, 5% remaining
EV Charger Required							5% of total
EV Required P1							
EV Required P2							
EV Required P3							
						243	total = EV ready + EV Charger

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

GENERAL NOTE

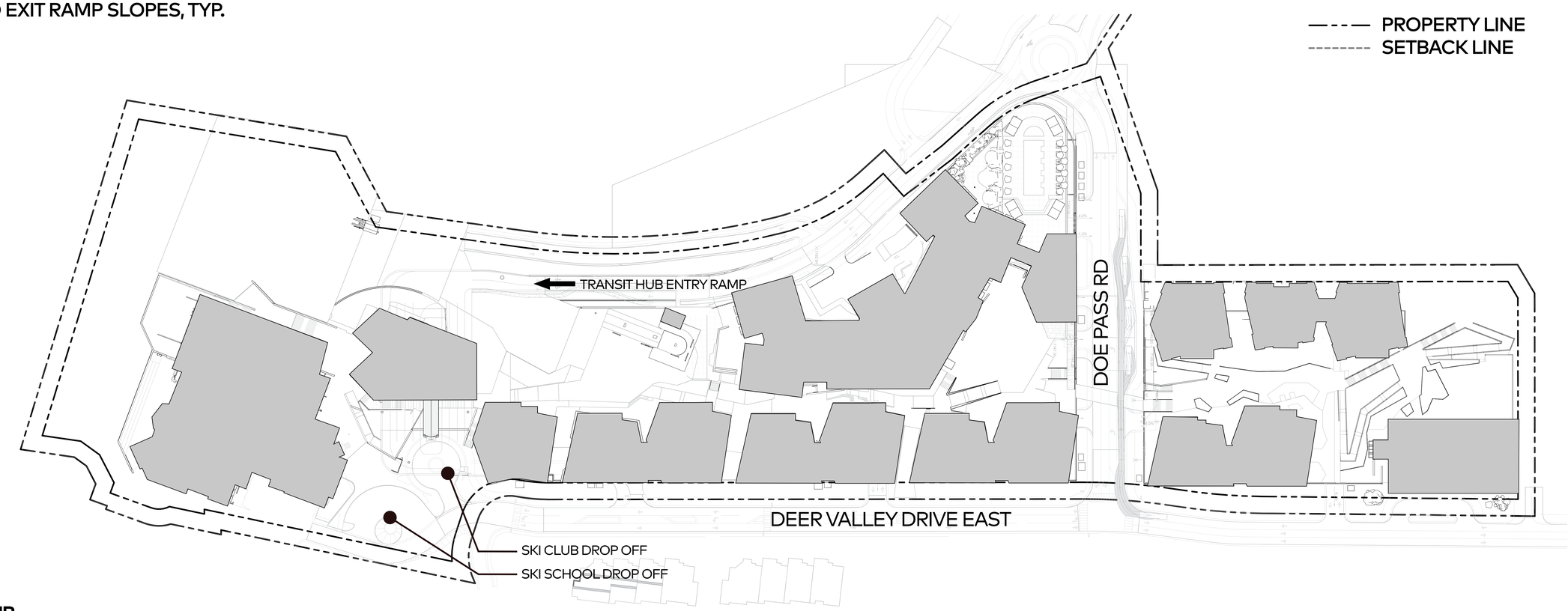
REFERENCE CIVIL GRADING SHEET 32 FOR GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP SLOPES, TYP.

LEGEND

RESIDENTIAL/ RESORT ACCESSORY

PROPERTY LINE

SETBACK LINE



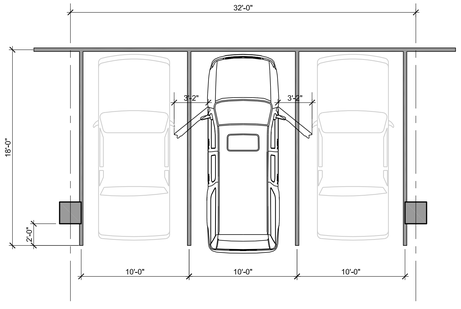
TRANSIT HUB

MINIMUM HEIGHT CLEARANCES TO ALL OBSTRUCTIONS WITHING TRANSIT HUB TO BE 13'-6" CLEAR

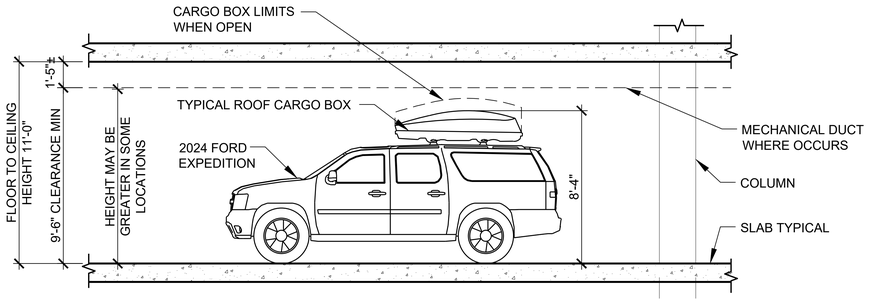
PARKING GARAGE

SITE PLAN

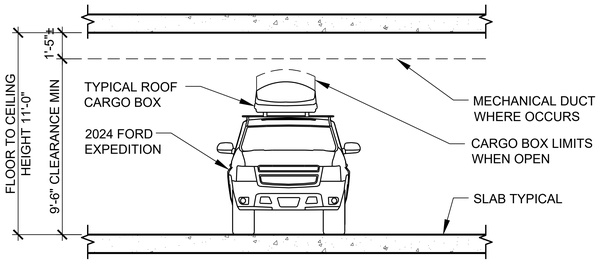
0' 20' 50' 100' 250'



PARKING STALL PLAN TYP



PARKING STALL SECTION TYP



PARKING STALL SECTION TYP

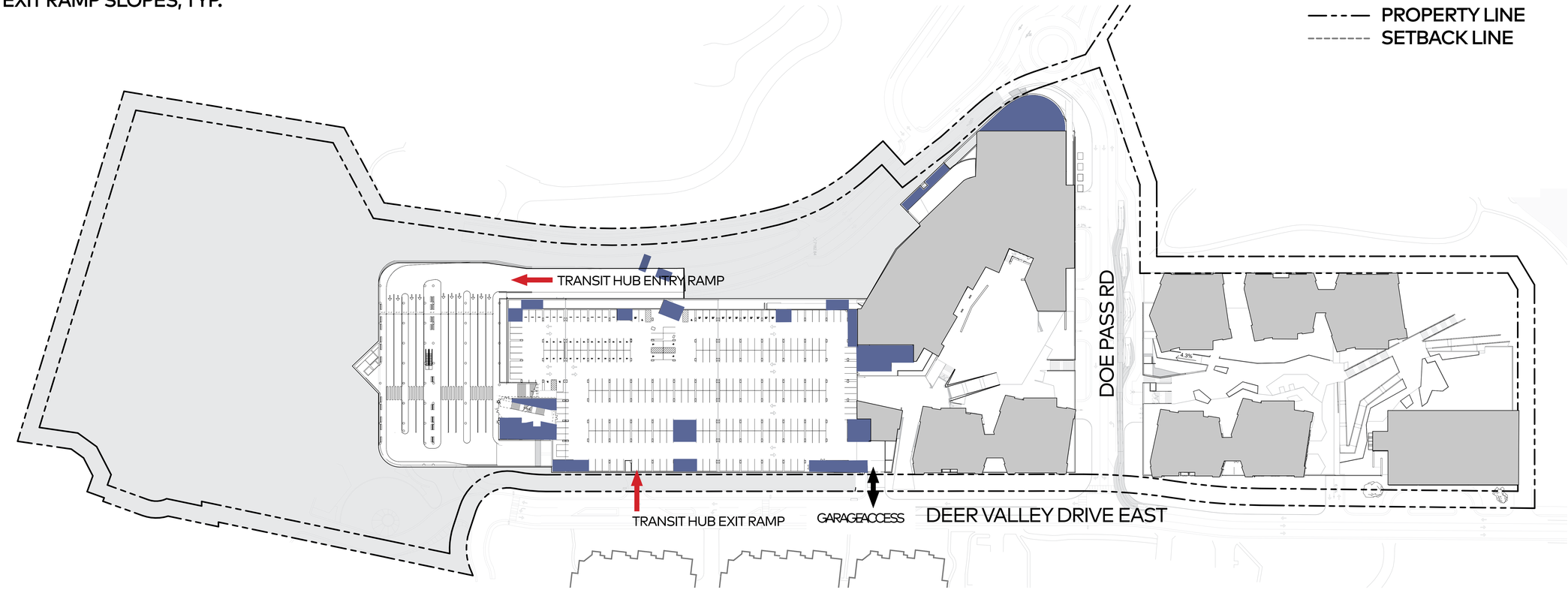
Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

GENERAL NOTE

REFERENCE CIVIL GRADING SHEET 32 FOR GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP SLOPES, TYP.

LEGEND

- RESIDENTIAL/ RESORT ACCESSORY 3992 SF
- PROPERTY LINE
- SETBACK LINE



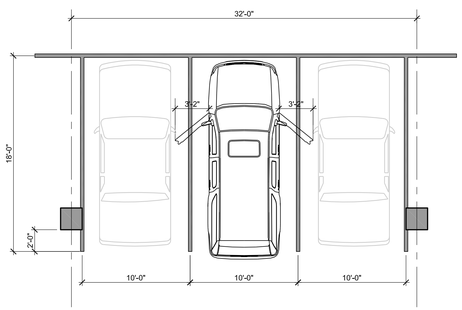
TRANSIT HUB

MINIMUM HEIGHT CLEARANCES TO ALL OBSTRUCTIONS WITHING TRANSIT HUB TO BE 13'-6" CLEAR

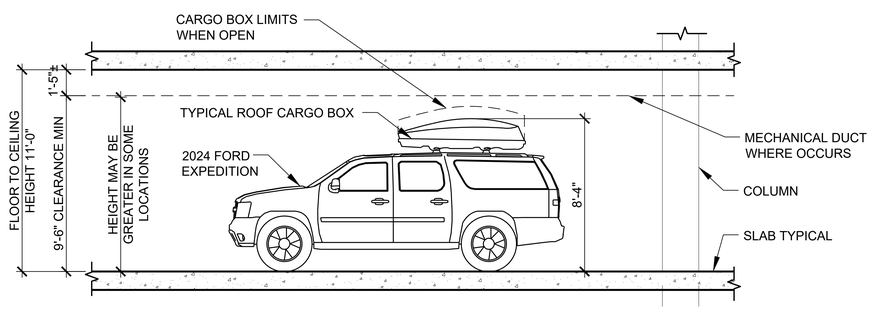
PARKING PLAN_LEVEL_P3 - 7170.3'

0 20 40 100 200

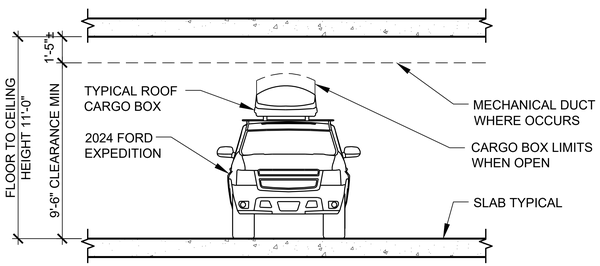
PARKING GARAGE



PARKING STALL PLAN TYP



PARKING STALL SECTION TYP

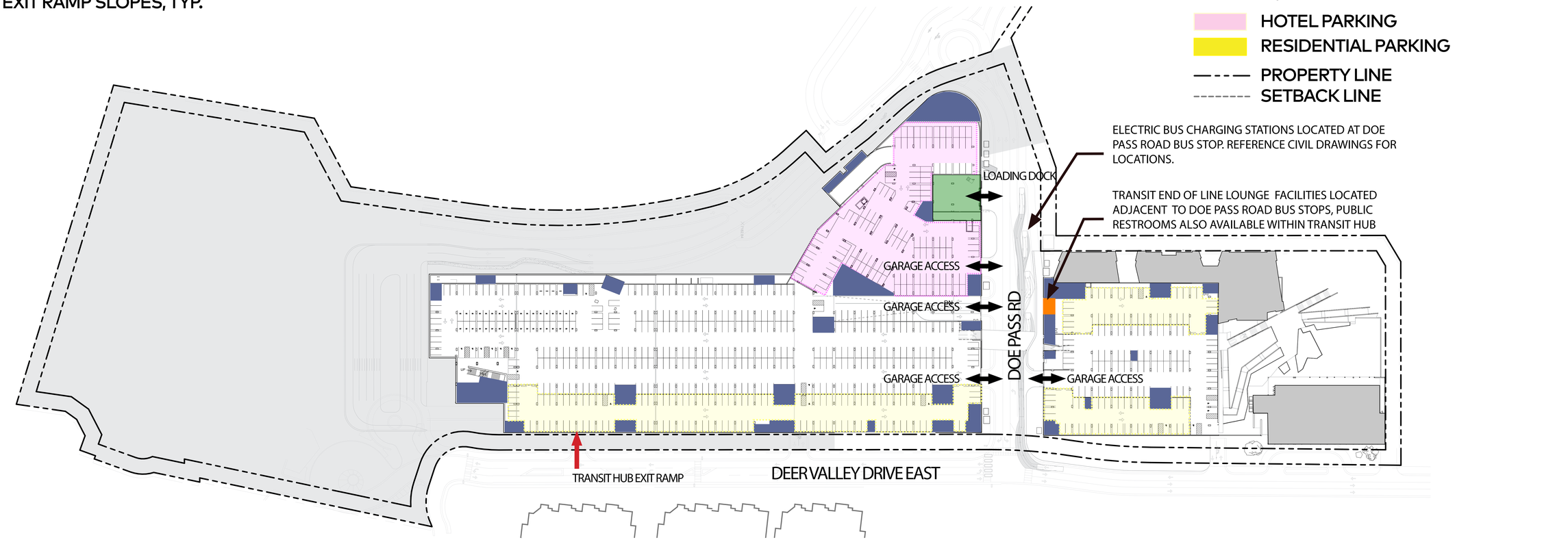


PARKING STALL SECTION TYP

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

GENERAL NOTE

REFERENCE CIVIL GRADING SHEET 32 FOR GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP SLOPES, TYP.



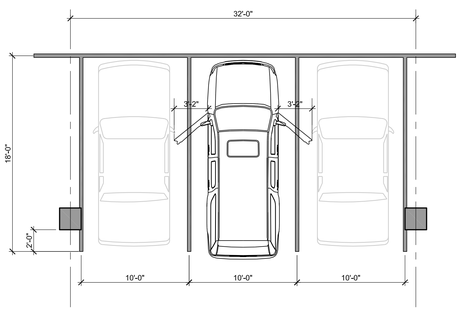
TRANSIT HUB

MINIMUM HEIGHT CLEARANCES TO ALL OBSTRUCTIONS WITHING TRANSIT HUB TO BE 13'-6" CLEAR

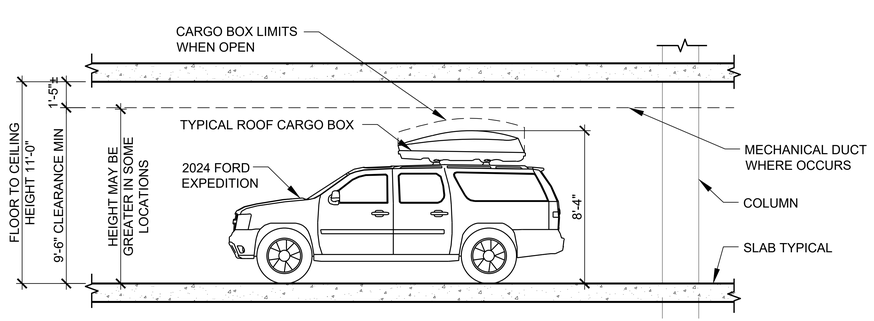
PARKING GARAGE

PARKING PLAN_LEVEL_P2 - 7147.5'

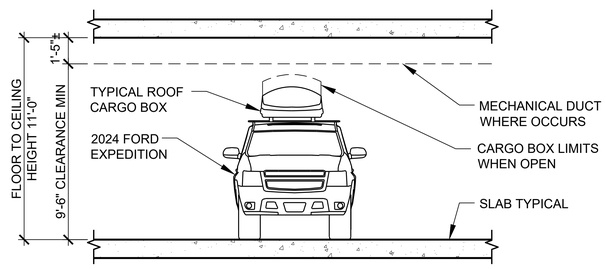
0 20 40 100 200



PARKING STALL PLAN TYP



PARKING STALL SECTION TYP



PARKING STALL SECTION TYP

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

GENERAL NOTE

REFERENCE CIVIL GRADING SHEET 32 FOR GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP SLOPES, TYP.

LEGEND

- RESIDENTIAL/ RESORT ACCESSORY 34,731 SF
- PROPERTY LINE
- SETBACK LINE

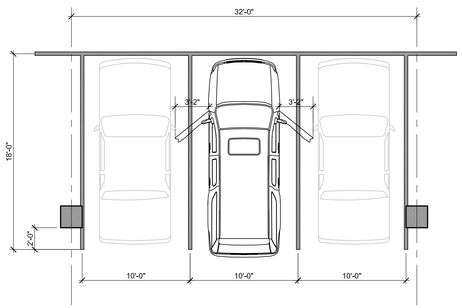
TRANSIT HUB

MINIMUM HEIGHT CLEARANCES TO ALL OBSTRUCTIONS WITHING TRANSIT HUB TO BE 13'-6" CLEAR

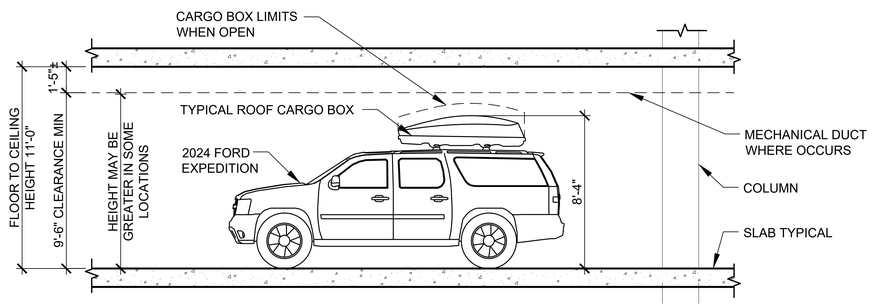
PARKING GARAGE

PARKING PLAN_LEVEL_P3 - 7135.5'

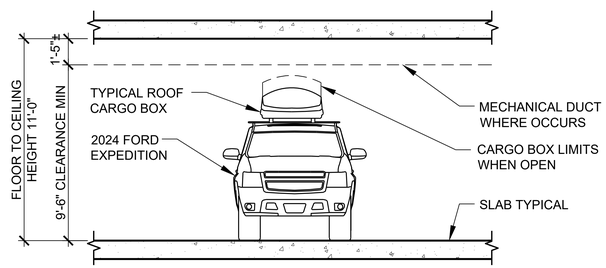
0 20 40 100 200



PARKING STALL PLAN TYP



PARKING STALL SECTION TYP

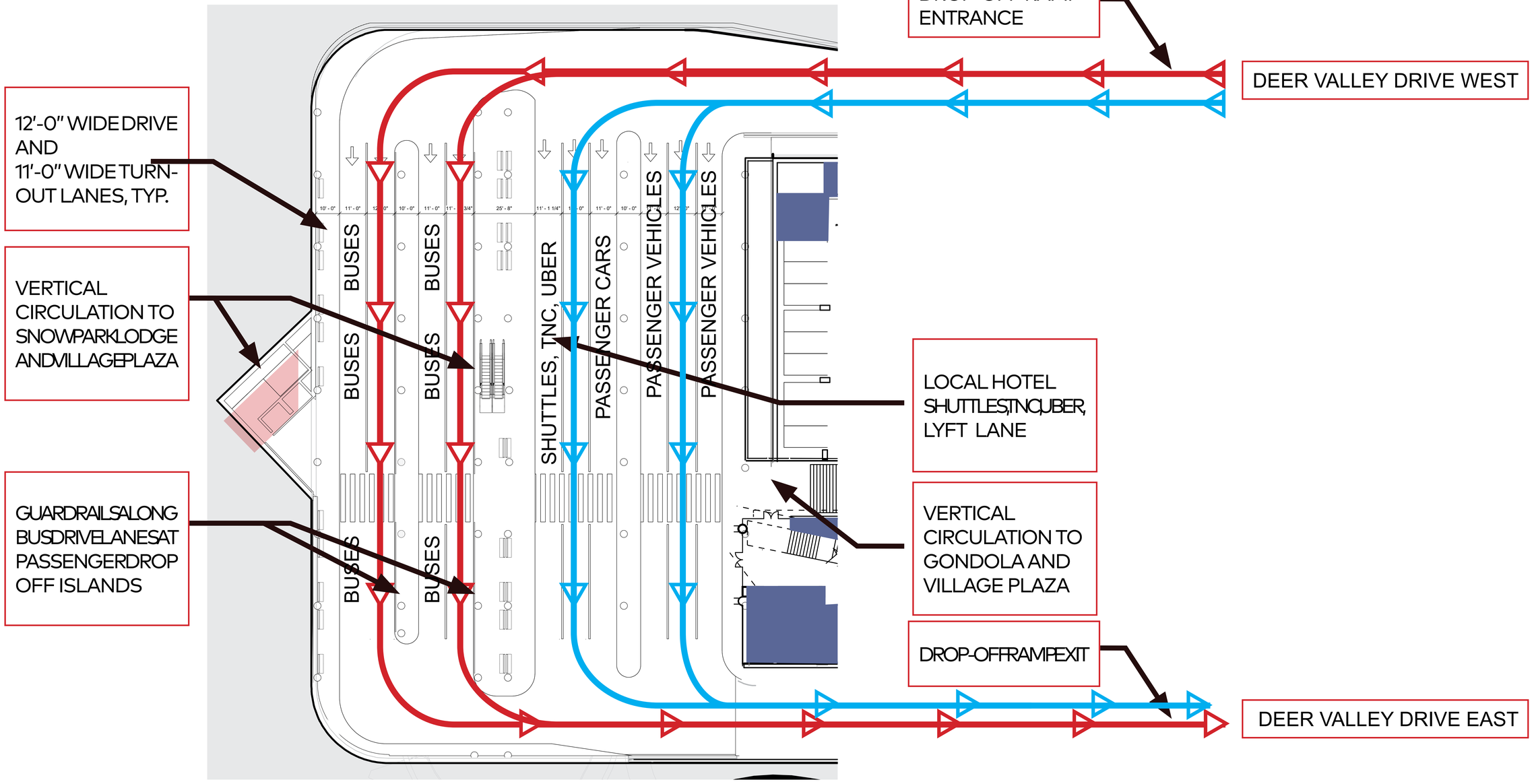


PARKING STALL SECTION TYP

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

GENERAL NOTES

REFERENCE CIVIL GRADING SHEETS FOR GARAGE AND TRANSIT HUB ENTRY AND EXIT RAMP SLOPES, TYP. AND TURNING DIAGRAMS



TRANSIT HUB

MINIMUM HEIGHT CLEARANCES TO ALL OBSTRUCTIONS WITHING TRANSIT HUB TO BE 13'-6" CLEAR

TRANSIT DROP-OFF_LEVEL P1 - 7170.3'

0 20 40 100

N

Exhibit 15: **Transit Drop-off Vehicle Access**

TRAILS END ROAD

DEER VALLEY DRIVE WEST

DEER VALLEY DRIVE EAST

TRANSIT & PASSENGER VEHICLE ENTRANCE RAMP SLOPE=6.0% MAX.

PROPOSED TRANSIT HUB & PASSENGER DROP OFF ELEVATION=7170.3'

PROPOSED SIDEWALK

TRANSIT & PASSENGER VEHICLE EXIT RAMP SLOPE=5.0% MAX.

PROPOSED PARKING GARAGE
P3 GARAGE ELEV: 7135.5'
P2 GARAGE ELEV: 7147.5'
P1 GARAGE ELEV: 7162.0'

PROPOSED SKIER CLUB DROP OFF ELEVATION=7205.5

PROPOSED SKI SCHOOL DROP OFF ELEVATION=7205.5

PROPOSED STOP SIGN

PROPOSED LANDSCAPE ISLAND (TYP.)

PROPOSED CROSSWALK WITH FLASHING BEACON

20' 0 20' 40'

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
XXX	XX/XX/XX	

TRANSIT HUB AUTOTURN

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD., STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

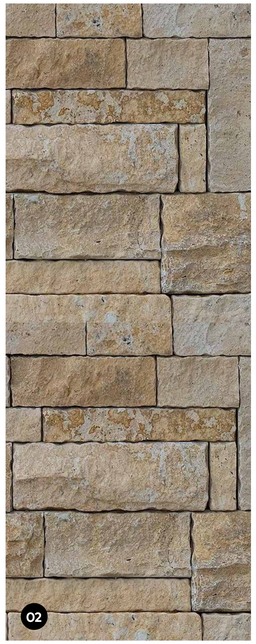
SEAL

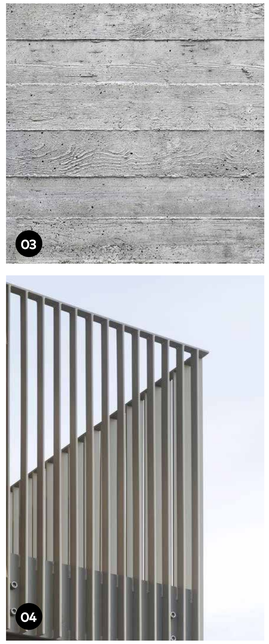
FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C412

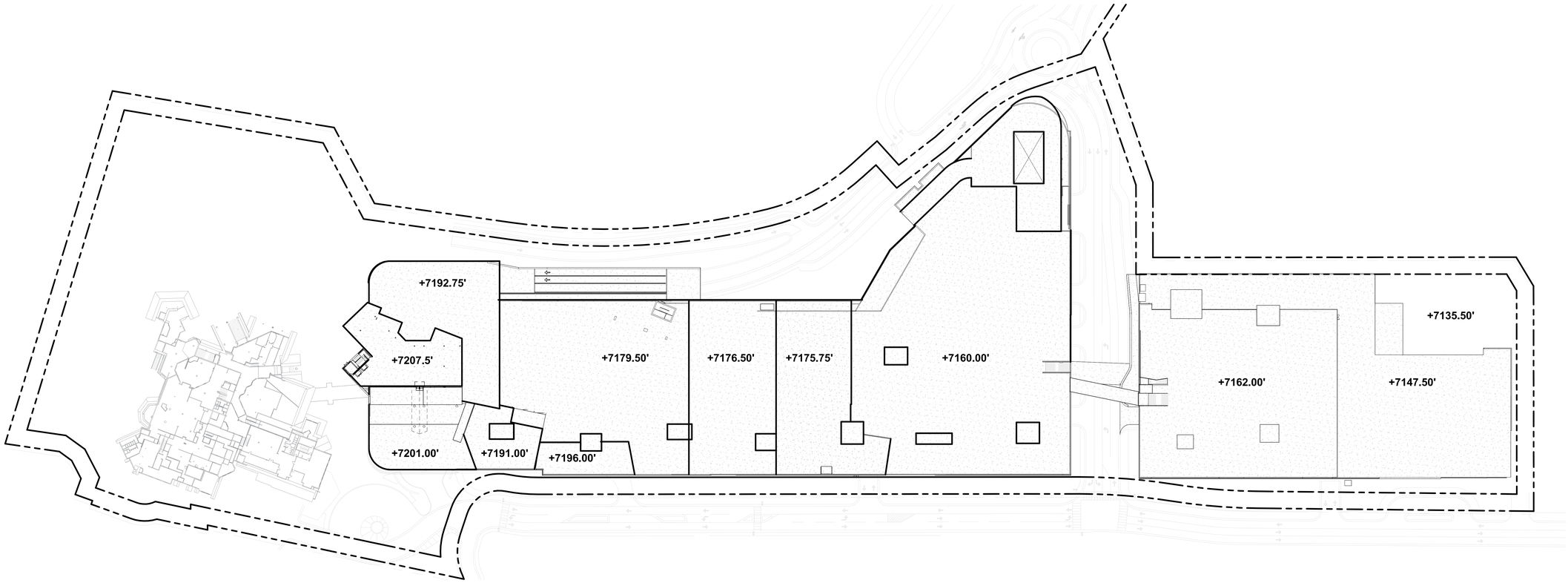
Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements





01_SMOOTH FACE STONE PANEL CLADDING
02_STACKED STONE CLADDING
03_BOARD FORMED CONCRETE
04_PAINTED METAL GUARDRAILS
05_PAINTED ALUMINUM METAL PANELS, LOUVERS AND GARAGE DOORS
06_PAINTED METAL GUARDRAILS
07_STAINED EXTERIOR WOOD SIDING

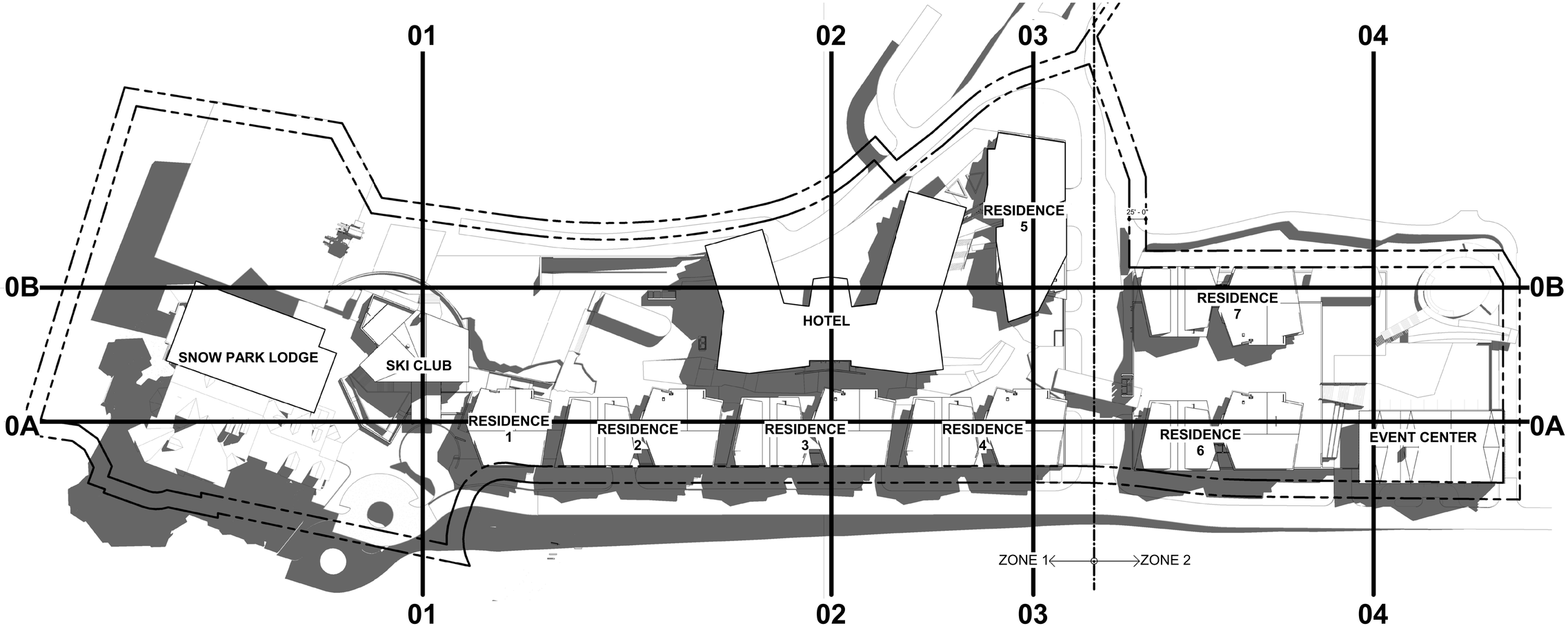
Exhibit 17: **Parking Garage_Podium Roof Top**



PARKING GARAGE_PODIUM ROOF TOP

0 20 40 100 200

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements



DEER VALLEY®

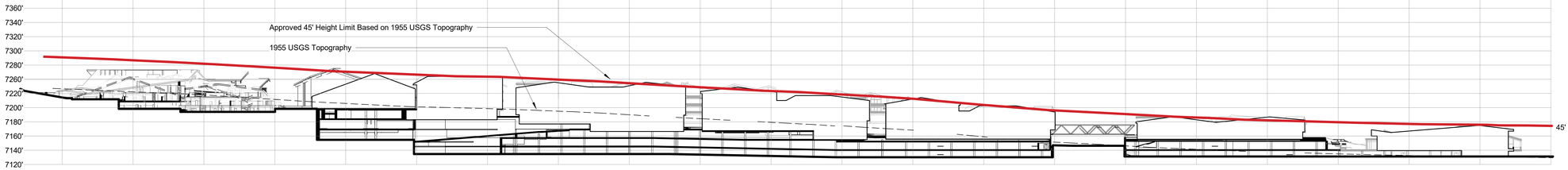
skylab

Snow Park Village

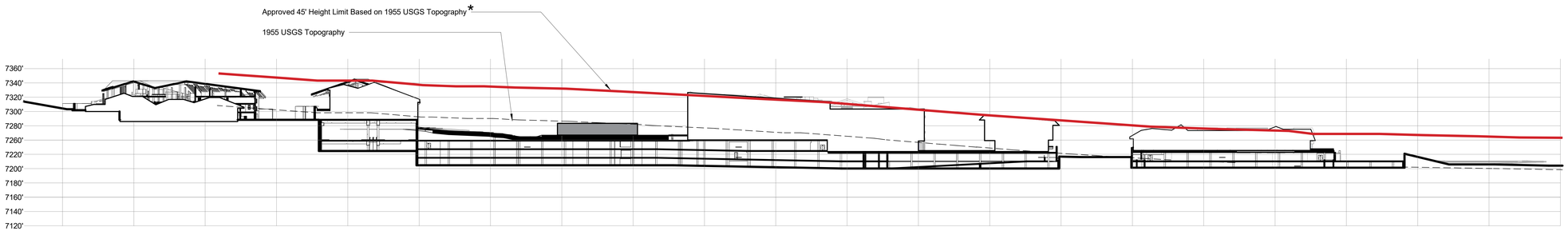
Exhibit 18: **Site/Building Sections Key Plan**

N

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements

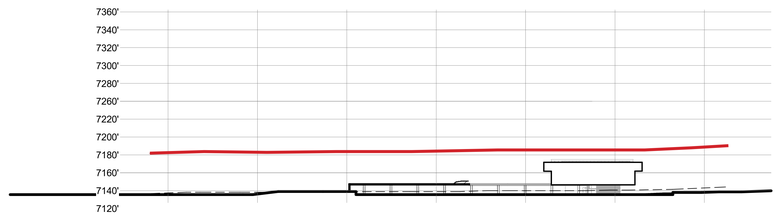


NS SITE SECTION - HEIGHT COMPLIANCE B 0B
1" = 80'-0"



NS SITE SECTION - HEIGHT COMPLIANCE A 0A
1" = 80'-0"

*All buildings have been designed to be incompliance within the 45' hegiht limit set forth in the designated guidelines. Any building above the 45' height limit line is in compliance with the allowable roof variance up to 50'.

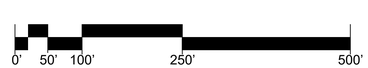


EW SITE SECTION - HEIGHT COMPLIANCE 04 04
1" = 80'-0"

EW SITE SECTION - HEIGHT COMPLIANCE 02 02
1" = 80'-0"

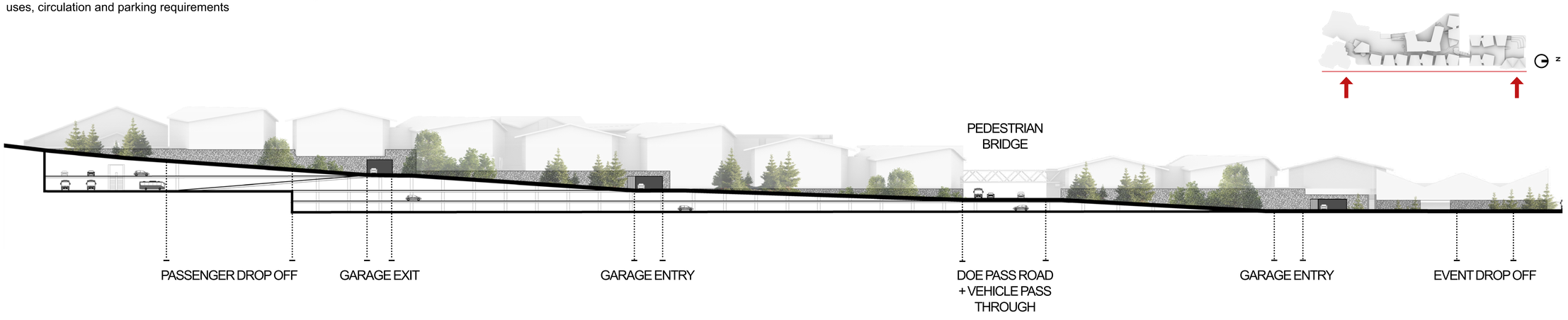
EW SITE SECTION - HEIGHT COMPLIANCE 03 03
1" = 80'-0"

EW SITE SECTION - HEIGHT COMPLIANCE 01 01
1" = 80'-0"



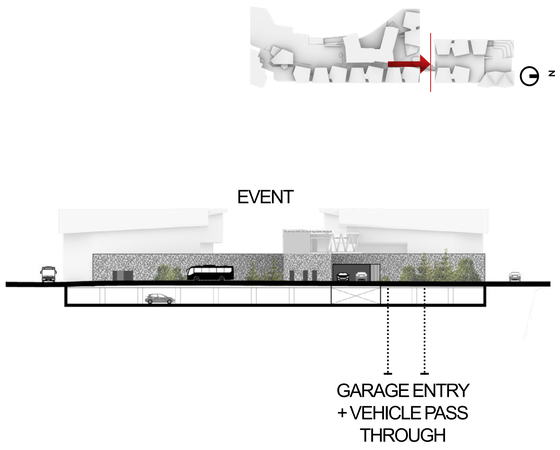
Building Elevation_East

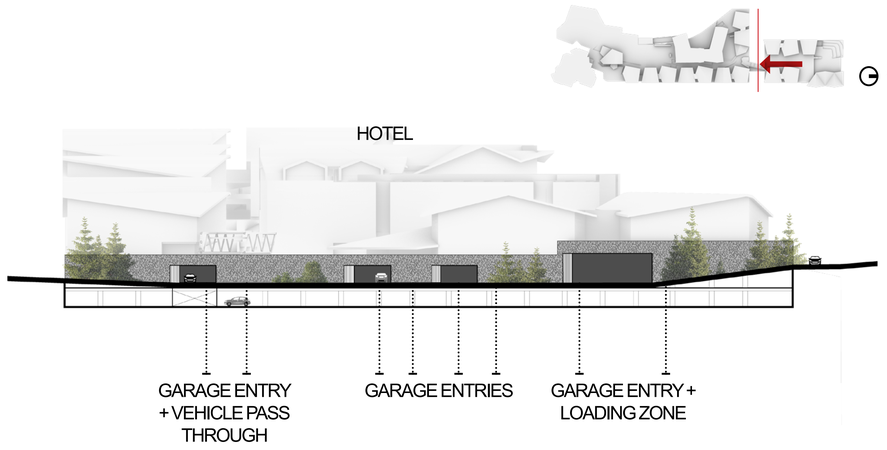
Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements



Building Elevations_Doe Pass Road

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements



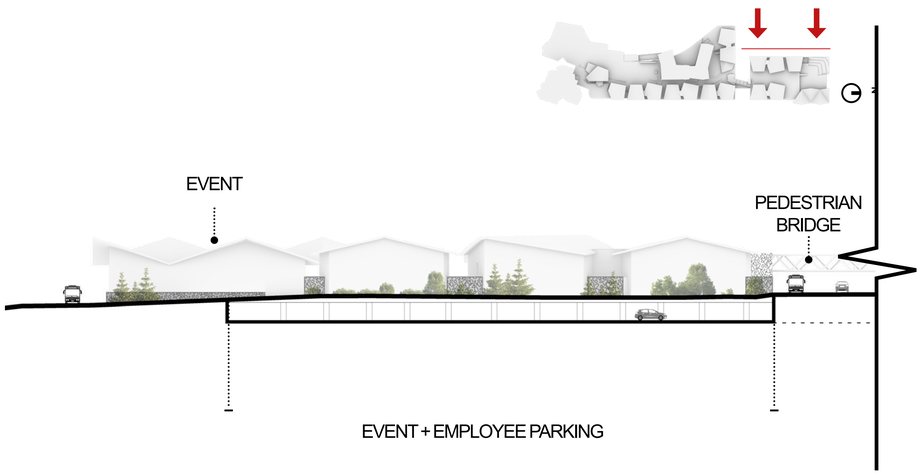


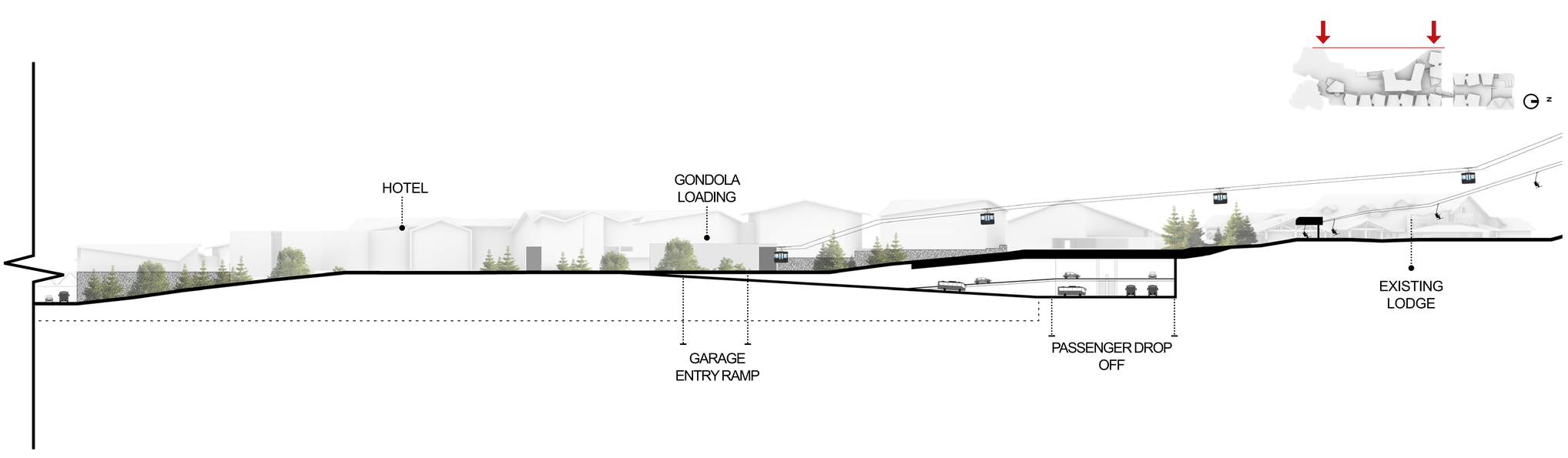
GENERAL NOTES

EXTERIOR GARAGE WALL HEIGHTS VARY ALONG ADJACENT GRADES. GARAGE WALL HEIGHTS NOT TO EXCEED 45'-0" ABOVE APPROVED GRADE DETERMINATION. REFERENCE EXHIBITS 21 & 22.

Building Elevations_West

Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements



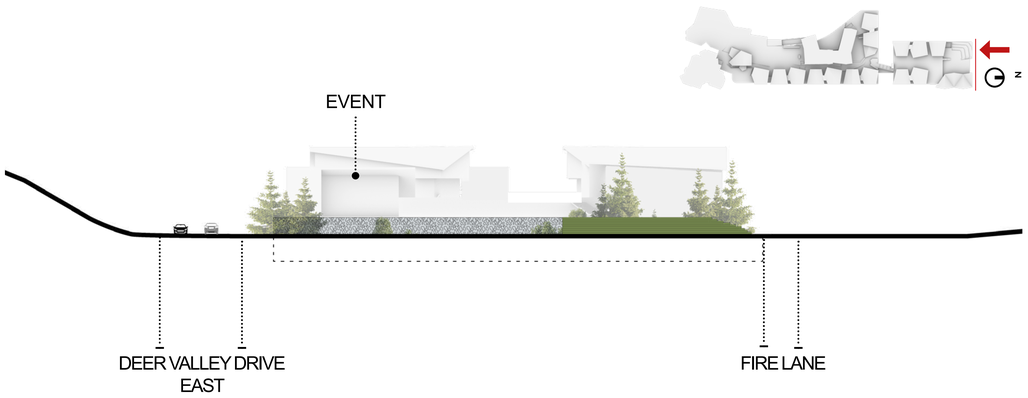


GENERAL NOTES

EXTERIOR GARAGE WALL HEIGHTS VARY ALONG ADJACENT GRADES. GARAGE WALL HEIGHTS NOT TO EXCEED 45'-0" ABOVE APPROVED GRADE DETERMINATION. REFERENCE EXHIBITS 21 & 22.

Building Elevation_North

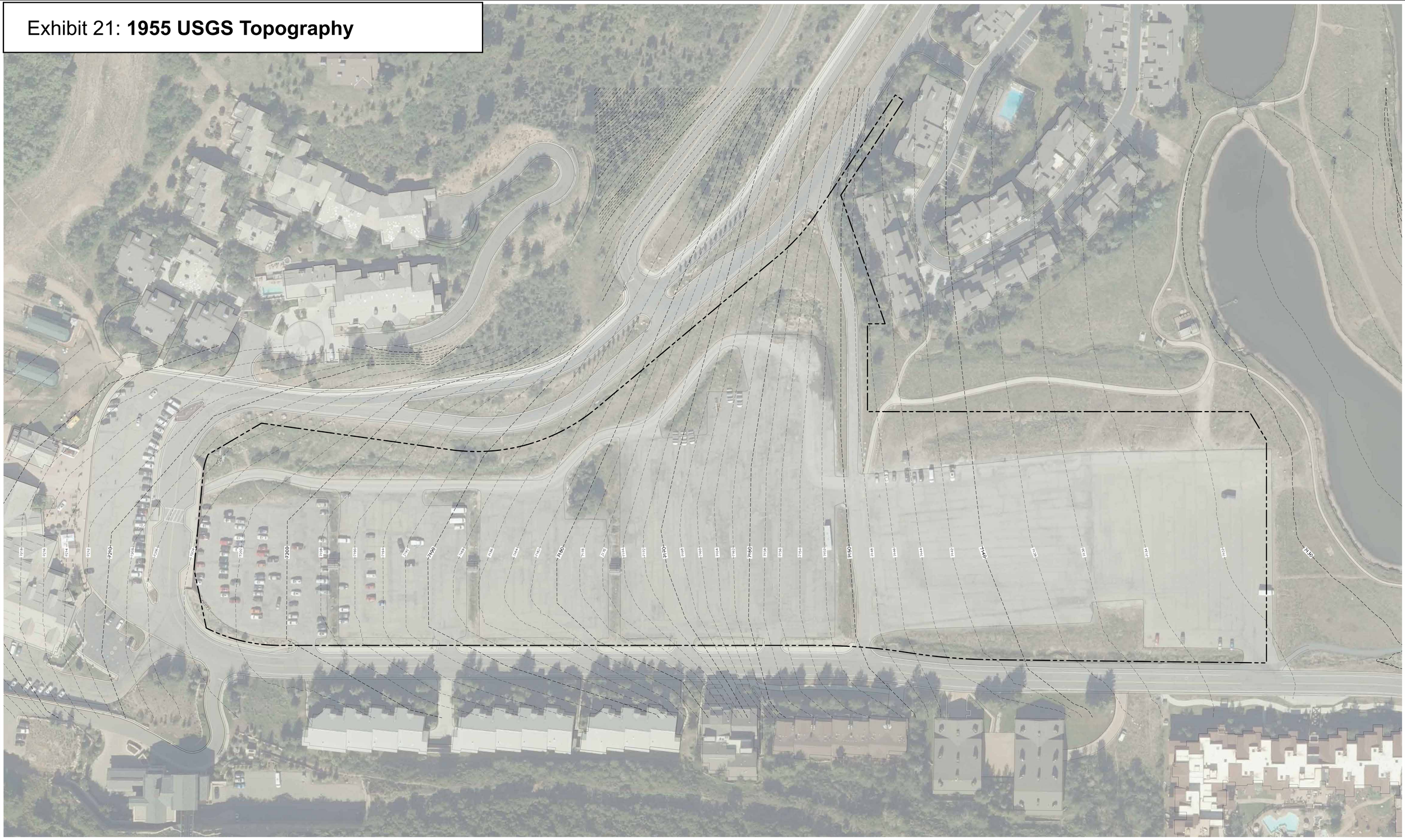
Architectural buildings represent conceptual test fit massing to establish preliminary uses, circulation and parking requirements



GENERAL NOTES

EXTERIOR GARAGE WALL HEIGHTS VARY ALONG ADJACENT GRADES. GARAGE WALL HEIGHTS NOT TO EXCEED 45'-0" ABOVE APPROVED GRADE DETERMINATION. REFERENCE EXHIBITS 21 & 22.

Exhibit 21: **1955 USGS Topography**



60′ 0 60′ 120′

PROFESSIONAL LAND SURVEYOR No. 4857264 MICHAEL DEMKOWICZ 1/7/21 STATE OF UTAH

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
DUSTIN CARRISH

DATE: 1/7/2021

DEER VALLEY SNOW PARK DEVELOPMENT
1955 USGS
TOPOGRAPHY

FOR: DEER VALLEY
JOB NO.: 11-1-19
FILE: X:\SnowParkVillage\dwg\Snow Park Development\Snowpark Topo-updated

February 19, 2021

NOTICE OF PLANNING DIRECTOR DETERMINATION

Property Address: 2250 Deer Valley Drive S
Description: Planning Director Determination of Natural Grade
Date of Action: February 19, 2021
Permit Number: PL-20-04708

ACTION TAKEN BY PLANNING DIRECTOR:
On November 12, 2020, Applicant Bryan Elliot submitted a request for a Planning Director Determination of Natural Grade for the site (Snow Park Village development site). This information was supplemented on January 15, 20201 see Attachment 1.

Natural Grade is defined in Land Management Code (LMC) 15-15-2 as,

> *"The Grade of the surface of the land prior to any Development Activity or any other man-made disturbance or Grading. The Planning Department shall estimate the Natural Grade, if not readily apparent, by reference elevations at points where the disturbed Area appears to meet the undisturbed portions of the Property. The estimated Natural Grade shall tie into the elevation and Slopes of adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water."*

Due to previous grading of the site, the grade of the Snow Park surface parking lots has been altered to create a more level parking field. The Applicant has prepared a proposed interpolated grade analysis that is based on Existing Conditions (as of 2007), perimeter historical (Natural) contours, and pre-development 1955 USGS topography.

A site visit was made by the Planning Department on December 16, 2020.

Based on the site visit, and the Applicant's submittal, the Planning Director has determined that the southern section of the parking lots closer to the Snow Park Lodge were excavated (cut), and the norther section of the parking lots closer to the ponds were filled, in order to create a more level parking area.

Based on the information submitted, the Planning Director has determined that the methodology used to determine interpolated Natural Grade, including page 6 of 2007 Aerial and 1995 USGS Topography Section, appears sound, and is based on a digital contour model, stamped and signed by Michael Demkowicz, Professional Land Surveyor.

As you have correctly noted, Exhibit 1 of the 12th Amended and Restated MPD notes that the height of the Snow Park Village parcel is 28-45 feet.

Please let me know if you have any questions.

Sincerely,

Gretchen Milliken

Planning Director

The Planning Director based this determination on the following Findings of Facts:

Findings of Fact:
1. The Site is located at 2250 Deer Valley Drive South
2. The Site is within the Residential Development (RD) Zoning District and the Deer Valley Resort MPD.
3. Planning Staff conducted a Site Visit on December 16, 2020.
4. Per the Staff's Site Visit and information submitted on November 12, 2020, and supplemented on January 15, 2021, the Planning Director has determined the proposed Natural Grade Analysis (see Attachment 1) is complete and appears sound. This includes information stamped and signed by Michael Demkowicz, Professional Land Surveyor, dated 1/7/21, in order to determine the Building Height Envelope.

If you have any questions regarding this determination, please don't hesitate to contact the Planning Department at 435-615-5060.

Sincerely,

Gretchen Milliken

Planning Director

CC: Alexandra Ananth, Senior Planner
Mark Harrington, City Attorney

Attachment 1 – Applicant's Proposal

Site Total- 24.3 Acres
Site Without Buiding Footprint - 18.1 Acres
Green Area - 14.92 Acres
Snow Storage - 0.64 Acres

Exhibit 24: **Civil Site Plan_Plat & Right of Way**

LEGEND:

LOT 1 BOUNDARY

IN THE TREES
AT DEER VALLEY

ROYAL STREET

LAKESIDE AT
DEER VALLEY

TRAIL'S END
AT DEER VALLEY

DEER
VALLEY
RESORT

SNOW PARK
LODGE

BLACK
DIAMOND

DEER CREST HOTEL
SUBDIVISION
(ST. REGIS)

POWDER
RUN

RED STAG
LODGE

COMSTOCK

COURCHEVEL

SILVER BARON
LODGE AT
DEER VALLEY

120' 0 120' 240'

05/24/2024

ALLIANCE ENGINEERING

P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE

DATE: 05/24/2024

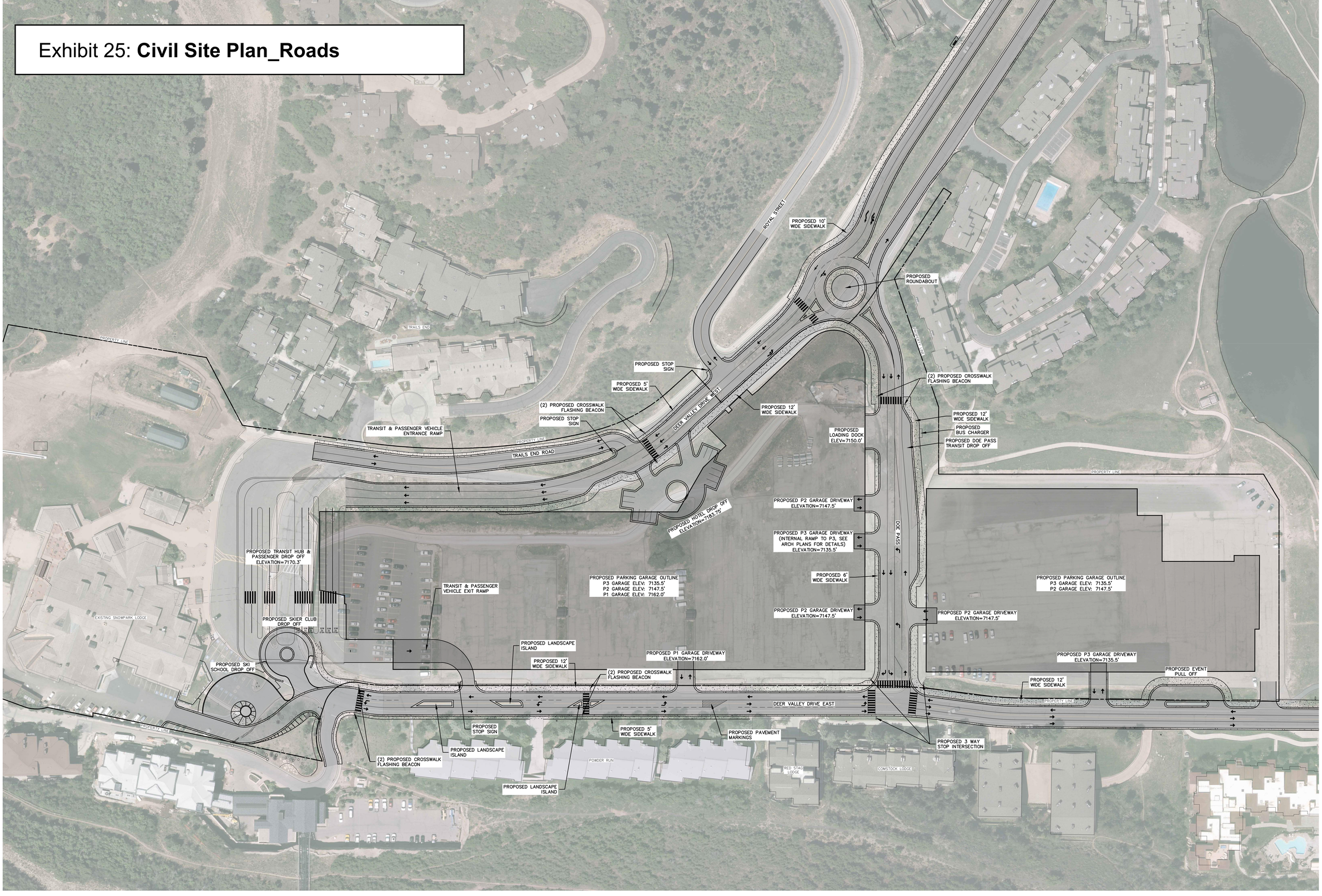
DEER VALLEY RESORT
SNOW PARK VILLAGE

SUBDIVISION PLAT & RIGHT OF WAY
EXHIBIT

FOR: DEER VALLEY RESORT
JOB NO.: 11-1-19
FILE: X:\SnowParkVillage\dwg\SP Development\110119snowparkALTA-civil.dwg

SHEET
20

Exhibit 25: **Civil Site Plan_Roads**



50' 0 50' 100'

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DESCRIPTION	DATE
XXX		XX/XX/XX

OVERALL SITE PLAN

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:		
DESIGNED BY:	CONNOR DINSMORE	08/06/24
CHECKED BY:	MICHAEL DEMKOWICZ	08/06/24
PROJECT No.:	11-1-19	

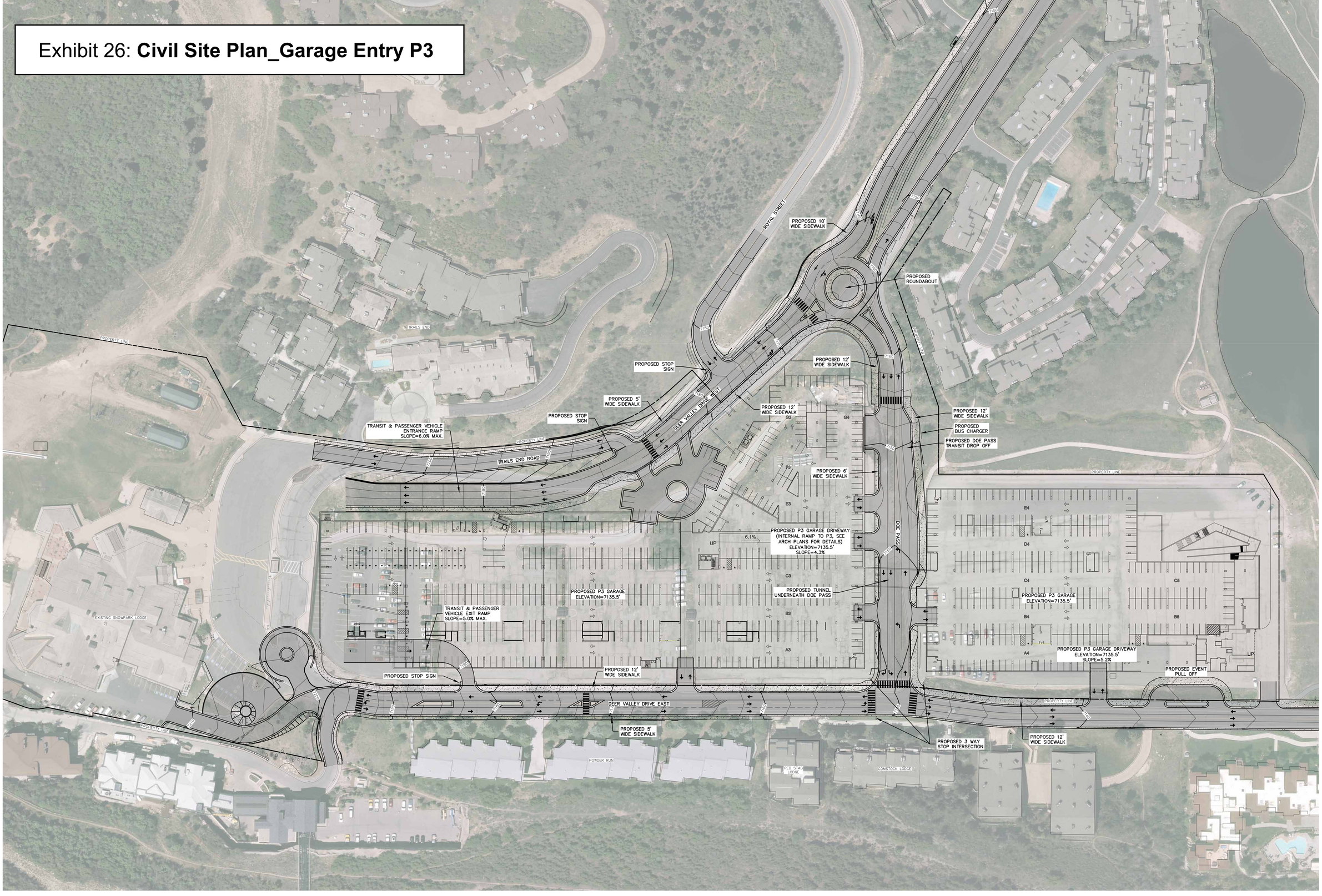
SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C201

Exhibit 26: **Civil Site Plan_Garage Entry P3**



50' 0 50' 100'

CAUTION: NOTICE TO CONTRACTOR

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	DATE	DESCRIPTION
XXX	XX/XX/XX	

P3 GARAGE LEVEL PLAN

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:		
DESIGNED BY:	CONNOR DINSMORE	08/06/24
CHECKED BY:	MICHAEL DEMKOWICZ	08/06/24
PROJECT No.:	11-1-19	

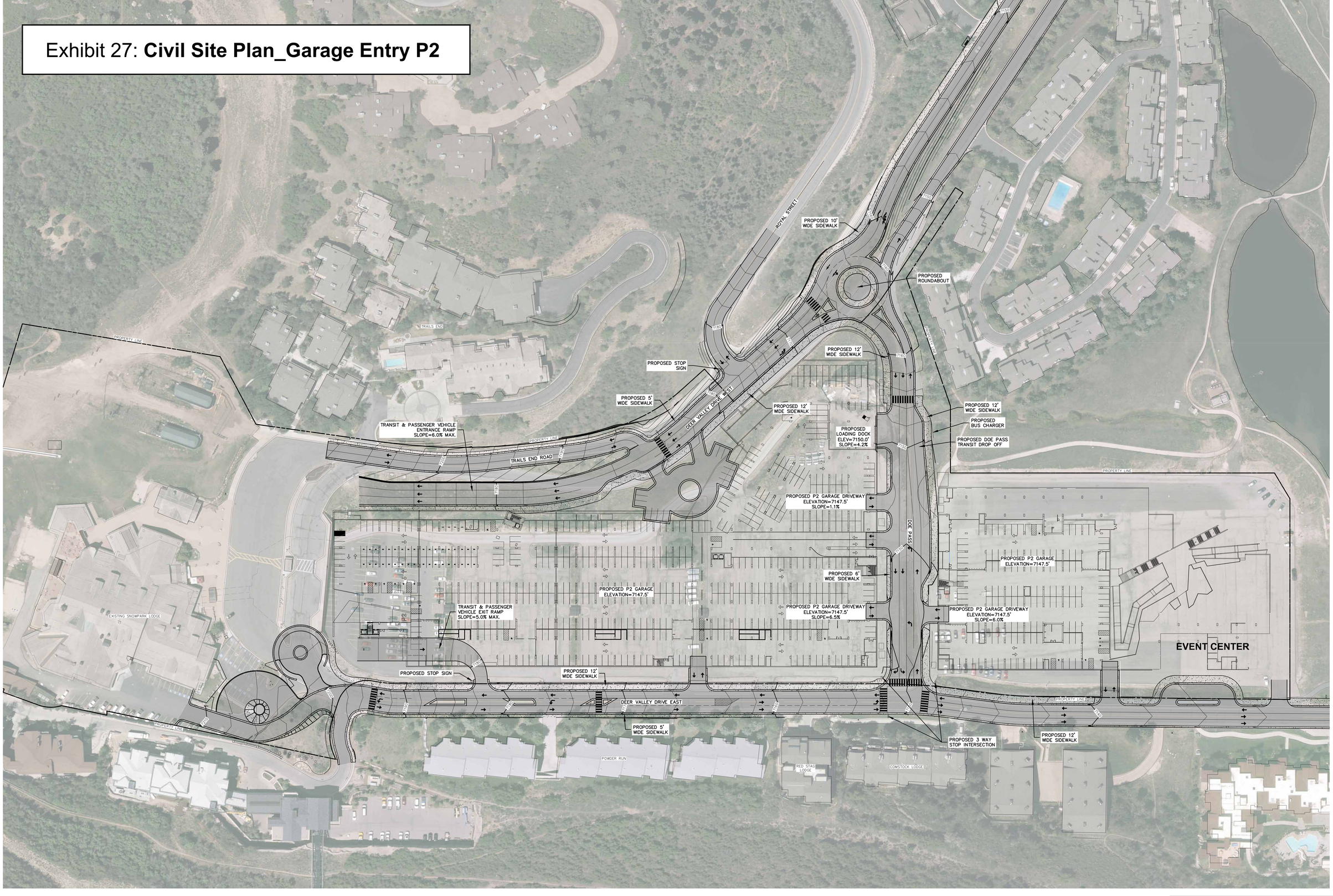
SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C202

Exhibit 27: **Civil Site Plan_Garage Entry P2**



50' 0 50' 100'

CAUTION: NOTICE TO CONTRACTOR

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	DATE	DESCRIPTION
1	XXX	XX/XX/XX

P2 GARAGE LEVEL PLAN

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

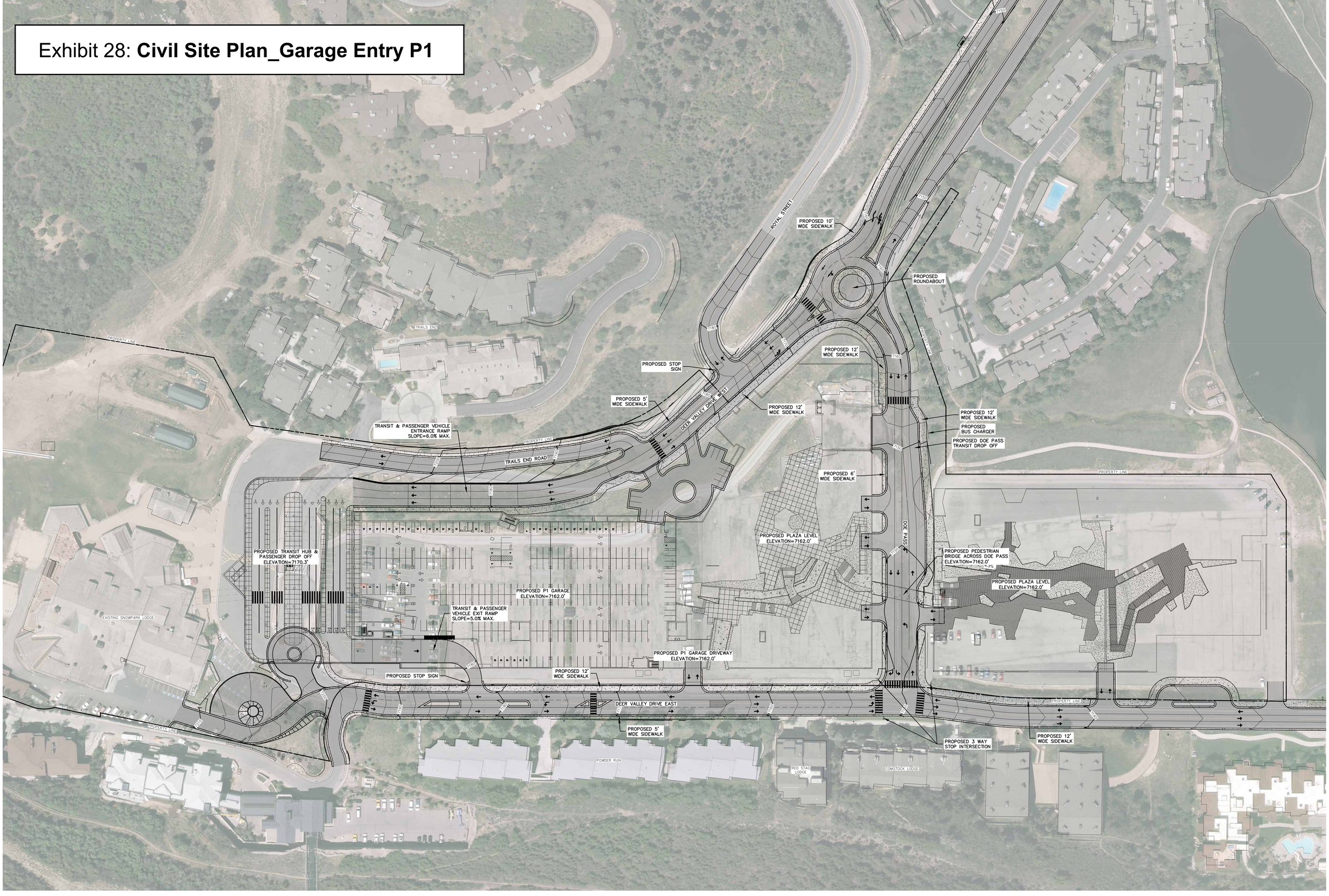
SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C203

Exhibit 28: **Civil Site Plan_Garage Entry P1**



50' 0 50' 100'

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
1	XXX	XX/XX/XX

P1 GARAGE LEVEL PLAN

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 06/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

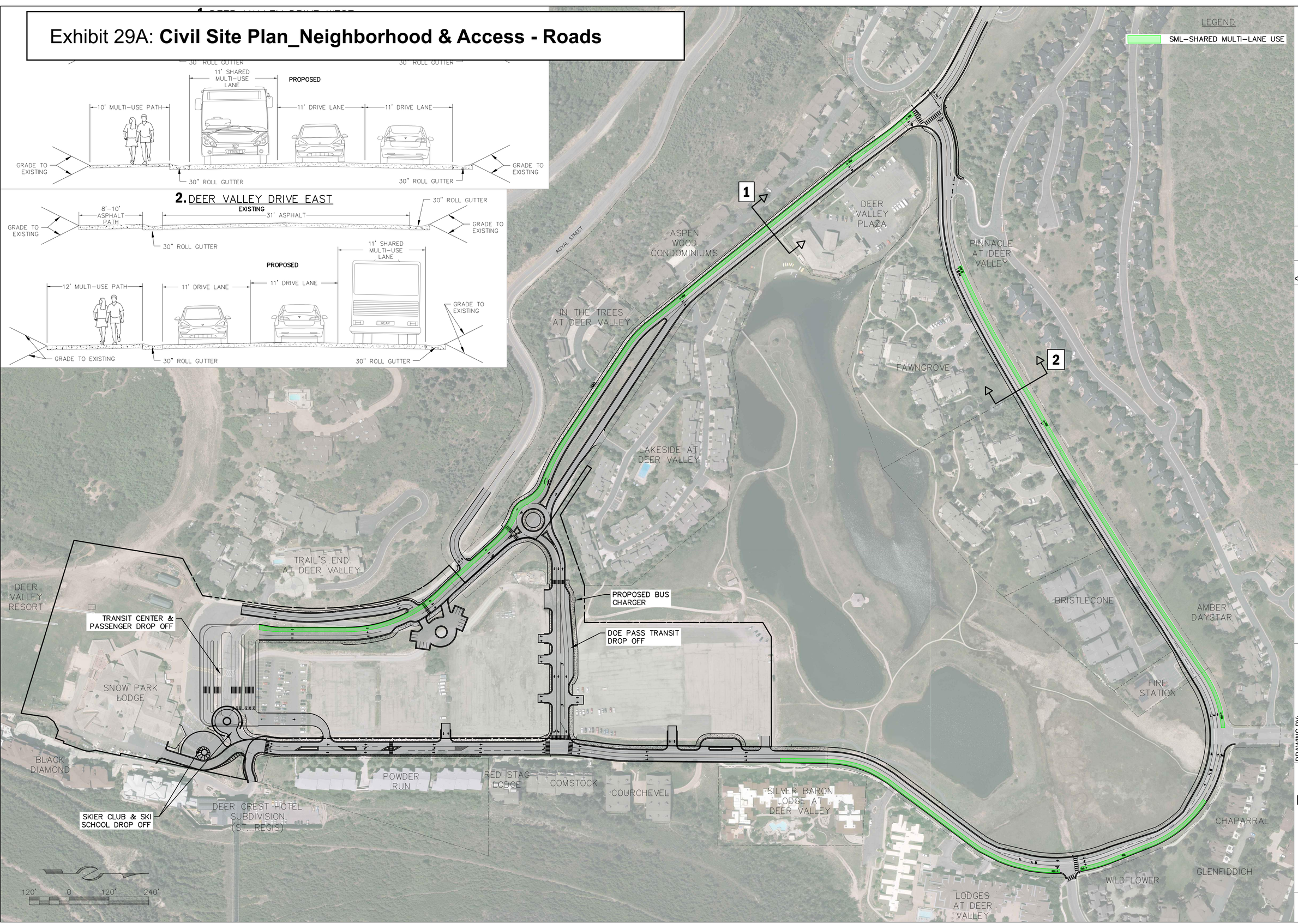
SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C204

Exhibit 29A: **Civil Site Plan_Neighborhood & Access - Roads**



DESCRIPTION	DATE

SNOW PARK DEER VALLEY - ACCESS EXHIBITS

ALTERRA MOUNTAIN COMPANY - SNOW PARK DEER VALLEY

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08.06.24
CHECKED BY: MICHAEL DEMKOWICZ 08.06.24
PROJECT No.: 11-1-19

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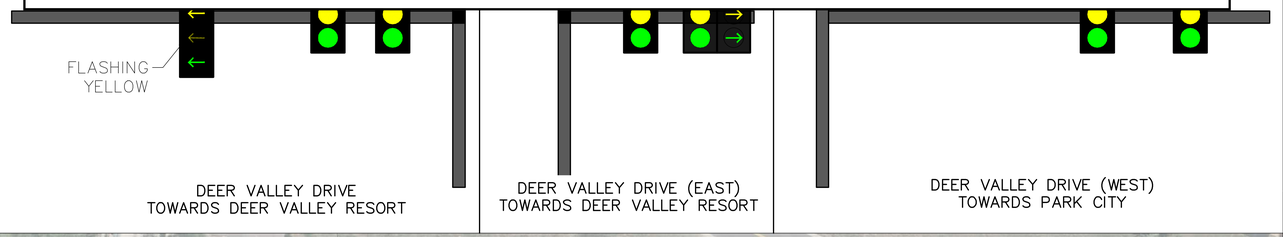
NOT FOR CONSTRUCTION

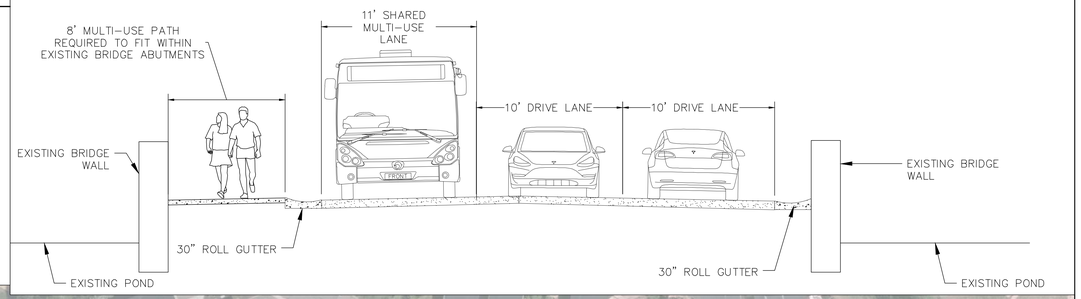
SHEET
EX-1

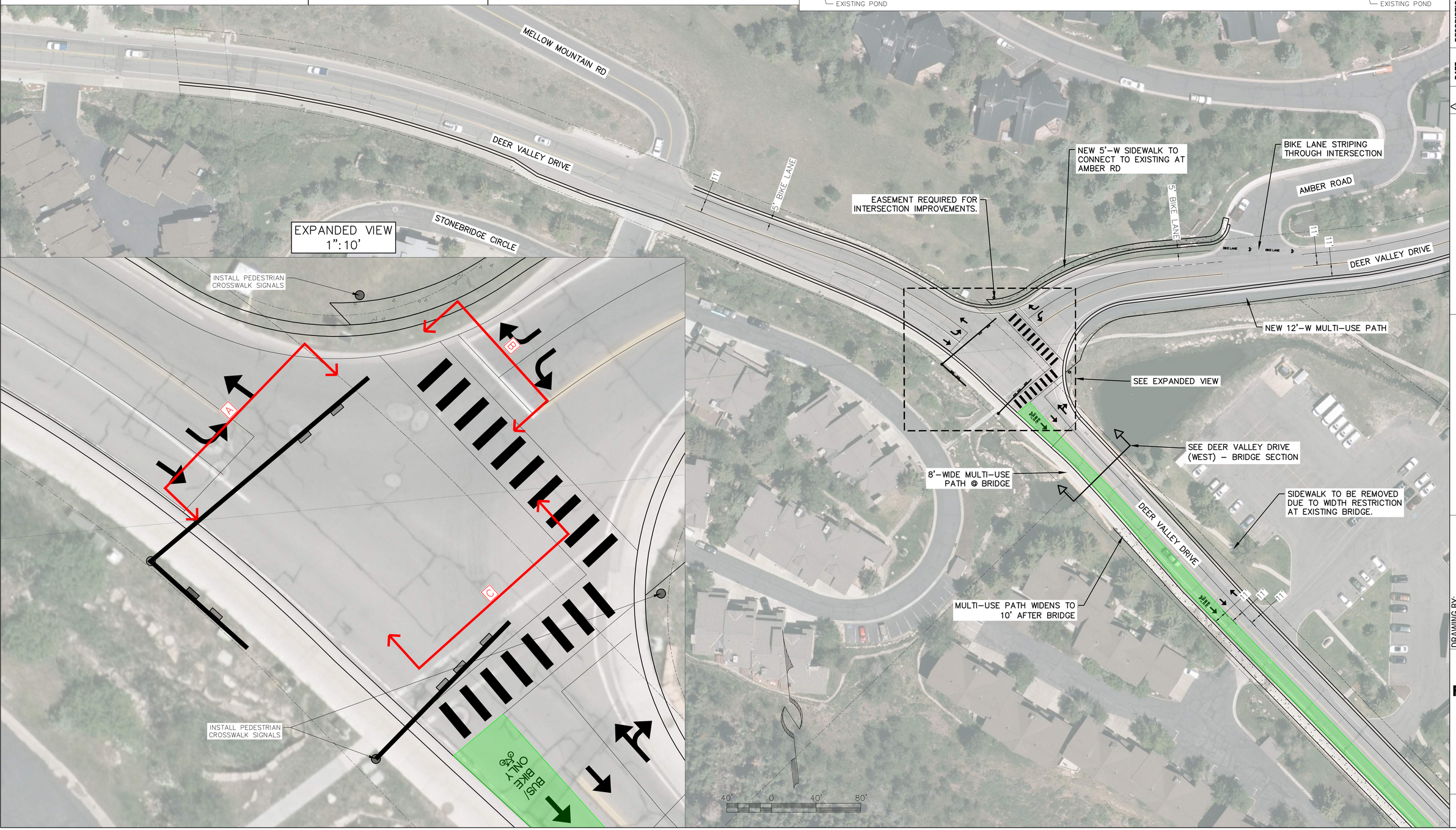
Exhibit 29B: **Civil Site Plan_Neighborhood & Access - Roads**

TRAFFIC SIGNAL VIEWS



DEER VALLEY DRIVE (WEST) – BRIDGE SECTION





DESCRIPTION	DATE

SNOW PARK DEER VALLEY - ACCESS EXHIBITS

ALTERRA MOUNTAIN COMPANY - SNOW PARK DEER VALLEY

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:

DESIGNED BY: CONNOR DINSMORE 08.06.24

CHECKED BY: MICHAEL DEMKOWICZ 08.06.24

PROJECT No.: 11-1-19

SEAL

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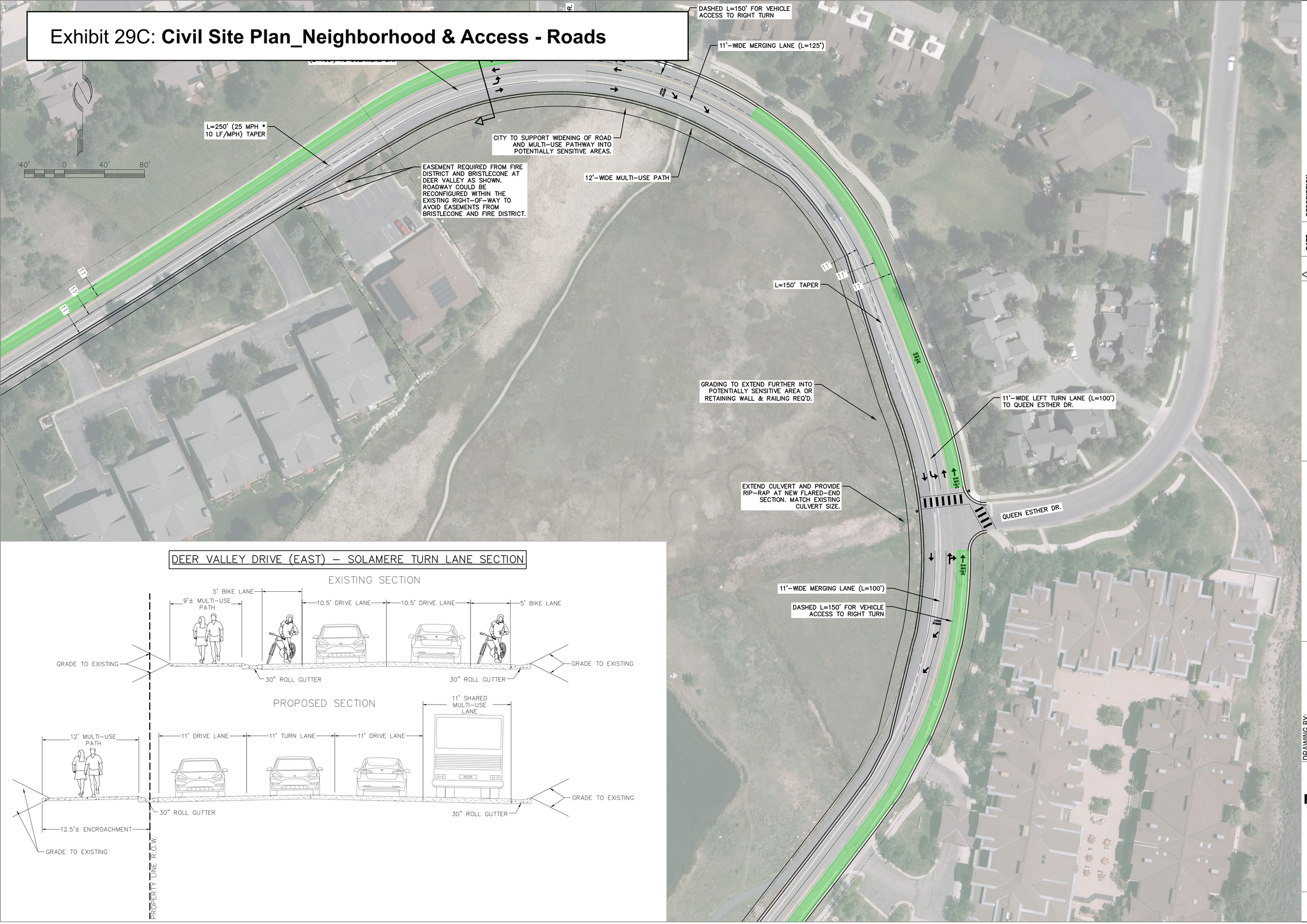
NOT FOR CONSTRUCTION

SHEET **EX-2**

Exhibit 29C: **Civil Site Plan_Neighborhood & Access - Roads**



DEER VALLEY DRIVE (EAST) – SOLAMERE TURN LANE SECTION

	DATE	DESCRIPTION
4		

SNOW PARK DEER VALLEY - ACCESS EXHIBITS

ALTERRA MOUNTAIN COMPANY - SNOW PARK DEER VALLEY

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: ZACHARY ALHAMRA		
DESIGNED BY: CONNOR DINSMORE	08.06.24	
CHECKED BY: MICHAEL DEMKOWICZ	08.06.24	
PROJECT No.: 11-1-19		

SEAL

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SHEET
EX-3

Exhibit 29D: **Civil Site Plan_Neighborhood & Access - Roads**

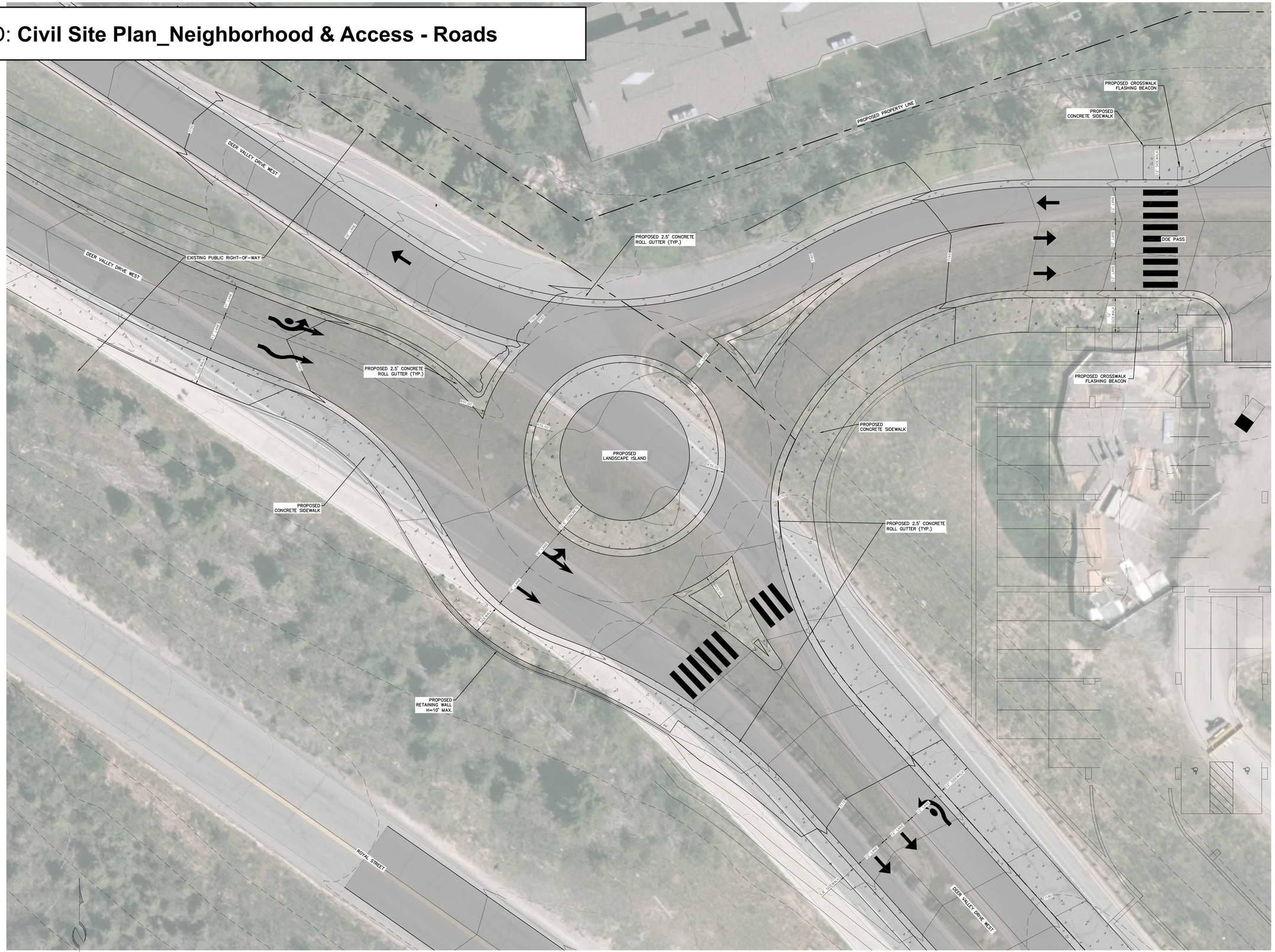
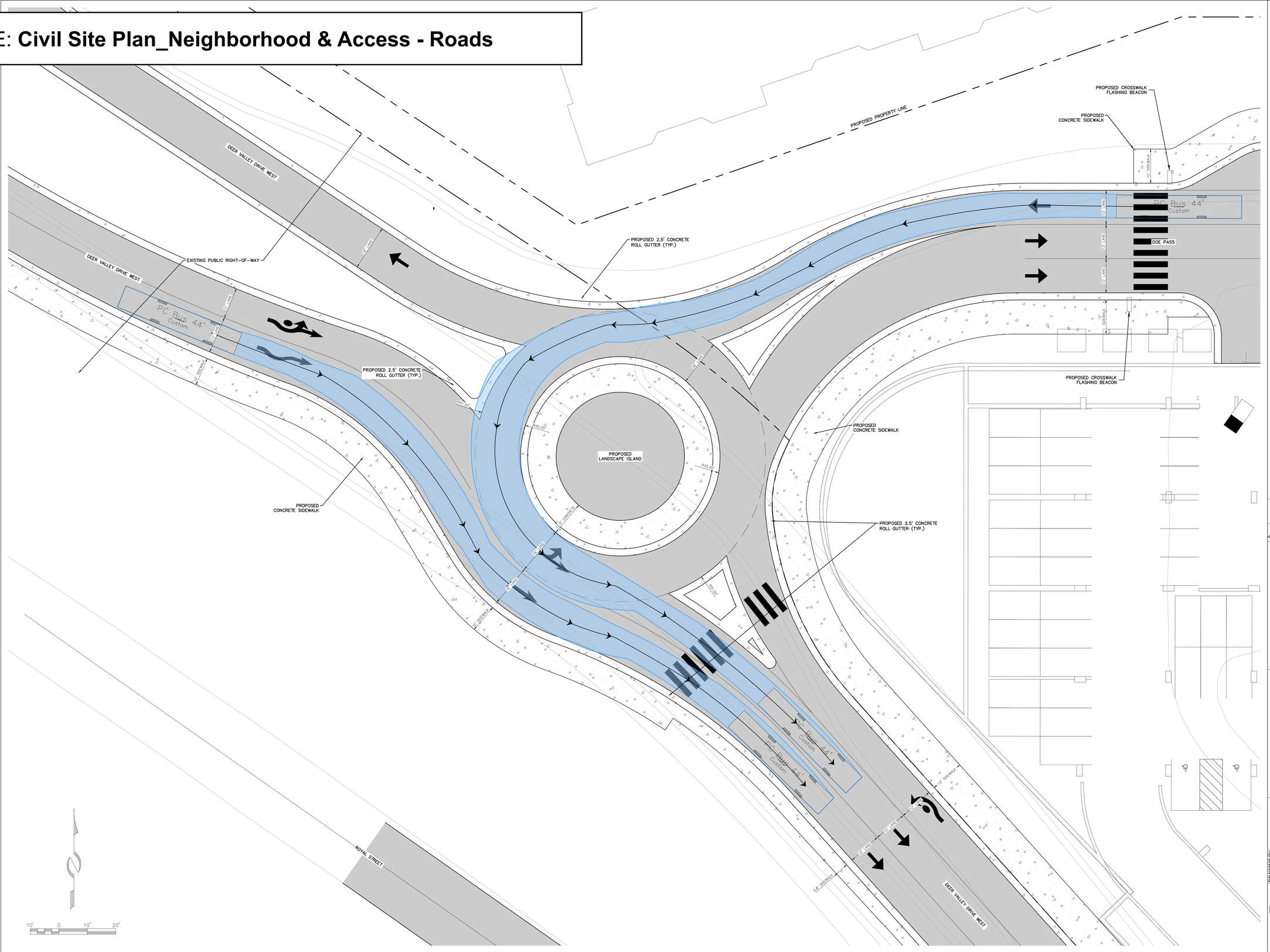


Exhibit 29E: **Civil Site Plan_Neighborhood & Access - Roads**



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, EXCEPT AS SPECIFICALLY STATED OTHERWISE IN THESE PLANS, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

XXX	DATE	DESCRIPTION
XXX	XX/XX/XX	

ROUNDABOUT AUTOTURN EXHIBIT

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2994 | 2770 W. HOMESTEAD RD. STE 101.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

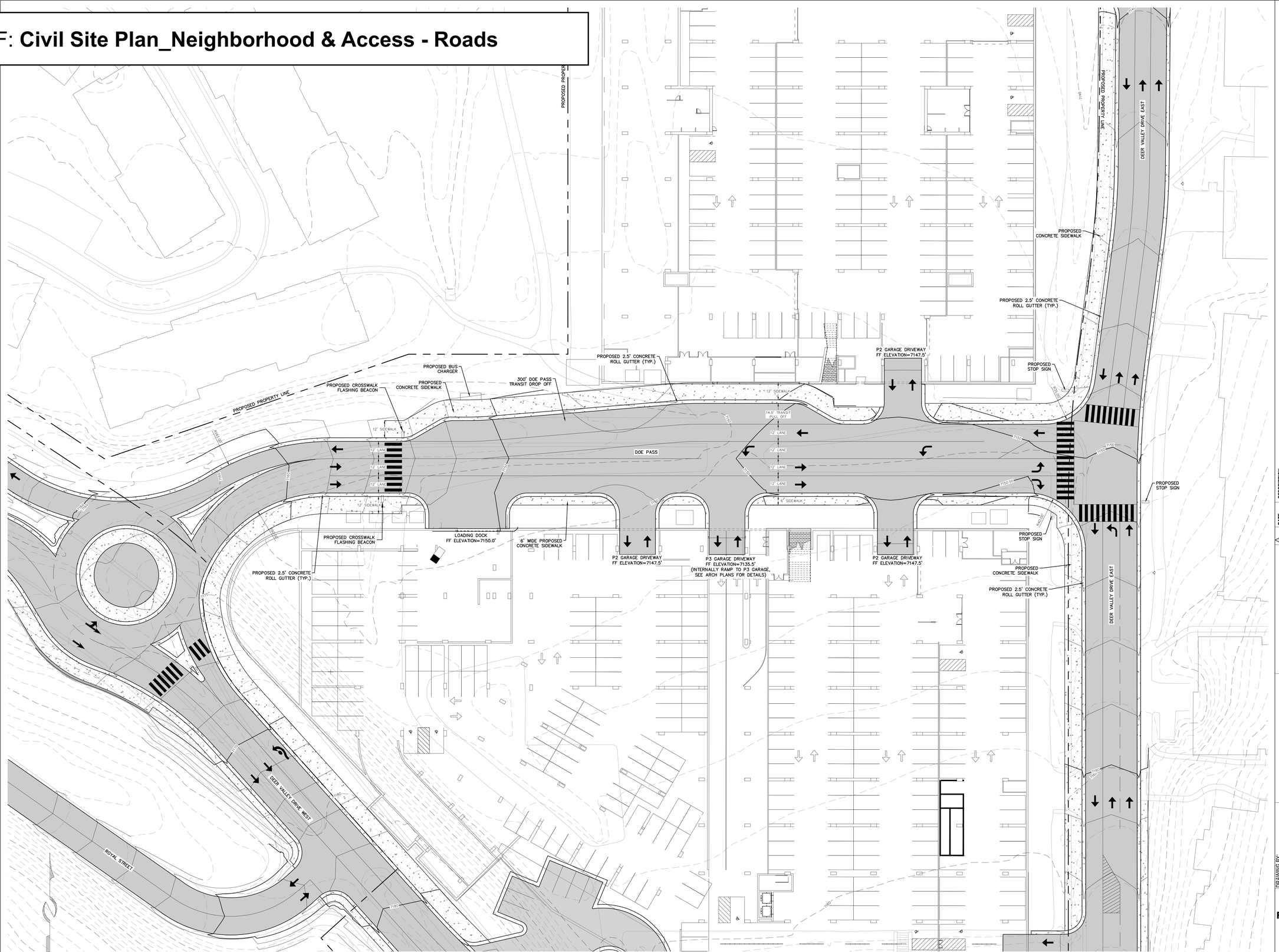
SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C409

Exhibit 29F: **Civil Site Plan_Neighborhood & Access - Roads**



CAUTION: NOTICE TO CONTRACTOR

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XXX	XX/XX/XX	DESCRIPTION

DOE PASS DETAIL

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84060 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 07/03/24
CHECKED BY: MICHAEL DEMKOWICZ 07/03/24
PROJECT No: 11-1-19

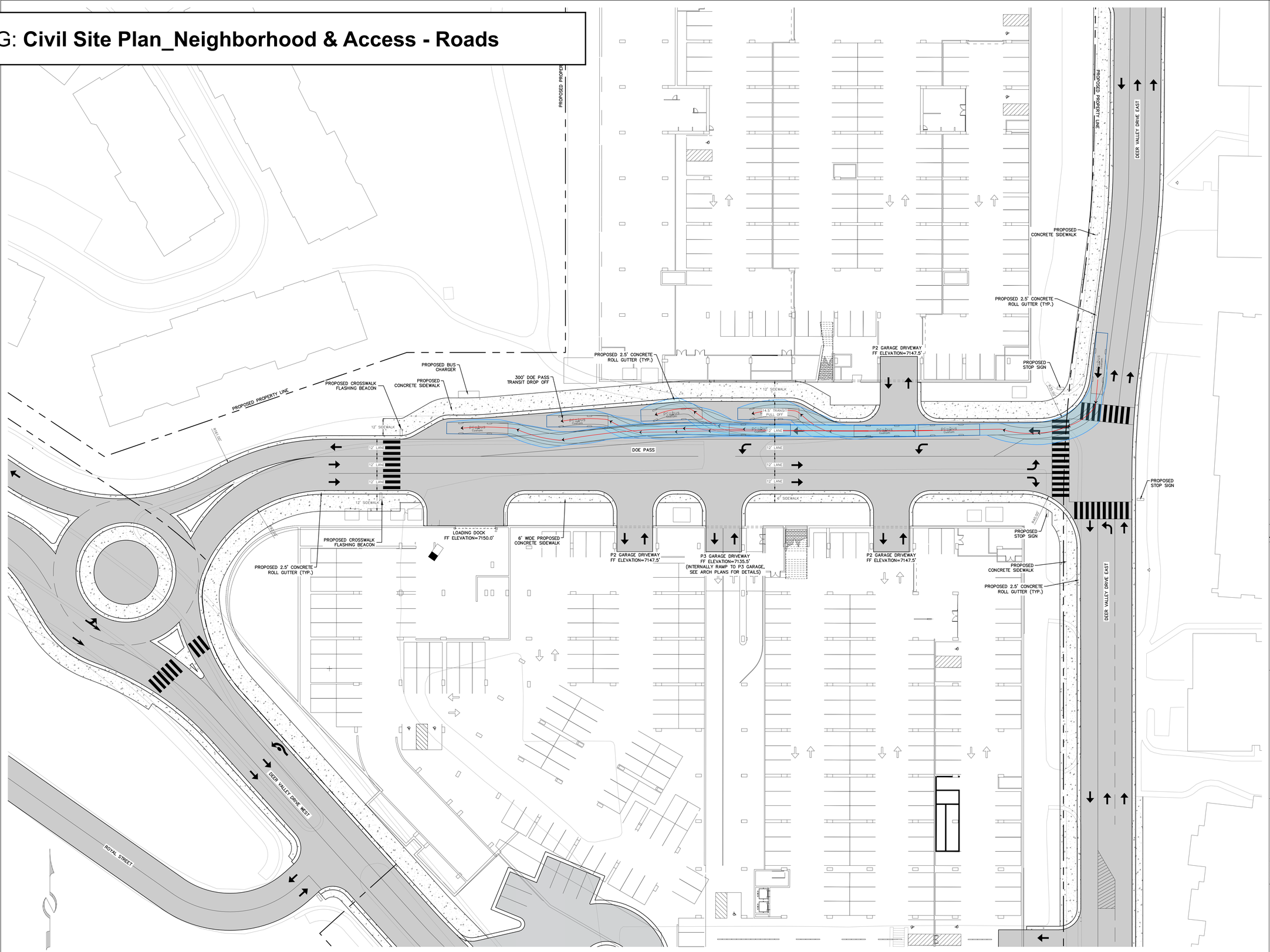
SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C410

Exhibit 29G: **Civil Site Plan_Neighborhood & Access - Roads**



XXX	DATE	DESCRIPTION
	XX/XX/XX	

DOE PASS AUTOTURN EXHIBIT

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84060 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

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SHEET
C411

CAUTION: NOTICE TO CONTRACTOR

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Exhibit 30 **Civil Site Plan_Wayfinding**

PASSENGER VEHICLE DROP OFF
DAY SKIER PARKING
SKI SCHOOL DROP OFF

PASSENGER VEHICLE DROP OFF
ROYAL STREET
DAY SKIER PARKING
SKI SCHOOL DROP OFF
DEER VALLEY DRIVE

ROYAL STREET
ASPEN WOOD CONDOMINIUMS
DEER VALLEY PLAZA
PINNACLE AT DEER VALLEY
IN THE TREES AT DEER VALLEY
FAWNGROVE
LAKESIDE AT DEER VALLEY
TRAIL'S END AT DEER VALLEY
DEER VALLEY RESORT
LOADING DOCK
P2 GARAGE ENTRANCE
P3 GARAGE ENTRANCE (INTERNAL RAMP)
HOTEL DROP OFF
TRANSIT CENTER & PASSENGER DROP OFF
SNOW PARK LODGE
P2 GARAGE ENTRANCE
P2 GARAGE ENTRANCE
P1 GARAGE ENTRANCE
P3 GARAGE ENTRANCE
EVENT SPACE DROP OFF
SKI SCHOOL DROP OFF
DAY SKIER PARKING
BLACK DIAMOND
POWDER RUN
RED STAG LODGE
COMSTOCK
COURCHEVEL
SILVER BARON LODGE AT DEER VALLEY
BRISTLECONE
AMBER DAYSTAR
FIRE STATION
SKIER CLUB & SKI SCHOOL DROP OFF
CHAPARRAL
WILDFLOWER
GLENFIDDICH
LODGES AT DEER VALLEY

120' 0 120' 240'

	DESCRIPTION	DATE
1		

SNOW PARK DEER VALLEY - WAYFINDING EXHIBIT

ALTERRA MOUNTAIN COMPANY - SNOW PARK DEER VALLEY

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08.06.24
CHECKED BY: CONNOR DINSMORE 08.06.24
PROJECT No.: 11-1-19

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
EX-6

Exhibit 31: **Civil Site Plan_Utilities**

LEGEND

EXISTING GAS	PROPOSED GAS
EXISTING POWER	PROPOSED POWER
EXISTING TELECOM	PROPOSED TELECOM
EXISTING HYDRANT	PROPOSED HYDRANT
EXISTING SD BOX	PROPOSED SD BOX
EXISTING SD MANHOLE	
EXISTING SS MANHOLE	

CONNECT PROPOSED SEWER MAIN TO EXISTING SSMH
INSTALL SSMH #5 (4' DIA)
EXISTING GAS (TYP.)
INSTALL SSMH #4 (4' DIA)
CONNECT NEW GAS TO EXTG GAS
REMOVE & RELOCATE EXISTING TELECOM PEDESTAL INTO THE PROPOSED LANDSCAPE ARE, CONTRACTOR TO COORDINATE WITH XFINITY/CENTURY LINK
REMOVE AND RELOCATE EXISTING POWER BOXES INTO THE PROPOSED LANDSCAPE AREA, CONTRACTOR TO COORDINATE WITH RMP.
CONNECT PROPOSED SEWER MAIN TO EXISTING SSMH
INSTALL SNOWMAKING LINE TO BE RELOCATED IN DEER VALLEY DRIVE WEST
INSTALL SSMH #1 (4' DIA)
INSTALL SSMH #2 (5' DIA)
INSTALL 10" PVC C-900 WATER SERVICE MAIN LINE TO RELOCATE EXISTING WATER MAIN THRU DEER VALLEY (WEST).
INSTALL SSMH #3 (4' DIA)
INSTALL STORM DRAIN INLET BOXES & STORM DRAIN PIPES FOR NEW SYSTEM IN DEER VALLEY DRIVE WEST
PROPOSED STORM DRAIN (TYP.)
PROPOSED 8" SEWER MAIN
TRAILS END ROAD
DEER VALLEY DRIVE WEST
EXISTING STORM DRAIN (TYP.)
INSTALL 4" PVC SCH TELE COMM CONDUIT. COORDINATE W/ XFINITY/CENTURY LINK FOR INSTALLATION
PROPOSED STORM DRAIN (TYP.)
CONNECT NEW 6" GAS LOOP TO EXISTING GAS & INSTALL VALVE
EXISTING WATER (TYP.)
EXISTING FIRE HYDRANT
EXISTING STORM DRAIN MANHOLE (TYP.)
EXISTING POWER (TYP.)
PROPOSED 8" HP GAS LINE
INSTALL 4" NEMA-RATED CONDUIT, COORDINATE W/ROCKY MOUNTAIN POWER FOR INSTALLATION
PROPOSED 6" POLY GAS LINE LOOP
6" POLY GAS LINE LOOP
EXISTING SNOWPARK LODGE
PROPOSED 6" POLY GAS LINE LOOP
PROPOSED STORM DRAIN (TYP.)
EXISTING TELECOM (TYP.)
PROPOSED 6" POLY GAS LINE LOOP
EXISTING STORM DRAIN (TYP.)
CONNECT EXTG GAS TO NEW 6" POLY GAS LINE & INSTALL VALVE
EXISTING SANITARY SEWER MANHOLE (TYP.)
DEER VALLEY DRIVE EAST
EXISTING SANITARY SEWER MANHOLES
EXISTING STORM DRAIN (TYP.)
EXISTING SANITARY SEWER MANHOLE (TYP.)
EXISTING FIRE HYDRANT
POWDER RUN
RED STAG LODGE
COMSTOCK LODGE
EXISTING SANITARY SEWER (TYP.)
CONNECT GAS LINE TO EXISTING 4" PLASTIC GAS LINE ON EAST SIDE OF DEER VALLEY DRIVE EAST
REMOVE & REPLACE 1677LF 10" PVC C900 WATERLINE
EXISTING SNOW MAKING (TYP.)
EXISTING FIBER OPTIC (TYP.)
EXISTING POWER (TYP.)
EXISTING GAS (TYP.)
EXISTING WATER (TYP.)

50' 0 50' 100'

CAUTION: NOTICE TO CONTRACTOR

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XXX	DATE	DESCRIPTION
	XX/XX/XX	

OVERALL UTILITY PLAN

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

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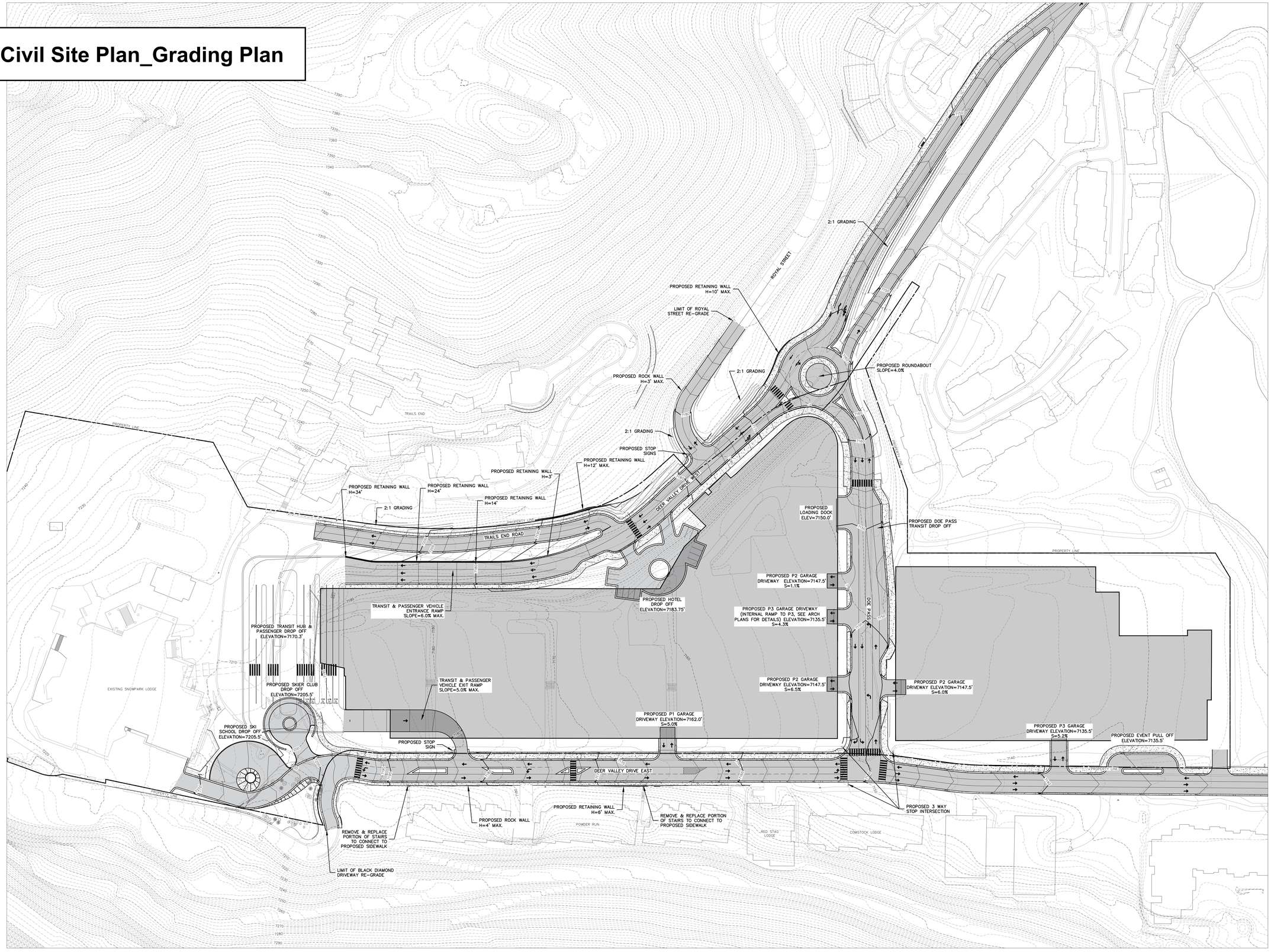
C206

Exhibit 32: **Civil Site Plan_Grading Plan**



CAUTION: NOTICE TO CONTRACTOR

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	DATE	DESCRIPTION
XXX	XX/XX/XX	

OVERALL GRADING PLAN

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 3964 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84068 | 435-649-9467

DRAWING BY:
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMOMICZ 08/06/24
PROJECT No.: 11-1-19

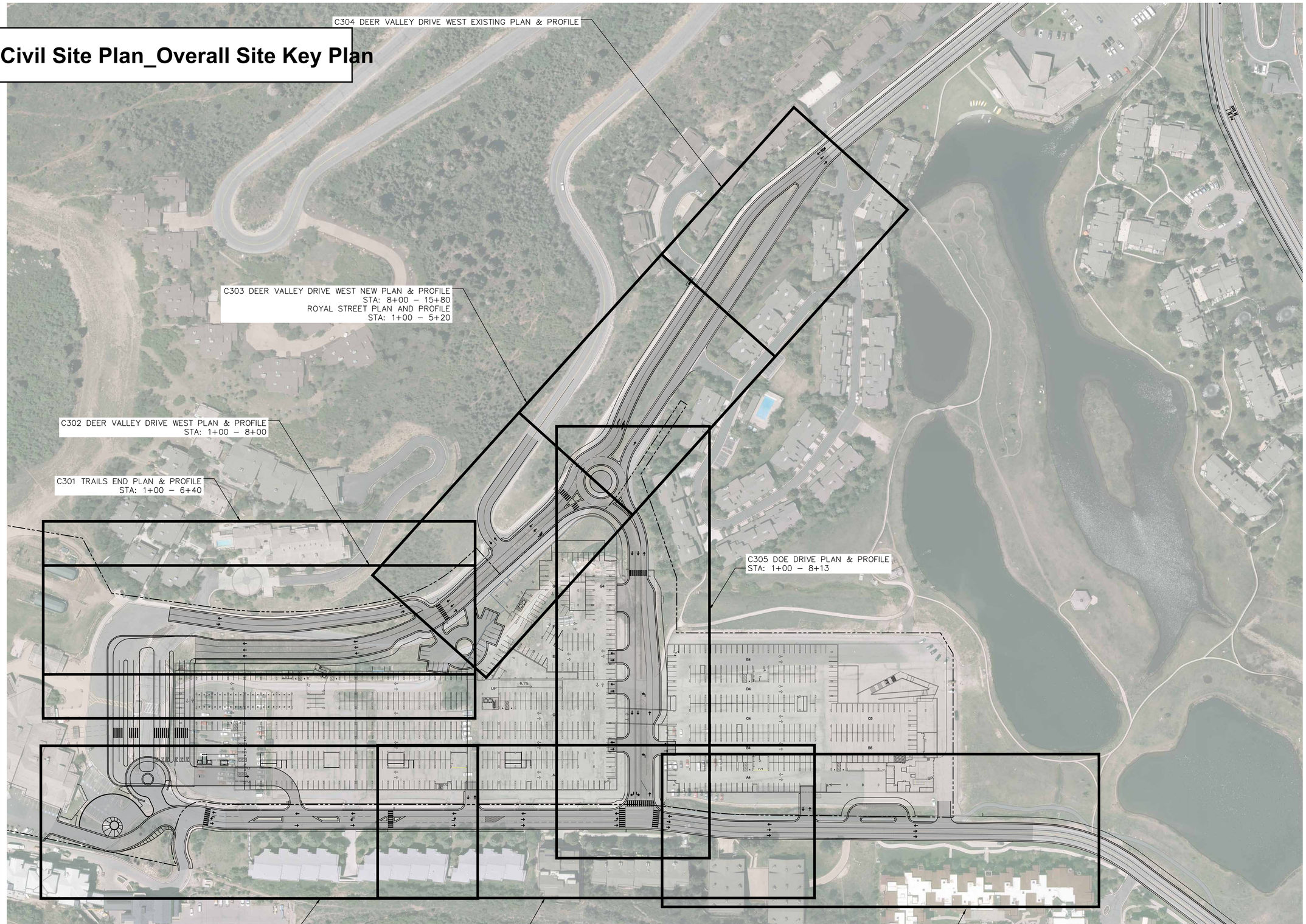
SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

SHEET
C205

Exhibit 33: **Civil Site Plan_Overall Site Key Plan**



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XXX	DATE	DESCRIPTION
	XX/XX/XX	

OVERALL SITE KEY

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 3968 | 2700 W. HOMESTEAD RD. STE 90.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 09/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

SEAL

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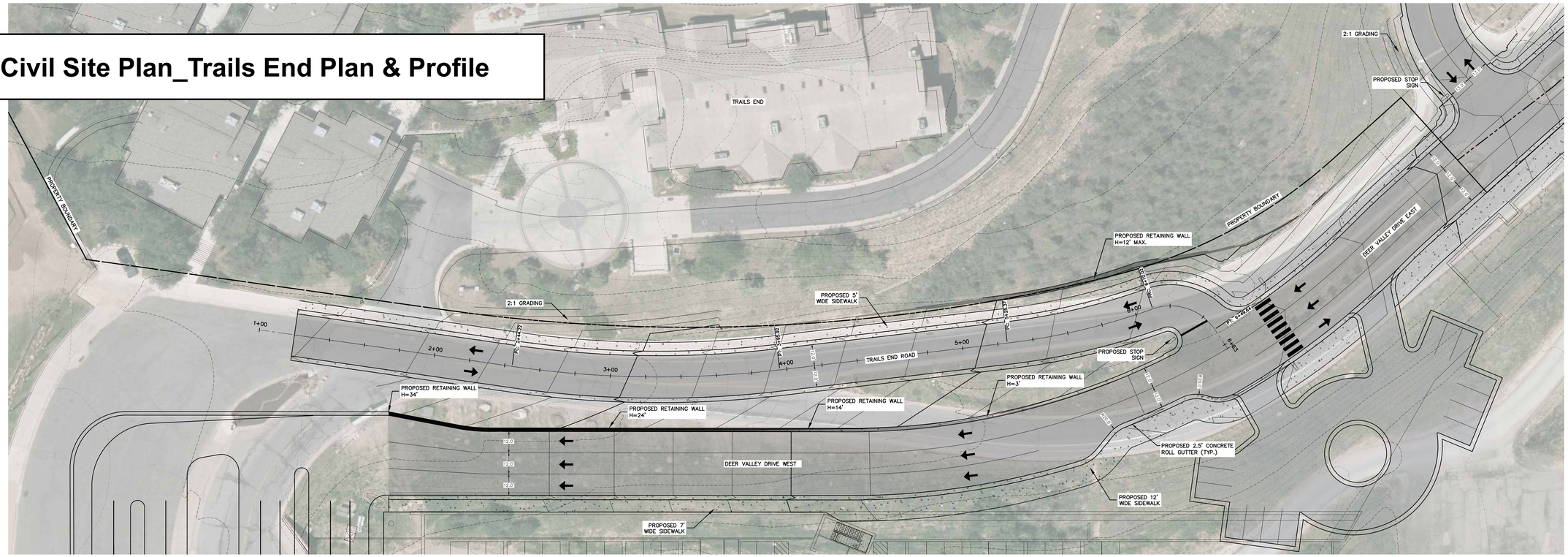
NOT FOR CONSTRUCTION

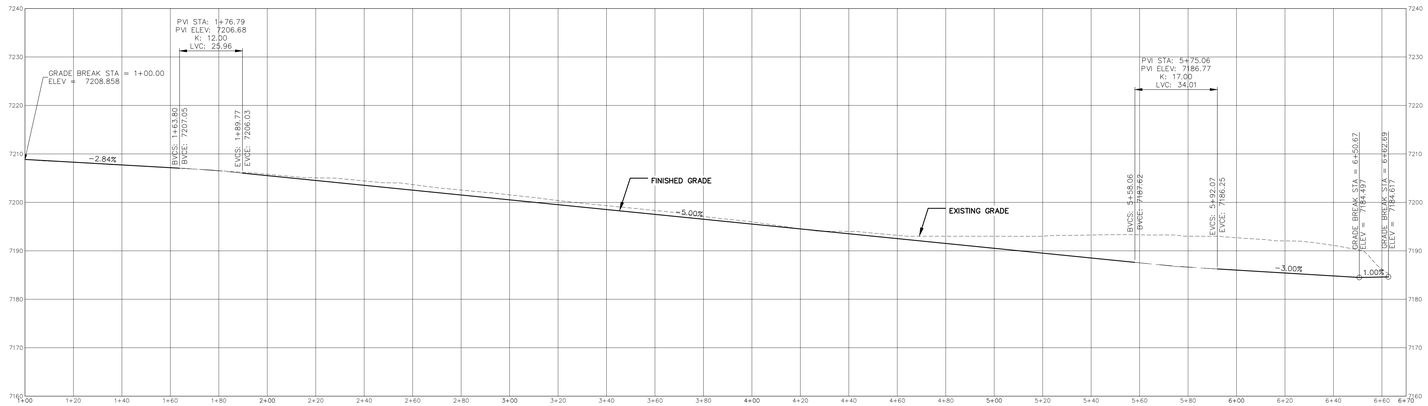
SHEET
C300

Exhibit 34: **Civil Site Plan_Trails End Plan & Profile**



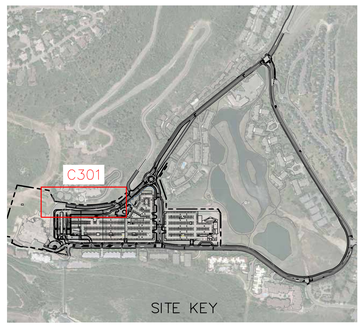
20' 0 20' 40'

TRAILS END – PLAN VIEW



20' 0 20' 40'

TRAILS END – PROFILE VIEW



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	DESCRIPTION	DATE
XXX		XX/XX/XX

TRAILS END
PLAN & PROFILE
SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

SEAL

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

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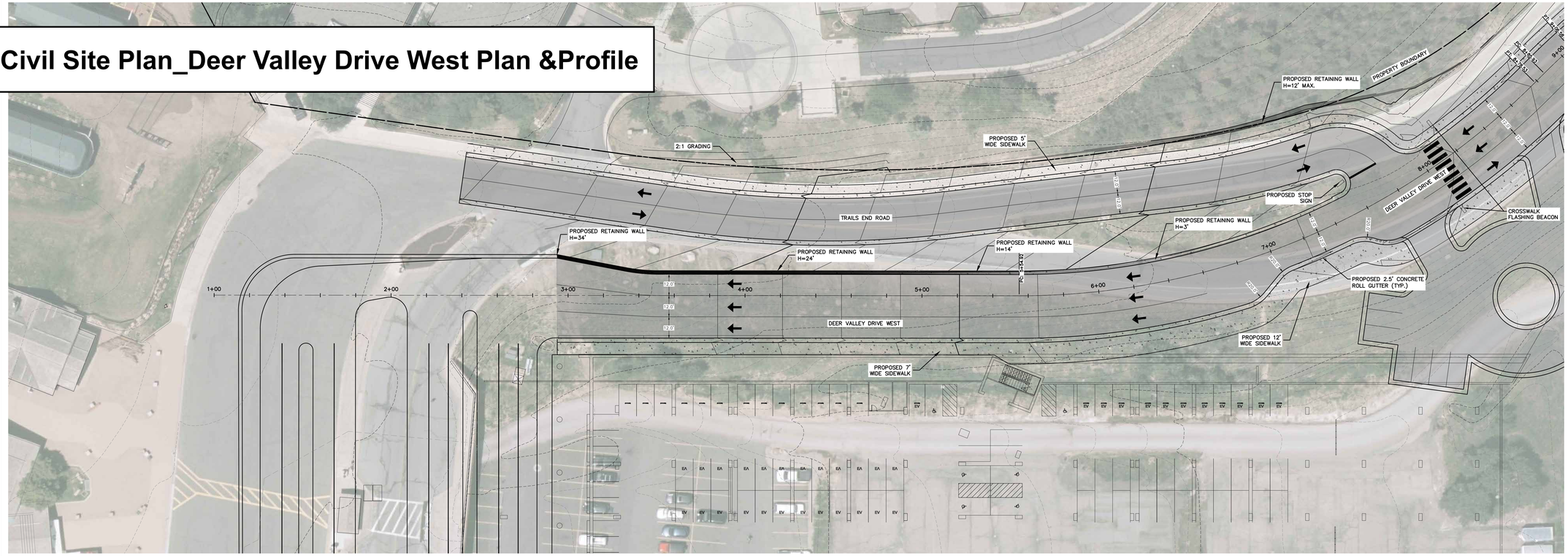
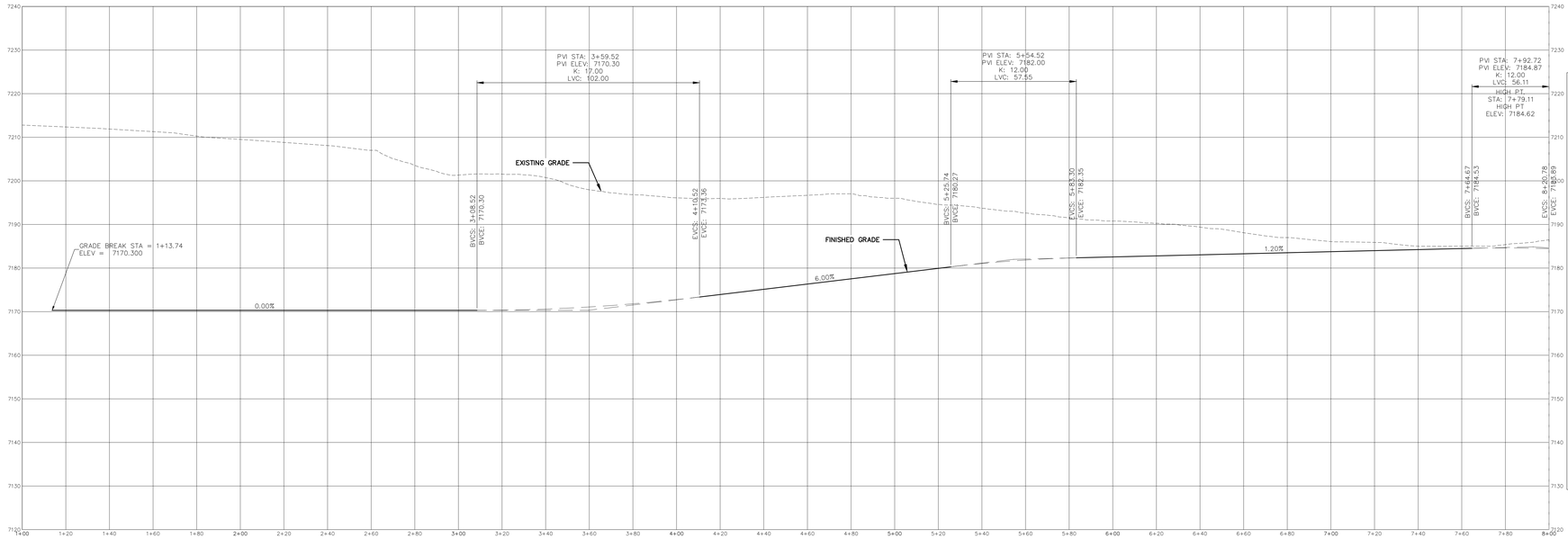
C301

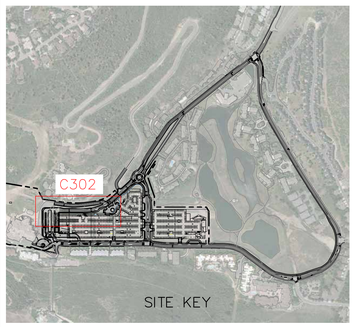
Exhibit 35: **Civil Site Plan_Deer Valley Drive West Plan &Profile**



DEER VALLEY DRIVE WEST – PLAN VIEW



DEER VALLEY DRIVE WEST – PROFILE VIEW



CAUTION: NOTICE TO CONTRACTOR

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	DATE	DESCRIPTION
XXX	XX/XX/XX	

DEER VALLEY DRIVE WEST
PLAN & PROFILE 1
SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84068 | 435-649-9467

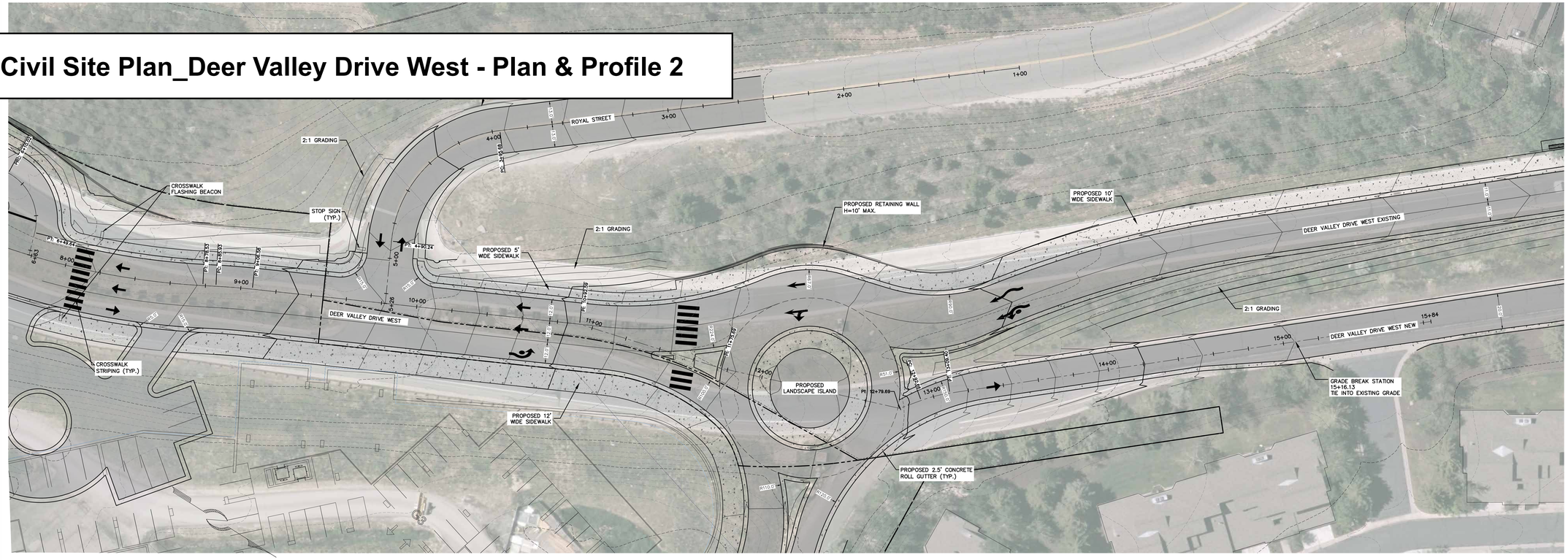
DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19
SEAL

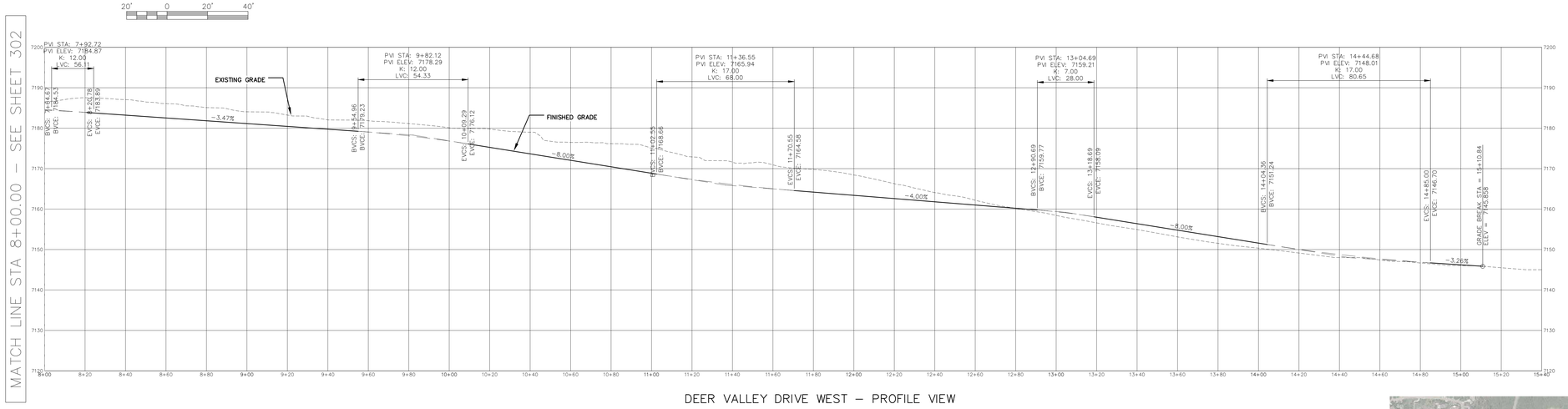
FOR REVIEW ONLY

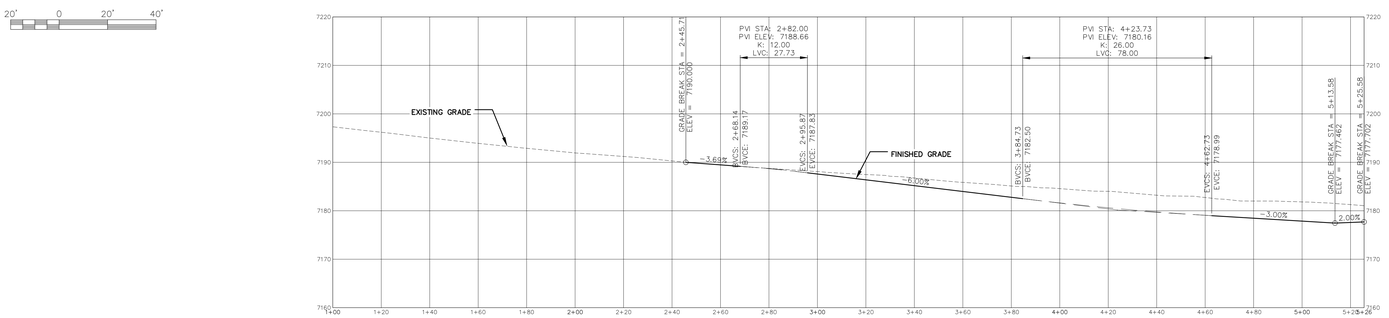
NOT FOR CONSTRUCTION

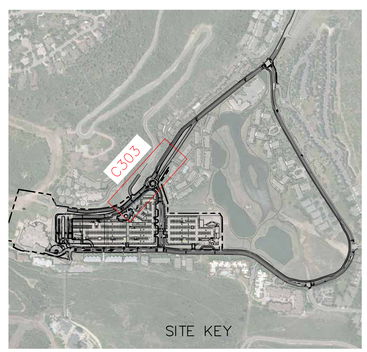
SHEET
C302

Exhibit 36: **Civil Site Plan_Deer Valley Drive West - Plan & Profile 2**









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XXX	DATE	DESCRIPTION
1	XX/XX/XX	

DEER VALLEY DRIVE WEST
PLAN & PROFILE 2
SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84060 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DENKOWICZ 08/06/24
PROJECT No: 11-1-19

SEAL

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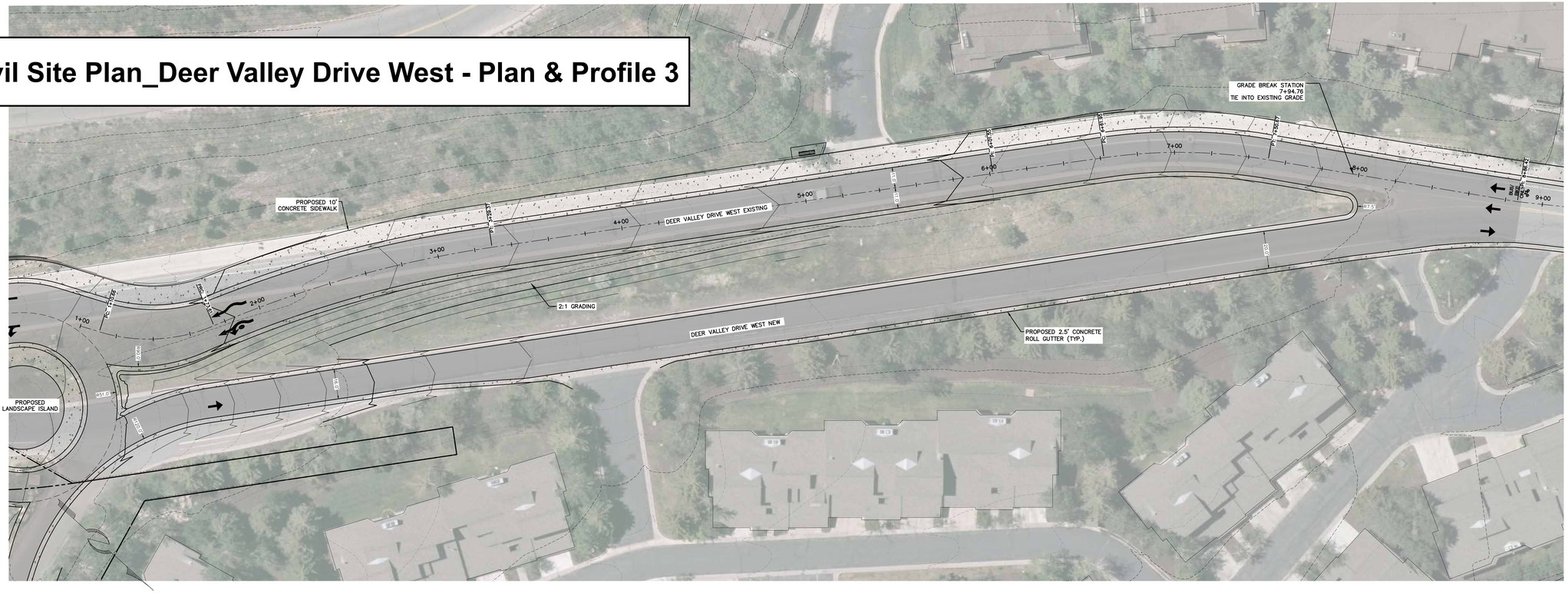
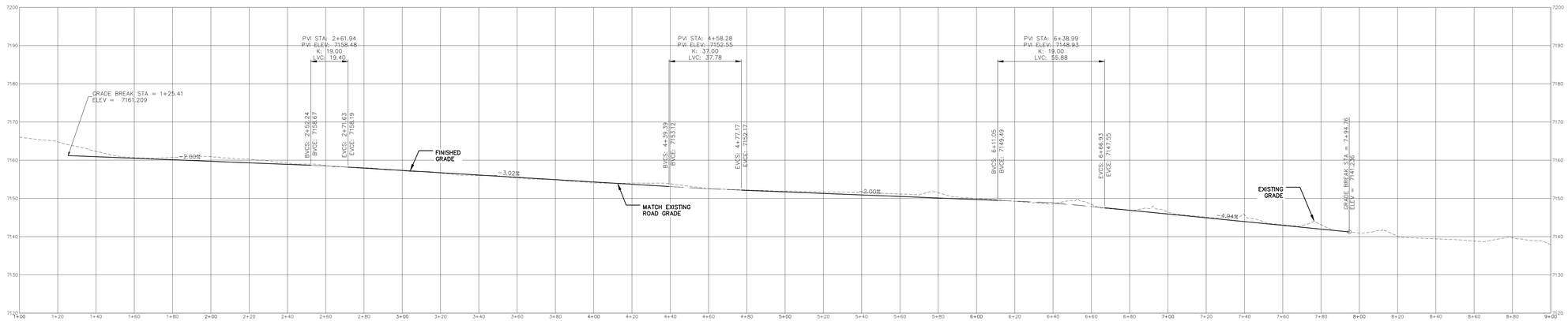
C303

Exhibit 37: **Civil Site Plan_Deer Valley Drive West - Plan & Profile 3**



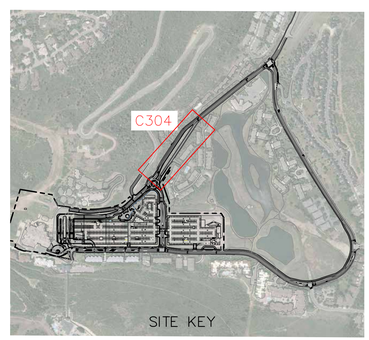
20' 0 20' 40'

DEER VALLEY DRIVE WEST EXISTING – PLAN VIEW



20' 0 20' 40'

DEER VALLEY DRIVE WEST EXISTING – PROFILE VIEW



SITE KEY

CAUTION: NOTICE TO CONTRACTOR

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	DESCRIPTION
XXX	
DATE	XX/XX/XX

DEER VALLEY DRIVE WEST PLAN & PROFILE 3

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD., STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

SEAL

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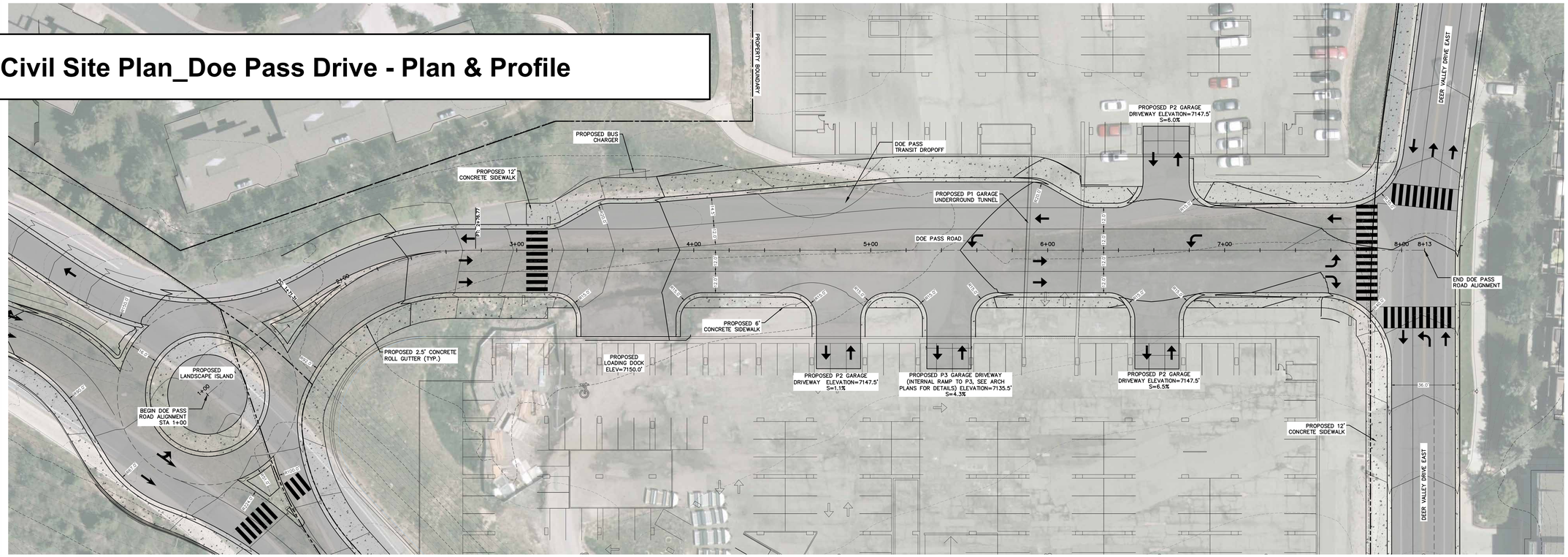
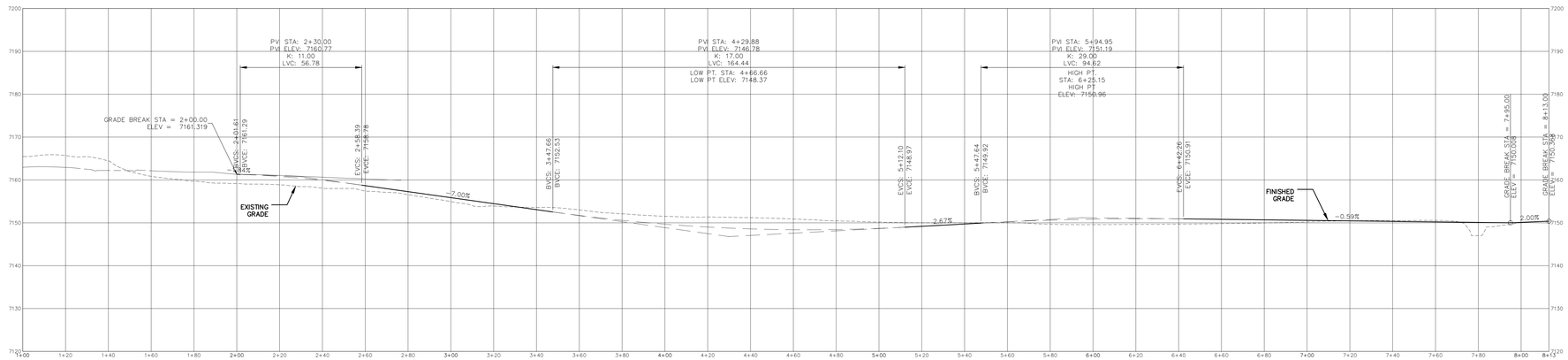
SHEET
C304

Exhibit 38: **Civil Site Plan_Doe Pass Drive - Plan & Profile**



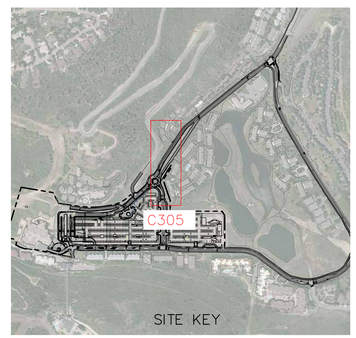
20' 0 20' 40'

DOE DRIVE – PLAN VIEW



DOE PASS – PROFILE VIEW

20' 0 20' 40'



500' 0 500' 1000'

CAUTION: NOTICE TO CONTRACTOR

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	XXX	DATE	DESCRIPTION
		XX/XX/XX	

DOE DRIVE
PLAN & PROFILE
SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19
SEAL

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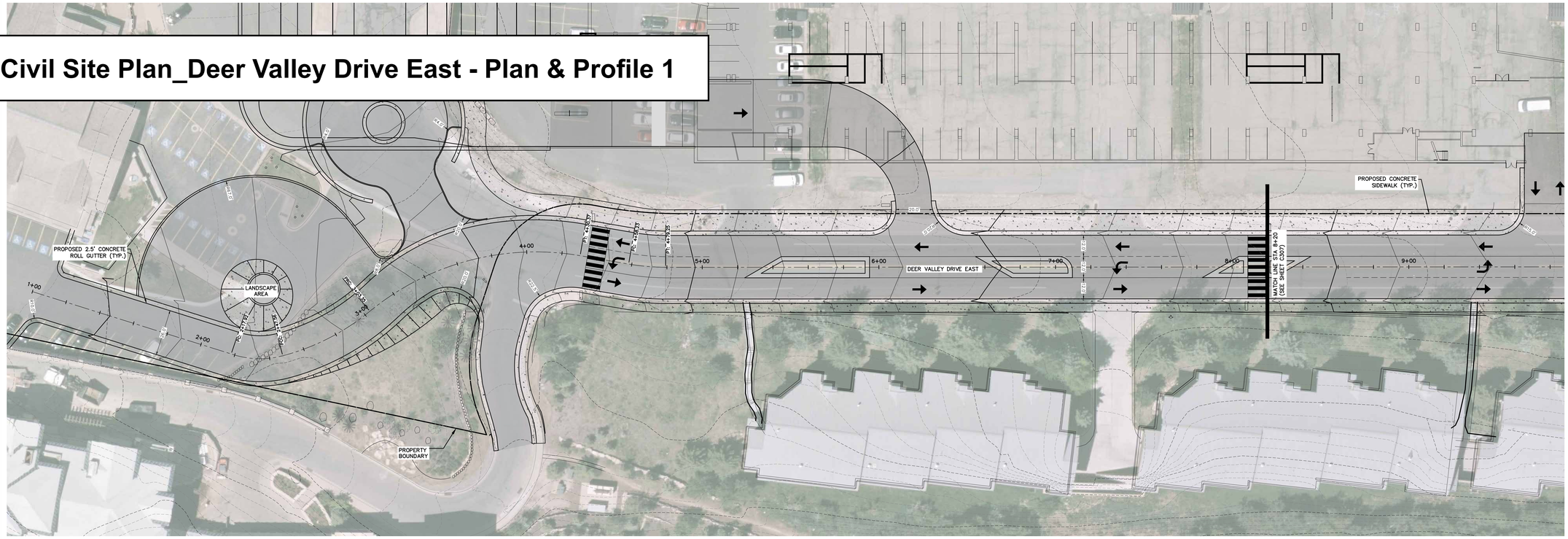
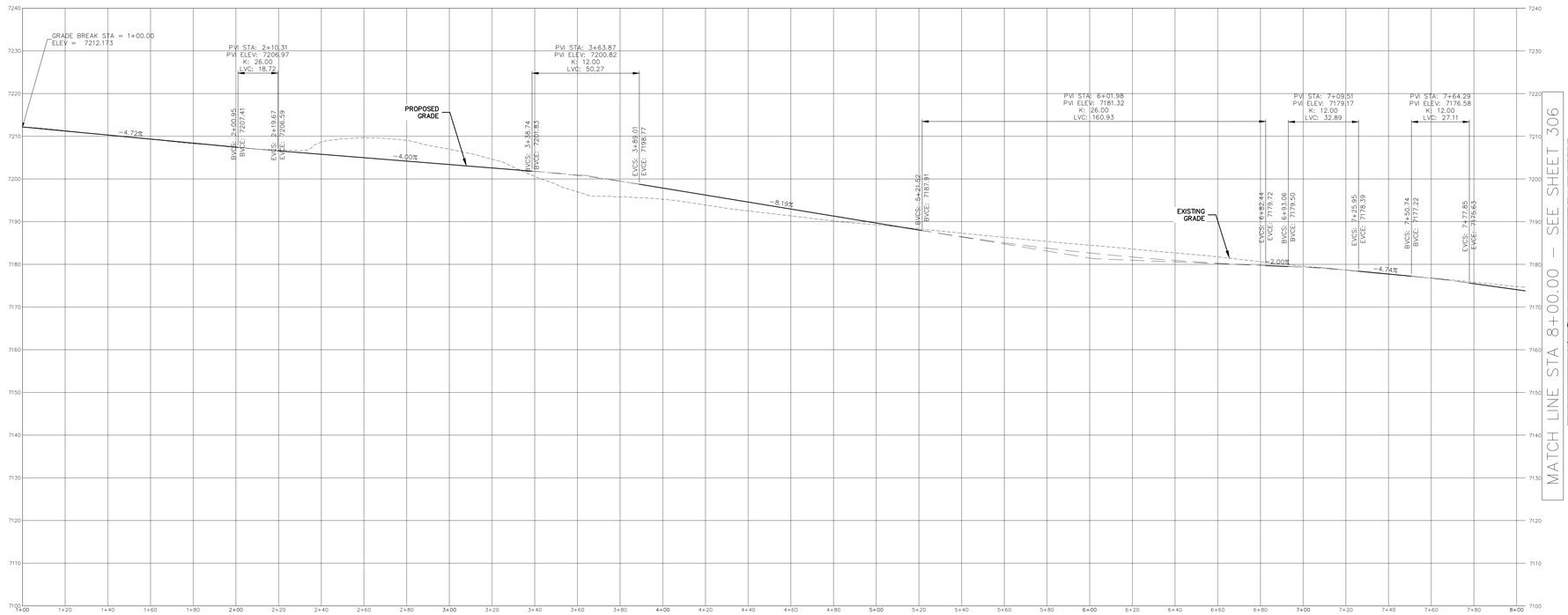
SHEET
C305

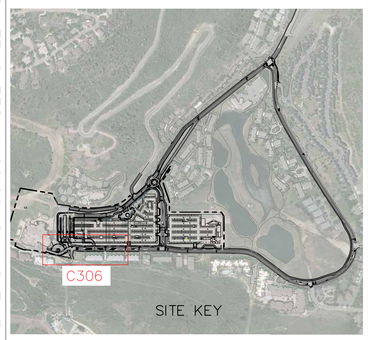
Exhibit 39: **Civil Site Plan_Deer Valley Drive East - Plan & Profile 1**



20' 0 20' 40'

DEER VALLEY DRIVE EAST – PLAN VIEW





20' 0 20' 40'

DEER VALLEY DRIVE EAST – PROFILE VIEW

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	DESCRIPTION
XXX	
DATE	XX/XX/XX

DEER VALLEY DRIVE EAST
PLAN & PROFILE 1
SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD., STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

SEAL

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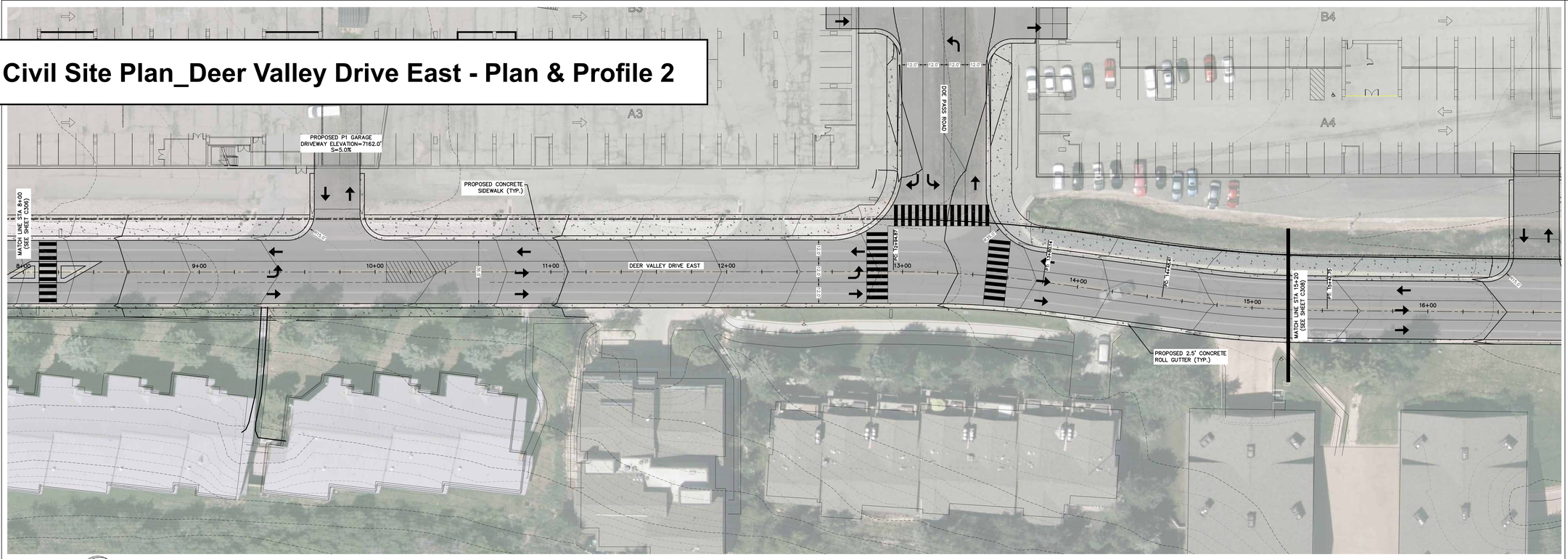
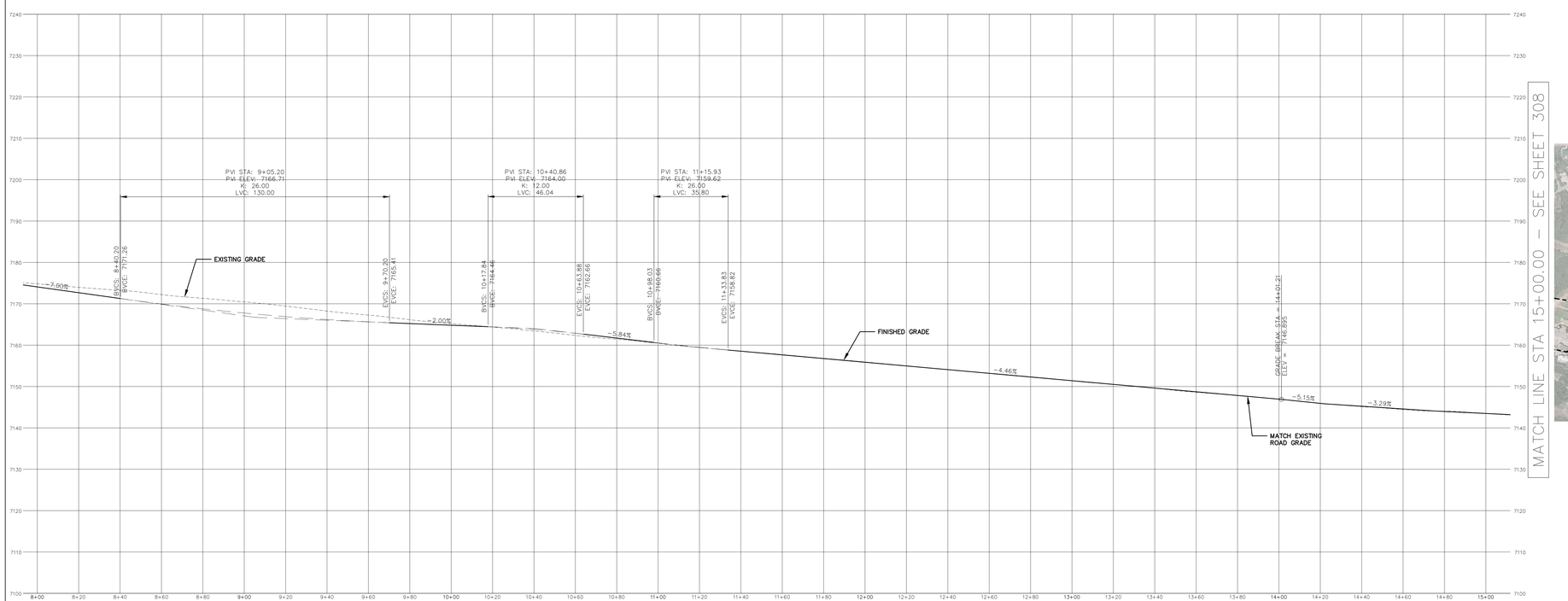
SHEET
C306

Exhibit 40: **Civil Site Plan_Deer Valley Drive East - Plan & Profile 2**



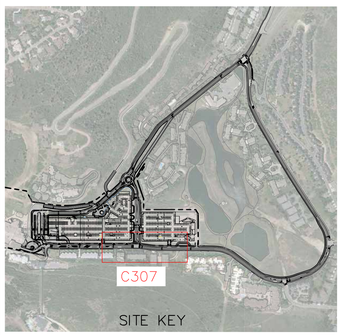
20' 0 20' 40'

DEER VALLEY DRIVE EAST – PLAN VIEW



20' 0 20' 40'

DEER VALLEY DRIVE EAST – PROFILE VIEW



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△	DESCRIPTION
XXX	DATE XX/XX/XX

DEER VALLEY DRIVE EAST
PLAN & PROFILE 1

SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

SEAL

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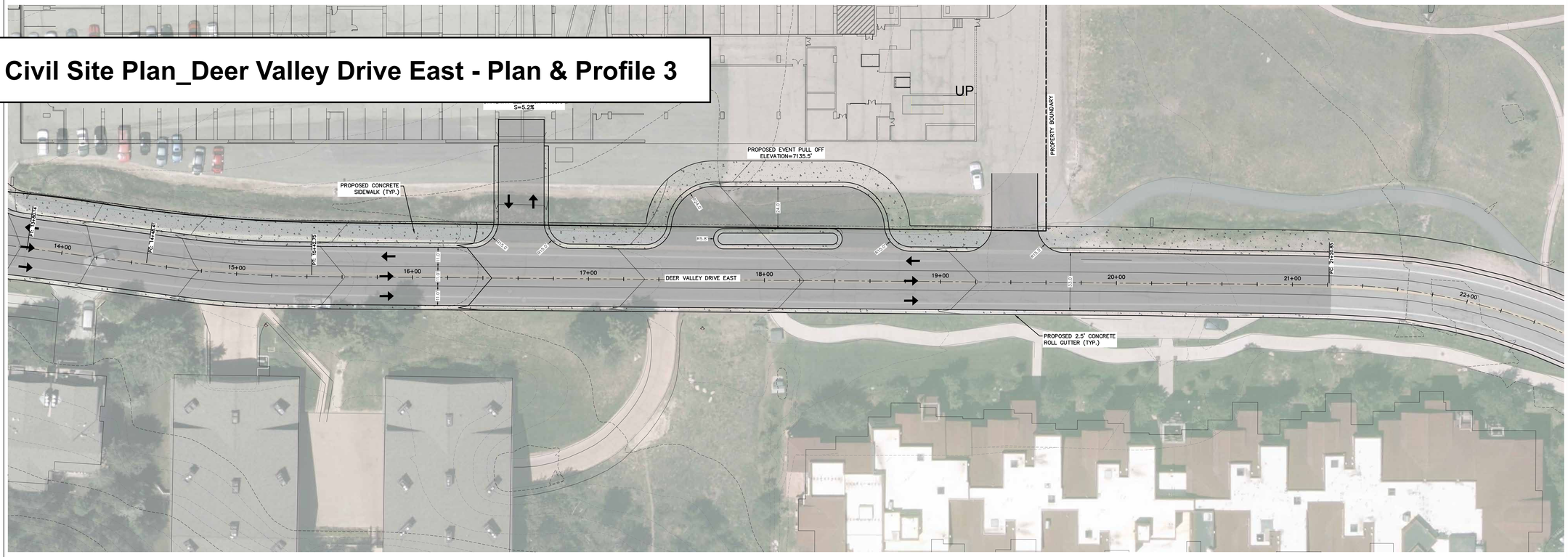
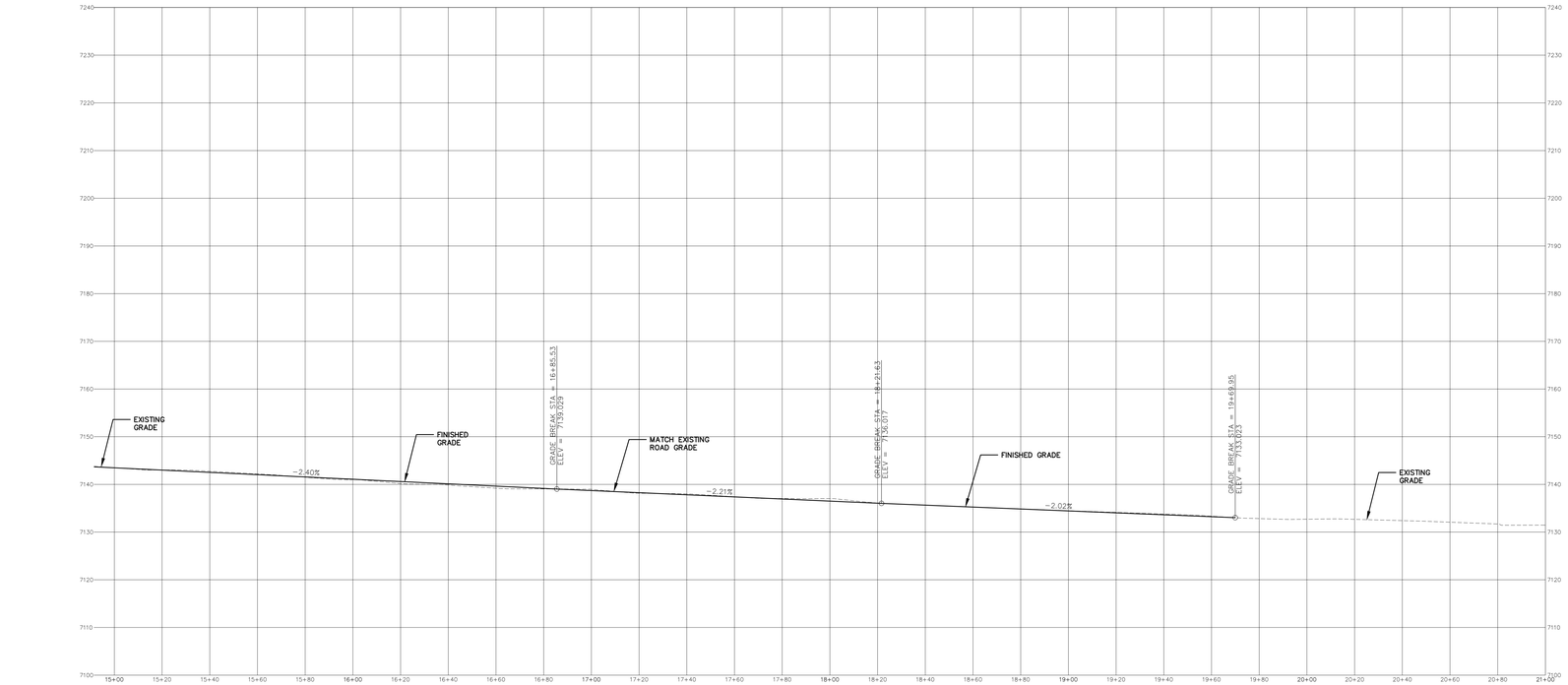
SHEET
C307

Exhibit 41: **Civil Site Plan_Deer Valley Drive East - Plan & Profile 3**



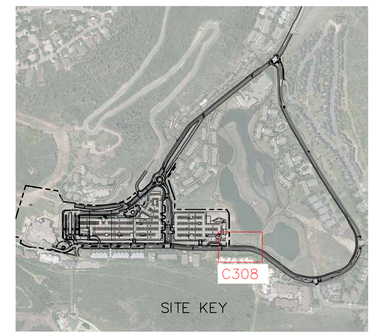
20' 0 20' 40'

DEER VALLEY DRIVE EAST – PLAN VIEW



20' 0 20' 40'

DEER VALLEY DRIVE EAST – PROFILE VIEW



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△	DATE	DESCRIPTION
XXX	XX/XX/XX	

DEER VALLEY DRIVE EAST
PLAN & PROFILE 1
SNOW PARK DEVELOPMENT
INFRASTRUCTURE IMPROVEMENTS

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84068 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON 08/06/24
DESIGNED BY: CONNOR DINSMORE 08/06/24
CHECKED BY: MICHAEL DEMKOWICZ 08/06/24
PROJECT No.: 11-1-19

SEAL

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SHEET
C307

Planning Commission
Staff Report

Subject: **1800 Park Avenue**
Applications: **PL-24-05476 Master Planned Development**
PL-22-05475 Conditional Use Permit
PL-24-06238 Subdivision
Author: **Alec Barton, Senior Planner**
Date: **September 11, 2024**
Type of Item: **Administrative**

Recommendation

The Applicant will present their revised plans for the mixed-use Park and Kearns Master Planned Development (MPD) based on the Planning Commission's August 28, 2024 input.

This staff report provides a proposed schedule for public hearings and possible Final Action.

Description

Applicant:	Seth Singerman, Yarrow Hotel Owner LLC
Applicant Representatives:	Peter Tomai, Specific Performance Craig Elliott, Elliott Workgroup LLC
Location:	1800 Park Avenue
Zoning District:	General Commercial Frontage Protection Zone
Adjacent Land Uses:	North – Olympic Welcome Plaza and Reid Office Building East – Commercial South – Fresh Market West – Park Avenue Condos
Reason for Review:	The Planning Commission reviews, conducts a public hearing, and takes Final Action on Conditional Use Permits, Master Planned Developments, and Subdivisions.[1]

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC Section 15-15-1.

[1] LMC Section 15-1-8

Background

The Planning Commission reviewed previous versions of this project on January 24, 2024 (Planning Commission Packet, Item 4.B; Meeting Minutes, p. 19); February 28, 2024 (Planning Commission Packet, Item 4.B; Meeting Minutes, p. 20); and June 26, 2024 (Planning Commission Packet, Item 6.E; Meeting Minutes, p.29). The Planning Commission's concerns centered on Building Height and development within the sensitive Frontage Protection Zone along Park Avenue and Kearns Boulevard.

On August 7, 2024, the Applicant filed a Request for Notice of Action and requested a Planning Commission determination on Building Height exceptions and consideration of other project elements to future public hearings.

On August 28, 2024, the Planning Commission provided consensus direction to deny the Applicant's request for an exception to the Zoning District Building Height within the Frontage Protection Zone and continued review of the project to the September 11, 2024 meeting (Planning Commission Packet, Item 6.C; Meeting Recording). Several Commissioners expressed support for additional Building Height internal to the project. The Applicant submitted revised plans on September 4, 2024, attached as Exhibits A and B.

The Applicant requests Planning Commission input regarding their revisions to Building Height within the Frontage Protection Zone so they can update their plans accordingly to prepare for future meetings.

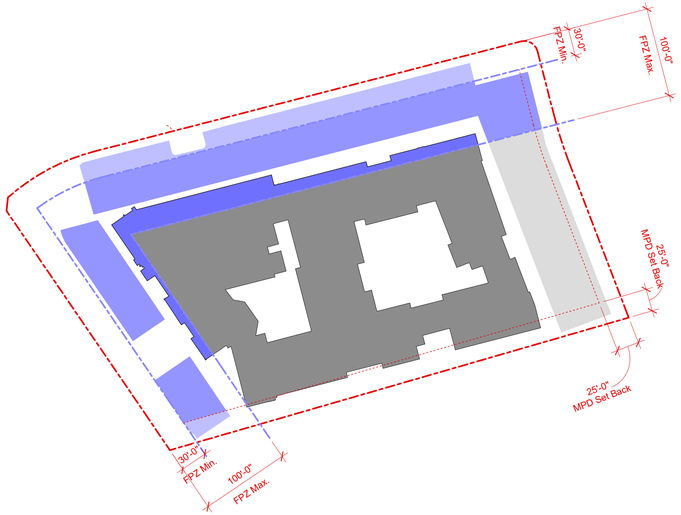
Schedule

Staff proposes the following public hearing schedule for Planning Commission review:

- **September 11, 2024** – Applicant presentation on revised plans.
- **September 25, 2024** – In-depth review of revised Park and Kearns project.
- **October 23, 2024** – In-depth review of revised Park and Kearn project, with potential Final Action.
- **November 13, 2024** – If needed, additional in-depth review of revised Park and Kearns project, with potential Final Action.
- **Additional meetings may be scheduled at the discretion of the Planning Commission.**

Exhibits

A: Revised Park and Kearns Plan Set
B: Description of Revisions



Property.....194,652 sq. ft.

30' FPZ and 100' FPZ

Required MPD Set Backs - 25'

Building Footprint encroaching into 100' FPZ.....9,917 sq. ft.

Existing Building Footprint inside Set Backs.....60,599 sq. ft.

Existing Parking Structure encroaching into 100' FPZ.....30,771 sq. ft.

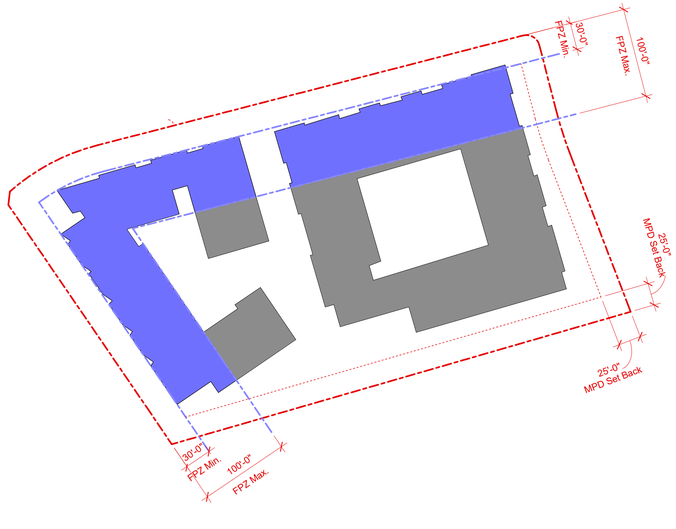
Existing Parking Structure encroaching into 30' FPZ.....10,047 sq. ft.

Existing Parking Structure inside Set Backs.....13,342 sq. ft.

EXISTING STRUCTURE FOOTPRINT: 124,676 sq. ft.

Existing Building Setback Analysis

SCALE: 1" = 80'-0"



Property.....194,652 sq. ft.

30' FPZ and 100' FPZ

Required MPD Set Backs - 25'

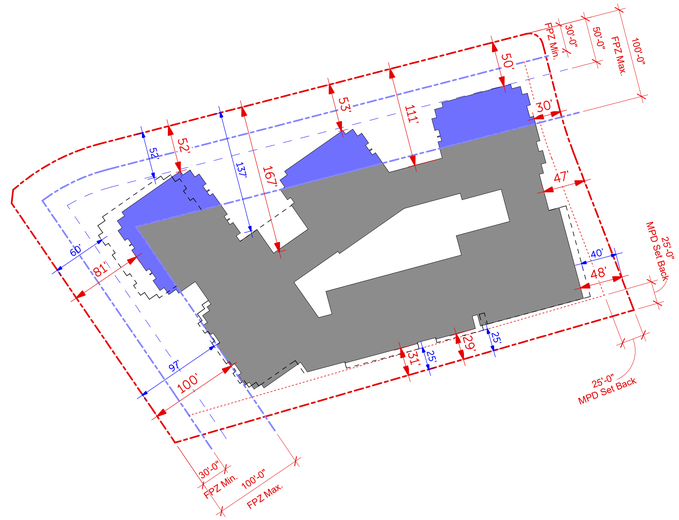
Building Footprint encroaching into 100' FPZ.....47,236 sq. ft.

Existing Building Footprint inside Set Backs.....41,286 sq. ft.

PREVIOUS DESIGN STRUCTURE FOOTPRINT: 88,522 sq. ft.

Proposed Building (MPD 2022) Setback Analysis

SCALE: 1" = 80'-0"



Property.....194,652 sq. ft.

30' FPZ and 100' FPZ

Required MPD Set Backs

Frontage Propteccion Zone 50' Set Back (Small Area Plan)

Previous Footprint

Building Footprint encroaching into 100' FPZ.....13,795 sq. ft.

Existing Building Footprint inside Set Backs.....68,815 sq. ft.

PROPOSED STRUCTURE FOOTPRINT: 82,610 sq. ft..

Proposed Building Setback Analysis

SCALE: 1" = 80'-0"

ELLIOTT WORKGROUP

10/09/2023 (Rev. 09/03/2024)

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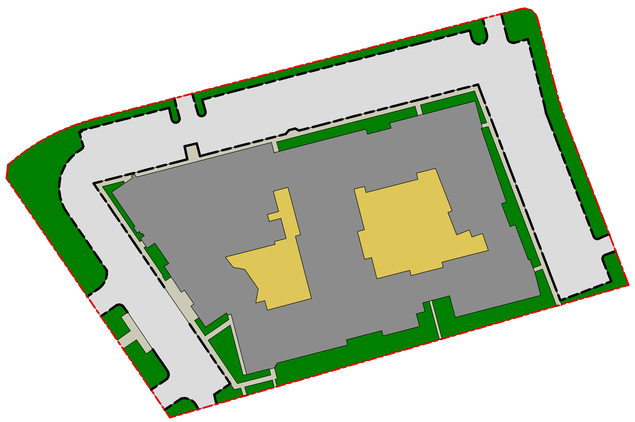
Park & Kearns Redevelopment

MPD-011

FPZ Analysis

Existing Building Open Space

SCALE: 1" = 80'-0"



Property.....194,652 sq. ft. (100%)

Surface Parking & Driveways.....61,890 sq. ft. (31.8%)

Existing Building Footprint.....70,516 sq. ft. (36.2%)

Amenity Space.....16,228 sq. ft. (8.3%)

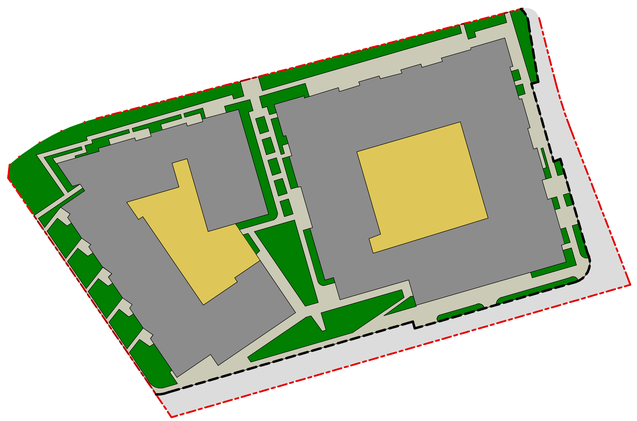
Sidewalks.....8,306 sq. ft. (4.3%)

Landscaped Area.....37,717 sq. ft. (19.4%)

EXISTING OPEN SPACE: 46,023 (23.7%)

Previously Proposed Building Open Space

SCALE: 1" = 80'-0"



Property.....194,652 sq. ft. (100%)

Surface Parking & Driveways.....20,821 sq. ft. (10.7%)

Proposed Building Footprint.....88,522 sq. ft. (45.5%)

Amenity Space.....23,412 sq. ft. (12.0%)

Sidewalks.....29,609 sq. ft. (15.2%)

Landscaped Area.....32,288 sq. ft. (16.6%)

PROPOSED OPEN SPACE: 61,897 (31.8%)

Proposed Building Open Space.

SCALE: 1" = 80'-0"

Property.....194,652 sq. ft. (100%)

Surface Parking & Driveways.....16,919 sq. ft. (8.7%)

Propose Building Footprint.....82,611 sq. ft. (42.4%)

Amenity Space.....17,307 sq. ft. (8.9%)

Sidewalks.....36,857 sq. ft. (18.9%)

Landscaped Area.....40,988 sq. ft. (21.1%)

PROPOSED OPEN SPACE: 77,845 (40%)

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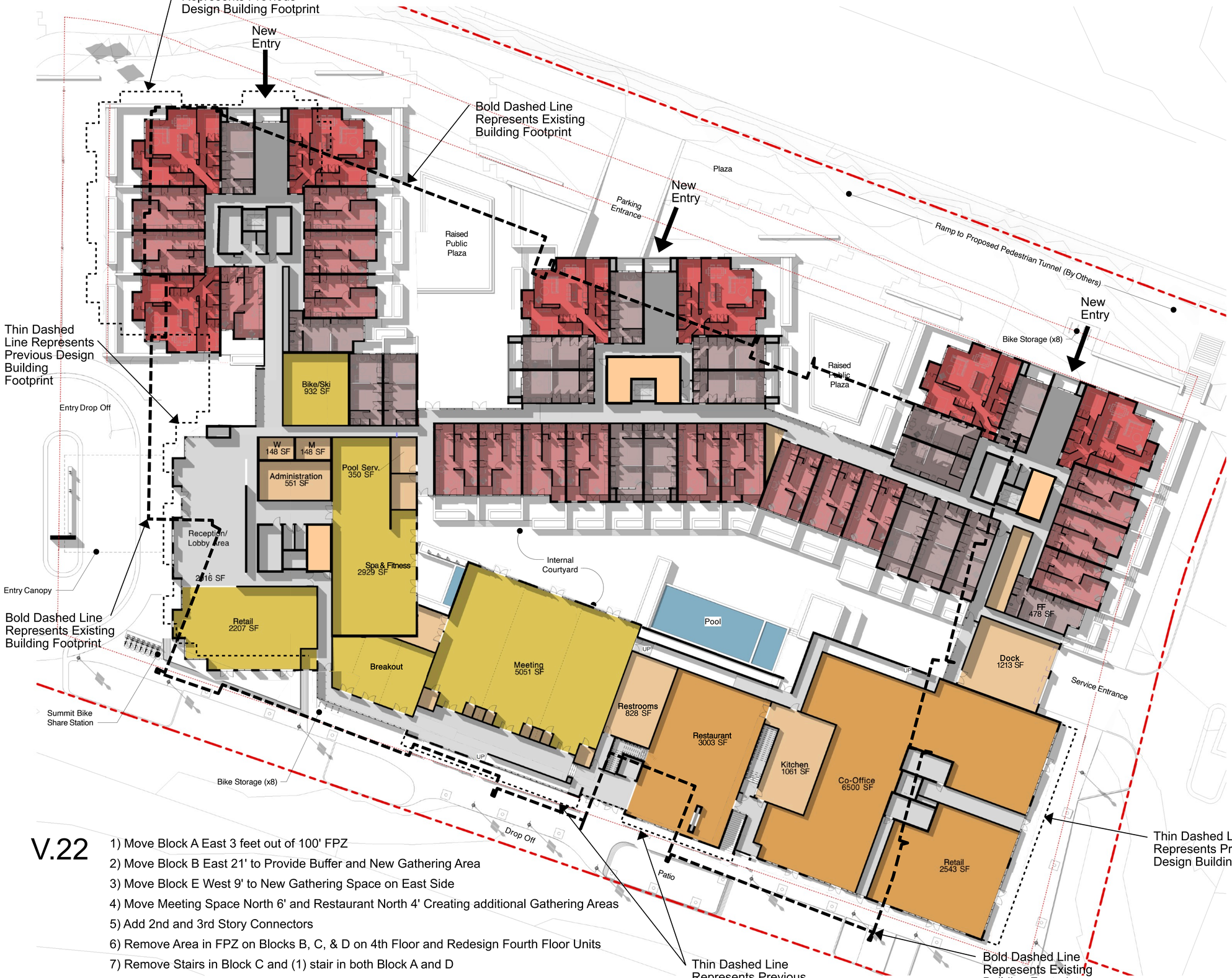
Park & Kearns Redevelopment

MPD-010

Open Space



- Amenity
- Commercial
- Service
- Circulation
- 1 Bed
- 2 Bed
- 3 Bed
- Studio

V.22

1) Move Block A East 3 feet out of 100' FPZ
2) Move Block B East 21' to Provide Buffer and New Gathering Area
3) Move Block E West 9' to New Gathering Space on East Side
4) Move Meeting Space North 6' and Restaurant North 4' Creating additional Gathering Areas
5) Add 2nd and 3rd Story Connectors
6) Remove Area in FPZ on Blocks B, C, & D on 4th Floor and Redesign Fourth Floor Units
7) Remove Stairs in Block C and (1) stair in both Block A and D

Level 1 - MPD

SCALE: 1" = 20'-0"

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Park & Kearns Redevelopment

MPD-101

Level 1

V.22

1) Move Block A East 3 feet out of 100' FPZ
2) Move Block B East 21' to Provide Buffer and New Gathering Area
3) Move Block E West 9' to New Gathering Space on East Side
4) Move Meeting Space North 6' and Restaurant North 4' Creating additional Gathering Areas
5) Add 2nd and 3rd Story Connectors
6) Remove Area in FPZ on Blocks B, C, & D on 4th Floor and Redesign Fourth Floor Units
7) Remove Stairs in Block C and (1) stair in both Block A and D

Level 2 - MPD
SCALE: 1" = 20'-0"

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Park & Kearns Redevelopment

MPD-102

Level 2

- Amenity
- Commercial
- Service
- Circulation
- 1 Bed
- 2 Bed
- 3 Bed
- Studio

Entry Canopy (Extensive Green Roof)

Extensive Green Roof

Extensive Green Roof

Mech. Screen

Roof below

Roof Deck AH

Common Area

V.22

1) Move Block A East 3 feet out of 100' FPZ
2) Move Block B East 21' to Provide Buffer and New Gathering Area
3) Move Block E West 9' to New Gathering Space on East Side
4) Move Meeting Space North 6' and Restaurant North 4' Creating additional Gathering Areas
5) Add 2nd and 3rd Story Connectors
6) Remove Area in FPZ on Blocks B, C, & D on 4th Floor and Redesign Fourth Floor Units
7) Remove Stairs in Block C and (1) stair in both Block A and D

Level 3 - MPD

SCALE: 1" = 20'-0"

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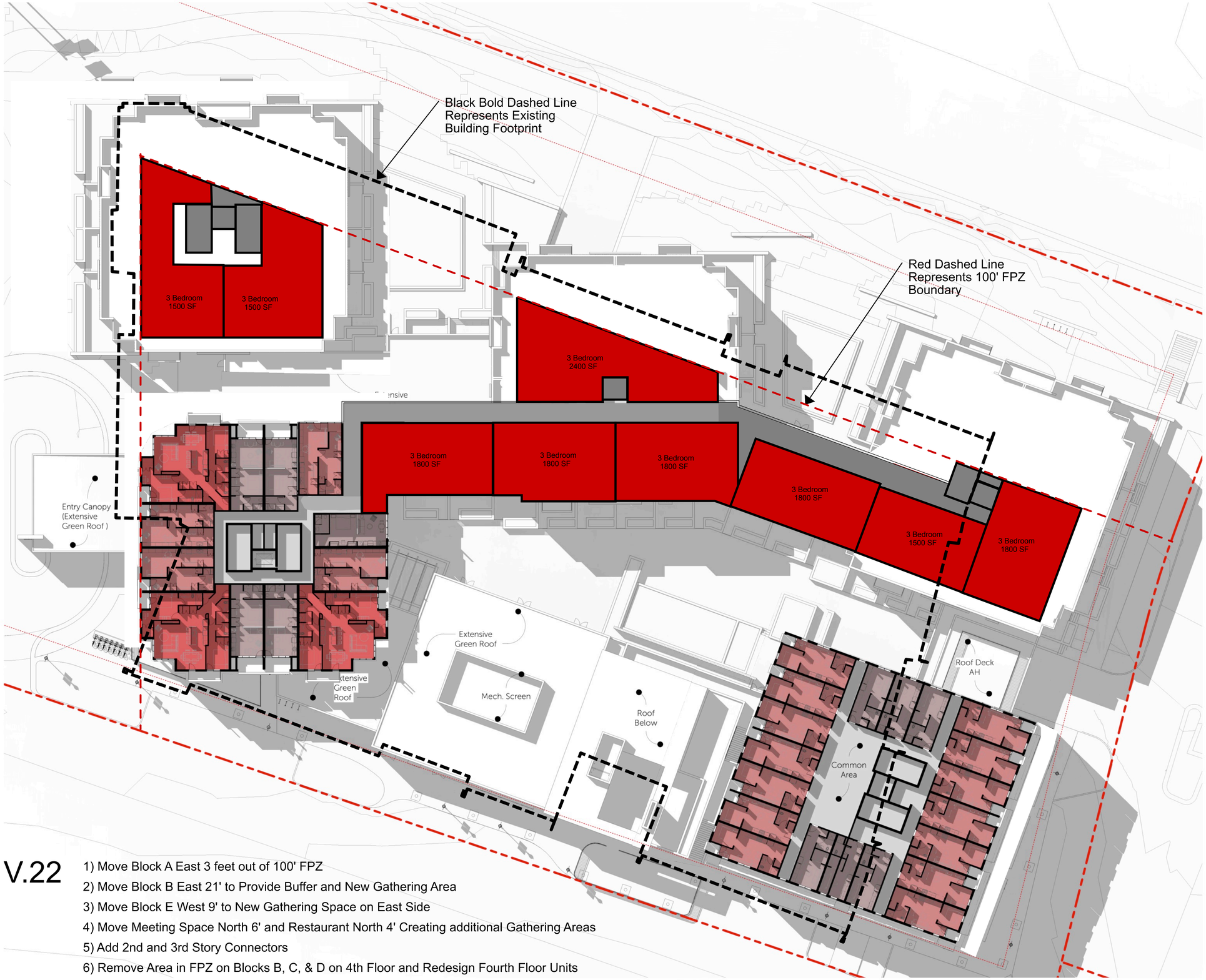
Park & Kearns Redevelopment

MPD-103

Level 3



- Amenity
- Commercial
- Service
- Circulation
- 1 Bed
- 2 Bed
- 3 Bed
- Studio

V.22

1) Move Block A East 3 feet out of 100' FPZ
2) Move Block B East 21' to Provide Buffer and New Gathering Area
3) Move Block E West 9' to New Gathering Space on East Side
4) Move Meeting Space North 6' and Restaurant North 4' Creating additional Gathering Areas
5) Add 2nd and 3rd Story Connectors
6) Remove Area in FPZ on Blocks B, C, & D on 4th Floor and Redesign Fourth Floor Units
7) Remove Stairs in Block C and (1) stair in both Block A and D

Level 4 - MPD
SCALE: 1" = 20'-0"

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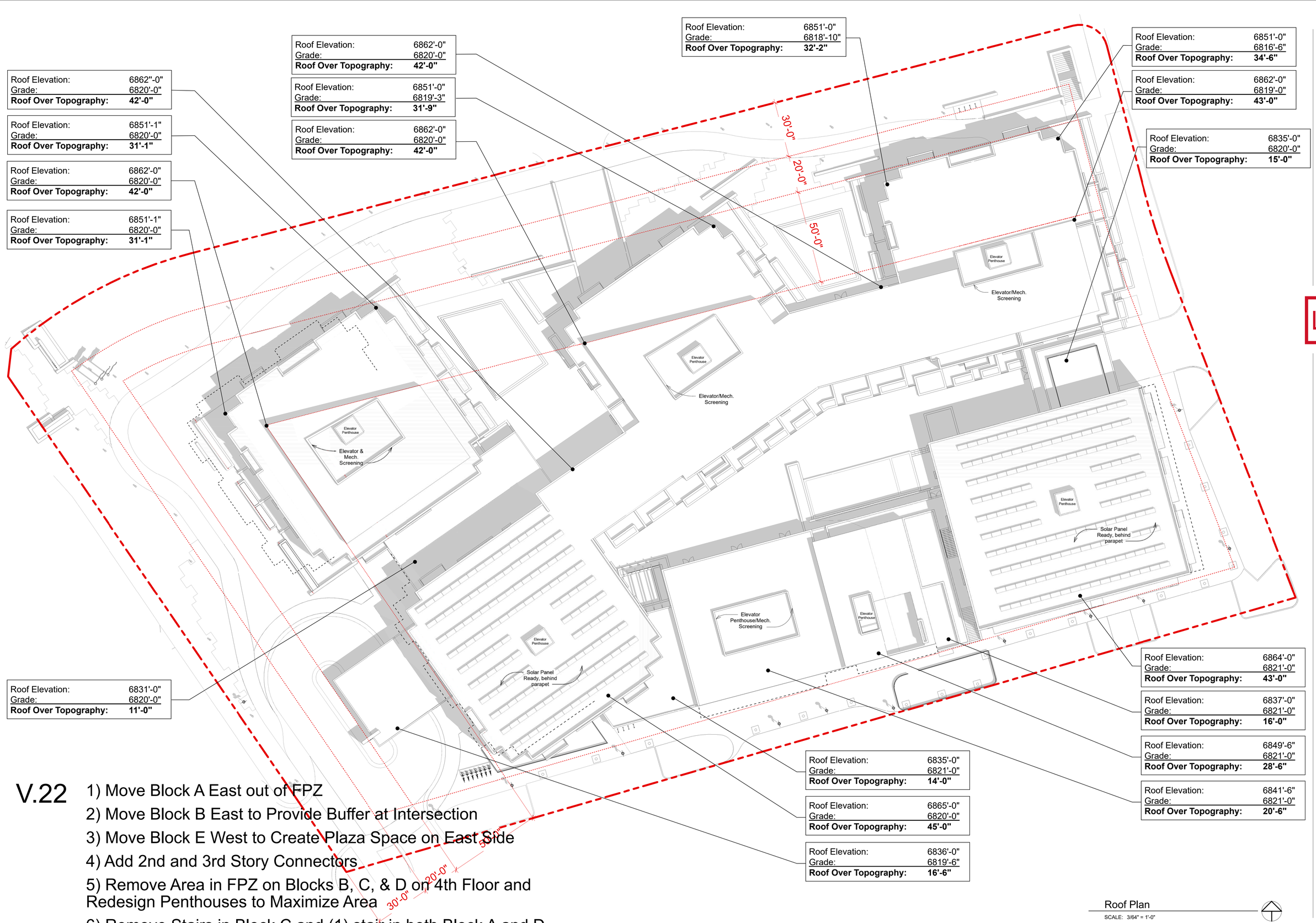
MPD-104

Level 4



V.22

1) Move Block A East out of FPZ
2) Move Block B East to Provide Buffer at Intersection
3) Move Block E West to Create Plaza Space on East Side
4) Add 2nd and 3rd Story Connectors
5) Remove Area in FPZ on Blocks B, C, & D on 4th Floor and Redesign Penthouses to Maximize Area
6) Remove Stairs in Block C and (1) stair in both Block A and D

Roof Plan

SCALE: 3/64" = 1'-0"

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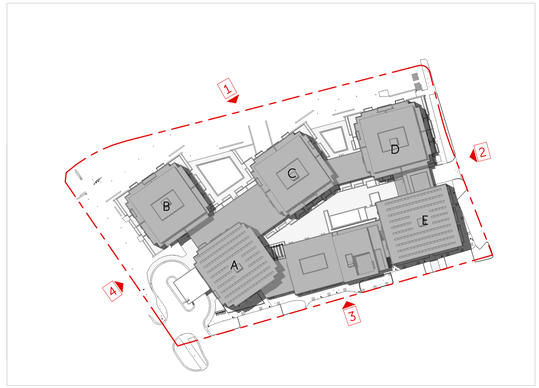
Park & Kearns Redevelopment

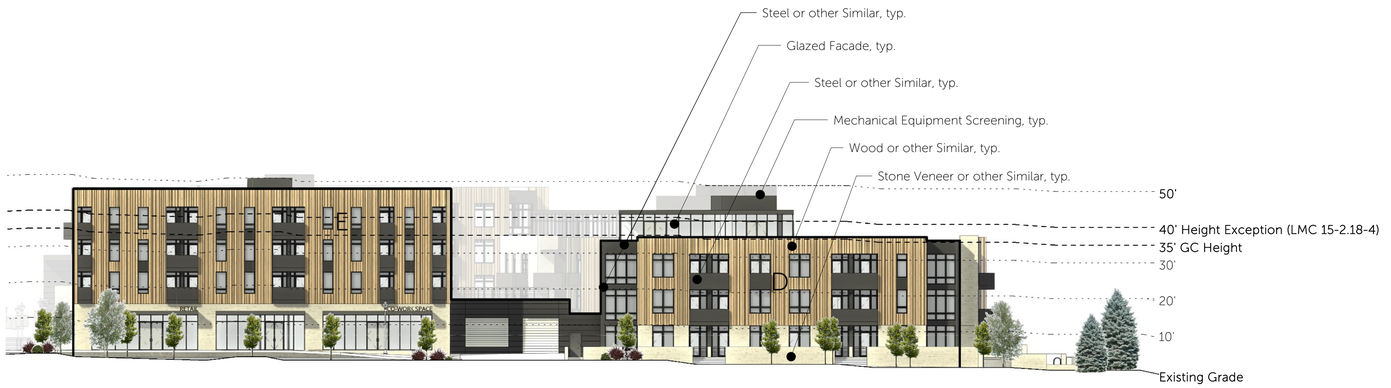
MPD-108

Roof Over Topography Copy 1



Elevation 1.

SCALE: 1" = 20'-0"



Elevation 2.

SCALE: 1" = 20'-0"

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Park & Kearns Redevelopment

MPD-201

Elevations

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Elevation 3.

SCALE: 1" = 20'-0"

Elevation 4.

SCALE: 1" = 20'-0"

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Park & Kearns Redevelopment

MPD-202

Elevations

EXISTING HOTEL EMPLOYEE GENERATION & UNIT EQUILVALENT CALCULATION

Existing Yarrow Hotel	quantities	employee rate	employees	mitigation rate	workers per household
Hotel	room/suite	per room		20%	1.5
Guest Rooms	182	0.6	109.2	21.84	14.56
	182		109.2	21.84	14.56

	total area	unit equivalent	employee rate	employees	mitigation rate	workers per household
Commercial		1,000.0			20%	1.5
Hotel Restaurant/Lounge	5,000	5.0	6.5	32.50	6.50	4.33
Meeting Space	9,437	9.4	1.3	12.27	2.45	1.64
		14.4		44.77	8.95	5.97

Total Existing Yarrow Hotel Affordable Unit Equivalents	20.53

HOTEL EMPLOYEE GENERATION & UNIT EQUILVALENT CALCULATION

Proposed Redevelopment	quantities	employee rate	employees	mitigation rate	workers per household
Hotel/Condo	room/suite	per room		20%	1.5
studio a	55	0.6	33	6.6	4.40
ADA studio (exempt)	1		0	0	0.00
studio corner	2	0.6	1.2	0.24	0.16
studio b	6	0.6	3.6	0.72	0.48
studio c	9	0.6	5.4	1.08	0.72
1 bedroom	33	0.6	19.8	3.96	2.64
ADA 1 bedroom (exempt)	1		0	0	0.00
1 bedroom corner	4	0.6	2.4	0.48	0.32
1 bedroom suite a	18	0.6	10.8	2.16	1.44
1 bedroom suite b	3	0.6	1.8	0.36	0.24
1 bedroom suite c	6	0.6	3.6	0.72	0.48
1 bedroom suite d	5	0.6	3	0.6	0.40
2 bedroom	29	0.6	17.4	3.48	2.32
ADA 2 bedroom (exempt)	1		0	0	0.00
3 bedroom Top Floor a	2	0.6	1.2	0.24	0.16
3 bedroom Top Floor b	5	0.6	3	0.6	0.40
3 bedroom Top Floor c	1	0.6	0.6	0.12	0.08
ADA 3 bedroom Top Floor (exempt)	1	0.6	0.6	0.12	0.08
	182		107.4	21.48	14.32

	total area	unit equivalent	employee rate	employees	mitigation rate	workers per household
Commercial		1,000.0			20%	1.5
Hotel Restaurant/Lounge	4,064	4.1	6.5	26.42	5.28	3.52
Rooftop Bar	3,303	3.3	6.5	21.47	4.29	2.86
Retail	2,543	2.5	3.3	8.39	1.68	1.12
Office (Prof. Services)	6,500	6.5	3.7	24.05	4.81	3.21
Lobby Retail	2,207	2.2		0.00	0.00	0.00
Spa & Fitness	2,929	2.9	1.3	3.81	0.76	0.51
Breakout Rooms	1,232	1.2	1.3	1.60	0.32	0.21
Meeting Hall	5,051	5.1	1.3	6.57	1.31	0.88
Pool Locker(exempt)	350	0.0	0.0	0.00	0.00	0.00
Ski/Bike Locker (exempt)	932	0.0	0.0	0.00	0.00	0.00
Total Exempt	12,701					
10% of Residential UE	15,061 ***					
		16.4		80.33	16.07	12.31
Total Proposed Redevelopment Affordable Unit Equivalents						26.63

Proposed Affordable	quantities	area	total area	affordable unit equivalent	additional aue proposed	required
Residential (Affordable)	60			900		
studio	18	332.0	5,976	6.64		
1 bedroom	42	435.0	18,270	20.30		
Total Proposed Affordable			24,246	26.94	0.31	26.63

MULTI-FAMILY EMPLOYEE GENERATION & UNIT EQUIVALENT CALCULATION

Proposed Redevelopment	quantities	area	total area	unit equivalent	aue required
Hotel/Condo	room/suite			2,000	20%
studio a	55	450	24,750	12.375	2.48
ADA studio (exempt)	1	450	0	0	0.00
studio corner	2	476	952	0.476	0.10
studio b	6	489	2,934	1.467	0.29
studio c	9	535	4,815	2.4075	0.48
1 bedroom	33	571	18,843	9.4215	1.88
ADA 1 bedroom (exempt)	1	571	0	0	0.00
1 bedroom corner	4	476	1,904	0.952	0.19
1 bedroom suite a	18	594	10,692	5.346	1.07
1 bedroom suite b	3	610	1,830	0.915	0.18
1 bedroom suite c	6	645	3,870	1.935	0.39
1 bedroom suite b	5	648	3,240	1.62	0.32
2 bedroom	29	1,187	34,423	17.2115	3.44
ADA 2 bedroom (exempt)	1	1,187	0	0	0.00
3 bedroom Top Floor a	2	1,500	3,000	1.5	0.30
3 bedroom Top Floor b	5	1,800	9,000	4.5	0.90
3 bedroom Top Floor c	1	2,400	2,400	1.2	0.24
ADA 3 bedroom Top Floor (exempt)	1	1,500	0	0	0.00
	182		122,653	61.33	12.27

	total area	unit equivalent	employee rate	employees	mitigation rate	workers per household
Commercial		1,000.0			20%	1.5
Hotel Restaurant/Lounge	4,064	4.1	6.5	26.42	5.28	3.52
Rooftop Bar	3,303	3.3	6.5	21.47	4.29	2.86
Retail	2,543	2.5	3.3	8.39	1.68	1.12
Office (Prof. Services)	6,500	6.5	3.7	24.05	4.81	3.21
Lobby Retail	2,207	2.2		0.00	0.00	0.00
Spa & Fitness	2,929	2.9	1.3	3.81	0.76	0.51
Breakout Rooms	1,232	1.2	1.3	1.60	0.32	0.21
Meeting Hall	5,051	5.1	1.3	6.57	1.31	0.88
Pool Locker(exempt)	350	0.0	0.0	0.00	0.00	0.00
Ski/Bike Locker (exempt)	932	0.0	0.0	0.00	0.00	0.00
Total Exempt	12,701					
10% of Residential UE	15,061					
		16.4		80.33	16.07	12.31
Total Proposed Redevelopment Affordable Unit Equivalents						24.57

Proposed Affordable	quantities	area	total area	affordable unit equivalent	additional aue proposed	required
Residential (Affordable)	60			900		
studio	18	332.0	5,976	6.64		
1 bedroom	42	435.0	18,270	20.30		
Total Proposed Affordable			24,246	26.94	2.37	24.57

- Existing Building.....20.53 AUEs
- Proposed Building (Hotel).....26.63 AUE's Required
- Proposed Building (Multi-Family).....24.57 AUE's Required
- AH Units Provided.....26.94 AUEs (60 units)

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Park & Kearns Redevelopment

MPD-022

Unit Equivalent Calculations

Project Name:	Park and Kearns Redevelopment	**Date:**	2024.09.04
EWG Project Number:	2023-31	**Issued By:**	EWG

Sheet Number	*Sheet Number*	*Description*
MPD-010	Open Space	- Updated Proposed Building Open Space - Increased Open Space from 38.1 to 40% which is 33.33% greater than the baseline open space. Does not include include Amenity Space internal to the project. - Replaced the color on the Private Open Space and rename it Amenity Space.
MPD-011	Set Back Analysis	- Updated Proposed Building Setback Analysis - Reduced Proposed Building Footprint SF from 85,205 to **82,610** - Reduced Proposed Building Footprint encroaching into 100' FPZ from 15,741 to **13,795 SF**
MPD-022	Unit Equivalent Calculations	- Updated Unit mix - Increased Proposed Redevelopment quantities from 174 units to **182** Market Rate Units. Although the total proposed area has reduced from 123,884 to **122,653 SF**
MPD-101	Level 1	- Move Block A East 3' out of 100' FPZ - Move Block B East 21' to Provide Buffer and New Gathering Area - Move Block E West 9' to New Gathering Space on East Side - Move Meeting Space North 6' and Restaurant North 4' Creating additional Gathering Area - Removed Stairs in Block C and (1) stair in both Block A and D - Create new entry point along Kearns Boulevard in Block B, C and D - Move Conference Space and Restaurant North 4' to 6' in order to increase gathering space along the South side
MPD-102	Level 2	- Move Block A East 3' out of 100' FPZ - Move Block B East 21' to Provide Buffer and New Gathering Area - Move Block E West 9' to New Gathering Space on East Side - Move Meeting Space North 6' and Restaurant North 4' Creating additional Gathering Area - Removed Stairs in Block C and (1) stair in both Block A and D - Add Units in between Block B, c and D - Move Conference Space and Restaurant North 4' to 6' in order to increase gathering space along the South side
MPD-103	Level 3	- Move Block A East 3' out of 100' FPZ - Move Block B East 21' to Provide Buffer and New Gathering Area - Move Block E West 9' to New Gathering Space on East Side - Removed Stairs in Block C and (1) stair in both Block A and D - Add Units in between Block B, c and D

HERE. AND THEN. AND NOW.
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Sheet Number	*Sheet Number*	*Description*
MPD-104	Level 4	- Move Block A East 3′ out of 100′ FPZ - Move Block B East 21′ to Provide Buffer and New Gathering Area - Move Block E West 9′ to New Gathering Space on East Side - Removed Stairs in Block C and (1) stair in both Block A and D - Add Units in between Block B, C and D - Removed Area and redesign units in FPZ on Blocks B, C and D
MPD-106	Roof Over Topography	- Move Block A East 3′ out of 100′ FPZ - Move Block B East 21′ to Provide Buffer and New Gathering Area - Move Block E West 9′ to New Gathering Space on East Side - Add Units in between Block B, C and D - Removed Area and redesign units in FPZ on Blocks B, C and D - Move Conference Space and Restaurant North 4′ to 6′ in order to increase gathering space along the South side
MPD-201	Elevations	- Updated Elevations to reflect Building Block relocations and height modification on connector areas
MPD-202	Elevations	- Updated Elevations to reflect Building Block relocations and height modification on connector areas

Planning Commission
Staff Report

Subject: **1300 Snow Creek Drive**
Application: **PL-24-06212**
Authors: **Virgil Lund, Planner II**
Jaron Ehlers, Planner I
Date: **September 11, 2024**
Type of Item: **Modification to a Master Planned Development**

Recommendation

(I) Review the proposed Modification to construct 13 new Parking Spaces for the Snow Creek Master Planned Development and (II) determine whether the Modification is minor or substantive.

Description

Applicant:	Cameron Frueh, GPD Group
Location:	1300 Snow Creek Drive
Zoning District:	Residential Development – Medium Density Regional Commercial Overlay Snow Creek Crossing Master Planned Development
Adjacent Land Uses:	Commercial, Open Space
Reason for Review:	The Planning Commission reviews and determines whether a Modification to a Master Planned Development is minor or substantive.[1]

ACUP	Administrative Conditional Use Permit
CUP	Conditional Use Permit
DA	Development Agreement
DABS	Department of Alcoholic Beverage Services
DFCM	Division of Facilities Construction and Management
GC	General Commercial
LMC	Land Management Code
MPD	Master Planned Development
RCO	Regional Commercial Overlay
RDM	Residential Development – Medium Density

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

[1] LMC § 15-6-4(K)

Summary

The Applicant, GPD Group, proposes to increase the number of Parking Spaces at the Snow Creek Shopping Center, which is part of the Snow Creek Master Planned Development (MPD) and Snow Creek Crossing Subdivision. The Applicant proposes constructing an additional 13 Parking Spaces. There will also be 12 Rivian Fast Charging Electric Vehicle Charging Stations one of which will be for charging electric trailers, and 11 of which will be Electric Vehicle Charging Stations. There are 322 existing Parking Spaces on Lots 1-4 with 29 additional Parking Spaces approved to be constructed, but not yet built, for a total of 351 Parking Spaces. Two of these unbuilt Spaces are to be Electrical Vehicle Charging Stations. The proposed 13 Parking Spaces will bring the total to 364 for Lots 1-4.

The new Electric Vehicle Charging Stations will not all be located in the new Parking Spaces, but some will be distributed in existing Parking Spaces, meaning several of the proposed Parking Spaces will be traditional Parking Spaces. The new Electric Vehicle Charging Stations will be on a concrete median between new and existing Parking Spaces in the eastern portion of the parking lot with the exception of the electric trailer charger, which is located on the southern median. According to the Applicant, the Electric Vehicle Chargers will be for public use and not limited to Rivian vehicles.

Staff requests the Planning Commission determine whether the proposed modification to construct an additional 13 Parking Spaces for the Snow Creek Master Planned Development is minor or substantive.[2] If the modification is minor, it is reviewed at the staff-level. If the modification is substantive, the Planning Commission reviews the proposal.

[2] LMC § 15-6-4(K)

Figure 1: All six Lots that are part of the Snow Creek MPD.

Background

On September 23, 1993, the Planning Commission approved the Snow Creek MPD with 90,500 square feet of commercial shopping space and 446 Parking Spaces to be developed in three phases. Parking for Phase I, Lots 1-4, was capped at 365 Parking Spaces (Exhibit A).

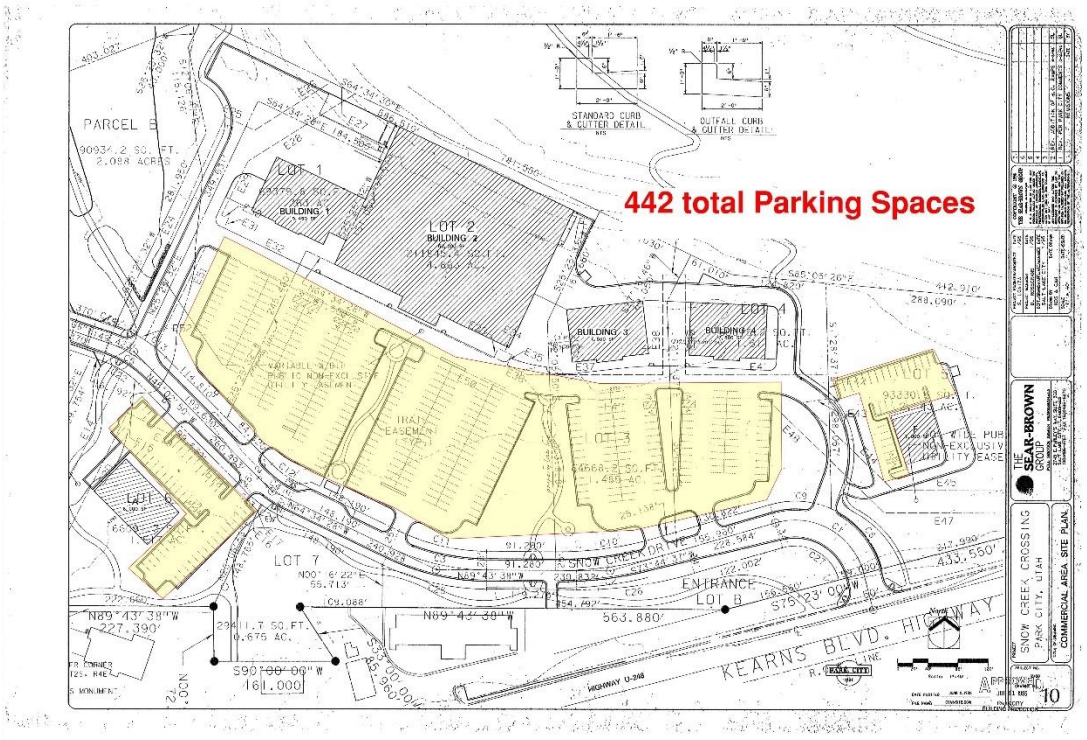


Figure 2: Original Building Permit showing 442 Parking Spaces across all six Lots.

A 1995 Building Permit approved six buildings for the Snow Creek MPD with a total square footage of 89,950 square feet and 442 Parking Spaces.

On October 11, 1995, the Snow Creek Crossing Subdivision Plat was recorded (Summit Exhibit B, County Recorder Entry No. 439865). Parcels A, B, and C on the recorded plat are non-developable Open Space parcels totaling 24.137 acres and were dedicated to Park City Municipal Corporation. Parcel D is also considered a non-buildable Lot unless a revised MPD Approval and Conditional Use Permit (CUP) for the Frontage Protection Zone are obtained.

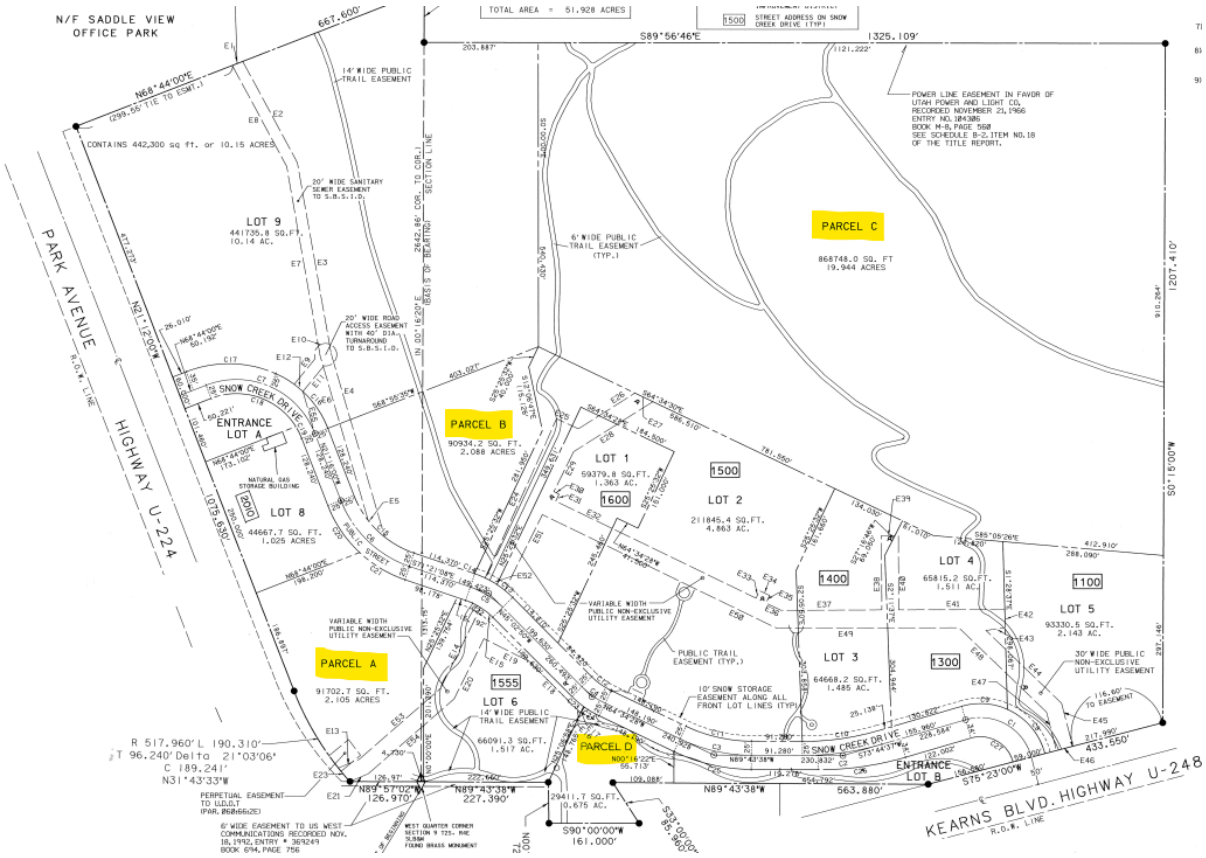


Figure 3: Snow Creek Crossing Subdivision with non-developable parcels highlighted.

On May 9, 2001, the Planning Commission approved an Amendment to the Snow Creek MPD for Lot 6, and CUP, approving a change of use from the Restaurant use to a Financial Institution, with a drive-up window. The required parking for the new bank led to a reduction in the parking for the entire development (Exhibit K).

On April 13, 2006, the City Council executed a Memorandum of Understanding (MOU) with the Utah State Division of Facilities Construction and Management (DFCM) for a liquor store in the Snow Creek Shopping Center. In the MOU, the City and DFCM agreed that the Snow Creek Shopping Center best met the Utah Department of Alcoholic and Beverage Services' (DABS) site selection criteria and local needs (Exhibit C). The State is exempt from local land use regulations. The property was transferred from Snow Creek Center, LLC, to the Utah State Building Ownership Authority in June 2006. The liquor store removed an estimated 42 Parking Spaces from the parking lot.

Figure 4: Liquor Store location in Parking Lot.

On April 24, 2024, the Planning Commission considered a Modification to an MPD to increase the number of Parking Spaces on Lots 1-4 by 29 Parking Spaces. The Planning Commission determined that the proposed Modification was Minor (Staff Report | Minutes pp. 3-11).

Following the Determination by the Planning Commission, on July 18, 2024 (Staff Report), the Planning Director approved an Administrative Permit for the Modification to the MPD, increasing the number of Parking Spaces (Exhibit G). These Parking Spaces have not yet been constructed.

Figure 5: Locations, shown by red squares added by Staff, of the Parking Spaces approved by the July 18, 2024, approval.

Figure 6: The location of the project is shown on the image.

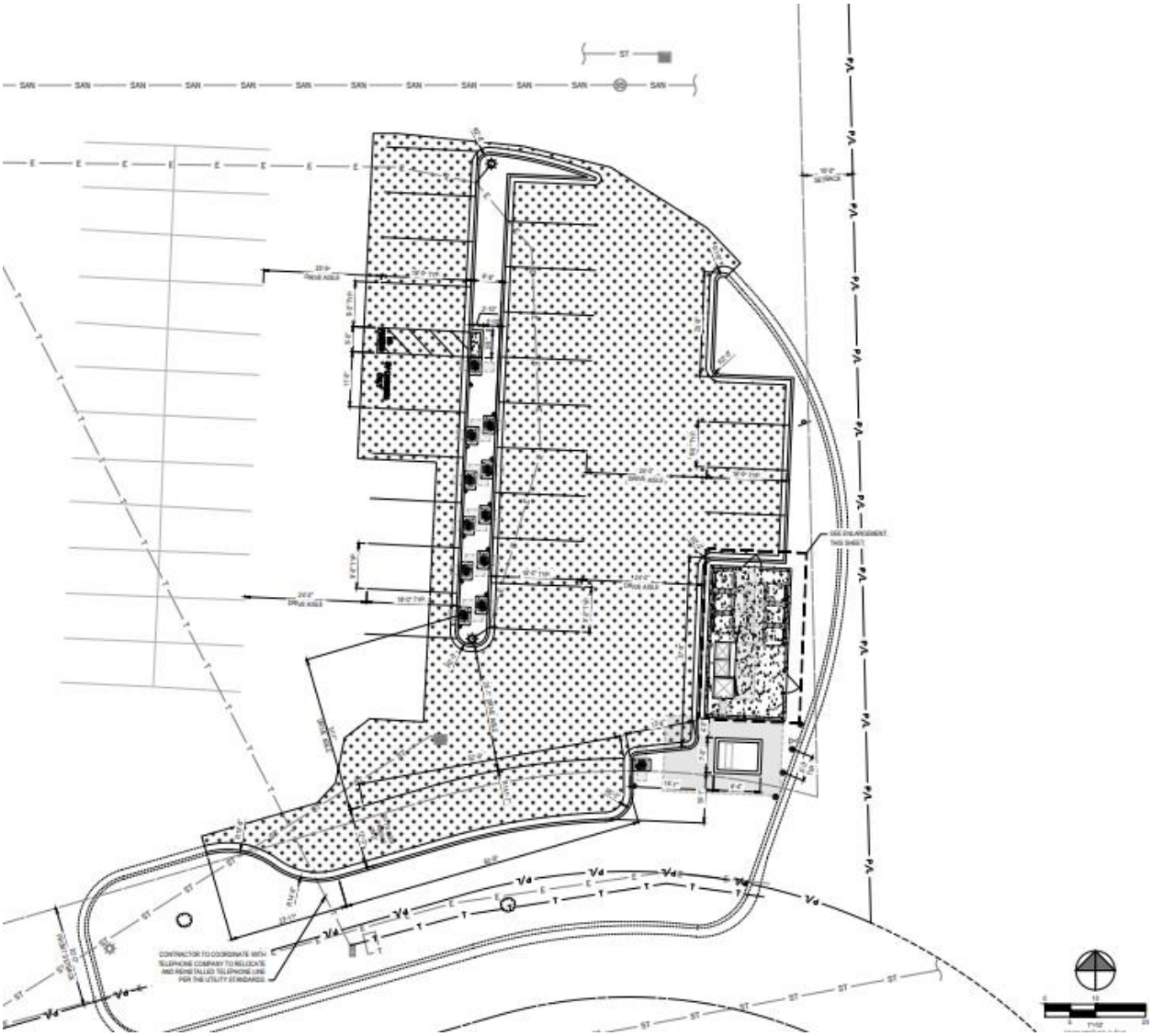


Figure 7: Proposed Site Plan showing new Charging Stations provided by Applicant. The dotted area shows the proposed area of work, including the part of the existing median to be removed.

Analysis

(I) The proposal to increase the number of Parking Spaces at the Snow Creek MPD complies with the original MPD Approval.

The original Snow Creek MPD was approved on September 23, 1993, with a total of 446 Parking Spaces. The initial Building Permit for the development had 442 Parking Spaces shown. Between 360 to 366 Parking Spaces were initially constructed on Lots 1-4, which was Phase I of the Development, with a reduction of an estimated 42 by the construction of the Liquor Store. There are currently 322 existing on-site Parking Spaces with another 29 entitled by the July Modification for Lots 1-4. The proposal to add 13 Parking Spaces would lead to a total of 364 Parking Spaces for Lots 1-4. This will bring the total approved parking for Lots 1-4 to 364 Parking Spaces, which is under the 365 Parking Spaces approved by the 1993 MPD.

(II) The proposal to modify the Master Planned Development complies with the Minor Modification Criteria outlined in LMC 15-6-4(K).

LMC § 15-6-4(K) states the Planning Commission shall determine whether a proposed modification to an approved MPD is minor or substantive. Minor modifications do not trigger additional Off-Street Parking, do not reduce Open Space, and do not increase traffic by 5% or more. The Planning Director takes Final Action on minor modifications to MPDs through an Administrative Permit.

Substantive Modifications create additional impacts and require review of the entire MPD and Development Agreement. This includes modifications to a Finding of Fact or a Condition of Approval, a change in Use or increase in Floor Area that triggers additional Off-Street Parking, or a change in use that increases traffic or reduces Open Space.

Changes to a Finding of Fact or Condition of Approval
On September 23, 1993, the Planning Commission approved the MPD for a 90,500-square-foot commercial shopping center. Condition of Approval 2 from the Final Action Letter states that 446 parking spaces were to be developed in three phases, with a 365 cap for Lots 1-4. The development is built out with six existing buildings on the six Lots totaling approximately 87,000 square feet (excluding the Liquor Store). The Applicant's proposal is consistent with Condition of Approval 2 by constructing 13 additional Parking Spaces, for a total of 364 Parking Spaces on Lots 1-4.

Change in Use or Increase in Floor Area that triggers additional Off-Street Parking or Traffic
The proposed Modification will not trigger an increase in additional Off-Street Parking since there is no change of Use or increase in Floor Area. The proposal does not trigger a Traffic Impact Study (TIS) based on the Park City TIS Guidelines because there is no increase in square footage or change to existing uses.

Changes to Open Space
LMC § 15-6-5(D) outlines Open Space requirements for MPDs: "The minimum Open Space requirement for redevelopment of existing Developments shall be thirty percent (30%)." The Landscaped Open Space of the Parking Area is proposed to decrease by approximately 6,850 square feet. However, the application will still comply with the Landscaping requirements outlined in LMC Chapter 15-3. This calculation looked just at Lots 1-4 and their Landscaping. None of the dedicated Open Space Parcels that total 24 acres are affected by this proposal.

In the April 24, 2024, Planning Commission meeting, the Planning Commission interpreted the Substantive Modification threshold to be triggered only when the proposal would bring it under the baseline required by the MPD Code. When factoring the reduction of 6,850 square feet, the remaining total Open Space for the development remains approximately 46%, above the 30% required by the MPD Code. This calculation was made by factoring all the Open Space in the entire development,

including the dedicated Open Space Parcels, and compared it to the entire development, factoring in both the July 2024 approval and this current one.

The proposed Modification to the MPD complies with the LMC for the underlying Zoning District, the Regional Commercial Overlay, and all Off-Street Parking Requirements.

The proposed Modification provides 12 Electric Vehicle Charging Stations that will be open to the General Public, consistent with sustainability goals.

(III) The Development Review Committee reviewed this proposal on August 20, 2024, and requires additional information regarding the existing utilities prior to Final Action and Building Permit issuance.[3]

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on August 26, 2024. The *Park Record* published notice on August 28, 2024.[4]

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: October 14, 1993, City Council Minutes and Original MPD Final Action Letter
Exhibit B: Current Recorded Plat
Exhibit C: Memo of Understanding
Exhibit D: July 23, 2024, Proposed Plans
Exhibit E: April 14, 1993, Planning Commission Minutes
Exhibit F: May 13, 1993, City Council Minutes
Exhibit G: July 18, 2024, Administrative Permit Final Action Letter
Exhibit H: August 12, 2024, Supplemental Plans
Exhibit I: Snow Creek Approved MPD Landscape Plan
Exhibit J: September 22, 1993, Planning Commission Minutes
Exhibit K: May 9, 2001, Planning Commission Minutes

[3] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[4] LMC § 15-1-21

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 14, 1993

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, October 14, 1993. Members in attendance were Sally Elliott, Ruth Gezelius, Roger Harlan, Leslie Miller, Bob Richer, and Brad Olch. Staff present were Toby Ross, City Manager; Jodi Hoffman, City Attorney; and Rick Lewis, Community Development Director.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business:

Hot air balloons - Brenna Herteaux, 2400 Holiday Ranch Loop Road, described two negative experiences both in the county and the city where her animals were endangered by hot air balloons. She strongly urged Council to adopt regulations regarding hot air balloon activity. Bob Richer pointed out that in work session, Council unanimously supported that hot air balloon regulations be drafted as soon as possible.

III MINUTES OF MEETING OF OCTOBER 7, 1993

Ruth Gezelius, "I move approval as presented". Sally Elliott seconded. Motion unanimously carried.

IV CONSENT AGENDA

Ruth Gezelius, "I move approval of the Consent Agenda item". Sally Elliott seconded. Motion carried unanimously.

Approval of master festival license for America's Opening on November 26 - 28, 1993 to be held at the Resort Center - In response to growing crowd control problems and construction impacts on Main Street, all festivities including the opening "street dance" will be held at the Ski Area. The dance will take place on the mountain just west of the Coyote Grill and the fireworks will be higher on the mountain, at the top of the new chair lift. Police officers will still be used at the dance but it is expected that their presence will be reduced considerably. In recognition of current marketing goals, the strategy will be to promote the event as a ski race and not as a party.

V NEW BUSINESS

Appeal of two conditions of a Planning Commission approval of a conditional use approval of September 22, 1993 on a

master planned development at the Snowcreek Parcel site - Pyramid Construction - For the record, the parking calculation was originally proposed at 365, which is 4.5 per 1,000 square feet which according to the standard, is considered a moderate parking formula. The revised conditions of approval occurring at the September 22, 1993 Planning Commission meeting are as follows:

17. Prior to building permit issuance, the applicant shall submit and the staff shall approve a plan to phase parking for Phase I of the development. No more than 300 spaces shall be permitted to be constructed initially. The areas not to be paved at this time will be landscaped temporarily to blend with the balance of the landscape plan. Within 12 months of full occupancy of Phase I, the Planning Commission will evaluate the demonstrated need for the additional parking.

19. Prior to building permit issuance for the commercial project, a small scale MPD/CUP shall be approved for the residential portion of the Snow Creek Large Scale MPD.

The Mayor invited the appellants to speak.

With regard to the parking issue, Doug Rosecranz, Sear-Brown Group project engineer, pointed out that now 25% of the grocery business bypasses Park City to Salt Lake. Additionally, residents have adjusted their purchasing habits and shop at less convenient times to avoid crowds and a larger parking lot would be used differently than it is currently. He added that a buffer can be designed so that the parking lot is screened. For the benefit of Bob Richer, Mr. Rosecranz emphasized that standards are useful for a number of reasons, and discussed lighting and site distance from curbs standards which are clearly established for safety reasons and the same is true with parking. There is a liability problem if there is insufficient parking.

Steve Miner, Director of Real Estate for Associated Food Stores in Salt Lake City, stated that his company owns a store in Aspen and because of poor planning they are in the process of retro-fitting the store with underground parking which is not desirable for grocery shopping. He described the desired 200 foot radius of parking ideal for grocery stores and the landscaped areas disturbing this area, but the aesthetics are an important consideration. He estimated that 40 employee parking stalls would be required and a customer count of 15,000 trips a week is anticipated. He stated that when Associated did a feasibility study it was clear that Park City fluctuations in seasons is smoothing out because of its diversity. With 15,000 trips a week and employee parking, there is at least a need for 250 stalls just for the grocery store. Safety is an important consideration, especially with the kids associated with grocery shopping.

John Giddell, Dan's Foods, described his experience in purchasing a store in Salt Lake with insufficient parking with a ratio of a little under four stalls per 1,000 square feet. Because of limited parking, he stated that patrons parked across the street and have been injured trying to cross. Roger Harlan pointed out that the adjacent area is much more populated and dense than Park City. Steve Miner stressed that it is irrelevant whether the population is coming from a ten mile radius or within a one or two mile radius. The relevant factors are the size of the store, the project sales volume and the anticipated customer count. He continued that it is not assumed that Park City customers will buy more groceries than anyone else, but if anything, there may be more trips, more intensity within the parking lot at certain times, and smaller transaction than in Salt Lake. Parking is not a function of the density or population but is a function of the building, servicing the needs of the customers.

Jack Thomas, architect, stated that at 365 there is enough parking to make this a viable project. He added that he has been working on this design for a year, and this is not a standard parking lot or development. The massing and design are broken up in components. In response to Mr. Harlan's earlier comments in work session about Park City Plaza being empty, Mr. Thomas commented that this development has a major anchor, Dan's Food Store, and the Plaza does not. With access on both SR224 and SR248, there will be substantial activity on the site.

Rick Lewis, Community Development Director, stated that as staff worked on the project, its position changed. Because of the slope of the site, it was clear that the parking could be easily screened. He pointed out that there has been a shortage of parking throughout town and the City's cost in installing additional parking in its recent Marsac project totaled $63,000 for 30 stalls. Mr. Lewis suggested that an agreement be reached with the applicant to use excess stalls for special events.

Jeff Coleman, Pyramid Construction project manager, felt that the project will need most of the parking but that they are willing to work with the City. If there are extra spaces, the City can use those in non-peak times. The only thing Pyramid will not commit to is giving x number of stalls to the City. They are amendable to the concept, however, and he felt something could be worked out.

Rick Lewis emphasized that the physical space 60 stalls represents is minimal compared to 300; the landscaping effort may not be worth the effort. The 60 stalls would have to be removed from the road itself, the overall visual impact would not be noticeable, and it would be difficult to add the stalls when needed.

With regard to the other condition concerning the residential development, Mr. Lewis pointed out that the staff, Council and Planning Commission are not close to a consensus and it may take two to three months to resolve this issue. If timing is important to Council for the commercial phase, he suggested that plans be submitted for review prior to pulling the permits for the commercial phase.

Discussion ensued regarding the berming and landscaping and obstructing signage. Bob Richer agreed with the City Engineer's and staff recommendation and felt that it doesn't make any sense to reduce the phasing plan from 365 to 300. He is convinced that the berming, landscaping and nature of the parking will solve aesthetic concerns and create a project that does not appear to have a sea of asphalt. At 365 parking spaces, we are still in a moderate range of acceptable industry standards with approximately 4.6 spaces per 1,000 square feet, where the industry standard is 5 spaces per 1,000. Ruth Gezelius concurred with Mr. Richer and added that she would feel more comfortable in having the spaces completed in this phase as proposed and that the staff review the landscaping plans to detail. She felt that the design is site sensitive. Sally Elliott felt that the applicant has done a good job with the berming and landscaping and will support the project as long as trails are a part of the first phase.

Ms. Miller noted that phased parking as it relates to the environment was a concern of hers six months ago, but recently the lack of parking has become an issue. It is difficult for her to decide what is in the best interest of good planning because the Planning Commission and staff recommendation are contrary, but personally she did not feel that 60 spaces is going to make a whole lot of difference in terms of providing visual open space and would rather air on the side of having a little bit more parking than not enough. Bob Richer emphasized that the Planning Commission recommendation was a result of a compromise and not unanimous.

Roger Harlan stated that he will be the lone dissenter as he feels there is too much parking allocated. He doubted that using the parking area for City use will be possible to regulate and perhaps not available when needed.

The Mayor requested that Condition No. 19 be addressed regarding the residential portion of the project.

Jack Thomas stated that the residential is the most difficult portion of the MPD. Because of the view corridor on SR224 the type of residential development appropriate at the location is very much up in the air. He didn't feel that this could be resolved in two months, but there needs to be a fair amount of time to study this issue and Council input is important.

Bob Richer stated that he has consistently expressed the fact that affordable housing or an affordable housing subsidy is an important component. He was concerned about losing leverage if the commercial is completed and the residential area remains vacant. Mr. Richer stated that the Disposition and Development Agreement provides the City an option to purchase the residential parcel for $500,000 if Pyramid wishes to sell the property. He suggested that the DDA be amended so that over a time certain that the City's right to purchase the residential parcel increases by the price decreasing. Jeff Coleman understood the Council's concern that Pyramid submit an application, but pointed out that their original commitment was in building affordable housing. He stressed that Pyramid did submit an application for residential, but various members of both the Planning Commission and City Council have different ideas on what should be built. Pyramid stands ready to perform but to make an application without the input of the City Council and Planning Commission would be in vein. He felt it impractical to tie together the residential and commercial as a construction start is anticipated in April. Bob Richer reiterated his concerns and proposals, and Mr. Coleman responded that the biggest thing being held over Pyramid's head is that they're sitting on a vacant piece of land which is not a speculative investment. It is in their best interest to develop.

Sally Elliott stated that she is not in a hurry to have the parcel developed. Ms. Gezelius agreed and is comfortable that the City's interest is protected with the $500,000 purchase price right of refusal. The developer cannot benefit from holding the land for speculation and it remains in his interest to make application. Bob Richer disagreed and felt that the main elements of the project was that the commercial would build a tax base, a good portion of this sensitive area would be protected, and also the community would be provided with an affordable housing project. However, if affordable housing at this site is not appropriate, Mr. Richer suggested a housing contribution alternative. He is disappointed that after four years, the Council does not have a tangible affordable housing project. He has no desire to see development on the entry corridor, but has stated consistently that the affordable housing component is as significant as the tax dollars generated from the commercial project. Ruth Gezelius asked Mr. Richer if he would be comfortable with an application being made by a certain date. Mr. Richer stated he felt more comfortable with penalties on the property for delays.

Jeff Coleman again stated that Pyramid stands ready to submit an application and move on with the residential project. However, Pyramid needs direction from both the Planning Commission and City Council regarding expectations on affordable housing. After direction is provided, Mr. Coleman felt that submitting an MPD application after 90 days is reasonable.

Ms. Miller also agreed that her support of the project is critically linked with the affordable housing element. She felt that the site should be planned comprehensively and questioned separating the planning processes. Ms. Miller felt that she has made a commitment to the public on affordable housing, the open space, parking and the commercial tax base. She stated that she supports the Planning Commission recommendation. Ms. Elliott asked if Ms. Miller could support the Council reaching a consensus with the Planning Commission on the residential and then specifying Pyramid with a specific time frame in which to develop a plan. Mayor Olch pointed out that the developer, Council and Planning Commission are all saying that they want a residential project, unfortunately, the residential and commercial portions were separated at the beginning of the process. The Mayor felt that everyone is in basic agreement and that the guidelines, process and time frame can be worked out to develop the residential.

Jeff Coleman emphasized that Pyramid Construction cannot close with the RTC without an approval. Bob Richer stated that if the approval is based on tieing the residential with the commercial, the applicant will not be able to initiate construction this year and will be delayed another year. Jeff Coleman reiterated Pyramid's submittal of an affordable housing project and their good faith effort. If he had consensus direction tonight, he could start designing tomorrow, but there probably will not be a clear understanding for months.

Ruth Gezelius noted that the commercial plan before Council is a much better one because it was remanded back to the Planning Commission and has reason to believe that the residential, with directives, will produce a quality plan. Roger Harlan recalled that the residential proposal was not acceptable to the Council and Planning Commission and Pyramid has operated in good faith. He has confidence that Pyramid has enough at stake to move ahead in a timely fashion; to place Pyramid under undue pressure might result in an unacceptable project. Mr. Harlan believed that Pyramid will perform. Mr. Richer added that the Council chose this applicant through an RFP process and there is a higher degree of trust. Mr. Miner added that if Dan's is delayed another year, it places an unfair burden on the anchor. Mr. Coleman reiterated his commitment to produce a plan after 90 days of notification of direction.

The City Manager summarized that some Council members feel comfortable by simply holding land as it would be sufficient to motivate an application. The application would have to be residential but not necessarily be affordable, but a condition could be made to make it affordable. The difficulty with that is the possibility of not getting a majority vote from either the Planning Commission or Council. The other issue is that if the

applicant were to file an application as early as in the next ten days, the action on the application would be made by a new Council.

The City Manager stated that by reversing this condition, the Council would be relying on the zoning in place, the DDA and the motivation of the developer to produce a residential project. If the Council desires a greater level of comfort, the applicant has offered that within 90 days of direction from the Council and/or Planning Commission, an application will be produced. An additional aspect of protection is rendered because there is a time frame. Because the construction of the commercial will be taking place, there will be leverage in place regarding the residential. If the application is to be affordable, "affordable" needs to be defined (i.e., rental, for sale, federal standards, etc.), which delayed consensus initially. The Planning Commission and City Council could determine density, character and intended market for the project and if approved, Pyramid could move forward on its development or not move forward, but the City is protected with its ability to buy the property. Leslie Miller pointed out that generally the City Council doesn't provide an applicant with specific direction. The City Manager stated that the project wouldn't be "designed by committee" but key characteristics could be identified (i.e., affordable, rental, ownership, mix, etc.) and the developer could formulate a variety of options. By giving direction is not granting approval, or not providing due process. The applicant needs guidance regarding expectations of affordable housing and its location on the entry corridor.

Discussion ensued about excluding the word "affordable" from the residential project, but the majority of Council felt it important.

Ruth Gezelius, "I move that we reverse the Planning Commission decision on Condition No. 17 that was appealed before the City Council and substitute the language that notes prior to building permit issuance, the developer and the City shall enter into a mutually acceptable agreement which allows the City to use a portion of the parking lot for overflow for special events and that agreement shall address the number of spaces, method of designation of parking area, times when special event parking is appropriate and management by the City of the event parking. And add an additional sentence which states that all Phase 1 space parking not to exceed 365 spaces can be constructed at the same time. And an additional condition that the landscape plan shall be reviewed and accepted by staff". Bob Richer seconded. Motion carried.

Sally Elliott	Aye
Ruth Gezelius	Aye
Roger Harlan	Nay
Leslie Miller	Aye

Bob Richer Aye

Ruth Gezelius, "I move that we overturn the Planning Commission's decision regarding Condition No. 19 on appeal and that we substitute the following language for Condition No. 19. Within 90 days of direction from meetings with the Planing Commission and City Council that the applicant be required to submit an application for a small scale MPD/CUP for the affordable residential project of the Snowcreek large scale MPD". Sally Elliott seconded. Motion unanimously carried.

VI REPORTS FROM COMMISSIONS AND BOARDS

Planning Commission meeting of October 13, 1993 - Rick Lewis reported on this meeting; minutes of which are available in the Planning Department.

VII COMMUNICATIONS FROM COUNCIL AND STAFF

None.

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

* * * * * * * *

The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

Janet M. Scott, Deputy City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

Exhibit J

BROOKS

FYI -

Final C of A's

PARK CITY
1884

Office of The Mayor

Snow Creek Crossing
Exhibit B - Final Conditions of Approval for Commercial Portion

November 9, 1993

Jeffrey Coleman
Project Coordinator
Pyramid Construction Company
P.O. Box 369
Ramsey, New Jersey 07446-0369

Re: Appeal of two conditions of a Planing Commission approval of a conditional use approval of September 22, 1993 on master planned development at the Snowcreek Parcel site - Pyramid Construction

Dear Jeff:

Enclosed are the approved October 14, 1993 minutes on the above captioned action where the City Council reversed the Planning Commission's conditions.

With regard to Condition No. 17, parking, the City Council requires that before building permit issuance, Pyramid and the City will enter into a mutually acceptable agreement which allows the City to use a portion of the parking lot for overflow parking for special events and that Phase 1 parking not exceed 365 spaces.

With regard to Planning Condition No. 19, the Council substituted language that after a joint meeting(s) with the City Council and the Planning Commission, convened to arrive at a consensus regarding direction to you on the residential element of the project, Pyramid will have 90 days to submit an application for a small scale MPD/CUP for the affordable residential portion.

If you have any questions, please give me a call.

Very truly yours,

Janet M. Scott
Deputy City Recorder

September 24, 1993

Pyramid Construction
P.O. Box 369
Ramsey, NJ 07446

NOTICE OF PLANNING COMMISSION ACTION

Project Name: Snow Creek

Project Description: Commercial MPD

Date of Meeting: September 23, 1993

Action Taken By Planning Commission: APPROVED

1. All the standard conditions of approval shall apply.

2. The approval is for a 90,500 sq. ft. commercial center with 446 parking spaces to be developed in three phases. The retail anchor shall be no more than 52,500 sq. ft. the site development plans dated August 20, 1993 and architectural drawings dated September 1, 1993 shall accompany these conditions of approval. These conditions may require changes or additional detail from those plans.

3. Final grading, drainage and utility plans shall be required to be approved by the City Engineer.

4. A Center maintenance and management plan shall be developed and approved which specifies ownership and maintenance responsibilities. The parking shall be commonly owned and not restricted to any use of structure. The plan shall insure maintenance of public amenities such as trails, walkways, bike racks, bus shelters, drinking fountains, benches and landscaping.

5. No outdoor display of merchandise will be allowed anywhere in the Center. Outdoor dining may be considered by the Planning Commission as a conditional use.

6. A final trails plan shall be submitted and approved prior to building permit issuance which shall be consistent with the proposed trails plan with the following changes:

   -The separated pathway along Hwy. 224 is not necessary since UDOT has constructed a sidewalk.

-The trail along the old railroad grade shall be 10 ft. asphalt and 4 ft. soft surface as shown on the plan. The section shall be modified to show 6" of compacted base, 3" of asphalt top course and weed barriers under the wood chip soft surface.

-Trails which cross wetlands will need to be boardwalks. The design shall be approved by the staff.

-A minimum of 10 ft. of separation is necessary between the pedestrian path and the access road.

-A trail connection shall occur between the sidewalk along Hwy. 224 and the railroad grade trail.

-The northerly point of the railroad grade trail may need to be relocated slightly based upon current negotiations with adjacent property owners.

-The gravel trails shall contain a weed barrier. All trails shall be constructed concurrent with construction of Phase I. A security shall be posted to insure installation of the trails prior to building permit issuance. The trails shall be completed prior to Certificate of Occupancy on the anchor retail space.

7. The Landscape Plan shall be modified to incorporate the comments of the City's Landscape Architect and shall include:

-Final planting details on the planter areas adjacent to the buildings.

-More detail on sod-bed areas which shall include massing of materials.

-Sections are required through the planters along the south end of the parking lot. There shall be some grade change in these areas. The intent is to screen parking areas from Hwys. 224 and 248.

-A specific berming plan shall be required for the storm pond retention areas along the northwesterly facade of the building.

-A temporary landscape plan shall be required for phases not to be built initially.

-Irrigation plans shall be submitted and approved.

-A security shall be posted prior to building permit

issuance to insure installation of all landscaping associated with Phase I. The access road along Hwys. 224 and 248 and areas not constructed in Phase I shall be included in this security.

-The final plans shall include specifics on size of materials. The materials shall be of significant size and mix to adequately screen parking from Hwys. 248 and 224.

8. A detailed streetscape plan shall be submitted by the applicant and approved by the staff which shall address:

-Paving details.

-Benches.

-Structures such as phone booths, drinking fountains, trash receptacles and bike racks.

9. Final lighting details shall be approved by the staff.

10. Restrooms shall be made available to the public between buildings C and D.

11. A plan for the wetlands crossing shall be submitted prior to permits being issued for any improvements on the site. The bridge detail shall address a separated pedestrian crossing.

12. All necessary permits must be obtained from other agencies including the Army Corps of Engineers and UDOT.

13. Any freestanding signs shall be separately approved by the Planning Commission.

14. Final architectural details shall be approved by staff prior to building permit issuance which shall include:

-Final approval of materials and color.

-Wrapping the roof detail around the northwest side of the buildings B and C and the east side of building E is required.

what is D, E + F

15. Final details on screening of dumpsters and the trash compactor shall be approved.

16. The exact location and design of the bus shelter shall be reviewed and approved by staff. A detailed plan shall be submitted which includes details of the shelter and details of

the significant landscaping which shall be required in the area.

17. ~~Prior to building permit issuance, the applicant shall submit and the staff shall approve a plan to phase parking for Phase I of the development. No more than 300 spaces shall be permitted to be constructed initially. The areas not to be paved at this time will be landscaped temporarily to blend with the balance of the landscape plan. Within 12 months of full occupancy of Phase I, the Planning Commission will evaluate the demonstrated need for the additional parking.~~

18. When the Top Stop applies for remodeling of the use, the improvements shall be made compatible with this approval.

19. ~~Prior to Building Permit issuance for the commercial project, a small scale MPD/CUP shall be approved for the residential portion of the Snow Creek Large Scale MPD.~~

Nora L. Seltenrich

Nora L. Seltenrich, AICP
Planning Director

9/26/93
Date

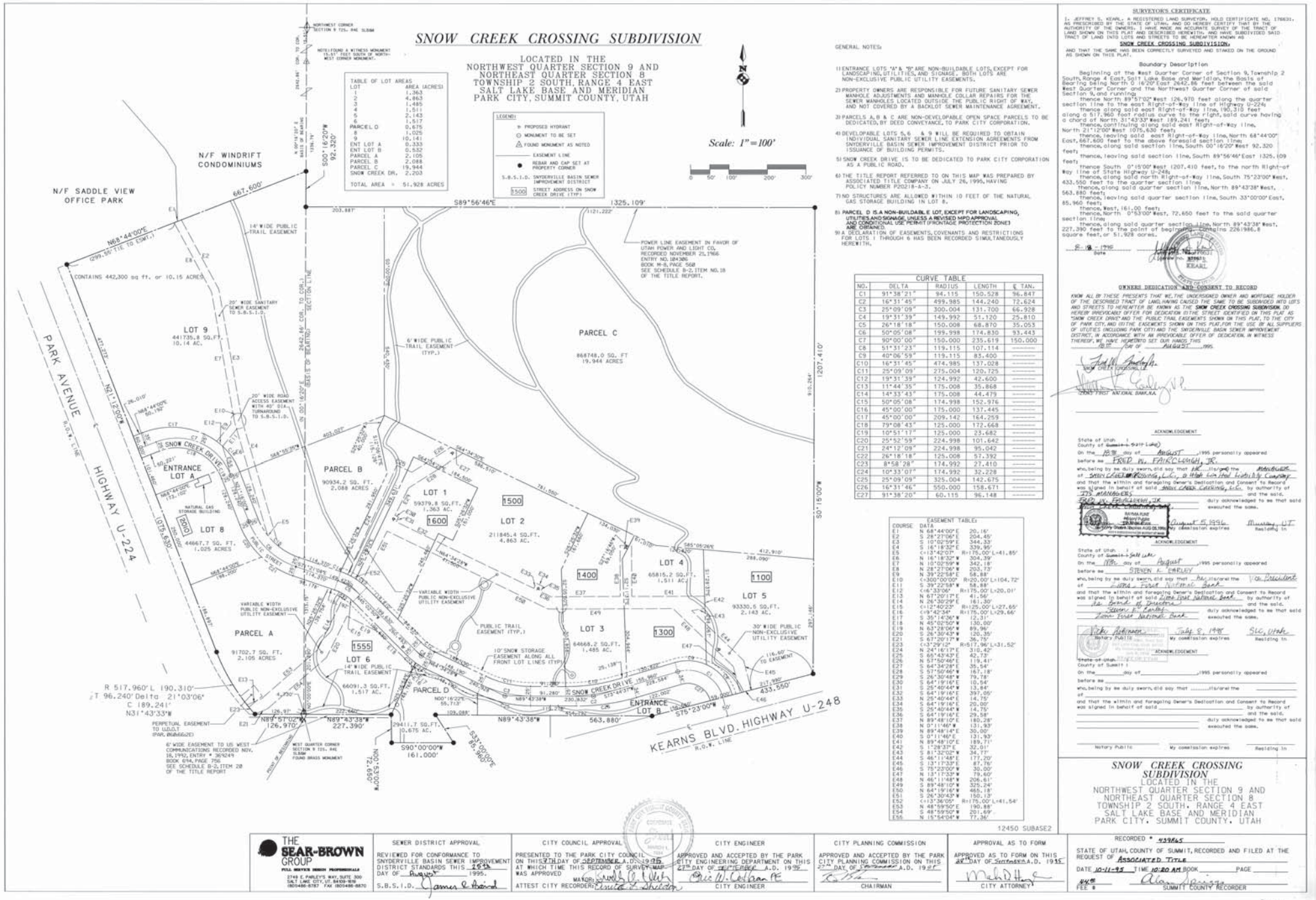
cc: Jack Thomas, AIA

ACKNOWLEDGEMENT

I, the undersigned, hereby acknowledge the conditions by which the project referred to above as approved.

Date 11/19/93

NO CONSTRUCTION SHALL BE PERMITTED UNTIL A SIGNED COPY OF THIS LETTER, SIGNIFYING CONSENT TO THE CONDITIONS OUTLINED ABOVE, HAS BEEN RETURNED TO THE PLANNING DEPARTMENT.


SNOW CREEK CROSSING SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER SECTION 9 AND NORTHEAST QUARTER SECTION 8 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH
Scale: 1" = 100'
N/F WINDRIFT CONDOMINIUMS
N/F SADDLE VIEW OFFICE PARK
PARK AVENUE
HIGHWAY U-224
SNOW CREEK DRIVE
ENTRANCE LOT A
ENTRANCE LOT B
KEARNS BLVD. HIGHWAY U-248
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 8
LOT 9
PARCEL A
PARCEL B
PARCEL C
PARCEL D
TABLE OF LOT AREAS
CURVE TABLE
EASEMENT TABLE
GENERAL NOTES
SURVEYOR'S CERTIFICATE
Boundary Description
OWNERS DEDICATION AND CONSENT TO RECORD
ACKNOWLEDGEMENT
SNOW CREEK CROSSING SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER SECTION 9 AND NORTHEAST QUARTER SECTION 8 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH
THE SEAR-BROWN GROUP
SEWER DISTRICT APPROVAL
CITY COUNCIL APPROVAL
CITY ENGINEER
CITY PLANNING COMMISSION
APPROVAL AS TO FORM
CITY ATTORNEY
RECORDED * 439665
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ASSOCIATED TITLE
SUMMIT COUNTY RECORDER

SNOW CREEK CROSSING SUBDIVISION

LOCATED IN THE
NORTHWEST QUARTER SECTION 9 AND
NORTHEAST QUARTER SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

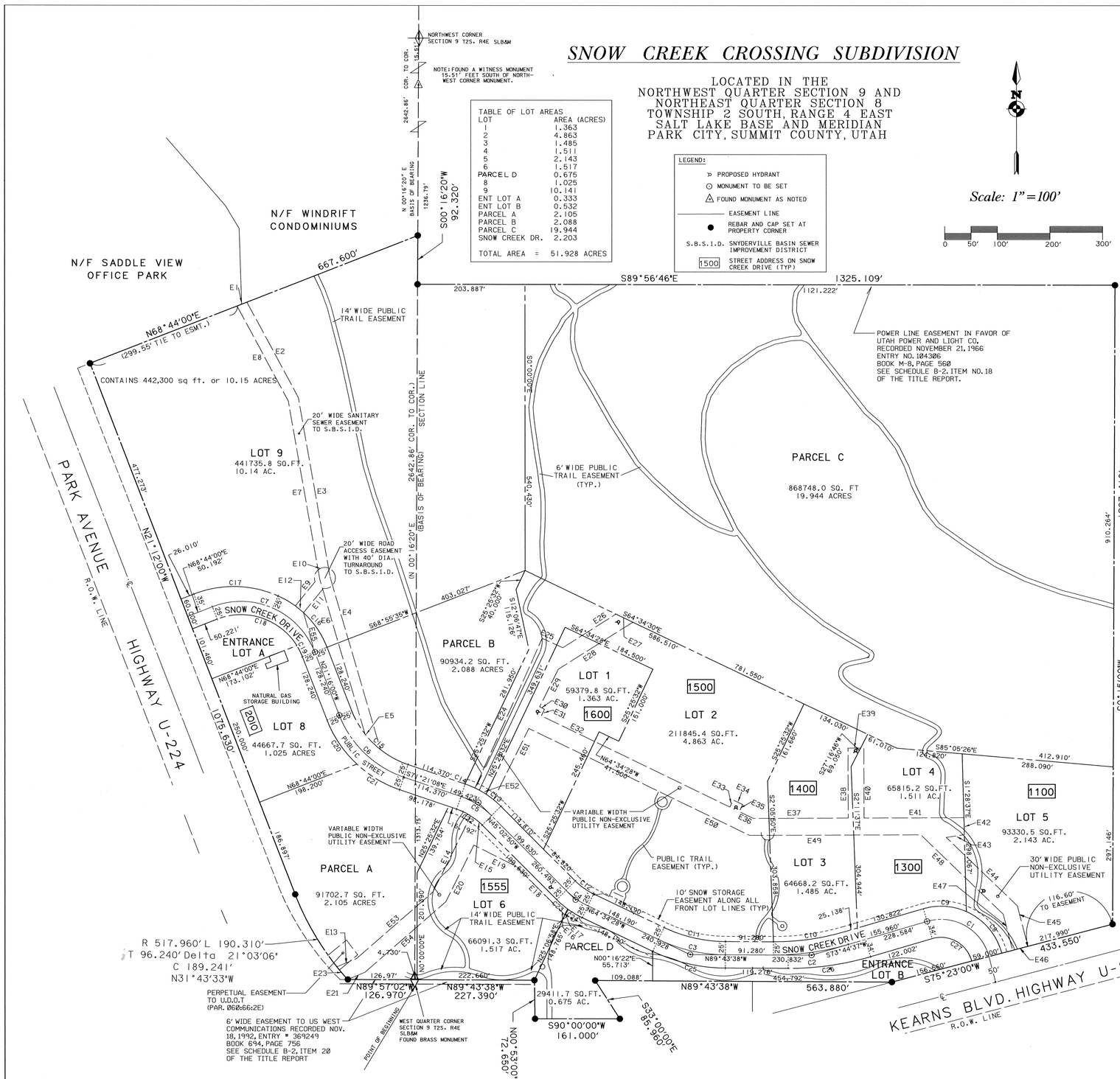


TABLE OF LOT AREAS	
LOT	AREA (ACRES)
1	1.363
2	4.863
3	1.485
4	1.511
5	2.143
6	1.517
PARCEL D	0.675
8	1.025
9	10.141
ENT LOT A	0.333
ENT LOT B	0.532
PARCEL A	2.105
PARCEL B	2.088
PARCEL C	19.944
SNOW CREEK DR.	2.203
TOTAL AREA =	51.928 ACRES

LEGEND:
- PROPOSED HYDRANT
- MONUMENT TO BE SET
- FOUND MONUMENT AS NOTED
- EASEMENT LINE
- REBAR AND CAP SET AT PROPERTY CORNER
- S.B.S.I.D. SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
- 1500 STREET ADDRESS ON SNOW CREEK DRIVE (TYP.)

Scale: 1" = 100'

0 50' 100' 200' 300'

GENERAL NOTES:

1) ENTRANCE LOTS 'A' & 'B' ARE NON-BUILDABLE LOTS, EXCEPT FOR LANDSCAPING, UTILITIES, AND SIGNAGE. BOTH LOTS ARE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS.

2) PROPERTY OWNERS ARE RESPONSIBLE FOR FUTURE SANITARY SEWER MANHOLE ADJUSTMENTS AND MANHOLE COLLAR REPAIRS FOR THE SEWER MANHOLES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY, AND NOT COVERED BY A BACKLOT SEWER MAINTENANCE AGREEMENT.

3) PARCELS A, B & C ARE NON-DEVELOPABLE OPEN SPACE PARCELS TO BE DEDICATED, BY DEED CONVEYANCE, TO PARK CITY CORPORATION.

4) DEVELOPABLE LOTS 5, 6 & 9 WILL BE REQUIRED TO OBTAIN INDIVIDUAL SANITARY SEWER LINE EXTENSION AGREEMENTS FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PRIOR TO ISSUANCE OF BUILDING PERMITS.

5) SNOW CREEK DRIVE IS TO BE DEDICATED TO PARK CITY CORPORATION AS A PUBLIC ROAD.

6) THE TITLE REPORT REFERRED TO ON THIS MAP WAS PREPARED BY ASSOCIATED TITLE COMPANY ON JULY 26, 1995, HAVING POLICY NUMBER P20218-A-3.

7) NO STRUCTURES ARE ALLOWED WITHIN 10 FEET OF THE NATURAL GAS STORAGE BUILDING IN LOT 8.

8) **PARCEL D IS A NON-BUILDABLE LOT, EXCEPT FOR LANDSCAPING, UTILITIES AND SIGNAGE, UNLESS A REVISED MPD APPROVAL AND CONDITIONAL USE PERMIT (FRONTAGE PROTECTION ZONE) ARE OBTAINED.**

9) A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LOTS 1 THROUGH 6 HAS BEEN RECORDED SIMULTANEOUSLY HEREWITH.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	℄ TAN.
C1	91°38'21"	94.115	150.528	96.847
C2	16°31'45"	499.985	144.240	72.624
C3	25°09'09"	300.004	131.700	66.928
C4	19°31'39"	149.992	51.120	25.810
C5	26°18'18"	150.008	68.870	35.053
C6	50°05'08"	199.998	174.830	93.443
C7	90°00'00"	150.000	235.619	150.000
C8	51°31'23"	119.115	107.114	————
C9	40°06'59"	119.115	83.400	————
C10	16°31'45"	474.985	137.028	————
C11	25°09'09"	275.004	120.725	————
C12	19°31'39"	124.992	42.600	————
C13	11°44'35"	175.008	35.868	————
C14	14°33'43"	175.008	44.479	————
C15	50°05'08"	174.998	152.976	————
C16	45°00'00"	175.000	137.445	————
C17	45°00'00"	209.142	164.259	————
C18	79°08'43"	125.000	172.668	————
C19	10°51'17"	125.000	23.682	————
C20	25°52'59"	224.998	101.642	————
C21	24°12'09"	224.998	95.042	————
C22	26°18'18"	125.008	57.392	————
C23	8°58'28"	174.992	27.410	————
C24	10°33'07"	174.992	32.228	————
C25	25°09'09"	325.004	142.675	————
C26	16°31'46"	550.000	158.671	————
C27	91°38'20"	60.115	96.148	————

EASEMENT TABLE:		
COURSE	DATA	
E1	N 68°44'00" E	20.16'
E2	S 28°27'06" E	204.45'
E3	S 10°02'59" E	344.33'
E4	S 16°18'32" E	339.95'
E5	<=13°42'07"	R=175.00' L=41.85'
E6	N 16°18'32" W	304.39'
E7	N 10°02'59" W	342.18'
E8	N 28°27'06" W	203.73'
E9	N 39°22'58" E	58.88'
E10	<=300°00'00"	R=20.00' L=104.72'
E11	S 39°22'58" W	58.88'
E12	<=6°33'06"	R=175.00' L=20.01'
E13	N 67°20'17" E	41.56'
E14	N 26°30'29" E	161.30'
E15	<=12°40'23"	R=125.00' L=27.65'
E16	<=9°42'34"	R=175.00' L=29.66'
E17	S 35°14'36" W	12.31'
E18	N 45°02'50" W	130.00'
E19	N 63°28'06" W	89.96'
E20	S 26°30'43" W	120.35'
E21	S 67°20'17" W	36.75'
E23	<=3°29'12"	R=517.96' L=31.52'
E24	N 24°16'17" E	310.42'
E25	S 65°43'43" E	42.73'
E26	N 57°50'46" E	119.41'
E27	S 64°34'28" E	36.54'
E28	S 57°50'46" W	167.18'
E29	S 26°30'48" W	79.78'
E30	S 64°19'16" E	10.54'
E31	S 25°40'44" E	13.84'
E32	S 64°19'16" E	397.05'
E33	N 25°40'44" E	14.75'
E34	S 64°19'16" E	20.00'
E35	S 25°40'44" W	14.75'
E36	S 64°19'16" E	29.58'
E37	N 89°48'10" E	180.28'
E38	N 0°11'46" W	131.93'
E39	N 89°48'14" E	30.00'
E40	S 0°11'46" E	131.93'
E41	N 89°48'10" E	189.71'
E42	S 1°28'37" E	32.01'
E43	S 81°32'02" W	34.77'
E44	S 46°11'48" E	177.20'
E45	S 13°17'33" E	87.76'
E46	S 75°23'00" W	30.00'
E47	N 13°17'33" W	79.60'
E48	N 46°11'48" W	206.61'
E49	N 89°48'10" W	325.24'
E50	N 64°19'16" W	465.18'
E51	S 26°30'43" W	150.13'
E52	<=13°36'05"	R=175.00' L=41.54'
E53	N 48°59'50" E	190.88'
E54	S 48°59'50" W	201.69'
E55	N 15°54'04" W	77.36'

12450 SUBASE2

SURVEYOR'S CERTIFICATE

I, JEFFREY S. KEARL, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 176631, AS PRESCRIBED BY THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

SNOW CREEK CROSSING SUBDIVISION,

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Boundary Description

Beginning at the West Quarter Corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, the Basis of Bearing being North 0 16'20" East 2642.86 feet between the said West Quarter Corner and the Northwest Quarter Corner of said Section 9, and running;
thence North 89°57'02" West 126.970 feet along the quarter section line to the east Right-of-Way line of Highway U-224;
thence along said east Right-of-Way line, 190.310 feet along a 517.960 foot radius curve to the right, said curve having a chord of North 31°43'33" West 189.241 feet;
thence, continuing along said east Right-of-Way line, North 21°12'00" West 1075.630 feet;
thence, leaving said east Right-of-Way line, North 68°44'00" East, 667.600 feet to the above foresaid section line;
thence, along said section line, South 00°16'20" West 92.320 feet;
thence, leaving said section line, South 89°56'46" East 1325.109 feet;
thence South 0°15'00" West 1207.410 feet, to the north Right-of Way line of State Highway U-248;
thence, along said north Right-of-Way line, South 75°23'00" West, 433.550 feet to the quarter section line;
thence, along said quarter section line, North 89°43'38" West, 563.880 feet;
thence, leaving said quarter section line, South 33°00'00" East, 85.960 feet;
thence, West, 161.00 feet;
thence, North 0°53'00" West, 72.650 feet to the said quarter section line;
thence, along said quarter section line, North 89°43'38" West, 227.390 feet to the point of beginning. Contains 2261986.8 square feet, or 51.928 acres.

8-18-1995 — Date
Jeffrey S. Kearl — Jeffrey S. Kearl, Registered Land Surveyor, License no. 176631

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER AND MORTGAGE HOLDER OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS THE ***SNOW CREEK CROSSING SUBDIVISION****, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION (1) THE STREET IDENTIFIED ON THIS PLAT AS "SNOW CREEK DRIVE" AND THE PUBLIC TRAIL EASEMENTS SHOWN ON THIS PLAT, TO THE CITY OF PARK CITY, AND (II) THE EASEMENTS SHOWN ON THIS PLAT, FOR THE USE BY ALL SUPPLIERS OF UTILITIES (INCLUDING PARK CITY) AND THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT. IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS* 18TH *DAY OF* AUGUST, 1995.

SNOW CREEK CROSSING, L.C. — Fred W. Fairclough Jr.

ZIONS FIRST NATIONAL BANK, N.A. — Steven K. Earley V.P.

ACKNOWLEDGEMENT

State of Utah)
County of ~~Summit~~ Salt Lake)
On the 18TH day of AUGUST, 1995 personally appeared before me FRED W. FAIRCLOUGH, JR.
who, being by me duly sworn, did say that HE (is/are) the MANAGER of SNOW CREEK CROSSING, L.C., A Utah Limited Liability Company and that the within and foregoing Owner's Dedication and Consent to Record was signed in behalf of said SNOW CREEK CROSSING, L.C. by authority of ITS MANAGERS and the said. FRED W. FAIRCLOUGH, JR. duly acknowledged to me that said SNOW CREEK CROSSING executed the same.

RAYMA RUNT, Notary Public, 2230 East 6140 South, Holladay, Utah 84121, My Commission Expires AUG 05, 1996, State of Utah

August 5, 1996 — My commission expires
Murray UT — Residing In

ACKNOWLEDGEMENT

State of Utah)
County of ~~Summit~~ Salt Lake)
On the 18th day of August, 1995 personally appeared before me STEVEN K. EARLEY
who, being by me duly sworn, did say that he (is/are) the Vice President of Zions First National Bank and that the within and foregoing Owner's Dedication and Consent to Record was signed in behalf of said Zions First National Bank by authority of its Board of Directors and the said. Steven K. Earley duly acknowledged to me that said Zions First National Bank executed the same.

Vicki Robinson, Notary Public, 10 Exchange Pl. #500, Salt Lake City, Utah 84111, My Commission Expires July 9, 1998, STATE OF UTAH

July 8, 1998 — My commission expires
SLC, Utah — Residing In

ACKNOWLEDGEMENT

State of Utah)
County of Summit)
On the ____ day of ____, 1995 personally appeared before me ____
who, being by me duly sworn, did say that ____ (is/are) the ____ of ____ and that the within and foregoing Owner's Dedication and Consent to Record was signed in behalf of said ____ by authority of ____ and the said. ____ duly acknowledged to me that said ____ executed the same.

Notary Public — My commission exprires — Residing In

SNOW CREEK CROSSING SUBDIVISION
LOCATED IN THE
NORTHWEST QUARTER SECTION 9 AND
NORTHEAST QUARTER SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
2749 E. PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UT. 84109-1619
(801)486-8787 FAX (801)486-8870

SEWER DISTRICT APPROVAL
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS 25th DAY OF August 1995.
S.B.S.I.D. James R Baird

CITY COUNCIL APPROVAL
PRESENTED TO THE PARK CITY COUNCIL ON THIS 7TH DAY OF SEPTEMBER A.D. 1995 AT WHICH TIME THIS RECORD OF SURVEY MAP WAS APPROVED
MAYOR: Brooke D. Taylor
ATTEST CITY RECORDER: Anita D. Sheldon

CITY ENGINEER
APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 27TH DAY OF SEPTEMBER A.D. 1995
Eric W. Ostbaan PE
CITY ENGINEER

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 27TH DAY OF SEPTEMBER A.D. 1995
R. Bishop
CHAIRMAN

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 26th DAY OF September A.D. 1995
Mark D. Harrington
CITY ATTORNEY

RECORDED # 439865
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF ASSOCIATED TITLE
DATE 10-11-95 TIME 10:20 AM BOOK ____ PAGE ____
44.00
FEE $
Alan Spriggs
SUMMIT COUNTY RECORDER

06-057

Memorandum of Understanding Regarding Local Consultation between the Utah State Division of Facilities Construction and Management, State of Utah ("DFCM") and Park City Municipal Corporation, a political subdivision of the State of Utah ("City"), for a State Liquor Store operated by the Department of Alcoholic Beverage ("DABC") to be located at Snow Creek Shopping Center in Park City.

Whereas, the DFCM explored several alternatives for expanding its services within the Park City area; and

Whereas, the DFCM and the City agree that the Snow Creek Shopping Center best meets the DABC's site selection criteria and local needs; and

Whereas, the City acknowledges that the site is or may be acquired under the threat of condemnation by the State of Utah, which is exempt from local land use regulations; and

Whereas, the DFCM wishes to fully consult with the City in developing the store in a manner that considers local land use regulations.

Now therefore, for mutual consideration the receipt and sufficiency of which is hereby acknowledged, the DFCM and City agree as follows:

A. Property. The location of the store will be the south side of the Snow Creek parking lot as approximately shown on Exhibit A.

B. Subdivision. The location is not currently a separate lot of record. The Owner of he property and/or the DFCM shall file an administrative subdivision plat application to the Planning Department pursuant to UCA § 10-9a-605 to create a new lot of record. The Planning Department shall expedite approval of the plat provided the new lot does not substantially create any new degree of noncompliance with the Park City Land Management Code. The DFCM shall obtain and grant reciprocal cross easements as necessary so that use of the remaining parking area and circulation with the Snow Creek development remains substantially the same as currently exists. As a condition of approval, the Planning Department shall require the Owner (Stanford Sugar) to address traffic circulation, pedestrian connections and parking drainage issues reasonably related to the increase in density and/or construction in the parking lot.

C. The DFCM will use reasonable efforts to comply with the architectural and landscape regulations attached as Exhibits B and C, respectfully.

D. The DFCM shall submit a site plan and elevations to the Planning Department. After approval of this MOU by the City Council, the Planning Department shall schedule a courtesy hearing at the first available Planning Commission meeting. The scope of the hearing shall be limited to the DFCM consulting with the Commission regarding the site plan and building design. Public comment may be taken at the discretion of the Planning Commission.

E. The DFCM agrees to follow applicable sign and lighting regulations. Approved master plans are attached as Exhibit D.

F. The DFCM agrees to consult with the Chief Building Official regarding construction mitigation, deliveries, fire and building code issues.

G. Jurisdiction. Nothing herein shall give the City land use jurisdiction over property owned by the State of Utah.

H. Nothing herein shall be construed as a precedent regarding any requirements of the State in respect to local government regulations.

IN WITNESS WHEREOF, the parties have duly executed this Memorandum of Understanding this 17 day of May, 2006.

PARK CITY MUNICIPAL CORPORATION

Dana Williams
Mayor

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark Harrington, City Attorney

DFCM

5-10-2006

Alyn C. Lunceford
Real Estate and Debt Manager

Approved as to form:

Attorney General's Office

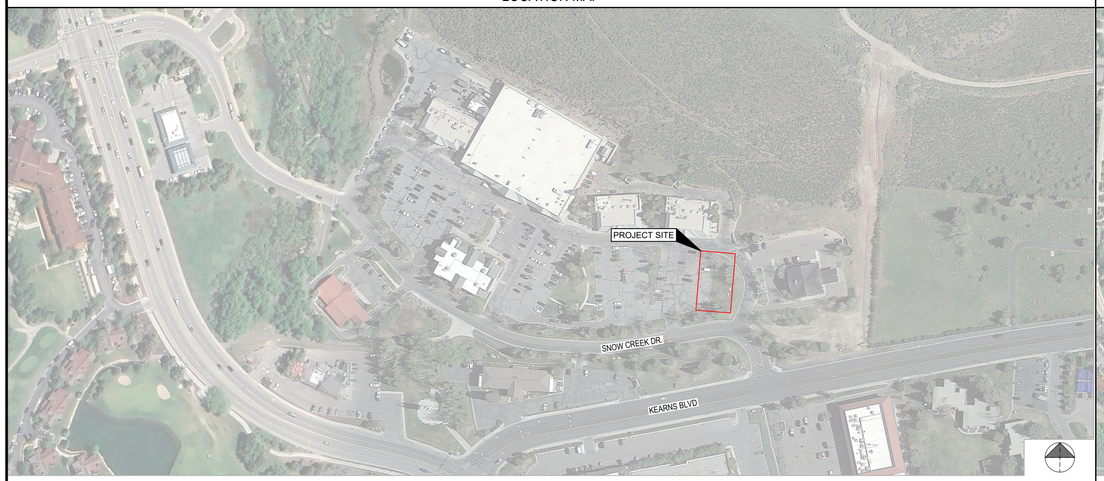
RIVIAN

DCFC ADVENTURE NETWORK

1300 SNOW CREEK DRIVE

PARK CITY, UT 84060

LOCATION MAP



MAP DATA ©2024 GOOGLE NOT TO SCALE

VICINITY MAP

MAP DATA ©2023 GOOGLE NOT TO SCALE

SITE INFORMATION

SITE ADDRESS
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

APN
SCCS-4

COUNTY
SUMMIT

LATITUDE (NAV88)
N 40°39'42.14"
40.661708°

LONGITUDE (NAV88)
W 111°30'27.12"
-111.507533°

PROJECT CONTACTS

UTILITY COMPANY
ROCKY MOUNTAIN POWER
CONTACT: ANDY BADGER
(801) 756-1251
ANDREW.BADGER@PACIFICCORP.COM
WORK ORDER: TBD

PROPERTY OWNER
SNOW CREEK MARKETPLACE LLC
CONTACT: TBD

RIVIAN DEPLOYMENT MANAGER
RUTH LIDDELL
RLIDDELL@RIVIAN.COM

RIVIAN REAL ESTATE MANAGER
TBD

PERMITTING JURISDICTION:
PARK CITY BUILDING DEPARTMENT
CONTACT: TBD
(435) 615-5101

EOR CONTACTS

PROJECT MANAGER
ISAAC MAHAM, PE - OH# 82452
(614) 588-8946
IMAHAM@GPDGROUP.COM

PROJECT COORDINATOR
ISAAC MAHAM, PE - OH# 82452
(614) 588-8946
IMAHAM@GPDGROUP.COM

PERMIT COORDINATOR
CAMERON FRUEH
(614) 859-1632
GPDCHARGEPERMITS@GPDGROUP.COM

UTILITY COORDINATOR
KEITH SMITH
(330) 564-2337
GPD.CHARGESITES.UC@GPDGROUP.COM

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRIC CODE

AS USED HEREIN, IBC SHALL REFER TO INTERNATIONAL BUILDING CODE AND NEC SHALL REFER TO NATIONAL ELECTRIC CODE

UT DEPT OF TRANSPORTATION SPECIFICATIONS
THE STANDARD SPECIFICATIONS OF THE STATE OF UT, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

PROJECT DESCRIPTION

INSTALLATION OF (1) SWITCHGEAR , (6) POWER CABINETS, AND (12) DISPENSERS WITH (1) UTILITY TRANSFORMER AND ASSOCIATED UTILITY EQUIPMENT TO BE INSTALLED ON SITE.

FLOOD HAZARD NOTE

THE SITE IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE MAP NUMBER 49043C0917D, EFFECTIVE DATE - 01/12/2023.

DESIGN LOADING

SNOW LOADS:
GROUND SNOW LOAD (P_g) 103 PSF

LATERAL LOAD DESIGN DATA:
WIND DESIGN DATA (ASCE 7-16):

BASIC WIND SPEED (V_{ULT})	103 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C
SEISMIC DESIGN DATA (ASCE 7-16):	
1.0 SEISMIC IMPORTANCE FACTOR (I)	1.0
RISK CATEGORY	II
SITE CLASS (ASSUMED)	D
MAPPED SPECTRAL RESPONSE	
SHORT PERIODS (S_S)	0.587
1 SEC. PERIODS (S_1)	0.210
SPECTRAL RESPONSE COEFF.	
SHORT PERIODS (S_{DS})	0.520
1 SEC. PERIODS (S_{D1})	0.305
SEISMIC DESIGN CATEGORY	D
FROST DEPTH	30"

SHEET INDEX

CIVIL	SHEET TITLE
C-001	COVER SHEET
	TOPOGRAPHIC SURVEY (BY OTHERS)
C-002	RIVIAN EQUIPMENT SPECIFICATION SHEET
C-003	CIVIL CONSTRUCTION NOTES
C-100	OVERALL SITE PLAN
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-111	CIVIL SITE PLAN
C-121	DIMENSION SITE PLAN
C-131	GRADING PLAN
C-141	ELEVATION PLAN
C-151	VEHICLE TRACKING PLAN
C-201	CIVIL DETAILS
C-202	CIVIL DETAILS
C-203	CIVIL DETAILS
ELECTRICAL	SHEET TITLE
E-001	ELECTRICAL GENERAL NOTES
E-100	OVERALL ELECTRICAL SITE PLAN
E-101	ELECTRICAL SITE PLAN
E-201	SINGLE LINE DIAGRAM AND PANEL SCHEDULE
E-301	ELECTRICAL DETAILS

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/14/2024	ISSUED FOR SIGN & SEAL

PROFESSIONAL ENGINEER
No. 10358132-2202
LEONARDO A. SFERRA
STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

COVER SHEET

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-001

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
May 14, 2024 11:43 AM Abell

CDS COMMERCIAL DUE DILIGENCE SERVICES

SURVEY DRAWING

SITE DESCRIPTION

The topographic survey shown hereon lies within the property shown on Snow Creek Crossing Subdivision plat recorded as Entry No. 439865 in Book 95 of Plats at Page 60 of the Official Records of Summit County, Utah.

SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

14 — Easements, notes and restrictions as shown on Snow Creek Crossing subdivision plat recorded October 11, 1995 as Entry No. 439865 in Book 95 of Plats at Page 60. ***(DOES AFFECT, PLOTTED AS SHOWN)***

15 — Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 11, 1995 as Entry No. 439866 in Book 915 at Page 810 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c). ***(DOES AFFECT, BLANKET IN NATURE)***

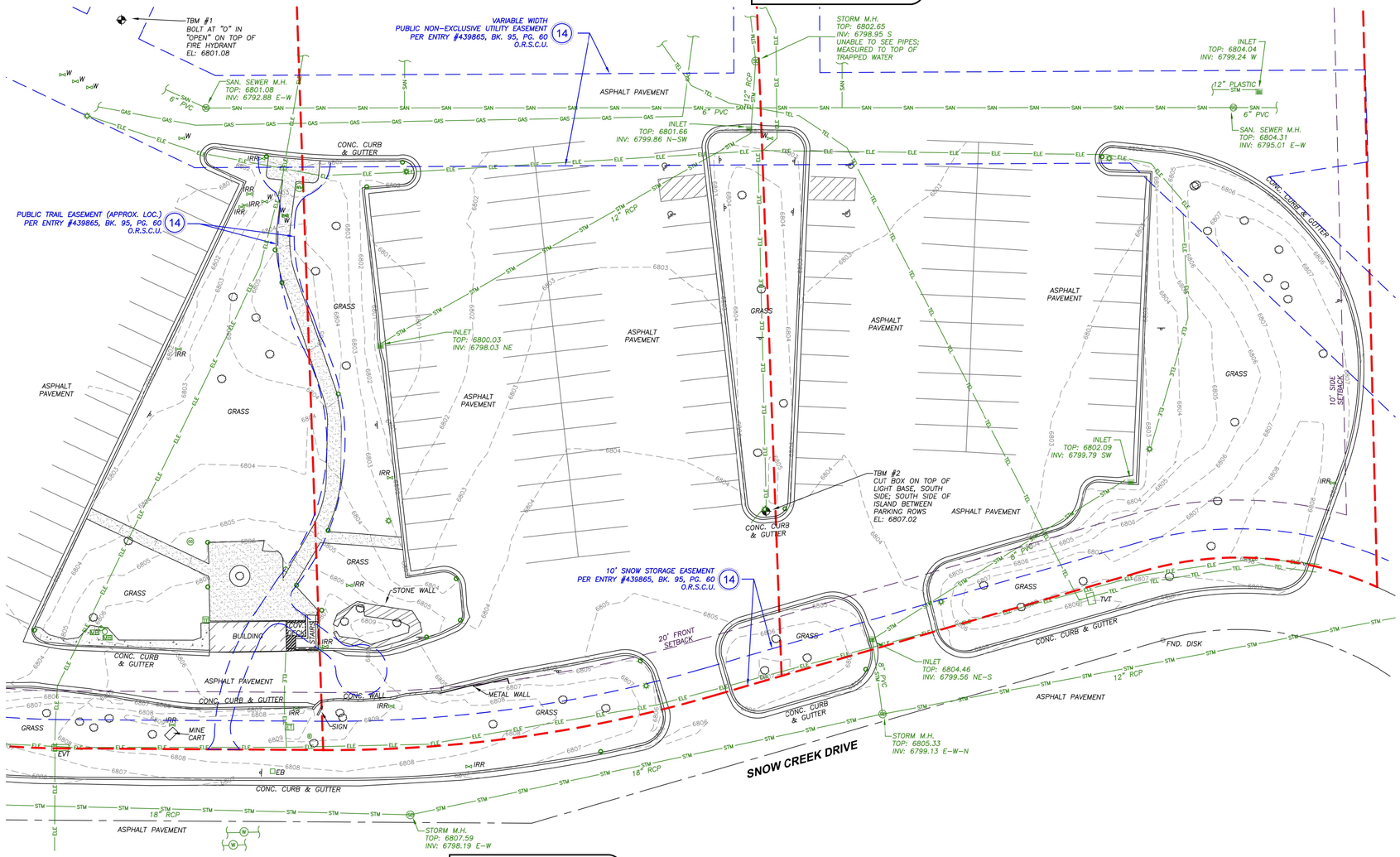
23 — An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 787270 in Book 1810 at Page 1309 of Official Records. ***(DOES NOT AFFECT)***

24 — An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Utah State Building Ownership Authority by Instrument recorded August 16, 2006 as Entry No. 787271 in Book 1810 at Page 1311 of Official Records. ***(DOES NOT AFFECT)***

25 — An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 787272 in Book 1810 at Page 1313 of Official Records. ***(DOES NOT AFFECT)***

26 — An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 797472 in Book 1831 at Page 1289 of Official Records. ***(DOES NOT AFFECT)***

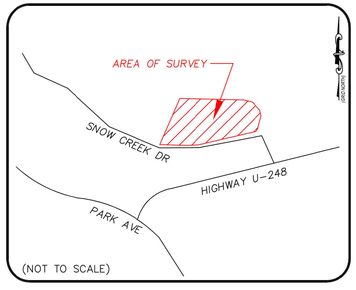
27 — An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 797473 in Book 1831 at Page 1292 of Official Records. ***(DOES NOT AFFECT)***



LEGEND

- APPROXIMATE BOUNDARY LINE
- ZONING SETBACK
- EASEMENT
- GAS — UNDERGROUND GAS
- TEL — UNDERGROUND TELEPHONE
- SAN — UNDERGROUND SANITARY
- ELE — UNDERGROUND ELECTRIC
- STM — UNDERGROUND STORM
- WTR — UNDERGROUND WATER
- CENTER LINE
- ADJOINER
- BUILDING OVERHANG
- BUILDING FACE
- WALL
- CONCRETE PAVEMENT
- GRAVEL
- WOOD DECK
- RCP — REINFORCED CONCRETE PIPE
- O.R.S.C.U — OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH
- TEMPORARY BENCHMARK
- HATCHING
- FOUND MONUMENT
- EVT — ELECTRIC VAULT
- TVT — TELEPHONE VAULT
- EB — ELECTRIC BOX
- DROP INLET
- TREE
- WATER MANHOLE
- SPRINKLER
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- CLEANOUT
- SANITARY SEWER MANHOLE
- MENU BOARD
- DRIVE-UP SPEAKER
- STREET LIGHT
- TELEPHONE PEDESTAL
- GRATED INLET
- STORM DRAIN MANHOLE
- SIGN
- WATER METER
- WATER VALVE

VICINITY MAP



SURVEYOR NOTES

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are approximate record lines only and are shown for graphical reference only.
2. The underground utilities shown hereon are based on markings created by G.P.R.S. using ground penetrating radar on 05/11/2023, observed above ground features and/or existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. All underground utilities should be field verified by the contractor prior to commencing any onsite work.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette Flood Insurance Rate Map, Map Number 49043C0917D, effective date 03/23/2021, indicates this parcel of lanc is located in Zone(s) "X".
4. This survey does not constitute a title search by FA Commercial Due Diligence Services to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, CDS relied upon a Title Report prepared by First American Title Insurance Company, Commitment No.: 1163518, Commitment Date: 01/12/2023.
5. Elevations are based on NAVD 88 datum.
6. SITE BENCHMARK: TBM #1, bolt at "o" in "open" on top of fire hydrant. Elevation: 6801.08 (NAVD 88)
   TBM #2, cut box on top of light base, south side; south side of island between parking rows. Elevation: 6807.02 (NAVD 88)
7. BASIS OF BEARINGS: GRID NORTH, S'ATE PLANE COORDINATE SYSTEM, NAD83, UTAH CENTRAL ZONE
8. Field work for this survey was completed on 05/12/2023.
9. The owner names and tax parcel data shown hereon are based upon the public works records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
10. Per the client's request, title searches only reflect a 30 year history. Easements and encumbrances preceding the title search history may exist and are not reflected on this survey
11. Per the Zoning Information Report prepared by FA-CDS (888) 322 7371 - cds.solutions@firstam.com;
    Order No.: 23-01-0500, Dated: 01/26/2023; this site is zoned: RDM, Residential Development - Medium Density within Regional Commercial Overlay.

    REQUIREMENTS
    Minimum Front Setback: 20 Ft., except 15 Ft. for corner lot
    Minimum Side Setbacks: 10 Ft.
    Minimum Rear Setback: 10 Ft.
    Maximum Height: 28 Ft. from Existing Grade
    minimum Lot Area: 14,000 Sq. Ft.
    Minimum Lot Width: No requirement noted
    Minimum Lot Depth: No requirement noted
    Maximum Floor Area Ratio: 1.0
    Maximum Density: 5 units per acre
    Maximum Coverage: No requirement noted
    Minimum Parking: Retail & Service Commercial, Major: 5 spaces for each 1,000 Sq. Ft. of net leasable floor Area

SURVEYOR CERTIFICATION

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for surveying in the State of Utah to the best of my knowledge, information, and belief.

Date of Plat or Map: 05/17/2023.

Daryn Bernard
State of Utah Professional Land Surveyor No. 9151254-2201
Expires March 31, 2025

PROFESSIONAL LAND SURVEYOR — No. 9151254 — DARYN M. BERNARD — STATE OF UTAH

GRID NORTH

Sheet 1 of 1

The surveying company: Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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Limited Topographic Survey

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: LDS	Date: --
	Revision: --
Surveyor Ref. No: 23-01-0500	Date: --
	Revision: --
Approved By: DB	Date: --
	Revision: --
Field Date: 05/12/2023	Date: --
	Revision: --
Scale: 1" = 20'	

Prepared For:

PROJECT ADDRESS

1300, 1400, & 1500 Snow Creek Drive
Park City, Utah

Project Name:
RA Snow Creek - Park City UT

CDS Project Number:
23-01-0500

Technical Specifications

Rivian Adventure Network 1.5 CCS Dispenser

Overview	Max Output Power	300 kW DC
	Max Output Current	500 A DC (continuous)
	Output Voltage Range	200-920 V DC
	Connector Type	CCS1
	Dimensions	exp 2,267 H x 595 D x 390 W mm
	Weight	exp 180 kg
	Enclosure Rating	exp 3R
	Certification	exp ETL
	Accessibility	ADA Compliant
	Payment	NFC Contactless Credit Card Reader
	Language	English, Spanish
Connectivity	Local Area Network	100BASE-T ethernet
	Wide Area Network	4G LTE
	Vehicle Communications	DIN 70121, ISO 15118
	Backend Communication	exp OCPP 2.0.1
	Compliance	exp UL 2202 / CSA C22.2 No. 107.1, FCC Part 15
	Software	Over-the-air firmware updates
Environmental	Operational Altitude	exp 7000ft
	Operating Temperature	exp -20°C to 40°C
	Storage Temperature	exp -35°C to 70°C
	Operating Humidity	exp 0-100%

RAN 1.5 CCS Dispenser Product is under development.
Specification can change without prior notice

Version 2023.31

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Technical Specifications

3 Channel DC Power Cabinet

Power Module	Max Output Power	50kW
	Max Output Current	125A
	Power Factor	0.99
	Cooling Method	Liquid
Cabinet	AC Input Voltage	480Y/277 VAC (60Hz)
	AC Input Connection	3-phase L1, L2, L3, GND (no neutral)
	Full Load AC Amps	448 A
	Short Circuit Rating	100 kA
	Max Output Power	300 kW DC
	Output Voltage	200-920 V DC
	Total Output Current	750 A DC (continuous)
	Max Output Current per Channel *	500 A DC (continuous)
	Number of DC Output Channels	3
	Number of DC Dispensers Served	Up to 3
	Number of Power Modules per Cabinet	6
	Dimensions	2,362 H x 1,219 D x 1,118 W mm
	Weight	1,200 kg
	Enclosure Rating	3R

** The 3 Channel DC Power Cabinet can be installed with either Adventure Network Dispenser or Fleet Dispenser. Max output current per channel is determined by the paired dispenser's rated current.*

Version 2023.31

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RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/14/2024	ISSUED FOR SIGN & SEAL

FOR REFERENCE ONLY

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

RIVIAN ADVENTURE NETWORK SPECIFICATION

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-002

Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - SAS.dwg
May 14, 2024 1:14:3 AM - Abell

DEFINITIONS

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

OWNER: RIVIAN
PROPERTY OWNER: SNOW CREEK MARKETPLACE LLC

GENERAL CONSTRUCTION NOTES

1. THE TOPOGRAPHIC SURVEY BY OTHERS SHALL BE REFERENCED WITH THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING PROPOSED IMPROVEMENTS PER THESE PLANS.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS. DUE TO THE LIMITATIONS IN TECHNOLOGY AND GROUND CONDITIONS, NOT ALL UNDERGROUND UTILITIES ARE ABLE TO BE LOCATED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. ALL PROPERTY LINES, RIGHT OF WAYS, CENTERLINES, DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON A TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE DESIGN PROFESSIONAL IN CHARGE FOR THE OWNER OF ANY DISCREPANCIES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE CONTRACTOR'S SOLE EXPENSE.
5. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR APPROVAL BEFORE MAKING ANY CHANGES. DEVIATION FROM PLANS BEFORE WRITTEN APPROVAL FROM OWNER PLACES LIABILITY ON THE CONTRACTOR.
6. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND THE PROPOSED IMPROVEMENTS TO MATCH EXISTING FINISHES.
7. APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.
8. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE ARRANGEMENTS FOR THE PROPOSED SCOPE OF WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD DOCUMENTS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
9. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
10. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND FEDERAL, STATE AND LOCAL JURISDICTION CODES, ORDINANCES AND APPLICABLE REGULATIONS.
11. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
12. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
13. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
14. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE OWNER PRIOR TO PROCEEDING.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
18. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE PROPERTY OWNER.
19. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. GRAFFITI ON TEMPORARY FENCING SHALL BE PAINTED OVER WITHIN ONE DAY OF DISCOVERY. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
23. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
24. ONLY ITEMS SPECIFICALLY CALLED OUT TO BE REMOVED OR DEMOLISHED SHALL BE AFFECTED. ANY ITEMS INCLUDING, BUT NOT LIMITED TO, CURBS, PAVEMENT, UTILITY ITEMS, LANDSCAPING, ETC. SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY AFFECTED ITEMS AT OWNERS DISCRETION.
25. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
26. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
27. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE EPA AND FEDERAL, STATE, LOCAL JURISDICTIONS FOR EROSION AND SEDIMENT CONTROL. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.
28. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
29. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 98 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT, SIDEWALKS, STRUCTURES AND OPEN SPACES. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
30. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
31. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
32. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
33. AT THE END OF EACH WORK DAY AND FINAL TURNOVER TO OWNER, THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS IN A LAWFUL MANNER AND LEAVE PREMISES IN A CLEAN CONDITION. CONTRACTOR SHALL REMOVE ANY METAL SHAVING FROM WORK SITE WHERE OXIDIZED OR CONDUCTIVE SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.
34. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR AND OWNER IMMEDIATELY.
35. CONTRACTOR IS RESPONSIBLE FOR CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.
36. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE CONTRACTOR.
37. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE STAKEHOLDER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
38. GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2" (37.50 MM)	100
1" (25.00 MM)	75 TO 100
3/4" (19.00 MM)	80 TO 100
3/8" (9.50 MM)	35 TO 75
No. 4 (4.75 MM)	30 TO 60
No. 30 (0.60 MM)	7 TO 30
No. 200 (0.75 MM)	3 TO 15

39. GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SW-SM).
40. UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
41. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
42. NO STRUCTURAL ELEMENTS ARE TO BE CUT UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS TO MATCH EXISTING CONDITIONS, UNLESS STATED OTHERWISE. ALL PAVEMENT MARKINGS WITHIN ADA AREAS SHALL BE PAINTED BLUE EXCEPT FOR COLORS DEFINED ON THE ADA PAVEMENT SYMBOL OR WHERE LOCAL AHJ CODE DICTATES OTHERWISE.
2. MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, ETC., PER LOCAL REQUIREMENTS AND AS FOLLOWS:
3. PAVEMENT MARKINGS PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE: WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B. FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.
4. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMPS.
5. APPLY 2 COATS WITHIN THE SAME DAY, UTILIZING STRAIGHT EDGES, YELLOW ON CONCRETE/WHITE ON ASPHALT EXCEPT WHEN MATCHING ADJACENT OR EXISTING COLOR WHEN THE PAVING IS AN EXPANSION OR SEGMENT OF A LARGER LOT.

GENERAL FOUNDATION NOTES

1. THE CONTRACTOR SHALL RETAIN AN OWNER APPROVED AND QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE TO MAKE GEOTECHNICAL RECOMMENDATIONS BASED ON FIELD CONDITIONS, AND ENSURE THAT ALL SHORING AND DEWATERING MEANS AND METHODS WILL NOT COMPROMISE THE STABILITY OF EXISTING OR PROPOSED FOOTINGS/FOUNDATIONS. THE OWNER SHALL RECEIVE COMPACTION REPORTS PREPARED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY SAID GEOTECHNICAL ENGINEER. NOTIFY PROJECT CONSTRUCTION MANAGER IF ANY UNSUITABLE SOILS ARE FOUND.
2. AT A MINIMUM ALL FILLED AND SUBGRADE AREAS SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER A.S.T.M TEST D-698. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM.
3. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
4. DETERMINATION OF FINAL BEARING ELEVATIONS, TOPSOIL AND EXCAVATION STRIPPING DEPTH, INSPECTION OF ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, EXCAVATION OPERATIONS, APPROVAL OF FILL MATERIALS, DENSITY TESTING OF FILLS TO ENSURE PLACEMENT PER SPECIFICATION REQUIREMENTS, INSPECTION OF FOUNDATION BEARING SURFACES, AND VERIFICATION OF ALLOWABLE BEARING PRESSURES ARE THE TESTING LABORATORY'S RESPONSIBILITY.
5. ALL FOUNDATIONS ARE TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL FREE FROM ORGANIC MATTER. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH CONSTRUCTION.
6. CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES THIS SHEET.
7. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNLESS NOTED OTHERWISE.
8. NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.
9. STEP FOOTINGS AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
10. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.
11. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
12. GROUNDWATER ASSUMED TO BE BELOW EXCAVATION DEPTH. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION ON SITE, CONTRACTOR SHALL PROVIDE FOR ANY SITE DRAINAGE AND DE-WATERING REQUIRED.
13. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO EXCAVATION. IF NECESSARY, UTILITIES SHALL BE RELOCATED PRIOR TO FOUNDATION INSTALLATION.

FROST DESIGN NOTES

(BOTTOM OF FOUNDATIONS ABOVE FROST LEVEL)

1. CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILL CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.
2. GRANULAR FILL SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGIONAL FROST DEPTH AND LATERALLY 2/3RD FROM THE FOUNDATION PERIMETER (EXCLUDING SIDE OF PERIMETER ADJACENT TO CURB). GRANULAR FILL SHOULD BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR. THE COMPACTION EQUIPMENT SHOULD BE OPERATED OVER THE FULL WIDTH OF THE FOUNDATION UNDERCUT AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES. LOCAL FROST DEPTH IS LISTED ON SHEET G-001. CONTRACTOR SHALL VERIFY LOCAL FROST DEPTH WITH AHJ PRIOR TO CONSTRUCTION.
3. GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES. SPEC AS FOLLOWS:

   SEPARATION GEOTEXTILE: WOVEN GEOTEXTILE FABRIC, MANUFACTURED FOR SEPARATION APPLICATIONS, MADE FROM POLYOLEFINS OR POLYESTERS; WITH ELONGATION LESS THAN 50 PERCENT; COMPLYING WITH AASHTO M 288 AND THE FOLLOWING, MEASURED PER TEST METHODS REFERENCED:

   SURVIVABILITY: CLASS 2; AASHTO M 288.
   GRAB TENSILE STRENGTH: 247 LBF (1100 N); ASTM D 4632.
   SEWN SEAM STRENGTH: 222 LBF (990 N); ASTM D 4632.
   TEAR STRENGTH: 90 LBF (400 N); ASTM D 4533.
   PUNCTURE STRENGTH: 90 LBF (400 N); ASTM D 4833.
   APPARENT OPENING SIZE: NO. 60 (0.250-MM) SIEVE, MAXIMUM; ASTM D 4751.
   PERMITTIVITY: 0.02 PER SECOND, MINIMUM; ASTM D 4491.

   UV STABILITY: 50 PERCENT AFTER 500 HOURS' EXPOSURE; ASTM D 4355.

NO FROST DESIGN NOTES

(BOTTOM OF FOUNDATIONS BELOW FROST LEVEL).

1. CONCRETE FOUNDATIONS SHOULD BE SUPPORTED ON A 6 INCH COMPACTED LAYER OF APPROVED FREE-DRAINING GRANULAR MATERIAL.
2. APPROVED MATERIAL SHOULD BE COMPACTED OVER THE FULL WIDTH OF THE INFILL AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES.

SPECIAL INSPECTIONS

1. THE CLIENT SHALL BE RESPONSIBLE FOR SCHEDULING AND OVERSEEING OF ALL SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SPECIAL INSPECTIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-16, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, 305 AND 306 UNLESS NOTED OTHERWISE.
2. ALL DETAILING, FABRICATION AND PLACING OF CONCRETE SHALL CONFORM TO ACI 318-19, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "MANUAL OF STANDARD PRACTICE FOR DETAIL REINFORCED CONCRETE STRUCTURES" UNLESS NOTED OTHERWISE.
3. SAFETY AND PERFORMANCE OF THE STRUCTURE ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY ARE AFFECTED BY THE LOCATION AND DETAILS OF CONSTRUCTION JOINTS. SHOP DRAWINGS OF THE PROPOSED CONSTRUCTION JOINT LOCATIONS AND DETAILS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
4. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.
5. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS: ALL CONCRETE - 4500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 6% (± 1%) AIR ENTRAINMENT.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.
7. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A1064 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.
8. NO TACK WELDING OF REINFORCING IN THE FIELD IS PERMITTED.
9. PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION.
10. PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.

    REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 4500 PSI CONCRETE.

	OTHER		TOP*	
	ANCHORAGE	SPLICE	ANCHORAGE	SPLICE
#3	15	19	19	24
#4	19	25	25	33
#5	24	31	31	41
#6	29	37	37	49

    *HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW BAR

11. NON-SHRINK GROUT SHALL MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.
12. ADD 100% TIES FOR REBAR OVERLAY. NO COLD JOINTS SHALL BE PERMITTED DURING CONSTRUCTION.

STRUCTURAL STEEL

1. MATERIAL PROPERTIES:
   PLATE: ASTM A36 UNO
   PIPE: ASTM A53, TYPE E OR S, GRADE
   TUBE: ASTM A1085 GRADE A (Fy = 50 KSI)
   WIDE FLANGE: ASTM A992 (Fy = 50 KSI)
2. DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2016 AISC (360-16) SPECIFICATIONS.
3. ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.
4. FIELD VERIFY ALL CONDITIONS AT CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.
5. ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.
6. UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.
7. SUBMIT FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND TOP STEEL ELEVATIONS FOR APPROVAL. THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE CONTRACT DRAWINGS. SUCH APPROVAL SHALL NOT RELIEVE THE FABRICATOR/CONTRACTOR OF THE RESPONSIBILITY FOR EITHER THE ACCURACY OF THE DETAILED DIMENSIONS IN THE SHOP AND ERECTION DRAWINGS OR THE GENERAL FIT-UP OF PARTS THAT ARE TO BE ASSEMBLED IN THE FIELD.

TRAFFIC CONTROL NOTES

1. DURING THE CONSTRUCTION PERIOD; SIDEWALKS, SHOULDERS, TRAVEL LANE(S), OR STREETS MAY HAVE TO BE TEMPORARILY CLOSED OR RESTRICTED FOR THE UNLOADING / LOADING OF EQUIPMENT OR AS A RESULT OF CONSTRUCTION ACTIVITIES THEMSELVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DIRECTLY WITH THE LOCAL GOVERNING AUTHORITIES ON ANY SUCH CLOSURES AND MUST OBTAIN WRITTEN PERMISSION FROM THE APPROPRIATE AUTHORITIES PRIOR TO IMPLEMENTING SUCH CLOSURES OR RESTRICTIONS. ANY CLOSURE OR RESTRICTION MUST COMPLY WITH THE STATE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AND REVISION), AND WITH ANY AND ALL ADDITIONAL APPLICABLE CITY, VILLAGE, OR COUNTY REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT A FORMAL TRAFFIC CONTROL / MOT PLAN TO THE LOCAL GOVERNING AUTHORITIES IF REQUESTED. ALL REQUIRED CONSTRUCTION TRAFFIC MAINTENANCE DEVICES SHALL BE PROVIDED, ERECTED AND MAINTAINED, AND ULTIMATELY REMOVED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN SAFE AND SATISFACTORY ACCESS TO ALL ABUTTING PROPERTIES AND INTERSECTING STREET AT ALL TIMES DURING THE CONSTRUCTION OF THE IMPROVEMENTS ANTICIPATED. DRIVEWAYS MUST BE MAINTAINED AND ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORK DAY. PER THE STATE MUTCD AND OTHER APPLICABLE APPROPRIATE GOVERNING REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, CONES, SIGNAGE, BARRELS, MESSAGE BOARDS, LIGHTING, FLAGMEN, LAW ENFORCEMENT OFFICERS, ETC. TO AVOID DAMAGE AND / OR INJURY TO VEHICLES AND PERSONS TRAVERSING THE CONSTRUCTION AREA.

LANDSCAPE NOTES

1. SOD SHALL BE SELECTED PER ZONE AND MATCHED TO EXISTING SITE. SOD SHALL BE A FIRST GRADE CERTIFIED BLEND CONTAINING NO MORE THAN 30 PERCENT OF OTHER GRASSES AND CLOVERS, AND FREE FROM ALL NOXIOUS WEEDS.

   ZONES 3, 4 & 5: APPROVED BLUE GRASS BLEND
   ZONE 6: APPROVED FESCUE BLEND
   ZONES 7 & 8: APPROVED BERMUDA BLEND
   ZONES 9 & 10: APPROVED ST AUGUSTINE FLORATAM BLEND
2. ALL DISTURBED AND PROPOSED LANDSCAPE PLANTING BED AREAS SHALL MATCH EXISTING CONDITIONS IN TYPE AND DEPTH.
3. PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.
4. IRRIGATION RELOCATION: CONTRACTOR FIELD VERIFY IF EXISTING IRRIGATION IS PRESENT, DETERMINE POINT OF CONNECTION, SYSTEM PRESSURE, FIXTURE TYPES, AND POTENTIAL FOR EXPANSION. IF FOUND THAT THE EXISTING IRRIGATION SYSTEM IS CAPABLE OF EXPANSION AND REUSE THEN IT SHALL BE MODIFIED TO PROVIDE 100% COVERAGE OF THE LANDSCAPE AREA. IF THE EXISTING IRRIGATION SYSTEM IS NOT CAPABLE OF EXPANSION, CONTRACTOR TO INSTALL A NEW CONTROLLER, BOOSTER PUMP, AND OTHER APPARATUSES NEEDED FOR A COMPLETE IRRIGATION SYSTEM. IRRIGATED AREAS SHALL BE IRRIGATED BY DRIP IRRIGATION OR SIMILAR FIXTURES BY THE SAME SUPPLIER. CONTRACTOR SHALL ENSURE BUILDING WALLS AND WINDOWS WILL NOT BE DAMAGED OR STAINED BY IMPROPER IRRIGATION INSTALLATION OR POOR SELECTION OF FIXTURES. SYSTEM SHALL INCLUDE ALL SPRINKLER FIXTURES, DRIP TUBING, PIPING, VALVES, WIRING AND CONTROLS TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT SHALL COMPLY WITH CITY CODE. PRIOR TO UPDATING THE IRRIGATION SYSTEM, A CERTIFIED IRRIGATION DESIGNER SHALL PROVIDE SHOP DRAWINGS TO RIVIAN FOR APPROVAL. UPON APPROVAL OF SHOP DRAWINGS, THE UPDATED IRRIGATION SYSTEM SHALL BE APPROVED BY OWNER FOR FINAL ACCEPTANCE.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
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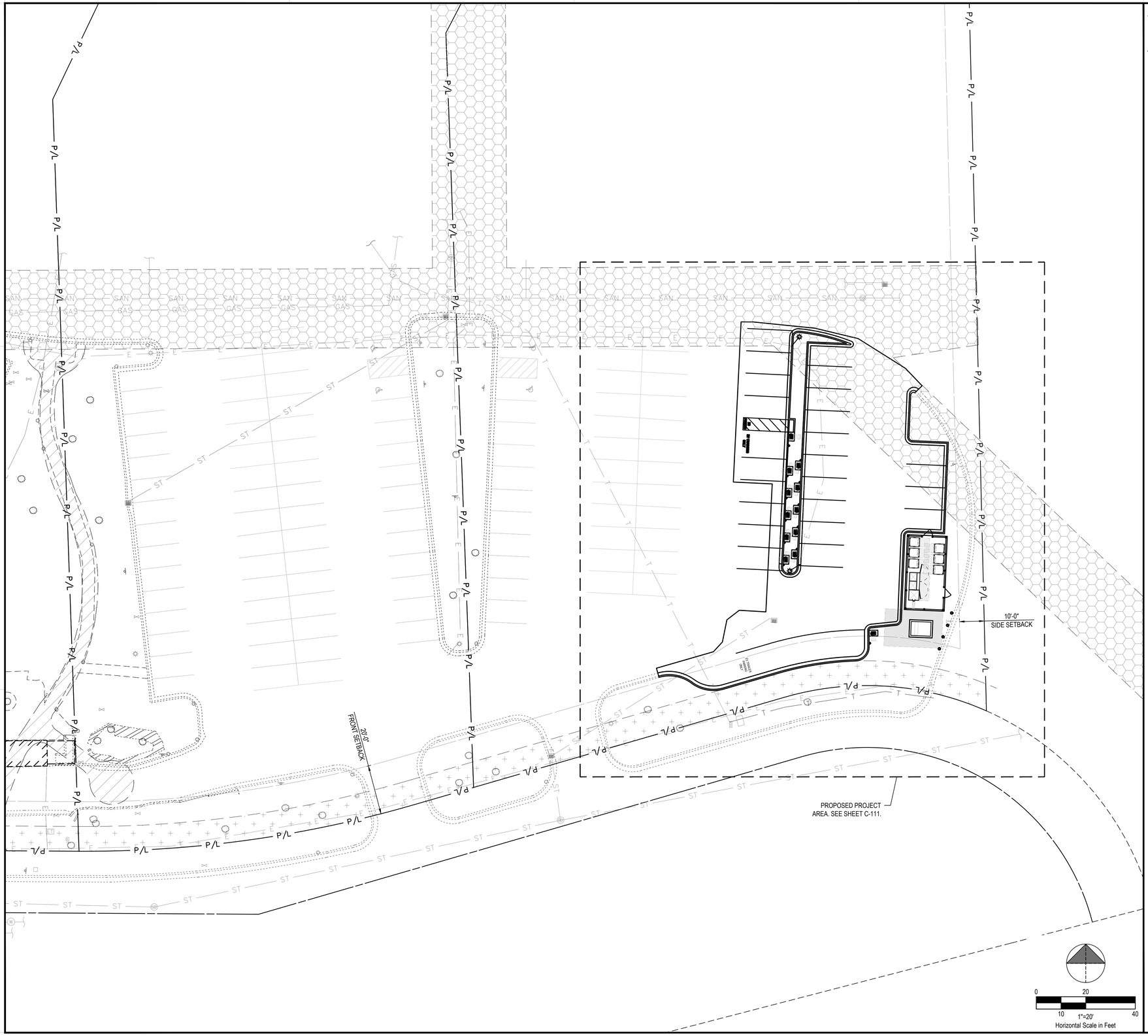
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/14/2024	ISSUED FOR SI



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

LEGEND

- EXISTING UTILITY EASEMENT
- EXISTING SNOW STORAGE EASEMENT
- EXISTING PUBLIC TRAIL EASEMENT

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PROFESSIONAL ENGINEER
Reg. No. 10358132-2202
LEONARDO A SFERRA
STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

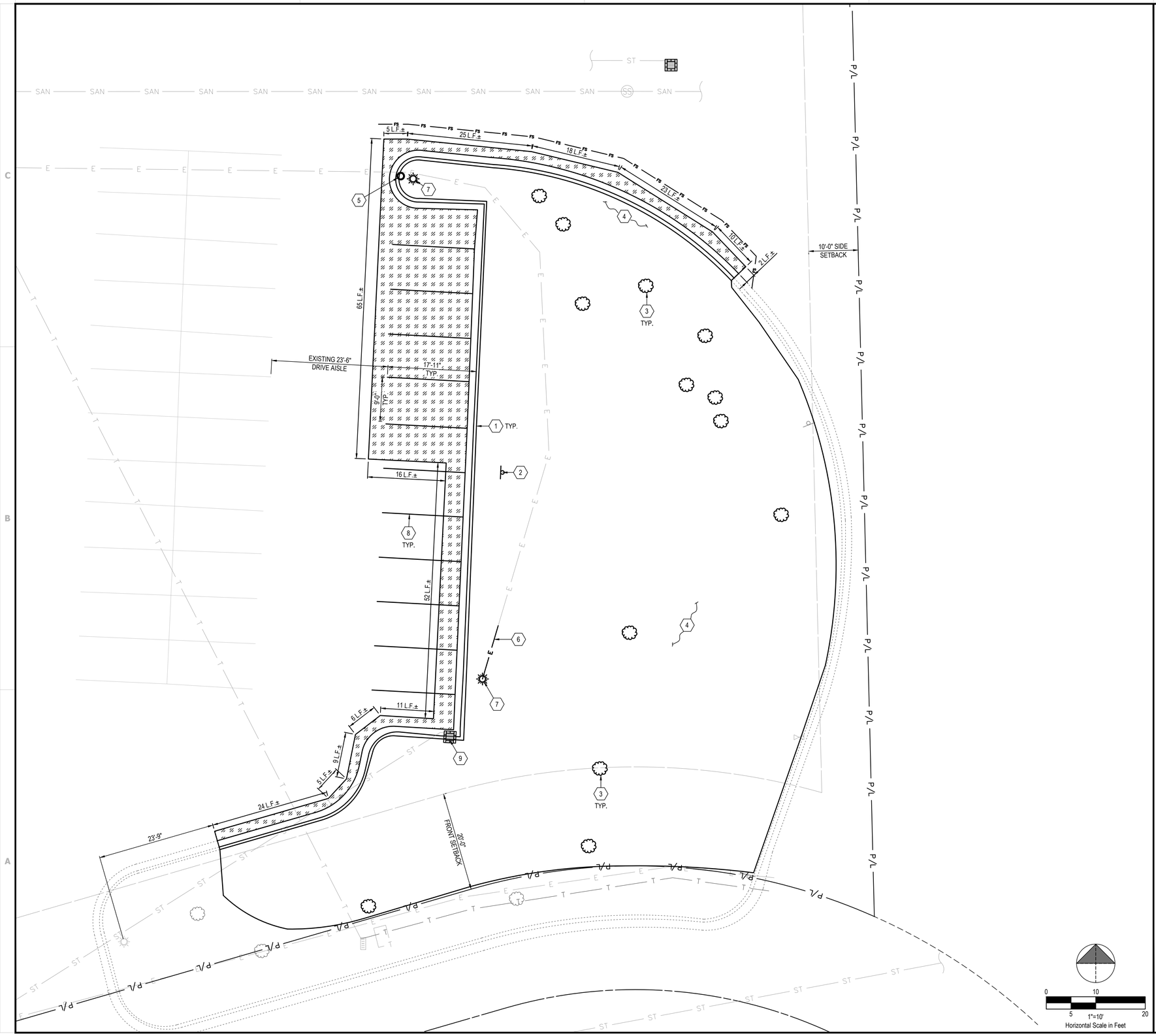
OVERALL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-100

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
May 14, 2024 11:43 AM - fdell



GENERAL SHEET NOTES

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2. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
3. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.

PLAN KEYNOTES

1. EXISTING CURB AND GUTTER TO BE REMOVED.
2. EXISTING SIGNAGE TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
3. EXISTING TREE TO BE REMOVED (TOTAL OF 13). CONTRACTOR SHALL VERIFY EXACT SIZE AND TYPE IN FIELD.
4. EXISTING LANDSCAPING TO BE REMOVED (SHRUB, PERENNIALS, GROUNDCOVER, ETC). CONTRACTOR SHALL VERIFY EXACT SIZE AND TYPE IN FIELD.
5. EXISTING SPRINKLER TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
6. EXISTING ELECTRIC CIRCUIT TO BE RELOCATED.
7. EXISTING LIGHT POLE TO BE RELOCATED (TOTAL OF 2). CONTRACTOR SHALL BACKFILL WITH COMPACTED MATERIAL. SEE SITE PLAN FOR PROPOSED LOCATION.
8. EXISTING PAVEMENT MARKINGS TO BE REMOVED. CONTRACTOR SHALL REMOVE MARKINGS WITH SMALL HANDHELD GRINDERS, SCARIFIERS, BEAD BLASTING, SAND BLASTING, WATER BLASTING, OR OTHER METHODS (WITH THE APPROVAL OF THE OWNER). TAKE CARE DURING MARKING REMOVAL TO NOT SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT PAINT OVER EXISTING OR USE OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL. WATER BLASTING METHOD SHALL NOT BE USED DURING FREEZING WEATHER CONDITIONS.
9. EXISTING GRATE INLET TO BE ADJUSTED TO GRADE.

LEGEND

- EXISTING ASPHALT TO BE REMOVED TRENCHING NOT INCLUDED
- # L.F.± — DENOTES LIMITS OF SAWCUT IN LINEAR FOOT (L.F.)
- X — DEMOLITION KEYNOTE
- PROPOSED INLET PROTECTION. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES, REFERENCE MUNICIPAL CODE 13-4. SEE CIVIL DETAILS.
- FS — PROPOSED FILTER SOCK. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES, REFERENCE MUNICIPAL CODE 13-4. SEE CIVIL DETAILS.

DEMOLITION NOTE:

ALL EXISTING SITE AND SURROUNDING FEATURES SUCH AS UTILITIES, PAVEMENT, CURB, LANDSCAPING, ETC. SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION UNLESS NOTED OTHERWISE, OR ARE REQUIRED TO BE MODIFIED OR REMOVED FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. ALL DISTURBED FEATURES SHALL BE RESTORED OR RELOCATED AS REQUIRED TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL REPAIR/REPLACE ANY SURROUNDING FEATURES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.

GPD GROUP
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Akron, OH 44311
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RIVIAN

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PROFESSIONAL ENGINEER
No. 10358132-2202
LEONARDO A. SFERRA
STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO. 2023264.16

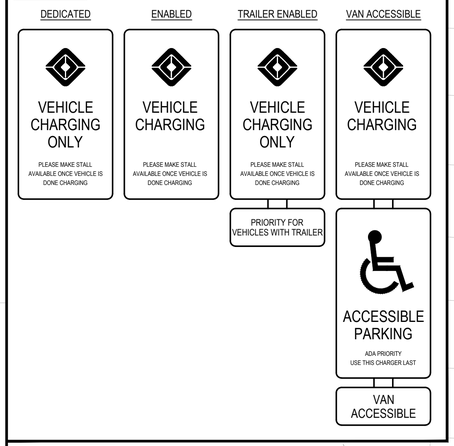
C-101

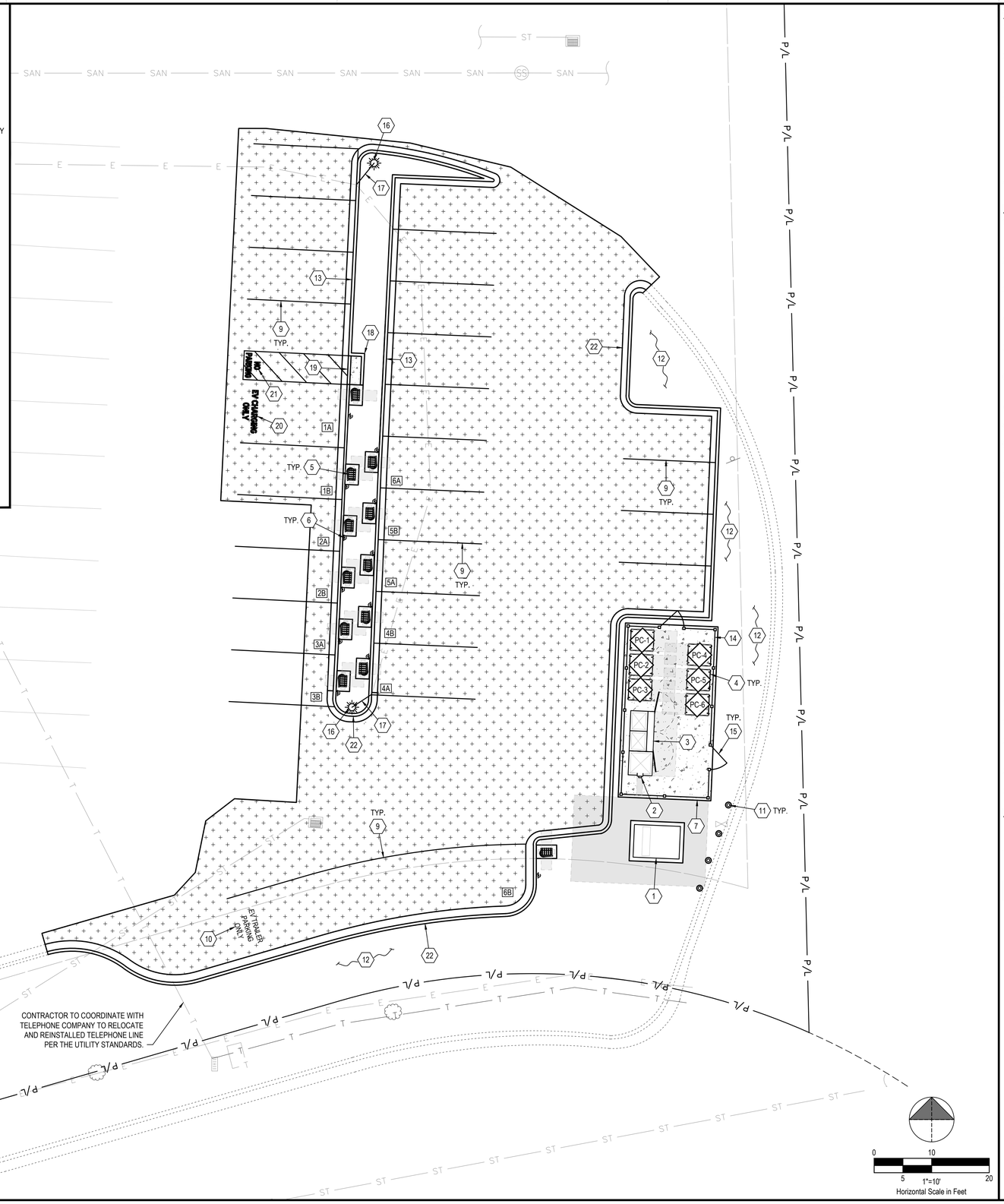
Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - SBS.dwg
May 14, 2024 11:43 AM - kbell

PARKING SIGN SCHEDULE

CABINET	POST	SIGN TYPE	CABINET	POST	SIGN TYPE
PC-1	1A	DEDICATED PARKING	PC-4	4A	ENABLED PARKING
	1B	DEDICATED PARKING		4B	ENABLED PARKING
PC-2	2A	DEDICATED PARKING	PC-5	5A	ENABLED PARKING
	2B	DEDICATED PARKING		5B	ENABLED PARKING
PC-3	3A	DEDICATED PARKING	PC-6	6A	ENABLED PARKING
	3B	DEDICATED PARKING		6B	ENABLED PARKING, TRAILER PRIORITY

RAN SIGNAGE





GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL ENSURE EXISTING CURB AND/OR PAVEMENT IS NOT TO BE DAMAGED ACCESSING WORK AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE CURB AND/OR PAVEMENT IF DAMAGED.
3. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS. AFTER CONDUITS HAVE BEEN INSTALLED, REPLACE PAVEMENT AND/OR CURB, REFER TO SPECIFICATIONS IN THE CIVIL DETAILS.

   SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OR ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
4. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAWCUT JOINTS.

PLAN KEYNOTES

1. PROPOSED PAD MOUNTED ELECTRICAL UTILITY TRANSFORMER (BY UTILITY). CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY SPECIFICATIONS. COORDINATE FINAL LOCATION WITH UTILITY.
2. PROPOSED ELECTRIC METER MOUNTED ON SWITCHGEAR PER ELECTRIC COMPANY SPECIFICATIONS AND DETAILS ON ELECTRICAL SHEETS.
3. PROPOSED SWITCHGEAR PER ELECTRICAL DRAWINGS. MOUNTED ON CONCRETE EQUIPMENT PAD, SEE CIVIL DETAILS.
4. PROPOSED RIVIAN POWER CABINETS (TOTAL OF 6) MOUNTED ON CONCRETE EQUIPMENT PAD, SEE CIVIL DETAILS.
5. PROPOSED RIVIAN DCFC DISPENSER (TOTAL OF 12) MOUNTED ON INDIVIDUAL FOUNDATIONS, SEE CIVIL DETAILS.
6. PROPOSED RIVIAN NON-ILLUMINATED PARKING STALL ID SIGN (TOTAL OF 12), SEE CIVIL DETAILS. SEE SIGNAGE SCHEDULE, THIS SHEET.
7. PROPOSED P.C.C. EQUIPMENT PAD. SEE CIVIL DETAILS.
8. PROPOSED PAINTED TRANSVERSE STRIPING. SEE CIVIL DETAILS.
9. PROPOSED PAINTED 4" WIDE SOLID STRIPE TO MATCH EXISTING STRIPING IN COLOR. SEE PAVEMENT MARKING NOTES ON SHEET C-003.
10. PROPOSED "EV TRAILER PARKING ONLY" IN WHITE LETTERS, 12 INCHES.
11. PROPOSED DETERRENT BOLLARDS (TYPICAL OF 4). SEE CIVIL DETAILS.
12. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE SODDED/MULCHED PER LANDSCAPE/IRRIGATION NOTES ON SHEET C-003.
13. PROPOSED CONCRETE CURB AND GUTTER TO MATCH EXISTING. SEE CIVIL DETAILS.
14. PROPOSED TREX 'SECLUSIONS HORIZONTAL' ENCLOSURE. SEE CIVIL DETAILS.
15. PROPOSED TREX 'SECLUSIONS HORIZONTAL' SINGLE GATE WITH KEYPAD AND PANIC HARDWARE (TYPICAL OF 2). SEE CIVIL DETAILS.
16. CONTRACTOR SHALL RELOCATE LIGHT POLE AND LUMINAIRE (TYPICAL OF 2). REMOVE EXISTING CONCRETE BASE TO DEPTH NECESSARY TO ACCOMMODATE PROPOSED WORK. PROVIDE NEW CONCRETE BASE PER DETAIL. PROVIDE HANDHOLE, SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.
17. CONTRACTOR SHALL RELOCATE EXISTING LIGHT CIRCUIT AS REQUIRED. PROVIDE HANDHOLE. SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.
18. PROPOSED 6" CONCRETE CURB. SEE CIVIL DETAILS.
19. PROPOSED FLUSH CURB AND GUTTER WITH INTEGRATED WALK. SEE CIVIL DETAILS.
20. PROPOSED PAVEMENT MARKING TO READ "EV CHARGING ONLY" IN WHITE LETTERS, 12 INCHES
21. PROPOSED PAVEMENT MARKING TO READ "NO PARKING" IN WHITE LETTERS, 12 INCHES.
22. PROPOSED CONCRETE CURB AND GUTTER REVERSE PITCH. SEE CIVIL DETAILS.

LEGEND

- PROPOSED EQUIPMENT CLEAR SPACE
- PROPOSED CONCRETE TRENCHING NOT INCLUDED
- PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING IN TYPE & DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION. TRENCHING NOT INCLUDED.
- (X) CONSTRUCTION KEYNOTE

PARKING STALL SCHEDULE

EXISTING STANDARD STALLS UTILIZED AS A RESULT OF THIS PROJECT	12
PROPOSED RIVIAN STALLS	12
FUTURE RIVIAN STALLS	0
PROPOSED STANDARD STALLS	9
PROPOSED COMPACT STALLS	4
NET STALL COUNT	+13

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PROFESSIONAL ENGINEER
Reg. No. 10358132-2202
LEONARDO A SFERRA
STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

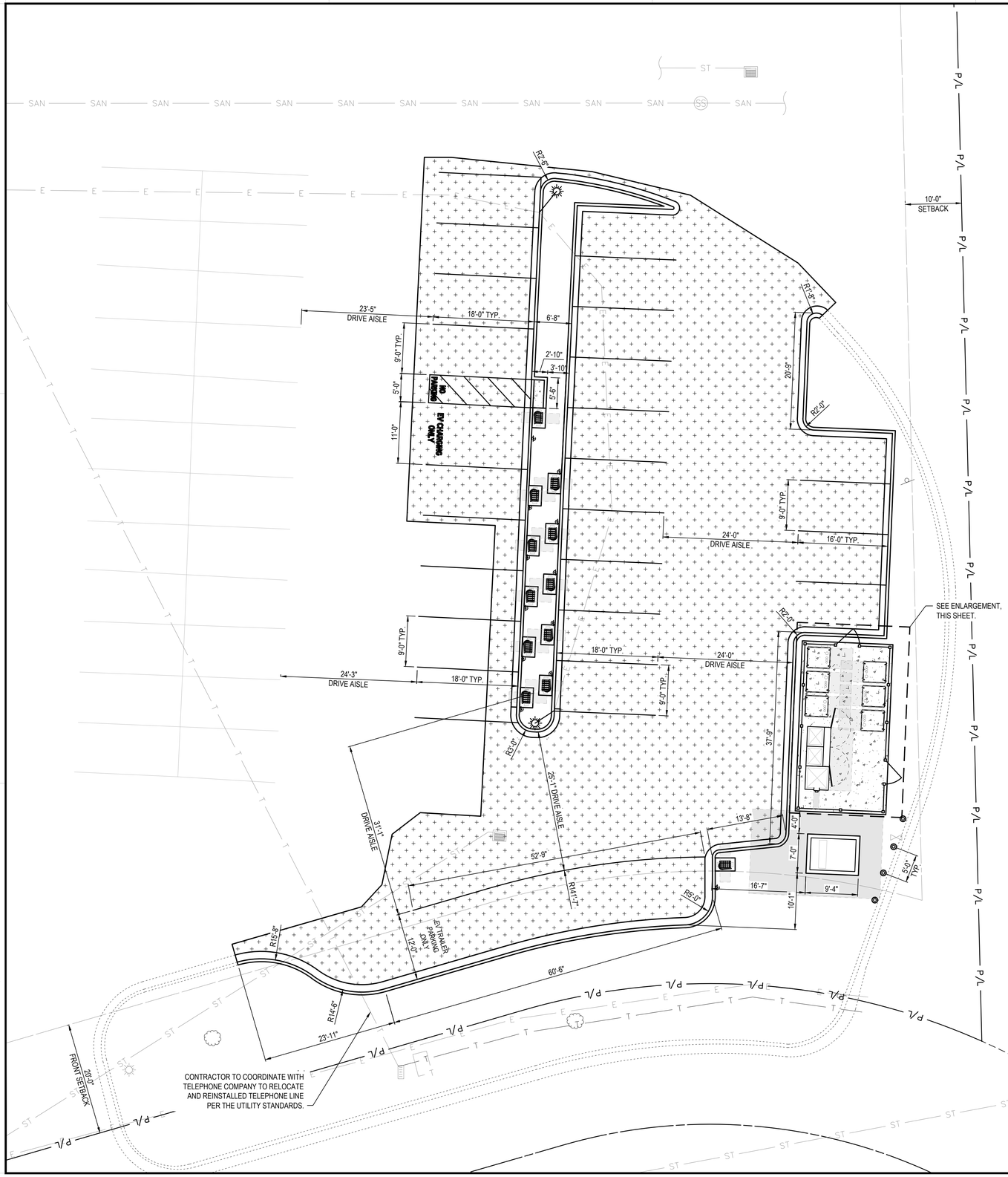
CIVIL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-111

Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - SIGS.dwg
May 14, 2024 11:43 AM - lobell



GENERAL SHEET NOTES

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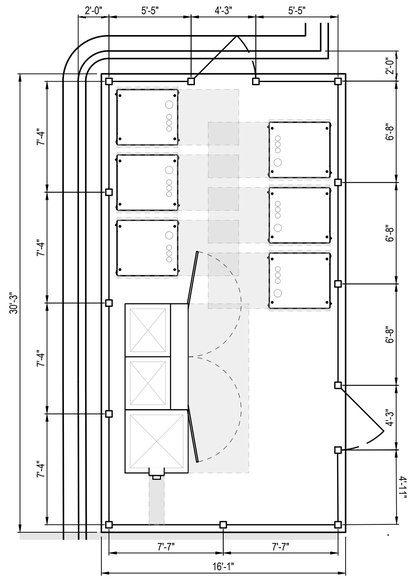

EQUIPMENT AREA ENLARGEMENT
SCALE: 1" = 5'

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STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

DIMENSION SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-121

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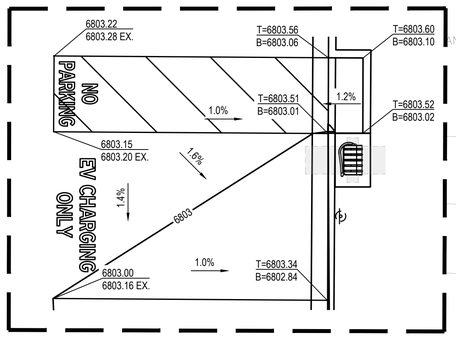
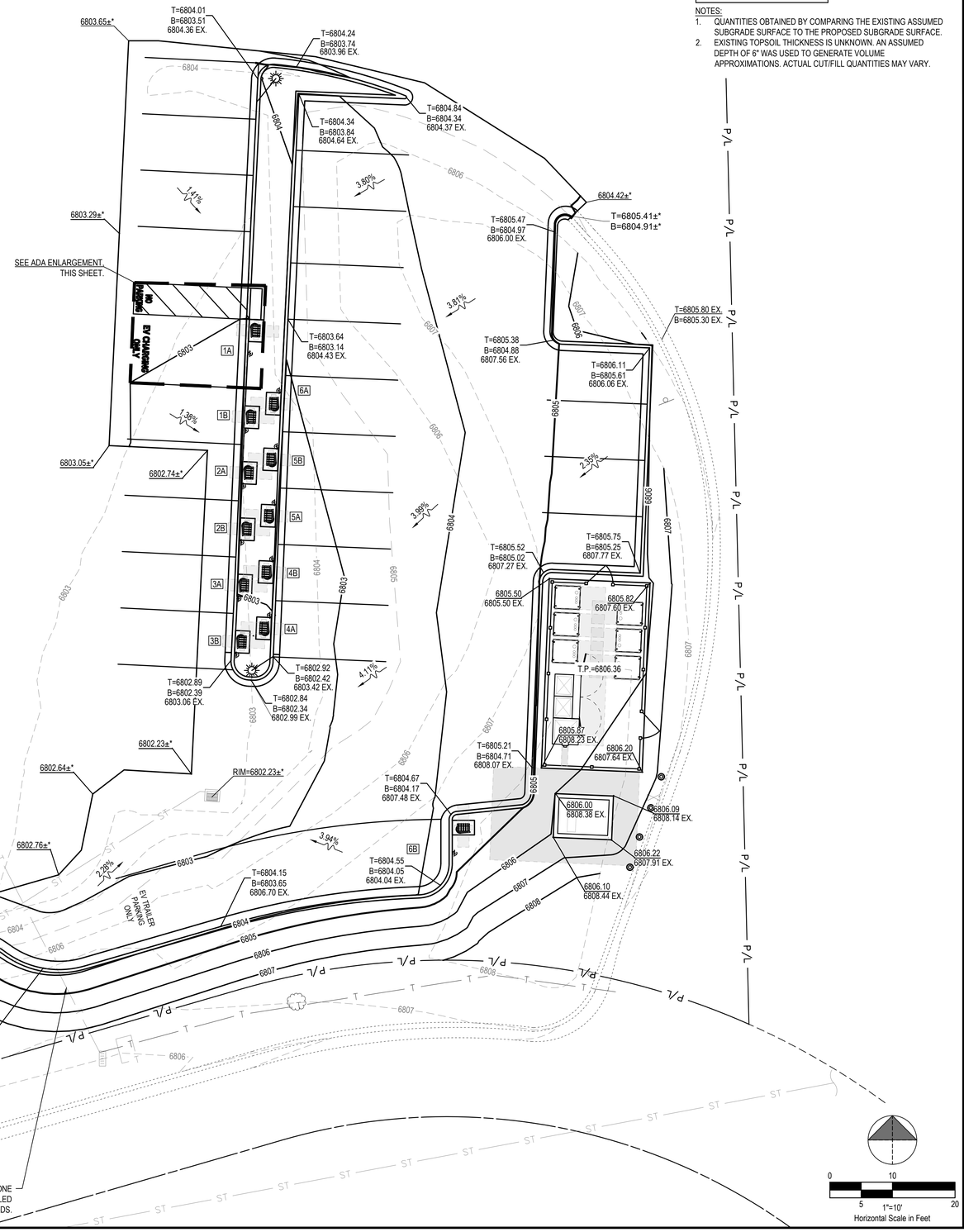
May 14, 2024 11:43 AM - kdell



ADA AREA ENLARGEMENT

SCALE: 1" = 5'



EARTHWORK SUMMARY:

CUT (C.Y.)	FILL (C.Y.)	TOPSOIL STRIPPED (C.Y.)
784.20	7.59	187.22
NET: - 776.62 C.Y. CUT		

NOTES:
1. QUANTITIES OBTAINED BY COMPARING THE EXISTING ASSUMED SUBGRADE SURFACE TO THE PROPOSED SUBGRADE SURFACE.
2. EXISTING TOPSOIL THICKNESS IS UNKNOWN. AN ASSUMED DEPTH OF 6" WAS USED TO GENERATE VOLUME APPROXIMATIONS. ACTUAL CUT/FILL QUANTITIES MAY VARY.

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2. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
3. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SLOPES AND GRADES PRIOR TO CONSTRUCTION. FINAL GRADES SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR AND APPROVED BY THE CONSTRUCTION MANAGER.
5. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
6. CONTRACTOR SHALL ENSURE SLOPES OF PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA(S) ARE COMPLIANT WITH NATIONAL ADA STANDARDS. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION WITHIN PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA(S). CONTRACTOR SHALL REMOVE AND REGRADE AREA(S) AS REQUIRED TO ACHIEVE NECESSARY SLOPES. CONTRACTOR SHALL INSTALL FINAL PAVEMENT MARKINGS IN ACCORDANCE WITH THE CURRENT AHJ'S REGULATION.

GRADING LEGEND

T=000.00 / B=000.00	PROPOSED TOP OF CURB / PROPOSED BOTTOM OF CURB (FINISH GRADE ELEVATION)
000.00±*	*MATCH EXISTING ELEVATION
1.0%	PROPOSED DRAINAGE SLOPE & ARROW
000.00 / 000.00 EX.	PROPOSED ELEVATION / EXISTING ELEVATION
T.P.=0.00	PROPOSED TOP OF PAD

STORMWATER CALCULATIONS: i (100yr - 24hr) = 0.14 in/hr

AREA:0.193 AC	PRE-DEVELOPED	POST-DEVELOPED	DIFFERENCE
IMPERVIOUS AREA	0.025 AC	0.18 AC	+ 0.155 AC
PERVIOIUS AREA	0.168 AC	0.013 AC	- .0155 AC
% IMPERVIOUS	12.95 %	93.26 %	+ 80.31 %
C	0.28	0.90	+ 0.62
Q = CiA	0.008 CFS	0.024 CFS	+ 0.016 CFS

APPROXIMATION OF EXISTING POND VOLUME: ≈ 48010 CF BASED ON AS-BUILT DRAWINGS PROVIDED BY CITY

ADDED VOLUME FROM 100yr - 24hr STORM EVENT:

$$\frac{0.016\ CF}{1\ SEC} \times \frac{60\ SEC}{1\ MIN} \times \frac{24\ HR}{1} \times \frac{60\ MIN}{1\ HR} = 1382\ CF$$

EXISTING POND STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
6775	1,409.07	N/A	N/A	0.00
6776	1,840.65	1.00	1624.86	1624.86
6777	2,325.17	1.00	2082.91	3707.77
6778	2,892.70	1.00	2608.93	6316.70
6779	3,453.29	1.00	3172.99	9489.70
6780	4,057.99	1.00	3755.64	13245.34
6781	4,748.52	1.00	4403.26	17648.60
6782	6,743.13	1.00	5745.83	23394.42
6783	7,690.85	1.00	7216.99	30611.41
6784	8,692.28	1.00	8191.56	38802.97
6785	9,722.22	1.00	9207.25	48010.22

ASSUMPTIONS:
- TOTAL DEVELOPMENT AREA: 14.07 AC BASED ON SUMMIT COUNTY G.I.S. INFORMATION
- POND OUTLET: 15" R.C.P. INV = 6780.00' (FROM AS-BUILT DRAWINGS PROVIDED BY CITY)
- TIME OF CONCENTRATION: Tc = 10min
- 90% DEVELOPMENT IMERVIOUSNESS: C = 0.9 FOR RATIONAL METHOD CALCULATIONS AND MODELING
- THE STAGE STORAGE TABLE ABOVE WAS GENERATED USING AutoCAD Civil3D USING CONTOURS FROM AS-BUILT DRAWINGS PROVIDED BY THE CITY.
- THE STAGE STORAGE TABLE ABOVE WAS USED TO MODEL THE 100 YR HYDROGRAPH
- RAINFALL INTENSITIES USED TO GENERATE THE IDF CURVES TO MODEL THE HYDROGRAPH ARE FROM THE PARK CITY STORM WATER MASTER PLAN; VOLUME 2: DRAINAGE DESIGN MANUAL, SECTION 2, TABLE 2-1: PARK CITY DESIGN STORM (PCDS).

WITH THE ABOVE ASSUMPTIONS, THE 100 YR HYDROGRAPH MODELED USING THE RATIONAL METHOD YIELDS A MAXIMUM STORAGE VOLUME OF 40,418 CF.

40,418 CF + 1,382 CF = **41,800 CF < 48,010 CF**

THEREFORE THE EXISTING POND STORAGE CAPACITY, BASED ON THE ABOVE ASSUMPTIONS, **WILL NOT** BE OVERWHELMED DUE TO THE RUNOFF GENERATED FROM THE PROPOSED 0.155 AC OF ADDITIONAL IMPERVIOUS AREA.

STORM SEWERS:
IT IS ASSUMED THAT THE STORM SEWER SYSTEM IN THE DEVELOPMENT WAS DESIGNED FOR 10 YR STORM EVENTS PER THE PARK CITY STORMWATER MASTER PLAN; VOLUME 2: DRAINAGE DESIGN MANUAL FOR CONVEYANCE.

IT IS ASSUMED THAT THE SEWER INLETS ARE OVERTOPPED BY A 10 YR STORM EVENT. DURING SUCH EVENT THAT THE RUNOFF OVERWHELMS THE EXISTING SEWER SYSTEM; WATER FROM THE PROPOSED DEVELOPMENT WILL OVERLAND FLOW TO THE EXISTING DETENTION POND. THIS DETERMINATION IS MADE BASED UPON OBSERVATIONS MADE FROM ELEVATIONS TAKEN FROM GOOGLE EARTH.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/14/2024	ISSUED FOR SIGN & SEAL

PROFESSIONAL ENGINEER
Reg. No. 10358132-2202
LEONARDO A. SFERRA
STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

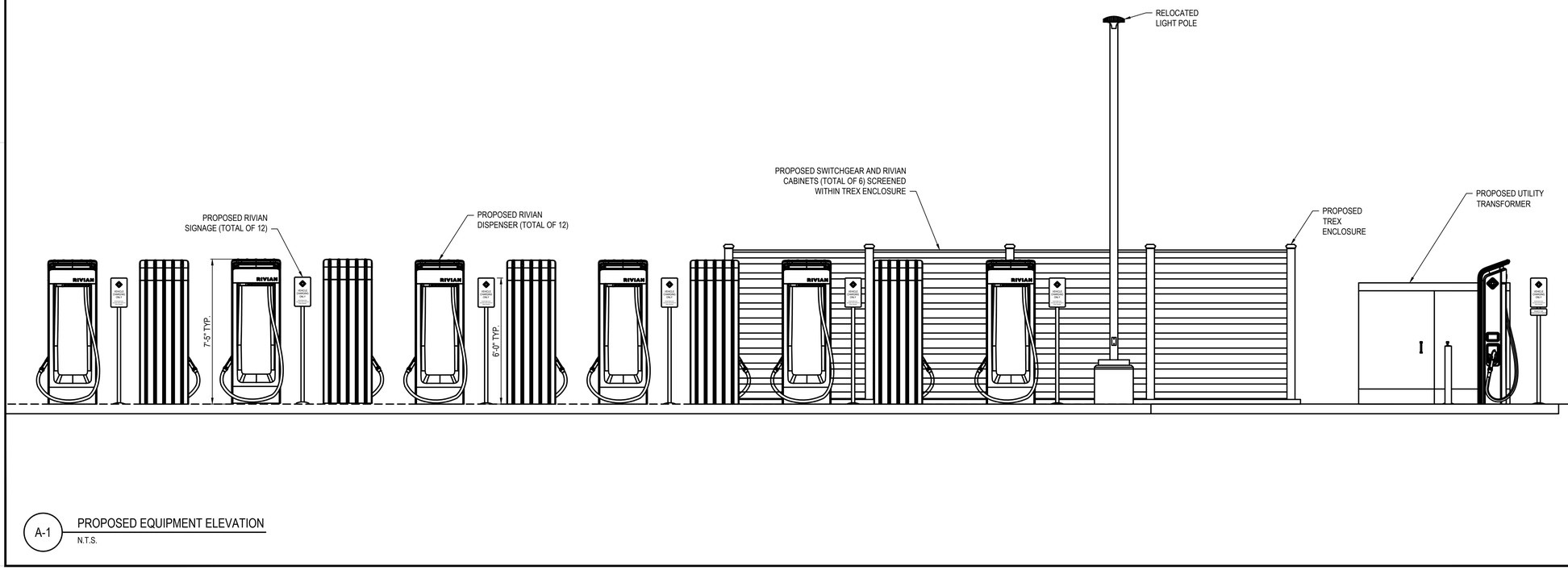
GRADING PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO. 2023264.16

C-131

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
May 14, 2024 11:43 AM - kdell



A-1 PROPOSED EQUIPMENT ELEVATION

N.T.S.

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LEONARDO A SFERRA
STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

ELEVATION PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-141

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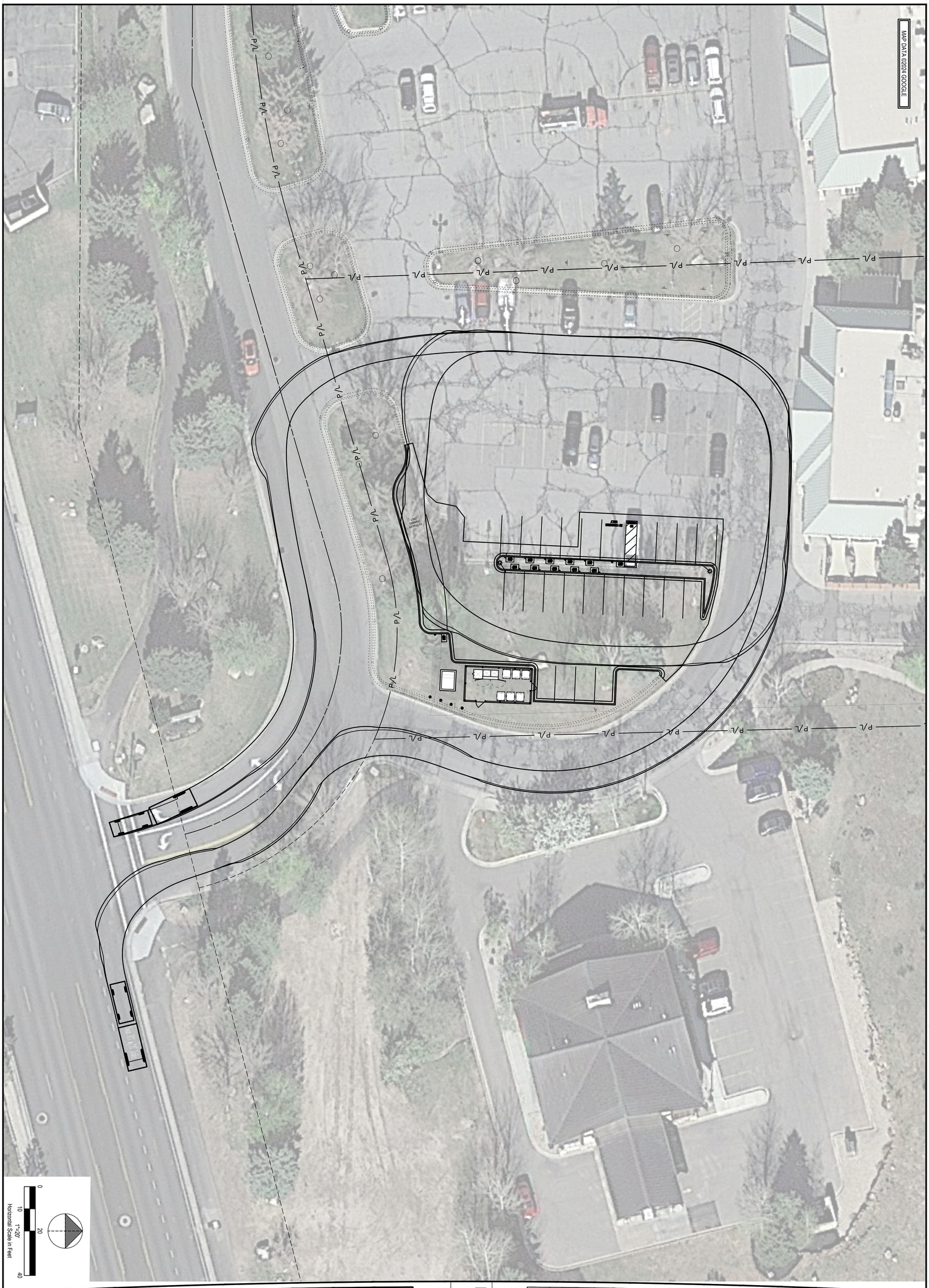
May 14, 2024 11:43 AM Ibell



0 10 20 40
1"=20'
Horizontal Scale in Feet

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

VEHICLE TRACKING PLAN

FOR REFERENCE ONLY

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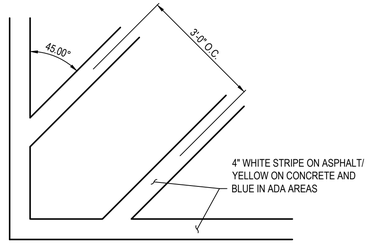
C	05/14/2024	ISSUED FOR SIGN & SEAL

RIVIAN

C-151

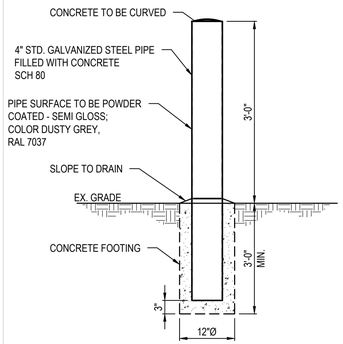
JOB NO. 2023264.16

PROJECT MANAGER: IM
DESIGNER: MAM



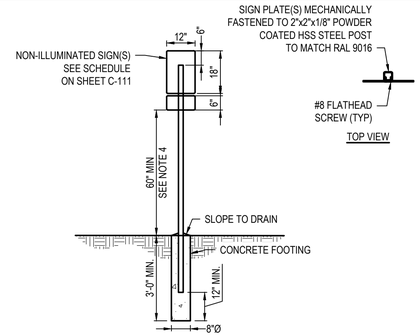
NOTE:
REFER TO CIVIL GENERAL NOTES FOR ADDITIONAL PAVEMENT MARKING NOTES AND SPECIFICATIONS.

C-1 TRANSVERSE STRIPING
N.T.S.



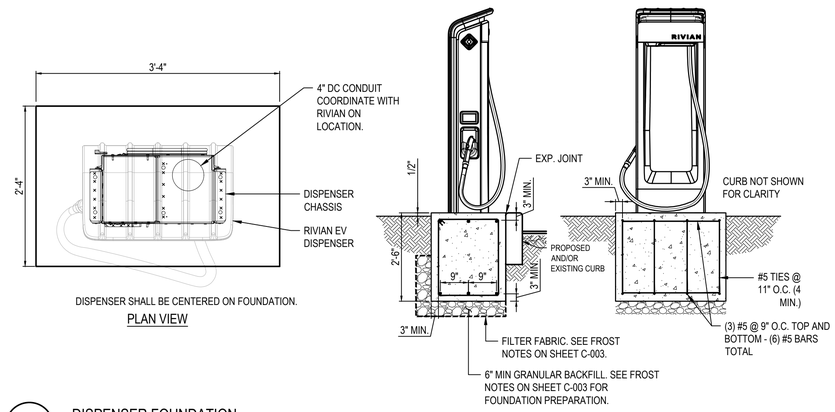
1. WHERE DETERRENT BOLLARDS ARE INSTALLED IN PROPOSED CURB, THE PROPOSED DETERRENT BOLLARDS SHALL BE SET PRIOR TO CURB INSTALLATION.
2. DETERRENT BOLLARD IS INTENDED TO PROVIDE A VISUAL DETERRENT AND REDUCE POTENTIAL IMPACT ON EQUIPMENT.
3. BOLLARDS PROTECTING UTILITY EQUIPMENT TO BE INSTALLED PER UTILITY DETAILS AND REQUIREMENTS. VERIFY WITH UTILITY PRIOR TO CONSTRUCTION.

C-2 DETERRENT BOLLARD
N.T.S.



1. GENERAL CONTRACTOR TO SUPPLY HARDWARE & POST
2. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED (VERIFY REFLECTIVITY WITH OWNER).
3. SIGN POST SHALL BE PLUGGED & CAPPED TO PREVENT WATER INTRUSION FROM TOP.
4. VERIFY SIGNAGE FOR EACH DISPENSER WITH SCHEDULE ON SHEET C-111. LOWEST MOUNTED SIGN SHALL HAVE A 60" MINIMUM CLEARANCE. WHEN INSTALLED IN PEDESTRIAN WALKWAY, CLEARANCE SHALL BE 80".

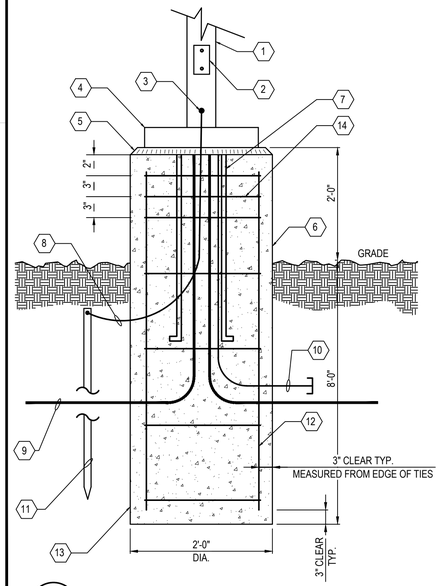
C-3 NON-ILLUMINATED SIGN
N.T.S



C-4 DISPENSER FOUNDATION
N.T.S.

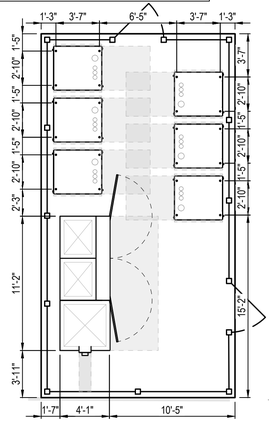
KEYED NOTES

1. PROPOSED 18'-0" POLE TO MATCH EXISTING IN TYPE WITH BLACK FINISH.
2. HAND HOLE
3. GROUND LUG
4. BOLT COVER
5. 3/4" CHAMFER
6. RUB CONCRETE TO REMOVE SONOTUBE FORM LINES AND FILL ALL HOLES FOR SMOOTH FINISH. WEATHERSEAL ALL EXPOSED CONCRETE.
7. ANCHOR BOLTS SUPPLIED WITH POLE. INSTALL PER POLE VENDOR DRAWINGS.
8. #6 CU. BARE GROUND CONDUCTOR
9. BRANCH CIRCUIT WIRING IN CONDUIT AT 24" (MINIMUM) BELOW GRADE
10. 1" SPARE CONDUIT STUBBED INTO POLE BASE & CAPPED 12" FROM BASE
11. 3/4"x10'-0" CU. CLAD GROUND ROD
12. (6) #6 REBAR (VERTICAL) TIE-WIRED TO #4 REBAR TIES AT 12" ON CENTER, U.N.O.
13. REINFORCED CONCRETE, 4500 PSI COMPRESSIVE STRENGTH
14. ADDITIONAL #4 REBAR TIES @ 3" ON CENTER
15. PROPOSED STEEL-TYPE BIRD SPIKES MOUNTED TO TOP OF LIGHT FIXTURE.



A-1 LIGHT POLE
N.T.S.

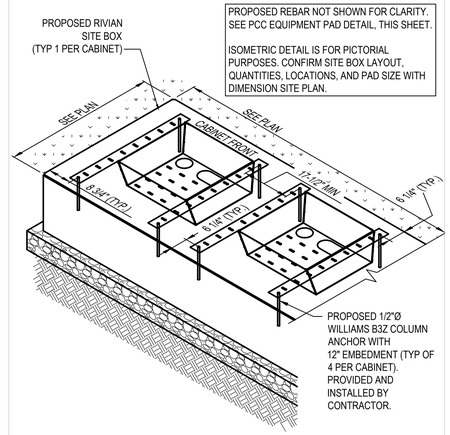
SEE SWITCHGEAR DRAWINGS FOR ANCHOR LOCATIONS. EDGE OF SWITCHGEAR SHALL BE 6" MIN FROM EDGE OF PAD.



B-2 CABINET ANCHOR DETAIL
N.T.S.

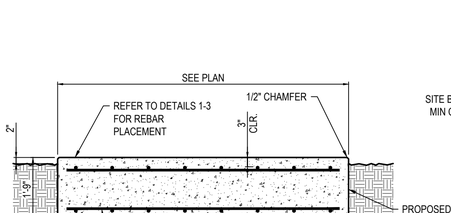
PROPOSED REBAR NOT SHOWN FOR CLARITY. SEE PCC EQUIPMENT PAD DETAIL, THIS SHEET.

ISOMETRIC DETAIL IS FOR PICTORIAL PURPOSES. CONFIRM SITE BOX LAYOUT, QUANTITIES, LOCATIONS, AND PAD SIZE WITH DIMENSION SITE PLAN.

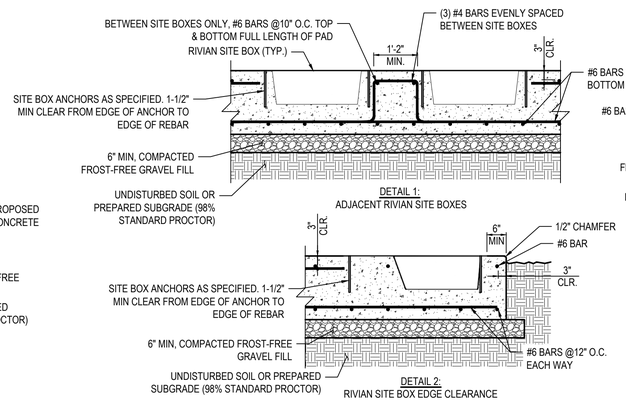


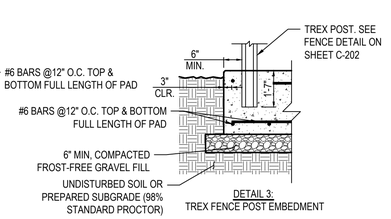
B-3 ISOMETRIC CABINET MOUNTING
N.T.S.

B-4 TRAILER DISPENSER FOUNDATION
N.T.S.



A-2 PCC EQUIPMENT PAD
N.T.S.





P.C.C. PAD NOTES & CONCRETE SPECIFICATIONS:

1. FOUNDATION AREA SHALL BE EXCAVATED TO THE DEPTH AND DIMENSIONS SHOWN ON THE PLANS. OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
2. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
3. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c)=4500 psi.
4. REINFORCING BAR TO BE ASTM A615 GRADE 60.
5. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
6. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO ACI 318-14 AND APPLICABLE STATE BUILDING CODE.
7. PAD SHALL BE A MINIMUM OF 1'-9" IN THICKNESS. THICKNESS OF PAD SHALL INCREASE AS THE PERIMETER SOIL SURFACE SLOPES TO MAINTAIN A MINIMUM OF 1'-7" OF SOIL COVER TO THE BOTTOM OF THE PAD.
8. 100% TIES FOR REBAR OVERLAP. NO COLD JOINTS SHALL BE PERMITTED.

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PARK CITY, UT 84060

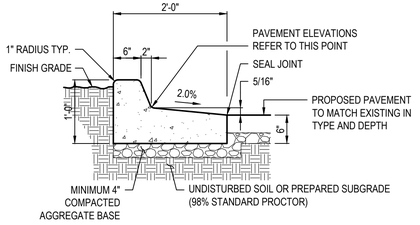
CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

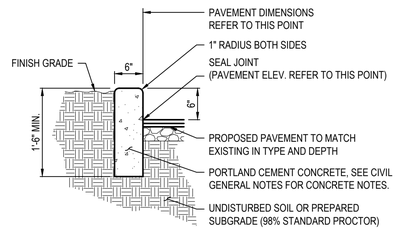
C-201

Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - SAS.dwg
May 14, 2024 1:14 AM - kbell



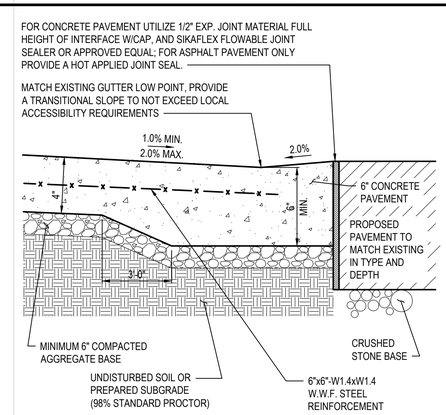
NOTE:
CONTRACTOR SHALL ASSESS LOCAL ZONING ORDINANCES AND EXISTING CONDITIONS TO MATCH. ABOVE DETAIL TO BE USED AS MINIMUM STANDARDS.

C-1 CONCRETE CURB AND GUTTER REVERSE PITCH
N.T.S.



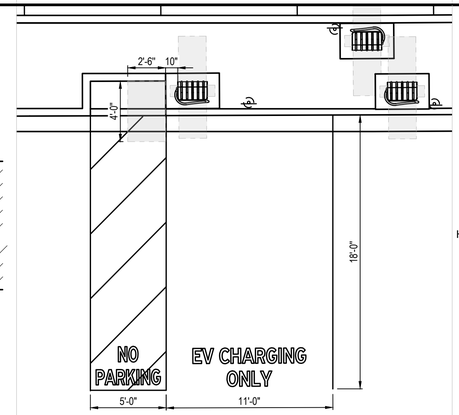
NOTE:
CONTRACTOR SHALL ASSESS EXISTING CURB AND INSTALL PROPOSED CURB TO MATCH. ABOVE DETAILS TO BE USED AS MINIMUM STANDARDS.

C-2 CONCRETE CURB
N.T.S.

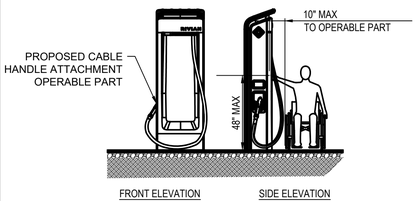


NOTES:
1. REFER TO CIVIL GENERAL NOTES FOR CONCRETE SPECIFICATIONS.
2. SIDEWALK WIDTH AS SHOWN ON SITE PLAN.

C-3 FLUSH WALK AND GUTTER
N.T.S.



C-4 ACCESSIBLE REACH PLAN
N.T.S.



THIS ELEVATION IS A REFERENCE TO THE 2017 ICC A117.1 STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES; SEE SECTION 308, FIGURE 308.3.1, UNOBSTRUCTED SIDE REACH, 48" MAX REACH HEIGHT.

C-5 ACCESSIBLE REACH DETAIL
N.T.S.

B-1 NEW/EXISTING ASPHALT PAVEMENT JOINT
N.T.S.

GATE NOTES:
- TREX SECLUSIONS HORIZONTAL SINGLE GATE OPENING AT 46-1/4" BETWEEN EDGE OF COMPOSITE POSTS
- TREX SECLUSIONS HORIZONTAL DOUBLE GATE OPENING AT 130-1/2" BETWEEN EDGE OF COMPOSITE POSTS
- REFER TO SITE PLAN FOR APPLICABLE GATE TYPES AND QUANTITIES

GENERAL NOTE
CONTRACTOR SHALL INSTALL SIGNAGE ON INTERIOR SIDE OF WIDE SWING GATE INDICATING THE FOLLOWING: 24" DOUBLE GATE SHALL REMAIN OPEN AT ALL TIMES WHILE SERVICING ELECTRICAL EQUIPMENT 12"

INSTALLATION NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S RECOMMENDATIONS.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

B-3 TREX GATE
N.T.S.

STANDARD DUTY PAVING
A = 1.5" ASPHALT CONCRETE - SURFACE COURSE
B = 2" ASPHALT CONCRETE - BASE COURSE
C = 6" MIN. AGGREGATE BASE COURSE

ASPHALT PAVING NOTES
1. SUBGRADE COMPACTION: TO BE EVALUATED BY QUALIFIED GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE PRIOR TO GRANULAR SUBBASE.
2. BASE COURSE TO CONFORM TO (STATE DOT) STANDARDS FOR BASE COURSE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
3. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS MANUAL OR EOR APPROVED ALTERNATIVE.
4. PROVIDE TACK COAT BETWEEN BASE COURSE AND SURFACE COURSE IF DEPARTMENT OF TRANSPORTATION SPECIFICATIONS REQUIRE OR CONDITIONS WARRANT.
5. FIELD VERIFY EXISTING PAVEMENT THICKNESS AND MATCH. VALUES LISTED ABOVE ARE THE MINIMUM PAVEMENT THICKNESS TO BE MET.
6. PROVIDE JOINT SEALER WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.

A-1 STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.

NOTE:
CONTRACTOR SHALL ASSESS LOCAL ZONING ORDINANCES AND EXISTING CONDITIONS TO MATCH. ABOVE DETAIL TO BE USED AS MINIMUM STANDARDS.

A-3 CONCRETE CURB AND GUTTER
N.T.S.

NOTE:
FENCING SHALL BE TREX 'SECLUSIONS HORIZONTAL' TYPE WITH "WINCHESTER GRAY" COLOR.

NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.
5. OWNER SHALL BE CONTACTED IMMEDIATELY IF GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.

A-4 TREX FENCE
N.T.S.

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PARK CITY, UT 84060

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

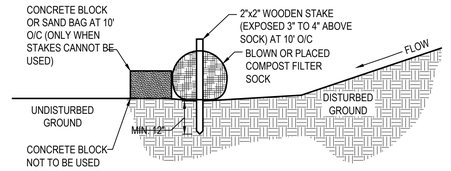
C-202

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
May 14, 2024 11:44 AM Abell

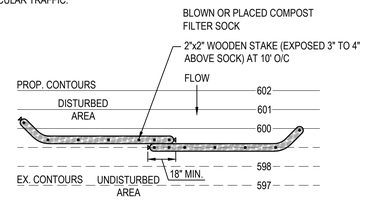
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (MFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

TWO-PLY SYSTEMS	
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND FUSION-WELDED JUNCTURES 3/4" X 3/4" MAX. APERTURE SIZE
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER & NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH) 3/16" MAX. APERTURE SIZE
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS	
COMPOST SHALL MEET THE FOLLOWING STANDARDS:	
ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS MAXIMUM



SECTION VIEW
N.T.S.



PLAN VIEW
N.T.S.

ADAPTED FROM FILTREXX

1. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT.
2. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH ½ INCH STORM RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
5. BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

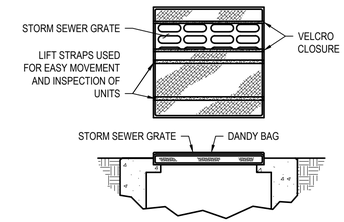
A-3 FILTER SOCK
N.T.S.

HI-FLOW DANDY BAG (SAFETY ORANGE)

NOTE: THE DANDY BAG WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m (gal/min/ft)	5907 (145)
Permittivity	ASTM D 4491	Sec	2.1

*Note: All Dandy Bags can be ordered with our optional oil absorbent pillows



C-5 DANDY BAG
N.T.S.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/14/2024	ISSUED FOR SIGN & SEAL

PROFESSIONAL ENGINEER
No. 10358132-2202
LEONARDO A. SFERRA
STATE OF UTAH
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
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GENERAL ELECTRICAL SPECIFICATION

1. THE FOLLOWING ARE ABBREVIATED SPECIFICATIONS. ALL ITEMS NECESSARY FOR A COMPLETE AND OPERABLE JOB (TO THE SATISFACTION OF OWNER) WHETHER SHOWN OR IMPLIED SHALL BE HELD AS THE RESPONSIBILITY OF THE CONTRACTOR

2. IMPORTANT NOTE: "CONTRACTOR" REFERENCED IN THESE SPECIFICATIONS SHALL INDICATE WORK BY ELECTRICAL CONTRACTOR OR ANY OF HIS SUBCONTRACTORS UNLESS NOTED OTHERWISE.

3. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT ONLY. COORDINATE INSTALLATION WITH OTHER TRADES TO VERIFY THE ACTUAL SPACE CONDITIONS THAT ARE TO BE MAINTAINED. NO ADDITIONAL PAYMENT WILL BE APPROVED FOR FAILURE TO COMPLY.

4. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

5. CONTRACTOR SHALL NOT SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT AND CONFIRM WITH CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.

6. CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL ITEMS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: THE CONTRACT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO INSTALL ALL ELECTRICAL EQUIPMENT, CONDUIT, WIRING ETC. AS SHOWN OR IMPLIED ON THE DRAWINGS AND TO PROVIDE A COMPLETE OPERATIVE SYSTEM TO THE SATISFACTION OF OWNER.

7. CONTRACTOR SHALL PROVIDE ON-SITE SUPERVISION AT ALL TIMES WHILE THE WORK IS BEING PERFORMED AND SHALL DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

8. INSTALLATION OF ALL ELECTRICAL EQUIPMENT, DEVICES, CONDUITS, ETC. MUST BE COORDINATED WITH ALL OTHER TRADES. COORDINATE SHUTDOWN TIMES AND WORKING HOURS WITH BUILDING OWNER, INCLUDING OFF HOURS, WEEKEND, AND HOLIDAY WORK AS REQUIRED.

9. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE OWNER IN WRITING PRIOR TO THE AWARD OF THE CONTRACT AND AN ADDENDUM WILL BE ISSUED TO COVER SAME.

10. GUARANTEE - CONTRACTOR SHALL FURNISH OWNER WITH A WRITTEN GUARANTEE TO PROMPTLY REMEDY ALL DEFECTS OF WORK OR MATERIALS WITHOUT CHARGE FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AND INSPECTION.

11. MATERIALS - ALL MATERIALS AND EQUIPMENT SHALL BE NEW, IN ORIGINAL CONTAINERS/WRAPPINGS, SHALL BE SPECIFICATION GRADE, AND LABELED OR LISTED BY U.L. OR AN ACCREDITED TESTING ORGANIZATION AS REQUIRED BY LOCAL INSPECTORS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE AND REQUIRED LIABILITY INSURANCE FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK

13. ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.

14. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

LICENSES, CERTIFICATIONS OF INSPECTION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL GOVERNING AGENCIES THAT REQUIRE SITE INSPECTION OF THE WORK AND/OR SIMPLY NOTIFICATION. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK.

2. CONTRACTOR AND ALL OF HIS SUBCONTRACTORS THAT PERFORM ANY WORK ON THIS PROJECT SHALL BE CURRENTLY LICENSED BY ALL AGENCIES WHICH GOVERN OVER THE LAND(S) ON WHICH CONSTRUCTION IS TO TAKE PLACE. CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS AS REQUIRED, ALL COSTS SHALL BE BORNE BY CONTRACTOR.

3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS INCIDENTAL TO WORK UNDER THIS CONTRACT. WHEN THE WORK IS COMPLETED, THE REQUIRED CERTIFICATES OF APPROVAL SHALL BE FURNISHED TO THE BUILDING OWNER. CONTRACTOR MUST BE LICENSED IN THE STATE, COUNTY AND CITY OF THE PROJECT SITE.

CODES AND ORDINANCES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LATEST EDITION OF NEC AND ALL APPLICABLE CODES AND ORDINANCES, INCLUDING SUCH AS PERTAIN TO THE SAFETY AND HEALTH RELATIONS. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS ONLY IN CASE OF CONFLICT AND SHALL INCLUDE BUT NOT BE LIMITED TO:
   A. UL - UNDERWRITERS LABORATORIES
   B. NEC - NATIONAL ELECTRICAL CODE
   C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
   D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
   E. SBC - STANDARD BUILDING CODE
   F. NFPA - NATIONAL FIRE CODES

POST CONSTRUCTION AND PROJECT CLOSEOUT DOCUMENTATION

1. AS-BUILT REQUIREMENTS: DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES. TO PROTECT RECORD DOCUMENTS FROM DETERIORATION AND LOSS, STORE IN A SECURE, FIRE-RESISTANT LOCATION. PROVIDE ACCESS TO RECORD DOCUMENTS FOR THE OWNER'S REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNDAMAGED SET OF BLUE OR BLACK LINE PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK DRAWINGS THAT ARE MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY. WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. MARK RECORD SETS WITH RED ERASABLE PENCIL. USE OTHER COLORS TO DISTINGUISH BETWEEN VARIATIONS IN SEPARATE CATEGORIES OF THE WORK. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER BUT WAS NOT SHOWN ON THE CONTRACT DRAWINGS, DETAILS OR SHOP DRAWINGS. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE. NOTE RELATED RECORD DRAWING INFORMATION AND PRODUCT DATA. UPON COMPLETION OF THE WORK, SUBMIT ONE (1) COMPLETE SET OF RECORD DOCUMENTS TO THE CONSTRUCTION MANAGER FOR THE OWNER'S RECORDS. CONTRACTOR SHALL SUBMIT AS-BUILT SET OF PLANS TO THE ENGINEER WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION.

EXISTING CONDITIONS AND DEMOLITION

1. ALL ELECTRICAL DEMOLITION WORK, INCLUDING MATERIAL REMOVAL FROM THE SITE, SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. BEFORE PROCEEDING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN FROM THE BUILDING OWNER A LIST OF ANY REMOVED ITEMS TO BE SALVAGED. ALL OTHER REMOVED MATERIALS AND EQUIPMENT SHALL BE PROPERLY DISCARDED OFF THE PREMISES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY RESULTING FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AT THE COMPLETION OF WORK.

3. EXISTING UTILITIES AND CONDITIONS ARE SHOWN FROM FIELD DATA AND EXISTING DOCUMENTS AND ARE NOT NECESSARILY COMPLETE OR ACCURATE. ALL FIELD CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

4. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE, AND DETERMINE IF CONFLICTS EXIST WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE OWNER IN ORDER TO RESOLVE ANY CONFLICTS. EXISTING ELECTRICAL CONDUIT, WIRING, ETC. DAMAGED DURING RENOVATION SHALL BE REPLACED IN LIKE KIND AND CHARACTER, AND AT THE EXISTING UTILITY LINES, DRAIN OR FIELD TILE DAMAGED SHALL BE REPAIRED OR REPLACED, AS NEEDED, IN LIKE KIND AND CHARACTER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING CONDUITS, CONTROL WIRING, ETC., WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.

5. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF DETAILS ARE CONSIDERED UNSOUND, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO THE DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.

6. SITE VISIT - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING HIS WORK. NO EXTRAS WILL BE PERMITTED FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS. QUANTITIES OF MATERIALS SHALL BE PER CONTRACTOR'S MEASUREMENTS.

BASIC ELECTRICAL MATERIALS AND METHODS

1. WHERE STRUCTURAL OPENINGS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CORE DRILL OR CUT CHASES IN WALLS AND FLOORS AS REQUIRED. ALL NEW OPENINGS SHALL BE COORDINATED WITH THE ENGINEER. ALL PENETRATIONS OF THE BUILDING WALLS, CEILING AND FLOORS, THE CONTRACTOR SHALL SEAL WITH QUALITY CAULK, FIRE RATED AND WATERTIGHT, SUBMITTED FOR APPROVAL BY THE OWNER.

2. TRASH REMOVAL: CONTRACTOR SHALL REMOVE ALL TRASH CREATED BY HIMSELF OR HIS SUBCONTRACTORS DUE TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO REMOVE TRASH CREATED BY OTHER SUBCONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES AND PACKING. PROMPTLY CLEAN-UP ALL SOILING, DEBRIS AND OTHER UNSIGHTLY OR HAZARDOUS CONDITIONS, CAUSED BY WORK OR DELIVERIES UNDER THIS CONTRACT, FROM THE BUILDING GROUNDS, ENTRIES, CORRIDORS, STAIRWAYS, ELEVATORS OR OTHER PUBLIC AREAS. ALL SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL FACILITY.

3. SIGNAGE: CONTRACTOR SHALL MAINTAIN SECURITY AROUND PERIMETER OF CONSTRUCTION SITE DURING ALL HOURS BY INSTALLING A TEMPORARY RIBBON FOR INTERIOR WORK TO IDENTIFY CONSTRUCTION AREAS AS REQUIRED. SIGNAGE SHALL BE POSTED WITH NOTIFICATIONS OF "NO TRESPASSING" AND "CONSTRUCTION AREA".

4. CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF SITE, NOR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CUTTING, SUBSEQUENT PATCHING, AND REQUIRED FLASHING FOR ALL ITEMS NECESSARY FOR ELECTRICAL PART OF THE CONTRACT. PATCH, PAINT, AND REPAIR ANY AREA DAMAGED TO THE SATISFACTION OF THE BUILDING OWNER.

6. THE EXACT LOCATIONS OF ALL ELECTRICAL DEVICES, EQUIPMENT AND CONDUIT, AS SHOWN ON THE DRAWING, IS APPROXIMATE. WHEN NOT SHOWN IN DETAIL, THE EXACT LOCATION OR ROUTING SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO THE APPROVAL OF OWNER.

7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR THE MOUNTING AND SUPPORT OF ALL ITEMS REQUIRING THE SAME AS REQUIRED BY N.E.C.

8. TRENCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.

9. WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

10. ALL BOLTS SHALL BE STAINLESS STEEL.

11. FOR UNDERGROUND RACEWAYS, PROVIDE ADDITIONAL SLACK IN CONDUCTORS AND CONDUIT EXPANSION JOINTS IN ORDER TO ALLOW FOR EARTH MOVEMENT FROM SETTLEMENT, FROST, ETC. IN ORDER TO PREVENT DAMAGE TO THE CONDUCTORS OR TO THE EQUIPMENT CONNECTED TO THE RACEWAYS PER THE NEC.

ELECTRICAL EQUIPMENT

1. ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.

2. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.

FIRESTOPPING AND SEALING ELECTRICAL PENETRATIONS

1. CONTRACTOR SHALL FURNISH AND INSTALL FIRESTOPPING FOR SEALING AROUND ELECTRICAL PENETRATIONS THROUGH FIRE OR SMOKE BARRIERS, AND FLOORS.

2. PROVIDE SHOP DRAWINGS OF EACH CONDITION REQUIRING PENETRATION SEALS AND THE PROPOSED UL SYSTEMS MATERIALS, ANCHORAGE, METHODS OF INSTALLATION, AND ACTUAL ADJACENT CONSTRUCTION. SUBMITTAL PACKAGE SHALL ALSO INCLUDE A COPY OF THE UL ILLUSTRATION OF EACH PROPOSED SYSTEM INDICATING MANUFACTURER APPROVED MODIFICATIONS (IF APPLICABLE) AND THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND MAINTENANCE INSTRUCTIONS.

3. FIRESTOPPING MATERIALS SHALL BE INTUMESCENT SAFETY BARRIERS DESIGNED TO BLOCK THE SPREAD OF FIRE AND SMOKE THROUGH PENETRATIONS CREATED BY ELECTRICAL INSTALLATIONS IN FIRE RATED WALLS AND FLOORS. MATERIALS SHALL BE FLAME, TOXIC FUME, AND WATER RESISTANT AND SHALL HAVE A MINIMUM 3 HOUR FIRE RATING. FIRE RATING SHALL BE DEFINED BY TESTS CONDUCTED BY ASTM, UL OR OTHER TESTING AND INSPECTION AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

4. PROVIDE MATERIALS BY THE FOLLOWING MANUFACTURERS TO SUIT THE APPLICATION: SPECIFIED TECHNOLOGIES, INC (STI), SOMERVILLE, NJ; TREMCO, INC., BEACHWOOD, OH; OR 3M INC., MINNEAPOLIS, MN

FAULT CURRENT, COORDINATION STUDY, AND ARC FLASH

1. CONTRACTOR SHALL CONDUCT A FAULT CURRENT CALCULATION ON ALL EQUIPMENT AND MARK AS REQUIRED PER THE N.E.C.

2. CONTRACTOR SHALL PROVIDE AN ARC-FLASH STUDY AND LABEL ALL EQUIPMENT AS REQUIRED PER THE NEC

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

1. ALL RACEWAYS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND ANY LOCAL CODES.

2. ALL CONDUITS SHALL CONTAIN A CODE SIZE GROUNDING CONDUCTOR.

3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN-COLORED INSULATION.

4. GROUNDING ELECTRODE CONDUCTORS SHALL BE STRANDED CABLE.

5. MATERIALS AND CONNECTION COMPONENTS FOR GROUNDING AND BONDING SHALL BE MANUFACTURED BY ERICO, THOMAS & BETTS, OR BURNDY.

6. GROUND-FAULT PROTECTION OF EQUIPMENT SHALL BE PROVIDED FOR SERVICE DISCONNECTS RATED 1000A OR MORE. THE GROUND-FAULT PROTECTION SYSTEM SHALL BE PERFORMANCE TESTED WHEN FIRST INSTALLED ON SITE. THE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH INSTRUCTIONS THAT SHALL BE PROVIDED WITH THE EQUIPMENT. A WRITTEN RECORD OF THIS TEST SHALL BE MADE AND SHALL BE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION.

7. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

8. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

9. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, ON ALL GROUND TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.

10. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).

11. ALL GROUNDING HARDWARE SUPPLIED AND INSTALLED BY CONTRACTOR.

ELECTRICAL IDENTIFICATION

1. PROVIDE NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT AND ON EQUIPMENT AS DIRECTED BY OWNER.

2. PROVIDE ALL FEEDERS AND BRANCH CIRCUIT WIRING WITH COLOR CODED VINYL TAPE WRAPPED A MINIMUM OF 1.5 TIMES AROUND CIRCUMFERENCE OF JACKET/SHIELDING TO DESIGNATE PHASE.

3. COLOR CODING OF CONDUCTORS SHALL BE PER NEC REQUIREMENTS.

4. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC"

CONDUCTORS AND CABLES

1. WIRING - ALL CONDUCTORS SHALL BE EQUAL TO OR BETTER THAN MINIMUM #12 AWG FOR POWER, #14 AWG FOR CONTROL WITH 98% CONDUCTIVITY STRANDED COPPER, 600V, COLOR CODED, UNLESS NOTED ALUMINUM (AL). REFER TO "ALUMINUM CONDUCTOR REQUIREMENTS" THIS SHEET. PROVIDE 75°C RATED CONDUCTORS FOR AMPACITIES ABOVE 100A AND 60°C RATED CONDUCTORS FOR AMPACITIES OF 100 AMPS OR LESS. PROVIDE SOLID OR STRANDED FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. UNLESS NOTED OTHERWISE ON DRAWINGS.

2. WIRE SIZE OF BRANCH CIRCUITS SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP BASED UPON ACTUAL CONDUIT ROUTING. CONTRACTOR SHALL MAINTAIN VOLTAGE DROP AS RECOMMENDED BY N.E.C. (NOT TO EXCEED 3%).

3. PROVIDE A SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT, FEEDER, ETC. NEUTRALS ARE NOT PERMITTED TO BE SHARED.

4. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

5. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.

6. CABLES - MC CABLE IS NOT PERMITTED.

7. PROVIDE WIRE AND CABLE MANUFACTURED BY ONE OF THE FOLLOWING: AMERICAN INSULATED WIRE CORPORATION; NEXANS; CERROWIRE; SOUTHWIRE; OR ENCORE WIRE.

8. PROVIDE CONNECTORS MANUFACTURED BY ONE OF THE FOLLOWING: AMP INCORPORATED; GENERAL SIGNAL, O-Z/GEDNEY UNIT; SQUARE D COMPANY, ANDERSON; ILSCO; OR BURNDY

ALUMINUM CONDUCTOR REQUIREMENTS

1. ALUMINUM CONDUCTOR GRADE SHALL BE MINIMUM AA-8000 OR THE NEWEST ALUMINUM CONDUCTOR SPECIFICATION BEING USED BY THE INDUSTRY.

2. THE CONTRACTOR SHALL ABIDE BY ALL ARTICLES RELATED TO ALUMINUM CONDUCTORS IN THE LATEST ISSUE OF THE NEC.

3. ALUMINUM CONDUCTORS SHALL ONLY BE TERMINATED USING ALUMINUM RATED CONNECTIONS. CONTRACTOR SHALL VERIFY TERMINATIONS ON EACH DEVICE OR EQUIPMENT BEFORE START OF WORK FOR RATED ALUMINUM CONNECTORS.

4. ALL ALUMINUM (Al) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.

5. THE CONTRACTOR SHALL ABIDE BY ALL ALUMINUM WIRING INSTALLATION STANDARDS AS REQUIRED BY THE NEIS (NATIONAL ELECTRICAL INSTALLATION STANDARDS) PUBLISHED BY THE NECA (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION). THE CONTRACTOR SHALL ABIDE BY ALL STANDARDS IN THE NECA / AA - 2006, WHICH DEFINES MINIMUM STANDARDS OF QUALITY AND WORKMANSHIP. A SUMMARY OF SOME OF THE REQUIREMENTS FOLLOW:
   A. TERMINATE WITH COMPRESSION CONNECTORS, NO RING CUTS OF THE INSULATION, CRIMP ONLY WITH A CRIMP TOOL AND THE CORRECT DIE AS REQUIRED BY THE MANUFACTURER.
   B. ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.
   C. TERMINATING WITH A SET SCREW CONNECTOR, THE SCREW SHALL BE TIGHTENED USING ONLY A TORQUE WRENCH.
   D. NECA / AA RECOMMENDS BELLVILLLE WASHERS WHEN CONNECTING ALUMINUM CONNECTORS TO COPPER BUS BARS. ABIDE BY ALL NECA / AA RECOMMENDATIONS.
   E. DO NOT USE PIN CONNECTORS (WIRE ADAPTERS) UNLESS ABSOLUTELY NECESSARY. USE ALL/ANY OTHER OPTIONS, AND IF REQUIRED, PROVE TO ENGINEER BEFORE INSTALLING. IF USED, FOLLOW UL GUIDE FOR WIRE CONNECTORS (ZMOW), AND PROVIDE THE SPECIAL TOOLS REQUIRED BY THE MANUFACTURER. DIE-LESS CRIMPERS WILL NOT BE ACCEPTED.

RACEWAY AND BOXES

1. RACEWAYS: UNLESS NOTED OTHERWISE, ALL EXPOSED CONDUIT SHALL BE R.G.S. AND COVERED 6" BELOW FINISHED GRADE TO BE PVC, HDPE, OR LFNC. SEE NOTES A & B BELOW. PROVIDE WEATHERPROOF FLEX CONNECTIONS WHERE REQUIRED. CONTRACTOR SHALL PROVIDE JUNCTION AND/OR PULL BOXES WHERE SHOWN ON THE DRAWINGS, OR AS REQUIRED, WHETHER SHOWN ON THE DRAWINGS OR NOT, AND SIZED PER N.E.C. PROVIDE NON-METALLIC ENCLOSURE WITH OPEN BOTTOM AND GASKETED COVER MANUFACTURED BY QUAZITE OR EQUIVALENT WITH DRIVE-OVER COVER ABLE TO WITHSTAND OCCASIONAL NON-DELIBERATE LIGHT VEHICULAR TRAFFIC. LABEL COVER TO SUIT INSTALLATION (I.E. "POWER" "COMMUNICATIONS", "LIGHTING", ETC.) AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
   A. OUTDOOR:
      - ABOVE GRADE: R.G.S.
      - BELOW GRADE: SCH 40 PVC, SCH 40 HDPE, OR NON-METALLIC FLEXIBLE CONDUIT LISTED FOR DIRECT BURIAL. ALL UNDERGROUND CONDUIT SHALL BE 90°C WET RATED AND INSTALLED 24" MIN. BELOW GRADE. VERIFY APPROVED USE OF HDPE WITH AHJ PRIOR TO ROUGH-IN AND INSTALL PER NEC & MFR RECOMMENDATIONS.
   B. PARKING GARAGES:
      - RGS: 8'-0" OR LESS ABOVE GRADE OR PARKING GARAGE FLOOR LEVEL
      - EMT: 8'-0" MINIMUM ABOVE PARKING GARAGE FLOOR LEVEL AND WHERE NOT SUBJECT TO DAMAGE. CONTRACTOR SHALL VERIFY WITH ELECTRICAL INSPECTOR IF EMT IS APPROVED AT THIS PROJECT PRIOR TO ROUGH-IN.

2. ALL WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE A MINIMUM OF 3/4".

3. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. CONTRACTOR SHALL PROVIDE MANUFACTURED LONG RADIUS BENDS FOR ALL CONDUITS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

4. OUTLET BOXES SHALL BE CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

5. PROVIDE METAL CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ALFLEX CORPORATION; ANAMET INCORPORATED, ANACONDA METAL HOSE; ANIXTER BROTHERS INCORPORATED; CAROL CABLE COMPANY INCORPORATED; ELECTRI-FLEX COMPANY; GRINNELL COMPANY, ALLIED TUBE AND CONDUIT DIVISION; MONOGRAM COMPANY, AFC; REPUBLIC CONDUIT; OR WHEATLAND TUBE COMPANY.

6. PROVIDE NONMETALLIC CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ANAMET INCORPORATED, ANACONDA METAL HOSE; CANTEX INDUSTRIES, HARSCO CORPORATION; CONDUX INTERNATIONAL, ELECTRICAL PRODUCTS; HUBBELL INCORPORATED, RACO, INCORPORATED; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.

7. PROVIDE CONDUIT BODIES AND FITTINGS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; EMERSON ELECTRIC COMPANY, APPLETON ELECTRIC COMPANY; HUBBELL INCORPORATED, KILLARK ELECTRIC MANUFACTURING COMPANY; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.

8. PROVIDE METAL WIREWAYS MANUFACTURED BY ONE OF THE FOLLOWING: HOFFMAN ENGINEERING COMPANY; KEYSTONE/REES, INCORPORATED; OR SQUARE D COMPANY.

9. PROVIDE BOXES, ENCLOSURES, AND CABINETS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; HOFFMAN ENGINEERING COMPANY, FEDERAL-HOFFMAN INCORPORATED; HUBBELL INCORPORATED, RACO INCORPORATED; THOMAS & BETTS, CARLON ELECTRICAL PRODUCTS; O-Z/GEDNEY, UNIT OF GENERAL SIGNAL; ROBROY INDUSTRIES INCORPORATED, ELECTRICAL DIVISION; OR SCOTT FETZER COMPANY, ADALET-PLM.

SAFETY SWITCHES

ALL DISCONNECT SWITCHES SHALL BE HEAVY-DUTY CONSTRUCTION WITH LOCKABLE HANDLES SIZED AS NOTED ON THE DRAWINGS AND/OR RISER DIAGRAM. PROVIDE NEMA ENCLOSURE AS REQUIRED BY EXPOSURE TYPE. ALL FUSIBLE SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATION.

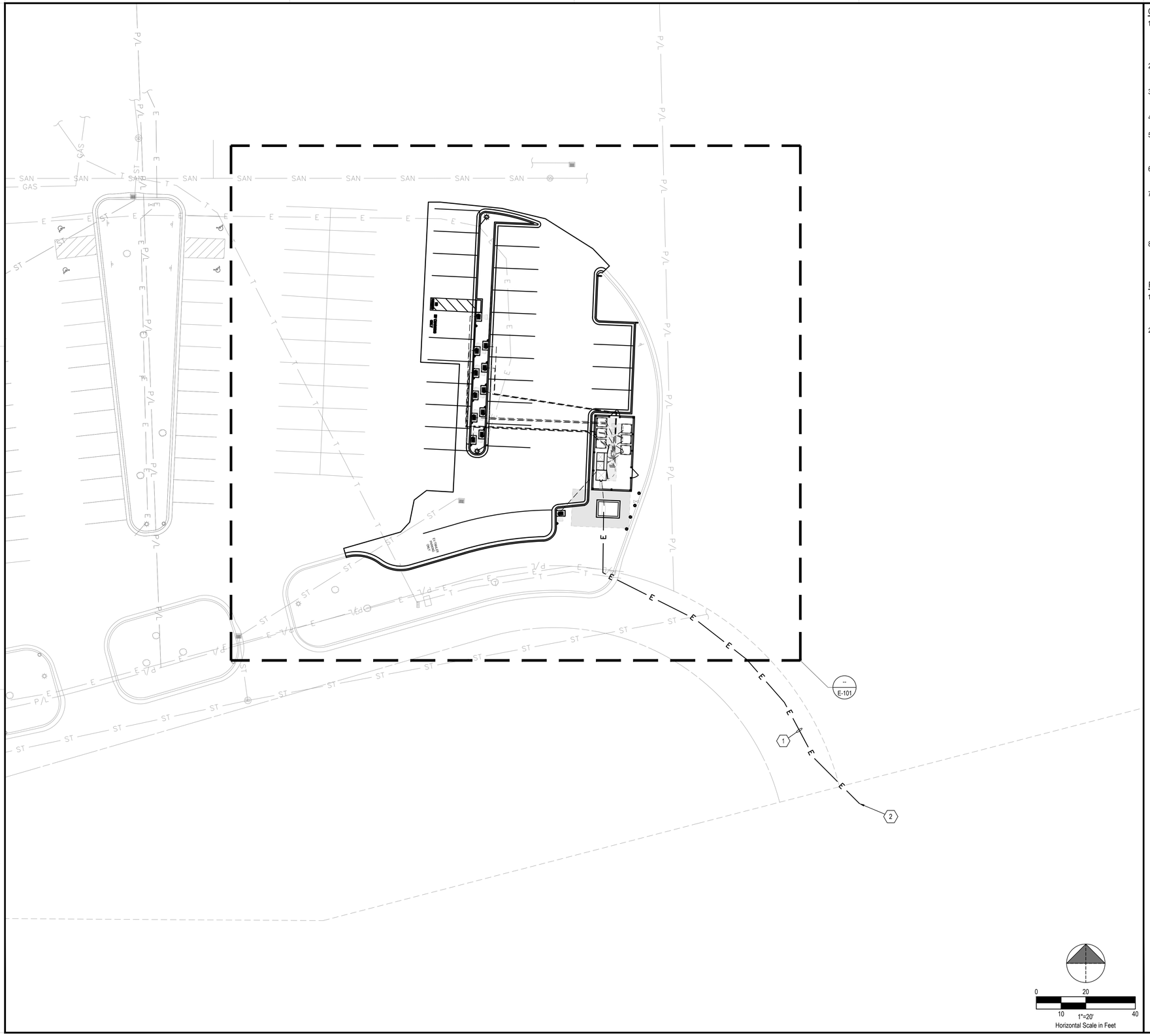
FUSES

FUSES SHALL BE DUAL ELEMENT, TIME DELAY CURRENT LIMITING. CONTRACTOR SHALL COORDINATE FUSE SIZES WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS AND PER THE N.E.C. PROVIDE FUSES MANUFACTURED FROM ONE OF THE FOLLOWING: COOPER BUSSMAN, INCORPORATED; EAGLE ELECTRIC MANUFACTURING COMPANY INCORPORATED, COOPER INDUSTRIES INCORPORATED; FERRAZ SHAWMUT INCORPORATED.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FO



0 20
10 1"=20' 40
Horizontal Scale in Feet

GENERAL SHEET NOTES

1. THE EXACT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY CONTRACTOR IN FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR SHALL ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY RIVIAN PROJECT MANAGER).
2. THE CONDUIT ROUTING SHOWN IS DIAGRAMMATICAL ONLY, CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING PRIOR TO LAYING CONDUIT.
3. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR EXISTING LANDSCAPING TO REMAIN AND PROPOSED LANDSCAPING.
4. CONTRACTOR SHALL HAND DIG AROUND ALL EXISTING UTILITIES.
5. CONDUIT ELBOWS SHALL BE SIZED PER NEC. CONTRACTOR SHALL VERIFY MANUFACTURER ALLOWABLE FILL AND MINIMUM CONDUCTOR BENDING RADIUS. SEE FEEDER SCHEDULE FOR CONDUIT & CONDUCTOR SPECIFICATIONS.
6. ALL CONDUITS ACCESSIBLE TO THE PUBLIC OR WHICH CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE FINAL UTILITY DESIGN. THE FINAL UTILITY DESIGN DOCUMENTS SHALL SUPERSEDE ANY CONFLICTING INFORMATION ON THESE PLANS AND SHALL BE THE PREVAILING INFORMATION FOR PRIMARY CONDUIT AND CONDUCTOR SIZE, QUANTITY, ROUTING, DIVISION OF RESPONSIBILITIES AND SCOPE OF WORK.
8. ALL PROPOSED CONDUITS MUST MEET MINIMUM DEPTH REQUIREMENTS AS OUTLINED IN TRENCH DETAILS, AS WELL AS MAINTAIN A MINIMUM OF 18" VERTICAL AND 12" HORIZONTAL CLEARANCE OF ALL OBSTRUCTION INCLUDING (BUT NOT LIMITED TO) STORM PIPES, SANITARY PIPES, WATER LINES AND OTHER UNDERGROUND UTILITIES.

PLAN KEYNOTES

1. PROPOSED UNDERGROUND PRIMARY CONDUITS AND CONDUCTORS. COORDINATE WITH UTILITY FOR CONDUIT SIZE, QUANTITY, COMPLETE ROUTING AND PROVIDE ALL LABOR AND MATERIALS AS REQUIRED. SEE GENERAL SHEET NOTE 7, THIS SHEET.
2. EXISTING UTILITY TRANSFORMER (PRIMARY INTERCONNECTION POINT). CONTRACTOR TO VERIFY LOCATION IN FIELD.

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C	05/14/2024	ISSUED FOR SIGN & SEAL

PROFESSIONAL ENGINEER
No. 8884449
STEVEN P. SCHAUB
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

OVERALL ELECTRICAL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

E-100

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
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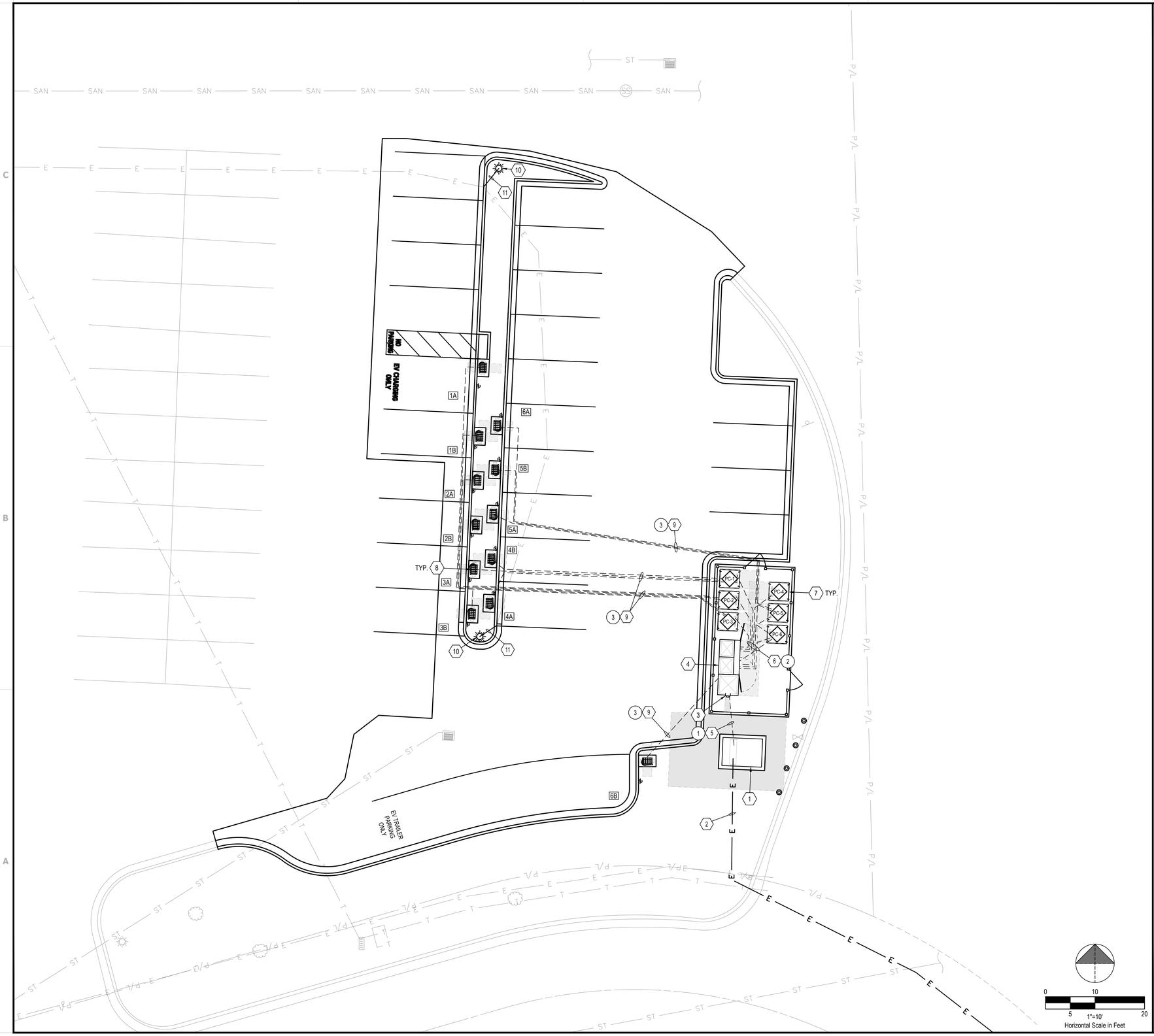

0 10
5 1"=10' 20
Horizontal Scale in Feet

GENERAL SHEET NOTES

1. THE EXACT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY CONTRACTOR IN FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR SHALL ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY RIVIAN PROJECT MANAGER).
2. THE CONDUIT ROUTING SHOWN IS DIAGRAMMATICAL ONLY, CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING PRIOR TO LAYING CONDUIT.
3. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR EXISTING LANDSCAPING TO REMAIN AND PROPOSED LANDSCAPING.
4. CONTRACTOR SHALL HAND DIG AROUND ALL EXISTING UTILITIES.
5. CONDUIT ELBOWS SHALL BE SIZED PER NEC. CONTRACTOR SHALL VERIFY MANUFACTURER ALLOWABLE FILL AND MINIMUM CONDUCTOR BENDING RADIUS. SEE FEEDER SCHEDULE FOR CONDUIT & CONDUCTOR SPECIFICATIONS.
6. ALL CONDUITS ACCESSIBLE TO THE PUBLIC OR WHICH CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE FINAL UTILITY DESIGN. THE FINAL UTILITY DESIGN DOCUMENTS SHALL SUPERSEDE ANY CONFLICTING INFORMATION ON THESE PLANS AND SHALL BE THE PREVAILING INFORMATION FOR PRIMARY CONDUIT AND CONDUCTOR SIZE, QUANTITY, ROUTING, DIVISION OF RESPONSIBILITIES AND SCOPE OF WORK.
8. ALL PROPOSED CONDUITS MUST MEET MINIMUM DEPTH REQUIREMENTS AS OUTLINED IN TRENCH DETAILS, AS WELL AS MAINTAIN A MINIMUM OF 18" VERTICAL AND 12" HORIZONTAL CLEARANCE OF ALL OBSTRUCTION INCLUDING (BUT NOT LIMITED TO) STORM PIPES, SANITARY PIPES, WATER LINES AND OTHER UNDERGROUND UTILITIES.

PLAN KEYNOTES

1. PROPOSED UTILITY TRANSFORMER WITH TAPS, 480V/277V, 3Ø, 4W MOUNTED ON CONCRETE PAD.
2. PROPOSED UNDERGROUND PRIMARY CONDUITS AND CONDUCTORS. COORDINATE WITH UTILITY FOR CONDUIT SIZE, QUANTITY, COMPLETE ROUTING AND PROVIDE ALL LABOR AND MATERIALS AS REQUIRED. SEE GENERAL SHEET NOTE 7, THIS SHEET.
3. PROPOSED UTILITY METER MOUNTED ON SWITCHGEAR. PROPOSED CTs MOUNTED IN SWITCHGEAR. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF METER WITH POWER COMPANY. SEE GENERAL SHEET NOTE 7, THIS SHEET.
4. PROPOSED SWITCHGEAR MOUNTED TO CONCRETE PAD. SEE CIVIL SHEETS FOR CONCRETE SPECIFICATIONS.
5. PROPOSED UNDERGROUND SERVICE LATERAL CONDUITS FROM PROPOSED TRANSFORMER TO SWITCHGEAR PER POWER COMPANY REQUIREMENTS. SEE ELECTRICAL DETAILS.
6. PROPOSED CONDUITS FROM SWITCHGEAR TO RIVIAN POWER CABINETS. SEE ELECTRICAL DETAILS.
7. PROPOSED RIVIAN POWER CABINETS (TOTAL OF 6) MOUNTED ON CONCRETE PAD. SEE CIVIL SHEETS FOR DETAILS.
8. PROPOSED RIVIAN DCFC DISPENSER (TYPICAL OF 12).
9. PROPOSED RIVIAN DCFC DISPENSER CONDUITS. UNDERGROUND CONDUITS SHALL BE ROUTED UP THROUGH CONCRETE SLAB. SEE ELECTRICAL DETAILS.
10. CONTRACTOR SHALL RELOCATE LIGHT POLE AND LUMINAIRE. REMOVE EXISTING CONCRETE BASE TO DEPTH NECESSARY TO ACCOMMODATE PROPOSED WORK. PROVIDE NEW CONCRETE BASE PER DETAIL. PROVIDE HANDHOLE, SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.
11. CONTRACTOR SHALL RELOCATE EXISTING LIGHT CIRCUIT AS REQUIRED. PROVIDE HANDHOLE. SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.

LEGEND

(#) FEEDER SCHEDULE REFERENCE
SEE SHEET E-201 FOR FEEDER/CIRCUIT SCHEDULE

(X) ELECTRICAL PLAN KEYNOTE

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RIVIAN

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REGISTERED PROFESSIONAL ENGINEER
No. 8684449
STEVEN P. SCHAUB
05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

ELECTRICAL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

E-101

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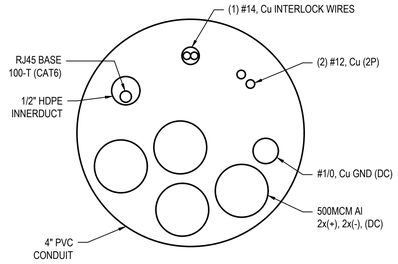
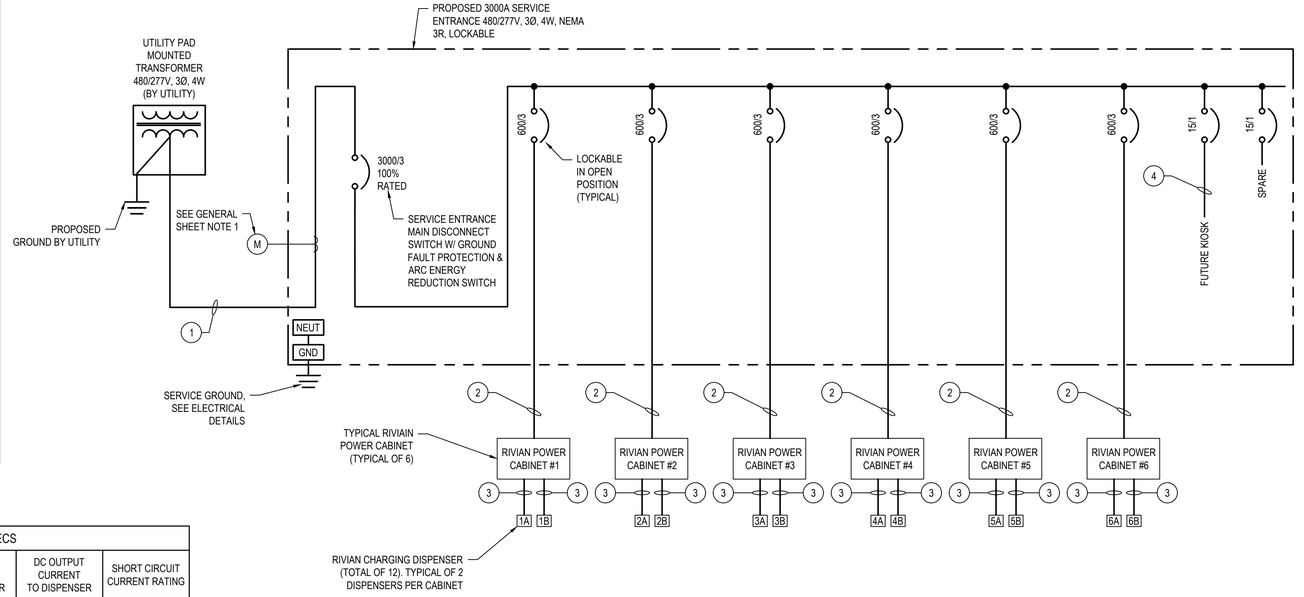
May 14, 2024 11:44 AM Abell



ALL CONDUCTORS SHALL BE XHHW-2, 1000V RATED

C-1 CABINET TO DISPENSER CIRCUIT CROSS SECTION

N.T.S.



RIVIAN CABINET & DISPENSER ELECTRICAL SPECS						
EQUIPMENT	AC INPUT VOLTAGE TO CABINET	kVA INPUT TO CABINET	AC INPUT CURRENT TO CABINET	DC OUTPUT VOLTAGE TO DISPENSER	DC OUTPUT CURRENT TO DISPENSER	SHORT CIRCUIT CURRENT RATING
POWER CABINETS	480Y/277VAC	372.46kVA	448A	200VDC - 1000VDC	500A	100 kA

PANEL 'MDP-1'

STATUS:	NEW		VOLTAGE:	480/ 277V 3Ø 4W		RATED FAULT CURRENT:	100 kAIC
LOCATION:	OUTDOOR		MAINS RATING (AMPS):	3000 100% RATED		RATING TYPE:	FULLY RATED
SUPPLY:	UTILITY XFMR		BUS RATING (AMPS):	3000 100% RATED		MOUNTING:	PAD
ENCLOSURE:	NEMA 3R		MAINS:	MCB		SERVICE ENTRANCE RATED:	YES
						ISOLATED GROUND BAR:	NO

CKT #	DESCRIPTION	LOAD	AMPS/POLES	A	B	C	AMPS/POLES	LOAD	DESCRIPTION	CKT #
	TOTAL PER PHASE (kVA)									
1	RIVIAN POWER CABINET	124.15	600/3	248.30			600/3	124.15	RIVIAN POWER CABINET	2
3		124.15			248.30			124.15		4
5		124.15				248.30		124.15		6
7	RIVIAN POWER CABINET	124.15	600/3	248.30			600/3	124.15	RIVIAN POWER CABINET	8
9		124.15			248.30			124.15		10
11		124.15				248.30		124.15		12
13	RIVIAN POWER CABINET	124.15	600/3	248.30			600/3	124.15	RIVIAN POWER CABINET	14
15		124.15			248.30			124.15		16
17		124.15				248.30		124.15		18
19	SPACE	0.00		0.00				0.00	SPACE	20
21		0.00			0.00			0.00		22
23		0.00				0.00		0.00		24
25	SPACE	0.00		0.00				0.00	SPACE	26
27		0.00			0.00			0.00		28
29		0.00				0.00		0.00		30
31	SPACE	0.00		0.00				0.00	SPACE	32
33		0.00			0.00			0.00		34
35	FUTURE KIOSK	0.00	15/1			0.00		0.00		36
37	SPARE	0.00	15/1	0.00				0.00	SPACE	38
39	SPACE	0.00			0.00			0.00		40
41		0.00				0.00		0.00		42
			TOTAL kVA	744.90	744.90	744.90		TOTAL CONN kVA	2234.70	
			TOTAL AMPS	2689.17	2689.17	2689.17		TOTAL CONN AMPS	2687.93	
			% UNBALANCE	0.0%	0.0%	0.0%				

PANEL BOARD NOTES

1. CIRCUITS SHALL BE REARRANGED AS REQUIRED TO MAINTAIN THE MOST BALANCED LOADS ON EACH PHASE WITHIN EACH PANEL. PROVIDE TYPED PANEL DIRECTORY MOUNTED PER MANUFACTURERS RECOMMENDATIONS WITH SERVICE EQUIPMENT.
2. CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO DETERMINE MAXIMUM SHORT CIRCUIT AMPS (SCA), AND PROVIDE CALCULATIONS IN ORDER TO PROVIDE PROPERLY RATED EQUIPMENT. PROVIDE LABELS ON ELECTRICAL EQUIPMENT PER NEC 110.16 AND LOCAL JURISDICTION REQUIREMENTS.
3. PER NEC 230.42(A)(1) EXCEPTION 2: THE SUM OF THE TOTAL CONNECTED LOADS (NON-CONTINUOUS LOAD PLUS THE CONTINUOUS LOAD) TERMINATE IN AN OVERCURRENT DEVICE WHERE BOTH THE OVERCURRENT DEVICE AND ITS ASSEMBLY ARE LISTED FOR OPERATION AT 100% OF THEIR RATING, SIZED PER CONNECTED LOAD.

GENERAL SHEET NOTES

1. PROPOSED UTILITY CTs SHALL BE LOCATED IN UTILITY APPROVED CT COMPARTMENTS MOUNTED IN SWITCHGEAR. PROPOSED METER SHALL BE MOUNTED ON SWITCHGEAR.
2. ALL ALUMINUM (Al) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
3. ALL CONDUITS ACCESSIBLE TO THE GENERAL PUBLIC OR WHICH CONDUITS CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
4. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
5. THE AFOREMENTIONED STANDARDS IDENTIFY THE REQUIREMENTS MET THE BY EQUIPMENT, INCLUDING BUT NOT LIMITED TO:
   - PROTECTION AGAINST ELECTRIC SHOCK
   - OVERLOAD AND SHORT CIRCUIT PROTECTION
   - FAULT PROTECTION
   - DEGREES OF PROTECTION AGAINST ACCESS TO HAZARDOUS LIVE PARTS
   - INTERLOCK THAT DE-ENERGIZES THE ELECTRIC VEHICLE CONNECTOR IS UNCOUPLED FROM THE ELECTRIC VEHICLE
   - AUTOMATIC DE-ENERGIZATION OF CHARGING DISPENSER CABLE UPON EXPOSURE TO STRAIN.
6. FEEDER SCHEDULE REFERENCE DENOTED WITH AN ASTERISK "(#)" REPRESENT PROPOSED CONDUITS W/ PULL-STRING ONLY FOR FUTURE EQUIPMENT TO MATCH CONDUIT SPECIFIED FOR PROPOSED EQUIPMENT.
7. CONTRACTOR SHALL SOURCE COMMUNICATION CABLE THROUGH GENERAL CABLE IF UNABLE TO SOURCE THROUGH CURRENT SUPPLIERS.
8. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT AT THE SECONDARY OF THE UTILITY TRANSFORMER WITH THE POWER COMPANY. CONDUCT A FAULT CURRENT ANALYSIS TO DETERMINE THE INTERRUPTING CAPACITY (AIC RATING) OF THE ELECTRICAL EQUIPMENT. MARK ON EQUIPMENT AS REQUIRED PER NEC 110.24.
9. CONTRACTOR SHALL PERFORM ARC FLASH CALCULATIONS AS REQUIRED IN THE FOLLOWING: NFPA 70; NFPA 70E; OSHA 29; AND IEEE STANDARDS 1584. CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM POWER COMPANY TO CALCULATE FLASH PROTECTION BOUNDARIES, INCIDENT ENERGY LEVELS, AND SHALL DETERMINE MINIMUM PPE REQUIREMENTS FOR COMPLETING THE WARNING LABELS. PROVIDE WARNING LABELS CONTAINING ALL THE LATEST INFORMATION AS REQUIRED BY LOCAL JURISDICTION, STATE AND FEDERAL CODES AND LAWS.

FEEDER / CIRCUIT SCHEDULE	
NO	CONFIGURATION
1	PROPOSED CONDUCTORS BY UTILITY. PROPOSED (12) 6" CONDUITS BY CONTRACTOR.
2	(1) 4" CONDUIT WITH (2) PARALLEL SETS OF (3) 500 MCM Al (1) #1 AWG Cu GND
3	(1) 4" CONDUIT WITH (2) PARALLEL SETS OF (2) 500 MCM Al (1) 1/0 AWG Cu GND (2) #12 AWG Cu (AUXILIARY CIRCUIT) (1) CAT6 CABLE IN 1/2" HDPE INNERDUCT (FUNCTIONALLY ASSOCIATED) (1) #14/2C AWG Cu TP INTERLOCK ARMOR CABLE (FUNCTIONALLY ASSOCIATED) ALL CONDUCTORS IN THIS RUN SHALL BE 1000V RATED.
4	1" CONDUIT WITH PULL-STRING ONLY

NOTE:
1. ALL AC CONDUCTORS SHALL BE XHHW-2, 600V RATED, UNLESS NOTED OTHERWISE
2. ALL DC CONDUCTORS SHALL BE XHHW-2, 1000V RATED, UNLESS NOTED OTHERWISE
3. SEE "RACEWAY AND BOXES" NOTES ON SHEET E-001 FOR CONDUIT USE TYPES FOR ABOVE AND BELOW GRADE APPLICATIONS.

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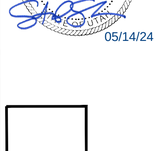


DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

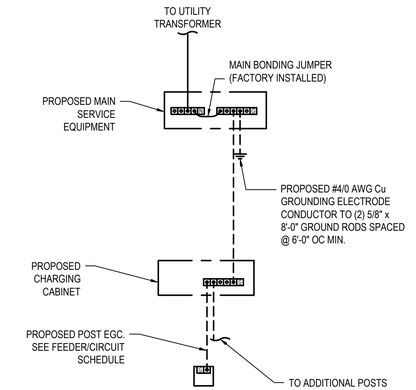
SINGLE LINE DIAGRAM AND PANEL SCHEDULE

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO. 2023264.16

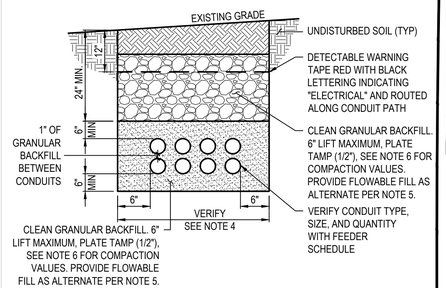
E-201

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - SKS.dwg
May 14, 2024 11:44 AM rbell



C-5 TYPICAL GROUNDING DIAGRAM

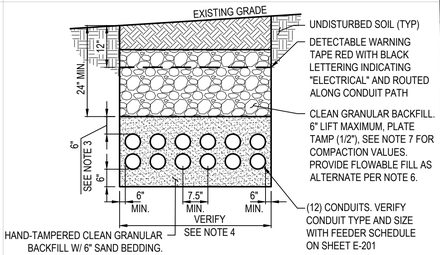
N.T.S.



1. ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRECONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL INSTALL CONDUITS AT A MINIMUM OF 30" BELOW GRADE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH CONTACT ENGINEER LISTED ON SHEET C-001.
4. VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.
5. THE CONTRACTOR SHALL FURNISH FLOWABLE FILL WITH A 28 DAY COMPRESSIVE STRENGTH RANGING FROM 50 PSI TO 100 PSI PER THE STATE DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, LATEST REVISION.
6. BACKFILL SHALL BE COMPACTED AND TESTED PER ASTM D4253 AND D4254 TO 80% RELATIVE DENSITY IN PAVEMENT AREAS AND 70% RELATIVE DENSITY IN LANDSCAPING AREAS.

B-5 TYPICAL FEEDER TRENCH

N.T.S.



1. ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRECONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL INSTALL CONDUITS AT A MINIMUM OF 30" BELOW GRADE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH CONTACT ENGINEER LISTED ON SHEET C-001.
4. VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.
5. VERIFY ALL REQUIREMENTS WITH POWER COMPANY
6. THE CONTRACTOR SHALL FURNISH FLOWABLE FILL WITH A 28 DAY COMPRESSIVE STRENGTH RANGING FROM 50 PSI TO 100 PSI PER THE STATE DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, LATEST REVISION.
7. BACKFILL SHALL BE COMPACTED AND TESTED PER ASTM D4253 AND D4254 TO 80% RELATIVE DENSITY IN PAVEMENT AREAS AND 70% RELATIVE DENSITY IN LANDSCAPING AREAS.

A-5 SECONDARY FEEDER TRENCH

N.T.S.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/14/2024	ISSUED FOR SIGN & SEAL

05/14/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

ELECTRICAL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

E-301

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
May 14, 2024 1:14 AM Abell

Developments **approved prior to adoption of the Sensitive Area Overlay Zone** are vested in terms of density. Site planning standards can be applied only to the extent that they do **not** unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply."

2. **Snow Creek, Request for Approval of a Master Planned Development for a 90,500 Square Foot Commercial Shopping Center (Intersection of Highways 224 and 248) - Pyramid Construction**

Chairman Bruce Erickson excused himself due to a conflict of interest, and Vice-Chair Alison Child assumed the role of Chair.

Senior Planner Suzanne McIntyre summarized the work session discussions. The applicant had requested 90,500 square feet of commercial development with 431 parking spaces and 72 units of 750 square feet totaling 36 unit equivalents. The Planning Staff had reviewed the application for the MPD and application of the RCO zone and recommended approval with the findings and conditions outlined in the Staff report with the addition of Condition 19 stating, "At the Conditional Use Permit stage, the uses shall be specifically approved, and any future revisions in use shall require Planning Commission approval."

Doug Rosecrans, representing the applicant, expressed his opinion that the revisions recommended by the Planning Commission had been made. No other concessions could be made, and he requested approval or denial without further delay. If the application was denied, he requested that the Planning Commission enumerate the reasons for denial.

Vice-Chair Alison Child asked for public input.

Senior Planner Suzanne McIntyre stated that public input had been received from Rob Morris who was concerned about residential development in the entry corridor and requested the Planning Commission consider allowing office uses in that area. Audrey Druen, Wind Drift Condos, called and was opposed to a shopping center on the Snow Creek site and favored keeping the development residential. Max Miller, 12 Thaynes Canyon Drive, sent a letter expressing opposition to the project based upon the high density and potential traffic conflicts and stated that the use would be better suited to the Kimball Junction area. The Park City Chamber Bureau submitted a letter expressing concerns about the project and suggesting possible mitigations. The letter noted divergent points of view from the Board members. Allan Alter was concerned that the parking and traffic impacts would be too great, especially at the

intersection of Highways 224 and 248. He felt the greatest amount of growth was taking place in the County, and a new grocery store should be located there as this site could better accommodate a low density housing development or a retail mall without a supermarket.

Mike Sloan, representing Prospector Square Homeowners Association, discussed the commercial space already available and expressed concern about the addition of another 90,000 square feet. He stated that there is currently 187,000 square feet of vacant ground in Prospector Square. There were some larger parcels surrounding Prospector Square, part of the original platting, which could also be developed. Adding 90,000 square feet of commercial development to an already heavily impacted area was not necessary.

Steve Miner, Director of Real Estate for Associated Food Stores, and representing the proposed tenant, Dan's Foods, commented that there was a definite need for another supermarket in the area since many people were going outside the community to shop. The applicant had tried to be flexible to meet the needs of the community. Some people suggested Kimball Junction as an alternative site, but he did not believe that would be convenient for the citizens of Park City. He was open to additional suggestions, but he felt at this point a definite decision was required.

Mike Ferrigno, Wind Drift Condominium resident, was concerned about the access road through the site and the potential for shortcuts through the residential areas to avoid the intersection of Highways 248 and 224. The building footprints for the 12-plexes were the same size as the 4-plexes in Wind Drift. He felt the proposed residences were too small since only 10% were designated as affordable housing. He was also concerned about traffic noise and requested that the Sensitive Lands Ordinance be applied to the wetlands.

Hearing no further public input, Vice-Chair Alison Child closed the public hearing and asked for comments from Commissioners.

Commissioner Joe Tesch stated that a new grocery store was needed, and it was necessary to place it on a viable site. He disagreed with the site initially, but as the project unfolded, he was more favorable toward it. He was comfortable with the location, the plan, and the parking. His main concern was with the residential area. He was unsure how well the commercial and residential uses would mix. He recommended the number of units be limited to 60 or less and be a breakeven situation for the developer.

Commissioner Chuck Klingenstein commented that he felt good about the site until he walked through it after the snow melted. He felt

there was too much parking and it could be cut to around 310 spaces. He was concerned about the area to the north, especially Building 1 and its related parking, and the bypass road running through a neighborhood. He felt there was too much crammed into a very sensitive site, and the project needed to be trimmed down.

Commissioner Fred Jones appreciated the developer's willingness to work with the Planning Commission to make this a workable project, but he felt he had not seen a plan that adequately addressed the constraints of the site and the needs of the community. He stated that he felt another supermarket was needed, but this project was much more than a supermarket with an additional 40,000 square feet of commercial development and 72 residential dwelling units. The Snow Creek Development did not foster the resort atmosphere which was the basis of the success of Park City and could potentially turn the City into "Any other place USA."

Commissioner Dean Berrett questioned whether the entire development was driven by a perceived or real need for a second grocery store. He had always looked at the base underlying zone as being Residential Development - Medium Density (RDM), as that zoning had been defined as the appropriate use for the corner. Sometime during the process it was decided that a Regional Commercial Overlay Zone was needed, and criteria were developed and applied to one portion of the site. Looking at the total parcel, there were about 8.84 acres of ROS which could not be built upon. There were 43 acres of residential medium density allowing 215 units at 5 units per acre, or 38.4 acres excluding wetlands, allowing 192 units with 384 associated parking spaces. The developers proposed 90,500 square feet of commercial use with 431 parking stalls and 72 residential units with 163 parking stalls, totaling 594 stalls and resulting in a sea of asphalt. There would be 30 acres of open space owned by Park City Municipal Corporation which could not be built upon and which would be taken off the tax rolls. The question was not whether the site was appropriate for commercial development, but how much commercial was appropriate. The Commission assumed that it was appropriate for 192 residential units because of the zoning. If it met certain criteria, a Regional Commercial Overlay Zone could be added. All this would lead to traffic beyond comprehension although everything possible was being done to mitigate the problem.

Commissioner Dean Berrett complimented the developer on providing more detail than was required during the application process. Being a long-time member of the Planning Commission, he had always tried to maintain harmony with Park City as a place to live and Park City as a place to visit, and tried to make decisions with both the resident and the visitor in mind. He realized the need for a grocery store for five months of the year, but not for 12

months. He was trying to keep in mind what the City would win, what they would give up, and what the trade-offs would be. In his opinion, the price of this development was too high, and the City was getting too little. He would vote not to approve this application.

Commissioner Ron Whaley stated that it was the duty of the applicant to supply the information necessary to convince the Commission of the appropriateness of a specific plan, and he had not been convinced of the suitability of this plan.

MOTION: Commissioner Ron Whaley moved to DENY the Snow Creek application based on the following Findings. Commissioner Fred Jones seconded the motion.

Commissioner Chris Erickson stated that he would vote against the motion. He believed the project was a reasonable solution to this type of commercial development. He felt there was too much parking, but he was especially happy with the affordable housing units.

Commissioner Joe Tesch stated he would also vote against the motion. It assumed a lot of community cohesiveness that he did not see, and it was important to have another grocery store to serve the area. He felt the price was too high not to approve it and have another grocery store convenient to the residents.

Commissioner Dean Berrett stated that, if his position voting in favor of the motion became a majority instead of a minority, he hoped the minutes reflected to the owners of the property, (i.e., Park City residents, Summit County residents, State of Utah residents, and all taxpayers), that the RTC represented them and he did not like the way he was being represented. He hoped that, if this motion were adopted, it would send a clear message that the expectations of value on this property were far more than the community would allow at this time. If another applicant came forward and was denied, it would be acceptable to him if the property sat vacant. He also expressed his intention to do something about the Regional Commercial Overlay Zone, which he felt was inappropriate in that area. He asked the Planning Commission and the Staff to work toward removing that zoning. If this was a Regional Commercial Overlay zone, then the property should have the base density of RDM, and any individual who felt that commercial use was appropriate would have to convince the Planning Commission through a re-zone process.

Commissioner Fred Jones clarified that, if the project was denied, he would welcome a modification of this application, because he believed that commercial use of the site could be appropriate if

sensitively done. Also, the price of the underlying ground could be driving the need for density, which he felt was too great for the site, and he did not understand why, since the parcel was owned by the RTC. The value of the ground was determined by what could be built on it. He did not agree that this much density was needed to afford the site; in fact, he felt it was the reverse.

VOTE: The motion passed 5-2, with Commissioners Dean Berrett, Alison Child, Fred Jones, Chuck Klingenstein, and Ron Whaley voting in favor of the motion, and Commissioners Chris Erickson and Joe Tesch voting against the motion.

Findings:

1. Appropriateness of use, particularly
   a. Amount of commercial space
   b. Configuration of stores
   c. Parking amount and configuration

2. Interfacing with mixed use, specifically
   a. The number of residential units and the siting of those units
   b. The interface and balance of the residential use vs. commercial
   c. The interface with the gas station, specifically siting and appropriateness

3. Moreover, all these issues in concert with the total community fabric of desirability, as shared by the people, is not of the tone for acceptability. This is a highly valued site in the eyes of the community. It is in the heart of the community and well couched in the entry corridor. Wholly and separately, the issues of the application do not warrant approval.

Chairman Bruce Erickson resumed the chair.

3. 707 Norfolk, Request for a Conditional Use Permit for a Single Family Residence on the Sheen Parcel (Sweeney Master Plan) Fred Moore

Planner Janice Lew reported that the site was in a very prominent location due to its proximity to the Hurley House and its high visibility from Town Lift. The Planning Staff recommended the Planning Commission deny the application based on the revised findings distributed during the Work Session.

Fred Moore, the applicant, presented a letter from David Belz, the project architect, refuting the reasons for denial. He felt the

J. D. Company	$3,200/month
P.M.A. Inc.	2,875/month
Mike Ferrigno	2,680/month

Landscape maintenance services would begin the week of May 16 and run through until October 16. All bidders have met the minimum qualifications as stated in the RFP. Staff that the bid be awarded to Mike Ferrigno at a cost of $2,680 per month.

4. Approval of the purchase of approximately 78 acre feet of water from Bank One in the amount of $90,000 - City staff recommends authorization to purchase 37% of Weber River Decree 827 for $90,000 from Bank One of Utah. The point of diversion is currently Dorrity Springs. Authorization is subject to confirmation of good title from seller.

5. Award of bid for summer street work to Staker Paving for overlays in the amount of $242,867; Staker Paving for golf cart path repairs in the amount of $18,417; G&R Construction for seal coats in the amount of $64,094; and authorization for the Public Works Director to negotiate bids on sidewalk construction in an amount not to exceed $45,000 - Staff recommends approval.

V NEW BUSINESS

1. Appeal of Planning Commission denial of a request for approval of a master planned development for a 90,500 square foot commercial shopping center at the Snowcreek site (intersection of SR224 and SR248) - Pyramid Construction - For the record, the staff report on this matter is as follows:

I. Background Information.

The staff has scheduled time during Work Session for the Council to discuss the Snow Creek site and the proposed shopping center/multi-family residential MPD. This is an opportunity to bring the Council up to date on the process which the staff has been participating in with Pyramid Construction since January.

The Planning Commission has actually been in the process of reviewing the site since Mariah Properties first approached the City in August 1991 with an interest in developing a commercial center. The Mariah proposal was withdrawn by the applicants when it became apparent that there was little community support or enthusiasm for a regional "superstore" shopping center of over 150,000 square feet.

The Planning Commission and staff have been studying the Pyramid proposal to determine whether the scale of development is

appropriate for the site and whether the impacts associated with a development of this size in this location can be adequately mitigated.

II. Most Recent Planning Commission Work Session.

On Wednesday, March 10th the Planning Commission held an informational Work Session with Pyramid's representative, Henry Sigg, John Goodell of Dan's Foods, Jack Thomas, AIA, and Doug Rosecrans of the Sear Brown Group. The Work Session was scheduled at the Planning Commission's request and the applicants were invited to provide an update on their progress.

The Work Session went well and the information exchange was constructive. At the outset of the review in January there were significant questions about the mass, size, and scale of the commercial development, traffic and circulation, wetlands disturbance, the housing component, and the impacts on the entry corridor. The Planning Commissioners are mixed in their responses to the proposal but it appears that the larger questions have been answered.

The most critical issues resulting from the Work Session were how the residential units will be priced, with a general consensus that some rent control or other provision for tieing the residential to the commercial is appropriate. There is also still concern over the overall size of the commercial center, with some Commissioners saying that they still are not convinced that a center of this size is in the community's best interest.

III. Updated Project Description:

Commercial: The commercial portion of the site contains approximately 10 acres of land proposed to accommodate the following:

	Original	**Rev. 2/3**	Rev. 3/10
Anchor:	55,000 sf	55,000 sf	**52,500**
Contiguous Space:	27,000 sf	**10,000 sf**	10,000
Reconfigured Space:		**15,000 sf**	15,000
Satellite Pad:	4,000 sf	4,000 sf	**eliminated**
Restaurant Pad:	6,000 sf	6,000 sf	6,000
Bank Pad:	7,000 sf	7,000 sf	3000 ft prnt 7,000 total
Total Commercial SF:	99,000 sf	**97,000 sf**	**90,500**
Total Proposed Parking:	464 spaces	**461 spaces**	**431 spaces**

4.68/1000 4.75/1000 4.75/1000

Residential: The residential portion of the plan involves about 10 acres proposed to accommodate 72 residential units of 750 square feet each, reduced from the original number of 104 units. The units will be configured in six 12-plexes with 163 parking spaces provided at a rate of 2.2 spaces per unit.

Open Space: The total open space will be approximately 30 acres located on the hillside, and in undisturbed wetlands retained by the City.

The revisions as of 3/10 are highlighted in bold as follows:

Anchor - east wing has been broken off and is now freestanding. **Anchor reduced from 55,000 to 52,500**

Square footage - reduced by 2,000 square feet, reconfigured as freestanding space (broken-off wing). **Reduced an additional 6,500 square feet from 97,000 to 90,500**

Parking - reduced by three spaces. Reconfigured more specifically toward each building. **Reduced by additional 30 spaces, new total is 431.**

4,000 sf Satellite pad - reconfigured slightly. **Eliminated.**

Residential portion of plan - general site plan included for MPD review. Six 12-plexes totalling 72 units, reduced from 104 units originally discussed. Parking total: 163 spaces, 2.2 spaces per unit. **No change in density, slight reconfiguration of southern-most building.**

Road location. The road through the commercial center has been pushed back into the site up to 40 feet in some areas. This is to provide a greater buffer along Hwy. 248.

IV. ISSUES FOR DISCUSSION (excerpts from the February 10th Planning Commission Staff Report):

1. Explanation of philosophy behind the creation and application of RCO zoning to the Snow Creek site.

A. History of RCO zone.

The City Council adopted the RCO zoning and applied it to the Snow Creek site in February, 1989. This was after extensive staff discussion and public input regarding the costs and benefits of applying it to several different sites in Park City. Early in 1988, the staff was directed by the City Council to evaluate the General

Commercial zone and the potential for locating another grocery store in Park City. It was determined that the Snow Creek site, the Frandsen-Blonquist parcel on Hwy. 248 across from the high school, and the City shops/public works site were the only parcels large enough to accommodate a grocery store.

The City shops parcel was and is still is zoned GC, but is not located so as to be attractive to a major retail tenant such as a grocery store. It was determined that the GC zone was too broad to be applied to the other two parcels and that very specific site design criteria should be developed to shape future development. The intent was clearly to plan for the future commercial needs of Park City by providing a location within the city limits for a second grocery store. The residential and tourist populations were expanding and it was recognized that commercial services would have to be expanded to meet the future needs.

The City Council held public hearings and voted on applying the RCO zoning to the two other parcels. There was a great deal of neighborhood opposition to allowing the RCO zone on the Frandsen-Blonquist site and the Council voted against applying it there. That ruling was reinforced in 1991 when the Council voted against a rezone of the site to RCO to accommodate another proposal for a grocery store.

The Council voted in support of the application of the RCO zone to the Snow Creek site based upon the need for a possible location for a second grocery store in town and based upon a positive recommendation from both the staff and the Planning Commission. There was limited public opposition, and what input there was, was related to the cemetery being next door to a commercial center.

B. <u>Benefit and Use of the Overlay zone.</u>

The Council determined at that time that the benefit of having the new zone apply as an overlay was that its application would be discretionary, based upon the ability of the applicant to meet very specific criteria set forth in the ordinance. By adopting the ordinance creating the overlay and applying it to the Snow Creek site, the Council was determining that the commercial <u>use</u> of that parcel was appropriate.

The role of the Planning Commission in the RCO approval process is to review a project for compliance with the criteria in the RCO zone. It is not their role to determine whether the parcel is appropriate or not for commercial use. The Council has already established that position through the adoption of the ordinance creating the zone and its application to the Snow Creek site.

The Council and Planning Commission were being proactive in 1989

by looking ahead and determining that a second grocery store was definitely going to be needed, and by determining the most appropriate location for it within the city limits. The philosophy behind the selection of a location was that the City should prepare to meet the eventual demand which was certain to arise, in a location where the demand was most likely to be centered. This location serves both the local resident population and the tourist population.

C. Benefits to the City.

The benefits of locating within the City limits are not only perceived from a user standpoint of access and convenience, but from the resident and tourist perspectives of increased city services and heightened quality of life afforded by the additional tax revenue generated from the second store. It has not been determined whether the market share will actually increase with the addition of a second store or whether the second store will share the current market with the existing store, but it is certain that the location of the store within the City limits will mean that the additional tax revenue stays within the city and not bleed out as it would if a second grocery were to locate outside the City limits. An analysis of the comparative tax benefits to the City has been prepared and is attached.

D. Snow Creek's value as open space.

One additional question which was raised with regard to the Snow Creek parcel is why the City is anxious to have this parcel developed rather than purchasing it and keeping it as entry corridor open space. The reason is that while the parcel certainly is in Park City's entry corridor, it is well beyond the point of "entry corridor open space". The entry corridor open space effectively ends at the Radisson Hotel and the land beyond that point is consistently zoned for development. This site and the other vacant parcels will all be developed at some point, unless they have specifically been set aside for open space as was Lot 1 of the Thaynes Creek Ranch Phase 1 development.

In addition, the Comprehensive Plan contemplates development on this parcel. Its value as open space is certainly high because of the wetlands and the hillside, but probably not as high as some of the other parcels which make up the contiguous open space corridor coming into town. The wetlands and hillside will be preserved with this plan while the developable portions of the site will be allowed to be developed.

2. Other Issues for Discussion - Site plan and design details.

In general, the staff is comfortable with the overall proposal, including the circulation, parking, and building locations. The preliminary life/safety and utility issues have been addressed to the satisfaction of Chief Building Official Ron Ivie and City Engineer Eric DeHaan. A memorandum from UDOT was received which states that the two access points (off 224 and 248) are located appropriately.

In analyzing individual aspects of the plan, the staff is generally comfortable with most of the criteria set forth for review in Chapter 10.9 of the Land Management Code. Aspects of the proposal such as its density, parking, open space, drainage, circulation, and utilities are all adequate. Like the Planning Commission, the staff is concerned about crossing the wetlands and would prefer not to. However, the traffic consequences of not crossing are so severe that we do not see how it can be avoided. It appears that the crossing will actually help alleviate some of the potential congestion at the intersection of 224 & 248.

3. Sensitive Lands Ordinance.

The Sensitive Lands Ordinance only applies to the residential portion of the site along Hwy. 224. Within that area, the sensitive lands area would be the wetlands. The City will retain this area and a 50-foot buffer is being provided as required by the Ordinance. Based upon the criteria in the Ordinance, there will be no further restrictions on the residential or commercial portions of the site.

The Frontage Protection Zone (FPZ) applies to the site wherever it is contiguous to the two highways and the required 30-foot setback will be respected.

4. Comprehensive Plan.

The plan is not in strict accordance with the Comprehensive Plan which shows this area to be appropriate for "Medium Density Residential/Mixed Use" defined as follows:

> Areas on major roads where a mix of uses could complement the entry experience to Park City. Base zoning should encourage clustering of residential units with limits on scale and density. Ordinance flexibility should allow the consideration, as a discretionary review, of commercial master planned developments including such uses as office and research parks and hotels with convention facilities. Retail uses should be limited to "in lobby" facilities for hotel guests.

However, the City Council, in adopting the Regional Commercial Overlay zone in 1989, did determine that some other uses might be

appropriate if the citizens mandated the need for a commercial center with an anchor in the 30,000 - 65,000 square foot range and if the project's design was exceptional.

* * * * * *

See discussion in the work session notes. Sally Elliott stated that this location is appropriate for commercial as is the amount of square footage. Ruth Gezelius concurred and recognized that the site is difficult. She stated that she could support a resolution of intent to reverse the Planning Commission action, that the conditions of approval for the commercial are acceptable and that the conditions applied to the residential section be subject to a particular use and density allocation but not given conceptual approval. Toby Ross suggested that if the Council approves the commercial MPD portion of the project that this will not take force until the property is acquired or the offer submitted by Pyramid is accepted by the RTC. Ruth Gezelius, "I move MPD approval on the commercial portion subject to RTC's acceptance of Pyramid's proposal and on the residential portion that we not grant MPD approval and that any subsequent application would be subject to review on the part of the Planning Commission and City Council". For the benefit of Mr. Sigg, it was explained that this is an approval of part of the MPD and there will not be two separate MPDs.

Leslie Miller stated that the design is good and she is satisfied with the presentation. She would prefer less parking and is not totally convinced that the community needs this amount of commercial, however, she feels that Park City will grow and that the Council has to plan and accommodate the needs of the future. Ms. Miller continued that a grocery store centralizes a community and she would rather keep people in Park City. She stated that she was not comfortable with the residential aspect of the project and urged the applicants to be sensitive on the environmental issues affecting the project. Roger Harlan hoped that there was a way to phase the projected parking and felt that the residential portion could be improved to include purchase by Park City residents. He liked the addition of a grocery store and felt that the plan improves the entry corridor and the traffic circulation in the area. Mr. Harlan added that commercial activity will enhance tax revenues and he supported the project. Bob Richer agreed with the statements made. He noted that there has not been public outcry against this project which occurred with the Smith's proposal. The Prospector Square Association complained about dilution of the commercial base, but Mr. Richer countered that the Prospector area is not suitable for commercial retail, like a grocery store or bank. He stated that affordable housing is an issue for him and should be tied one way or another with the project. Retail grocery use is the absolute best use from a revenue standpoint because it

generates both retail, resort cities sales tax, and property tax. Mr. Richer felt that the details of the plan can be worked out. He pointed out that the City Council may be perceived as facilitating growth but the growth was really set in place 15 years ago. It is the fiscal responsibility of the Council to respond to growth with a long term economic plan.

Suzanne McIntyre reported that Frank and Marcia Liberty from Saddleview Drive called, requesting that Council uphold the Planning Commission's denial. Ruth Anderson called and stated that she didn't feel a grocery store should be located across the street from Albertson's and is opposed to an affordable housing project. Ms. McIntyre discussed an additional condition relating to review of parking if a commercial use changes. Ruth Gezelius pointed out that this is already covered in the LMC under the conditional use process. Toby Ross recommended that this be a separate condition so that all uses work well with the center. Ruth Gezelius, "I amend my motion to include a condition that any adaptive reuse change be subject to the conditional use process for satellite pad locations". Sally Elliott seconded. Motion unanimously carried.

2. Appeal of Planning Commission denial of a request for a conditional use permit for a single family residence on the Sheen Parcel (Sweeney Master Plan) 707 Norfolk - Fred Moore - See work session notes. Jack Thomas, architect, stated that the massing is attractive and works well on the site. Chris Erickson, Old Town resident and Planning Commissioner, stated that when he is determining compatibility, he asks himself if something is typical or atypical to its surroundings. In that context, he considers two houses on one lot, a triangular floor plan, and a lot of this size to be atypical features in the Historic District. Mr. Erickson continued that over the years, there has been an incremental widening of what can be justified as compatible. The Mayor pointed out that there is a larger house adjacent to this home. Chris Erickson countered that the square footage may be similar but a triangular shaped house is atypical. Ruth Gezelius added that irregular lots in Old Town are the norm.

Councilmember Gezelius stated that she has attended both Historic District Commission and Planning Commission meetings and felt that the compatibility issue was overstated. She continued that the application meets the guidelines and goals set forth for Historic District compatibility and meets the floor area ratio criteria. This is a larger than normal lot with a proposed home that is smaller than could have been allowed just a few years ago and that it fits the scale of the neighborhood. It meets the goal of having single family homes rather than multiple units and Ms. Gezelius added that she felt that the applicant has exceeded some of the Historic District guidelines in relation to the application. Ruth Gezelius, "I move that we overturn the Planning Commission

denial and approve the permit for a single family residence at 707 Norfolk". Bob Richer seconded and commented that he liked the design. He felt that the application complied with the guidelines and the compatibility issue is too vague. Mr. Richer noted that he is struggling to find incompatible features. Sally Elliott added that aesthetics can be very subjective. Roger Harlan toured the site and felt that the project is compatible. Leslie Miller stated that she cannot support the project and that she is relying on the Planning Commission's and planning staff's expertise and recommendation. Motion carried.

Sally Elliott	Aye
Ruth Gezelius	Aye
Roger Harlan	Aye
Leslie Miller	Nay
Bob Richer	Aye

VI REPORTS FROM COMMISSIONS AND BOARDS

Nora Seltenrich reported on the Planning Commission meeting held on May 12, 1993; minutes of which are available in the Planning Department.

VII COMMUNICATIONS FROM COUNCIL AND STAFF

1. Recycling Center - Roger Harlan reported that with the resignation of Chris Bender, Shelley Weiss has volunteered as interim director.

2. Library move - Bob Richer urged the public to help pack and unpack books on May 31 and June 1, 2, 5 and 6.

3. Ski Team Plaza issues - Leslie Miller expressed her disappointment with the actions taken and the destruction of a structure that to many had some merit as an historical reference. She stated her desire to make a commitment to the public that this would never happen again and to reestablish trust in government and asked for the Mayor's assistance in this effort.

4. Historic District issues and 707 Norfolk - Suzanne McIntyre, resident of Woodside, noted that it is unfortunate that the Planning Commission, Historic District Commission and City Council do not "speak the same language". She felt that everyone should get involved in the rewrite of the Historic District guidelines. Leslie Miller agreed and stated that conditions and restrictions above and beyond the ordinary must be enforced to maintain the ethic of the Historic District and there is a need to be more demanding of applications in this area.

PARK CITY 1884

Planning Department

July 18, 2024

Kent Gibson
1300 Snow Creek Drive

CC: Kent Gibson

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	1300 Snow Creek Drive
Zoning District:	Residential Development – Medium Density, Regional Commercial Overlay
Application:	Administrative Permit
Project Number:	PL-24-06120
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	July 18, 2024
Project Summary:	The Applicant proposes to increase the number of Parking Spaces at the Snow Creek Shopping Center which is part of the Snow Creek Master Planned Development (MPD) and Snow Creek Crossing Subdivision. There are 324 existing Parking Spaces. The Applicant proposes constructing an additional 34 Parking Spaces with two Electric Vehicle Charging Stations.

Action Taken

On July 18, 2024, the Planning Director conducted a public hearing and approved the modification to the snow Creek Master Planned Development according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. There are 324 existing Parking Spaces at the Snow Creek Master Planned Development. The Applicant proposes constructing an additional 34 Parking Spaces with two Electric Vehicle Charging Stations.

2. On April 14, 1993, the Planning Commission denied a Large Scale MPD at 1300 Snow Creek Drive. The application was denied due to the large amount of commercial space, the configuration of stores, and the amount of parking and the parking configuration.
3. On May 13, 1993, the City Council heard an appeal of the Planning Commission denial and approved the Large Scale MPD on the Snow Creek parcel. This approval did not include the residential portion of the proposal. The approval included broad site planning parameters, some detail on the commercial portion of the site including size and configuration.
4. On September 23, 1993, the Planning Commission approved the Master Planned Development (MPD) for a 90,500 square foot commercial shopping center with 446 Parking Spaces to be developed in three phases.
    a. Phase 1 Parking was not to exceed 365 spaces.
    b. The three phases were never completed, and only 360 Parking Spaces were constructed.
5. On October 11, 1995, the Snow Creek Crossing Subdivision Plat was recorded, Summit County Recorder Entry No 439865. Parcels A, B, and C on the recorded plat are non-developable Open Space parcels, totaling 24.137 acres and were dedicated to Park City Corporation. Parcel D is also considered a non-buildable Lot unless a revised MPD Approval and Conditional Use Permit for the Frontage Protection Zone are obtained.
6. On April 13, 2006, the City Council executed a Memorandum of Understanding (MOU) with the Utah State Division of Facilities Construction and Management (DFCM) for a liquor store in the Snow Creek Shopping Center. In the MOU, the City and DFCM agreed that the Snow Creek Shopping Center best met the DABC's site selection criteria and local needs.
    a. The State is exempt from local land use regulations. The property was transferred from Snow Creek Center, LLC to the Utah State Building Ownership Authority in June 2006. It is estimated that the liquor store removed approximately 42 Parking Spaces from the parking lot.
7. Pursuant to Land Management Code (LMC) § 15-3-6(B), the existing uses at the Snow Creek Shopping Center require 396 Parking Spaces.
8. The Applicant provided a Site Plan that shows there are 324 existing Parking Spaces for the Snow Creek Shopping Center. The Applicant proposes to increase the amount of Parking Spaces to 358 Parking Spaces with two Electric

Vehicle Charging Stations, making the property closer to the LMC required Parking Spaces.

9. The proposal to increase the number of Parking Spaces at the Snow Creek MPD complies with LMC Chapter 15-2.15, Residential Development – Medium Density Zoning District Requirements
    a. Vegetation Protection: The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.
    b. The Applicant proposes to remove five trees. On April 4, 2024, the Forestry Board reviewed the proposal and recommended the Applicant replace only three of the five trees.
10. The proposal to increase the number of Parking Spaces at the Snow Creek MPD complies with LMC Chapter 15-3 Off-Street Parking Requirements.
    a. Parking Areas must be Graded for proper drainage with surface water diverted to a specified Area approved by the City Engineer, to keep the Parking Area free of accumulated water and ice.
        i. The City Engineer reviewed the proposed plans on September 19, 2023, and does not require any modifications to the Parking Area.
    b. Parking Area drainage must be detained on Site, treated if required under NPDES (National Pollution Discharge Elimination Standards), and channeled to a storm drain or gutter as approved by the City Engineer.
        i. The City Engineer reviewed the proposed plans on September 19, 2023, and does not require any modifications to the Parking Area.
    c. Parking Areas and driveways must be Hard-Surfaced, impervious, maintained in good condition, and clear of obstructions at all times.
        i. Complies.
    d. Parking Area Lighting
        i. No Required Mitigation, no changes to Parking Area Lighting are proposed.
    e. Snow Storage: the Owner must provide adequate non-Hard Surfaced and landscaped snow storage Areas. Said snow storage Areas must be on-Site and equivalent to fifteen percent (15%) of the total Hard-Surfaced Area.

i. The Applicant has proposed 23,290 square feet of Snow Storage, approximately 16% of the total Hard-Surfaced Area.

f. Parking Space Dimensions: Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long.
   i. All proposed Parking Spaces will be at least 9' feet wide by 18' feet long.

g. Street Access and Circulation: Off-Street Parking Areas must have unobstructed Access to a Street or alley. The Parking Area design for five (5) or more vehicles must not necessitate backing cars onto adjoining public sidewalks, parking strips, or roadways.
   i. Complies

h. Interior Landscaping Requirements: Each Parking Area must have an Interior Landscaped Area equivalent to twenty percent (20%) of the total Parking Area, including drive aisles.
   i. The Landscaped Open Space of the Parking Area is proposed to decrease by approximately 2,793 square feet, for a proposed 55,790 square feet of Landscaped Open Space, approximately 38% of the Parking Area, and therefore continues to meet the required 30% of Open Space.
   ii. None of the dedicated Open Space Parcels that total 24 acres are affected by this proposal.

i. In the design of large Parking Areas, bays or stalls shall generally be separated approximately every twelve to fifteen (12-15) stalls, by landscaping islands to break up the mass of Hard-Surfaced paving.
   i. The existing Parking Area is separated approximately every 12-15 stalls by landscaping on Site.

j. The Parking Area must be designed to provide adequate snow storage in winter and should utilize best management practices, such as bio swales, oil and sand separators, and other methods to prevent surface and ground water contamination.
   i. See "Snow Storage" analysis above. The Engineering Department reviewed the proposal on September 19, 2023, and does not require any additional storm water management practices.

k. Landscaped Areas shall generally not be less than five feet (5') wide.
   i. All Landscaped Areas are at a minimum seven feet wide.

l. Perimeter Landscaping: Parking Areas shall generally include landscaping on all perimeter Property Lines, The Applicant shall generally maintain a minimum of one (1) tree and five (5) shrubs per twenty-five linear feet (25') of Landscaped Area.
    i. The existing Parking Area includes perimeter landscaping, and no changes are proposed. The image below shows the perimeter landscaping for the existing Parking Area.
m. All Parking Lots shall maintain the required Front and Side Setbacks as would be required for any Structure: 20 Foot Front Setback, 10 Foot Side Setback.
    i. The proposed Parking Spaces are outside of any Front, Side, or Rear Setback.
n. Adjacent driveways must be separated by an island of the following widths: Multi-Unit Dwelling a minimum width of eighteen feet (18'); Commercial a minimum width of twenty-four feet (24').
    i. The closest adjacent driveways at the Snow Creek Parking Area are separated by approximately 59 feet.
o. Outdoor bicycle parking is an area where one bicycle may be securely stored with both wheels resting on a stable surface and conveniently accessed and removed without requiring the movement of other bicycles, vehicles, or other objects.
    i. The Snow Creek MPD currently has 40 bicycle parking stalls. However, the existing bicycle parking is not compliant with the bicycle parking standards in LMC § 15-3-9(A)(1). The existing bicycle parking is not inverted-U, post and ring, or corral, and they are not mounted in concrete. Outdoor Bicycle Parking is required for 10 percent of the required Off-Street Parking Spaces, for a total of 40 bicycle parking spaces.
    ii. Staff recommends a Condition of Approval that the Applicant install additional code compliant bicycle parking for four bicycles, and upgrade existing bike racks to be compliant with LMC § 15-3-9(A).
p. Off-Street Loading Spaces LMC § 15-3-10: No changes proposed to the existing loading/un-loading areas in the rear of the property.
q. An Applicant shall install Electric Vehicle Charging Stations for five percent (5%) of required Off-Street parking spaces for non-Residential Development for the first 200 parking spaces.

i. 5% of the proposed 34 Parking Spaces is equal to 1.7 Electric Vehicle Charging Stations. The Applicant has proposed two new Electric Vehicle Charging Stations.

r. An Applicant shall provide Electric Vehicle Charging Station Infrastructure for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces.
   i. The Applicant submitted the proposed Modification to the MPD application on August 1, 2023. The LMC was amended on February 1, 2024, and thus the applicant is required to provide Electric Vehicle Charging Infrastructure for 20% instead of the current LMC requirement of 50%.
   ii. Staff recommends the Applicant install infrastructure that is designed and constructed to include a fully-wired circuit for an Electric Vehicle Charging Station power, including conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 Electric Vehicle Charging Stations. Conduit is required to be installed for 7 future Electric Vehicle Charging Stations.

s. The first Electric Vehicle Charging Station installed shall be a dual-port with one Charging Station that is ADA accessible. This dual-port shall count as one Charging Station. Dual-port Charging Stations installed thereafter shall count as two Charging Stations.
   i. Staff recommends that the first Electric Vehicle Charing Station be dual port. The Applicant has provided plans that comply with ADA requirements for the Electric Vehicle Charging Station.

t. Electric Vehicle Charging Stations shall not obstruct: 1. Building access; 2. Rights-of-Way; 3. sidewalks or pathways; 4. parking space dimensions; or 5. The Sight Distance Triangle.
   i. The Electric Vehicle Charging Stations will be in the northwest corner of the Parking Area.

u. See Conditions of Approval below for compliance with LMC 15-3-11.

11. The proposal to increase the number of Parking Spaces at the Snow Creek MPD complies with the original MPD Approval.
   a. The original Snow Creek MPD was approved on September 23, 1993, with a total of 446 Parking Spaces. 360 Parking Spaces were constructed, and there are 324 existing Parking Spaces. The proposal to add 34

Parking Spaces will make the Parking Area consistent with the original MPD Final Action Letter Approval.

b. The Applicant has sent a letter to Hotel Park City discouraging hotel employees from parking at the Snow Creek Shopping Center

12. The Development Review Committee reviewed this proposal on September 19, 2023, and does not require any Conditions of Approval.
13. The Building Department reviewed the proposal on March 1, 2024, and confirmed the proposal complies with all ADA requirements for handicapped and accessible Parking Spaces.
14. Staff published notice on the City's website and the Utah Public Notice website on July 8, 2024. Staff mailed courtesy notices to adjacent property owners on July 8, 2024.
15. On April 24, 2024, the Planning Commission determined the proposal is a Minor Modification to the Snow Creek Master Planned Development.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.15, Residential Development – Medium Density Zoning District Requirements, and Chapter 15-3 Off-Street Parking Requirements.
2. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Any changes, modifications, or deviations from the approved plans reviewed July 18 by the Planning Director that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The Applicant shall install bicycle parking for four bicycles, and the bike racks must be compliant with LMC § 15-3-9(A).
5. The Applicant shall install infrastructure that is designed and constructed to include a fully wired circuit for Electric Vehicle Charging Station power, including

conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 Electric Vehicle Charging Stations. The Applicant shall install conduit and infrastructure for 7 future Electric Vehicle Charging Stations.

6. The Applicant shall install two Electric Vehicle Charging Stations.
7. The first Electric Vehicle Charing Station installed shall be dual port.
8. The Applicant shall install Electric Vehicle Charging Station signage that complies with the Federal Highway Administration Manual on Uniform Traffic Control Devices, as amended for use in Utah.
9. The Applicant shall label each Electric Vehicle Charging Station with information regarding safety, voltage and amperage levels, usage fees if any, hours of operation, charging time limits, the contact information to report malfunctioning equipment or other issues, and cord management requirements.
10. The Applicant shall install Electric Vehicle Charging Stations that contain a retraction device or place to hang and store cords, cables, and connectors. Cords, cables, and connectors shall not obstruct Building access, sidewalks or pathways, parking spaces, or the Rights-of-Way.
11. The Applicant shall install wheel stops, concrete-filled bollards, or other device approved by the Planning Director to protect Electric Vehicle Charging Stations from damage by vehicles.
12. The Applicant shall install Electric Vehicle Charging Stations that are safe for use in inclement weather. Cords, cables, and connectors shall be stored at least 24 inches above the ground. Property owners shall manage cords so that they do not impede snow removal and shall remove snow from Electric Vehicle Charging Stations in a timely manner.
13. The Applicant shall maintain Electric Vehicle Charging Stations in good condition, appearance, and repair. If an Electric Vehicle Charging Station is inoperable, the Property Owner shall replace the Charging Station within three (3) months.
14. The Applicant shall submit a Parking Study and an update to the Planning Department six months after the completion of the proposed project.
15. The Applicant shall record a Long-Term Stormwater Management Plan in a form approved by the City Engineer with the Summit County Recorder's office prior to Building Permit issuance.

16. The Applicant is responsible for the replacement of three trees on site (with like trees), in a location approved by the Forestry Board April 4, 2024, as shown on Attachment 1.
17. The Applicant shall paint the curb red along the north side of the property up to the hammerhead delivery area and shall install "No Parking" signs, as shown on the proposed plans dated May 22, 2024.
18. The Applicant shall maintain the on-going agreement with Park City Towing to enforce non-regulated parking in the Snow Creek Shopping Center.
19. The Applicant shall clean the storm water retention pond on an annual basis.

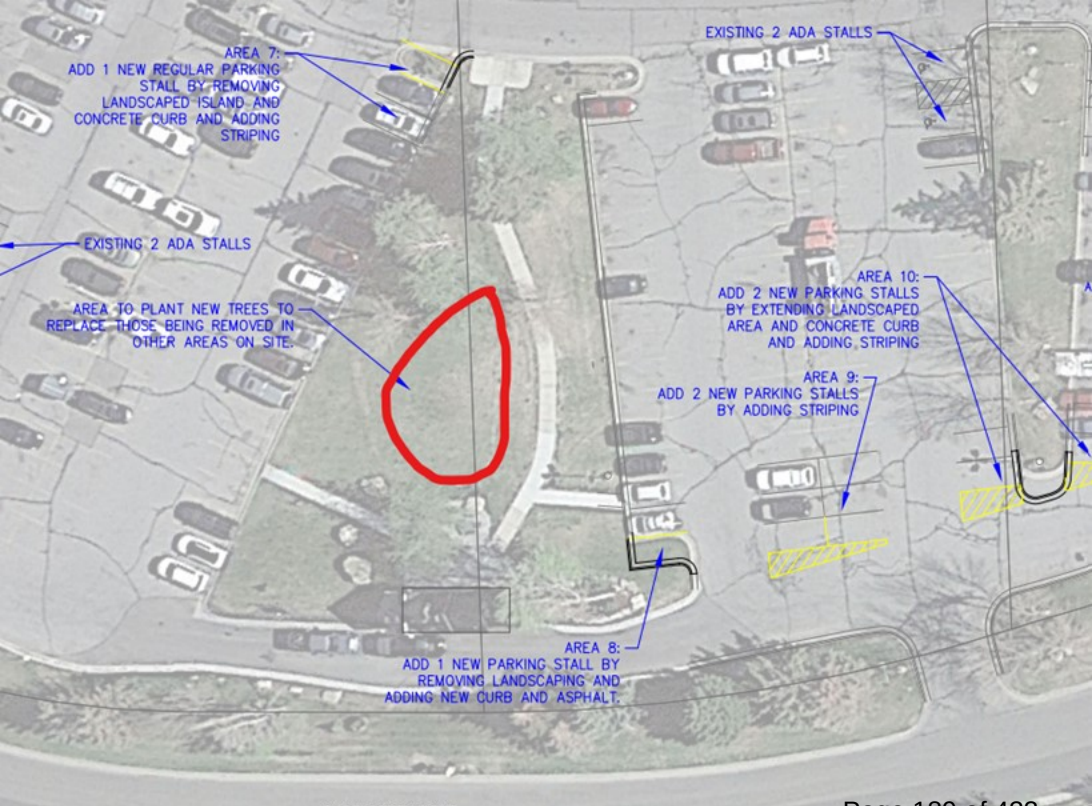
If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Rebecca Ward
Planning Director

CC: Virgil Lund

Attachment 1: Location of Replacement Trees


AREA 7:
ADD 1 NEW REGULAR PARKING STALL BY REMOVING LANDSCAPED ISLAND AND CONCRETE CURB AND ADDING STRIPING
EXISTING 2 ADA STALLS
EXISTING 2 ADA STALLS
AREA TO PLANT NEW TREES TO REPLACE THOSE BEING REMOVED IN OTHER AREAS ON SITE.
AREA 10:
ADD 2 NEW PARKING STALLS BY EXTENDING LANDSCAPED AREA AND CONCRETE CURB AND ADDING STRIPING
AREA 9:
ADD 2 NEW PARKING STALLS BY ADDING STRIPING
AREA 8:
ADD 1 NEW PARKING STALL BY REMOVING LANDSCAPING AND ADDING NEW CURB AND ASPHALT.
SNOW CREEK DRIVE

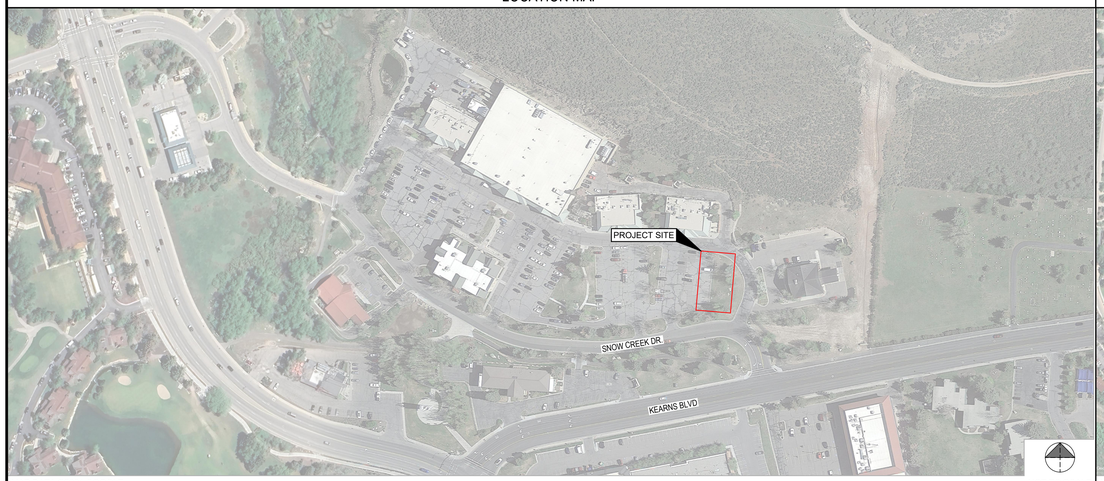
RIVIAN

DCFC ADVENTURE NETWORK

1300 SNOW CREEK DRIVE

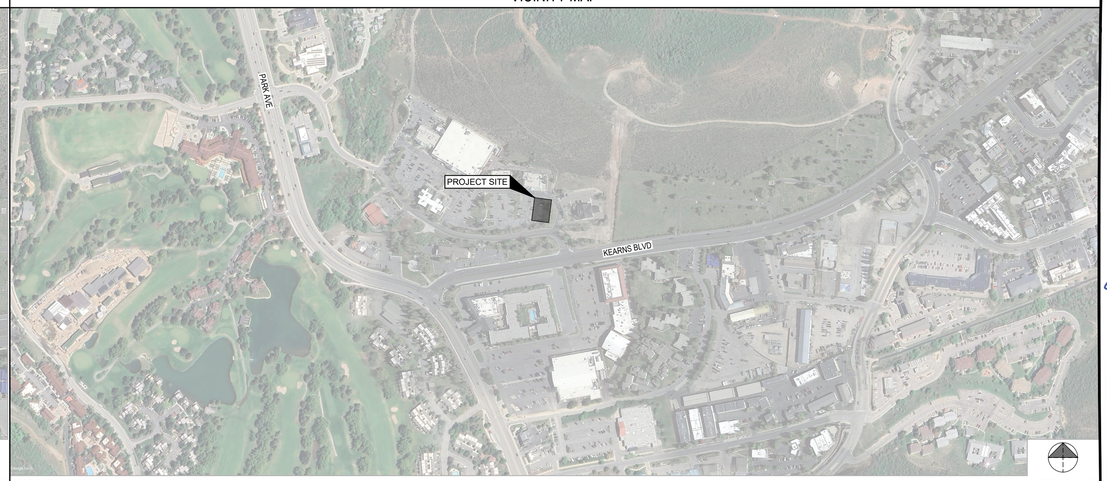
PARK CITY, UT 84060

LOCATION MAP



MAP DATA ©2024 GOOGLE — NOT TO SCALE

VICINITY MAP



MAP DATA ©2023 GOOGLE — NOT TO SCALE

SITE INFORMATION

SITE ADDRESS
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

APN
SCCS-4

COUNTY
SUMMIT

LATITUDE (NAV88)
N 40°39'42.14"
40.661708°

LONGITUDE (NAV88)
W 111°30'27.12"
-111.507533°

PROJECT CONTACTS

UTILITY COMPANY
ROCKY MOUNTAIN POWER
CONTACT: ANDY BADGER
(801) 756-1251
ANDREW.BADGER@PACIFICCORP.COM
WORK ORDER: TBD

PROPERTY OWNER
SNOW CREEK MARKETPLACE LLC
CONTACT: TBD

RIVIAN DEPLOYMENT MANAGER
RUTH LIDDELL
RLIDDELL@RIVIAN.COM

RIVIAN REAL ESTATE MANAGER
TBD

PERMITTING JURISDICTION:
PARK CITY BUILDING DEPARTMENT
CONTACT: TBD
(435) 615-5101

EOR CONTACTS

PROJECT MANAGER
ISAAC MAHAM, PE - OH# 82452
(614) 588-8946
IMAHAM@GPDGROUP.COM

PROJECT COORDINATOR
ISAAC MAHAM, PE - OH# 82452
(614) 588-8946
IMAHAM@GPDGROUP.COM

PERMIT COORDINATOR
CAMERON FRUEH
(614) 859-1632
GPDCHARGEPERMITS@GPDGROUP.COM

UTILITY COORDINATOR
KEITH SMITH
(330) 564-2337
GPD.CHARGESITES.UC@GPDGROUP.COM

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRIC CODE

AS USED HEREIN, IBC SHALL REFER TO INTERNATIONAL BUILDING CODE AND NEC SHALL REFER TO NATIONAL ELECTRIC CODE

UT DEPT OF TRANSPORTATION SPECIFICATIONS
THE STANDARD SPECIFICATIONS OF THE STATE OF UT, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

PROJECT DESCRIPTION

INSTALLATION OF (1) SWITCHGEAR , (6) POWER CABINETS, AND (12) DISPENSERS WITH (1) UTILITY TRANSFORMER AND ASSOCIATED UTILITY EQUIPMENT TO BE INSTALLED ON SITE.

FLOOD HAZARD NOTE

THE SITE IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE MAP NUMBER 49043C0917D, EFFECTIVE DATE - 01/12/2023.

DESIGN LOADING

SNOW LOADS:
GROUND SNOW LOAD (P_g) 103 PSF

LATERAL LOAD DESIGN DATA:
WIND DESIGN DATA (ASCE 7-16):

BASIC WIND SPEED (V_{ULT})	103 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C
SEISMIC DESIGN DATA (ASCE 7-16):	
1.0 SEISMIC IMPORTANCE FACTOR (I)	1.0
RISK CATEGORY	II
SITE CLASS (ASSUMED)	D
MAPPED SPECTRAL RESPONSE	
SHORT PERIODS (S_S)	0.587
1 SEC. PERIODS (S_1)	0.210
SPECTRAL RESPONSE COEFF.	
SHORT PERIODS (S_{DS})	0.520
1 SEC. PERIODS (S_{D1})	0.305
SEISMIC DESIGN CATEGORY	D
FROST DEPTH	30"

SHEET INDEX

CIVIL	SHEET TITLE
C-001	COVER SHEET
	TOPOGRAPHIC SURVEY (BY OTHERS)
C-002	RIVIAN EQUIPMENT SPECIFICATION SHEET
C-003	CIVIL CONSTRUCTION NOTES
C-100	OVERALL SITE PLAN
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-111	CIVIL SITE PLAN
C-121	DIMENSION SITE PLAN
C-131	GRADING PLAN
C-141	ELEVATION PLAN
C-151	VEHICLE TRACKING PLAN
C-201	CIVIL DETAILS
C-202	CIVIL DETAILS
C-203	CIVIL DETAILS
LANDSCAPE	**SHEET TITLE**
L-101	LANDSCAPE PLAN
L-201	LANDSCAPE NOTES AND DETAILS
ELECTRICAL	**SHEET TITLE**
E-001	ELECTRICAL GENERAL NOTES
E-100	OVERALL ELECTRICAL SITE PLAN
E-101	ELECTRICAL SITE PLAN
E-201	SINGLE LINE DIAGRAM AND PANEL SCHEDULE
E-301	ELECTRICAL DETAILS

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A SFERRA
STATE OF UTAH
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

COVER SHEET

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-001

Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - SAS.dwg
August 8, 2024 11:47 AM jgarcia

CDS COMMERCIAL DUE DILIGENCE SERVICES

SURVEY DRAWING

SITE DESCRIPTION

The topographic survey shown hereon lies within the property shown on Snow Creek Crossing Subdivision plat recorded as Entry No. 439865 in Book 95 of Plats at Page 60 of the Official Records of Summit County, Utah.

SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

(14) Easements, notes and restrictions as shown on Snow Creek Crossing subdivision plat recorded October 11, 1995 as Entry No. 439865 in Book 95 of Plats at Page 60. ***(DOES AFFECT, PLOTTED AS SHOWN)***

(15) Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 11, 1995 as Entry No. 439866 in Book 915 at Page 810 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c). ***(DOES AFFECT, BLANKET IN NATURE)***

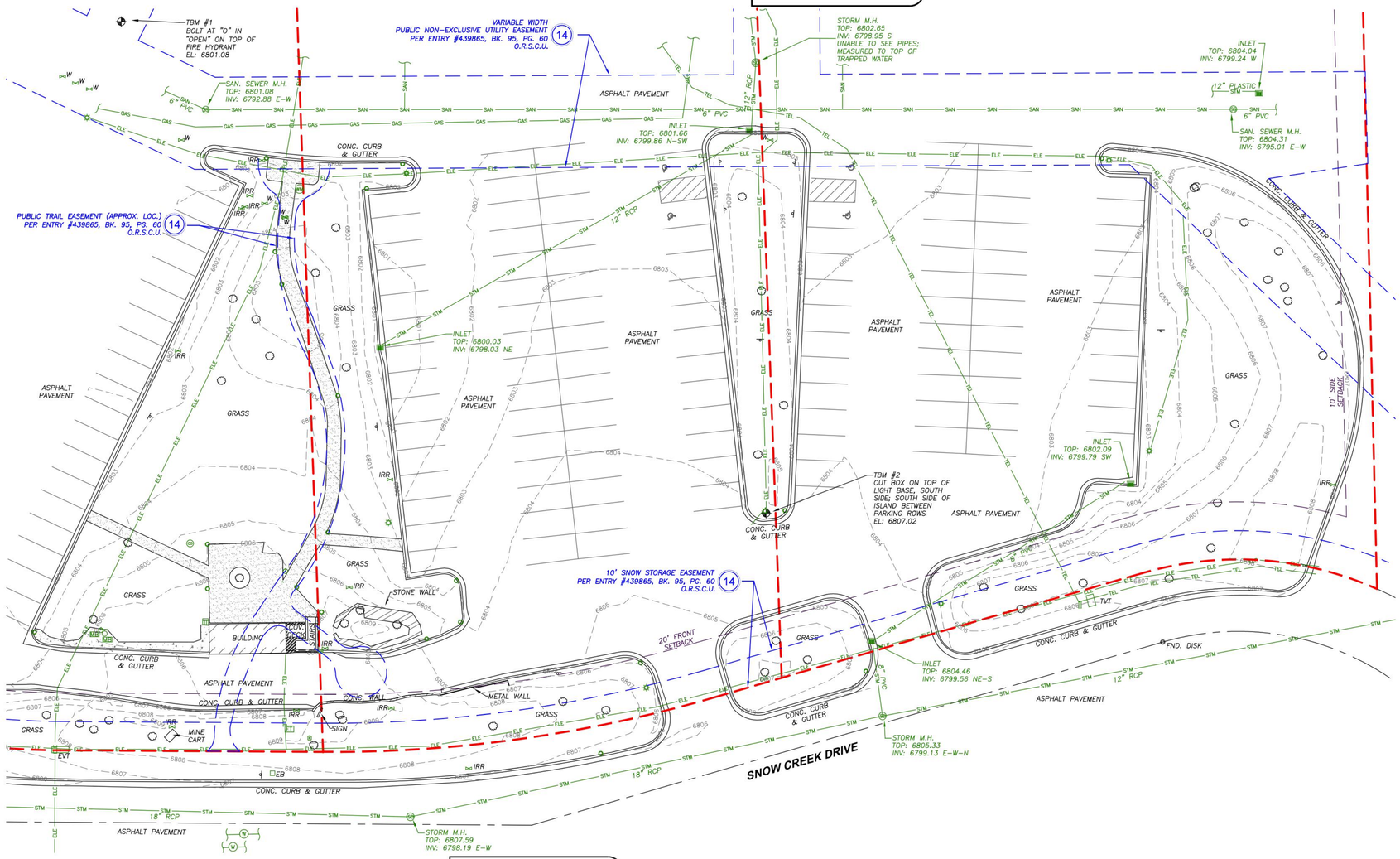
(23) An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 787270 in Book 1810 at Page 1309 of Official Records. ***(DOES NOT AFFECT)***

(24) An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Utah State Building Ownership Authority by Instrument recorded August 16, 2006 as Entry No. 787271 in Book 1810 at Page 1311 of Official Records. ***(DOES NOT AFFECT)***

(25) An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 787272 in Book 1810 at Page 1313 of Official Records. ***(DOES NOT AFFECT)***

(26) An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 797472 in Book 1831 at Page 1289 of Official Records. ***(DOES NOT AFFECT)***

(27) An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderville Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 797473 in Book 1831 at Page 1292 of Official Records. ***(DOES NOT AFFECT)***



LEGEND

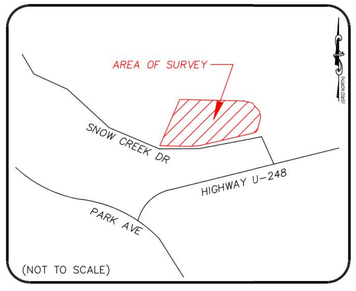
- APPROXIMATE BOUNDARY LINE
- ZONING SETBACK
- EASEMENT
- GAS — UNDERGROUND GAS
- TEL — UNDERGROUND TELEPHONE
- SAN — UNDERGROUND SANITARY
- ELE — UNDERGROUND ELECTRIC
- STM — UNDERGROUND STORM
- WTR — UNDERGROUND WATER
- CENTER LINE
- ADJOINER
- BUILDING OVERHANG
- BUILDING FACE
- WALL
- CONCRETE PAVEMENT
- GRAVEL
- WOOD DECK
- RCP — REINFORCED CONCRETE PIPE
- O.R.S.C.U — OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH
- TEMPORARY BENCHMARK
- HATCHING
- FOUND MONUMENT
- EVT — ELECTRIC VAULT
- TVT — TELEPHONE VAULT
- EB — ELECTRIC BOX
- DROP INLET
- TREE
- WATER MANHOLE
- SPRINKLER
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- CLEANOUT
- SANITARY SEWER MANHOLE
- MENU BOARD
- DRIVE-UP SPEAKER
- STREET LIGHT
- TELEPHONE PEDESTAL
- GRATED INLET
- STORM DRAIN MANHOLE
- SIGN
- WATER METER
- WATER VALVE

SURVEYOR NOTES

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are approximate record lines only and are shown for graphical reference only.
2. The underground utilities shown hereon are based on markings created by G.P.R.S. using ground penetrating radar on 05/11/2023, observed above ground features and/or existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. All underground utilities should be field verified by the contractor prior to commencing any onsite work.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette Flood Insurance Rate Map, Map Number 49043C0917D, effective date 03/23/2021, indicates this parcel of land is located in Zone(s) "X".
4. This survey does not constitute a title search by FA Commercial Due Diligence Services to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, CDS relied upon a Title Report prepared by First American Title Insurance Company, Commitment No.: 1163518, Commitment Date: 01/12/2023.
5. Elevations are based on NAVD 88 datum.
6. SITE BENCHMARK: TBM #1, bolt at "o" in "open" on top of fire hydrant. Elevation: 6801.08 (NAVD 88)
   TBM #2, cut box on top of light base, south side; south side of island between parking rows. Elevation: 6807.02 (NAVD 88)
7. BASIS OF BEARINGS: GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83, UTAH CENTRAL ZONE
8. Field work for this survey was completed on 05/12/2023.
9. The owner names and tax parcel data shown hereon are based upon the public works records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
10. Per the client's request, title searches only reflect a 30 year history. Easements and encumbrances preceding the title search history may exist and are not reflected on this survey
11. Per the Zoning Information Report prepared by FA-CDS (888) 322 7371 - cds.solutions@firstam.com;
    Order No.: 23-01-0500, Dated: 01/26/2023; this site is zoned: RDM, Residential Development - Medium Density within Regional Commercial Overlay.

    REQUIREMENTS
    Minimum Front Setback: 20 Ft., except 15 Ft. for corner lot
    Minimum Side Setbacks: 10 Ft.
    Minimum Rear Setback: 10 Ft.
    Maximum Height: 28 Ft. from Existing Grade
    minimum Lot Area: 14,000 Sq. Ft.
    Minimum Lot Width: No requirement noted
    Minimum Lot Depth: No requirement noted
    Maximum Floor Area Ratio: 1.0
    Maximum Density: 5 units per acre
    Maximum Coverage: No requirement noted
    Minimum Parking: Retail & Service Commercial, Major: 5 spaces for each 1,000 Sq. Ft. of net leasable floor Area

VICINITY MAP



SURVEYOR CERTIFICATION

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for surveying in the State of Utah to the best of my knowledge, information, and belief.

Date of Plat or Map: 05/17/2023.

Daryn Bernard
State of Utah Professional Land Surveyor No. 9151254-2201
Expires March 31, 2025

PROFESSIONAL LAND SURVEYOR No. 9151254 DARYN M. BERNARD STATE OF UTAH

GRID NORTH

Sheet 1 of 1

The surveying company: Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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Limited Topographic Survey

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: LDS	Date: --
Surveyor Ref. No: 23-01-0500	Revision: --
Approved By: DB	Date: --
Field Date: 05/12/2023	Revision: --
Scale: 1" = 20'	Date: --
	Revision: --

Prepared For:

PROJECT ADDRESS
1300, 1400, & 1500 Snow Creek Drive
Park City, Utah

Project Name:
RA Snow Creek - Park City UT

CDS Project Number:
23-01-0500

Technical Specifications

Rivian Adventure Network 1.5 CCS Dispenser

Overview	Max Output Power	300 kW DC
	Max Output Current	500 A DC (continuous)
	Output Voltage Range	200-920 V DC
	Connector Type	CCS1
	Dimensions	exp 2,267 H x 595 D x 390 W mm
	Weight	exp 180 kg
	Enclosure Rating	exp 3R
	Certification	exp ETL
	Accessibility	ADA Compliant
	Payment	NFC Contactless Credit Card Reader
	Language	English, Spanish
Connectivity	Local Area Network	100BASE-T ethernet
	Wide Area Network	4G LTE
	Vehicle Communications	DIN 70121, ISO 15118
	Backend Communication	exp OCPP 2.0.1
	Compliance	exp UL 2202 / CSA C22.2 No. 107.1, FCC Part 15
	Software	Over-the-air firmware updates
Environmental	Operational Altitude	exp 7000ft
	Operating Temperature	exp -20°C to 40°C
	Storage Temperature	exp -35°C to 70°C
	Operating Humidity	exp 0-100%

RAN 1.5 CCS Dispenser Product is under development.
Specification can change without prior notice

Version 2023.31

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Technical Specifications

3 Channel DC Power Cabinet

Power Module	Max Output Power	50kW
	Max Output Current	125A
	Power Factor	0.99
	Cooling Method	Liquid
Cabinet	AC Input Voltage	480Y/277 VAC (60Hz)
	AC Input Connection	3-phase L1, L2, L3, GND (no neutral)
	Full Load AC Amps	448 A
	Short Circuit Rating	100 kA
	Max Output Power	300 kW DC
	Output Voltage	200-920 V DC
	Total Output Current	750 A DC (continuous)
	Max Output Current per Channel *	500 A DC (continuous)
	Number of DC Output Channels	3
	Number of DC Dispensers Served	Up to 3
	Number of Power Modules per Cabinet	6
	Dimensions	2,362 H x 1,219 D x 1,118 W mm
	Weight	1,200 kg
	Enclosure Rating	3R

** The 3 Channel DC Power Cabinet can be installed with either Adventure Network Dispenser or Fleet Dispenser. Max output current per channel is determined by the paired dispenser's rated current.*

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RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

FOR REFERENCE ONLY

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

RIVIAN ADVENTURE NETWORK SPECIFICATION

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-002

Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
August 8, 2024 11:45 AM - jparana

DEFINITIONS

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

OWNER: RIVIAN
PROPERTY OWNER: SNOW CREEK MARKETPLACE LLC

GENERAL CONSTRUCTION NOTES

1. THE TOPOGRAPHIC SURVEY BY OTHERS SHALL BE REFERENCED WITH THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING PROPOSED IMPROVEMENTS PER THESE PLANS.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS. DUE TO THE LIMITATIONS IN TECHNOLOGY AND GROUND CONDITIONS, NOT ALL UNDERGROUND UTILITIES ARE ABLE TO BE LOCATED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. ALL PROPERTY LINES, RIGHT OF WAYS, CENTERLINES, DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON A TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE DESIGN PROFESSIONAL IN CHARGE FOR THE OWNER OF ANY DISCREPANCIES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE CONTRACTOR'S SOLE EXPENSE.
5. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR APPROVAL BEFORE MAKING ANY CHANGES. DEVIATION FROM PLANS BEFORE WRITTEN APPROVAL FROM OWNER PLACES LIABILITY ON THE CONTRACTOR.
6. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND THE PROPOSED IMPROVEMENTS TO MATCH EXISTING FINISHES.
7. APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.
8. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE ARRANGEMENTS FOR THE PROPOSED SCOPE OF WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD DOCUMENTS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
9. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
10. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND FEDERAL, STATE AND LOCAL JURISDICTION CODES, ORDINANCES AND APPLICABLE REGULATIONS.
11. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
12. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
13. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
14. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE OWNER PRIOR TO PROCEEDING.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
18. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE PROPERTY OWNER.
19. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. GRAFFITI ON TEMPORARY FENCING SHALL BE PAINTED OVER WITHIN ONE DAY OF DISCOVERY. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
23. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
24. ONLY ITEMS SPECIFICALLY CALLED OUT TO BE REMOVED OR DEMOLISHED SHALL BE AFFECTED. ANY ITEMS INCLUDING, BUT NOT LIMITED TO, CURBS, PAVEMENT, UTILITY ITEMS, LANDSCAPING, ETC. SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY AFFECTED ITEMS AT OWNERS DISCRETION.
25. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
26. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
27. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE EPA AND FEDERAL, STATE, LOCAL JURISDICTIONS FOR EROSION AND SEDIMENT CONTROL. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.
28. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
29. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 98 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT, SIDEWALKS, STRUCTURES AND OPEN SPACES. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
30. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
31. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
32. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
33. AT THE END OF EACH WORK DAY AND FINAL TURNOVER TO OWNER, THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS IN A LAWFUL MANNER AND LEAVE PREMISES IN A CLEAN CONDITION. CONTRACTOR SHALL REMOVE ANY METAL SHAVING FROM WORK SITE WHERE OXIDIZED OR CONDUCTIVE SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.
34. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR AND OWNER IMMEDIATELY.
35. CONTRACTOR IS RESPONSIBLE FOR CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.
36. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE CONTRACTOR.
37. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE STAKEHOLDER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
38. GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2" (37.50 MM)	100
1" (25.00 MM)	75 TO 100
3/4" (19.00 MM)	80 TO 100
3/8" (9.50 MM)	35 TO 75
No. 4 (4.75 MM)	30 TO 60
No. 30 (0.60 MM)	7 TO 30
No. 200 (0.75 MM)	3 TO 15

39. GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SW-SM).
40. UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
41. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
42. NO STRUCTURAL ELEMENTS ARE TO BE CUT UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS TO MATCH EXISTING CONDITIONS, UNLESS STATED OTHERWISE. ALL PAVEMENT MARKINGS WITHIN ADA AREAS SHALL BE PAINTED BLUE EXCEPT FOR COLORS DEFINED ON THE ADA PAVEMENT SYMBOL OR WHERE LOCAL AHJ CODE DICTATES OTHERWISE.
2. MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, ETC., PER LOCAL REQUIREMENTS AND AS FOLLOWS:
3. PAVEMENT MARKINGS PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE: WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B. FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.
4. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMPS.
5. APPLY 2 COATS WITHIN THE SAME DAY, UTILIZING STRAIGHT EDGES, YELLOW ON CONCRETE/WHITE ON ASPHALT EXCEPT WHEN MATCHING ADJACENT OR EXISTING COLOR WHEN THE PAVING IS AN EXPANSION OR SEGMENT OF A LARGER LOT.

GENERAL FOUNDATION NOTES

1. THE CONTRACTOR SHALL RETAIN AN OWNER APPROVED AND QUALIFIED SOILS ENGINEER REGISTERED WITHIN THE STATE TO MAKE GEOTECHNICAL RECOMMENDATIONS BASED ON FIELD CONDITIONS, AND ENSURE THAT ALL SHORING AND DEWATERING MEANS AND METHODS WILL NOT COMPROMISE THE STABILITY OF EXISTING OR PROPOSED FOOTINGS/FOUNDATIONS. THE OWNER SHALL RECEIVE COMPACTION REPORTS PREPARED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY SAID GEOTECHNICAL ENGINEER. NOTIFY PROJECT CONSTRUCTION MANAGER IF ANY UNSUITABLE SOILS ARE FOUND.
2. AT A MINIMUM ALL FILLED AND SUBGRADE AREAS SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY PER A.S.T.M TEST D-698. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM.
3. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
4. DETERMINATION OF FINAL BEARING ELEVATIONS, TOPSOIL AND EXCAVATION STRIPPING DEPTH, INSPECTION OF ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, EXCAVATION OPERATIONS, APPROVAL OF FILL MATERIALS, DENSITY TESTING OF FILLS TO ENSURE PLACEMENT PER SPECIFICATION REQUIREMENTS, INSPECTION OF FOUNDATION BEARING SURFACES, AND VERIFICATION OF ALLOWABLE BEARING PRESSURES ARE THE TESTING LABORATORY'S RESPONSIBILITY.
5. ALL FOUNDATIONS ARE TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL FREE FROM ORGANIC MATTER. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH CONSTRUCTION.
6. CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES THIS SHEET.
7. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNLESS NOTED OTHERWISE.
8. NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.
9. STEP FOOTINGS AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
10. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.
11. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
12. GROUNDWATER ASSUMED TO BE BELOW EXCAVATION DEPTH. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION ON SITE, CONTRACTOR SHALL PROVIDE FOR ANY SITE DRAINAGE AND DE-WATERING REQUIRED.
13. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO EXCAVATION. IF NECESSARY, UTILITIES SHALL BE RELOCATED PRIOR TO FOUNDATION INSTALLATION.

FROST DESIGN NOTES

(BOTTOM OF FOUNDATIONS ABOVE FROST LEVEL)

1. CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILL CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.
2. GRANULAR FILL SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGIONAL FROST DEPTH AND LATERALLY 2/3RD FROM THE FOUNDATION PERIMETER (EXCLUDING SIDE OF PERIMETER ADJACENT TO CURB). GRANULAR FILL SHOULD BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR. THE COMPACTION EQUIPMENT SHOULD BE OPERATED OVER THE FULL WIDTH OF THE FOUNDATION UNDERCUT AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES. LOCAL FROST DEPTH IS LISTED ON SHEET G-001. CONTRACTOR SHALL VERIFY LOCAL FROST DEPTH WITH AHJ PRIOR TO CONSTRUCTION.
3. GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES. SPEC AS FOLLOWS:

   SEPARATION GEOTEXTILE: WOVEN GEOTEXTILE FABRIC, MANUFACTURED FOR SEPARATION APPLICATIONS, MADE FROM POLYOLEFINS OR POLYESTERS; WITH ELONGATION LESS THAN 50 PERCENT; COMPLYING WITH AASHTO M 288 AND THE FOLLOWING, MEASURED PER TEST METHODS REFERENCED:

   SURVIVABILITY: CLASS 2; AASHTO M 288.
   GRAB TENSILE STRENGTH: 247 LBF (1100 N); ASTM D 4632.
   SEWN SEAM STRENGTH: 222 LBF (990 N); ASTM D 4632.
   TEAR STRENGTH: 90 LBF (400 N); ASTM D 4533.
   PUNCTURE STRENGTH: 90 LBF (400 N); ASTM D 4833.
   APPARENT OPENING SIZE: NO. 60 (0.250-MM) SIEVE, MAXIMUM; ASTM D 4751.
   PERMITTIVITY: 0.02 PER SECOND, MINIMUM; ASTM D 4491.
   UV STABILITY: 50 PERCENT AFTER 500 HOURS' EXPOSURE; ASTM D 4355.

NO FROST DESIGN NOTES

(BOTTOM OF FOUNDATIONS BELOW FROST LEVEL).

1. CONCRETE FOUNDATIONS SHOULD BE SUPPORTED ON A 6 INCH COMPACTED LAYER OF APPROVED FREE-DRAINING GRANULAR MATERIAL.
2. APPROVED MATERIAL SHOULD BE COMPACTED OVER THE FULL WIDTH OF THE INFILL AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES.

SPECIAL INSPECTIONS

1. THE CLIENT SHALL BE RESPONSIBLE FOR SCHEDULING AND OVERSEEING OF ALL SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SPECIAL INSPECTIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-16, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, 305 AND 306 UNLESS NOTED OTHERWISE.
2. ALL DETAILING, FABRICATION AND PLACING OF CONCRETE SHALL CONFORM TO ACI 318-19, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "MANUAL OF STANDARD PRACTICE FOR DETAIL REINFORCED CONCRETE STRUCTURES" UNLESS NOTED OTHERWISE.
3. SAFETY AND PERFORMANCE OF THE STRUCTURE ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY ARE AFFECTED BY THE LOCATION AND DETAILS OF CONSTRUCTION JOINTS. SHOP DRAWINGS OF THE PROPOSED CONSTRUCTION JOINT LOCATIONS AND DETAILS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
4. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.
5. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS: ALL CONCRETE - 4500 PSI. ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 6% (± 1%) AIR ENTRAINMENT.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.
7. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A1064 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.
8. NO TACK WELDING OF REINFORCING IN THE FIELD IS PERMITTED.
9. PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION.
10. PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.

    REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 4500 PSI CONCRETE.

	OTHER		TOP*	
	ANCHORAGE	SPLICE	ANCHORAGE	SPLICE
#3	15	19	19	24
#4	19	25	25	33
#5	24	31	31	41
#6	29	37	37	49

    *HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW BAR

11. NON-SHRINK GROUT SHALL MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.
12. ADD 100% TIES FOR REBAR OVERLAY. NO COLD JOINTS SHALL BE PERMITTED DURING CONSTRUCTION.

STRUCTURAL STEEL

1. MATERIAL PROPERTIES:
   PLATE: ASTM A36 UNO
   PIPE: ASTM A53, TYPE E OR S, GRADE
   TUBE: ASTM A1085 GRADE A (Fy = 50 KSI)
   WIDE FLANGE: ASTM A992 (Fy = 50 KSI)
2. DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2016 AISC (360-16) SPECIFICATIONS.
3. ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.
4. FIELD VERIFY ALL CONDITIONS AT CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.
5. ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.
6. UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.
7. SUBMIT FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND TOP STEEL ELEVATIONS FOR APPROVAL. THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE CONTRACT DRAWINGS. SUCH APPROVAL SHALL NOT RELIEVE THE FABRICATOR/CONTRACTOR OF THE RESPONSIBILITY FOR EITHER THE ACCURACY OF THE DETAILED DIMENSIONS IN THE SHOP AND ERECTION DRAWINGS OR THE GENERAL FIT-UP OF PARTS THAT ARE TO BE ASSEMBLED IN THE FIELD.

TRAFFIC CONTROL NOTES

1. DURING THE CONSTRUCTION PERIOD; SIDEWALKS, SHOULDERS, TRAVEL LANE(S), OR STREETS MAY HAVE TO BE TEMPORARILY CLOSED OR RESTRICTED FOR THE UNLOADING / LOADING OF EQUIPMENT OR AS A RESULT OF CONSTRUCTION ACTIVITIES THEMSELVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DIRECTLY WITH THE LOCAL GOVERNING AUTHORITIES ON ANY SUCH CLOSURES AND MUST OBTAIN WRITTEN PERMISSION FROM THE APPROPRIATE AUTHORITIES PRIOR TO IMPLEMENTING SUCH CLOSURES OR RESTRICTIONS. ANY CLOSURE OR RESTRICTION MUST COMPLY WITH THE STATE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AND REVISION), AND WITH ANY AND ALL ADDITIONAL APPLICABLE CITY, VILLAGE, OR COUNTY REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT A FORMAL TRAFFIC CONTROL / MOT PLAN TO THE LOCAL GOVERNING AUTHORITIES IF REQUESTED. ALL REQUIRED CONSTRUCTION TRAFFIC MAINTENANCE DEVICES SHALL BE PROVIDED, ERECTED AND MAINTAINED, AND ULTIMATELY REMOVED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN SAFE AND SATISFACTORY ACCESS TO ALL ABUTTING PROPERTIES AND INTERSECTING STREET AT ALL TIMES DURING THE CONSTRUCTION OF THE IMPROVEMENTS ANTICIPATED. DRIVEWAYS MUST BE MAINTAINED AND ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORK DAY. PER THE STATE MUTCD AND OTHER APPLICABLE APPROPRIATE GOVERNING REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, CONES, SIGNAGE, BARRELS, MESSAGE BOARDS, LIGHTING, FLAGMEN, LAW ENFORCEMENT OFFICERS, ETC. TO AVOID DAMAGE AND / OR INJURY TO VEHICLES AND PERSONS TRAVERSING THE CONSTRUCTION AREA.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A. SFERRA
STATE OF OHIO
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

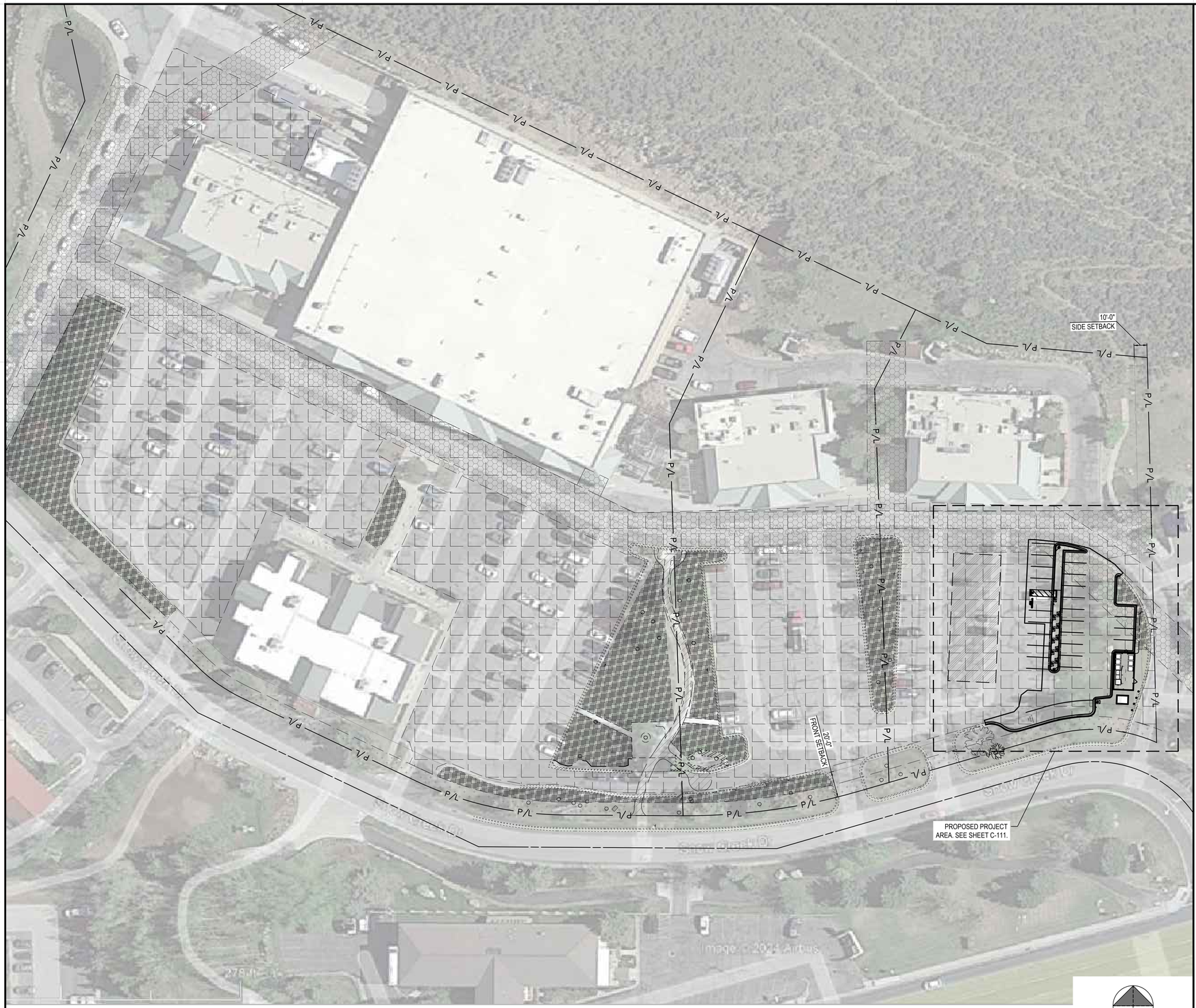
CIVIL CONSTRUCTION NOTES

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-003

Drawing Name: C:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
August 8, 2024 1:45 AM jpereira



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

LEGEND

- EXISTING PUBLIC NON-EXCLUSIVE UTILITY EASEMENT
- EXISTING SNOW STORAGE EASEMENT
- EXISTING PUBLIC TRAIL EASEMENT
- PROPOSED AREA FOR PARKING/STAGING MATERIALS
- APPROXIMATE SNOW STORAGE AREA (APPROX. 25,576 S.F.)
- APPROXIMATE HARD PAVEMENT AREA (APPROX. 145,873 S.F.)

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PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A. SFERRA
STATE OF UTAH
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

OVERALL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-100

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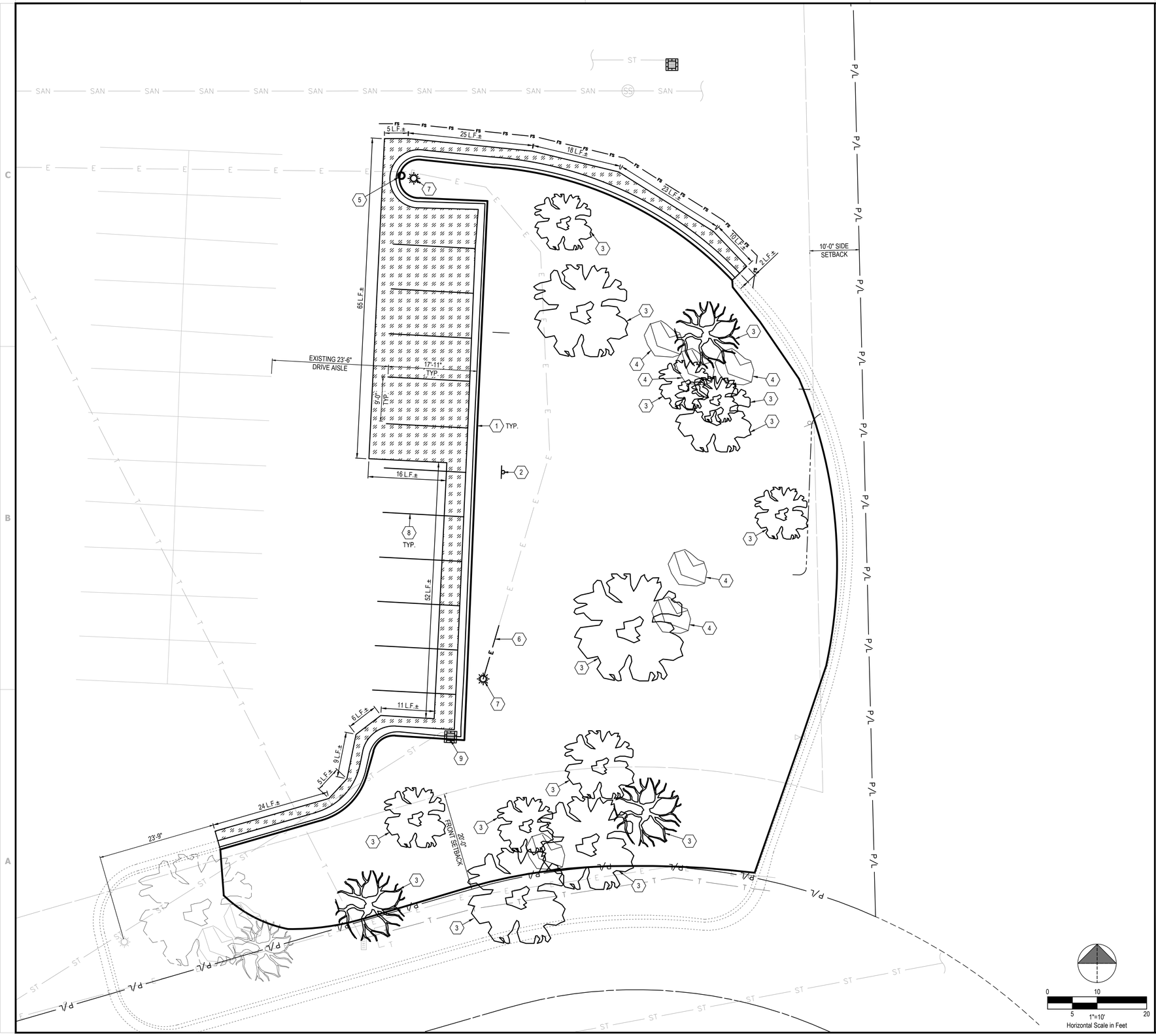
August 8, 2024 1:44 PM - jparana



0 5 10 20
1"=10'
Horizontal Scale in Feet

GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
3. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.

PLAN KEYNOTES

1. EXISTING CURB AND GUTTER TO BE REMOVED.
2. EXISTING SIGNAGE TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
3. EXISTING TREE TO BE REMOVED (TYP. OF 15). CONTRACTOR SHALL VERIFY EXACT SIZE AND TYPE IN FIELD.
4. EXISTING BOULDERS TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO APPROVE NEW LOCATION.
5. EXISTING SPRINKLER TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
6. EXISTING ELECTRIC CIRCUIT TO BE RELOCATED.
7. EXISTING LIGHT POLE TO BE RELOCATED (TOTAL OF 2). CONTRACTOR SHALL BACKFILL WITH COMPACTED MATERIAL. SEE SITE PLAN FOR PROPOSED LOCATION.
8. EXISTING PAVEMENT MARKINGS TO BE REMOVED. CONTRACTOR SHALL REMOVE MARKINGS WITH SMALL HANDHELD GRINDERS, SCARIFIERS, BEAD BLASTING, SAND BLASTING, WATER BLASTING, OR OTHER METHODS (WITH THE APPROVAL OF THE OWNER). TAKE CARE DURING MARKING REMOVAL TO NOT SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT PAINT OVER EXISTING OR USE OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL. WATER BLASTING METHOD SHALL NOT BE USED DURING FREEZING WEATHER CONDITIONS.
9. EXISTING GRATE INLET TO BE ADJUSTED TO GRADE.

LEGEND

- EXISTING ASPHALT TO BE REMOVED TRENCHING NOT INCLUDED
- # L.F.± — DENOTES LIMITS OF SAWCUT IN LINEAR FOOT (L.F.)
- X — DEMOLITION KEYNOTE
- PROPOSED INLET PROTECTION. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES, REFERENCE MUNICIPAL CODE 13-4. SEE CIVIL DETAILS.
- FS — FS — PROPOSED FILTER SOCK. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES, REFERENCE MUNICIPAL CODE 13-4. SEE CIVIL DETAILS.
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE

DEMOLITION NOTE:

ALL EXISTING SITE AND SURROUNDING FEATURES SUCH AS UTILITIES, PAVEMENT, CURB, LANDSCAPING, ETC. SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION UNLESS NOTED OTHERWISE, OR ARE REQUIRED TO BE MODIFIED OR REMOVED FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. ALL DISTURBED FEATURES SHALL BE RESTORED OR RELOCATED AS REQUIRED TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL REPAIR/REPLACE ANY SURROUNDING FEATURES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.

GPD GROUP
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RIVIAN

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PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A SFERRA
STATE OF OHIO
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-101

Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - SIG.dwg
August 8, 2024 11:45 AM sarena

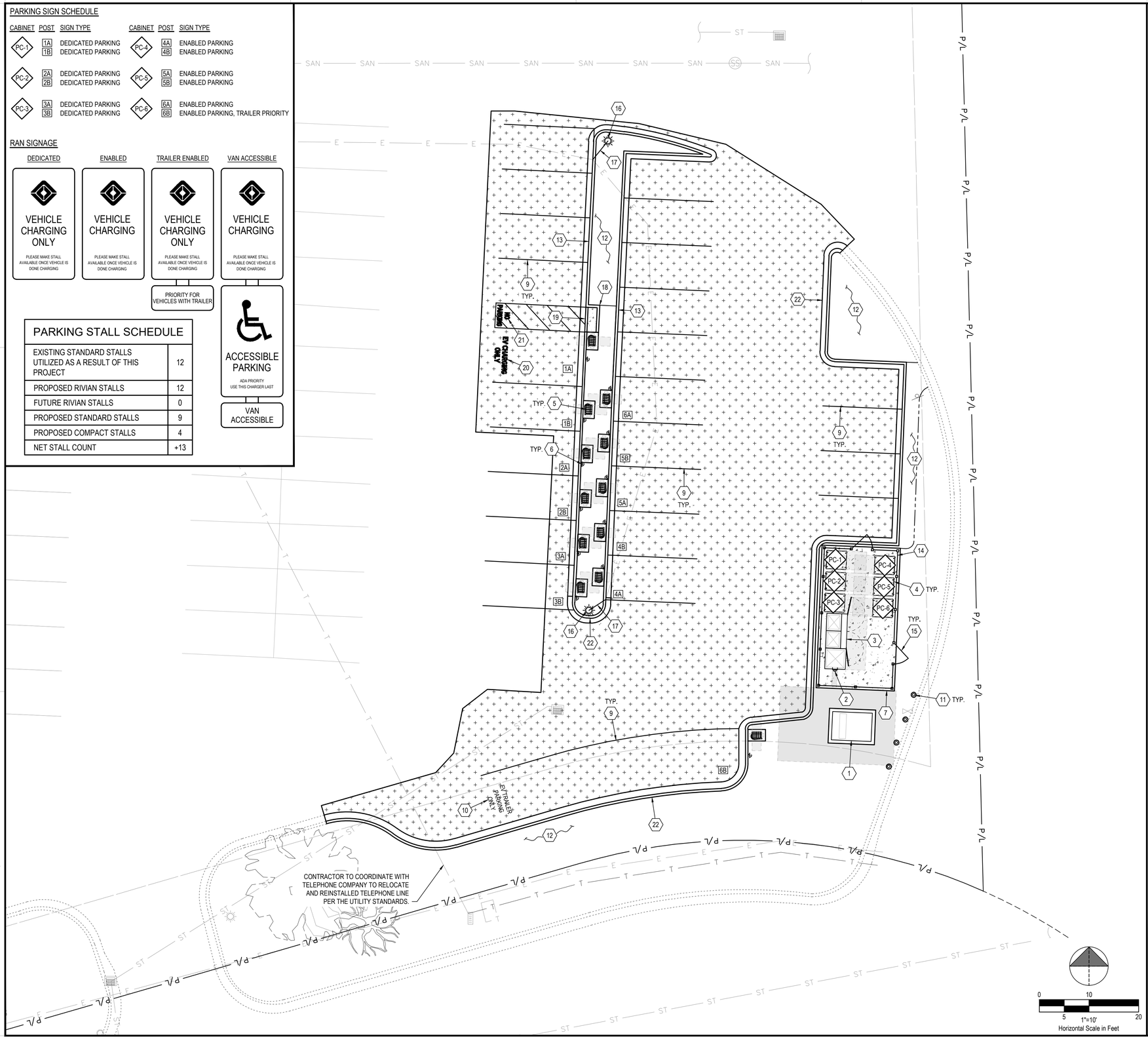
PARKING SIGN SCHEDULE

CABINET	POST	SIGN TYPE	CABINET	POST	SIGN TYPE
PC-1	1A	DEDICATED PARKING	PC-4	4A	ENABLED PARKING
	1B	DEDICATED PARKING		4B	ENABLED PARKING
PC-2	2A	DEDICATED PARKING	PC-5	5A	ENABLED PARKING
	2B	DEDICATED PARKING		5B	ENABLED PARKING
PC-3	3A	DEDICATED PARKING	PC-6	6A	ENABLED PARKING
	3B	DEDICATED PARKING		6B	ENABLED PARKING, TRAILER PRIORITY

RAN SIGNAGE

PARKING STALL SCHEDULE

EXISTING STANDARD STALLS UTILIZED AS A RESULT OF THIS PROJECT	12
PROPOSED RIVIAN STALLS	12
FUTURE RIVIAN STALLS	0
PROPOSED STANDARD STALLS	9
PROPOSED COMPACT STALLS	4
NET STALL COUNT	+13



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL ENSURE EXISTING CURB AND/OR PAVEMENT IS NOT TO BE DAMAGED ACCESSING WORK AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE CURB AND/OR PAVEMENT IF DAMAGED.
3. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS. AFTER CONDUITS HAVE BEEN INSTALLED, REPLACE PAVEMENT AND/OR CURB, REFER TO SPECIFICATIONS IN THE CIVIL DETAILS.

   SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OR ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
4. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAWCUT JOINTS.

PLAN KEYNOTES

1. PROPOSED PAD MOUNTED ELECTRICAL UTILITY TRANSFORMER (BY UTILITY). CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY SPECIFICATIONS. COORDINATE FINAL LOCATION WITH UTILITY.
2. PROPOSED ELECTRIC METER MOUNTED ON SWITCHGEAR PER ELECTRIC COMPANY SPECIFICATIONS AND DETAILS ON ELECTRICAL SHEETS.
3. PROPOSED SWITCHGEAR PER ELECTRICAL DRAWINGS. MOUNTED ON CONCRETE EQUIPMENT PAD, SEE CIVIL DETAILS.
4. PROPOSED RIVIAN POWER CABINETS (TOTAL OF 6) MOUNTED ON CONCRETE EQUIPMENT PAD, SEE CIVIL DETAILS.
5. PROPOSED RIVIAN DCFC DISPENSER (TOTAL OF 12) MOUNTED ON INDIVIDUAL FOUNDATIONS, SEE CIVIL DETAILS.
6. PROPOSED RIVIAN NON-ILLUMINATED PARKING STALL ID SIGN (TOTAL OF 12), SEE CIVIL DETAILS. SEE SIGNAGE SCHEDULE, THIS SHEET.
7. PROPOSED P.C.C. EQUIPMENT PAD. SEE CIVIL DETAILS.
8. PROPOSED PAINTED TRANSVERSE STRIPING. SEE CIVIL DETAILS.
9. PROPOSED PAINTED 4" WIDE SOLID STRIPE TO MATCH EXISTING STRIPING IN COLOR. SEE PAVEMENT MARKING NOTES ON SHEET C-003.
10. PROPOSED "EV TRAILER PARKING ONLY" IN WHITE LETTERS, 12 INCHES.
11. PROPOSED DETERRENT BOLLARDS (TYPICAL OF 4). SEE CIVIL DETAILS.
12. PROPOSED LANDSCAPE, SEE SHEET L-001.
13. PROPOSED CONCRETE CURB AND GUTTER TO MATCH EXISTING. SEE CIVIL DETAILS.
14. PROPOSED TREX 'SECLUSIONS HORIZONTAL' ENCLOSURE. SEE CIVIL DETAILS.
15. PROPOSED TREX 'SECLUSIONS HORIZONTAL' SINGLE GATE WITH KEYPAD AND PANIC HARDWARE (TYPICAL OF 2). SEE CIVIL DETAILS.
16. CONTRACTOR SHALL RELOCATE LIGHT POLE AND LUMINAIRE (TYPICAL OF 2). REMOVE EXISTING CONCRETE BASE TO DEPTH NECESSARY TO ACCOMMODATE PROPOSED WORK. PROVIDE NEW CONCRETE BASE PER DETAIL. PROVIDE HANDHOLE, SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.
17. CONTRACTOR SHALL RELOCATE EXISTING LIGHT CIRCUIT AS REQUIRED. PROVIDE HANDHOLE. SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.
18. PROPOSED 6" CONCRETE CURB. SEE CIVIL DETAILS.
19. PROPOSED FLUSH CURB AND GUTTER WITH INTEGRATED WALK. SEE CIVIL DETAILS.
20. PROPOSED PAVEMENT MARKING TO READ "EV CHARGING ONLY" IN WHITE LETTERS, 12 INCHES
21. PROPOSED PAVEMENT MARKING TO READ "NO PARKING" IN WHITE LETTERS, 12 INCHES.
22. PROPOSED CONCRETE CURB AND GUTTER REVERSE PITCH. SEE CIVIL DETAILS.

LEGEND

- PROPOSED EQUIPMENT CLEAR SPACE
- PROPOSED CONCRETE TRENCHING NOT INCLUDED
- PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING IN TYPE & DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION. TRENCHING NOT INCLUDED.
- (X) CONSTRUCTION KEYNOTE

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PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A SFERRA
STATE OF OHIO
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

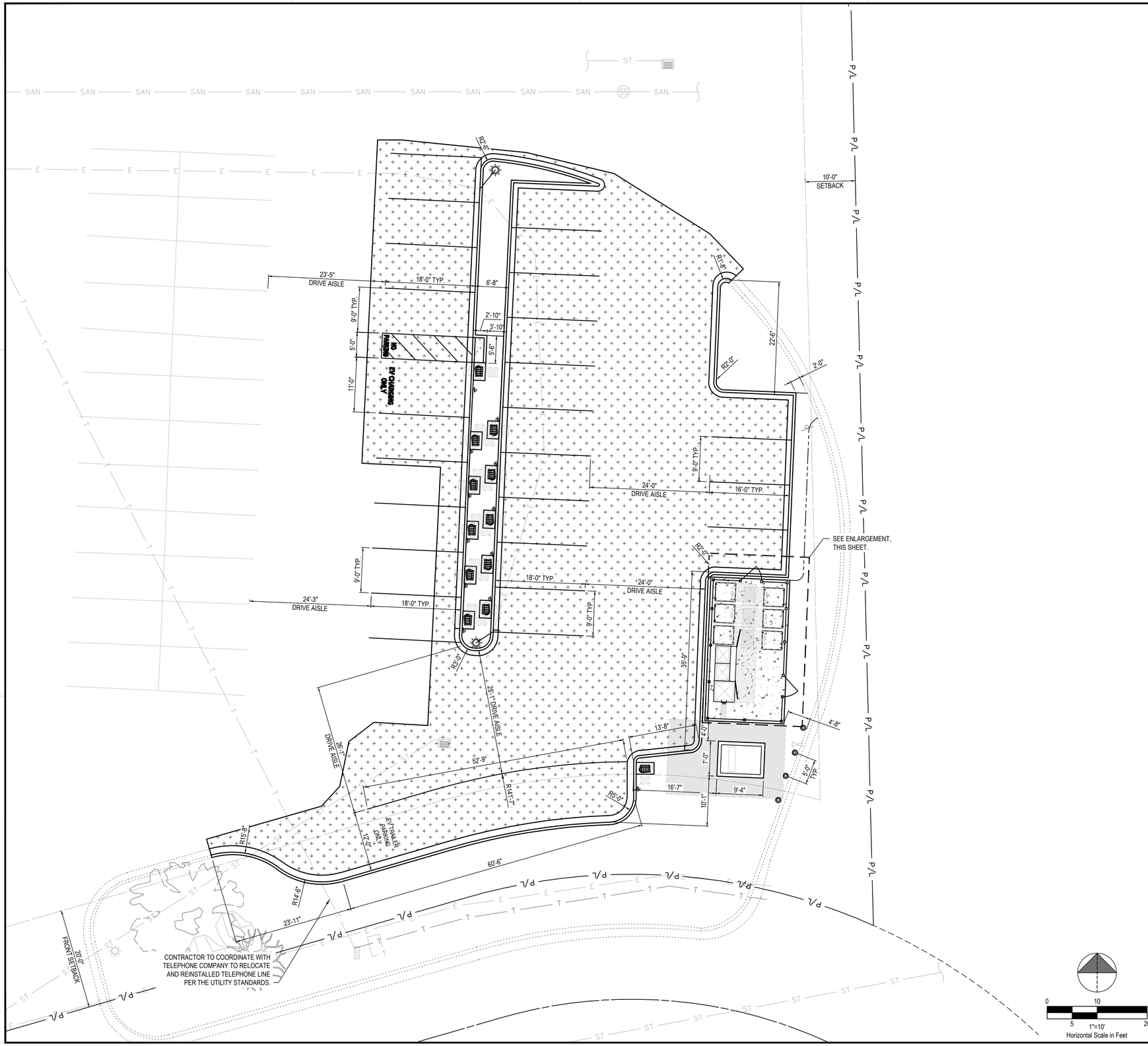
CIVIL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

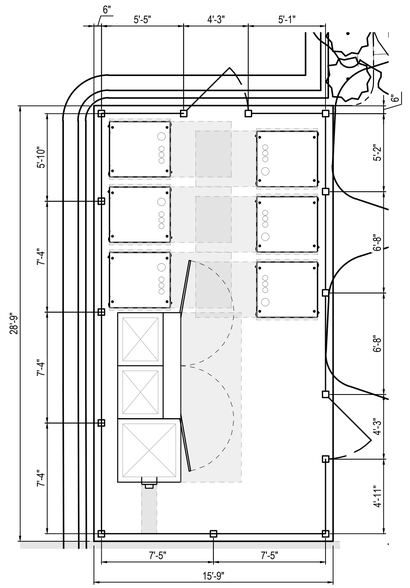
C-111

Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - SAS.dwg
August 8, 2024 11:45 AM sarena



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.



EQUIPMENT AREA ENLARGEMENT

SCALE: 1" = 5'

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LEONARDO A. SFERRA
STATE OF UTAH
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

DIMENSION SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-121

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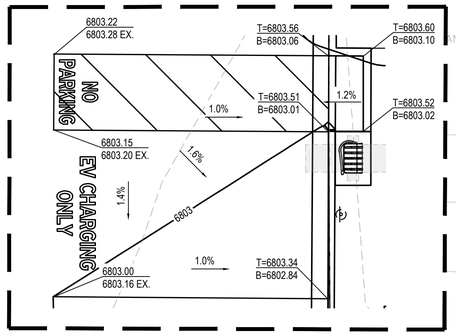
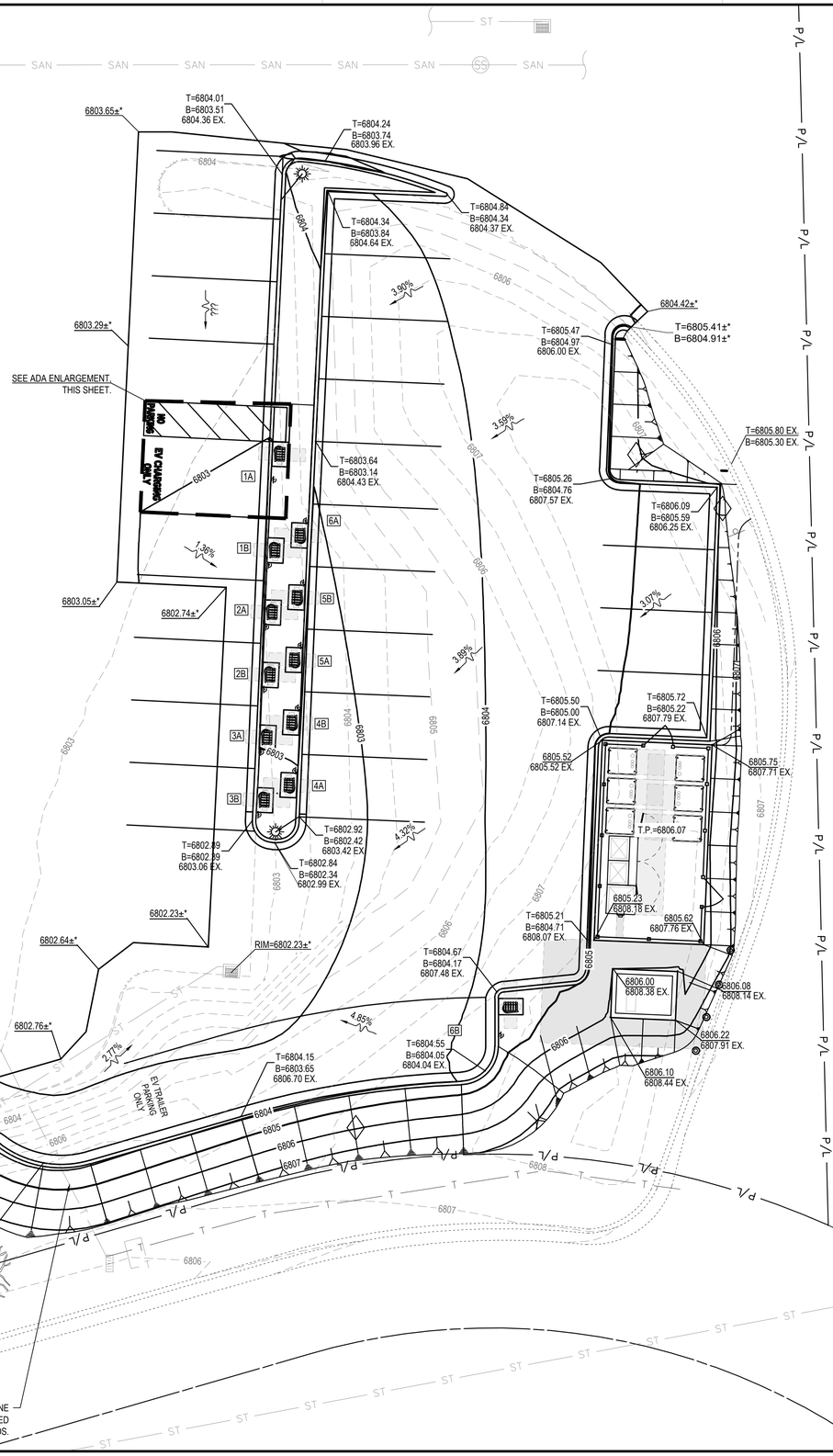
August 8, 2024 11:45 AM - jparena



ADA AREA ENLARGEMENT

SCALE: 1" = 5'



0 10

5 1"=10' 20

Horizontal Scale in Feet

GENERAL SHEET NOTES

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2. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
3. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SLOPES AND GRADES PRIOR TO CONSTRUCTION. FINAL GRADES SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR AND APPROVED BY THE CONSTRUCTION MANAGER.
5. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
6. CONTRACTOR SHALL ENSURE SLOPES OF PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA(S) ARE COMPLIANT WITH NATIONAL ADA STANDARDS. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION WITHIN PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA(S). CONTRACTOR SHALL REMOVE AND REGRADE AREA(S) AS REQUIRED TO ACHIEVE NECESSARY SLOPES. CONTRACTOR SHALL INSTALL FINAL PAVEMENT MARKINGS IN ACCORDANCE WITH THE CURRENT AHJ'S REGULATION.

GRADING LEGEND

T=000.00 / B=000.00	PROPOSED TOP OF CURB / PROPOSED BOTTOM OF CURB (FINISH GRADE ELEVATION)
000.00±*	*MATCH EXISTING ELEVATION
X.X%	PROPOSED DRAINAGE SLOPE & ARROW
000.00 / 000.00 EX.	PROPOSED ELEVATION / EXISTING ELEVATION
T.P.=0.00	PROPOSED TOP OF PAD

STORMWATER CALCULATIONS: i (100yr - 24hr) = 0.14 in/hr			
AREA:0.193 AC	PRE-DEVELOPED	POST-DEVELOPED	DIFFERENCE
IMPERVIOUS AREA	0.025 AC	0.18 AC	+ 0.155 AC
PERVIOIUS AREA	0.168 AC	0.013 AC	- .0155 AC
% IMPERVIOUS	12.95 %	93.26 %	+ 80.31 %
C	0.28	0.90	+ 0.62
Q = CiA	0.008 CFS	0.024 CFS	+ 0.016 CFS

APPROXIMATION OF EXISTING POND VOLUME: ≈ 48010 CF BASED ON AS-BUILT DRAWINGS PROVIDED BY CITY

ADDED VOLUME FROM 100yr - 24hr STORM EVENT:

$$\frac{0.016\ CF}{1\ SEC} \times \frac{60\ SEC}{1\ MIN} \times \frac{24\ HR}{1} \times \frac{60\ MIN}{1\ HR} = 1382\ CF$$

EXISTING POND STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
6775	1,409.07	N/A	N/A	0.00
6776	1,840.65	1.00	1624.86	1624.86
6777	2,325.17	1.00	2082.91	3707.77
6778	2,892.70	1.00	2608.93	6316.70
6779	3,453.29	1.00	3172.99	9489.70
6780	4,057.99	1.00	3755.64	13245.34
6781	4,748.52	1.00	4403.26	17648.60
6782	6,743.13	1.00	5745.83	23394.42
6783	7,690.85	1.00	7216.99	30611.41
6784	8,692.28	1.00	8191.56	38802.97
6785	9,722.22	1.00	9207.25	48010.22

ASSUMPTIONS:
- TOTAL DEVELOPMENT AREA: 14.07 AC BASED ON SUMMIT COUNTY G.I.S. INFORMATION
- POND OUTLET: 15" R.C.P. INV = 6780.00' (FROM AS-BUILT DRAWINGS PROVIDED BY CITY)
- TIME OF CONCENTRATION: Tc = 10min
- 90% DEVELOPMENT IMERVIOUSNESS: C = 0.9 FOR RATIONAL METHOD CALCULATIONS AND MODELING
- THE STAGE STORAGE TABLE ABOVE WAS GENERATED USING AutoCAD Civil3D USING CONTOURS FROM AS-BUILT DRAWINGS PROVIDED BY THE CITY.
- THE STAGE STORAGE TABLE ABOVE WAS USED TO MODEL THE 100 YR HYDROGRAPH
- RAINFALL INTENSITIES USED TO GENERATE THE IDF CURVES TO MODEL THE HYDROGRAPH ARE FROM THE PARK CITY STORM WATER MASTER PLAN; VOLUME 2: DRAINAGE DESIGN MANUAL, SECTION 2, TABLE 2-1: PARK CITY DESIGN STORM (PCDS).

WITH THE ABOVE ASSUMPTIONS, THE 100 YR HYDROGRAPH MODELED USING THE RATIONAL METHOD YIELDS A MAXIMUM STORAGE VOLUME OF 40,418 CF.

40,418 CF + 1,382 CF = **41,800 CF < 48,010 CF**

THEREFORE THE EXISTING POND STORAGE CAPACITY, BASED ON THE ABOVE ASSUMPTIONS, **WILL NOT** BE OVERWHELMED DUE TO THE RUNOFF GENERATED FROM THE PROPOSED 0.155 AC OF ADDITIONAL IMPERVIOUS AREA.

STORM SEWERS:
IT IS ASSUMED THAT THE STORM SEWER SYSTEM IN THE DEVELOPMENT WAS DESIGNED FOR 10 YR STORM EVENTS PER THE PARK CITY STORMWATER MASTER PLAN; VOLUME 2: DRAINAGE DESIGN MANUAL FOR CONVEYANCE.

IT IS ASSUMED THAT THE SEWER INLETS ARE OVERTOPPED BY A 10 YR STORM EVENT. DURING SUCH EVENT THAT THE RUNOFF OVERWHELMS THE EXISTING SEWER SYSTEM; WATER FROM THE PROPOSED DEVELOPMENT WILL OVERLAND FLOW TO THE EXISTING DETENTION POND. THIS DETERMINATION IS MADE BASED UPON OBSERVATIONS MADE FROM ELEVATIONS TAKEN FROM GOOGLE EARTH.

GPD GROUP
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RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A SFERRA
STATE OF UTAH
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

GRADING PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-131

Drawing Name: C:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
August 8, 2024 1:40 AM gerena

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520 South Main Street, Suite 2531
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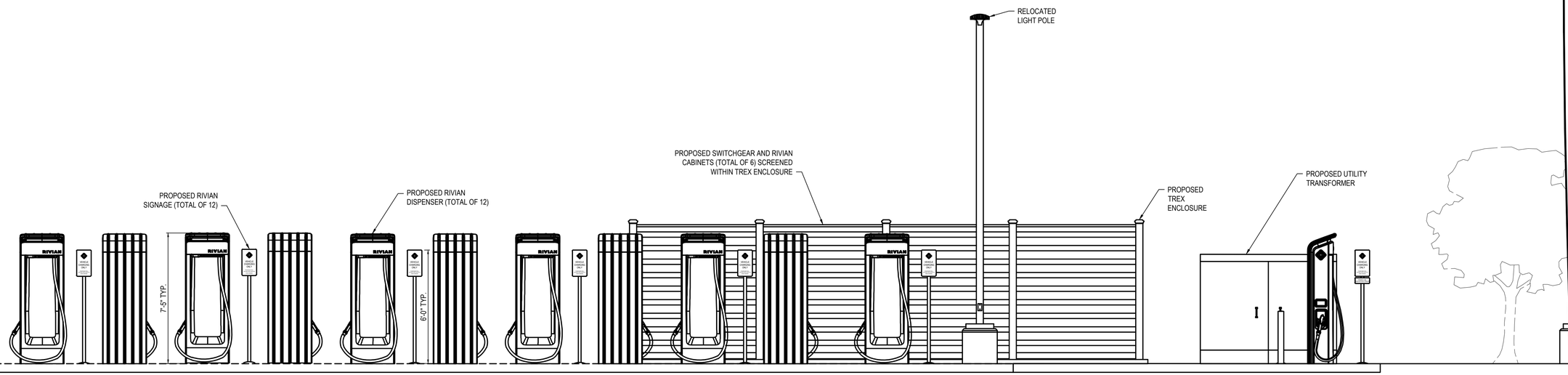
PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A. SFERRA
STATE OF UTAH

08/08/24



A-1 PROPOSED EQUIPMENT ELEVATION
N.T.S.

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

ELEVATION PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-141

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August 8, 2024 11:46 AM jparena

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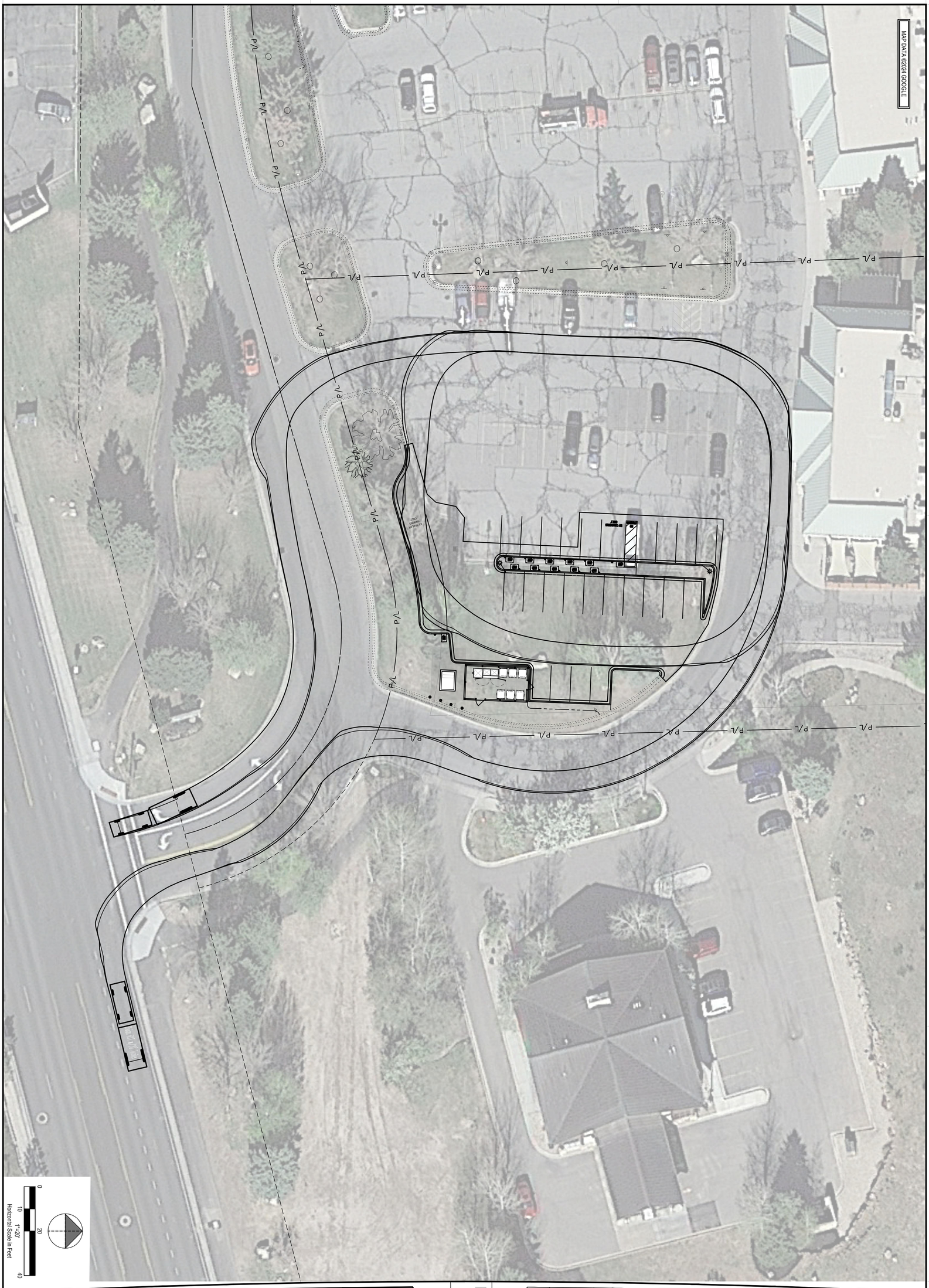

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

VEHICLE TRACKING PLAN

FOR REFERENCE ONLY

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
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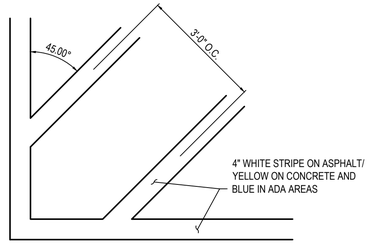
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

RIVIAN

C-151

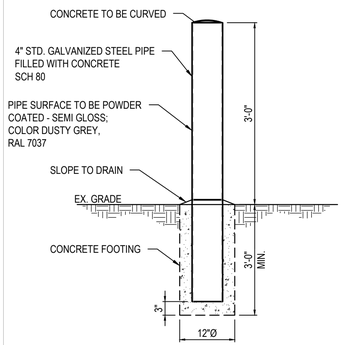
JOB NO. 2023264.16

PROJECT MANAGER: IM
DESIGNER: MAM



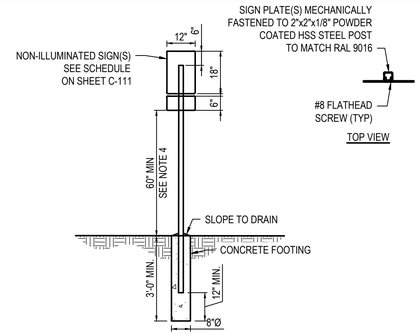
NOTE:
REFER TO CIVIL GENERAL NOTES FOR ADDITIONAL PAVEMENT MARKING NOTES AND SPECIFICATIONS.

C-1 TRANSVERSE STRIPING
N.T.S.



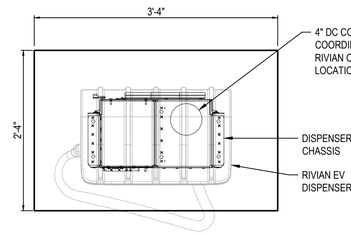
1. WHERE DETERRENT BOLLARDS ARE INSTALLED IN PROPOSED CURB, THE PROPOSED DETERRENT BOLLARDS SHALL BE SET PRIOR TO CURB INSTALLATION.
2. DETERRENT BOLLARD IS INTENDED TO PROVIDE A VISUAL DETERRENT AND REDUCE POTENTIAL IMPACT ON EQUIPMENT.
3. BOLLARDS PROTECTING UTILITY EQUIPMENT TO BE INSTALLED PER UTILITY DETAILS AND REQUIREMENTS. VERIFY WITH UTILITY PRIOR TO CONSTRUCTION.

C-2 DETERRENT BOLLARD
N.T.S.



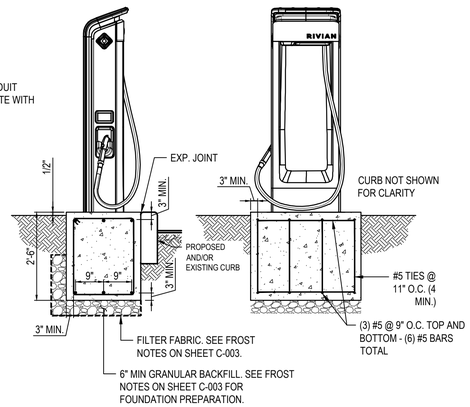
1. GENERAL CONTRACTOR TO SUPPLY HARDWARE & POST
2. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED (VERIFY REFLECTIVITY WITH OWNER).
3. SIGN POST SHALL BE PLUGGED & CAPPED TO PREVENT WATER INTRUSION FROM TOP.
4. VERIFY SIGNAGE FOR EACH DISPENSER WITH SCHEDULE ON SHEET C-111. LOWEST MOUNTED SIGN SHALL HAVE A 60" MINIMUM CLEARANCE. WHEN INSTALLED IN PEDESTRIAN WALKWAY, CLEARANCE SHALL BE 80".

C-3 NON-ILLUMINATED SIGN
N.T.S



DISPENSER SHALL BE CENTERED ON FOUNDATION.

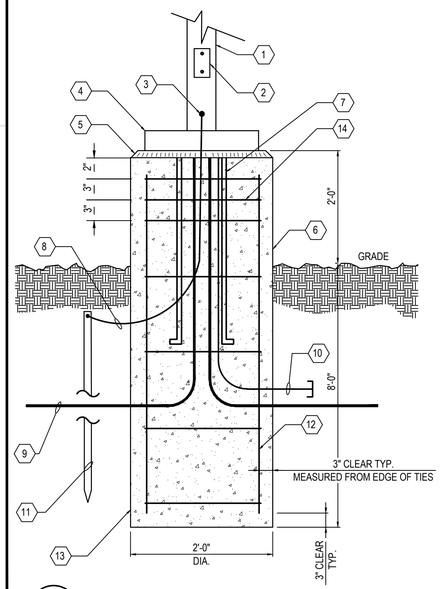
PLAN VIEW



C-4 DISPENSER FOUNDATION
N.T.S.

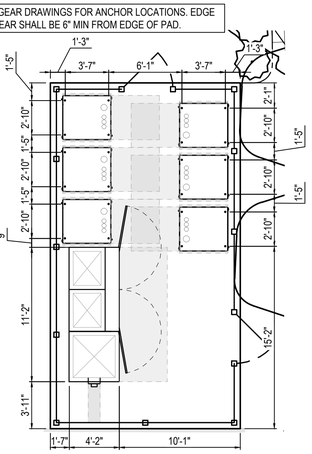
KEYED NOTES

1. PROPOSED 18'-0" POLE TO MATCH EXISTING IN TYPE WITH BLACK FINISH.
2. HAND HOLE
3. GROUND LUG
4. BOLT COVER
5. 3/4" CHAMFER
6. RUB CONCRETE TO REMOVE SONOTUBE FORM LINES AND FILL ALL HOLES FOR SMOOTH FINISH. WEATHERSEAL ALL EXPOSED CONCRETE.
7. ANCHOR BOLTS SUPPLIED WITH POLE. INSTALL PER POLE VENDOR DRAWINGS.
8. #6 CU. BARE GROUND CONDUCTOR
9. BRANCH CIRCUIT WIRING IN CONDUIT AT 24" (MINIMUM) BELOW GRADE
10. 1" SPARE CONDUIT STUBBED INTO POLE BASE & CAPPED 12" FROM BASE
11. 3/4"x10'-0" CU. CLAD GROUND ROD
12. (6) #6 REBAR (VERTICAL) TIE-WIRED TO #4 REBAR TIES AT 12" ON CENTER, U.N.O.
13. REINFORCED CONCRETE, 4500 PSI COMPRESSIVE STRENGTH
14. ADDITIONAL #4 REBAR TIES @ 3" ON CENTER
15. PROPOSED STEEL-TYPE BIRD SPIKES MOUNTED TO TOP OF LIGHT FIXTURE.



A-1 LIGHT POLE
N.T.S.

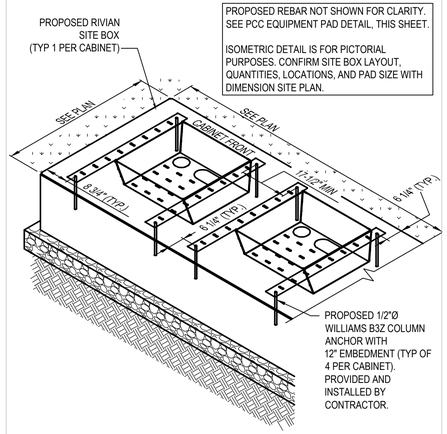
SEE SWITCHGEAR DRAWINGS FOR ANCHOR LOCATIONS. EDGE OF SWITCHGEAR SHALL BE 6" MIN FROM EDGE OF PAD.



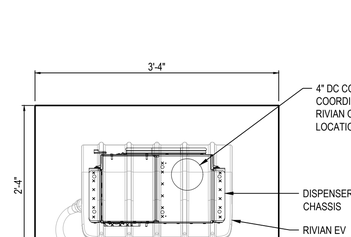
B-2 CABINET ANCHOR DETAIL
N.T.S.

PROPOSED REBAR NOT SHOWN FOR CLARITY. SEE PCC EQUIPMENT PAD DETAIL, THIS SHEET.

ISOMETRIC DETAIL IS FOR PICTORIAL PURPOSES. CONFIRM SITE BOX LAYOUT, QUANTITIES, LOCATIONS, AND PAD SIZE WITH DIMENSION SITE PLAN.

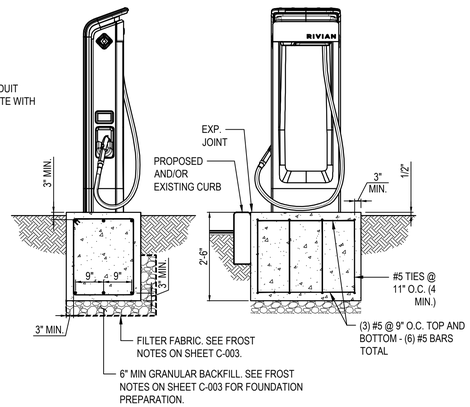


B-3 ISOMETRIC CABINET MOUNTING
N.T.S.

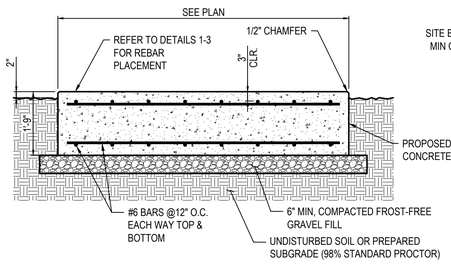


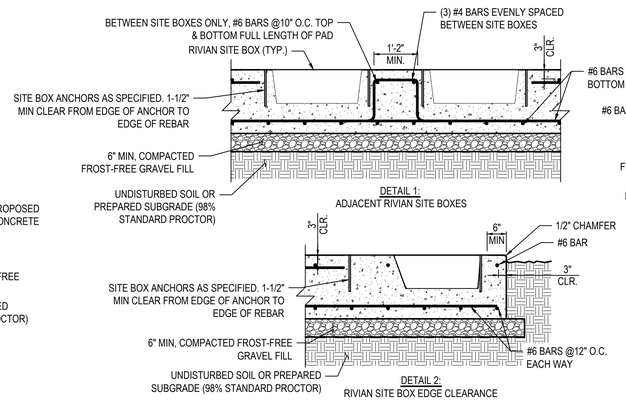
DISPENSER SHALL BE CENTERED ON FOUNDATION.

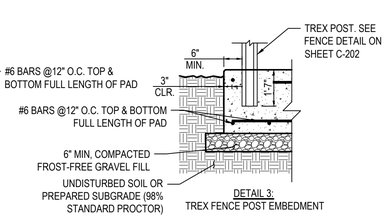
PLAN VIEW



B-4 TRAILER DISPENSER FOUNDATION
N.T.S.







A-2 PCC EQUIPMENT PAD
N.T.S.

P.C.C. PAD NOTES & CONCRETE SPECIFICATIONS:

1. FOUNDATION AREA SHALL BE EXCAVATED TO THE DEPTH AND DIMENSIONS SHOWN ON THE PLANS. OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
2. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
3. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c)=4500 psi.
4. REINFORCING BAR TO BE ASTM A615 GRADE 60.
5. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
6. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO ACI 318-14 AND APPLICABLE STATE BUILDING CODE.
7. PAD SHALL BE A MINIMUM OF 1'-9" IN THICKNESS. THICKNESS OF PAD SHALL INCREASE AS THE PERIMETER SOIL SURFACE SLOPES TO MAINTAIN A MINIMUM OF 1'-7" OF SOIL COVER TO THE BOTTOM OF THE PAD.
8. 100% TIES FOR REBAR OVERLAP. NO COLD JOINTS SHALL BE PERMITTED.

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RIVIAN

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PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A. SFERRA
STATE OF UTAH
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-201

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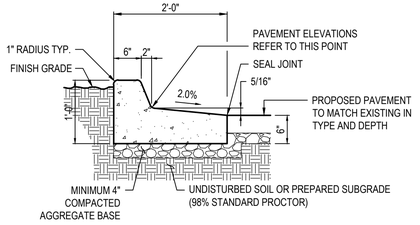
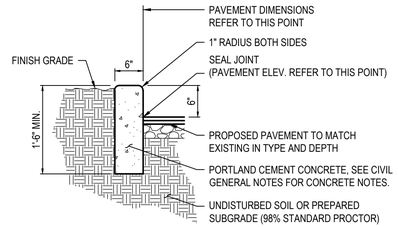


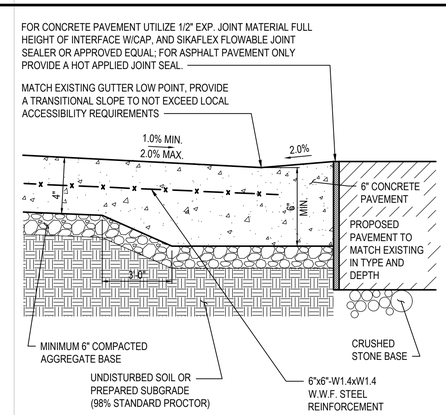
NOTE:
CONTRACTOR SHALL ASSESS LOCAL ZONING ORDINANCES AND EXISTING CONDITIONS TO MATCH. ABOVE DETAIL TO BE USED AS MINIMUM STANDARDS.

C-1 CONCRETE CURB AND GUTTER REVERSE PITCH
N.T.S.



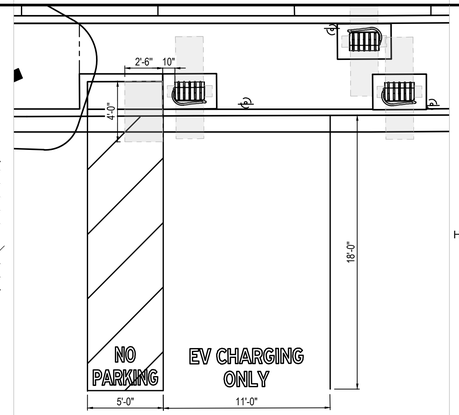
NOTE:
CONTRACTOR SHALL ASSESS EXISTING CURB AND INSTALL PROPOSED CURB TO MATCH. ABOVE DETAILS TO BE USED AS MINIMUM STANDARDS.

C-2 CONCRETE CURB
N.T.S.

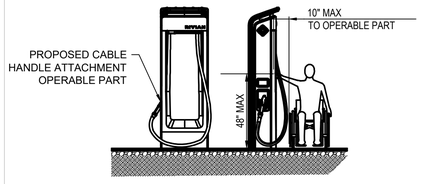


NOTES:
1. REFER TO CIVIL GENERAL NOTES FOR CONCRETE SPECIFICATIONS.
2. SIDEWALK WIDTH AS SHOWN ON SITE PLAN.

C-3 FLUSH WALK AND GUTTER
N.T.S.



C-4 ACCESSIBLE REACH PLAN
N.T.S.



THIS ELEVATION IS A REFERENCE TO THE 2017 ICC A117.1 STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES; SEE SECTION 308, FIGURE 308.3.1, UNOBSTRUCTED SIDE REACH, 48" MAX REACH HEIGHT.

C-5 ACCESSIBLE REACH DETAIL
N.T.S.

B-1 NEW/EXISTING ASPHALT PAVEMENT JOINT
N.T.S.

GATE NOTES:
- TREX SECLUSIONS HORIZONTAL SINGLE GATE OPENING AT 46-1/4" BETWEEN EDGE OF COMPOSITE POSTS
- TREX SECLUSIONS HORIZONTAL DOUBLE GATE OPENING AT 130-1/2" BETWEEN EDGE OF COMPOSITE POSTS
- REFER TO SITE PLAN FOR APPLICABLE GATE TYPES AND QUANTITIES

GENERAL NOTE
CONTRACTOR SHALL INSTALL SIGNAGE ON INTERIOR SIDE OF WIDE SWING GATE INDICATING THE FOLLOWING:

INSTALLATION NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S RECOMMENDATIONS.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

B-3 TREX GATE
N.T.S.

STANDARD DUTY PAVING
A = 1.5" ASPHALT CONCRETE - SURFACE COURSE
B = 2" ASPHALT CONCRETE - BASE COURSE
C = 6" MIN. AGGREGATE BASE COURSE

ASPHALT PAVING NOTES
1. SUBGRADE COMPACTION: TO BE EVALUATED BY QUALIFIED GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE PRIOR TO GRANULAR SUBBASE.
2. BASE COURSE TO CONFORM TO (STATE DOT) STANDARDS FOR BASE COURSE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
3. ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS MANUAL OR EOR APPROVED ALTERNATIVE.
4. PROVIDE TACK COAT BETWEEN BASE COURSE AND SURFACE COURSE IF DEPARTMENT OF TRANSPORTATION SPECIFICATIONS REQUIRE OR CONDITIONS WARRANT.
5. FIELD VERIFY EXISTING PAVEMENT THICKNESS AND MATCH. VALUES LISTED ABOVE ARE THE MINIMUM PAVEMENT THICKNESS TO BE MET.
6. PROVIDE JOINT SEALER WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT.

A-1 STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.

NOTE:
CONTRACTOR SHALL ASSESS LOCAL ZONING ORDINANCES AND EXISTING CONDITIONS TO MATCH. ABOVE DETAIL TO BE USED AS MINIMUM STANDARDS.

A-3 CONCRETE CURB AND GUTTER
N.T.S.

NOTE:
FENCING SHALL BE TREX 'SECLUSIONS HORIZONTAL' TYPE WITH "WINCHESTER GRAY" COLOR.

NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.
5. OWNER SHALL BE CONTACTED IMMEDIATELY IF GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.

A-4 TREX FENCE
N.T.S.

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

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LEONARDO A SFERRA
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DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-202

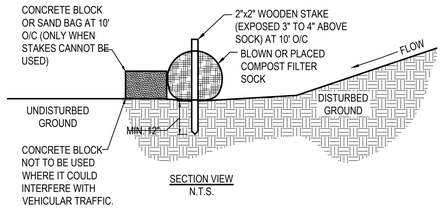
Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
August 8, 2024 1:14:49 AM - pereira

COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

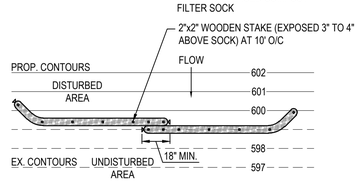
MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (MFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

TWO-PLY SYSTEMS	
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET
	CONTINUOUSLY WOUND
	FUSION-WELDED JUNCTURES
	3/4" X 3/4" MAX. APERTURE SIZE
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER & NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)
	3/16" MAX. APERTURE SIZE
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS	

COMPOST SHALL MEET THE FOLLOWING STANDARDS:	
ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS MAXIMUM



SECTION VIEW
N.T.S.



PLAN VIEW
N.T.S.

ADAPTED FROM FILTREXX

1. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT.
2. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH ½ INCH STORM RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
5. BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

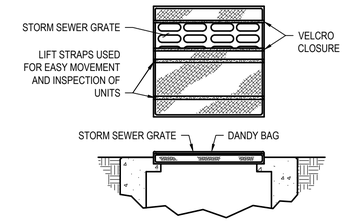
A-3 FILTER SOCK
N.T.S.

HI-FLOW DANDY BAG (SAFETY ORANGE)

NOTE: THE DANDY BAG WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	1/min/m (gal/min/ft)	5907 (145)
Permitivity	ASTM D 4491	Sec	2.1

*Note: All Dandy Bags can be ordered with our optional oil absorbent pillows



C-5 DANDY BAG
N.T.S.

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RIVIAN

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B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

PROFESSIONAL ENGINEER
No. 10368132-2202
LEONARDO A. SFERRA
STATE OF UTAH
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

C-203

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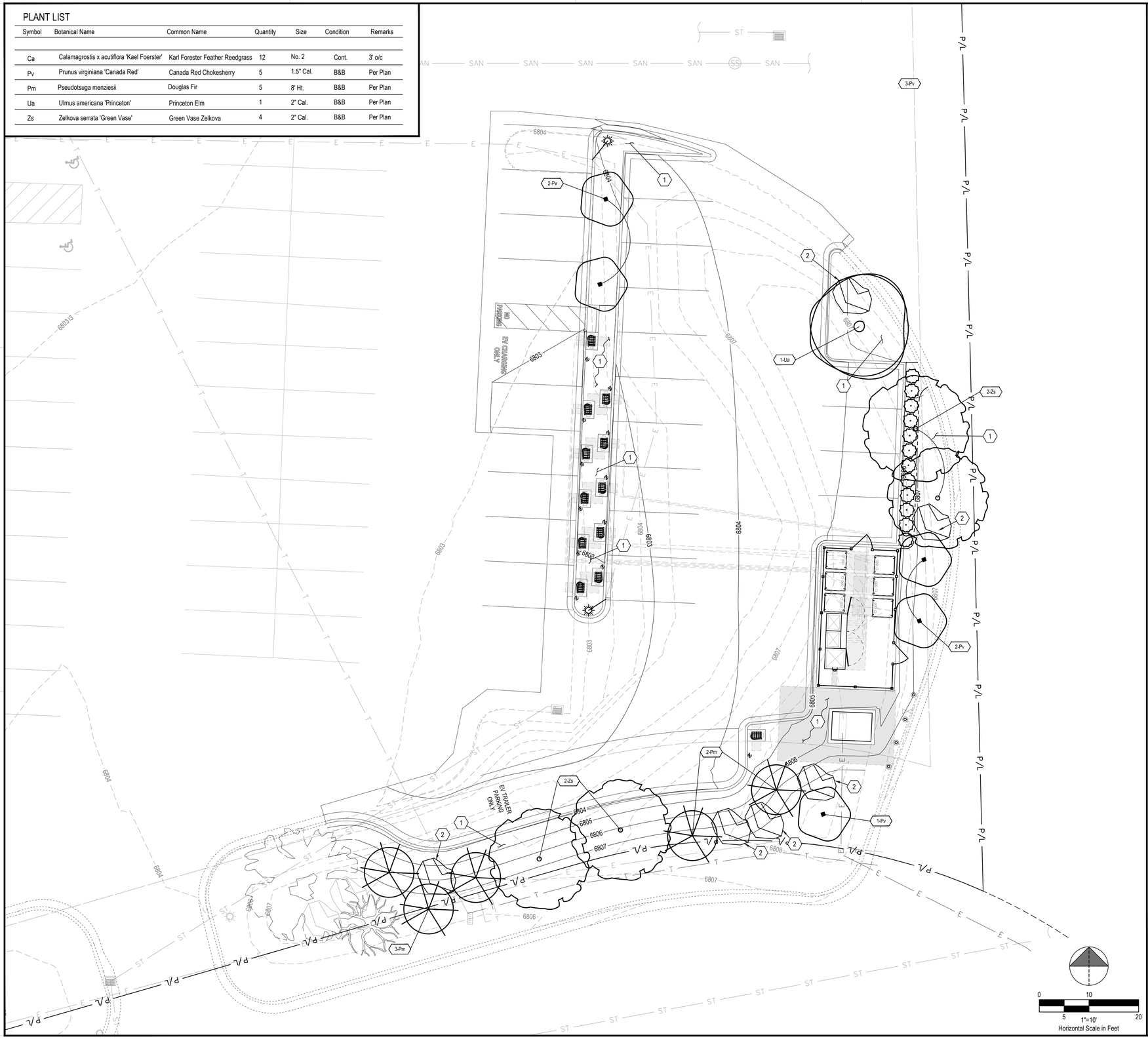
PLANT LIST

Symbol	Botanical Name	Common Name	Quantity	Size	Condition	Remarks
Ca	Calamagrostis x acutiflora 'Kael Foerster'	Karl Forester Feather Reedgrass	12	No. 2	Cont.	3' o/c
Pv	Prunus virginiana 'Canada Red'	Canada Red Chokesherry	5	1.5" Cal.	B&B	Per Plan
Pm	Pseudotsuga menziesii	Douglas Fir	5	8' Ht.	B&B	Per Plan
Ua	Ulmus americana 'Princeton'	Princeton Elm	1	2" Cal.	B&B	Per Plan
Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	4	2" Cal.	B&B	Per Plan



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. SEE SHEET L-201 FOR LANDSCAPE NOTES AND DETAILS.
3. ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SODDED PER LANDSCAPE NOTES.

PLAN KEYNOTES

1. ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SODDED PER LANDSCAPE NOTES.
2. APPROXIMATE RELOCATION FOR EXISTING BOULDER. CONTRACTOR TO WORK WITH SITE OWNER TO APPROVE NEW LOCATION.
3. PROPOSED LANDSCAPE BED TO BE MULCHED PER LANDSCAPE NOTES ON SHEET L-201.

LEGEND

EXISTING EVERGREEN TREE

EXISTING DECIDUOUS TREE

EXISTING BOULDER TO REMAIN

PROPOSED EQUIPMENT CLEAR SPACE

X — CONSTRUCTION KEYNOTE

##-Xx — PROPOSED PLANT QUANTITY AND SYMBOL

PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

INTERIOR LANDSCAPING REQUIREMENT CALCULATIONS

	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	INTERIOR LANDSCAPED AREA (SF)	LANDSCAPE AREA EQUIVALENT
EXISTING PARKING AREA	23,206	17,910	5,296	23%
PROPOSED PARKING AREA	31,002	24,760	6,242	20%

1. INTERIOR LANDSCAPE AREA INCLUDES ALL INTERIOR BEDS AND 10 FT OF REQUIRED PERIMETER LANDSCAPING

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State of Utah
IVAN VALENTIC
No. 11176337-5301
Licensed Landscape Architect
08/08/24

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PARK CITY, UT 84060

LANDSCAPE PLAN

PROJECT MANAGER	DESIGNER
IM	JRA

JOB NO.
2023264.16

L-101

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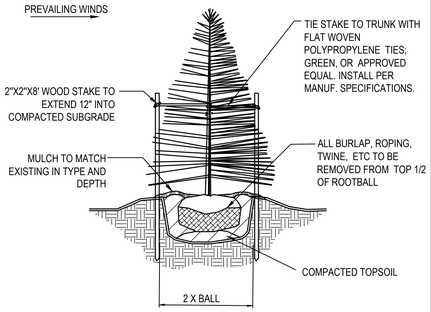
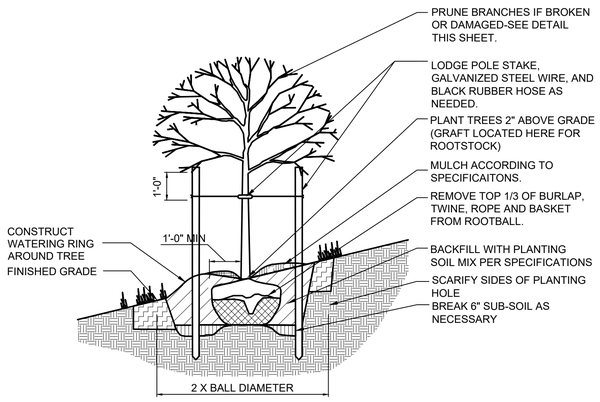


GENERAL NOTES:

1. SET BALL AND BURLAP STOCK PLUMB IN PLATING PIT WITH ROOT FLARE 2" ABOVE FINISHED GRADE.
2. ALL EVERGREEN TREES SHALL HAVE HEAVY, SEMI-SHEARED WELL SHAPED CROWNS.

C-1 EVERGREEN TREE PLANTING DETAIL

NTS



GENERAL NOTES:

1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.

C-2 TREE PLANTING ON SLOPE

N.T.S.

GENERAL NOTES:

WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

B-1 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

GENERAL NOTES:

1. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF BOULDERS PRIOR TO INSTALLATION.
2. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND QUANTITIES.
3. CONTRACTOR SHALL PARTIALLY BURY BOULDERS AND SET FIRM TO PREVENT SHIFTING.

B-2 BOULDER DETAIL

N.T.S.

LANDSCAPE NOTES

GENERAL

1. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANNING IN THE STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCE.
2. PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.
3. ALL DISTURBED AND PROPOSED LANDSCAPE PLANTING BED AREAS SHALL MATCH EXISTING GROUND CONDITIONS IN TYPE AND DEPTH UNLESS OTHERWISE STATED ON PLANS.
4. IF NECESSARY, CONTRACTOR SHALL PRUNE EXISTING TREES TO MAINTAIN NECESSARY CLEARANCES, EQUIPMENT MANUFACTURER CLEARANCES, AND UTILITY REQUIRED CLEARANCES. CONTRACTOR SHALL MAKE TREE SHAPELY AND TYPICAL OF SPECIES PER ANSI A300 AND HORTICULTURAL STANDARDS.
5. IF NECESSARY, CONTRACTOR SHALL ROOT PRUNE EXISTING TREES AS FOLLOWS: ENDS OF BROKEN ROOTS OVER 1/4" IN DIAMETER SHOULD BE PRUNED WITH A CLEAN CUT, REMOVING OVER INJURED PORTION.

MATERIALS

1. BED EDGING
   1.A. TRENCHED EDGING: TRENCH AROUND LANDSCAPE BEDS TO CREATE SHARP, 45 DEGREE EDGE. TYPICAL AT ALL PLANTING BED EDGES WHERE THEY MEET LAWNS.
2. MULCH
   2.A. CONTRACTOR SHALL MATCH EXISTING MULCH IN TYPE AND DEPTH .
3. WEED BARRIER - POLYETHYLENE FILTER FABRIC DESIGNED TO PERMIT WATER INFILTRATION WHILE PREVENTING WEED GROWTH-TO BE INSTALLED IN ALL PLANTING BEDS UNDER AGGREGATE.
4. PLANTING SOIL MIX - SHALL BE CLEAR OF ALL STONES AND DEBRIS 1" OR LARGER, AND CONSIST OF THE FOLLOWING: 25% ORGANIC COMPOST, 75% ACCEPTABLE TOPSOIL.

SODDING

1. SOD SHALL BE SELECTED PER HARDINESS ZONE AND MATCHED TO EXISTING SITE. SOD SHALL BE A FIRST GRADE CERTIFIED BLEND CONTAINING NO MORE THAN 30 PERCENT OF OTHER GRASSES AND CLOVERS, AND FREE FROM ALL NOXIOUS WEEDS.

   ZONES 3, 4 & 5: APPROVED BLUE GRASS BLEND
   ZONE 6: APPROVED FESCUE BLEND
   ZONES 7 & 8: APPROVED BERMUDA BLEND
   ZONES 9 & 10: APPROVED ST AUGUSTINE FLORATAM BLEND

2. CONTRACTOR SHALL INSTALL SOD PER INDUSTRY STANDARDS. ALL SODDED AREAS INCLUDING SUBGRADE, SHALL BE KEPT THOROUGHLY MOIST FOR 30 DAYS AFTER SODDING. THE CONTRACTOR SHALL REPAIR ANY AREAS DAMAGED FOLLOWING INSTALLATION AS DIRECTED BY THE ENGINEER. SOD SHALL BE IN PLACE AT LEAST 30 DAYS BEFORE FINAL ACCEPTANCE.

MAINTENANCE

(MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.)

1. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
2. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. PLANTS SHALL BE KEPT DISEASE FREE. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
3. MAINTAIN LAWNS BY WATERING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND RESODDING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
4. REPLACE ANY REQUIRED PLANTING(S), WHICH ARE MORE 25% OR MORE DEAD AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT APPROPRIATE PLANTING SEASON.

IRRIGATION

1. IRRIGATION RELOCATION: CONTRACTOR SHALL VERIFY IF EXISTING IRRIGATION IS PRESENT, DETERMINE POINT OF CONNECTION, SYSTEM PRESSURE, FIXTURE TYPES, AND POTENTIAL FOR EXPANSION. IF FOUND THAT THE EXISTING IRRIGATION SYSTEM IS CAPABLE OF EXPANSION AND REUSE THEN IT SHALL BE MODIFIED TO PROVIDE 100% COVERAGE OF THE LANDSCAPE AREA. IF THE EXISTING IRRIGATION SYSTEM IS NOT CAPABLE OF EXPANSION, CONTRACTOR TO INSTALL A NEW CONTROLLER, BOOSTER PUMP, AND OTHER APPARATUSES NEEDED FOR A COMPLETE IRRIGATION SYSTEM. IRRIGATED AREAS SHALL BE IRRIGATED BY DRIP IRRIGATION OR SIMILAR FIXTURES BY THE SAME SUPPLIER. CONTRACTOR SHALL ENSURE ALL NEWLY INSTALLED EV CHARGING EQUIPMENT WILL NOT BE DAMAGED OR STAINED BY IMPROPER IRRIGATION INSTALLATION OR POOR SELECTION OF FIXTURES. SYSTEM SHALL INCLUDE ALL SPRINKLER FIXTURES, DRIP TUBING, PIPING, VALVES, WIRING AND CONTROLS TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT SHALL COMPLY WITH CITY CODE. PRIOR TO UPDATING THE IRRIGATION SYSTEM, A CERTIFIED IRRIGATION DESIGNER SHALL PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL. UPON APPROVAL OF SHOP DRAWINGS, THE UPDATED IRRIGATION SYSTEM SHALL BE APPROVED BY OWNER FOR FINAL ACCEPTANCE.

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State of Utah
IVAN VALENTIC
No.11176337-5301
Licensed Landscape Architect
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

LANDSCAPE NOTES AND DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

L-201

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GENERAL ELECTRICAL SPECIFICATION

1. THE FOLLOWING ARE ABBREVIATED SPECIFICATIONS. ALL ITEMS NECESSARY FOR A COMPLETE AND OPERABLE JOB (TO THE SATISFACTION OF OWNER) WHETHER SHOWN OR IMPLIED SHALL BE HELD AS THE RESPONSIBILITY OF THE CONTRACTOR

2. IMPORTANT NOTE: "CONTRACTOR" REFERENCED IN THESE SPECIFICATIONS SHALL INDICATE WORK BY ELECTRICAL CONTRACTOR OR ANY OF HIS SUBCONTRACTORS UNLESS NOTED OTHERWISE.

3. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT ONLY. COORDINATE INSTALLATION WITH OTHER TRADES TO VERIFY THE ACTUAL SPACE CONDITIONS THAT ARE TO BE MAINTAINED. NO ADDITIONAL PAYMENT WILL BE APPROVED FOR FAILURE TO COMPLY.

4. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

5. CONTRACTOR SHALL NOT SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT AND CONFIRM WITH CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.

6. CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL ITEMS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: THE CONTRACT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO INSTALL ALL ELECTRICAL EQUIPMENT, CONDUIT, WIRING ETC. AS SHOWN OR IMPLIED ON THE DRAWINGS AND TO PROVIDE A COMPLETE OPERATIVE SYSTEM TO THE SATISFACTION OF OWNER.

7. CONTRACTOR SHALL PROVIDE ON-SITE SUPERVISION AT ALL TIMES WHILE THE WORK IS BEING PERFORMED AND SHALL DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

8. INSTALLATION OF ALL ELECTRICAL EQUIPMENT, DEVICES, CONDUITS, ETC. MUST BE COORDINATED WITH ALL OTHER TRADES. COORDINATE SHUTDOWN TIMES AND WORKING HOURS WITH BUILDING OWNER, INCLUDING OFF HOURS, WEEKEND, AND HOLIDAY WORK AS REQUIRED.

9. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE OWNER IN WRITING PRIOR TO THE AWARD OF THE CONTRACT AND AN ADDENDUM WILL BE ISSUED TO COVER SAME.

10. GUARANTEE - CONTRACTOR SHALL FURNISH OWNER WITH A WRITTEN GUARANTEE TO PROMPTLY REMEDY ALL DEFECTS OF WORK OR MATERIALS WITHOUT CHARGE FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AND INSPECTION.

11. MATERIALS - ALL MATERIALS AND EQUIPMENT SHALL BE NEW, IN ORIGINAL CONTAINERS/WRAPPINGS, SHALL BE SPECIFICATION GRADE, AND LABELED OR LISTED BY U.L. OR AN ACCREDITED TESTING ORGANIZATION AS REQUIRED BY LOCAL INSPECTORS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE AND REQUIRED LIABILITY INSURANCE FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK

13. ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.

14. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

LICENSES, CERTIFICATIONS OF INSPECTION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL GOVERNING AGENCIES THAT REQUIRE SITE INSPECTION OF THE WORK AND/OR SIMPLY NOTIFICATION. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK.

2. CONTRACTOR AND ALL OF HIS SUBCONTRACTORS THAT PERFORM ANY WORK ON THIS PROJECT SHALL BE CURRENTLY LICENSED BY ALL AGENCIES WHICH GOVERN OVER THE LAND(S) ON WHICH CONSTRUCTION IS TO TAKE PLACE. CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS AS REQUIRED, ALL COSTS SHALL BE BORNE BY CONTRACTOR.

3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS INCIDENTAL TO WORK UNDER THIS CONTRACT. WHEN THE WORK IS COMPLETED, THE REQUIRED CERTIFICATES OF APPROVAL SHALL BE FURNISHED TO THE BUILDING OWNER. CONTRACTOR MUST BE LICENSED IN THE STATE, COUNTY AND CITY OF THE PROJECT SITE.

CODES AND ORDINANCES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LATEST EDITION OF NEC AND ALL APPLICABLE CODES AND ORDINANCES, INCLUDING SUCH AS PERTAIN TO THE SAFETY AND HEALTH RELATIONS. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS ONLY IN CASE OF CONFLICT AND SHALL INCLUDE BUT NOT BE LIMITED TO:
   A. UL - UNDERWRITERS LABORATORIES
   B. NEC - NATIONAL ELECTRICAL CODE
   C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
   D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
   E. SBC - STANDARD BUILDING CODE
   F. NFPA - NATIONAL FIRE CODES

POST CONSTRUCTION AND PROJECT CLOSEOUT DOCUMENTATION

1. AS-BUILT REQUIREMENTS: DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES. TO PROTECT RECORD DOCUMENTS FROM DETERIORATION AND LOSS, STORE IN A SECURE, FIRE-RESISTANT LOCATION. PROVIDE ACCESS TO RECORD DOCUMENTS FOR THE OWNER'S REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNDAMAGED SET OF BLUE OR BLACK LINE PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK DRAWINGS THAT ARE MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY. WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. MARK RECORD SETS WITH RED ERASABLE PENCIL. USE OTHER COLORS TO DISTINGUISH BETWEEN VARIATIONS IN SEPARATE CATEGORIES OF THE WORK. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER BUT WAS NOT SHOWN ON THE CONTRACT DRAWINGS, DETAILS OR SHOP DRAWINGS. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE. NOTE RELATED RECORD DRAWING INFORMATION AND PRODUCT DATA. UPON COMPLETION OF THE WORK, SUBMIT ONE (1) COMPLETE SET OF RECORD DOCUMENTS TO THE CONSTRUCTION MANAGER FOR THE OWNER'S RECORDS. CONTRACTOR SHALL SUBMIT AS-BUILT SET OF PLANS TO THE ENGINEER WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION.

EXISTING CONDITIONS AND DEMOLITION

1. ALL ELECTRICAL DEMOLITION WORK, INCLUDING MATERIAL REMOVAL FROM THE SITE, SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. BEFORE PROCEEDING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN FROM THE BUILDING OWNER A LIST OF ANY REMOVED ITEMS TO BE SALVAGED. ALL OTHER REMOVED MATERIALS AND EQUIPMENT SHALL BE PROPERLY DISCARDED OFF THE PREMISES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY RESULTING FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AT THE COMPLETION OF WORK.

3. EXISTING UTILITIES AND CONDITIONS ARE SHOWN FROM FIELD DATA AND EXISTING DOCUMENTS AND ARE NOT NECESSARILY COMPLETE OR ACCURATE. ALL FIELD CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.

4. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE, AND DETERMINE IF CONFLICTS EXIST WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE OWNER IN ORDER TO RESOLVE ANY CONFLICTS. EXISTING ELECTRICAL CONDUIT, WIRING, ETC. DAMAGED DURING RENOVATION SHALL BE REPLACED IN LIKE KIND AND CHARACTER, AND AT THE EXISTING UTILITY LINES, DRAIN OR FIELD TILE DAMAGED SHALL BE REPAIRED OR REPLACED, AS NEEDED, IN LIKE KIND AND CHARACTER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING CONDUITS, CONTROL WIRING, ETC., WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.

5. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF DETAILS ARE CONSIDERED UNSOUND, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO THE DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.

6. SITE VISIT - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING HIS WORK. NO EXTRAS WILL BE PERMITTED FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS. QUANTITIES OF MATERIALS SHALL BE PER CONTRACTOR'S MEASUREMENTS.

BASIC ELECTRICAL MATERIALS AND METHODS

1. WHERE STRUCTURAL OPENINGS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CORE DRILL OR CUT CHASES IN WALLS AND FLOORS AS REQUIRED. ALL NEW OPENINGS SHALL BE COORDINATED WITH THE ENGINEER. ALL PENETRATIONS OF THE BUILDING WALLS, CEILING AND FLOORS, THE CONTRACTOR SHALL SEAL WITH QUALITY CAULK, FIRE RATED AND WATERTIGHT, SUBMITTED FOR APPROVAL BY THE OWNER.

2. TRASH REMOVAL: CONTRACTOR SHALL REMOVE ALL TRASH CREATED BY HIMSELF OR HIS SUBCONTRACTORS DUE TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO REMOVE TRASH CREATED BY OTHER SUBCONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES AND PACKING. PROMPTLY CLEAN-UP ALL SOILING, DEBRIS AND OTHER UNSIGHTLY OR HAZARDOUS CONDITIONS, CAUSED BY WORK OR DELIVERIES UNDER THIS CONTRACT, FROM THE BUILDING GROUNDS, ENTRIES, CORRIDORS, STAIRWAYS, ELEVATORS OR OTHER PUBLIC AREAS. ALL SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL FACILITY.

3. SIGNAGE: CONTRACTOR SHALL MAINTAIN SECURITY AROUND PERIMETER OF CONSTRUCTION SITE DURING ALL HOURS BY INSTALLING A TEMPORARY RIBBON FOR INTERIOR WORK TO IDENTIFY CONSTRUCTION AREAS AS REQUIRED. SIGNAGE SHALL BE POSTED WITH NOTIFICATIONS OF "NO TRESPASSING" AND "CONSTRUCTION AREA".

4. CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF SITE, NOR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CUTTING, SUBSEQUENT PATCHING, AND REQUIRED FLASHING FOR ALL ITEMS NECESSARY FOR ELECTRICAL PART OF THE CONTRACT. PATCH, PAINT, AND REPAIR ANY AREA DAMAGED TO THE SATISFACTION OF THE BUILDING OWNER.

6. THE EXACT LOCATIONS OF ALL ELECTRICAL DEVICES, EQUIPMENT AND CONDUIT, AS SHOWN ON THE DRAWING, IS APPROXIMATE. WHEN NOT SHOWN IN DETAIL, THE EXACT LOCATION OR ROUTING SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO THE APPROVAL OF OWNER.

7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR THE MOUNTING AND SUPPORT OF ALL ITEMS REQUIRING THE SAME AS REQUIRED BY N.E.C.

8. TRENCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.

9. WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

10. ALL BOLTS SHALL BE STAINLESS STEEL.

11. FOR UNDERGROUND RACEWAYS, PROVIDE ADDITIONAL SLACK IN CONDUCTORS AND CONDUIT EXPANSION JOINTS IN ORDER TO ALLOW FOR EARTH MOVEMENT FROM SETTLEMENT, FROST, ETC. IN ORDER TO PREVENT DAMAGE TO THE CONDUCTORS OR TO THE EQUIPMENT CONNECTED TO THE RACEWAYS PER THE NEC.

ELECTRICAL EQUIPMENT

1. ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.

2. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.

FIRESTOPPING AND SEALING ELECTRICAL PENETRATIONS

1. CONTRACTOR SHALL FURNISH AND INSTALL FIRESTOPPING FOR SEALING AROUND ELECTRICAL PENETRATIONS THROUGH FIRE OR SMOKE BARRIERS, AND FLOORS.

2. PROVIDE SHOP DRAWINGS OF EACH CONDITION REQUIRING PENETRATION SEALS AND THE PROPOSED UL SYSTEMS MATERIALS, ANCHORAGE, METHODS OF INSTALLATION, AND ACTUAL ADJACENT CONSTRUCTION. SUBMITTAL PACKAGE SHALL ALSO INCLUDE A COPY OF THE UL ILLUSTRATION OF EACH PROPOSED SYSTEM INDICATING MANUFACTURER APPROVED MODIFICATIONS (IF APPLICABLE) AND THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND MAINTENANCE INSTRUCTIONS.

3. FIRESTOPPING MATERIALS SHALL BE INTUMESCENT SAFETY BARRIERS DESIGNED TO BLOCK THE SPREAD OF FIRE AND SMOKE THROUGH PENETRATIONS CREATED BY ELECTRICAL INSTALLATIONS IN FIRE RATED WALLS AND FLOORS. MATERIALS SHALL BE FLAME, TOXIC FUME, AND WATER RESISTANT AND SHALL HAVE A MINIMUM 3 HOUR FIRE RATING. FIRE RATING SHALL BE DEFINED BY TESTS CONDUCTED BY ASTM, UL OR OTHER TESTING AND INSPECTION AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

4. PROVIDE MATERIALS BY THE FOLLOWING MANUFACTURERS TO SUIT THE APPLICATION: SPECIFIED TECHNOLOGIES, INC (STI), SOMERVILLE, NJ; TREMCO, INC., BEACHWOOD, OH; OR 3M INC., MINNEAPOLIS, MN

FAULT CURRENT, COORDINATION STUDY, AND ARC FLASH

1. CONTRACTOR SHALL CONDUCT A FAULT CURRENT CALCULATION ON ALL EQUIPMENT AND MARK AS REQUIRED PER THE N.E.C.

2. CONTRACTOR SHALL PROVIDE AN ARC-FLASH STUDY AND LABEL ALL EQUIPMENT AS REQUIRED PER THE NEC

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

1. ALL RACEWAYS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND ANY LOCAL CODES.

2. ALL CONDUITS SHALL CONTAIN A CODE SIZE GROUNDING CONDUCTOR.

3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN-COLORED INSULATION.

4. GROUNDING ELECTRODE CONDUCTORS SHALL BE STRANDED CABLE.

5. MATERIALS AND CONNECTION COMPONENTS FOR GROUNDING AND BONDING SHALL BE MANUFACTURED BY ERICO, THOMAS & BETTS, OR BURNDY.

6. GROUND-FAULT PROTECTION OF EQUIPMENT SHALL BE PROVIDED FOR SERVICE DISCONNECTS RATED 1000A OR MORE. THE GROUND-FAULT PROTECTION SYSTEM SHALL BE PERFORMANCE TESTED WHEN FIRST INSTALLED ON SITE. THE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH INSTRUCTIONS THAT SHALL BE PROVIDED WITH THE EQUIPMENT. A WRITTEN RECORD OF THIS TEST SHALL BE MADE AND SHALL BE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION.

7. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

8. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

9. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, ON ALL GROUND TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.

10. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).

11. ALL GROUNDING HARDWARE SUPPLIED AND INSTALLED BY CONTRACTOR.

ELECTRICAL IDENTIFICATION

1. PROVIDE NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT AND ON EQUIPMENT AS DIRECTED BY OWNER.

2. PROVIDE ALL FEEDERS AND BRANCH CIRCUIT WIRING WITH COLOR CODED VINYL TAPE WRAPPED A MINIMUM OF 1.5 TIMES AROUND CIRCUMFERENCE OF JACKET/SHIELDING TO DESIGNATE PHASE.

3. COLOR CODING OF CONDUCTORS SHALL BE PER NEC REQUIREMENTS.

4. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC"

CONDUCTORS AND CABLES

1. WIRING - ALL CONDUCTORS SHALL BE EQUAL TO OR BETTER THAN MINIMUM #12 AWG FOR POWER, #14 AWG FOR CONTROL WITH 98% CONDUCTIVITY STRANDED COPPER, 600V, COLOR CODED, UNLESS NOTED ALUMINUM (AL). REFER TO "ALUMINUM CONDUCTOR REQUIREMENTS" THIS SHEET. PROVIDE 75°C RATED CONDUCTORS FOR AMPACITIES ABOVE 100A AND 60°C RATED CONDUCTORS FOR AMPACITIES OF 100 AMPS OR LESS. PROVIDE SOLID OR STRANDED FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER. UNLESS NOTED OTHERWISE ON DRAWINGS.

2. WIRE SIZE OF BRANCH CIRCUITS SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP BASED UPON ACTUAL CONDUIT ROUTING. CONTRACTOR SHALL MAINTAIN VOLTAGE DROP AS RECOMMENDED BY N.E.C. (NOT TO EXCEED 3%).

3. PROVIDE A SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT, FEEDER, ETC. NEUTRALS ARE NOT PERMITTED TO BE SHARED.

4. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

5. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.

6. CABLES - MC CABLE IS NOT PERMITTED.

7. PROVIDE WIRE AND CABLE MANUFACTURED BY ONE OF THE FOLLOWING: AMERICAN INSULATED WIRE CORPORATION; NEXANS; CERROWIRE; SOUTHWIRE; OR ENCORE WIRE.

8. PROVIDE CONNECTORS MANUFACTURED BY ONE OF THE FOLLOWING: AMP INCORPORATED; GENERAL SIGNAL, O-Z/GEDNEY UNIT; SQUARE D COMPANY, ANDERSON; ILSCO; OR BURNDY

ALUMINUM CONDUCTOR REQUIREMENTS

1. ALUMINUM CONDUCTOR GRADE SHALL BE MINIMUM AA-8000 OR THE NEWEST ALUMINUM CONDUCTOR SPECIFICATION BEING USED BY THE INDUSTRY.

2. THE CONTRACTOR SHALL ABIDE BY ALL ARTICLES RELATED TO ALUMINUM CONDUCTORS IN THE LATEST ISSUE OF THE NEC.

3. ALUMINUM CONDUCTORS SHALL ONLY BE TERMINATED USING ALUMINUM RATED CONNECTIONS. CONTRACTOR SHALL VERIFY TERMINATIONS ON EACH DEVICE OR EQUIPMENT BEFORE START OF WORK FOR RATED ALUMINUM CONNECTORS.

4. ALL ALUMINUM (Al) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.

5. THE CONTRACTOR SHALL ABIDE BY ALL ALUMINUM WIRING INSTALLATION STANDARDS AS REQUIRED BY THE NEIS (NATIONAL ELECTRICAL INSTALLATION STANDARDS) PUBLISHED BY THE NECA (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION). THE CONTRACTOR SHALL ABIDE BY ALL STANDARDS IN THE NECA / AA - 2006, WHICH DEFINES MINIMUM STANDARDS OF QUALITY AND WORKMANSHIP. A SUMMARY OF SOME OF THE REQUIREMENTS FOLLOW:
   A. TERMINATE WITH COMPRESSION CONNECTORS, NO RING CUTS OF THE INSULATION, CRIMP ONLY WITH A CRIMP TOOL AND THE CORRECT DIE AS REQUIRED BY THE MANUFACTURER.
   B. ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.
   C. TERMINATING WITH A SET SCREW CONNECTOR, THE SCREW SHALL BE TIGHTENED USING ONLY A TORQUE WRENCH.
   D. NECA / AA RECOMMENDS BELLVILLE WASHERS WHEN CONNECTING ALUMINUM CONNECTORS TO COPPER BUS BARS. ABIDE BY ALL NECA / AA RECOMMENDATIONS.
   E. DO NOT USE PIN CONNECTORS (WIRE ADAPTERS) UNLESS ABSOLUTELY NECESSARY. USE ALL/ANY OTHER OPTIONS, AND IF REQUIRED, PROVE TO ENGINEER BEFORE INSTALLING. IF USED, FOLLOW UL GUIDE FOR WIRE CONNECTORS (ZMOW), AND PROVIDE THE SPECIAL TOOLS REQUIRED BY THE MANUFACTURER. DIE-LESS CRIMPERS WILL NOT BE ACCEPTED.

RACEWAY AND BOXES

1. RACEWAYS: UNLESS NOTED OTHERWISE, ALL EXPOSED CONDUIT SHALL BE R.G.S. AND COVERED 6" BELOW FINISHED GRADE TO BE PVC, HDPE, OR LFNC. SEE NOTES A & B BELOW. PROVIDE WEATHERPROOF FLEX CONNECTIONS WHERE REQUIRED. CONTRACTOR SHALL PROVIDE JUNCTION AND/OR PULL BOXES WHERE SHOWN ON THE DRAWINGS, OR AS REQUIRED, WHETHER SHOWN ON THE DRAWINGS OR NOT, AND SIZED PER N.E.C. PROVIDE NON-METALLIC ENCLOSURE WITH OPEN BOTTOM AND GASKETED COVER MANUFACTURED BY QUAZITE OR EQUIVALENT WITH DRIVE-OVER COVER ABLE TO WITHSTAND OCCASIONAL NON-DELIBERATE LIGHT VEHICULAR TRAFFIC. LABEL COVER TO SUIT INSTALLATION (I.E. "POWER" "COMMUNICATIONS", "LIGHTING", ETC.) AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
   A. OUTDOOR:
      - ABOVE GRADE: R.G.S.
      - BELOW GRADE: SCH 40 PVC, SCH 40 HDPE, OR NON-METALLIC FLEXIBLE CONDUIT LISTED FOR DIRECT BURIAL. ALL UNDERGROUND CONDUIT SHALL BE 90°C WET RATED AND INSTALLED 24" MIN. BELOW GRADE. VERIFY APPROVED USE OF HDPE WITH AHJ PRIOR TO ROUGH-IN AND INSTALL PER NEC & MFR RECOMMENDATIONS.
   B. PARKING GARAGES:
      - RGS: 8'-0" OR LESS ABOVE GRADE OR PARKING GARAGE FLOOR LEVEL
      - EMT: 8'-0" MINIMUM ABOVE PARKING GARAGE FLOOR LEVEL AND WHERE NOT SUBJECT TO DAMAGE. CONTRACTOR SHALL VERIFY WITH ELECTRICAL INSPECTOR IF EMT IS APPROVED AT THIS PROJECT PRIOR TO ROUGH-IN.

2. ALL WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE A MINIMUM OF 3/4".

3. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. CONTRACTOR SHALL PROVIDE MANUFACTURED LONG RADIUS BENDS FOR ALL CONDUITS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV.'.

4. OUTLET BOXES SHALL BE CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

5. PROVIDE METAL CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ALFLEX CORPORATION; ANAMET INCORPORATED, ANACONDA METAL HOSE; ANIXTER BROTHERS INCORPORATED; CAROL CABLE COMPANY INCORPORATED; ELECTRI-FLEX COMPANY; GRINNELL COMPANY, ALLIED TUBE AND CONDUIT DIVISION; MONOGRAM COMPANY, AFC; REPUBLIC CONDUIT; OR WHEATLAND TUBE COMPANY.

6. PROVIDE NONMETALLIC CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ANAMET INCORPORATED, ANACONDA METAL HOSE; CANTEX INDUSTRIES, HARSCO CORPORATION; CONDUX INTERNATIONAL, ELECTRICAL PRODUCTS; HUBBELL INCORPORATED, RACO, INCORPORATED; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.

7. PROVIDE CONDUIT BODIES AND FITTINGS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; EMERSON ELECTRIC COMPANY, APPLETON ELECTRIC COMPANY; HUBBELL INCORPORATED, KILLARK ELECTRIC MANUFACTURING COMPANY; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.

8. PROVIDE METAL WIREWAYS MANUFACTURED BY ONE OF THE FOLLOWING: HOFFMAN ENGINEERING COMPANY; KEYSTONE/REES, INCORPORATED; OR SQUARE D COMPANY.

9. PROVIDE BOXES, ENCLOSURES, AND CABINETS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; HOFFMAN ENGINEERING COMPANY, FEDERAL-HOFFMAN INCORPORATED; HUBBELL INCORPORATED, RACO INCORPORATED; THOMAS & BETTS, CARLON ELECTRICAL PRODUCTS; O-Z/GEDNEY, UNIT OF GENERAL SIGNAL; ROBROY INDUSTRIES INCORPORATED, ELECTRICAL DIVISION; OR SCOTT FETZER COMPANY, ADALET-PLM.

SAFETY SWITCHES

ALL DISCONNECT SWITCHES SHALL BE HEAVY-DUTY CONSTRUCTION WITH LOCKABLE HANDLES SIZED AS NOTED ON THE DRAWINGS AND/OR RISER DIAGRAM. PROVIDE NEMA ENCLOSURE AS REQUIRED BY EXPOSURE TYPE. ALL FUSIBLE SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATION.

FUSES

FUSES SHALL BE DUAL ELEMENT, TIME DELAY CURRENT LIMITING. CONTRACTOR SHALL COORDINATE FUSE SIZES WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS AND PER THE N.E.C. PROVIDE FUSES MANUFACTURED FROM ONE OF THE FOLLOWING: COOPER BUSSMAN, INCORPORATED; EAGLE ELECTRIC MANUFACTURING COMPANY INCORPORATED, COOPER INDUSTRIES INCORPORATED; FERRAZ SHAWMUT INCORPORATED.

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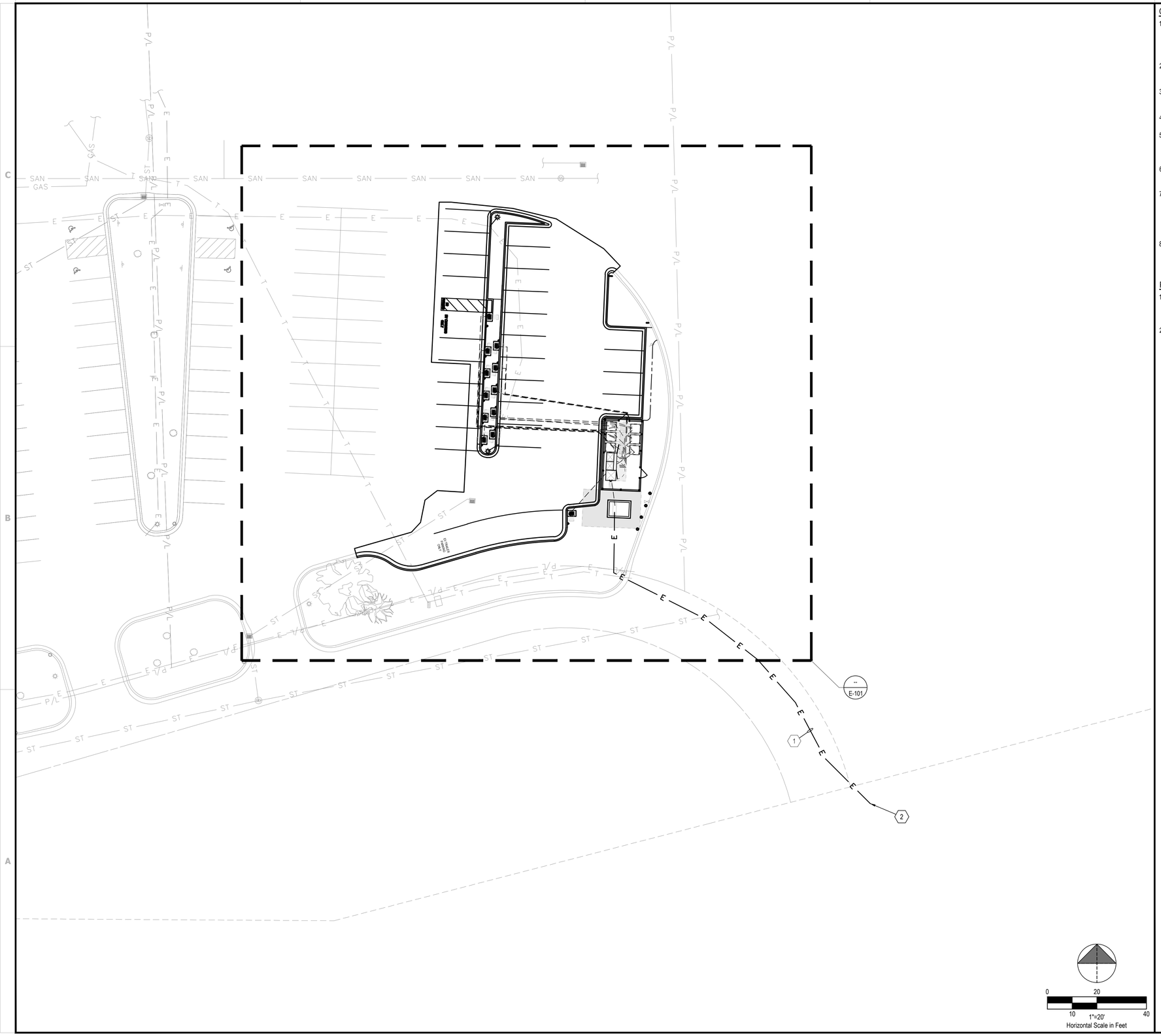
RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FO



0 20
10 1"=20' 40
Horizontal Scale in Feet

GENERAL SHEET NOTES

1. THE EXACT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY CONTRACTOR IN FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR SHALL ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY RIVIAN PROJECT MANAGER).
2. THE CONDUIT ROUTING SHOWN IS DIAGRAMMATICAL ONLY, CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING PRIOR TO LAYING CONDUIT.
3. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR EXISTING LANDSCAPING TO REMAIN AND PROPOSED LANDSCAPING.
4. CONTRACTOR SHALL HAND DIG AROUND ALL EXISTING UTILITIES.
5. CONDUIT ELBOWS SHALL BE SIZED PER NEC. CONTRACTOR SHALL VERIFY MANUFACTURER ALLOWABLE FILL AND MINIMUM CONDUCTOR BENDING RADIUS. SEE FEEDER SCHEDULE FOR CONDUIT & CONDUCTOR SPECIFICATIONS.
6. ALL CONDUITS ACCESSIBLE TO THE PUBLIC OR WHICH CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE FINAL UTILITY DESIGN. THE FINAL UTILITY DESIGN DOCUMENTS SHALL SUPERSEDE ANY CONFLICTING INFORMATION ON THESE PLANS AND SHALL BE THE PREVAILING INFORMATION FOR PRIMARY CONDUIT AND CONDUCTOR SIZE, QUANTITY, ROUTING, DIVISION OF RESPONSIBILITIES AND SCOPE OF WORK.
8. ALL PROPOSED CONDUITS MUST MEET MINIMUM DEPTH REQUIREMENTS AS OUTLINED IN TRENCH DETAILS, AS WELL AS MAINTAIN A MINIMUM OF 18" VERTICAL AND 12" HORIZONTAL CLEARANCE OF ALL OBSTRUCTION INCLUDING (BUT NOT LIMITED TO) STORM PIPES, SANITARY PIPES, WATER LINES AND OTHER UNDERGROUND UTILITIES.

PLAN KEYNOTES

1. PROPOSED UNDERGROUND PRIMARY CONDUITS AND CONDUCTORS. COORDINATE WITH UTILITY FOR CONDUIT SIZE, QUANTITY, COMPLETE ROUTING AND PROVIDE ALL LABOR AND MATERIALS AS REQUIRED. SEE GENERAL SHEET NOTE 7, THIS SHEET.
2. EXISTING UTILITY TRANSFORMER (PRIMARY INTERCONNECTION POINT). CONTRACTOR TO VERIFY LOCATION IN FIELD.

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RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

REGISTERED PROFESSIONAL ENGINEER
No. 8684449
STEVEN P. SCHAUB
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

OVERALL
ELECTRICAL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

E-100

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - SS5.dwg
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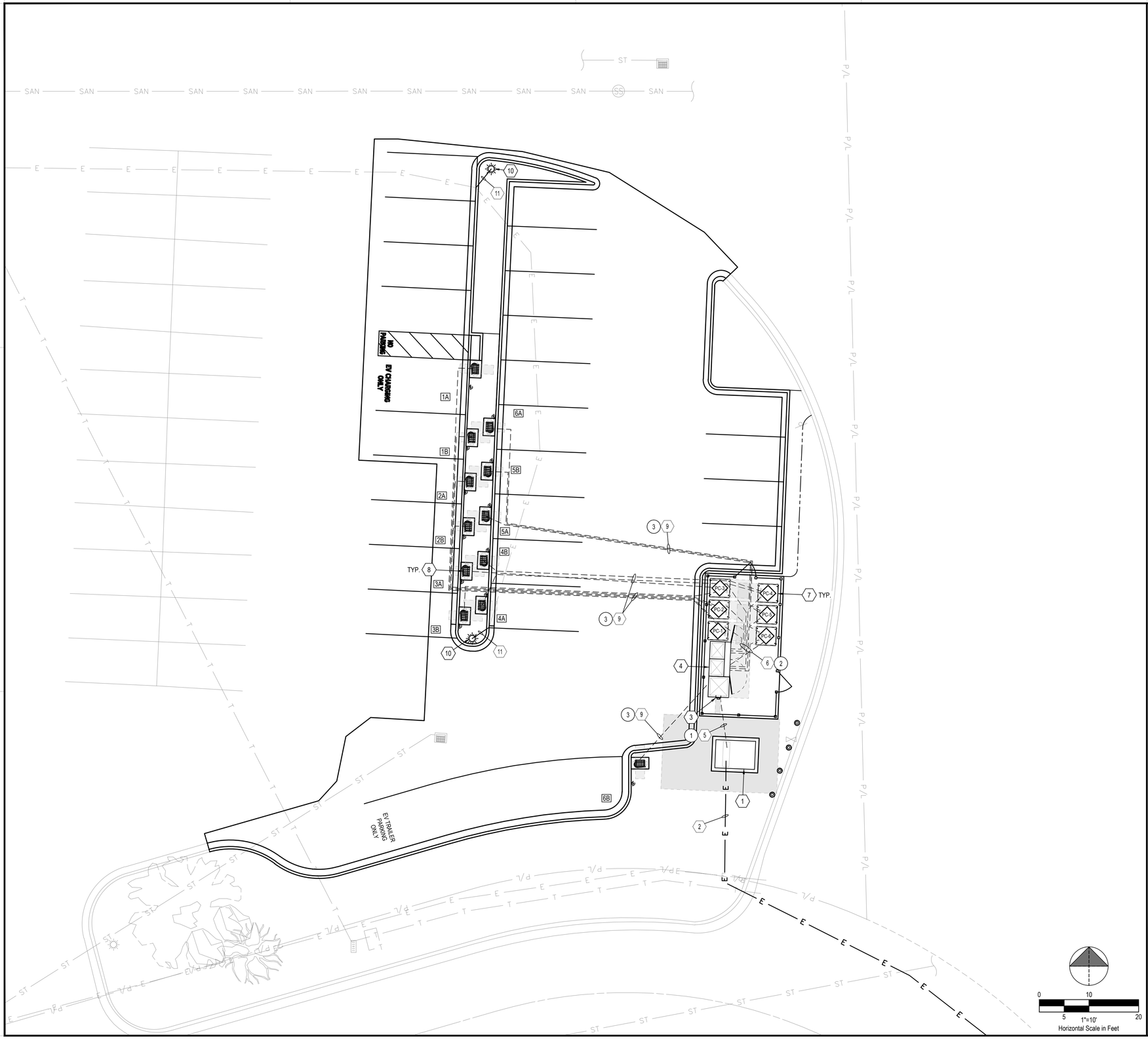


GENERAL SHEET NOTES

1. THE EXACT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY CONTRACTOR IN FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR SHALL ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY RIVIAN PROJECT MANAGER).
2. THE CONDUIT ROUTING SHOWN IS DIAGRAMMATICAL ONLY, CONTRACTOR SHALL FIELD VERIFY EXACT ROUTING PRIOR TO LAYING CONDUIT.
3. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR EXISTING LANDSCAPING TO REMAIN AND PROPOSED LANDSCAPING.
4. CONTRACTOR SHALL HAND DIG AROUND ALL EXISTING UTILITIES.
5. CONDUIT ELBOWS SHALL BE SIZED PER NEC. CONTRACTOR SHALL VERIFY MANUFACTURER ALLOWABLE FILL AND MINIMUM CONDUCTOR BENDING RADIUS. SEE FEEDER SCHEDULE FOR CONDUIT & CONDUCTOR SPECIFICATIONS.
6. ALL CONDUITS ACCESSIBLE TO THE PUBLIC OR WHICH CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE FINAL UTILITY DESIGN. THE FINAL UTILITY DESIGN DOCUMENTS SHALL SUPERSEDE ANY CONFLICTING INFORMATION ON THESE PLANS AND SHALL BE THE PREVAILING INFORMATION FOR PRIMARY CONDUIT AND CONDUCTOR SIZE, QUANTITY, ROUTING, DIVISION OF RESPONSIBILITIES AND SCOPE OF WORK.
8. ALL PROPOSED CONDUITS MUST MEET MINIMUM DEPTH REQUIREMENTS AS OUTLINED IN TRENCH DETAILS, AS WELL AS MAINTAIN A MINIMUM OF 18" VERTICAL AND 12" HORIZONTAL CLEARANCE OF ALL OBSTRUCTION INCLUDING (BUT NOT LIMITED TO) STORM PIPES, SANITARY PIPES, WATER LINES AND OTHER UNDERGROUND UTILITIES.

PLAN KEYNOTES

1. PROPOSED UTILITY TRANSFORMER WITH TAPS, 480V/277V, 3Ø, 4W MOUNTED ON CONCRETE PAD.
2. PROPOSED UNDERGROUND PRIMARY CONDUITS AND CONDUCTORS. COORDINATE WITH UTILITY FOR CONDUIT SIZE, QUANTITY, COMPLETE ROUTING AND PROVIDE ALL LABOR AND MATERIALS AS REQUIRED. SEE GENERAL SHEET NOTE 7, THIS SHEET.
3. PROPOSED UTILITY METER MOUNTED ON SWITCHGEAR. PROPOSED CTs MOUNTED IN SWITCHGEAR. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF METER WITH POWER COMPANY. SEE GENERAL SHEET NOTE 7, THIS SHEET.
4. PROPOSED SWITCHGEAR MOUNTED TO CONCRETE PAD. SEE CIVIL SHEETS FOR CONCRETE SPECIFICATIONS.
5. PROPOSED UNDERGROUND SERVICE LATERAL CONDUITS FROM PROPOSED TRANSFORMER TO SWITCHGEAR PER POWER COMPANY REQUIREMENTS. SEE ELECTRICAL DETAILS.
6. PROPOSED CONDUITS FROM SWITCHGEAR TO RIVIAN POWER CABINETS. SEE ELECTRICAL DETAILS.
7. PROPOSED RIVIAN POWER CABINETS (TOTAL OF 6) MOUNTED ON CONCRETE PAD. SEE CIVIL SHEETS FOR DETAILS.
8. PROPOSED RIVIAN DCFC DISPENSER (TYPICAL OF 12).
9. PROPOSED RIVIAN DCFC DISPENSER CONDUITS. UNDERGROUND CONDUITS SHALL BE ROUTED UP THROUGH CONCRETE SLAB. SEE ELECTRICAL DETAILS.
10. CONTRACTOR SHALL RELOCATE LIGHT POLE AND LUMINAIRE. REMOVE EXISTING CONCRETE BASE TO DEPTH NECESSARY TO ACCOMMODATE PROPOSED WORK. PROVIDE NEW CONCRETE BASE PER DETAIL. PROVIDE HANDHOLE, SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.
11. CONTRACTOR SHALL RELOCATE EXISTING LIGHT CIRCUIT AS REQUIRED. PROVIDE HANDHOLE. SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.

LEGEND

(#) FEEDER SCHEDULE REFERENCE
SEE SHEET E-201 FOR FEEDER/CIRCUIT SCHEDULE

(X) ELECTRICAL PLAN KEYNOTE

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

RIVIAN

REV.	DATE	DESCRIPTION
A	11/09/2023	ISSUED FOR SITE SKETCH
B	03/12/2024	ISSUED FOR 90% REVIEW
C	05/13/2024	ISSUED FOR SIGN & SEAL
0	08/07/2024	REVISED PER AHJ COMMENTS

REGISTERED PROFESSIONAL ENGINEER
No. 8684449
STEVEN P. SCHAUB
08/08/24

DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

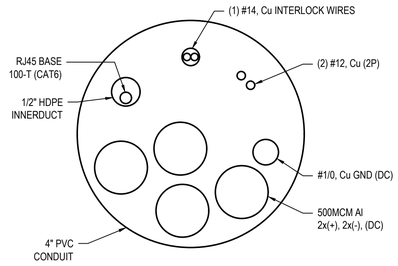
ELECTRICAL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

E-101

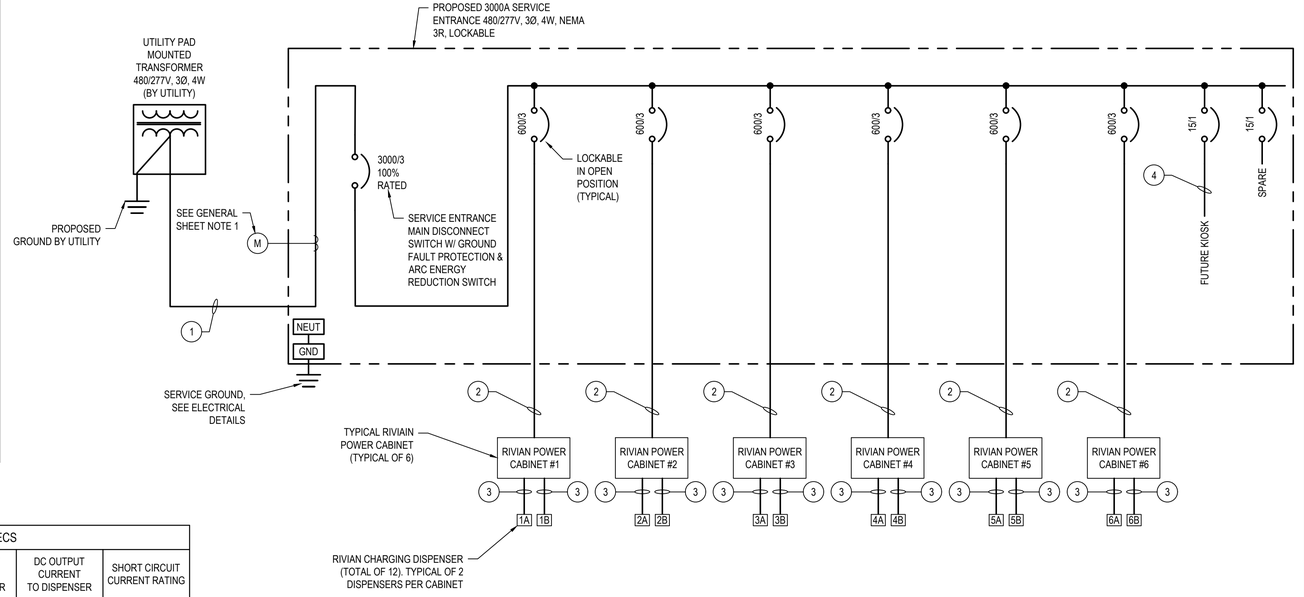
Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg
August 8, 2024 11:46 AM jgarcia



ALL CONDUCTORS SHALL BE XHHW-2, 1000V RATED

C-1 CABINET TO DISPENSER CIRCUIT CROSS SECTION

N.T.S.



RIVIAN CABINET & DISPENSER ELECTRICAL SPECS						
EQUIPMENT	AC INPUT VOLTAGE TO CABINET	kVA INPUT TO CABINET	AC INPUT CURRENT TO CABINET	DC OUTPUT VOLTAGE TO DISPENSER	DC OUTPUT CURRENT TO DISPENSER	SHORT CIRCUIT CURRENT RATING
POWER CABINETS	480Y/277VAC	372.46kVA	448A	200VDC - 1000VDC	500A	100 kA

PANEL 'MDP-1'

STATUS:	NEW		VOLTAGE:	480/ 277V 3Ø 4W		RATED FAULT CURRENT:	100 kAIC
LOCATION:	OUTDOOR		MAINS RATING (AMPS):	3000 100% RATED		RATING TYPE:	FULLY RATED
SUPPLY:	UTILITY XFMR		BUS RATING (AMPS):	3000 100% RATED		MOUNTING:	PAD
ENCLOSURE:	NEMA 3R		MAINS:	MCB		SERVICE ENTRANCE RATED:	YES
						ISOLATED GROUND BAR:	NO

CKT #	DESCRIPTION	LOAD	AMPS/POLES	A	B	C	AMPS/POLES	LOAD	DESCRIPTION	CKT #
				TOTAL PER PHASE (kVA)						
1	RIVIAN POWER CABINET	124.15	600/3	248.30			600/3	124.15	RIVIAN POWER CABINET	2
3		124.15			248.30			124.15		4
5		124.15				248.30		124.15		6
7	RIVIAN POWER CABINET	124.15	600/3	248.30			600/3	124.15	RIVIAN POWER CABINET	8
9		124.15			248.30			124.15		10
11		124.15				248.30		124.15		12
13	RIVIAN POWER CABINET	124.15	600/3	248.30			600/3	124.15	RIVIAN POWER CABINET	14
15		124.15			248.30			124.15		16
17		124.15				248.30		124.15		18
19	SPACE	0.00		0.00				0.00	SPACE	20
21		0.00			0.00			0.00		22
23		0.00				0.00		0.00		24
25	SPACE	0.00		0.00				0.00	SPACE	26
27		0.00			0.00			0.00		28
29		0.00				0.00		0.00		30
31	SPACE	0.00		0.00				0.00	SPACE	32
33		0.00			0.00			0.00		34
35	FUTURE KIOSK	0.00	15/1			0.00		0.00		36
37	SPARE	0.00	15/1	0.00				0.00	SPACE	38
39	SPACE	0.00			0.00			0.00		40
41		0.00				0.00		0.00		42
			TOTAL kVA	744.90	744.90	744.90	TOTAL CONN kVA	2234.70		
			TOTAL AMPS	2689.17	2689.17	2689.17	TOTAL CONN AMPS	2687.93		
			% UNBALANCE	0.0%	0.0%	0.0%				

PANEL BOARD NOTES

1. CIRCUITS SHALL BE REARRANGED AS REQUIRED TO MAINTAIN THE MOST BALANCED LOADS ON EACH PHASE WITHIN EACH PANEL. PROVIDE TYPED PANEL DIRECTORY MOUNTED PER MANUFACTURERS RECOMMENDATIONS WITH SERVICE EQUIPMENT.
2. CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO DETERMINE MAXIMUM SHORT CIRCUIT AMPS (SCA), AND PROVIDE CALCULATIONS IN ORDER TO PROVIDE PROPERLY RATED EQUIPMENT. PROVIDE LABELS ON ELECTRICAL EQUIPMENT PER NEC 110.16 AND LOCAL JURISDICTION REQUIREMENTS.
3. PER NEC 230.42(A)(1) EXCEPTION 2: THE SUM OF THE TOTAL CONNECTED LOADS (NON-CONTINUOUS LOAD PLUS THE CONTINUOUS LOAD) TERMINATE IN AN OVERCURRENT DEVICE WHERE BOTH THE OVERCURRENT DEVICE AND ITS ASSEMBLY ARE LISTED FOR OPERATION AT 100% OF THEIR RATING, SIZED PER CONNECTED LOAD.

GENERAL SHEET NOTES

1. PROPOSED UTILITY CTs SHALL BE LOCATED IN UTILITY APPROVED CT COMPARTMENTS MOUNTED IN SWITCHGEAR. PROPOSED METER SHALL BE MOUNTED ON SWITCHGEAR.
2. ALL ALUMINUM (Al) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
3. ALL CONDUITS ACCESSIBLE TO THE GENERAL PUBLIC OR WHICH CONDUITS CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
4. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
5. THE AFOREMENTIONED STANDARDS IDENTIFY THE REQUIREMENTS MET THE BY EQUIPMENT, INCLUDING BUT NOT LIMITED TO:
   - PROTECTION AGAINST ELECTRIC SHOCK
   - OVERLOAD AND SHORT CIRCUIT PROTECTION
   - FAULT PROTECTION
   - DEGREES OF PROTECTION AGAINST ACCESS TO HAZARDOUS LIVE PARTS
   - INTERLOCK THAT DE-ENERGIZES THE ELECTRIC VEHICLE CONNECTOR IS UNCOUPLED FROM THE ELECTRIC VEHICLE
   - AUTOMATIC DE-ENERGIZATION OF CHARGING DISPENSER CABLE UPON EXPOSURE TO STRAIN.
6. FEEDER SCHEDULE REFERENCE DENOTED WITH AN ASTERISK "(#)" REPRESENT PROPOSED CONDUITS W/ PULL-STRING ONLY FOR FUTURE EQUIPMENT TO MATCH CONDUIT SPECIFIED FOR PROPOSED EQUIPMENT.
7. CONTRACTOR SHALL SOURCE COMMUNICATION CABLE THROUGH GENERAL CABLE IF UNABLE TO SOURCE THROUGH CURRENT SUPPLIERS.
8. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT AT THE SECONDARY OF THE UTILITY TRANSFORMER WITH THE POWER COMPANY. CONDUCT A FAULT CURRENT ANALYSIS TO DETERMINE THE INTERRUPTING CAPACITY (AIC RATING) OF THE ELECTRICAL EQUIPMENT. MARK ON EQUIPMENT AS REQUIRED PER NEC 110.24.
9. CONTRACTOR SHALL PERFORM ARC FLASH CALCULATIONS AS REQUIRED IN THE FOLLOWING: NFPA 70; NFPA 70E; OSHA 29; AND IEEE STANDARDS 1584. CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION FROM POWER COMPANY TO CALCULATE FLASH PROTECTION BOUNDARIES, INCIDENT ENERGY LEVELS, AND SHALL DETERMINE MINIMUM PPE REQUIREMENTS FOR COMPLETING THE WARNING LABELS. PROVIDE WARNING LABELS CONTAINING ALL THE LATEST INFORMATION AS REQUIRED BY LOCAL JURISDICTION, STATE AND FEDERAL CODES AND LAWS.

FEEDER / CIRCUIT SCHEDULE	
NO	CONFIGURATION
1	PROPOSED CONDUCTORS BY UTILITY. PROPOSED (12) 6" CONDUITS BY CONTRACTOR.
2	(1) 4" CONDUIT WITH (2) PARALLEL SETS OF (3) 500 MCM Al (1) #1 AWG Cu GND
3	(1) 4" CONDUIT WITH (2) PARALLEL SETS OF (2) 500 MCM Al (1) 1/0 AWG Cu GND (2) #12 AWG Cu (AUXILIARY CIRCUIT) (1) CAT6 CABLE IN 1/2" HDPE INNERDUCT (FUNCTIONALLY ASSOCIATED) (1) #14/2C AWG Cu TP INTERLOCK ARMOR CABLE (FUNCTIONALLY ASSOCIATED) ALL CONDUCTORS IN THIS RUN SHALL BE 1000V RATED.
4	1" CONDUIT WITH PULL-STRING ONLY

NOTE:
1. ALL AC CONDUCTORS SHALL BE XHHW-2, 600V RATED, UNLESS NOTED OTHERWISE
2. ALL DC CONDUCTORS SHALL BE XHHW-2, 1000V RATED, UNLESS NOTED OTHERWISE
3. SEE "RACEWAY AND BOXES" NOTES ON SHEET E-001 FOR CONDUIT USE TYPES FOR ABOVE AND BELOW GRADE APPLICATIONS.

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Akron, OH 44311
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DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

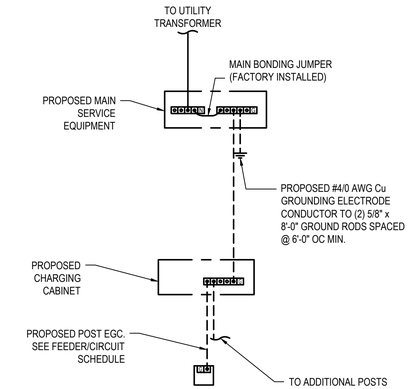
SINGLE LINE DIAGRAM AND PANEL SCHEDULE

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

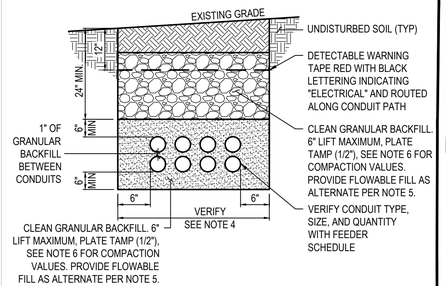
E-201

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - SBS.dwg
August 8, 2024 11:46 AM - jpereira



C-5 TYPICAL GROUNDING DIAGRAM

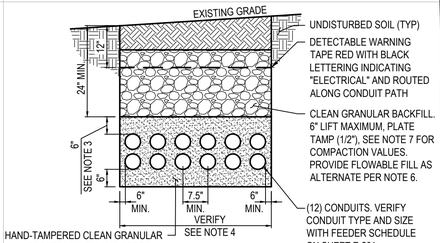
N.T.S.



1. ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRECONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL INSTALL CONDUITS AT A MINIMUM OF 30" BELOW GRADE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH CONTACT ENGINEER LISTED ON SHEET C-001.
4. VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.
5. THE CONTRACTOR SHALL FURNISH FLOWABLE FILL WITH A 28 DAY COMPRESSIVE STRENGTH RANGING FROM 50 PSI TO 100 PSI PER THE STATE DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, LATEST REVISION.
6. BACKFILL SHALL BE COMPACTED AND TESTED PER ASTM D4253 AND D4254 TO 80% RELATIVE DENSITY IN PAVEMENT AREAS AND 70% RELATIVE DENSITY IN LANDSCAPING AREAS.

B-5 TYPICAL FEEDER TRENCH

N.T.S.



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4. VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.
5. VERIFY ALL REQUIREMENTS WITH POWER COMPANY
6. THE CONTRACTOR SHALL FURNISH FLOWABLE FILL WITH A 28 DAY COMPRESSIVE STRENGTH RANGING FROM 50 PSI TO 100 PSI PER THE STATE DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, LATEST REVISION.
7. BACKFILL SHALL BE COMPACTED AND TESTED PER ASTM D4253 AND D4254 TO 80% RELATIVE DENSITY IN PAVEMENT AREAS AND 70% RELATIVE DENSITY IN LANDSCAPING AREAS.

A-5 SECONDARY FEEDER TRENCH

N.T.S.

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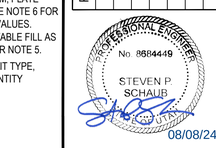


DCFC ADVENTURE NETWORK
1300 SNOW CREEK DRIVE
PARK CITY, UT 84060

ELECTRICAL DETAILS

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023264.16

E-301

Drawing Name: O:\2023\2023264.16 - Park City, UT\dwg\2023264.16 - Park City, UT - SAS.dwg
August 8, 2024 11:46 AM jgerardi

Snow Creek Crossing
Approved Master
Planned Development
50' WETLANDS SETBACK LINE
EDGE OF WETLANDS
HIGHWAY U-248
FRONT ELEVATION - BUILDING #1
COMMERCIAL AREA LANDSCAPE PLAN
Scale: 1" = 40'
Date: March 17, 1993
North
Snow Creek Commons
Park City, Utah
THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
11756

MINUTES OF SEPTEMBER 22, 1993

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 22, 1993

COMMISSIONERS IN ATTENDANCE:

Chairman Bruce Erickson, Dean Berrett, Alison Child, Chris Erickson, Fred Jones, Chuck Klingenstein, Joe Tesch

EX OFFICIO:

Rick Lewis, Community Development Director; Nora Seltenrich, Planning Director; Susan Traylor Lykes, Planner II; Janice Lew, Planner I; Bob Richer, City Council Liaison

==========

The Commissioners and the Staff met in work session from 6:00 to 8:00 p.m. to review items on the regular agenda.

REGULAR MEETING - 8:00 P.M.

I. ROLL CALL

Chairman Bruce Erickson called the meeting to order at 8:05 p.m. and noted that all Commissioners were present.

II. PUBLIC INPUT

There was no public input on items not on the agenda or on the consent agenda.

III. COMMUNICATIONS FROM STAFF

Planning Director Nora Seltenrich reminded the Commissioners that the next regularly scheduled meeting would be October 13 due to an extra week in September. The October 13 work session would start at 5:15 p.m. to allow time to discuss annexation and inter-local agreements. A special work session was scheduled for September 29 to discuss the Hidden Meadows annexation.

Director Seltenrich introduced a new intern, Jim McNulty, who had recently started working in the office.

IV. REPORTS FROM COMMISSIONERS

Commissioner Joe Tesch addressed a comment made by Mr. Bill Coleman at the meeting on open space held Tuesday night. Mr. Coleman had remarked that open space needed to be in Kamas, inferring that he felt the war in Park City had been lost. Commissioner Joe Tesch wanted Mr. Coleman and the public to know that the Planning

Commission did not feel the war had been lost and that open space was extremely important in and around Park City.

V. PUBLIC HEARING

1. Hearthstone Subdivision, Final Plat (Aerie Drive and Mellow Mountain Road) - Jack Johnson Co.

Planner Susan Lykes reviewed changes in the Staff's recommendations.

Condition 2 was changed to add:

> The trails shall be at least two feet wide but no more than four feet.

Condition 3 was changed to read:

> The maximum house size on Lot 11 was "as built."

Condition 4 was corrected to read:

> The front setbacks for Lot 2 shall be 35 feet; . . .

The Staff recommended approval of the final plat with the changes to the conditions.

Chairman Bruce Erickson opened the public hearing.

There was no public input.

Chairman Bruce Erickson closed the public hearing.

2. Town Lift Phase I Condominium Plat (738 Main Street) - Marriott Ownership Resorts.

Planning Director Nora Seltenrich reported that the application was for a condominium plat for Building A2, consisting of 20 residential units with 8,000 square feet of commercial space currently under construction. The Staff recommended approval with two conditions of approval.

Chairman Bruce Erickson opened the public hearing.

There was no public input.

Chairman Bruce Erickson closed the public hearing.

3. **Prospector Square, Final Plat to Rearrange Parking and 15 Building Parcels (State Hwy. 248, Bonanza Drive and Prospector Avenue) - Jack Johnson Co.**

Planner Susan Lykes stated the applicant had requested that this item be continued.

MOTION: Commissioner Chuck Klingenstein moved to CONTINUE the Prospector Square public hearing. Commissioner Alison Child seconded the motion.

VOTE: The motion passed unanimously. Commissioner Dean Berrett abstained from the vote due to a conflict of interest

4. **Sweeney Subdivisions - Preliminary Plat (King Road and Upper Norfolk)**

Planner Janice Lew reported on public input from the property owner at 314 Norfolk who was concerned about having his view obstructed.

Chairman Bruce Erickson opened the public hearing.

There was no public input.

Chairman Bruce Erickson closed the public hearing.

5. **Snow Creek - Commercial MPD (Northeast Corner of Hwy 248 and 224)**

Due to a conflict of interest, Chairman Bruce Erickson abstained from discussion and action on this matter and turned the meeting over to Vice-Chair Alison Child.

Planning Director Nora Seltenrich explained that the City Council had approved a large-scale Master Plan Development on the Snow Creek parcel on May 13, 1993, setting forth some broad parameters on the parcel at the corner of Highways 224 and 248. The MPD included both commercial and residential portions, with a road running through the site connecting the two highways. A wetlands portion and a hillside portion on the site would be left undisturbed and would be owned by the City. Director Seltenrich reviewed site plans showing the commercial portion and stated that the Planning Commission was now reviewing the site specific design for the commercial project only.

Director Seltenrich explained that the proposed project was a 90,500 square foot shopping center consisting of six buildings to be developed in three phases. Total proposed parking was 446 spaces. The retail anchor, currently proposed as a grocery store, would be 52,500 square feet. Final landscaping details would be

addressed in the conditions of approval. The Staff recommended approval of the Snow Creek plans subject to conditions of approval mostly addressing final details to be worked out between the Staff and applicant.

Vice-Chair Alison Child opened the public hearing.

Linda Haynes was concerned with the issue of inviting more traffic into Park City. She felt Kearns Boulevard would soon look like State Street, and with three schools in the area, she felt traffic would be a major problem.

Susan MacArthur liked the idea of another grocery store, but not across the street from the current grocery store. She felt it was more appropriate in an area to accommodate those living eight or ten miles away.

Jess Reid asked where the entry was in relation to the existing dirt road leading to the abandoned house. Director Seltenrich explained that the entry was just east of the dirt road across the street from the most easterly entrance to the Yarrow. Mr. Reid asked if exterior signage would be the same as the Park City Plaza, and Director Seltenrich responded that it was proposed to be the same with halo illumination. She explained that the freestanding signs were not part of the current approval and would come before the Planning Commission at a later date. Signage details for individual buildings had not been approved and required sign permits.

Mr. Reid asked about something appearing on the plans coming from the road into his parking lot. Director Seltenrich explained it was an option to encourage circulation. The applicant and Mr. Reid could reach an agreement as to whether they wanted a vehicular connection. Mr. Reid asked about trails and sidewalks. Director Seltenrich replied that an extensive trails plan had been proposed showing sidewalks and trails. The applicant had also proposed a bus stop within the development and a special designated area for taxi drop-off adjacent to the anchor. Mr. Reid asked how Highway 248 would connect with the trails. Director Seltenrich offered to set up an appointment to meet with Mr. Reid to further explain the details.

Suzanne McAdams asked for an explanation of improvements to the intersection and how it tied in with the access. Director Seltenrich explained that there would be a stop light at the intersection of Highways 224 and 248. The area would be widened, with acceleration and deceleration lanes facilitating access to the driveways. She suggested Ms. McAdams contact City Engineer Eric DeHaan if she wished to review drawings of the proposed changes.

Myra Strauchan was concerned about proposed lighting for the project and hoped it would not be too bright. Director Seltenrich explained that one of the conditions of approval required that the final lighting plan be approved by the Staff. She asked Mr. Doug Rosecrans, representing the applicant, to explain the proposed lighting. Mr. Rosecrans explained that the proposed lighting would be on a 25-foot pole with a boxed in light shining down and not out. The very minimum lighting required by the International Electrical Society would be installed.

Vice-Chair Alison Child closed the public hearing.

Chairman Bruce Erickson resumed the chair.

6. Hidden Meadows Annexation, (North of Royal Oaks II and Prospector Square)

Chairman Bruce Erickson commented that this item would be presented in two parts. The first part would be a presentation discussing the annexation process, and the second part would address the project proposed by the applicant.

Planner Susan Lykes reported that the application was received in December 1992 and had been in process since then. The Planning Commission had reviewed issues of annexation including Master Planned Development approval which would determine the type of development allowed and the zoning applied if the proposed site were annexed. Major issues included road connections, traffic, and density. Planner Susan Lykes explained that, when the Planning Commission takes action on October 13, their decision would be based on reviews over the last year, public input, and the Staff's recommendation. The Planning Commission would only be making a recommendation to the City Council. The City Council would have responsibility for the annexation approval, and they would take public input at their meeting on November 4.

Planner Lykes corrected a media error by explaining that there was no connection planned from Hidden Meadows to Prospector or Chatham Crossing. An option for a secondary access through the Gillmor property to Highway 40 had not been decided. The primary access would be through Solamere.

Representing the applicant, Liz Josephson reviewed plans evolving from an environmental process mapping vegetation, slopes, access, exposure, and soil. The combined criteria led to a series of concepts proposed for Hidden Meadows. The plans were color coded and showed Hidden Meadows, the current Park City boundary, the annexation boundary of Park City and the ridgelines identified in the Park City Sensitive Lands Ordinance. Ms. Josephson explained

that the proposed plan abuts Royal Oaks II and Royal Oaks I along Sunridge Drive. Royal Oaks II consists of approximately 52 units and was previously planned for an access crossing the hillside and connecting to an access returning to Sunridge Drive. United Park City Mines proposed that the access be lower on the hill to combine access and sewer easement into Hidden Meadows, providing dual access back into Royal Oaks. The majority of the development would occur on 0-15% slopes. Dual access, the secondary road, minimum cul-de-sacs, and development units would be brought off the ridgelines and areas considered sensitive according to the Sensitive Lands Ordinance.

Ms. Josephson reported that Hidden Meadows would consist of 80 lots ranging in size from one-third to over one acre in size, with an average size of one-half acre with limited disturbance on each lot. Trail connections were proposed from Solamere through Prospector and along the power line from Solamere toward Highway 40. The project included a neighborhood recreation facility and two employee housing units, pool, and tennis courts. Any property outside of the particular development lots would remain perpetual open space as determined by the City.

Chairman Bruce Erickson clarified that the Planning Commission was considering three options for access to US Highway 40 or out of the subdivision besides through Solamere and asked Ms. Josephson to describe them. Ms. Josephson responded that the applicant had not proposed a connection to US Highway 40 but had been given that direction by the Planning Commission. That access could occur through an existing dirt road through the Gillmor property to the frontage road at US Highway 40. The road would exceed Sensitive Lands requirements but would have a minimal impact on slope.

Planner Susan Lykes summarized public input received by the Staff prior to the meeting. Dave Evans, developer of Royal Oaks, called to express support for the Hidden Meadows annexation. Prospector Park Home Owners Association submitted a letter opposing the annexation. Edward Garrett, a Solamere resident, sent a letter opposing the annexation, feeling it would be a strain on the infrastructure and water systems and would add too much traffic.

Planner Susan Lykes reviewed the following letters received by the Staff and included in the staff report. David Hardy, representing Solamere Homeowners Association, objected to the annexation on the basis of traffic and access. Barry and Jan Melnick opposed Hidden Meadows based on traffic and stated that they had anticipated being in a cul-de-sac neighborhood. Kent Snyder, a Solamere homeowner, opposed the annexation. Robert Poole, a homeowner in Solamere, opposed the annexation. Edward Robinson, a homeowner in Solamere, opposed the annexation, stating that he and his wife were not

uniformly opposed to development in Deer Valley or Park City. Sara Henry, a Solamere homeowner, opposed the annexation. David and Janice Hovrud, Solamere homeowners, opposed the annexation.

Planning Director Nora Seltenrich explained that Planner Lykes had worked extensively with the developer over the last six months, and the Planning Commission had spent many hours in work session reviewing the project. A traffic analysis and a fiscal impact analysis had been prepared by the applicant. All of those factors plus and the public input would be considered in the Staff's recommendation and the Planning Commission's recommendation to the City Council.

Hank Rothwell, representing the applicant, read a statement challenging the Planning Commission to find a project that did a better job of meeting the criteria and priorities outlined in the proposed Annexation Declaration Policy. Mr. Rothwell reviewed some of the net tangible public benefits addressed in the application. He thanked the Horman family for their support, enabling him to include a re-design of the Royal Oaks II subdivision to minimize potential visual impacts and almost double the dedicated open space.

Chairman Bruce Erickson opened the public hearing.

Scott Smith, president of the Solamere Homeowners Association, represented the neighbors. He voiced opposition to the annexation. He did not feel that every hillside and meadow should be annexed to the City, and he was especially concerned with Hidden Meadows because of its direct impact on him and his neighbors. The proposed access would go through his neighborhood, and the traffic would create havoc for the people living there. He worried about the safety and welfare of children who play along Solamere Drive with limited sight distance due to trees and a median. Mr. Smith expressed concern about further development. He had seen an advertisement in the paper for the sale of the Gillmor property adjacent to the Hidden Meadows property. If there was a connection there and through Solamere, he saw it creating the same health, safety, and welfare issues as in Telemark Park.

Carol Nichols, representing the homeowners and the Chatham Crossing Homeowners Association, opposed annexation of the proposed Hidden Meadows project. They felt there was no viable access to the proposed development without negatively impacting the surrounding neighborhood and possibly forcing an unwanted exception to the Sensitive Lands Ordinance.

Linda Haynes, representing the Prospector Park Homeowners Association, expressed concern over the future widening of Kearns

Boulevard. A subdivision the size of Hidden Meadows accessing Highway 40 coming into Park City would be additional reason to widen Kearns Boulevard, which they opposed. She supported her neighbors in Solamere and felt that sometimes Park City needed to say "no."

Ed Garrett, a Solamere Drive resident, commented that the purpose of a planning staff was to approve subdivisions, commercial property, etc., and the result was unlimited and reckless development. He felt that had already happened in Park City and that people who supported Hidden Meadows did not live in the area and did not understand the traffic problems and impacts that a new development would cause. He had attended many public hearings in the State of Utah and found the only reason for a public hearing was to satisfy a due process requirement. He felt the "fix" was already in and everyone had done their job before reaching the public hearing stage. He felt the Planning Commission had gone too far, and it was time to put a stop to overdeveloping Park City. He stated that he would take legal action if Hidden Meadows was approved.

Chairman Bruce Erickson responded to two of the comments made by Mr. Garrett, explaining that the Staff only reviewed projects and made recommendations based on their professional judgment and did not approve them. Secondly, he emphasized that the Planning Commission had made no decisions relative to the Hidden Meadows project other than to request information from the Planning Staff and the experts the applicant had retained to respond to comments. Any reference to pre-existing conditions or decisions made by the Planning Commission was without merit. Public input was taken seriously by the Commissioners. Chairman Erickson stated that he appreciated Mr. Garrett's concerns regarding traffic and assured him that the Commissioners shared those concerns and they would be given due consideration. He reminded Mr. Garrett that Solamere was the largest expansion as part of Deer Valley that Park City had ever seen, and the subdivision Mr. Garrett lived in had undergone the same process Hidden Meadows was currently going through.

Allison Larsen, a Prospector resident, asked why there should be more annexation. She questioned the benefits to the City after considering garbage collection, road plowing, etc. She supported the Solamere and Chatham Crossing residents.

Suzanne McAdams, a homeowner in Prospector Park, asked if there were environmental constraints to keep roads from crossing over. Chairman Bruce Erickson responded that, if the project was annexed and went through the Master Plan process, the Planning Commission would restrict where the road and any future road connections would be through the Master Planned Development process similar to that

existing in Deer Valley and Park Meadows. All final plats recording lots would be reviewed to ensure that roads are constructed only where they are approved.

Planner Lykes commented that a detailed analysis of the hillside between Hidden Meadows and Chatham Crossing and Prospector had not been done except as contained within the project. She felt the hillside would be too steep to allow a road crossing. The Sensitive Lands Ordinance stated that roads could not cross slopes greater than 30% for more than 100 feet, so it probably would not be allowed.

Suzanne McAdams asked about the visual impacts of Hidden Meadows. Chairman Bruce Erickson explained that the Planning Commission would look at the visual impact of the project during the annexation process and the Master Planned Development process to ensure that visual impacts would not occur. Planner Lykes further explained that the Sensitive Lands Ordinance would apply. One sensitive ridgeline was designated as part of the Sensitive Lands Ordinance, and there could be no visual impact on that ridgeline as seen from the designated vantage points.

Dan Meehan, a Solamere resident, submitted a letter opposing the project that had been sent to Myles Rademan but had not yet reached the Staff. At the same time Scott Smith submitted a letter that had been sent to Mayor Brad Olch. Mr. Meehan summarized the contents of the letter and expressed concern over the problems they could foresee as a neighborhood without knowing what to expect. Mr. Meehan asked for an explanation of the pre-annexation agreement on the Gillmor property. Chairman Bruce Erickson stated that the Planning Commission was not considering the Gillmor property for annexation at the present time. Pre-annexation agreements were a standard practice of the City Council and normally dealt with water, not with guarantees of density and annexation requirements. Planner Lykes explained that the annexation agreement was a result of the City being sued over water rights in a situation between the City and the Gillmors. She read two statements from the agreement:

1. The parties agree that the subject properties, when developed, should be annexed into Park City.

2. The parties understand that Park City may not bind future City Councils to specific courses of legislative action.

Mr. Meehan commented that the developers had produced sensitive lands maps addressing all issues except sensitive neighbors which he felt was the real issue. He said the Planning Commission had an obligation to protect the quality of life for residents living in

Park City rather than approve a development that would impact the quality of life.

Maria Booth, a resident of Solamere, asked why the traffic study was not included in the current handout and suggested the Staff mail a copy of the final study to neighborhood residents. She pointed out that the donation from Park City Mines to the school district did not cover the costs of housing potential students resulting from the development. The fiscal impact projections were based on projections of year-round vs. second homes. She felt the trend in Park City was toward year-round residency, and after attending several work sessions, she felt the Planning Commission was sensitive to that issue. She felt the applicant should not be awarded any points for meeting the Sensitive Lands Ordinance, because he was bound by the requirements of the ordinance to do so.

Planner Lykes responded that the Sensitive Lands Ordinance worked best on property within the City limits because it reduced density as a function of the underlying zoning. As part of the annexation process, determining the underlying zoning was an extra determination for the Planning Commission to make.

Susan McArthur addressed the issue of wildlife in the area that would be affected by the project.

Chairman Bruce Erickson closed the public hearing.

Planner Susan Lykes reported that two letters were submitted during the public hearing from Harriett Morton and Scott Smith.

VI. MINUTES OF SEPTEMBER 8, 1993.

MOTION: Commissioner Chris Erickson moved to APPROVE the minutes of the September 8, 1993, Planning Commission Meeting. Commissioner Chuck Klingenstein seconded the motion.

VOTE: The motion passed unanimously.

VII. CONSENT AGENDA

VIII.OLD BUSINESS

1. <u>Sweeney Subdivisions, Preliminary Plat (King Road and Upper Norfolk)</u>

Planner Janice Lew reported that the Commissioners had discussed how to address the mass and scale of development on the lots during the work session. If the Planning Commission approved the request, the Staff recommended an additional condition stating:

> Prior to final plat approval, the Staff and developer shall recommend ways to deal with the mass and scale of development on the lots and will consider additional restrictions on facade variations, building pads, and stepping of the building height which would be shown on the plat.

Chairman Bruce Erickson suggested the following language be added to Condition 9:

> The final plat shall contain building pad locations reflecting preservation of the existing vegetation buffers and . . .

Chairman Bruce Erickson modified Condition 8 to read:

> A note shall be placed on the plat indicating maximum building footprints.

He also recommended deleting the reference to 3,500 square feet and maximum building height of 25 feet to allow the Planning Commission the option of approving a larger single-story house without the constraints of preliminary plat approval.

MOTION: Commissioner Alison Child moved to APPROVE the preliminary plat for the two 2-lot subdivisions with the eight conditions outlined under option two in the staff report noting the change in Condition 8 by Chairman Bruce Erickson and the additional Condition 9 as stated previously. Commissioner Joe Tesch seconded the motion.

Commissioner Chris Erickson did not feel the additional condition would adequately address the mass and scale problem. He felt the square footage and height limits in the subdivision ordinance should be stronger. Based on that fact, he stated that he would vote against the motion.

VOTE: The motion carried 5 to 1, with Commissioners Dean Berrett, Alison Child, Fred Jones, Chuck Klingenstein, and Joe Tesch voting in favor of the motion and Commissioner Chris Erickson voting against the motion.

Conditions of Approval

1. The subdivision shall comply with the conditions set forth in the original MPD approval, titled "Development Parameters and Conditions," and with the Standard Conditions of Approval.

2. Prior to plat recordation, an Open Space Dedication shall be granted to the City in an acceptable form to the City Attorney

and Community Development Department. A plan for maintenance of the open space will be required.

3. Prior to plat recordation, the Parks, Recreation and Beautification Board and Planning Commission shall have reviewed the application and made a recommendation to the City Council on the request to waive the Parks Development fees.

4. Prior to plat recordation, the applicant shall have had all utility and construction plans reviewed and approved by the City Engineer.

5. A site disturbance and revegetation plan shall be reviewed and approved by the Community Development Department prior to final plat approval.

6. Prior to plat recordation, all access issues shall have been resolved to the satisfaction of the Community Development Department.

7. All fire safety issues shall have been resolved to the satisfaction of the Chief Building Official and Fire Marshall. A note shall be placed on the plat indicating that interior and exterior fire sprinklers shall be required.

8. A note shall be placed on the plat indicating maximum building footprints.

9. Prior to final plat approval, the Staff and developer shall recommend ways to deal with the mass and scale of development on the lots and will consider building pad variations reflecting preservation of vegetation buffers, facade variations and stepping the building height which would be shown on the plat.

2. Land Management Code Amendment - Fencing Restrictions and Wood Roof Prohibition

Fencing Restrictions

MOTION: Commissioner Fred Jones moved to POSTPONE the fencing restriction amendment. Commissioner Chuck Klingenstein seconded the motion.

VOTE: The motion passed unanimously.

Wood Roof Prohibition

Planning Director Nora Seltenrich reported that the draft ordinance amendment included in the Staff Report was the same ordinance the Commissioners had discussed at the previous meeting. The Staff recommended approval of that amendment.

MOTION: Commissioner Joe Tesch moved to APPROVE the Wood Roof Prohibition ordinance amendment as recommended by Staff. Commissioner Chuck Klingenstein seconded the motion.

Commissioner Fred Jones was concerned about the lack of public input, especially from the architectural community even though the item was noticed and on the agenda for two meetings. He was torn between giving the public one more chance or saying they had had their chance and it was time for action. Commissioner Joe Tesch concurred with Commissioner Fred Jones's comments but he was concerned about the process. He emphasized to the community that the Planning Commission needed to hear their comments in public at the public hearing portion of the Planning Commission meetings, not in passing on the street or at private meetings.

City Council Member Bob Richer agreed with Commissioner Joe Tesch and commented that he had been asked to attend a meeting with developers and members of the architectural community the next morning. His first recommendation would be an admonition that they had not attended the public meetings and to encourage them to attend in force in the future so their thoughts and comments could be heard. Mr. Richer suggested that, when issues affected the building, architectural, real estate and development community, notices should be sent directly to the Board of Realtors, Home Builders Association, etc., to better notice those groups.

Mr. Jack Thomas, representing Pyramid Construction, commented on the wood roof prohibition. He opposed the ordinance because, after searching for an adequate roofing material, all other systems had inherent problems. Metal roofs avalanche off very quickly, asphalt roofs don't hold up long, slate roofs crack because of water migrating underneath, so he finds wood roofs most satisfactory. There were some drawbacks to wood roofs but not enough that he would be ready to say no wood roofs.

Chairman Bruce Erickson clarified that wood roofs would only be prohibited in areas the Fire Marshall had determined to be wildland fire interfaces.

Planning Director Nora Seltenrich reported she had heard some comments but had not received calls requesting more information. Chairman Bruce Erickson stated that he was aware this was a value

decision and hoped that was reflected in the motion and comments to the City Council.

Commissioner Fred Jones was concerned that the process was not working. Where the process ended was with the City Council, and the Planning Commission had not done anything. He felt this circumvented the appropriate process because the decision would be made at the City Council level with input which the Planning Commission had not actually received. He was inclined to postpone the decision. Chairman Bruce Erickson stated that wood roof prohibitions, fire safe roofs, and wildland fires were not uncommon issues in other jurisdictions.

Commissioner Dean Berrett stated that he had heard opposing comments mostly phrased on the concept of "Big Brother." Means of communicating issues to the public could be improved, but it was not possible to drag people to Planning Commission meetings and force them to participate. He felt it was frustrating and disappointing, but did not necessitate postponing a decision. The item had been adequately noticed and the reasons for the prohibition were compelling enough that he would vote for the motion and encourage citizens to express further concerns to the City Council.

VOTE: The motion carried 4 to 2, with Commissioners Dean Berrett, Chris Erickson, Chuck Klingenstein, and Joe Tesch voting in favor of the motion and Commissioners Alison Child and Fred Jones voting against the motion.

IX. NEW BUSINESS

1. Hearthstone Subdivision - Final Plat (Aerie Drive and Mellow Mountain Road) - Jack Johnson Co.

The Staff recommended approval with changes in the conditions of approval as outlined in the public hearing.

Chairman Bruce Erickson clarified that the changes were:

Two-foot but not wider than four-foot paths.

Revision of the setback on Lot 2 to 35 feet.

The house restriction on the Korthoff house was "as built" at 14,100 square feet as measured by the Building Department, the intent of which was no further expansions of the house or the garage.

Commissioner Joe Tesch stated that, because the Planning Commission had received instructions from the City Council that there was sufficient conflict of law with matters possibly raised in the bankruptcy court, he intended to vote for the project. He felt the project was as good as it could be within the parameters they had to work with.

MOTION: Commissioner Chuck Klingenstein moved to APPROVE the Hearthstone Subdivision as outlined in the report with the modifications to the staff recommendations. Commissioner Dean Berrett seconded the motion.

VOTE: The motion carried 5 to 1 with Commissioners Dean Berrett, Chris Erickson, Fred Jones, Chuck Klingenstein, and Joe Tesch voting in favor of the motion and Commissioner Alison Child voting against the motion.

Conditions of Approval

1. The portion of Mellow Mountain Road traversing this property shall be dedicated to and accepted by the City prior to plat recordation.

2. A six-foot easement for all trails crossing individual lots shall be reflected on the plat. Trails shall be constructed prior to September 22, 1994. The trails shall be at least two feet wide but no more than four feet wide.

3. Maximum house sizes shall be as follows:

   3,500 square feet for Lots 4 and 5,
   4,000 square feet for Lots 3 and 6,
   5,000 square feet for Lots 1,2, and 9,
   6,000 square feet for Lots 7 and 12
   6,500 square feet for Lots 8 and 10, and
   Maximum house size on Lot 11 is "as built" at 14,100 square feet as measured by the Building Department.

   A note shall be placed on the plat outlining the maximum square footage.

4. The front setbacks for Lot 2 shall be 35 feet; for Lot 4, 35 feet; and for Lot 6, 45 feet. A note shall be placed on the plat regarding these setbacks.

5. The developer shall be required to install two "stop ahead" signs placed on Aerie Drive 200 and 750 feet above the Aerie Drive/Deer Valley Drive intersection. The developer shall also install a streetlight at the same intersection.

6. The City Council shall accept dedication of the open space parcels prior to plat recordation.

7. A security shall be posted for all public improvements, including trails and the Aerie Drive improvements, prior to plat recordation.

2. Town Lift Phase I, Condominium Plat (738 Main Street) - Marriott Ownership Resorts

The Staff recommended approval with conditions as outlined in the Staff report.

MOTION: Commissioner Alison Child moved to APPROVE the final plat for Town Lift Phase I with conditions as outlined in the Staff report. Commissioner Dean Berrett seconded the motion.

VOTE: The motion passed unanimously.

Conditions of Approval

1. The City Attorney shall review and approve the Declaration and Covenants.

2. The City Engineer shall review and approve the plat.

3. Prospector Square, Final Plat to Rearrange Parking and 15 Building Parcels (State Hwy 248, Bonanza Drive and Prospector Avenue) - Jack Johnson Co.

The Staff recommended this item be continued at the applicant's request.

MOTION: Commissioner Alison Child moved to CONTINUE the decision regarding the Prospector Square Plat amendment. Commissioner Chuck Klingenstein seconded the motion.

Commissioner Dean Berrett declared he would be abstaining from discussion and voting on this matter due to a conflict of interest.

VOTE: The motion passed unanimously, with Commissioner Dean Berrett abstaining from the vote.

4. Snow Creek Commercial MPD (Northeast corner of Hwy 248 and 224)

Chairman Bruce Erickson stated that he would be abstaining from the discussion and vote on this matter and turned the meeting over to Vice-Chair Alison Child.

Planning Director Nora Seltenrich stated that the Staff recommended approval of the Snow Creek Commercial MPD subject to the conditions of approval outlined in the staff report. She reviewed changes to the conditions:

An addition was made to Condition 2:

> The retail anchor shall be no more than 52,500 square feet.

The third item on Condition 7 was amended to add:

> The intent is to screen parking areas from Highways 224 and 248.

An additional item was added to Condition 7 to read:

> The final plan shall include specifics on size of materials. The materials shall be a significant size and mix to adequately screen parking from Highways 224 and 248.

The last item under Condition 7 was modified to read:

> The access road along Highways 224 and 248 and areas not constructed in Phase I shall be included in this security.

The second item of Condition 14 was amended to read:

> Wrapping of the roof detail around the northwest side of Buildings B and C and the east side of Building E is required.

Commissioner Chris Erickson asked what effect any action on the Conditional Use Permit had on the residential portion of the MPD. Director Seltenrich responded that it would not have an effect because the residential portion would be a separate application. As part of the Conditional Use Permit approval for the commercial portion, the applicant was required to landscape the area along Highway 224 and establish the location of the road connecting Highway 224 and Highway 40. Those were the only things that would affect the residential development.

Representing the applicant, Jack Thomas addressed the extension of the canopy along the north elevation of Building C, which was the loading dock. The canopy design for the front of the buildings integrated columns on a bay system. The loading dock had an entirely different function, and attaching the canopy to that elevation would be a difficult process. Pyramid Construction understood from their initial discussion that the canopy would extend along the north elevation of Building B, but Building C would be left open with a canopy over the dumpster.

Community Development Director Rick Lewis explained that, when the Staff was on site, it was clear that the corner would be a visible elevation. The Staff felt it presented a peculiar look for the roofline to go only part way. It would take years for vegetation to grow up to screen that side of the building. The Staff felt the overall design of the building would have a more finished look from Highway 224 with the roof detail. Mr. Thomas explained that it would be difficult to integrate the wood columns into the canopy. Community Development Director Rick Lewis responded that the wood columns were not required.

Commissioner Chuck Klingenstein stated that he did not like the intensity or the strip nature of the Snow Creek Development from the beginning, but when the City Council chose to overturn the Planning Commission's original decision, he had worked to the best of his ability to find the best project possible. However, parking was still a major concern. He was not convinced that all the parking would be needed from the start, and he wondered if it would ever be needed. Park City was becoming overpopulated with automobiles, and more parking would invite more cars. He thanked the applicants for their hard work to mitigate many of his concerns, but he still could not support the project.

Commissioner Joe Tesch invited the public to be aware of the public work sessions held for two hours prior to the Planning Meeting. This was where the issues were discussed and most problems resolved. By the time the Commissioners reached the Planning Meeting, they had formed their opinions and were ready to vote. Snow Creek was a difficult parcel that required hours of discussion over many issues. He felt the applicants had worked hard to achieve the best development possible, and he viewed it as a quality development. He felt a second grocery store was needed. It would be competitive with Albertsons and give the citizens a choice, and he thought it was a good use for that piece of property.

Commissioner Fred Jones said Snow Creek had been a difficult project for him from the beginning, and his major concern was the size and configuration of the project. However, the City Council had approved an MPD granting the developers the size of the project. Given the parameters of the City Council decision, he felt the developers had made an effort to design an attractive project and expected them to follow through with the Staff in terms of the intent of the landscaping and screening. He stated that he supported the project, but with reservations about the extent and size of the project.

Commissioner Chris Erickson agreed with Commissioner Fred Jones. He felt it had been handled well and hoped the end result in

reality met or exceeded what they had seen on paper. He was ready to support the project.

Commissioner Dean Berrett stated that, although the City Council had reversed the original decision made by the Planning Commission, it did not mean the Commissioners should forget their responsibilities as Planning Commission members and the process they had been through. The project presented for approval was only a refinement of the same project the Planning Commission denied a few months ago. In his opinion, the site was not appropriate for a 90,500 square feet of retail space configured in five building footprints with asphalt for 446 parking spaces and associated circulation lanes. An ill-defined RDM zone development, inadequate handling of the Top Stop issue, Park City Municipal Corporation ownership of open space, and what he referred to as "we the taxpayers through Park City Municipal Corporation's participation and facilitation of this purchase," purchased it from ourselves. He stated that he had never been comfortable or satisfied with that process. The City Council had overturned the Planning Commission denial and directed the Staff and Planning Commission to refine the project through the CUP process. He stated that he had personally tried to be objective and positive in the process and felt that had been the case given the fact that the Planning Commission was left to approve a project they had already denied. He intended to vote no on this issue.

Commissioner Alison Child commented that she felt the parking was excessive and thought there should have been some concessions.

MOTION: Commissioner Dean Berrett moved to DENY the Conditional Use Permit approval for Snow Creek based upon the findings that the 90,500 square feet of retail space with the associated parking was not appropriate for the site. Commissioner Chuck Klingenstein seconded the motion.

VOTE: The vote was split 3 to 3 and the motion failed, with Commissioners Dean Berrett, Alison Child, and Chuck Klingenstein, voting in favor of the motion and Commissioners Chris Erickson, Fred Jones, and Joe Tesch voting against the motion. Chairman Bruce Erickson abstained from the vote.

MOTION: Commissioner Joe Tesch moved to APPROVE the Snow Creek Conditional Use Permit with the conditions set forth and an additional condition stating that prior to building permit issuance, the applicant would obtain final approval on the remaining portion of the parcel. Commissioner Chris Erickson seconded the motion.

Commissioner Joe Tesch asked Commissioner Dean Berrett why he objected to Snow Creek when it appeared to be the same situation as Nielsen/Korthoff where the Planning Commission had denied it and the City Council overturned their decision. Commissioner Dean Berrett responded that a decision made by a higher body could not force him to change his vote. From the start he had been fundamentally opposed to the application of the RCO zone as applied to the Snow Creek project. He appreciated Commissioner Joe Tesch's attempt to address the RDM site which went one step further toward what the Planning Commission wanted several months before, but it did not overcome his objection to the RCO portion of the project.

VOTE: The vote was split 3 to 3 and the motion failed, with Commissioners Chris Erickson, Fred Jones, and Joe Tesch voting in favor of the motion and Commissioners Dean Berrett, Alison Child, and Chuck Klingenstein voting against the motion. Chairman Bruce Erickson abstained from the vote.

MOTION: Commissioner Chuck Klingenstein moved to APPROVE the Snow Creek Conditional Use Permit as outlined in the staff report with one modification to attach a condition of approval requiring that the parking be phased as outlined in the staff report on Page 63, Item 1. Commissioner Chris Erickson seconded the motion.

Commissioner Joe Tesch asked Commissioner Chuck Klingenstein to consider an amendment to his motion to include the requirement that no building permits would be issued until final plat approval was obtained with regard to the residential section. Commissioners Chuck Klingenstein and Chris Erickson accepted the amendment.

Vice-Chair Alison Child asked what was gained by amending the motion, how it would change their ability, and what impact it would have in reviewing the residential portion. Commissioner Chuck Klingenstein felt it might be an incentive to the developer to expedite the residential portion and make it more favorable.

VOTE: The motion carried 4 to 2, with Commissioners Chris Erickson, Fred Jones, Chuck Klingenstein, and Joe Tesch voting in favor of the motion and Commissioners Dean Berrett and Alison Child voting against the motion. Chairman Bruce Erickson abstained from the vote.

Conditions of Approval

1. All the standard conditions of approval shall apply.

2. The approval is for a 90,500 square foot commercial center with 446 parking spaces to be developed in three phases. The site development plans dated August 20, 1993, and

architectural drawings dated September 1, 1993, shall accompany these conditions of approval. These conditions may require changes or additional detail from those plans. The retail anchor should be no more than 52,000 square feet.

3. Final grading, drainage and utility plans shall be required to be approved by the City Engineer.

4. A Center maintenance and management plan shall be developed and approved which specifies ownership and maintenance responsibilities. The parking shall be commonly owned and not restricted to any use or structure. The plan shall insure maintenance of public amenities such as trails, walkways, bike racks, bus shelters, drinking fountains, benches, and landscaping.

5. No outdoor display of merchandise will be allowed anywhere in the Center. Outdoor dining may be considered by the Planning Commission as a conditional use.

6. A final trails plan shall be submitted and approved prior to building permit issuance which shall be consistent with the proposed trails plan with the following changes:

- The separated pathway along Hwy. 224 is not necessary since UDOT has constructed a sidewalk.

- The trail along the old railroad grade shall be 10 feet asphalt and 4 feet soft surface as shown on the plan. The section shall be modified to show 6" of compacted base, 3" of asphalt top course and weed barriers under the wood chip soft surface.

- Trails which cross wetlands will need to be boardwalks. The design shall be approved by the Staff.

- A minimum of 10 feet of separation is necessary between the pedestrian path and the access road.

- A trail connection shall occur between the sidewalk along Hwy. 224 and the railroad grade trail.

- The northerly point of the railroad grade trail may need to be relocated slightly based upon current negotiations with adjacent property owners.

- The gravel trails shall contain a weed barrier. All trails shall be constructed concurrent with construction of Phase I. A security shall be posted to insure installation of the

trails prior to building permit issuance. The trails shall be completed prior to Certificate of Occupancy on the anchor retail space.

7. The Landscape Plan shall be modified to incorporate the comments of the City's Landscape Architect and shall include:

   - Final planting details on the planter areas adjacent to the buildings.

   - More detail on sod/bed areas which shall include massing of materials.

   - Sections are required through the planters along the south end of the parking lot. There shall be some grade change in these areas. The intent is to screen parking areas from Hwy. 224 and Hwy. 248.

   - A specific berming plan shall be required for the storm pond retention areas along the northwesterly facade of the building.

   - A temporary landscape plan shall be required for phases not to be built initially.

   - Irrigation plans shall be submitted and approved.

   - A security shall be posted prior to building permit issuance to insure installation of all landscaping associated with Phase I, the access road along Highways 224 and 248 and areas not constructed in Phase I shall be included in this security.

   The final plan shall include specifics on size of materials. The materials shall be a significant size and mix to adequately screen parking from Highways 224 and 248.

8. A detailed streetscape plan shall be submitted by the applicant and approved by the Staff which shall address:

   - Paving details
   - Benches
   - Structures such as phone booths, drinking fountains, trash receptacles and bike racks.

9. Final lighting details shall be approved by the Staff.

10. Restrooms shall be made available to the public between Buildings C and D.

11. A plan for the wetlands crossing shall be submitted prior to permits being issued for any improvements on the site. The bridge detail shall address a separate pedestrian crossing.

12. All necessary permits must be obtained from other agencies including the Army Corps of Engineers and UDOT.

13. Any freestanding signs shall be separately approved by the Planning Commission.

14. Final architectural details shall be approved by staff prior to building permit issuance which shall include:

    - Final approval of materials and color.

    - Wrapping of the roof detail around the northwest side of Building B/C and the east side of Building E is required.

15. Final details on screening of dumpsters and the trash compactor shall be approved.

16. The exact location and design of the bus shelter shall be reviewed and approved by Staff. A detailed plan shall be submitted which includes details of the shelter and details of the significant landscaping which shall be required in the area. .

17. Prior to building permit issuance, the developer and the City shall enter an agreement which allows the City to use a portion of the parking lot for overflow for special events. The agreement shall address:

    - Number of spaces.
    - Method of designation of parking area.
    - Times when special events parking is appropriate.
    - Management by the City of the event parking.

18. When the Top Stop applies for remodeling of the use, the improvements shall be made compatible with this approval.

Chairman Bruce Erickson resumed the chair.

X. BACKGROUND INFORMATION

1. Royal Oaks Phase II Revised Final Plat

Chairman Bruce Erickson commented that this project would not be easy. The Staff had outlined the issues of road access components with or without the Hidden Meadows annexation. He suggested the

Commissioners confer with the Staff individually and be prepared for discussion at the next meeting.

Planner Susan Lykes stated that the Commissioners need only discuss this at the next meeting as it pertained to Hidden Meadows.

Chairman Bruce Erickson commented on a suggestion that a meeting time be scheduled to discuss protocol relative to attorney-client privilege and protected memos. He had asked Commissioner Joe Tesch to consider a list of ground rules he would like to see and asked Planning Director Nora Seltenrich to find time on the schedule. She responded that it would probably be in October.

Commissioner Joe Tesch asked that City Attorney Jodi Hoffman be requested not to circulate any protected memos until a conclusion was reached. Commissioner Dean Berrett commented that Commissioner Joe Tesch was the only one who had verbally requested they be discontinued and asked for a vote. He stated that he appreciated receiving protected memos, read them, and acted on them. Director Seltenrich did not see an opportunity for protected memos to occur before the Commissioners met again. Commissioner Chuck Klingenstein concurred with Commissioner Dean Berrett.

Chairman Bruce Erickson asked the Commissioners to think about what they wanted, how they wanted it and to be prepared with comments and considerations in order to come to at least some agreement on ground rules by the end of the meeting.

Community Development Director Rick Lewis reminded the Commissioners that the work session on October 13, 1993, would start at 5:15 p.m. to discuss annexation. He said he would send a memo regarding interlocal agreements for planning between the County and the City and the legislation as it exists on annexation. Chairman Bruce Erickson asked Mr. Lewis to research whether the City could annex without the concurrence of the landowner. Director Lewis responded that it had been researched by the former City Attorney and his opinion would be included in the next packet.

City Council Liaison Bob Richer commended the Commissioners on an excellent meeting and praised Chairman Bruce Erickson in the way he handled the public hearing, especially when the integrity of the Planning Commission was questioned.

The Park City Planning Commission Meeting adjourned at 10:15 p.m.

Approved by Planning Commission

Administrator Putt announced that the Holiday Village matter will be scheduled for public hearing on May 23.

Commissioner Zimney stated that she was driving by the barricade near Cole Sport and noticed that all the trees are dead and big garbage cans are exposed. Administrator Putt replied that a plan is currently being developed to look at redesign and reconstruction of that traffic calming device. Tom Bakaly, Assistant City Manager, reported that the City Council directed them to replace the barricade on a temporary basis as opposed to a $50,000 or $75,000 permanent traffic calming device. Jerry Gibbs and Rick Lewis are looking at a solution to remove the Rubbermaid planters and provide a cleaner appearance for the Olympics, which should be completed this summer.

V. OLD BUSINESS

1. 1555 Snow Creek Drive, Key Bank - Master Planned Development amendment

Planner Brooks Robinson reported that the Planning Commission discussed this item during the March 28 work session and held a public hearing. The Staff has prepared an analysis reviewing the criteria under the standards for review for a CUP for this project. They have also prepared findings of fact, conclusions of law, and conditions of approval for possible action.

Chair Hier re-opened the public hearing.

There was no comment.

Chair Hier closed the public hearing.

MOTION: Commissioner Volkman moved to APPROVE the amendment to the Snow Creek Master Planned Development and Conditional Use Permit to allow a drive-up window with the findings of fact, conclusions of law, and conditions of approval outlined in the staff report. Commissioner Zimney seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Key Bank at Snow Creek

1. The Findings in the Analysis Section are hereby incorporated.

2. This staff report and approval are based on plans dated April 4, 2001.

3. Application is for Lot 6 of the Snow Creek Crossing Subdivision, street address 1555 Snow Creek Drive.

4. The zoning district is Residential Medium Density (RDM) with Regional Commercial Overlay (RCO) and is within the Sensitive Lands Overlay district.

5. Snow Creek Crossing Master Planned Development identified Lot 6 as a restaurant pad.

6. Lot 6 is permitted a building no greater than 6,000 square feet. The proposed bank is 5,436 square feet.

7. A bank is an allowed use within the Regional Commercial Overlay district.

8. A drive-up window is a Conditional Use within the RCO district.

9. With the build-out of Snow Creek Crossing, the new Post Office, and the Hotel Park City, the additional traffic necessitates the signalization of the intersection of SR 224 and Snow Creek Drive.

Conclusions of Law - Key Bank at Snow Creek

1. The application is consistent with requirements of the Park City Municipal Code, specifically Chapter 15, Section 1-10 and Section 2.17-6.

2. The use is consistent with the Park City General Plan.

3. The use is compatible with surrounding structures in use, scale, mass, and circulation.

4. The effects of any differences in use and scale have been mitigated through careful planning.

5. The design and materials are consistent with the Park City Design Guidelines.

Conditions of Approval - Key Bank at Snow Creek

1. All Standard Project Conditions of Approval apply to this project.

2. Proposed intersection improvements with SR224 and Snow Creek Drive must meet the satisfaction of the Park City Engineer.

3. A Construction Management Plan (CMP) will be submitted to and approved by the Community Development Department prior to the issuance of any building permits. The plans will address staging, material storage, construction time lines, special signs, parking, fencing, vegetation protection, and any other construction-related details to the satisfaction of the Community Development Department.

4. Materials and colors samples, final design details, a lighting plan in conformance with the Park City Lighting Ordinance, a sign plan in conformance with the Park City Sign Ordinance, and a landscape plan must be approved by Staff prior to building permit issuance.

2. April Mountain - Master Planned Development

Planner Kirsten Whetstone reviewed a map showing the location of April Mountain, Mellow Mountain Road, the water tower, and the water tank. She noted that the Planning Commission has reviewed this project and held a public hearing at several meetings. They have discussed the Sensitive Lands Analysis since portions of the site are located in the SLO District as well as the RD and ROS Zoning Districts. The Planning Commission ratified the Sensitive Lands Analysis and density determination at the last meeting. The applicant is working on a visual analysis, but he needs to know which vantage points to use for the MPD in addition to the SLO vantage point at Snow Park Lodge. The applicant is looking for direction from the Planning Commission on other vantage points they would like to see in terms of the location of structures, height limitations, and ridgeline encroachments. Planner Whetstone reported that the Staff did a windshield survey from various locations in Park City and used a map to indicate the areas from which the site is visible. The SLO refers to specific locations for visual analysis, and the Land Management Code states that before the Planning Commission can approve a master plan, they need to be sure the criteria are satisfied. They should protect the ridges from development that would be visible on the skyline in prominent areas of Park City. The Staff finding is that a prominent area would be the Lower Deer Valley area at Snow Park Lodge, where there is a true vista of the ridgelines and a great amount of activity. Other areas include the transit center, the roundabout, and the switchbacks on Royal Street. The Stew Pot deck was used to look at the ridgeline between Summit County and Wasatch County. Planner Whetstone requested input from the Planning Commission to incorporate into findings to enable the applicant to complete a visual analysis of the site.

Steve Deckert, representing the applicant, felt that Planner Whetstone's presentation showed that the property was not visible from many places in town. He commented on his need to understand what is important to the Planning Commission and what they consider a vista or view that would impact the most eyes so he could focus on which site has problems and what measures can be taken to mitigate the impacts.

Commissioner Zimney did not think Ridge Avenue would be a problem. She believed the Planning Commission was looking at Fairway Hills as the worst possible scenario. Mr. Deckert agreed that the expanse of Fairway Hills does create a vista.

Chair Hier stated that a lot of people congregate at the Stew Pot, which is a check-in point for a lot of properties. He felt it was appropriate to know the impacts and see what it would look like but agreed that it

Planning Commission
Staff Report

Subject: **121 Sampson Avenue**
Application: **PL-24-06149**
Author: **Meredith Covey, Planner I**
Date: **September 11, 2024**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) at 121 Sampson Avenue, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Magnus Floden
Location:	121 Sampson Avenue
Zoning District:	Historic Residential – Low Density
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on SSCUPs.[1]

HDDR	Historic District Design Review
HRL	Historic Residential Low Density
LMC	Land Management Code
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

121 Sampson Avenue is a 6,180-square-foot vacant Lot in the Historic Residential – Low Density (HRL) Zoning District and is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005 (Ordinance No. 05-45).

The Lot is located on Sampson Avenue, a narrow and steep road. In 2019 the City approved a Building Permit for a Single-Family Dwelling for the site, which was demolished in 2019 (BD-19-26788). The Lot is currently free from any Structures, and a portion of the original parking pad that connected the Steep Slope with Samson Avenue remains on site, shown in the image below.

[1] LMC § 15-2.1-6(B)

2

Figure 1: View of 121 Sampson Avenue, a vacant Lot in the HRL Zoning District.

Figure 2: Context map of 121 Sampson Avenue (highlighted in yellow).

In conjunction with the SSCUP, staff is reviewing a Historic District Design Review (HDDR) application (PL-24-06125) for compliance with LMC § 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*.

Figure 3: View of the front of the proposed Single-Family Dwelling (note Sampson Ave appears curved in the rendering but is relatively straight along this section of road).

Sampson Avenue is a narrow and steep road. The street is lined with Single-Family Dwellings. The Structures along Sampson Avenue are a mix of Non-Historic and Historic Structures.

Figure 4: View of Sampson Avenue

60 Sampson Avenue is located across the street on the uphill side of the slope from 121 Sampson Avenue. The SFD is a Significant Historic Structure and was constructed in 1909. The Lot is 6,534 square feet and the Structure has a single-car garage.

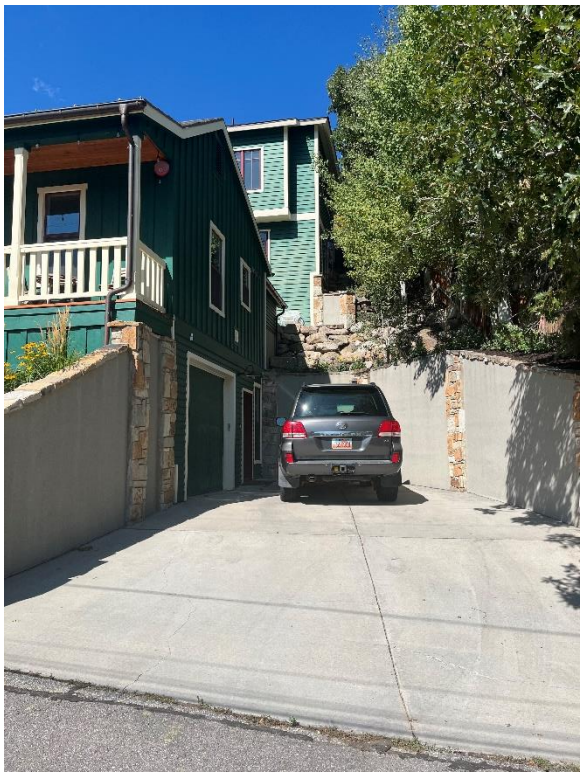


Figure 5: 60 Sampson Avenue

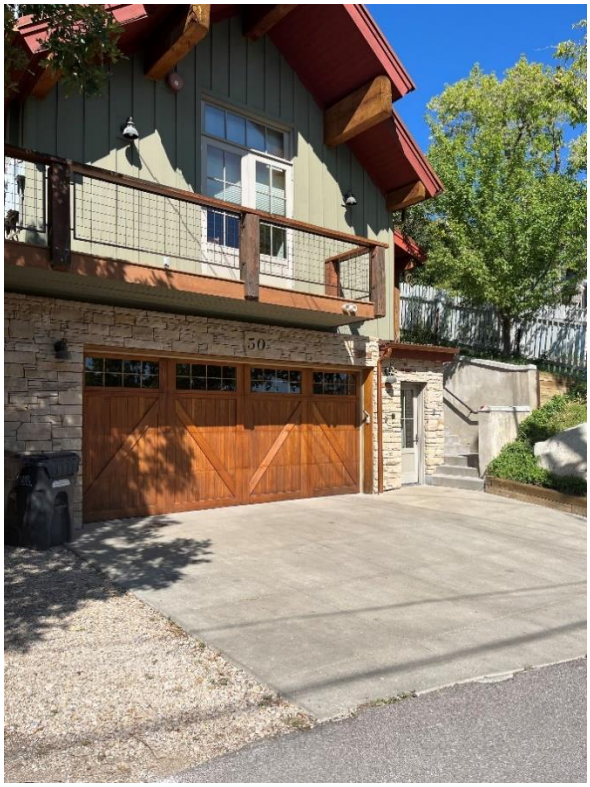


Figure 6: 50 Sampson Avenue

50 Sampson Avenue is also located across the street on the uphill side of the slope from 121 Sampson Avenue. The Lot is 6,969.6 square feet. The Structure is a non-historic Structure and was constructed in 2001. The Structure has a double-car garage on the front facade.

99 Sampson is also located across Sampson Avenue on the uphill side of the slope. The Lot is 4,356 square feet. The Structure is non-historic and was constructed in 1983. The Structure has a double-car garage on the front facade.

Figure 7: 99 Sampson Avenue

131 Sampson Avenue is located adjacent to 121 Sampson Avenue on the same side of the street. The Structure is constructed in a similar manner to the proposed SFD at 121 Sampson. The SFD at 131 Sampson is constructed on the uphill side of the slope and requires a bridge-type structure to access the main facade of the Structure. The double-car garage is located on the front facade of the Structure. The Lot is 6,098 square feet. The Structure is non-historic and was constructed in 1997.

Figure 8: 131 Sampson Avenue

41 Sampson Avenue is also located on the same side of the street as 121 Sampson Avenue. The SFD is constructed on the uphill portion of the slope. The Lot is 4,791 square feet. The Structure is a Landmark Historic Structure and was constructed in 1900. There is a parking pad on the south side of the Structure and a single-car garage on the north side.

Figure 9: 41 Sampson Avenue single-car garage

Figure 10: 41 Sampson Avenue Parking Pad

At 121 Sampson Avenue the slope of the site is steepest at the front, and the SFD has been designed to step down the hillside, in a similar pattern to the rest of the street. The stepping down of the Structure minimizes the mass and scale when viewed from the rear.

Analysis

Land Management Code (LMC) § 15-15-1(A) defines a Steep Slope as “Slope greater than fifteen percent (15%).” LMC § 15-2.1-6 requires Planning Commission review of a SSCUP for construction of “any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater” within the HRL Zoning District. The Applicant proposes to construct a new Single-Family Dwelling, partially on the front downhill part of the Lot, which has an average slope of 35%, with the steepest Slope within the Building Footprint at 55.56% (Exhibit E).

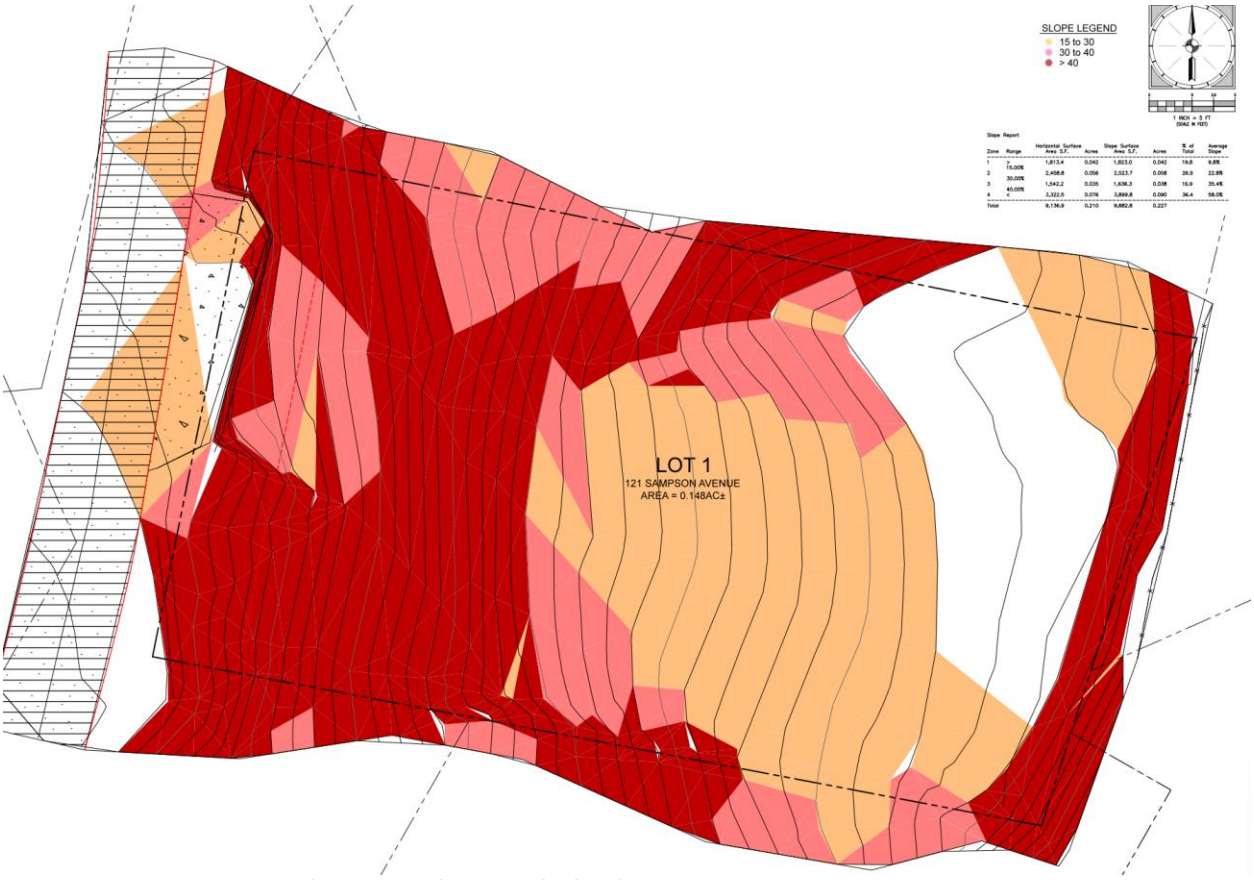


Figure 11: Slope analysis of 121 Sampson Avenue

(I) The proposal to construct a Single-Family Dwelling complies with HRL Zoning District requirements outlined in LMC Chapter 15-2.1.

One of the purposes of the HRL Zoning District is to establish review criteria for new Development on Steep Slopes to mitigate impacts to mass and scale and the environment.

LMC § 15-2.1-3 outlines lot and site requirements for the HRL Zoning District, shown in the table below:

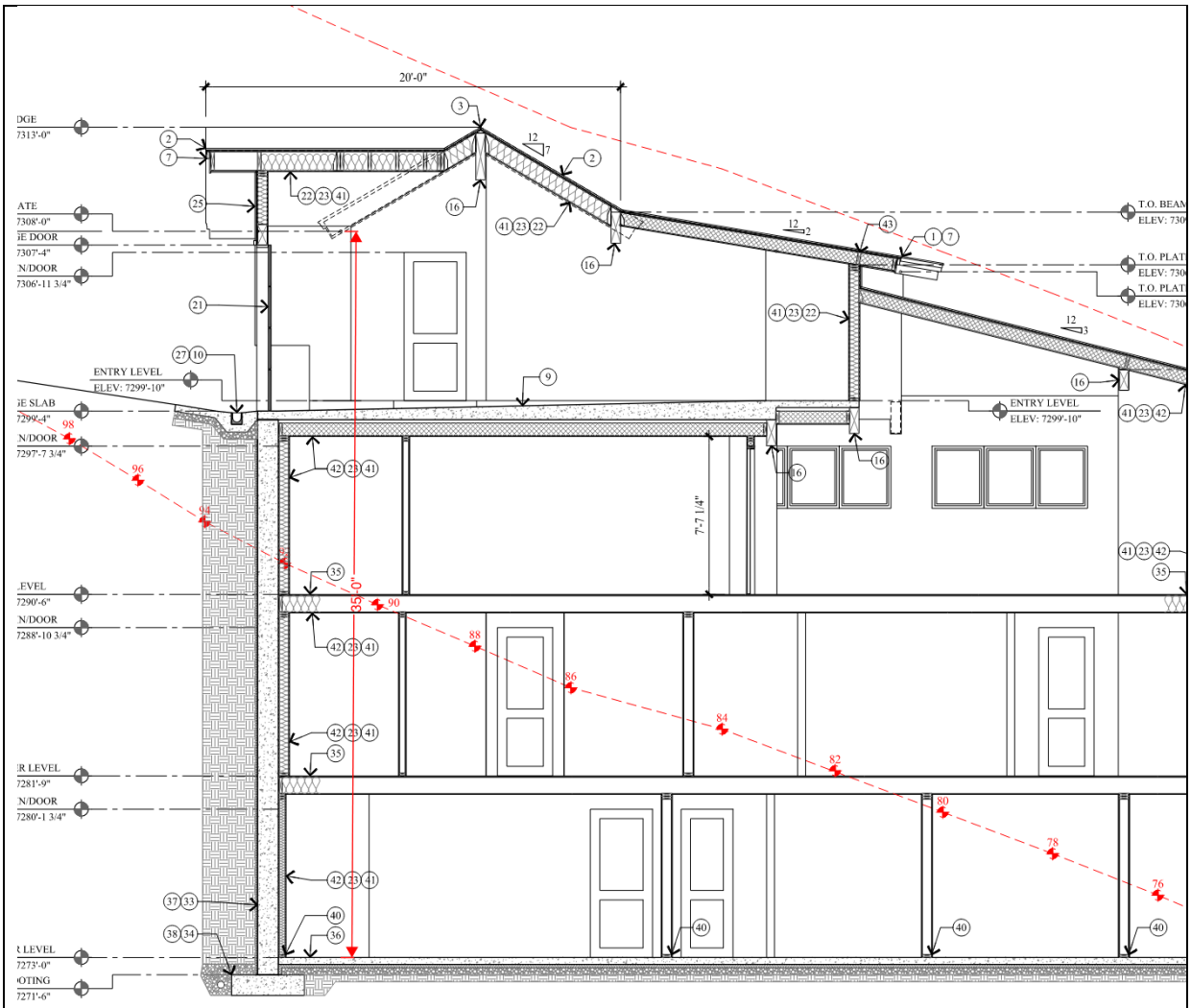
Zoning Requirement	Analysis
Minimum Lot Size – 3,750 square feet	**Complies:** 6,180
Maximum Lot Size – 5,625 square feet	6,180 square feet. On August 4, 2005 City Council adopted Ordinance No. 05-45 and approved Lot 1 of the subdivision at 121 Sampson Avenue to have an area of 6,446 square feet. The plat was recorded with the Summit County Recorders Office on October 11, 2005 (Entry No. 754169; Exhibit B).

	Pursuant to LMC § 15-9-5 no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land. The proposed SFD does not expand the Non-Conforming Maximum Lot Size.
Minimum Lot Width- 35 feet	**Complies:** 59 feet 7 inches
Maximum Building Footprint – 2,243 square feet [2]	**Complies:** 2,233 square feet
Front and Rear Setbacks- 15 feet each/ total of 30 feet	**Complies:** 15-foot Front Setback 15-foot Rear Setback
Side Setbacks – 5 feet each/total of 14 feet	**Complies:** 9-foot Side Setback on the north side of the property. 5-foot Side Setback on the south side of the property. Total of 14-foot between the two Side Setbacks.

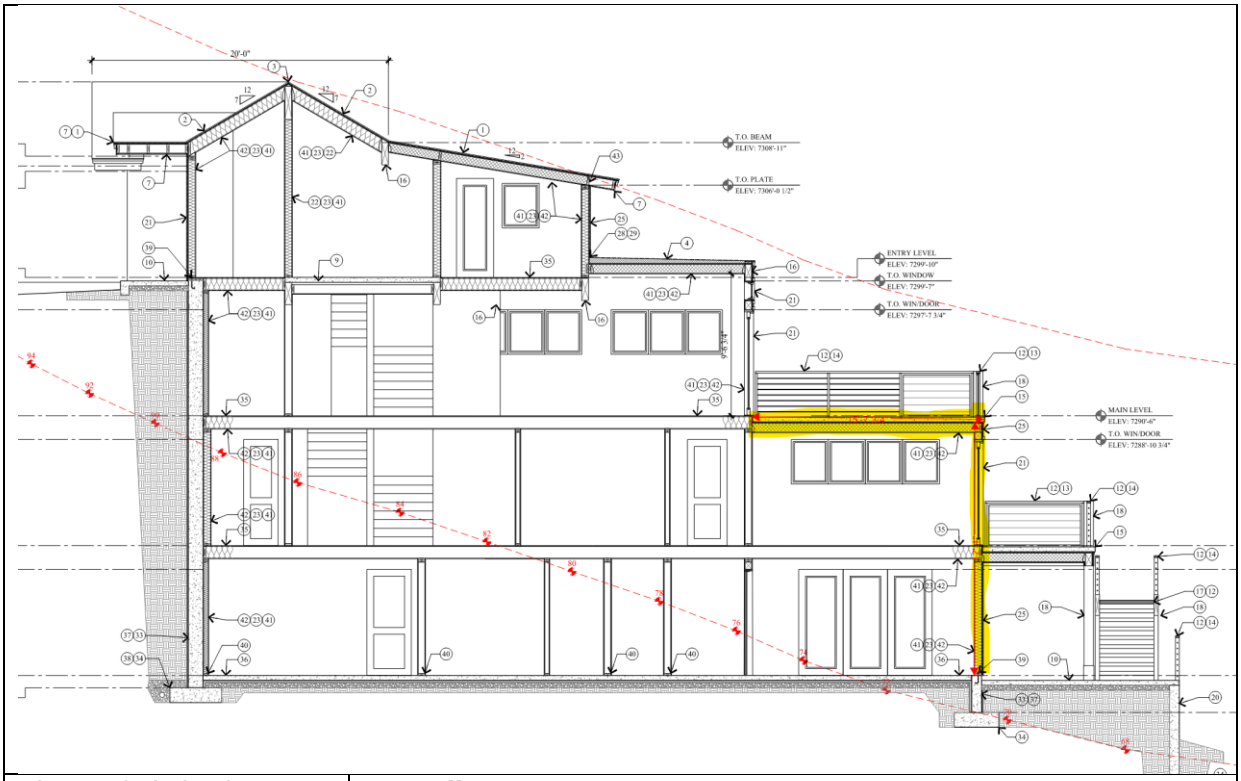
LMC § 15-2.1-5 outlines structure's height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	**Complies:** 25 feet from Existing Grade Pursuant to LMC § 15-2.1-5 Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements. Condition of Approval 25 requires that the Applicant shall update the plans to be compliant with LMC § 15-2.1-5
Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	**Complies:** The proposed maximum interior height of the Structure is 35 feet as shown below:

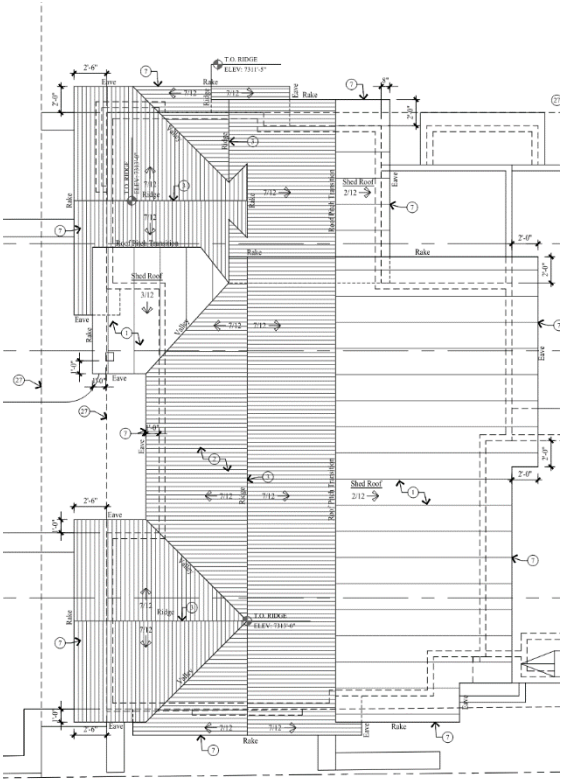
[2] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.



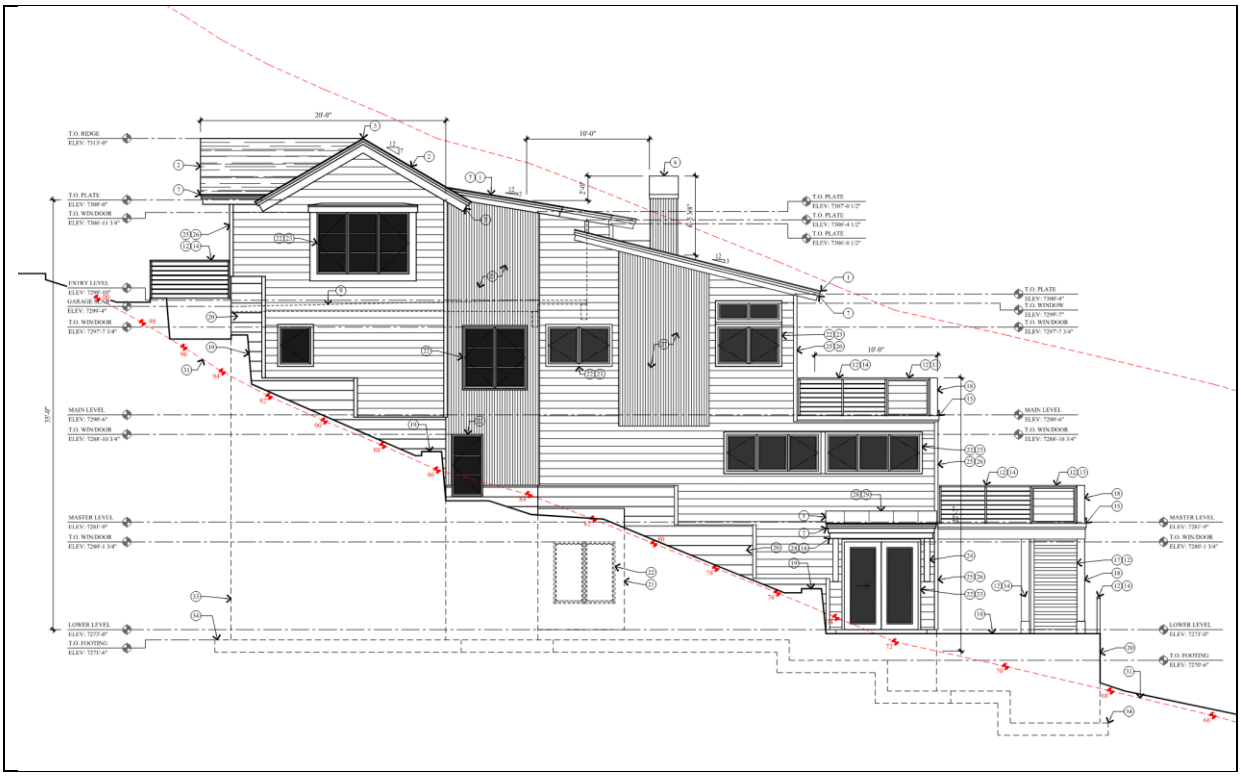
A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade.	**Complies:** The structure steps back 15 feet 7 and ¾ inches at 17 feet 1 inches as shown below:



The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.).	**Complies:** When viewed from the primary public right of way the contributing roof form is a 7:12 pitch. As demonstrated in the proposed plans (Exhibit B) the roof pitch at the front of the Structure is a 7:12 pitch. Condition of Approval 24 requires that the Applicant shall update the roof to occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way and be compliant with LMC § 15-2.1-5(C).



Final Grade within 4 feet of Existing Grade	**Complies:** The proposed final grade is within four feet of existing grade as shown below: Pursuant to LMC § 15-2.1-5, Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance. The proposed window well serves as emergency egress and is compliant with LMC § 15-2.1-5.



(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC § 15-2.1-6 *Development on Steep Slopes*.

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Pursuant to LMC § 15-2.1-6 Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts.

Since the proposed SFD is greater than 200 square feet and located on an existing Slope of thirty percent (30%) or greater, a SSCUP is required, pursuant to LMC § 15.2.1.6(A)(1). Additionally, the HDDR Application's approval is subject to the approval of this SSCUP.

Per LMC § 15-2.1-6, SSCUP applications are subject to the following criteria:

Criteria 1: Location of Development

Development is located and designed to reduce visual and environmental impacts of the Structure.

Location
This HRL Zoning District requires a minimum five-foot Setback, and a total 14-foot Setback. The Applicant proposes a five-foot setback on the south side of the property and on the steeper area of the slope. The Applicant proposes a nine-foot setback on the north side of the property. The Applicant proposes the larger dimension of the home to be placed towards the undeveloped lot.

Figure 12: The front facade of the proposed Single-Family Dwelling when viewed from Sampson Avenue

The Lot is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance. Condition of Approval 7 requires that if the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.

Criteria 2: Visual Analysis.

The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items.

Vantage Points

Pursuant to LMC § 15-15-1 there are designated Vantage Points within Park City that function to assist in analyzing the visual impact of Development of Steep Slopes. The Applicant has provided a rendering of the proposed SFD when viewed from the top of Prospect Avenue (Exhibit D). The proposed SFD is similar visually to adjacent Structures when viewed from the same location because it steps up the slope in a similar manner to neighboring Structures.

Figure 13: 121 Sampson when viewed from Prospect Avenue

Screening

The Applicant has proposed the installation of Rocky Mountain Maple trees and Aspen trees at the rear of the property to screen the Structure. The Applicant has proposed shrubs, including, Alpine Current, Red Chokeberry, and Honeysuckle to screen the sides of the property. Condition of Approval 18 requires that retaining walls shall be screened accordingly to minimize their visual impact as they step down the slope.

Soil Stabilization

In order to mitigate soil stabilization and drainage impacts Condition of Approval 14 requires that the Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval. Condition of Approval 13 requires that the Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.

Vegetation Protection

The Lot is currently vacant with small shrubs and grasses, and trees (Exhibit F). Condition of Approval 20 requires that impact to existing vegetation be minimized. Trees proposed to be removed will be replaced in a manner that mitigates the visual impact of the Structure when viewed from across the canyon.

Figure 14 & 15: Existing vegetation on the Lot at 121 Sampson Avenue.

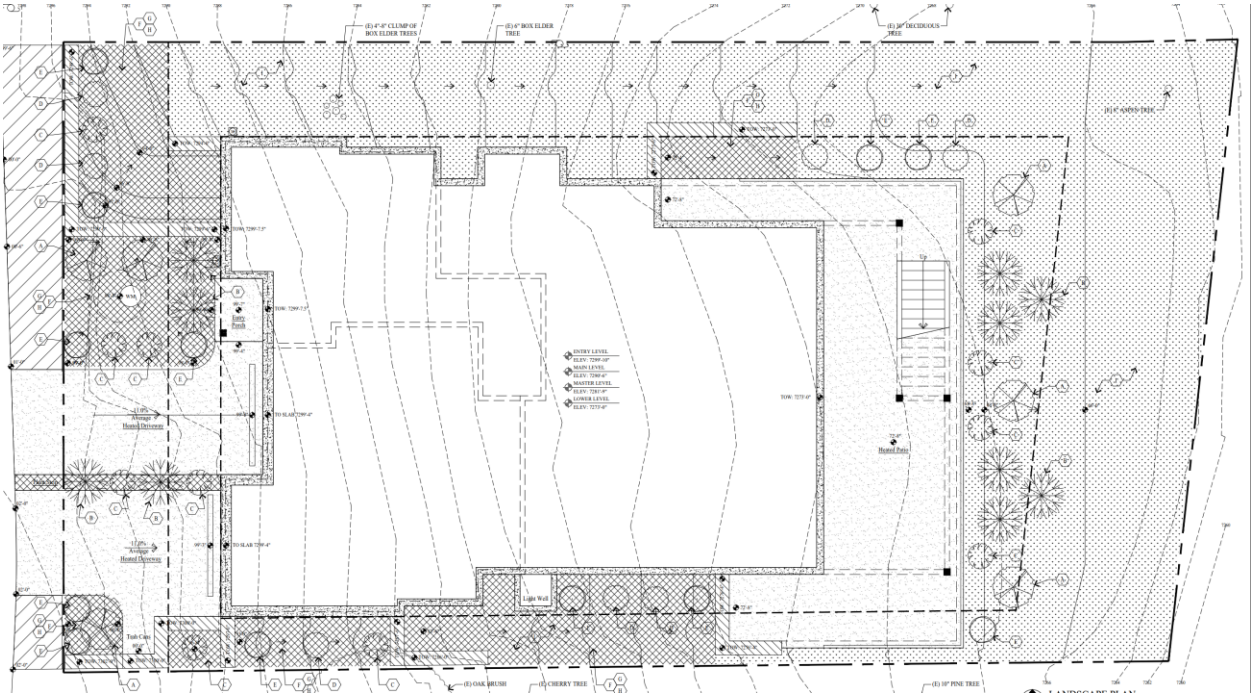


Figure 16: Landscaping Plan

Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged.

The Applicant proposes two driveways each 10 feet in width. The below image displays the two proposed driveways as 10 feet in width, separated by an 18-inch-wide landscaped strip. The proposed driveways minimize grading of the natural topography as they are located at the top of the slope. Pursuant to LMC § 15-13-8(1)(h)(7)(B), one maximum 10-foot-wide curb cut, and one maximum 10-foot-wide driveway is allowed to access each of the two garages.

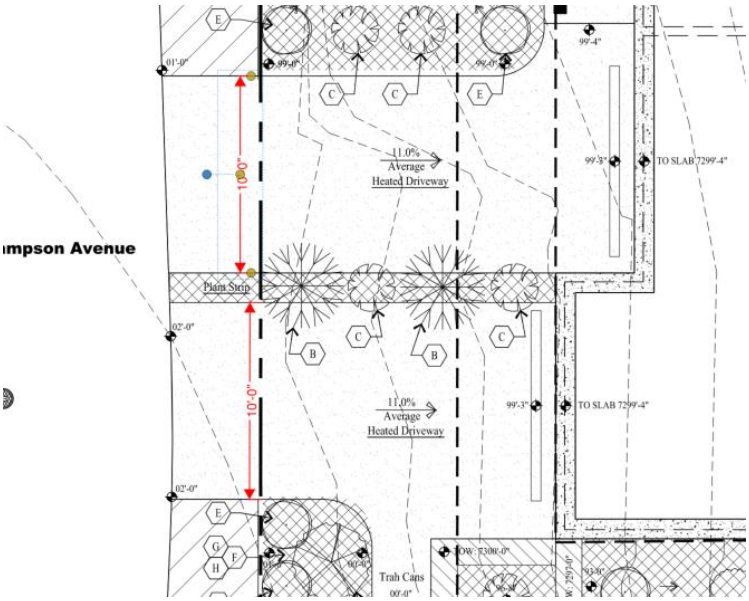


Figure 17: Proposed driveways

The proposed Site is located off Sampson Avenue. Condition of Approval 19 requires that the Applicant shall record an encroachment agreement with the City for driveway access to the site.

LMC § 15-2.1-1 outlines the purposes of the HRL Zoning District, including encouraging construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintaining existing residential neighborhoods.

Pursuant to LMC § 15-13-8(B)(6)(a)(2), single car wide tandem garages are recommended for new residential infill in the Historic Districts and side-by-side parking configurations are strongly discouraged. If used, they shall be visually minimized when viewed from the primary public right-of-way. A single-car garage reduces the bridged massing along the steep slope and the visual impact of the Structure from the Public-Right-Of-Way. Additionally, a single-car garage allows for the rehabilitation of the landscaping on the steep slope. Condition of Approval 23 requires the Applicant update their submittal to include a single-car wide tandem garage with one access driveway.

Criteria 4: Terracing.

The project may include terraced retaining Structures if necessary to regain Natural Grade.

The Applicant has proposed nine retaining walls across the property. The proposed walls are to be less than 4 feet in height per the submitted plans. Condition of Approval 18 requires that retaining walls shall be screened accordingly to minimize their visual

impact as they step down the slope. Condition of Approval 17 requires that retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.

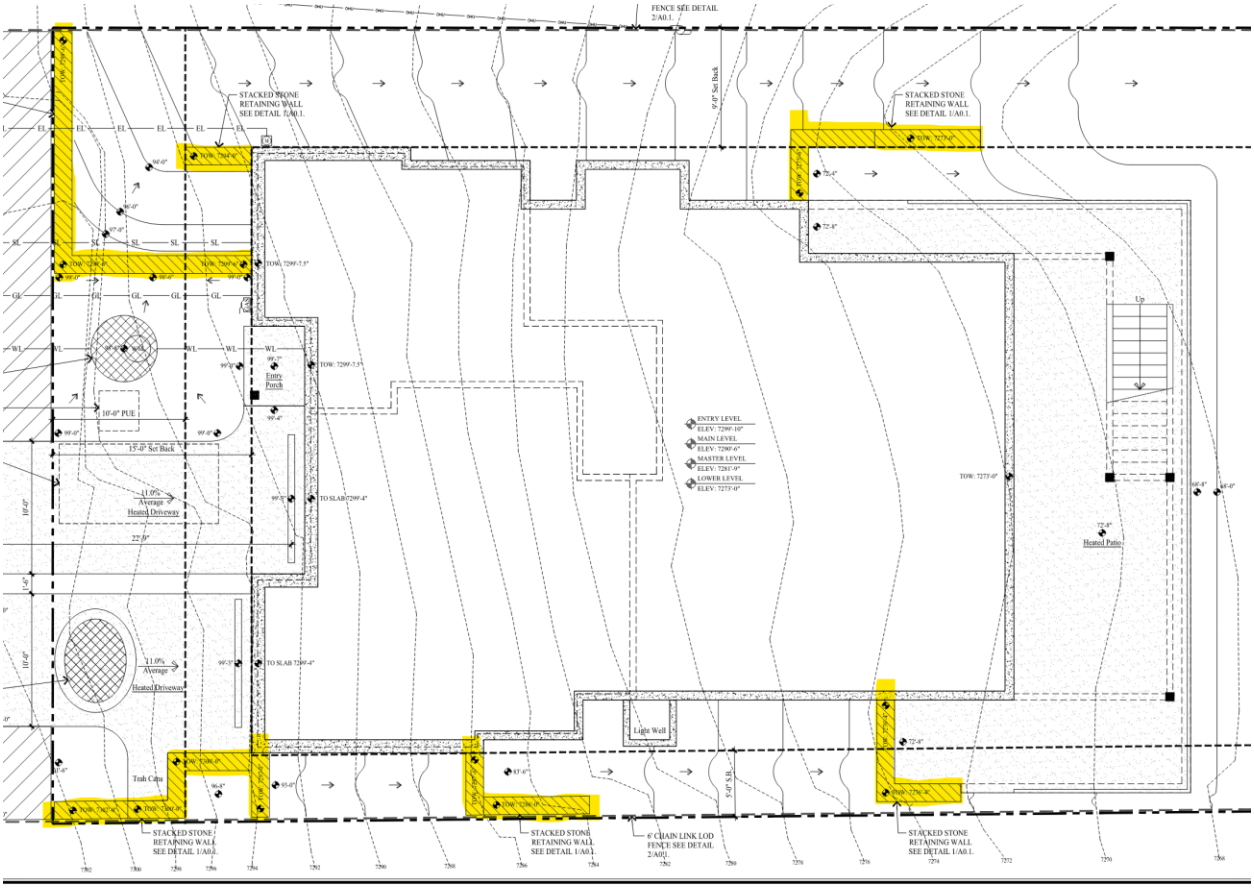


Figure 18: Proposed retaining walls

Condition of Approval 8 requires that any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade.

The Applicant proposes retaining walls throughout the property per the proposed plans (Exhibit C). The proposed walls are to be no taller than 4 feet in height.

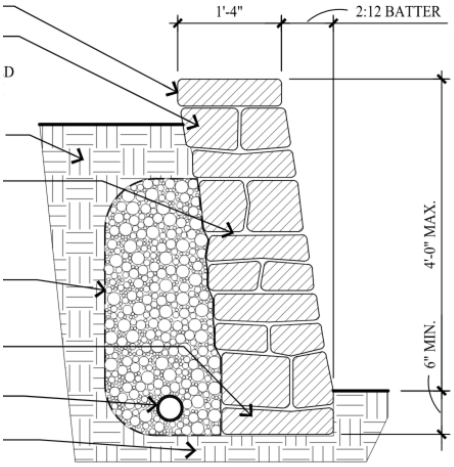


Figure 19: Proposed retaining walls, cross section

The proposed walls are to be less than 4 feet in height per the submitted plans. Condition of Approval 18 requires that retaining walls shall be screened accordingly to minimize their visual impact as they step down the slope. Condition of Approval 17 requires that retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.

Criteria 5: Building Location.

Buildings, access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard.

The proposed SFD is centered on the Lot, and compliant with the maximum allowed Building Footprint.

The Applicant proposes a series of terraced walls no taller than 4 feet in height to minimize the visual and environmental impact of retaining walls on site.

Condition of Approval 20 requires that existing vegetation shall be preserved or replaced in order to minimize environmental and visual impacts of the proposed SFD.

The Applicant proposes a double car garage accessed by two 10-foot-wide driveways separated by 18 inches of landscaping. In order to reduce altercations to the perceived natural topography of the site and to minimize driveway and Parking Areas within the Front Yard. Condition of Approval 23 requires that the Applicant modify plans to include a single-car wide tandem garage with one access driveway.

Criteria 6: Building Form and Scale.

Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.

The proposed Structure steps down with the grade and has a shorter portion at the rear. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. viewed from the Right-Of-Way the Structure is similar in style to neighboring homes. The Structure visible from the Right-of-Way is one story in height.

Figure 20: Rear rendering of 121 Sampson Avenue

Pursuant to LMC § 15-2.1-6(B)(6) the garage must be subordinate in design to the main Building. The proposed double-car wide garage is not subordinate in design to the main Building. Condition of Approval 23 requires that the Applicant shall modify plans to include a single-car wide tandem garage with one access driveway. Condition of Approval 21 requires that the garage be subordinate in design to the main building.

Criteria 7: Setbacks

The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

The proposed structure is compliant with the required Setbacks of the HRL Zoning District. The Applicant proposes a five-foot setback on the south side of the property and on the steeper area of the slope. The Applicant proposes a nine-foot setback on the north side of the property.

Criteria 8: Dwelling Volume.

The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

The proposed SFD volume is compliant with the HRL Zoning District Lot and Site requirements.

Criteria 9: Building Height (Steep Slope)

The maximum Building Height in the HR-L District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures.

The current proposed height is 25 feet. The tallest portion of the structure is at the front of the Lot, adjacent to the ROW. The height of the structure steps down on the hillside, similar to the adjacent properties.

(III) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC Chapter 15-3, *Off-Street Parking.*

Pursuant to LMC § 15-3-6(A) two parking spaces are required for a SFD. The Applicant proposes a double car garage accessed by two separate driveways.

LMC § 15-3-4(A)(1) requires double car garages must be at least twenty feet (20') wide by twenty feet (20') deep. The proposed garage, which is accessed by two separate driveways, is 25 feet wide and 20 feet 1 inch deep and is compliant with LMC § 15-3-4(A)(1).

Pursuant to LMC § 15-2.1-7, tandem parking is permitted in the Historic District. Condition of Approval 23 requires that the Applicant modify plans to include a single-car wide tandem garage with one access driveway. A single-car wide tandem garage with

one access driveway is compatible with LMC § *15-13-8(B)(6)(a)(2), Regulations For New Residential Infill Constructions (and Non-Historic Residential Sites) In Historic Districts*.

(IV) The Development Review Committee reviewed the proposal on August 20, 2024, and require the following Conditions of Approval.[3]

Condition of Approval 21 requires that the Applicant shall submit a plan to protect the waterline on the downhill side during construction.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 21, 2024, Staff mailed courtesy notice to property owners within 300 feet on August 21, 2024. The *Park Record* published courtesy notice on August 21, 2024.[4]

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Commission may approve the SSCUP;
- The Planning Commission may deny the Planning Commission and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Recorded Plat
Exhibit C: Proposed Plans
Exhibit D: View of 121 Sampson From the Top of Prospect Avenue
Exhibit E: Slope Analysis
Exhibit F: Existing Vegetation Site Photos

[3] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[4] LMC § 15-1-21

Planning Department

September 11, 2024

Jonanthan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	121 Sampson Avenue
Zoning District:	Historic Residential - Low Density
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-24-06149
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 11, 2024
Project Summary:	The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope on a Vacant Lot.

Action Taken

On September 11, 2024, the Planning Commission conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 121 Prospect Avenue built on a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 121 Sampson Avenue is a vacant Lot in the Historic Residential – Low Density (HRL) Zoning District
2. 121 Sampson is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005 (Ordinance No. 05-45).
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.
4. The Applicant proposes to construct a new SFD that exceeds 200 square feet and is located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.

5. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06125). The HDDR Application approval is subject to the approval of this SSCUP.
6. The minimum Lot size in the HRL Zoning District is 3,750 square feet. The Lot is 6,180 square feet.
7. On August 4, 2005 City Council adopted Ordinance No. 05-45 and approved Lot 1 of the subdivision at 121 Sampson Avenue to have an area of 6,446 square feet.
8. The plat was recorded with the Summit County Recorders Office on October 11, 2005 (Entry No. 754169).
9. The minimum Lot width in the HRL Zoning District is 35 feet. The Lot width is 59 feet 7 inches.
10. The maximum building footprint in the HRL Zoning District for the legal non-conforming lot is 2,243 square feet.
11. Pursuant to LMC Section 15-9-5 no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land. The proposed SFD does not expand the Non-Conforming Maximum Lot Size
12. Minimum Front and Rear setbacks for Lots greater than 100’ in depth in the HRL Zoning District is 15’ each, for a total of 30’. The proposed SFD has a 15’ Front Setback and 15’ Rear Setback.
13. Minimum Side Setbacks for Lots up to 62.5 feet in width are five feet each in the HRL Zoning District with a total of 14 feet. The proposed SFD meets a five-foot minimum side setback for each side, with a combined total of 14 feet.
14. The maximum building height is 27 feet from Existing grade in the HRL Zoning District. The proposed maximum building height is 25 feet from Existing Grade.
15. The HRL Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 11 feet at 18 feet 7 inches feet from the lowest point of existing grade.
16. Final Grade must be within four feet of existing grade in the HRL Zoning District. The proposed final grade is within four feet of Existing grade.
17. Pursuant to LMC Section 15-2.1-5, Final Grade must be within four vertical feet (4’) of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance. The proposed window well serves as emergency egress and is compliant with LMC Section 15-2.1-5.

18. Structures cannot exceed 35 feet from the lowest floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HRL Zoning District.
19. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HRL Zoning District. The proposed Contributing Roof Form is 7:12.
20. SSCUP applications are subject to the criteria outlined in Land Management Code (LMC) Section 15-2.1-6.
21. When viewed from Sampson Avenue the front facade of the structure is similar to neighboring homes and fits the character area.
22. The slope of the site is steepest at the front, and the SFD has been designed to step down the hillside, in a similar pattern to the rest of the street. The stepping down of the Structure minimizes the mass and scale when viewed from the rear.
23. The Applicant has proposed a series of small retaining walls across the property. The proposed walls are to be less than 4 feet in height per the submitted plans.
24. The Lot has substantial existing vegetation on the site.
25. Pursuant to LMC Section 15-15-1 there are designated Vantage Points within Park City that function to assist in analyzing the visual impact of Development of Steep Slopes.
26. The terraced retaining walls are designed in such a way as to mitigate the visual impact of the steep grade.
27. The Applicant proposes two driveways each 10 feet in width. The below image displays the two proposed driveways as 10 feet in width, separated by an 18-inch-wide landscaped strip. The proposed driveways minimize grading of the natural topography as they are located at the top of the slope.
28. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. viewed from the Right-Of-Way the Structure is similar in style to neighboring homes.
29. The Structure visible from the Right-of-Way is one story in height.
30. The proposed structure is compliant with the required Setbacks of the HRL Zoning District.
31. The proposed SFD volume is compliant with the HRL Zoning District Lot and Site requirements.
32. LMC Section 15-3-6(A) requires two parking spaces for a SFD. LMC Section 15-3-4(A)(1) requires double car garages must be at least twenty feet (20') wide by twenty feet (20') deep. The proposed garage is 25 feet wide and 20 feet 1 inch deep and is compliant.

33. Staff published notice on the City's website and posted notice to the property on August 21, 2024. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on August 21, 2024. The Park Record published notice on August 21, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.1, *Historic Residential- Low-Density District*.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.1-6, *Development on Steep Slopes in the Historic Residential- Low-Density District*.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-3, *Off-Street Parking.*

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed September 11, 2024, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work, shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or

mine waste-impacted soils, they must handle the material in accordance with State and Federal law.

8. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade.
9. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
10. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
11. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 3,000 degrees Kelvin and outdoor lighting fixtures shall be Fully Shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
12. Construction waste should be diverted from landfill and recycled when possible.
13. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
15. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.
16. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
17. Retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.
18. Retaining walls shall be screened accordingly to minimize their visual impact as they step down the slope.
19. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.

20. Existing vegetation shall be protected to the extent possible, any vegetation removed shall be replaced in a way that minimizes visual and environmental impacts.
21. The garage shall be subordinate in design to the main building.
22. The Applicant shall submit a plan to protect the waterline on the downhill side of the lot during construction.
23. The Applicant shall modify plans to include a single-car wide tandem garage with one access driveway.
24. The Applicant shall update the roof to occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way and be compliant with LMC Section 15-2.1-5(C).
25. The Applicant shall update the plans and reduce the chimney height to be up to five feet above the highest point of the Building to be compliant with LMC § 15-2.1-5.

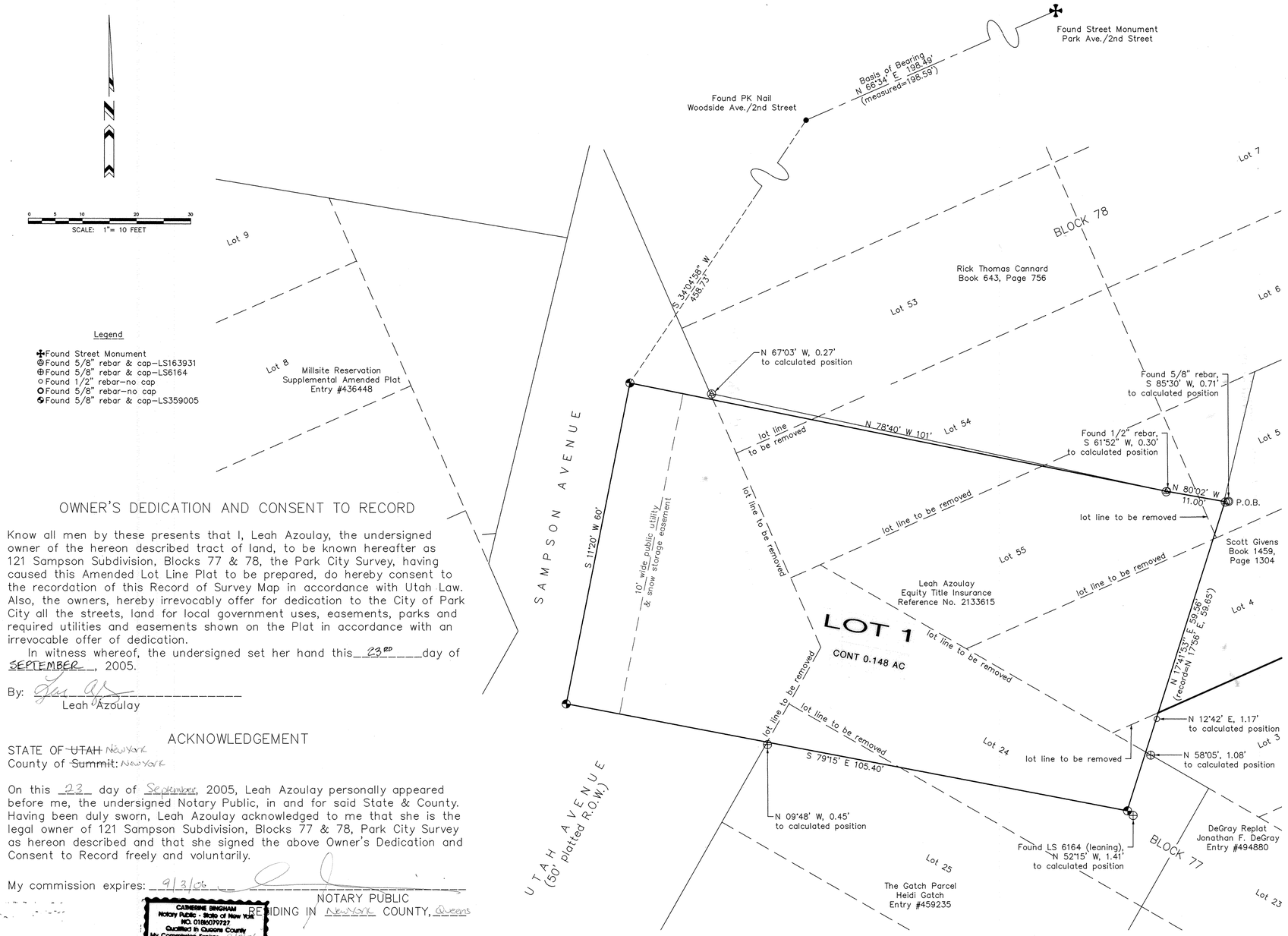
If you have questions or concerns regarding this Final Action Letter, please contact your project planner Meredith Covey at 435-640-8683 or meredith.covey@parkcity.org

Sincerely,

Sarah Hall,
Planning Commission Chair

CC: Meredith Covey, Planner I

121 Sampson Subdivision
An Amendment to Blocks 77 & 78, Park City Survey



NARRATIVE

1. Survey requested by: Leah Azoulay.
2. Purpose of survey: subdivision.
3. Basis of survey: found Street Monuments as shown. Block dimensions are from the Park City Monument Control Map by Bush & Gudgell, Inc. Recorded as Entry No. 199887 in the office of the Summit County Recorder. Subdivision of Block 9 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. See the previous A.L.T.A. boundary survey of the property by Alpine Survey, Inc. dated January 26, 2003, on file in the office of the Summit County Recorder.
5. Property monuments found as shown.
6. Located in the Southeast Quarter of Section 16, and the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. The owners of the property should be aware of any items affecting the property that may appear in a title insurance report.
8. The street address of Lot 1 is 121 Sampson Avenue.

LEGAL DESCRIPTION

121 Sampson Subdivision
Lot 1

As to that portion of the land described herein which covers part of Lots 24 and 25, Block 77 and Lots 3, 4, 5, 53, 54 and 55, Block 78, Millsite Reservation to Park City and a portion of Utah Avenue: beginning at a point South, 318.35 feet and East 7.35 feet from the Northwest Corner of Block 32, Park City Survey, and running thence N 80°02' W, 11 feet; thence N 78°40' W, 101 feet; thence S 11°20' W, 60 feet; thence S 79°15' E, 105.40 feet; thence N 17°56' E, 59.65 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that I, Leah Azoulay, the undersigned owner of the hereon described tract of land, to be known hereafter as 121 Sampson Subdivision, Blocks 77 & 78, the Park City Survey, having caused this Amended Lot Line Plat to be prepared, do hereby consent to the recordation of this Record of Survey Map in accordance with Utah Law. Also, the owners, hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, easements, parks and required utilities and easements shown on the Plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set her hand this 23rd day of SEPTEMBER, 2005.

By: _____
Leah Azoulay

ACKNOWLEDGEMENT

STATE OF ~~UTAH~~ NewYork
County of ~~Summit~~: NewYork

On this 23 day of September, 2005, Leah Azoulay personally appeared before me, the undersigned Notary Public, in and for said State & County. Having been duly sworn, Leah Azoulay acknowledged to me that she is the legal owner of 121 Sampson Subdivision, Blocks 77 & 78, Park City Survey as hereon described and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

My commission expires: 9/3/06

CATHERINE BINGHAM
Notary Public - State of New York
NO. 01BI6079737
Qualified in Queens County
My Commission Expires 9/3/06

NOTARY PUBLIC
RESIDING IN NewYork COUNTY, Queens

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said property.

STATE OF UTAH
9/16/05
J.D. GAILEY
359005
REGISTERED LAND SURVEYOR

Sept. 16 '05
Date

_____
J.D. Gailey, LRS #359005

Alpine Survey, Inc. 19 Prospector Dr. Park City, Utah 84060 (435) 655-8016	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 22nd DAY OF Sept., 2005. BY: _____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 30 DAY OF September, 2005 A.D. BY _____ (Barth) CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 26TH DAY OF SEPTEMBER 2005 A.D. BY _____ PE PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 5TH DAY OF October, 2005 A.D. BY _____ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 4TH DAY OF August, 2005 A.D. BY _____ PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4TH DAY OF August, 2005 A.D. BY _____ MAYOR	# 754169 RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Equity Title DATE 10-11-05 TIME 12:12 pm BOOK ___ PAGE ___ $31.00 FEE RECORDER

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

SURVEYOR
FERRARI SURVEYING, LLC
P.O. BOX 683001
PARK CITY, UTAH 84068
TEL. 435-640-0412
GREGORY J. FERRARI
EMAIL:

LEGEND

BRICK & STONE
EARTH
CONCRETE
CONCRETE MASONRY UNIT
STEEL (LARGE SCALE)
RIGID INSULATION
ROUGH WOOD
BLOCKING
ALUMINUM (LARGE SCALE)
GRAVEL
FINISHED WOOD
BATT OR BLOWN INSULATION
PLASTER, SAND, GROUT, MORTAR
STEEL (SMALL SCALE)
BITUMINOUS PAVING
PLYWOOD
GYPSUM BOARD

OFFICE 103 — ROOM NAME / ROOM NUMBER
FLOOR, POINT ELEV.
CENTER LINE
ROUND, DIA.
CHANNEL
ANGLE
DETAIL
SECTION CUT, DETAIL
BUILDING SECTION
KEYED NOTES
WINDOW TYPE
DOOR NUMBER
REVISION
INTERIOR WALL ELEV.
WALL TYPE

CODE ANALYSIS

APPLICABLE CODES

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2015 IECC RES.	2021 IFC
2018 IECC COM.	2021 IEBC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

AREA CALCULATION
LOWER LEVEL LIVING AREA: 2002 S/F
MASTER LEVEL LIVING AREA: 2222 S/F
MAIN LEVEL LIVING AREA: 1754 S/F
ENTRY LEVEL LIVING AREA: 355 S/F
TOTAL LIVING AREA: 6333 S/F
MECHANICAL AREA: 220 S/F
GARAGE AREA: 674 S/F
PROPOSED FOOTPRINT: 2233 S/F
ALLOWABLE FOOTPRINT: 2243 S/F
LOT AREA: 6463 S/F
DISTURBED AREA: 2648 S/F

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	1 of 1	RECOED OF SURVEY & TOPOGRAPHIC MAP
		ARCHITECTURAL
3	1 of 5	3D IMAGE
4	2 of 5	3D IMAGE
5	3 of 5	3D IMAGE
6	4 of 5	3D IMAGE
7	5 of 5	3D IMAGE
8	A0.1	ARCHITECTURAL SITE PLAN
9	A0.2	LANDSCAPE PLAN
10	A0.3	STORM WATER POLLUTION PREVENTION PLAN
11	A0.4	PARK CITY WATER DETAILS
12	A1.1	LOWER LEVEL PLAN
13	A1.2	MASTER LEVEL PLAN
14	A1.3	MAIN LEVEL PLAN, LOW ROOF PLAN
15	A1.4	GARAGE/ENTRY LEVEL PLAN, LOW ROOF PLAN
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17	A2.1	EAST ELEVATION
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21	A3.1	BUILDING SECTION
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		MECHANICAL, ELECTRICAL, PLUMBING
27	MEP.0	GENERAL NOTES MECHANICAL, ELECTRICAL, PLUMBING
28	MEP.1	LOWER LEVEL PLAN MECHANICAL, ELECTRICAL, PLUMBING PLAN
29	MEP.2	MASTER LEVEL PLAN MECHANICAL, ELECTRICAL, PLUMBING PLAN
30	MEP.3	MAIN LEVEL PLAN MECHANICAL, ELECTRICAL, PLUMBING PLAN
31	MEP.4	GARAGE/ENTRY LEVEL PLAN MECHANICAL, ELECTRICAL, PLUMBING PLAN

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANF'R	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPNG	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2021 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

13. BUILDING / HOME HARDENING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. - ALL RIGHTS RESERVED

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

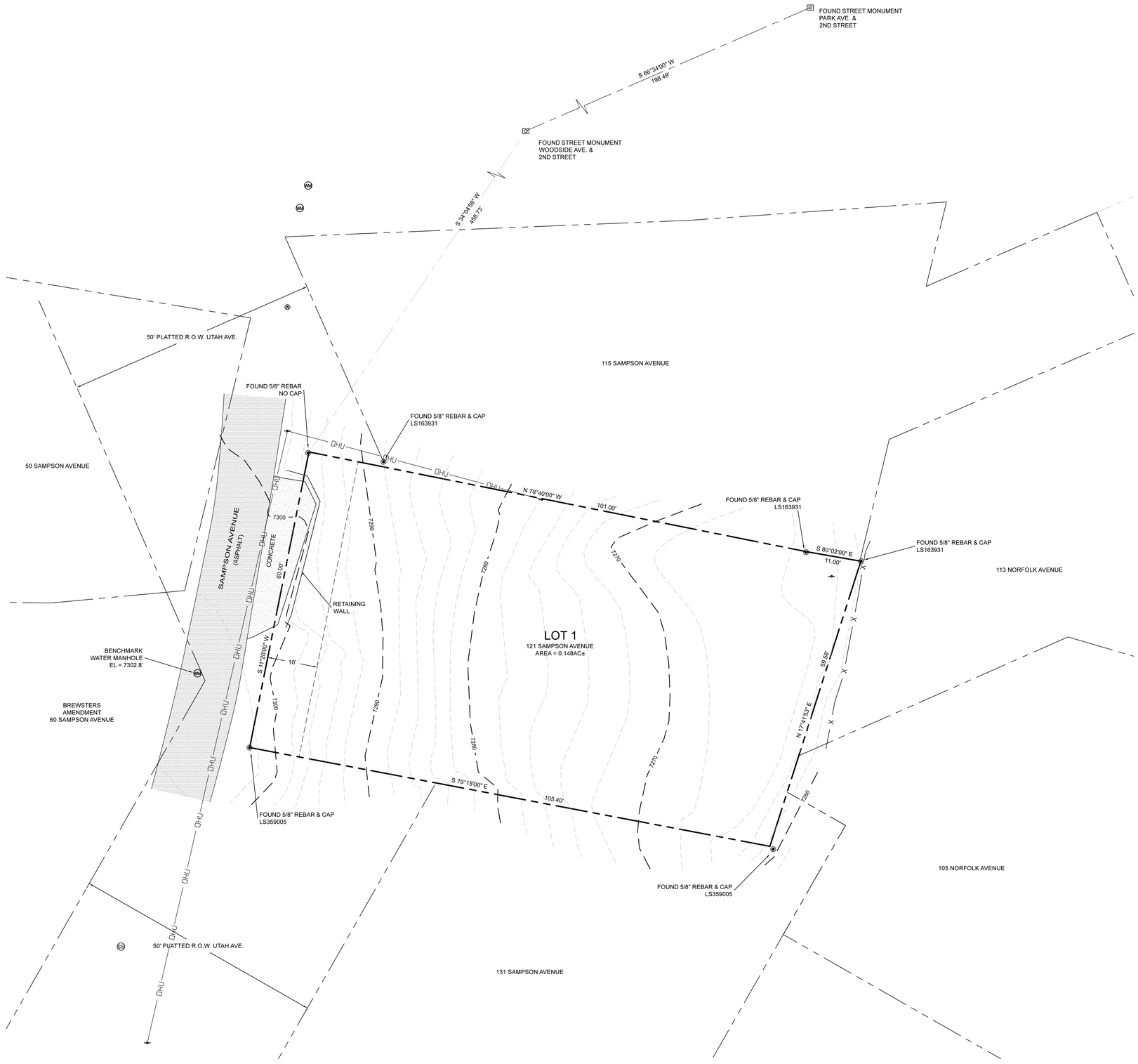
SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

DATE:
JUNE 25, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
Aa



RECORD OF SURVEY & TOPOGRAPHICAL MAP

LOT 1, 121 SAMPSON SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN

FERRARI

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI - P.L.S. 5046908 EXPIRES MARCH 31, 2021

LEGAL DESCRIPTION:

LOT 1, 121 SAMPSON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- 7250 MAJOR CONTOUR
- MINOR CONTOUR
- X FENCE
- SNOW STORAGE EASEMENT
- OHU OVER HEAD UTILITY
- PROPERTY CORNER (AS NOTED)
- WV WATER VALVE
- SS SEWER MANHOLE
- WM WATER METER
- POWER POLE
- STREET MONUMENT

PROJECT INFORMATION:

CLIENT:	JAMIE THOMAS
PROJECT ADDRESS:	121 SAMPSON AVENUE PARK CITY, UT 84060
SERIAL NO:	121-1
RECORD INFORMATION:	LOT 1, 121 SAMPSON SUBDIVISION

NOTES:

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF JAMIE THOMAS.

2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM 121 SAMPSON SUBDIVISION.

3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

6. DATE OF FIELD WORK AUGUST 25, 2020.

7. VERTICAL DATUM IS ASSUMED.

8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.

9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.

10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

11. FOUND PER SURVEY SUBDIVISION '121 SAMPSON SUBDIVISION' ENTRY NO.754169 ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER.

REV	DATE	REVISIONS	INITIAL

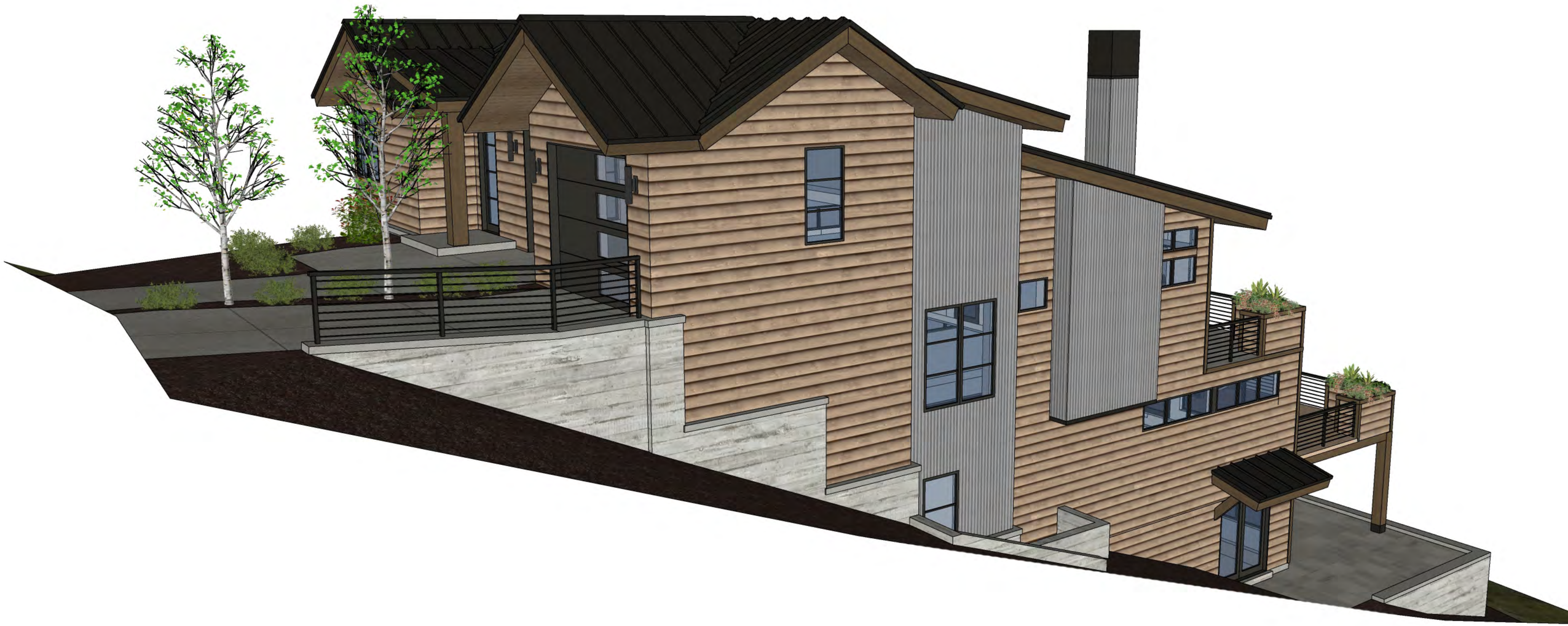
FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 683001
PARK CITY, UT 84068

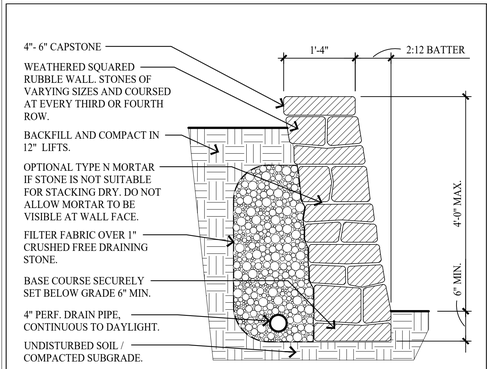
REUSE OF DOCUMENTS
THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOT 1 121 SAMPSON SUBDIVISION
121-1
MAGNUS FLODEN
PARK CITY
SUMMIT COUNTY
UTAH

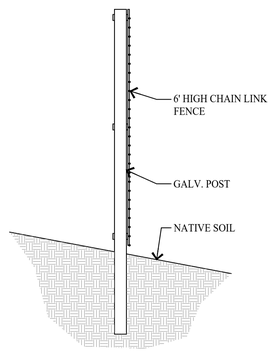
0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SURVEY BY:	GF-MB
SURVEY DATE:	8-25-20
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF
XREFS:	
DRAWING:	121SAMPSON
DATE:	9-10-20
SCALES: 1:20 HORIZONTAL, 2'CONTOURS VERTICAL	1 OF 1
PROJECT No:	2019.165



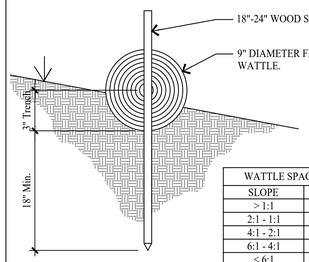


1 A0.1 STACKED STONE RETAINING WALL
NO SCALE



2 A0.1 6' HIGH LOD FENCE
NO SCALE

NOTE: FIBER ROLLS ARE TO BE REPLACED WHEN 50% FULL.



WATTLE SPACING TABLE

SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

3 A0.1 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE

LOD DISTURBED AREA: 2648 S/F

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

0' 5' 10'
GRAPHIC SCALE

LEGEND

- WM — WATER METER LID
- M — ELECTRIC METER BOX
- GAS — GAS METER
- WATER MANHOLE LID
- POWER POLE
- DATUM ELEVATION
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK / EASMENT LINE
- ORIGINAL CONTOUR LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- PL — POWER LINE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.
2. ALL EXCAVATION CUTS TO BE LAID BACK A MINIMUM OF 2:1 SLOPE.

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

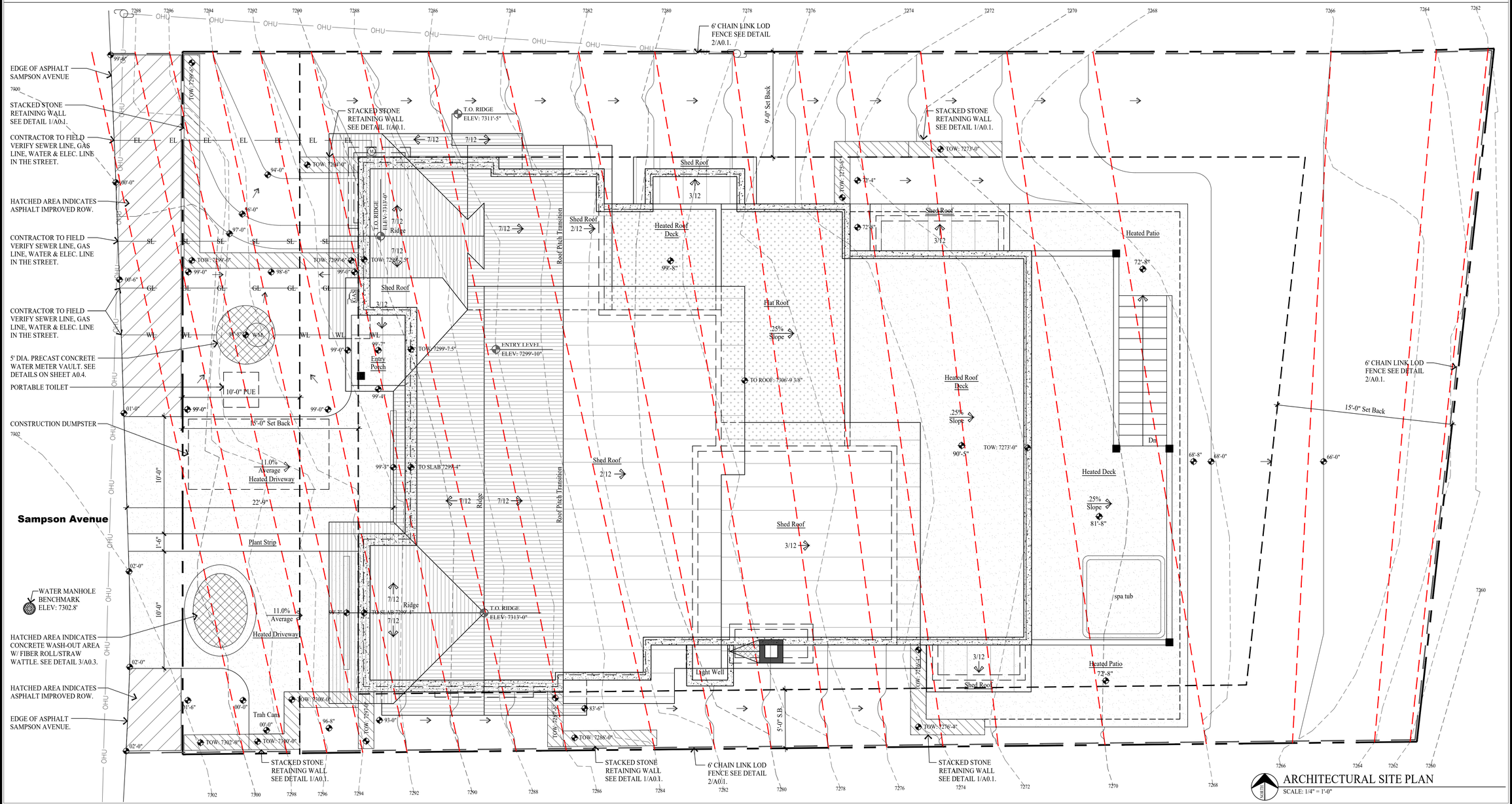
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL NEW UTILITIES TO BE CONNECTED THROUGH THE EXISTING HOUSE TO THE EXISTING UTILITIES.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.



ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION: 121

SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN

REVISIONS:

DATE: SEPTEMBER 04, 2024

PROJECT NUMBER: 2401-01

SHEET NUMBER: A0.1

PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				DECIDUOUS TREES			
	A	6	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	B	10	Aspen	Populus tremuloides	3" Dia.	6'-10'	
				SHRUBS			
	C	11	Alpine Current	Ribes Alpinum	5 Gal.		Spacing as noted
	D	7	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
	E	11	Honeysuckle	Diervilla Lonicera	5 Gal.		Spacing as noted
				GROUND COVER and HYDROSEEDING			
	F	20	Snow In Summer	Cerastium Tomentosum	4" Pots	12"-18"	Distribute Equally
	G	20	Sweet Woodruff	Galium Odoratum	4" Pots	12"-18"	Distribute Equally
	H	510 S/F	Wood Chips		Small		3" Thick Layer
	I	2138 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeding must occur. Apply at a rate of 80 lbs./ acre on the following percentages:

20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.

* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. Section 603.5, is added and shall read as follows:

603.5 Home Ignition Zone.

603.5.1 Purpose. All structures must meet the following wildfire preparation requirements in regards to vegetation:

603.5.2 Ignition Zones. Areas around the structure shall be classified as Immediate (0-5 feet from the structure), Intermediate (5 to 30 fee from the structure), and Extended (30 to 100* feet from the structure).

603.5.2.1 Immediate Ignition Zone. The immediate Ignition Zone shall extend from zero (0) to five(5) feet from the structure, any overhang, or deck attached to the structure and shall meet the following requirements:

1. All dead and dying vegetation must be removed from within five (5) feet of the structure.
2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).
3. All trees must be trimmed so as to be no closer than 10 feet from an active wood burning chimney. Distance from natural gas direct vent shall follow manufacturer recommendations.

603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

Exception: Structures meeting all of the requirements labeled in sub-section C items 1 through 4 and at least 3 of the items labeled 5 through 9 listed in Section 603.4.3 are not required to meet items 5 through 8 above. Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

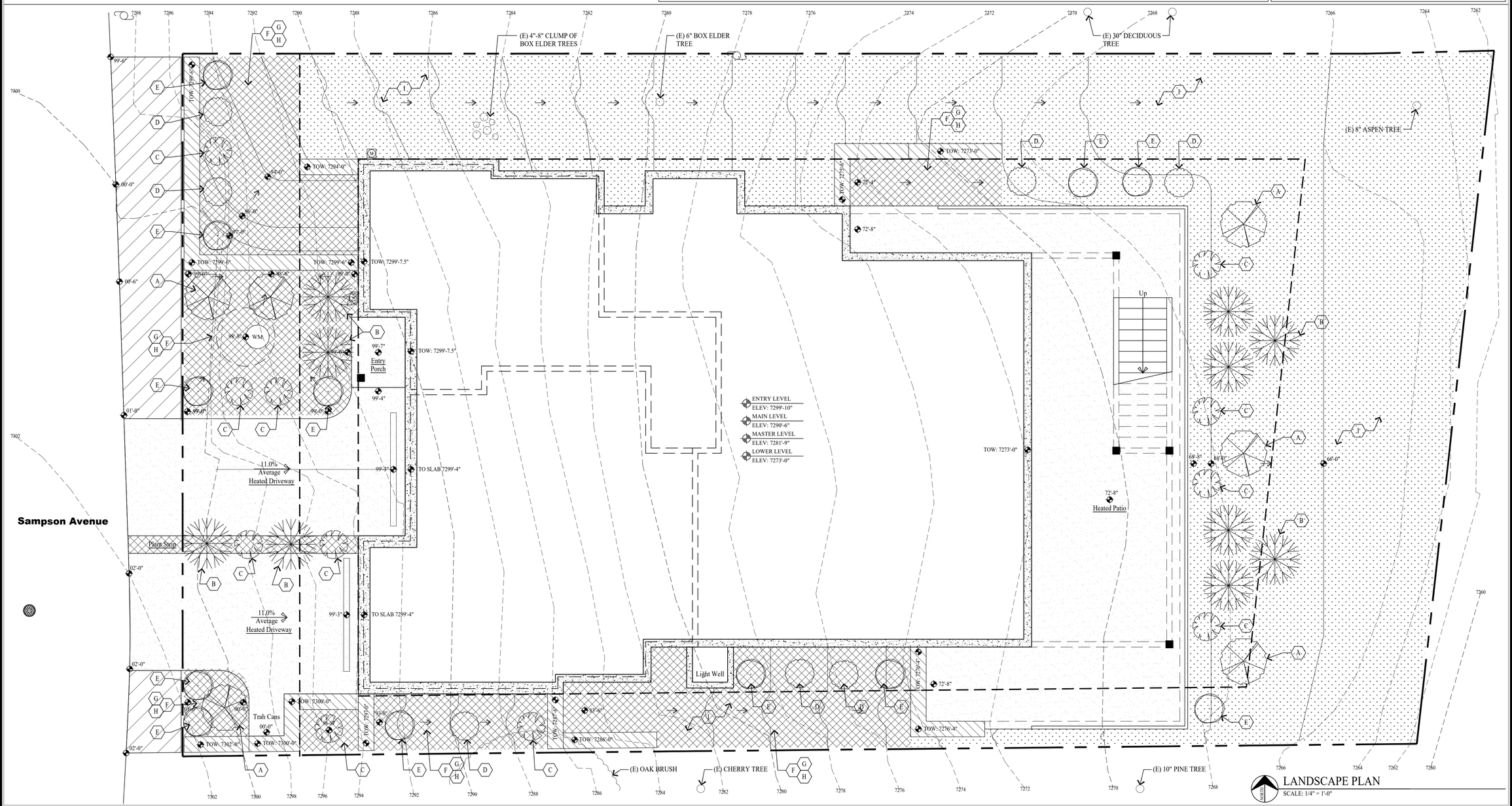
603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may include an area outside of the established LOD, and shall meet the following requirements:

1. All dead and dying vegetation shall be removed.
2. Small conifers growing between trees may be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4
3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
4. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 12 feet to the next closest cluster.
5. No single tree cluster shall exceed 5 trees or cover more than 25% of the Intermediate Ignition Zone, whichever is lesser.
6. Exception Structures meeting all of the items listed in Section 603.4 are not required to meet items 3 through 5 above. Notwithstanding any exception, all landscaping in the Extended Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

GENERAL NOTES

PLANTING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.



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Jonathan DeGray
Architect
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Tel 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A0.2

LOD DISTURBED AREA: 2648 S/F

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

0' 5' 10'
GRAPHIC SCALE

LEGEND

- WM — WATER METER LID
- M — ELECTRIC METER BOX
- GAS — GAS METER
- WATER MANHOLE LID
- POWER POLE
- DATUM ELEVATION
- LOD FENCE
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- EXISTING CONTOUR LINE
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- SET BACK / EASMENT LINE
- ORIGINAL CONTOUR LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- PL — POWER LINE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.
2. ALL EXCAVATION CUTS TO BE LAID BACK A MINIMUM OF 2:1 SLOPE.

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL NEW UTILITIES TO BE CONNECTED THROUGH THE EXISTING HOUSE TO THE EXISTING UTILITIES.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

EDGE OF ASPHALT SAMPSON AVENUE

STACKED STONE RETAINING WALL SEE DETAIL 1/A0.1.

CONTRACTOR TO FIELD VERIFY SEWER LINE, GAS LINE, WATER & ELEC. LINE IN THE STREET.

HATCHED AREA INDICATES ASPHALT IMPROVED ROW.

CONTRACTOR TO FIELD VERIFY SEWER LINE, GAS LINE, WATER & ELEC. LINE IN THE STREET.

CONTRACTOR TO FIELD VERIFY SEWER LINE, GAS LINE, WATER & ELEC. LINE IN THE STREET.

5' DIA. PRECAST CONCRETE WATER METER VAULT. SEE DETAILS ON SHEET A0.4.

PORTABLE TOILET

CONSTRUCTION DUMPSTER

Sampson Avenue

WATER MANHOLE BENCHMARK ELEV: 7302.8'

HATCHED AREA INDICATES CONCRETE WASH-OUT AREA W/ FIBER ROLL/STRAW WATTLE. SEE DETAIL 3/A0.3.

HATCHED AREA INDICATES ASPHALT IMPROVED ROW.

EDGE OF ASPHALT SAMPSON AVENUE.

6' CHAIN LINK LOD FENCE SEE DETAIL 2/A0.1.

9'-0" Set Back

15'-0" Set Back

11.0% Average Heated Driveway

Entry Porch

Heated Patio

Light Well

Trah Cans

ENTRY LEVEL ELEV: 7299'-10"
MAIN LEVEL ELEV: 7290'-6"
MASTER LEVEL ELEV: 7281'-9"
LOWER LEVEL ELEV: 7273'-0"

TOW: 7299'-6" TOW: 7294'-0" TOW: 7275'-6" TOW: 7273'-0" TOW: 7299'-7.5" TOW: 7299'-6" TOW: 7299'-6" TOW: 7302'-0" TOW: 7300'-0" TOW: 7295'-0" TOW: 7286'-0" TOW: 7276'-4"

TO SLAB 7299'-4"

5'-0" S.B.

STACKED STONE RETAINING WALL SEE DETAIL 1/A0.1.

6' CHAIN LINK LOD FENCE SEE DETAIL 2/A0.1.

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SWPP PLAN
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SWPP PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE: JUNE 25, 2024

PROJECT NUMBER: 2401-01

SHEET NUMBER: A0.3

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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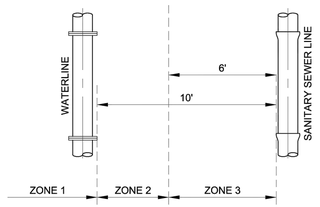
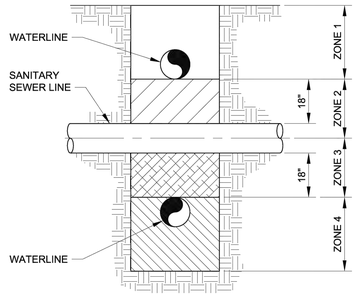


HORIZONTAL SEPARATION REQUIREMENTS

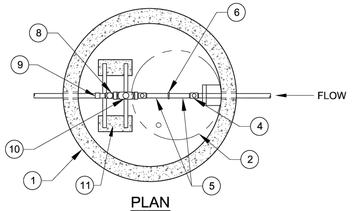


VERTICAL SEPARATION REQUIREMENTS

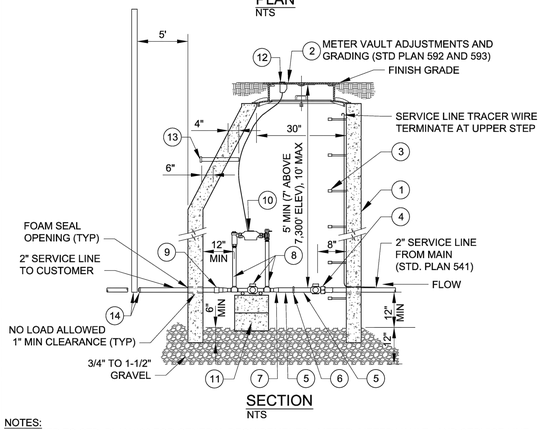
NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	3/2014		547-A
	REV.		
	0		



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 521 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	03/2014		524
	REV.		
	0		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
2	METER VAULT FRAME AND COVER (STD. PLAN 529)		
3	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPVD EQ.	PS2-PFDF
4	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
5	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
6	2" BRONZE UNION, F.I.P., THREADED		
7	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
8	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
9	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
10	METER, SUPPLIED AND INSTALLED BY PCMC		
11	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
12	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
13	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
14	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	3/2014		524 S
	REV.		

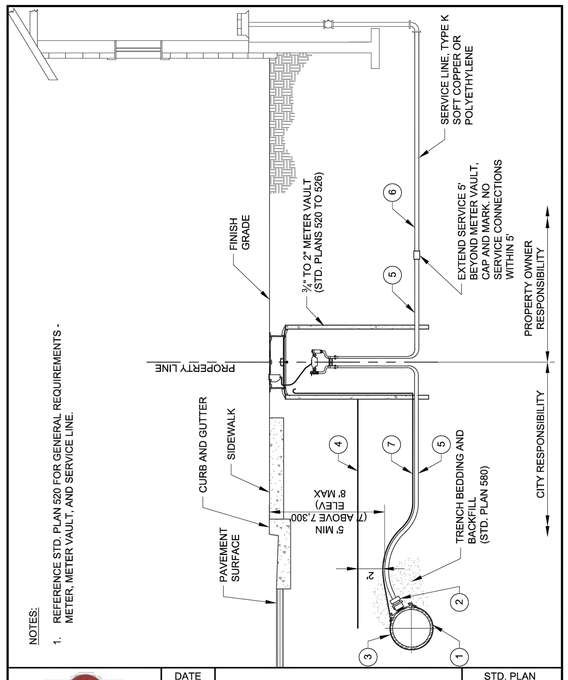
HORIZONTAL SEPARATION NOTES:

1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER – NO SPECIAL REQUIREMENTS
   ZONE 2: WHERE LOCAL CONDITIONS AND SITE SPECIFIC CONDITIONS PRECLUDE ZONE 1 SEPARATION – SPECIAL REQUIREMENTS APPLY:
   A) APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND,
   B) SEWER PIPES IN GOOD CONDITION AND,
   C) NO HIGH GROUNDWATER AND,
   D) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND,
   E) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND,
   F) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE
   ZONE 3: WATER LINE AND SEWER LINE SEPARATED LESS THAN 6 FEET – NOT ALLOWED WITHOUT APPLICATION TO AND APPROVAL BY UTAH DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER FOR EXCEPTION TO THE RULE. ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH REQUIRED
2. ADDITIONAL WATER-SEWER SEPARATION AND/OR SPECIAL PIPE MATERIALS MAY BE REQUIRED IN AREAS OF HIGH GROUNDWATER, SOILS CONDITIONS, OR SPECIAL SEWER LINE CONTENTS
3. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2
4. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
5. SANITARY SEWER FORCE MAINS:
   a. WATER LINE TO MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SEWER FORCE MAIN
   b. NEW SEWER FORCE MAIN CROSSING UNDER AN EXISTING WATER MAIN TO BE ENCLOSED IN A CONTINUOUS SLEEVE
   c. NEW WATER MAIN CROSSING OVER AN EXISTING SEWER FORCE MAIN, 200 PSI MINIMUM WORKING PRESSURE RATED PIPE MATERIALS REQUIRED
6. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER – NO SPECIAL REQUIREMENTS
   ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAT 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO TOP OF SEWER LINE
   ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. SANITARY SEWER FORCE MAINS: SEE HORIZONTAL SEPARATION REQUIREMENTS, NOTE 5.
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER – SANITARY SEWER SEPARATION NOTES	STD. PLAN
	5/2014		547-B
	REV.		



NOTES:

1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	2/2014		541
	REV.		
	0		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	BRONZE SERVICE SADDLE; DI & AC PIPE: DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER	DI & AC PIPE: BR2B SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE: H-13000 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE: STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE: 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
2	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-(SERVICE SIZE)-G-NL
3	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
4	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
5	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APPV'D EQUAL	
6	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901; OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APPV'D EQUAL	
7	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	5/2014		541 S
	REV.		

Jonathan DeGray
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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PARK CITY WATER DETAILS

REVISIONS:

DATE:
JUNE 25, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A0.4

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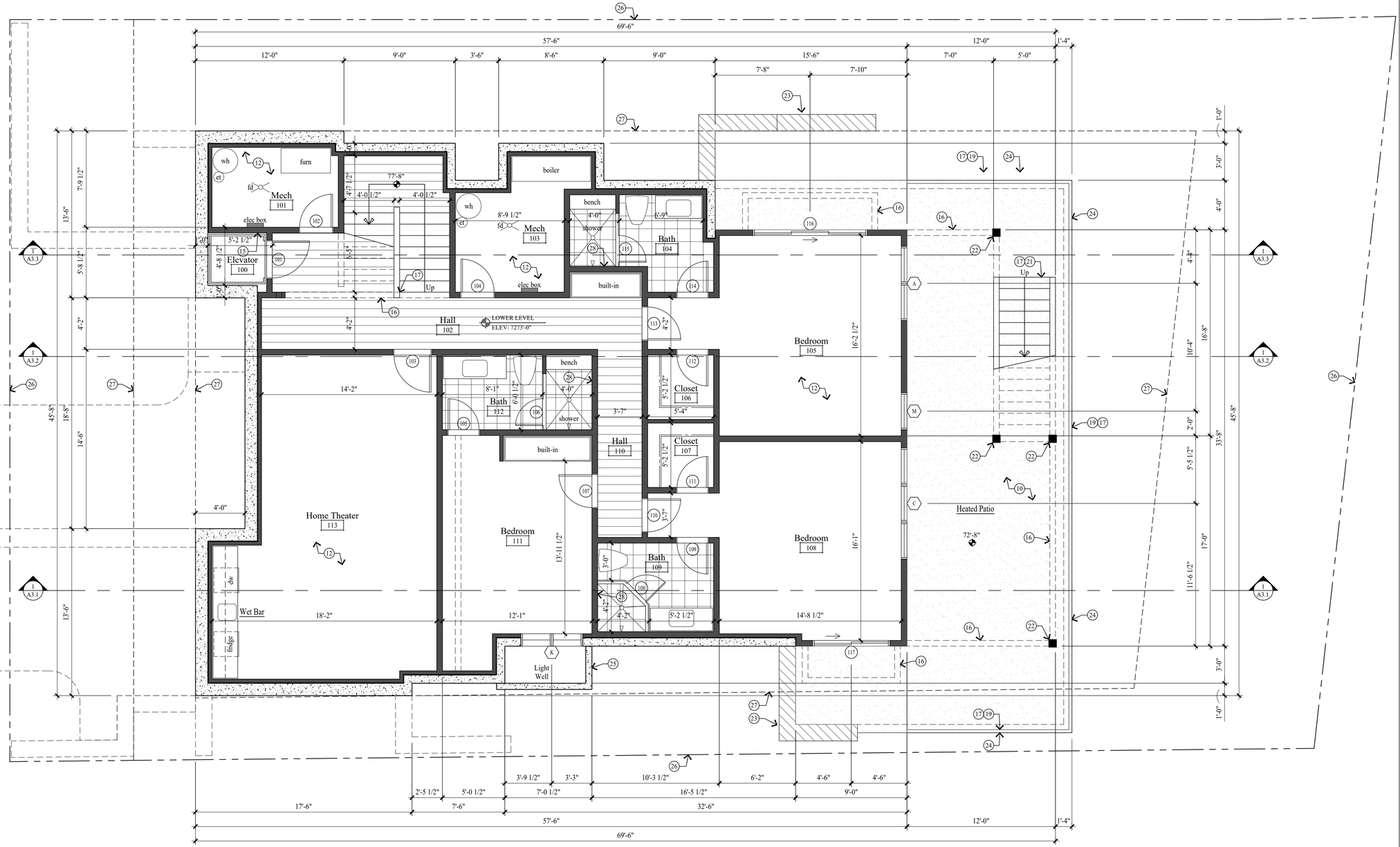

LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23. ALL FLOOR JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL ROOF JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL DECK JOIST, FLOOR JOIST, ROOF JOIST W/ 7 1/4" LVL FRAMING W/ 7" CLOSED CELL FOAM INSULATION R-38.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE. ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR DAYLIGHT.
14. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
15. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
16. DASHED LINES INDICATE WALL / BEAM ABOVE.
17. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
18. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. 1 ½ x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZ. LAP SIDING INFILL.
19. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 1 ½ x 3 TUBE STEEL POST - PAINT/POWDER COAT.
20. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
21. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER, 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
22. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
23. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 3/A0.1.
24. CONCRETE RETAINING/FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
25. CONCRETE WINDOW WELL W/ EGRESS LADDER.
26. PROPERTY LINE.
27. SET BACK LINE / EASMENT LINE.
28. TUBS / SHOWERS / STEAM ROOMS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
29. HEATILATOR "CRAVE 60 REV C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
30. ISOKERN MAGNUM SERIES 48" FIREPLACE WOOD BURNING W/ GAS LOG SET. DRY WEIGHT 1400 #, EXCLUDING MORTAR, DAMPER, FIREBRICK AND CHIMNEY.
31. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
32. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR DAYLIGHT.
33. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL PLAN

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.1

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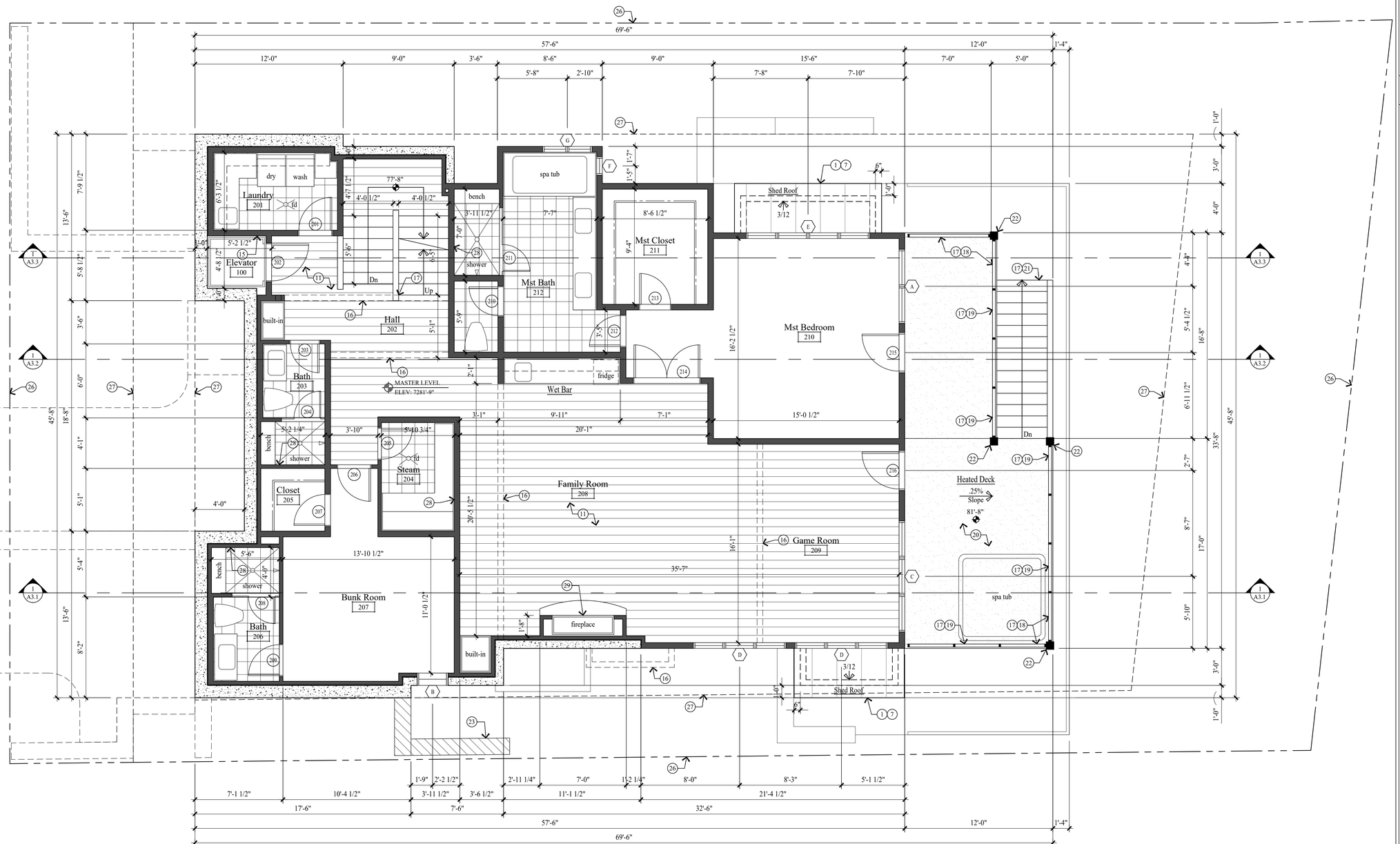
NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.



MASTER LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23. ALL FLOOR JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL ROOF JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL DECK JOIST, FLOOR JOIST, ROOF JOIST W/ 7 1/4" LVL FRAMING W/ 7" CLOSED CELL FOAM INSULATION R-38.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE. ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR DAYLIGHT.
14. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
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19. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 1 ½ x 3 TUBE STEEL POST - PAINT/POWDER COAT.
20. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
21. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER, 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
22. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
23. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 3/A0.1.
24. CONCRETE RETAINING/FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
25. CONCRETE WINDOW WELL W/ EGRESS LADDER.
26. PROPERTY LINE.
27. SET BACK LINE / EASMENT LINE.
28. TUBS / SHOWERS / STEAM ROOMS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
29. HEATILATOR "CRAVE 60 REV C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
30. ISOKERN MAGNUM SERIES 48" FIREPLACE WOOD BURNING W/ GAS LOG SET. DRY WEIGHT 1400 #, EXCLUDING MORTAR, DAMPER, FIREBRICK AND CHIMNEY.
31. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
32. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR DAYLIGHT.
33. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.

Jonathan DeGray
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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MASTER LEVEL PLAN

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.2

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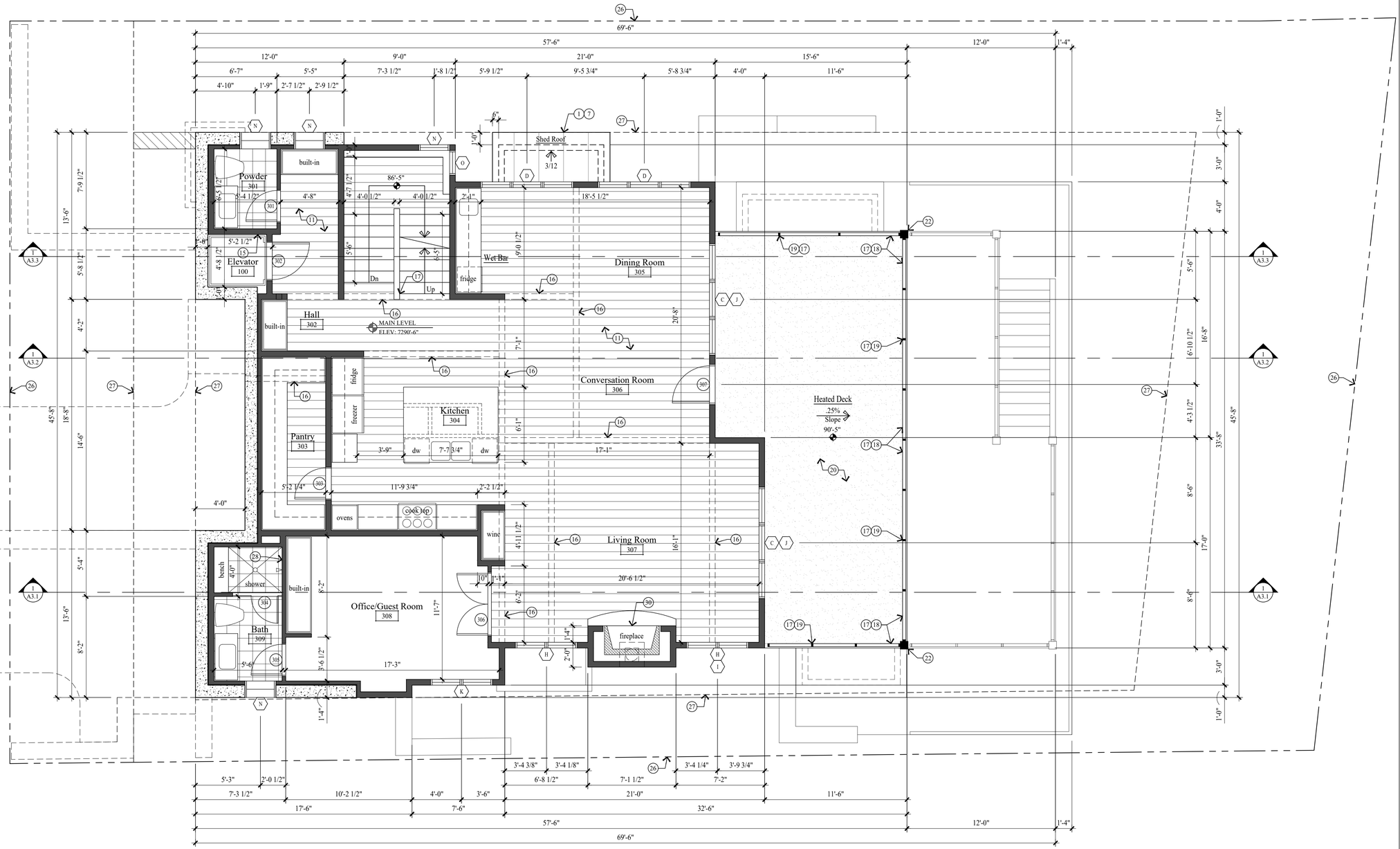
NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.



MAIN LEVEL PLAN, LOW ROOF PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23. ALL FLOOR JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL ROOF JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL DECK JOIST, FLOOR JOIST, ROOF JOIST W/ 7 1/4" LVL FRAMING W/ 7" CLOSED CELL FOAM INSULATION R-38.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE. ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR DAYLIGHT.
14. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
15. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
16. DASHED LINES INDICATE WALL / BEAM ABOVE.
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19. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 1 1/4 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MAIN LEVEL PLAN

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.3

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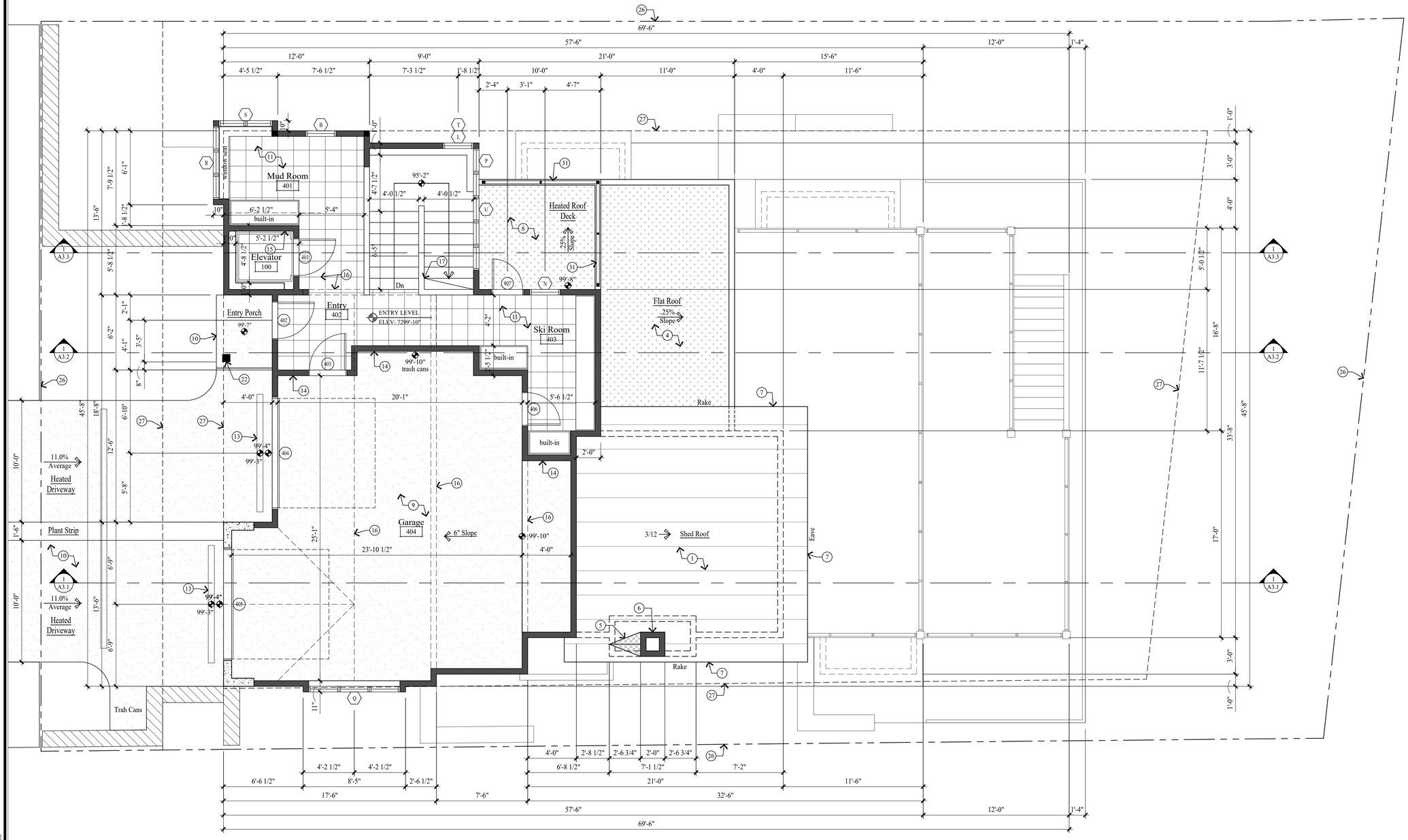

GARAGE / ENTRY LEVEL PLAN, MID ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

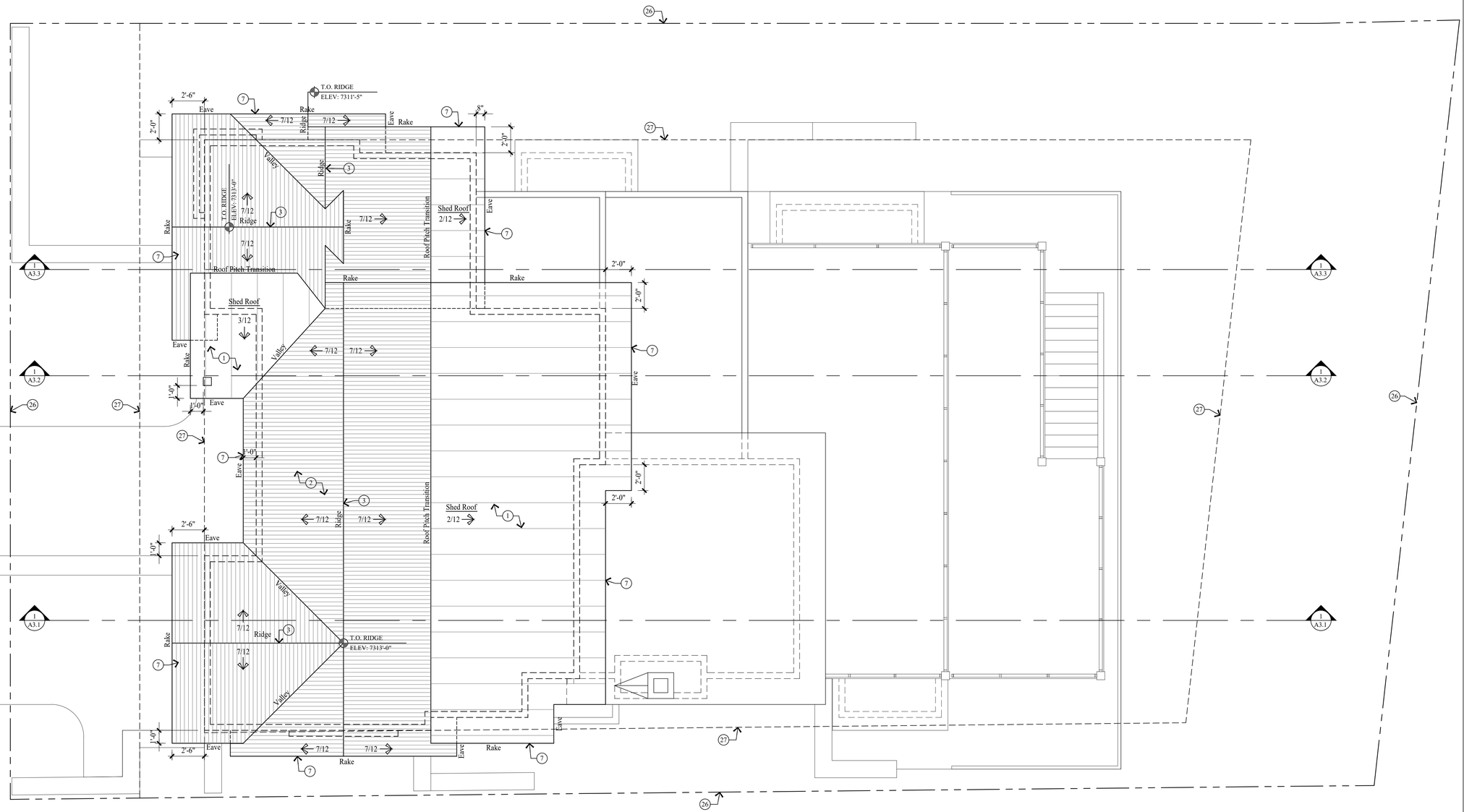
SHEET DESCRIPTION:
GARAGE / ENTRY LEVEL PLAN

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.4



NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

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NORTH

HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
HIGH ROOF PLAN

REVISIONS:

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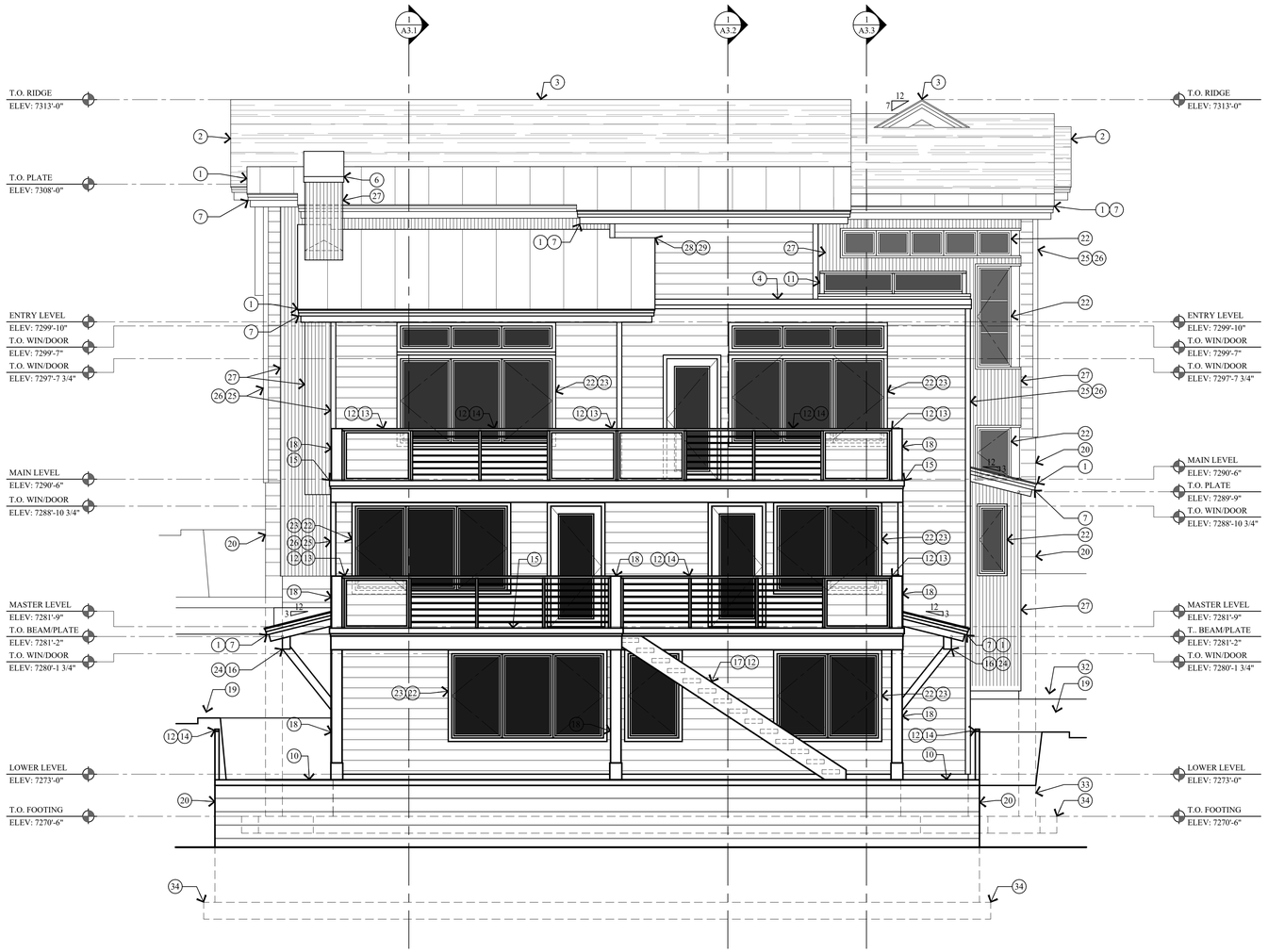

1 A2.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE. ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
12. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
13. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZONTAL LAP SIDING INFILL - PAINT/STAIN OPAQUE FINISH
14. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 1 ¼ x 3 TUBE STEEL POST - PAINT/POWDER COAT.
15. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
16. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
17. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER AND 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
18. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
19. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
20. CONCRETE RETAINING / FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
23. WINDOW & DOOR TRIM : 2x3 HEAD, JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
24. 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
25. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAIN OPAQUE FINISH.
26. 1x8 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
27. VERTICAL CORRUGATED STEEL SIDING - ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
28. FLASHING AND COUNTER FLASHING - TYPICAL.
29. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
30. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
31. EXISTING GRADE LINE.
32. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
33. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
34. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.

Jonathan DeGray
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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

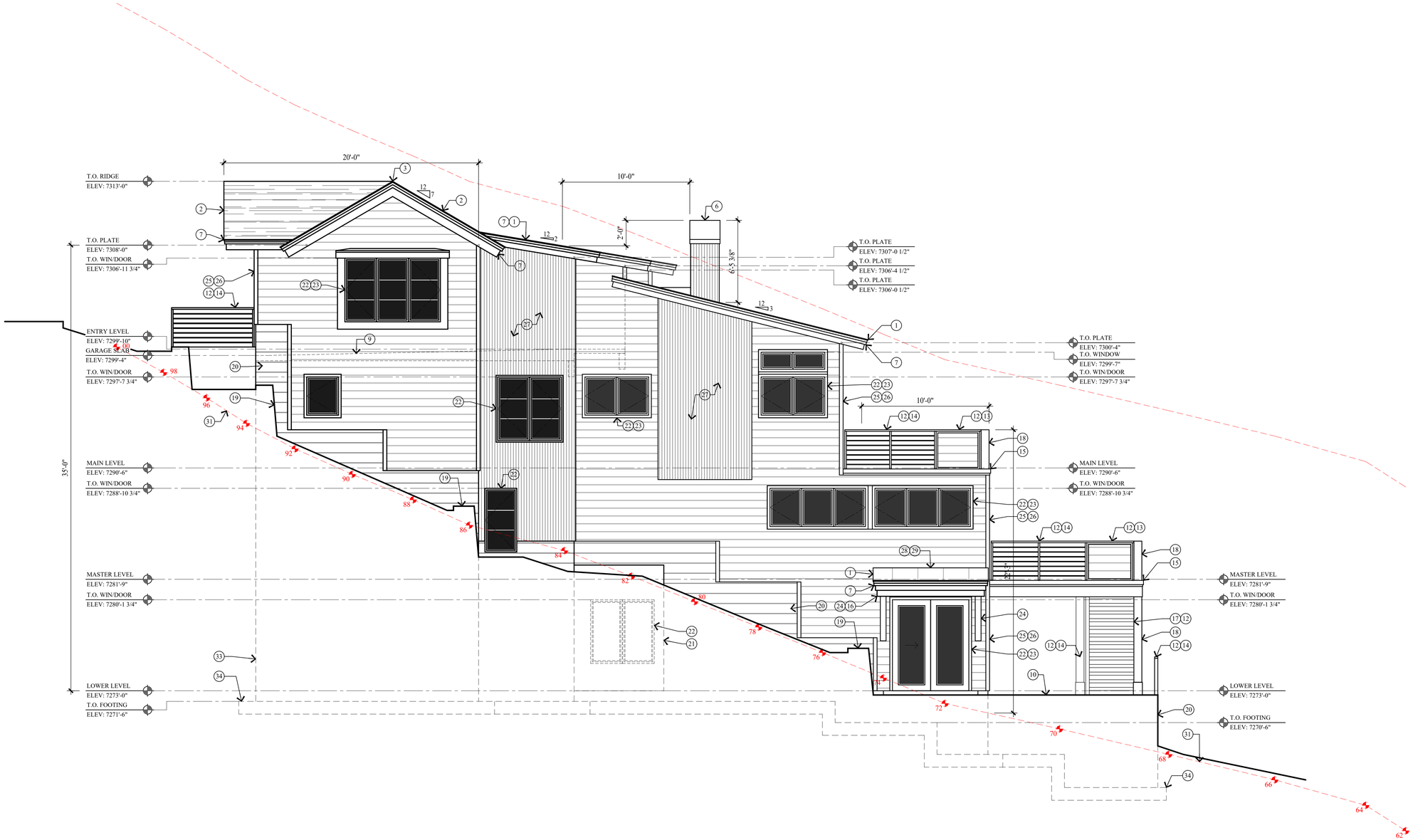
SHEET DESCRIPTION:
EAST ELEVATION

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A2.1



1 SOUTH ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
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5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
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8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
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12. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
13. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZONTAL LAP SIDING INFILL - PAINT/STAIN OPAQUE FINISH
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17. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER AND 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
18. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
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21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
23. WINDOW & DOOR TRIM : 2x3 HEAD, JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
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26. 1x8 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SOUTH ELEVATION

REVISIONS:

DATE:
SEPTEMBER 04, 2024

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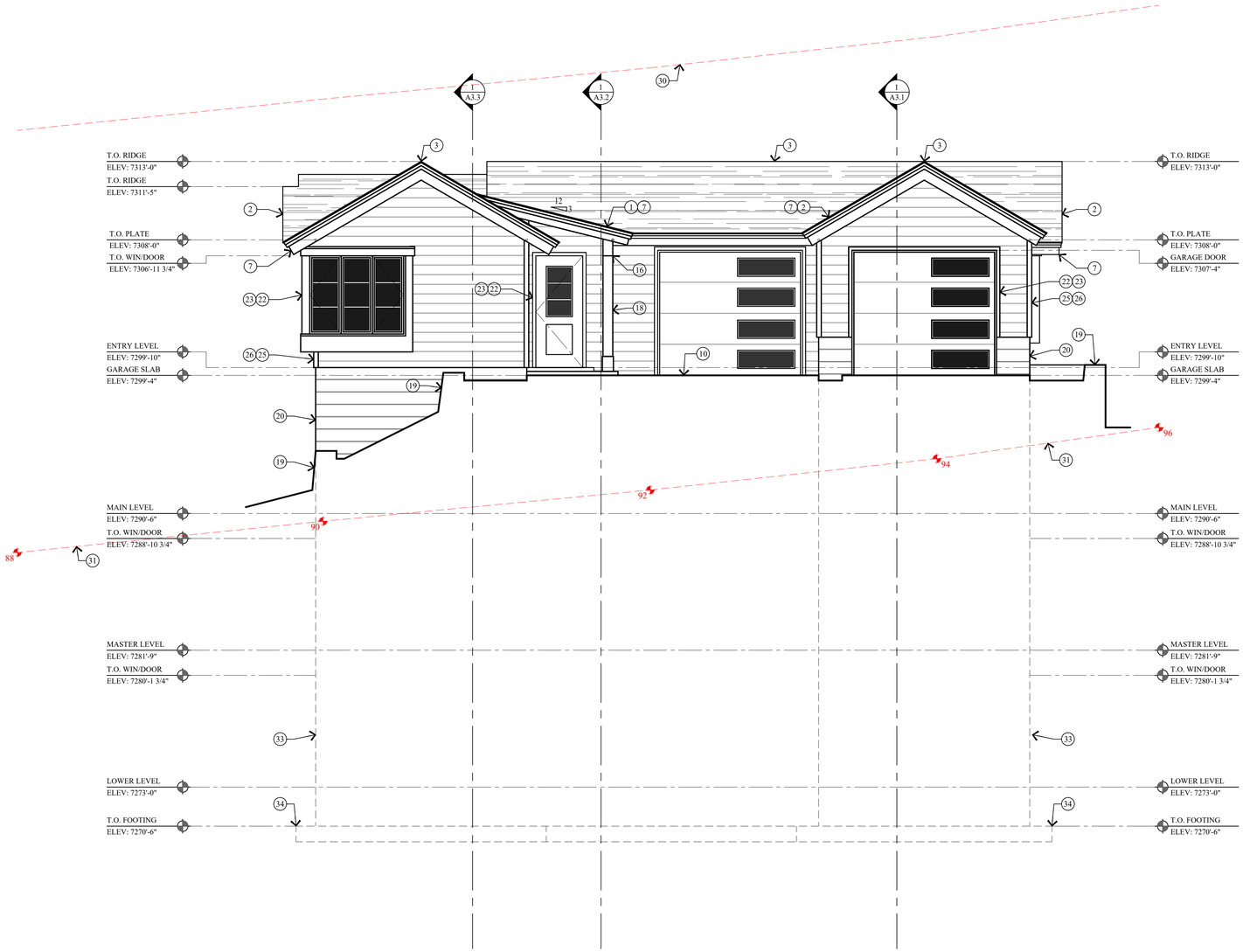
2401-01

SHEET NUMBER:
A2.2



1 A2.3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

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HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
WEST ELEVATION

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A2.3

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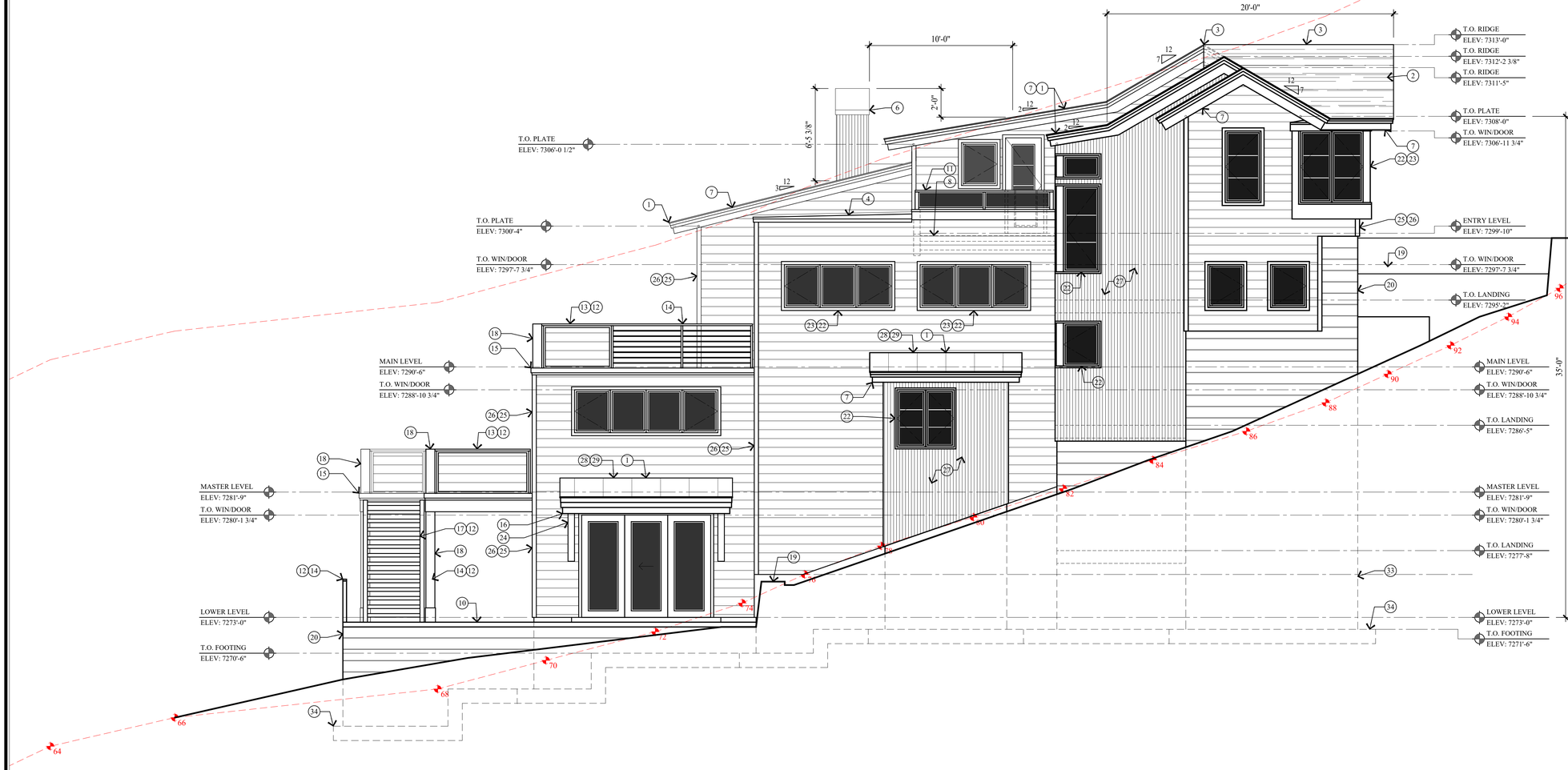

1 A2.4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
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NORTH ELEVATION

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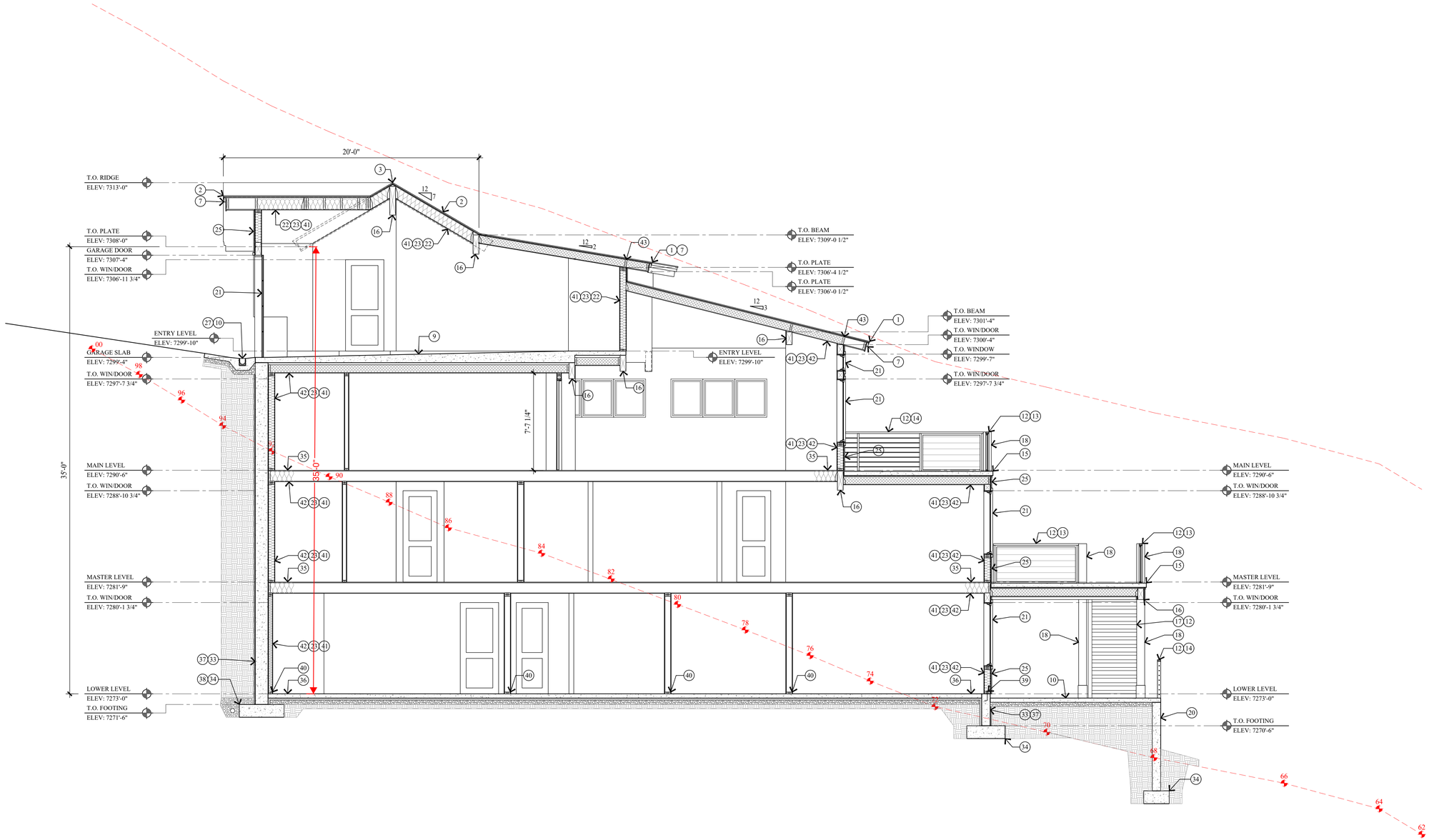

1 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"

KEY NOTES

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4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTION

REVISIONS:

DATE:
SEPTEMBER 04, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A3.1

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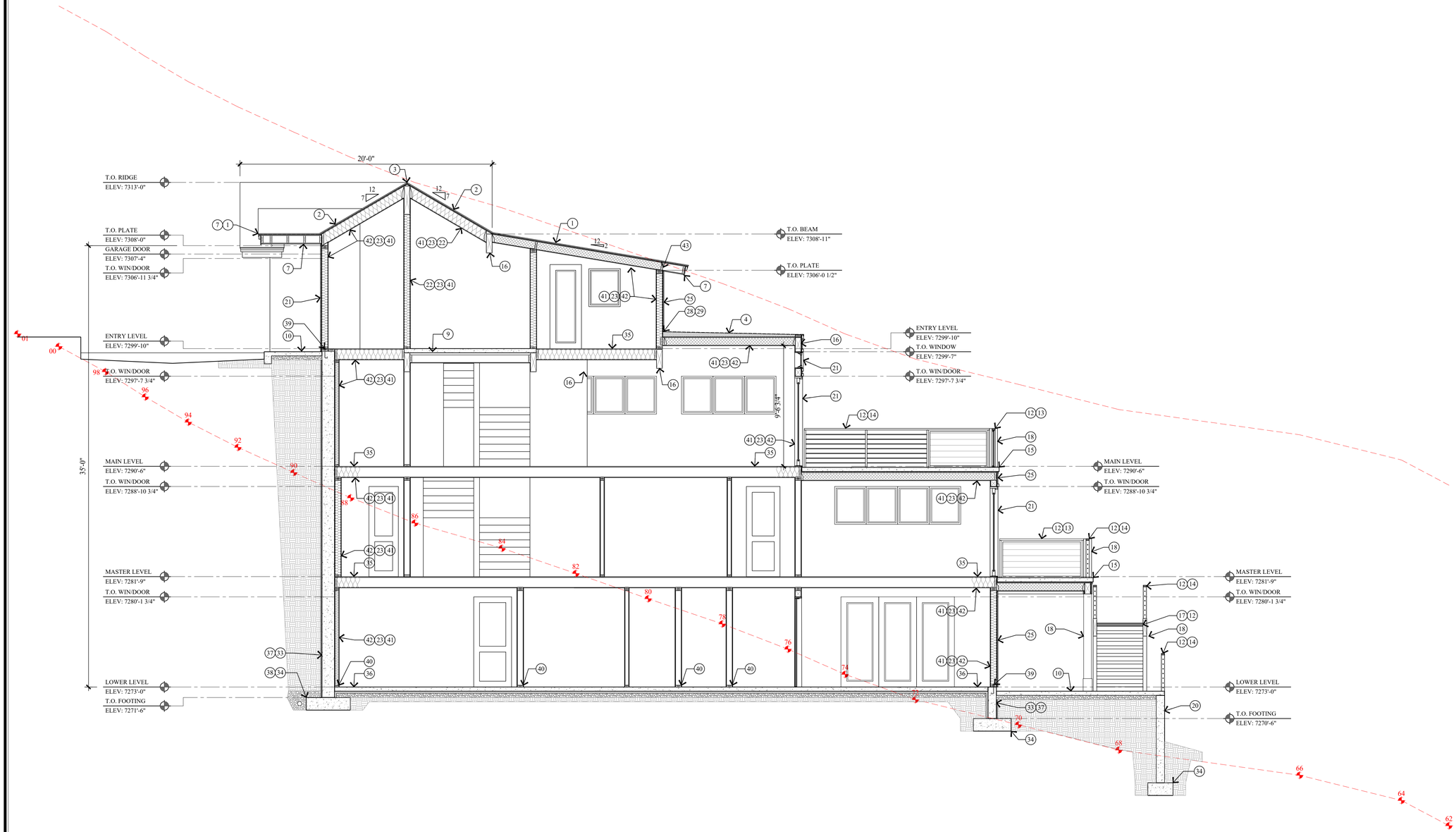

1 A3.2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

KEY NOTES

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BUILDING SECTION

REVISIONS:

DATE:
SEPTEMBER 04, 2024

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2401-01

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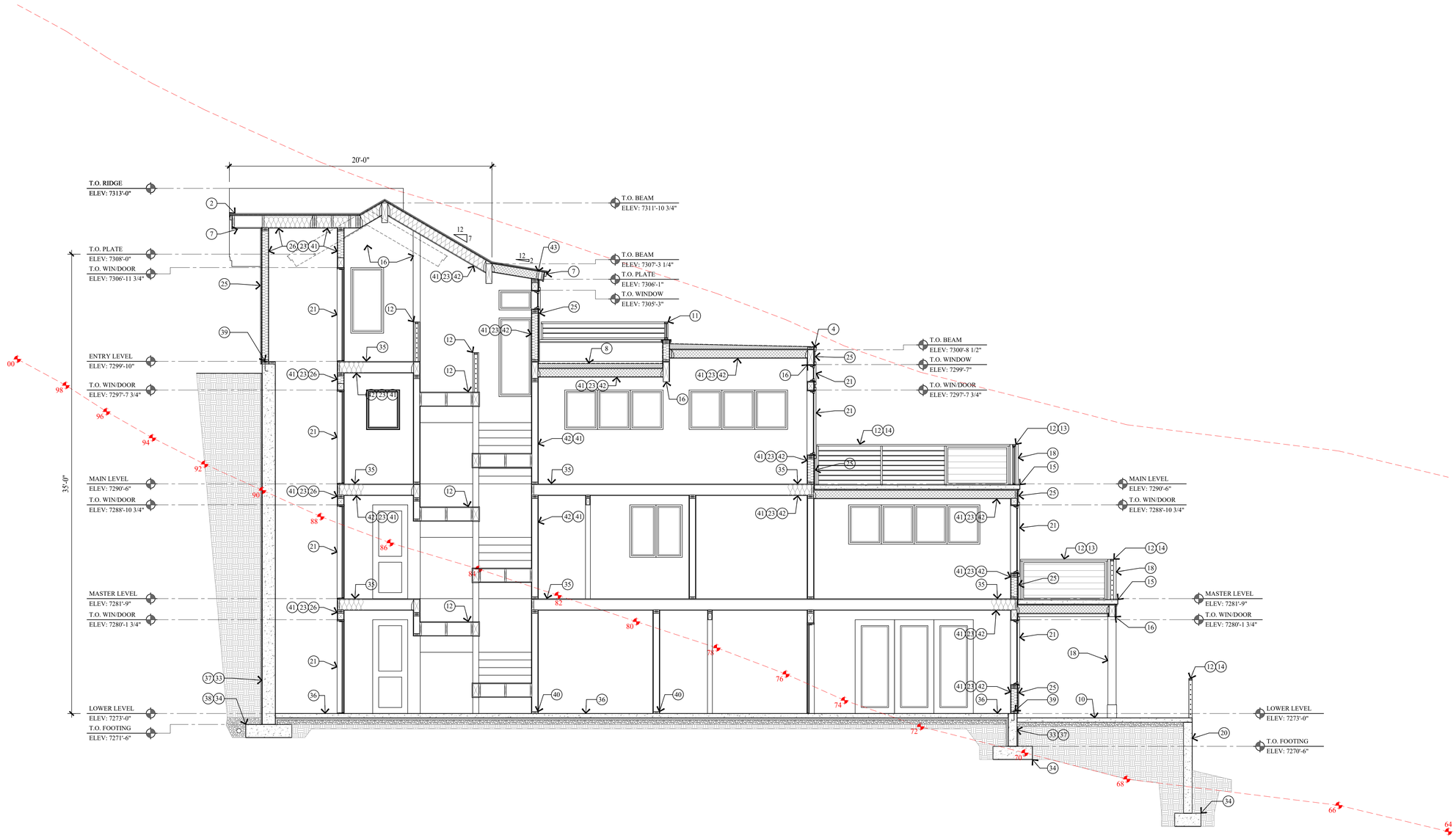
A3.2



1 / A3.3 BUILDING SECTION
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PROJECT DESCRIPTION:

SHEET DESCRIPTION: BUILDING SECTION

REVISIONS:

DATE: SEPTEMBER 04, 2024

PROJECT NUMBER: 2401-01

SHEET NUMBER: A3.3

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ⅜ INCH OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ⅜ INCH. -IRC R311.7.4.2

5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5

6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1

7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2

8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ¼ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ¼ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN ⅞ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ⅞ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ¾ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MAXIMUM OF 2 ¾ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH.
-IRC R311.7.7.3

9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1

10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3

12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH . A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ½ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.

2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.

3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.

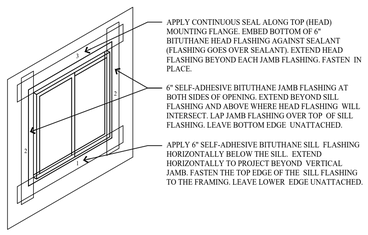
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.

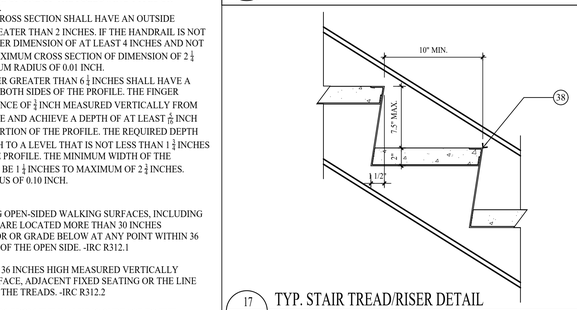
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.

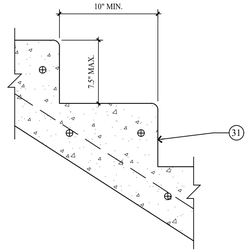
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



16 A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
NO SCALE



17 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



11 A4.1 TYP. STAIR TREAD/RISER DETAIL
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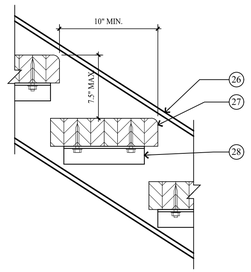

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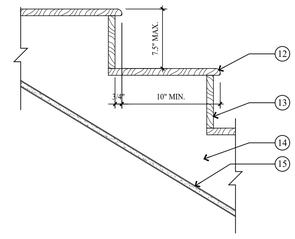

13 A4.1 TYP. STAIR TREAD/RISER DETAIL
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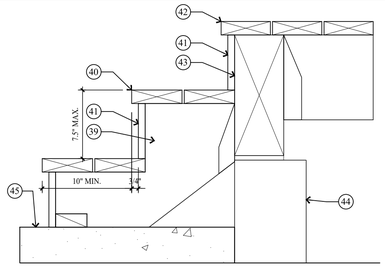
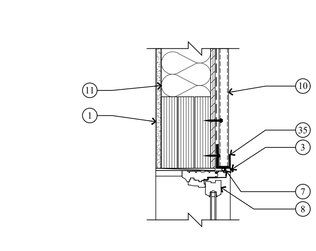
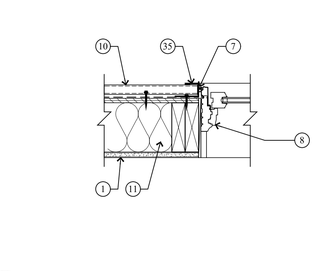


14 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"

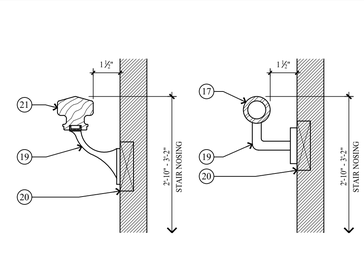
15 A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



6 A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

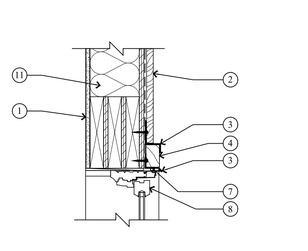


7 A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



9 A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE

10 A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



1 A4.1 HEAD DETAIL
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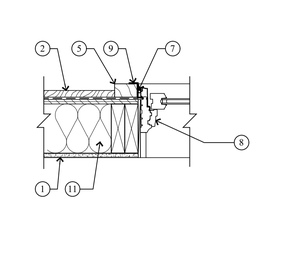

2 A4.1 JAMB DETAIL
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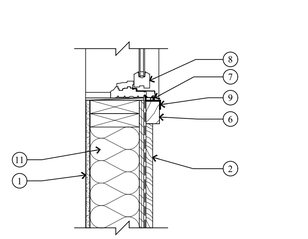
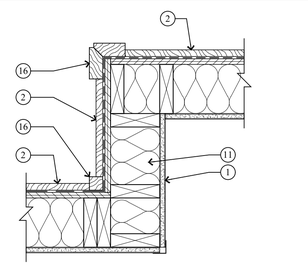


3 A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



4 A4.1 INSIDE AND OUSIDE CORNER TRIM DETAIL
SCALE: 1 1/2" = 1'-0"

5 A4.1 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
SCALE: 1 1/2" = 1'-0"

KEY NOTES

1. 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
2. EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
3. HEAD FLASHING/TRIM.
4. 2x3 WINDOW/DOOR HEAD - PAINT/STAIN.
5. 2x3 WINDOW/DOOR JAMB - PAINT/STAINED.
6. 2x3 WINDOW SILL - PAINT/STAINED.
7. BACKER ROD AND CAULK.
8. WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
9. METAL FLASHING.
10. EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
11. EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
12. 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
13. 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
14. 2x12 STRINGERS.
15. 1/2" GYPSUM BOARD.
16. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
17. 1 1/2" DIA. STEEL PIPE - PAINTED.
18. 6x6 WOOD END POST.
19. HANDRAIL BRACKET.
20. SOLID BACKING - TYP..
21. HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
22. 36" HIGH 2x SHAPE HARDWOOD CONT.
23. 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH VERTICAL TUBE STEEL POSTS.
24. TUBE STEEL COLUMN - SEE STRUCTURAL.
25. 3/4" RIGID INSULATION.
26. 12" STEEL CHANNEL STRINGER.
27. 3 1/8 x12 GLU LAM BEAM TREAD.
28. 2"x2"x ¼" STEEL ANGLE W/ 2- ⅜ DIA. x 3" LAG BOLTS.
29. 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
30. 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
31. 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
32. 36" HIGH HAND RAIL TO BE 2 ½" x 5" SHAPE HARDWOOD, CONTINUOUS.
33. (3) TOP AND BOTTOM RAILS TO BE 1 ½" x 3" TUBE STEEL - PAINT/POWDER COAT.
34. 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
35. 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
36. 1 1/2" x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
37. 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ VERTICAL CORRUGATED METAL SIDING INFILL.
38. ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
39. 2x12 PRESSURE TREATED STRINGERS.
40. TREAD TO BE 2x6 TREX OR EQUAL.
41. RISERS TO BE 1x6 TREX OR EQUAL.
42. DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
43. DECK BEAM - SEE STRUCTURAL FOR DETAILS.
44. 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
45. 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL DETAILS
STAIR/RAILING NOTES

REVISIONS:

DATE:
JUNE 25, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A4.1

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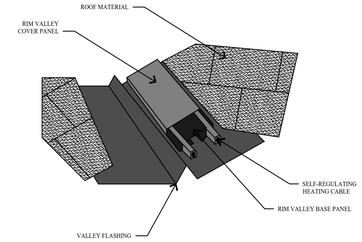
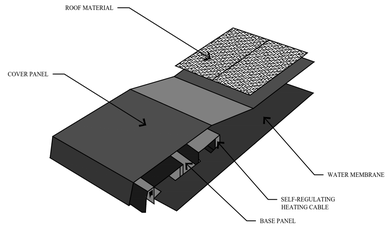


1 A4.2 VALLEY SNOW MELT DETAIL
NO SCALE



2 A4.2 EAVE SNOW MELT DETAIL
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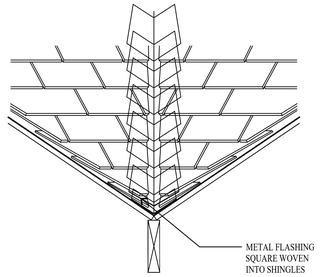

3 A4.2 CLOSED VALLEY FLASHING
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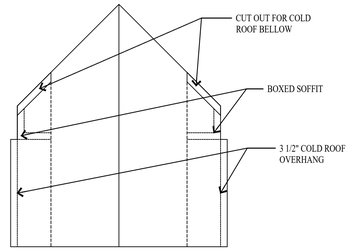
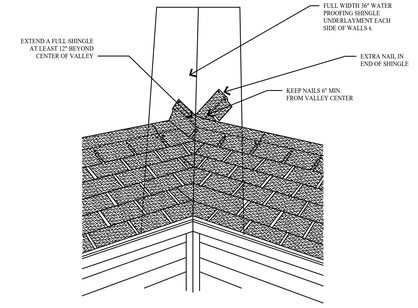


4 A4.2 DORMER ROOF
NO SCALE



5 A4.2 WOVEN VALLEY DETAIL
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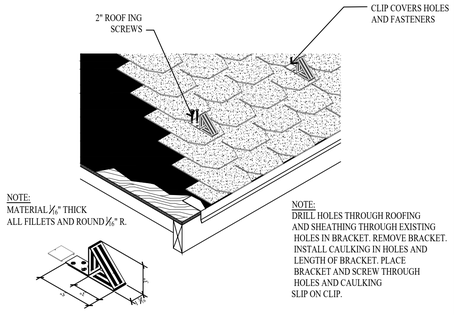

6 A4.2 SNOW BRAKET DETAIL
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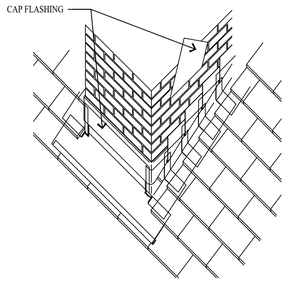

7 A4.2 CHIMNEY FLASHING
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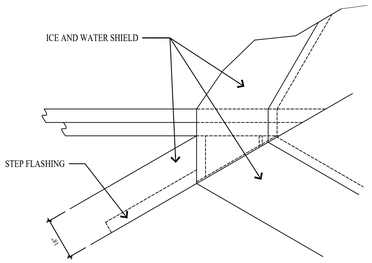

8 A4.2 DORMER FLASHING DETAIL
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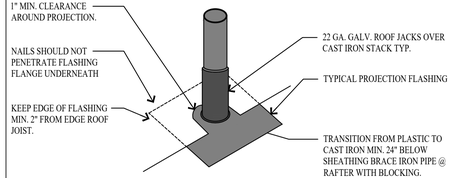

9 A4.2 VENT FLASHING DETAIL
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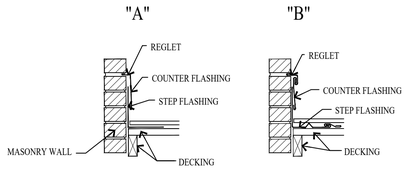

10 A4.2 RAKE WALL FLASHING DETAIL
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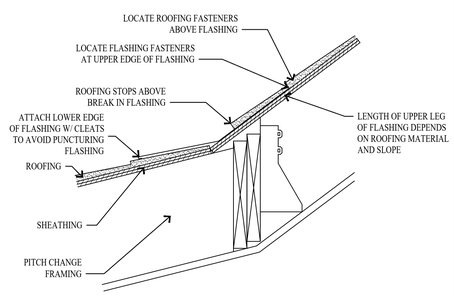

11 A4.2 ROOF PITCH TRANSITION DETAIL
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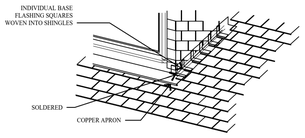

12 A4.2 FLASHING DETAIL
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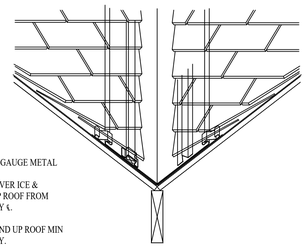


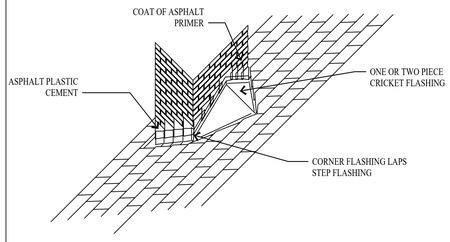
NOTE
1. FLASHING TO BE 28 GAUGE METAL

2. PLACE FLASHING OVER ICE & WATER SHIELD 36" UP ROOF FROM EACH SIDE OF VALLEY ¢.

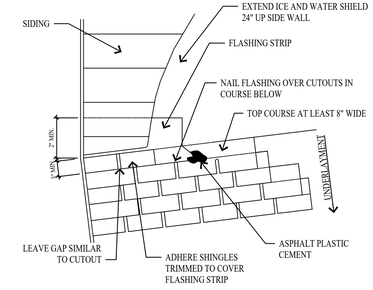
3. FLASHING TO EXTEND UP ROOF MIN 12" FROM ¢ OF VALLEY.

4. IF ROOF PITCH EXCEEDS 6:12 ENLARGE 'V' CRIMP TO 2"

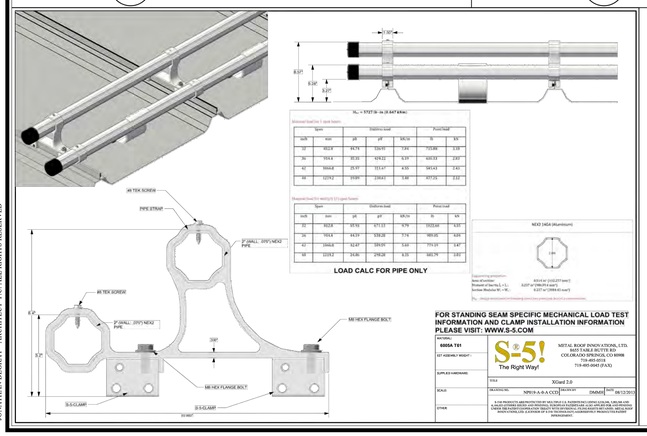
13 A4.2 OPEN VALLEY DETAIL
NO SCALE



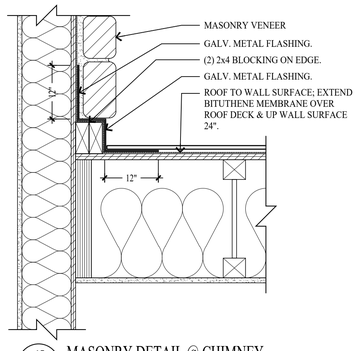
14 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE



15 A4.2 ROOF/WALL FLASHING DETAIL
NO SCALE



16 A4.2 SNOW RETENSION BARS DETAIL
NO SCALE



17 A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
JUNE 25, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A4.2

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
LOWER LEVEL										
100	ELEVATOR	PLYWOOD	WOOD	GYP	GYP	GYP	GYP	35'-0"	GYP	5/8" TYPE "X" GYPSUM BOARD
101	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
102	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
103	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
104	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
106	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
107	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
108	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
109	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
110	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
111	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
112	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
113	HOME THEATER	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
MASTER LEVEL										
201	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
202	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
204	STEAM	TILE	TILE	TILE	TILE	TILE	TILE	7-5"	TILE	
205	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
206	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
207	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
208	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
209	GAME ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7-7 1/4"	GYP	
210	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-7 1/4"	GYP	
211	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
212	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-10 1/4"	GYP	
MAIN LEVEL										
301	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	8'-5 1/4"	GYP	
302	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-5 1/4"	GYP	
303	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
304	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
305	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
306	CONVERSATION RM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
307	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
308	OFFICE / GUEST ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
309	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-7 1/4"	GYP	
GARAGE / ENTRY LEVEL										
401	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
402	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
403	SKI ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
404	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE "X" GYPSUM BOARD

WINDOW SCHEDULE

MARK (1)	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	6'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 3'-0" x 5'-0" CASEMENT MULLED - SEE ELEVATION
B	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
C	9'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 3'-0" x 5'-0" CASEMENT MULLED - SEE ELEVATION
D	7'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
E	10'-0"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(4) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
F	1'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
G	4'-0"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-0" x 4'-0" CASEMENT MULLED - SEE ELEVATION
H	5'-0"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
I	5'-0"	1'-4"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 1'-4" PICTURE MULLED - SEE ELEVATION
J	9'-0"	1'-4"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 3'-0" x 1'-4" PICTURE MULLED - SEE ELEVATION
K	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
L	5'-0"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 6'-0" CASEMENT MULLED - SEE ELEVATION

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE

MARK (1)	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER LEVEL										
101	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
102	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
103	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
104	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
106	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
107	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
108	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
109	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
110	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
111	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
112	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
113	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
114	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
115	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
116	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
117	FRENCH	3-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
118	FRENCH	3-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
119	PATIO	6-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MASTER LEVEL										
201	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
202	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
203	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
205	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
206	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
207	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
208	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
210	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
211	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
212	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
213	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
214	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
215	FRENCH	3-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
216	FRENCH	3-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MAIN LEVEL										
301	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
302	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
303	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
304	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
305	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
306	STYLE & RAIL	5'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	2'-6" PAIR
307	FRENCH	3'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
GARAGE / ENTRY LEVEL										
401	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
402	ENTRY	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH. - SEE ELEV.
403	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
404	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	STEEL	MANUFACTURE	STEEL	MANUFACTURE	GARAGE	AUTO DOOR OPENER - TEMP GLASS
405	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	STEEL	MANUFACTURE	STEEL	MANUFACTURE	GARAGE	AUTO DOOR OPENER - TEMP GLASS
406	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
407	FRENCH	2'-6"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4

4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.

5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

6. NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
JUNE 25, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A5.1

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PLUMBING NOTES

1. ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2021 IRC.

2. ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE. -IRC P3103.2

3. GAS AN ELECTRICAL METERS TO BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.

4. WATER CLOSETS SHALL BE TANK TYPE WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. IRC P2903.2

5. WATER CLOSETS SHALL HAVE A MIN. OF 21 INCH CLEARANCE IN FRONT AND 30 INCH MIN. CLEAR WIDTH. IRC R307.1

6. SHOWER HEADS SHALL HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM. IRC P2903.2

7. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. IRC R307.2

8. PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS. IRC P2902.3.3, P2603.6. BACKFLOW VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE INDEPENDENT FROM THE UPPER FLOORS. BACKFLOW PREVENTERS MUST BE ACCESSIBLE.

9. PROVIDE ACCESS FOR WHIRLPOOL TYPE TUBS. IRC P2720, E4203. ACCESS OPENINGS MUST BE 18"X18" WHERE EQUIPMENT IS MORE THAN 2 FEET FROM ACCESS OPENING AND 12"X12" IF LESS THAN 2 FEET FROM ACCESS OPENING.

10. PROVIDE FLOOR DRAIN BY THE WATER HEATER. SHOW A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR.
IRC P2801

11. SECURE HOT WATER HEATERS: PROVIDE 1" METAL STRAP PLACED AT TOP 1/3 AND LOWER 1/3 OF APPLIANCE, SECURE TO STRUCTURE. IRC P2801.7.

12. PROVIDE AN EXPANSION TANK ON THE CULINARY WATER SYSTEM. IRC P2903.4

13. PROVIDE A ANTI-SCALD DEVICE ON ALL SINKS, SHOWERS AND TUBS.

ELECTRICAL NOTES

1. ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC AND THE 2020 NEC.

2. TO CONTROL SOUND BETWEEN ROOMS, DO NOT PUT UTILITY BOXES BACK TO BACK IN THE SAME STUD SPACE.

3. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED. -IRC E3902

4. ELECTRICAL PANELS MUST COMPLY WITH IRC E3405 FOR 30" BY 36" WORKING SPACE AND 6'-6" HEADROOM.

5. SMOKE DETECTORS SHALL CONFORM TO IRC SECTION R314.3. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE HARD-WIRED AND HAVE BATTERY BACKUP.

6. ALL BRANCH CIRCUITS THAT SUPPLY SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, BEDROOMS AND LAUNDRY ROOMS SHALL BE GFCI PROTECTED.

7. CARBON MONOXIDE DECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE. INTERCONNECT WITH EACH OTHER AND WITH SMOKE DETECTORS. R315.

8 ALL RECESSED INCANDESCENT FIXTURES TO BE H5ICAT ASTM #E282 (AIR-TITE RECESSED HOUSING). FIXTURE TO BE LOW PROFILE SO THAT INSULATION CAN RUN CONTINUOUS.

9. ALL LIGHT CIRCUITS WITH DIMMERS MUST BE LESS THAN 600 WATTS.

10. ALL FANS CAPABLE OF 5 AIR CHANGES PER HOUR.

11. ALL SPAS AND HOT TUBS SHALL COMPLY WITH 2021 IRC. SPECIFICALLY, EQUIPMENT LOCATION AND CLEARANCES SHALL COMPLY WITH E4202 & NEC 680.

12. PROVIDE 12" MIN. CLEARANCE OF INTERCOM WIRES FROM ALL OTHER WIRING.

13. IN ROOMS WITH A WINDOW AREA LESS THAN 8% OF THE FLOOR AREA, THE LIGHTING SHALL BE CAPABLE OF PRODUCING 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR. - IRC R303

14. PROVIDE CONCRETE ENCASED ELECTRODE (UFER GROUND). E3608, NEC 250.50.

15. SHOW AT LEAST TWO OUTSIDE GRADE LEVEL RECEPTACLES: ONE IN THE FRONT YARD AND ONE IN THE REAR YARD. AND NOR MORE THAN 6 FEET, 6 INCHES ABOVE GRADE. -IRC E3801.7

16. OUTLETS ARE REQUIRED ABOVE COUNTER SPACE. THEY ARE REQUIRED TO BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM AN OUTLET--E3901.7.

17. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. N1101.8

18. LIGHTS IN CLOSETS MUST COMPLY WITH THE CLEARANCE DIMENSIONS OF IRC E4003.12.

19. ALL 15 AND 20 AMP RECEPTACLES WITH-IN THE DWELLING UNIT SHALL BE TAMPER RESISTANCE RECEPTACLES IN ACCORDANCE WITH IRC E4002.14.

20. THE INSTALLATION OF WIRING AND EQUIPMENT ASSOCIATED WITH SWIMMING POOLS, HOT TUBS, SPAS, ECT. THE GFCI RECEPTACLE THAT PROVIDES POWER FOR THE PUMP AND ASSOCIATED EQUIPMENT SHALL BE 6' TO 10' FROM THE INSIDE WALL OF POOL. ONE GENERAL PURPOSE GFCI OUTLET SHALL BE BETWEEN 6' AND 20' FROM POOL.

21. THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. (STATE AMENDMENT).

MECHANICAL NOTES

1. ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC AND 2021 IFGC.

2. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1" IN DIAMETER. R15656-709 (3) STATE AMENDMENT TO IFGC.

3. CONTRACTOR TO SUBMIT TO THE BUILDING DEPARTMENT FOR APPROVAL, LAYOUT PLANS, DESIGN CALCULATIONS AND PRODUCT SPECIFICATIONS FOR THE RADIANT HEAT SYSTEM. IRC R106.1. NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A SEPARATE PERMIT FROM THE CITY ENGINEER.

4. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 (1) IF BELOW 60 F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 68 F AT A POINT 36" ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. IRC R303.8.

5. PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. SHOW MINIMUM OF 1" CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF APPLIANCE. SHOW MINIMUM OF 6" CLEARANCE IN FRONT OF THE APPLIANCE. - IFGC 304.6.2

6. PROVIDE GAS LOGS AND EACH GAS APPLIANCE WITH A SHUT-OFF VALVE WITHIN 6 FEET OF THE APPLIANCE.
IRC G2420.

7. VENT THE CLOTHES DRYER OUTSIDE. MAXIMUM LENGTH OF THE DUCT WITH (2) 90 DEGREE ELBOWS IS 15 FEET FOR USED DRYERS OR 25 FEET WITH (2) 90 DEGREE ELBOWS FOR NEW DRYERS. ANY LONGER LENGTHS MUST BE JUSTIFIED WITH NEW DRYER DUCT LENGTH SPECIFICATIONS. DRYER VENTS MUST TERMINATE A MINIMUM OF 3 FEET IN ANY DIRECTION AWAY FROM DOORS, WINDOWS OR OPENINGS INTO A RESIDENCE. IRC M1502.

8. HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ECT. WILL BE INSULATED. IECC 503.3.3.3

9. IF GAS PIPE SYSTEM IS OVER 4 OUNCES PRESSURE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A GAS PIPING SCHEMATIC FOR THE SYSTEM. SUBMIT TO THE BUILDING DEPARTMENT. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF THE PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTUS/HOUR OR CUBIC FEET OF GAS PER HOUR, IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.

10. PROVIDE 1" CLEARANCE BETWEEN CLASS B VENTS AND COMBUSTIBLE MATERIAL.

11. ALL FANS SHALL BE DUCTED TO EXTERIOR IN SMOOTH DUCT. ALL FANS SHALL CAPABLE OF 50 CFM.
IRC R303.3

12. CONTRACTOR TO SUPPLY ICBO NUMBER FOR FIREPLACE INSERT.

13. CONTRACTOR TO PROVIDE MAKE, MODEL AND EFFICIENCY OF BOILER/FURNACE TO BE USED.

14. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.
IRC M1307.3

15. APPLIANCE LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.
IRC M1307.3.1

16. ROOM AND AREAS REQUIRING MECHANICAL VENTILATION OTHER THAN BATHROOMS PROVIDE AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR. IRC R303

17. NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1" IN DIAMETER. R15656-709 (3) STATE AMENDMENT TO IFGC.

18. ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING. IRC R408.4. FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1305.1.4.

19. A MINIMUM 22" X 30" ATTIC ACCESS SHALL BE PROVIDED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. -IRC R807. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.

20. FOR CRAWLSPACE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MIN. NET AREA OF THE VENT OPENING SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWLSPACE FLOOR AREA. ONE VENT OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE CRAWLSPACE. IRC R408.1.

21. FOR UNVENTED CRAWLSPACE, EARTH MUST BE COVERED WITH A CONTINUOUS VAPOR RETARDER. JOINTS MUST OVERLAP BY 6 INCHES AND SEALED OR TAPED. THE EDGES SHALL EXTEND AT LEAST 6 INCHES UP THE WALL AND SHALL BE SEALED OR TAPED. A CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CFM FOR EACH 50 SQUARE FEET OF CRAWLSPACE FLOOR AREA. IRC R408.3.

22. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL J OR OTHER APPROVED CALCULATIONS. DUCT SYSTEMS SERVING HEATING COOLING OR EXHAUST SYSTEMS SHALL BE DESIGN IN ACCORDANCE WITH ACCA MANUAL D OR OTHER APPROVED METHODS. CALCULATIONS AND DOCUMENTATION IS REQUIRED. IRC M 1301.1 AND M1601.1.

23. BATHROOM EXHAUST FAN MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN SOFFIT AND WALL AREAS AND TO AN APPROVED THRU THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.

24. FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES. SEE IRC SECTION G2406 AND IMC 303.3 FOR MORE INFORMATION AND THE LIST OF EXCEPTIONS.

25. CRAWLSPACE VENTILATION EXCEPTION:
THE TOTAL AREA OF THE VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.

26. FACTORY-BUILT CHIMNEYS INSTALLED IN DWELLING UNITS WITH SOLID-FUEL BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED TYPE HT AND RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY.

27. RANGE HOODS THAT ARE CAPABLE OF EXHAUSTING AIR TO THE OUTSIDE IN EXCESS OF 400 CFM REQUIRE MAKE UP AIR. M1503.4.

28. PROHIBITED LOCATION FOR GAS PIPING; GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.

29. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.

30. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.

31. ALL MECHANICAL VENT TERMINATIONS WILL BE 3' ABOVE ROOF AND 8' ABOVE GRADE.

32. FURNACE/AC WILL REQUIRE DUCT TESTING WHERE AIR HANDLERS OR MORE THAN 35% OF THE DUCT IS OUTSIDE OF THE THERMAL ENVELOPE.

33. VENTS SHALL BE COVERED BY METAL SCREENS WITH NO LARGER THAN 1/8 INCH MESH.
(WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

SHELTER

1325KZ-LED

LARGE WALL MOUNT LANTERN

Shelter's minimalist style in aluminum creates a chic, dramatic statement as the light from above grazes through its clear seedy glass. Shelter comes standard Dark Sky compliant.

DETAILS	
FINISH:	Buckeye Bronze
MATERIAL:	Solid Aluminum
GLASS:	Clear Seedy

DIMENSIONS	
WIDTH:	8.3"
HEIGHT:	23.3"
WEIGHT:	8 lbs.
BACK PLATE:	4.5"W X 12"H
EXTENSION:	8.5"
TOP TO OUTLET:	5.75"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LESM-100-3
WATTAGE:	14w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	900
CRI:	92
INCANDESCENT EQUIVALENCY:	1 x 75w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A)

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- Meets California Energy Commission 2013 & 2016 Title regulations/JA8
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Bold and robust dark bronze finish
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

1 EXTERIOR SCONCE CUT SHEET

SCALE: NO SCALE

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

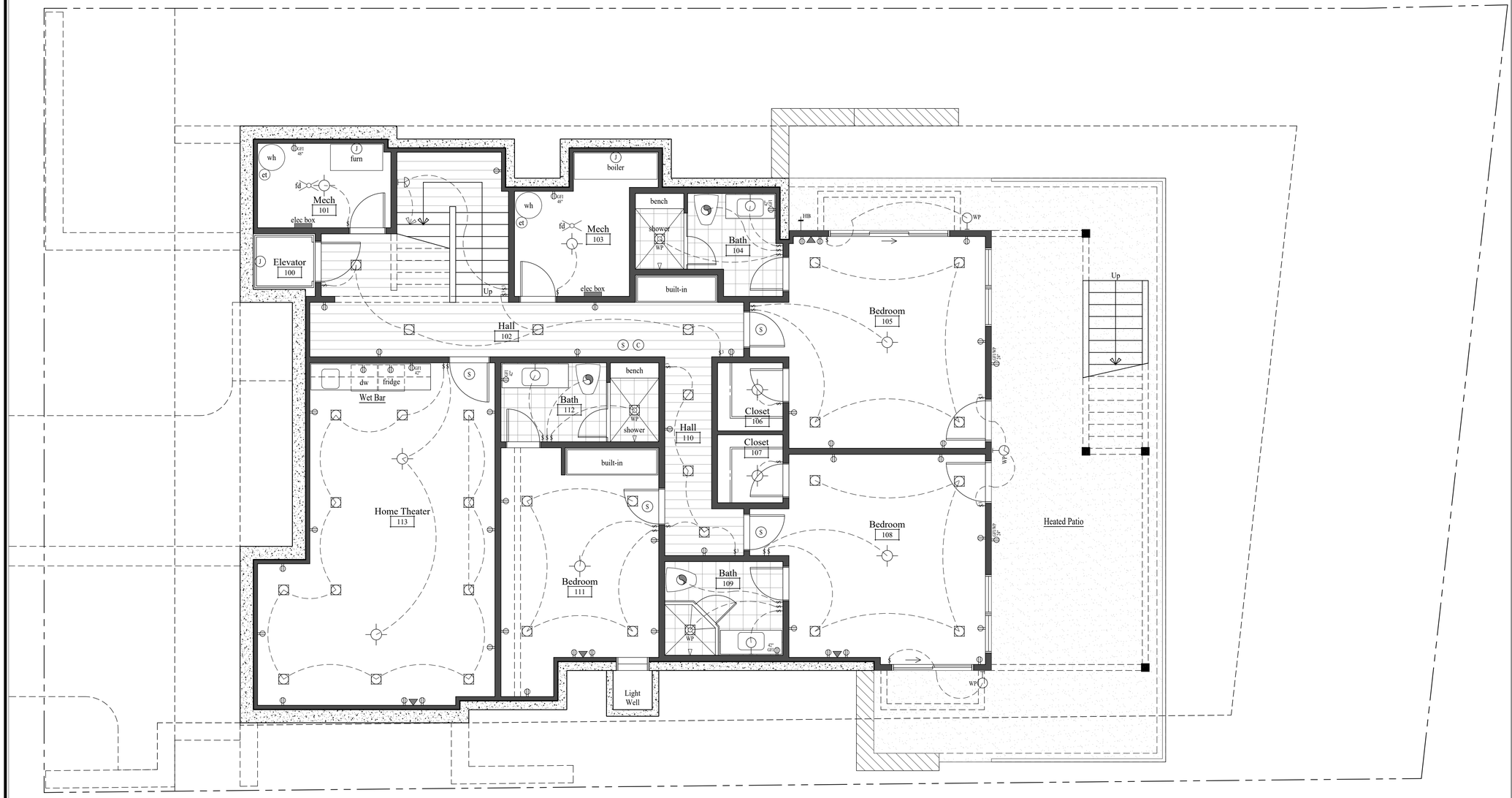
SHEET DESCRIPTION:
GENERAL NOTES
MECHANICAL, ELECTRICAL, PLUMBING

REVISIONS:

DATE:
JUNE 25, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
MEP.0



LOWER LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN

SCALE: 1/4" = 1'-0"

LEGEND

MARK	DESCRIPTION
	WALL MOUNTED LIGHT
	WALL SCONCE/DECK/RAIL/STAIR
	SURFACE MOUNTED CEILING LIGHT
	PULL CHAIN FIXTURE
J	SURFACE MOUNTED J BOX
	SURFACE MOUNTED FLUORESCENT LIGHT
	TRACK FIXTURE/ROPE LOW VOLT. UNDER CABINET
	RECESSED DOWN LIGHT FIXTURE
	EXHAUST FAN AND LIGHT COMBINATION
	RECESSED EXTERIOR SOFFIT FIXTURE
	EXHAUST FAN
C	CARBON MONOXIDE DETECT. INTER-CONNECTING
S	SMOKE DETECTOR INTER-CONNECTING
	MOTION SENSOR LAMP/FLOOD LAMP
	110 VOLT DUPLEX RECEPTACLE
	220 VOLT DUPLEX RECEPTACLE
GFI	GROUND FAULT INTERRUPTER DUPLEX RECEPT.
WP	WEATHERPROOF RECEPTACLE (GFCI PROTECTION)
	HALF SWITCH DUPLEX OUTLET
	FOURPLEX OUTLET
	FLOOR OUTLET
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$EE	LUTRON GRAPHIC EYE CONTROL
$T	TIMER SWITCH
$DL	DIMMER SWITCH
PE	PHOTO-ELECTRIC CONTROL
	DATA OUTLET
	TELEPHONE OUTLET
	SERVICE BREAKER BOX
	CEILING LIGHT FAN
T	THERMOSTAT
	ELECTRICAL METER BOX
GAS	GAS METER
HB	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
	GAS SHUT OFF
	EXTERNALLY OPERATED DISCONNECT SWITCH
WM	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
FIRE	FIRE ALARM STROBE/HORN
FIRE	FIRE ALARM STROBE

NOTES

1. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.

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121 SAMPSON AVENUE, PARK CITY, UTAH 84060

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LOWER LEVEL PLAN
MECHANICAL, ELECTRICAL, PLUMBING

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2401-01

SHEET NUMBER:
MEP.1

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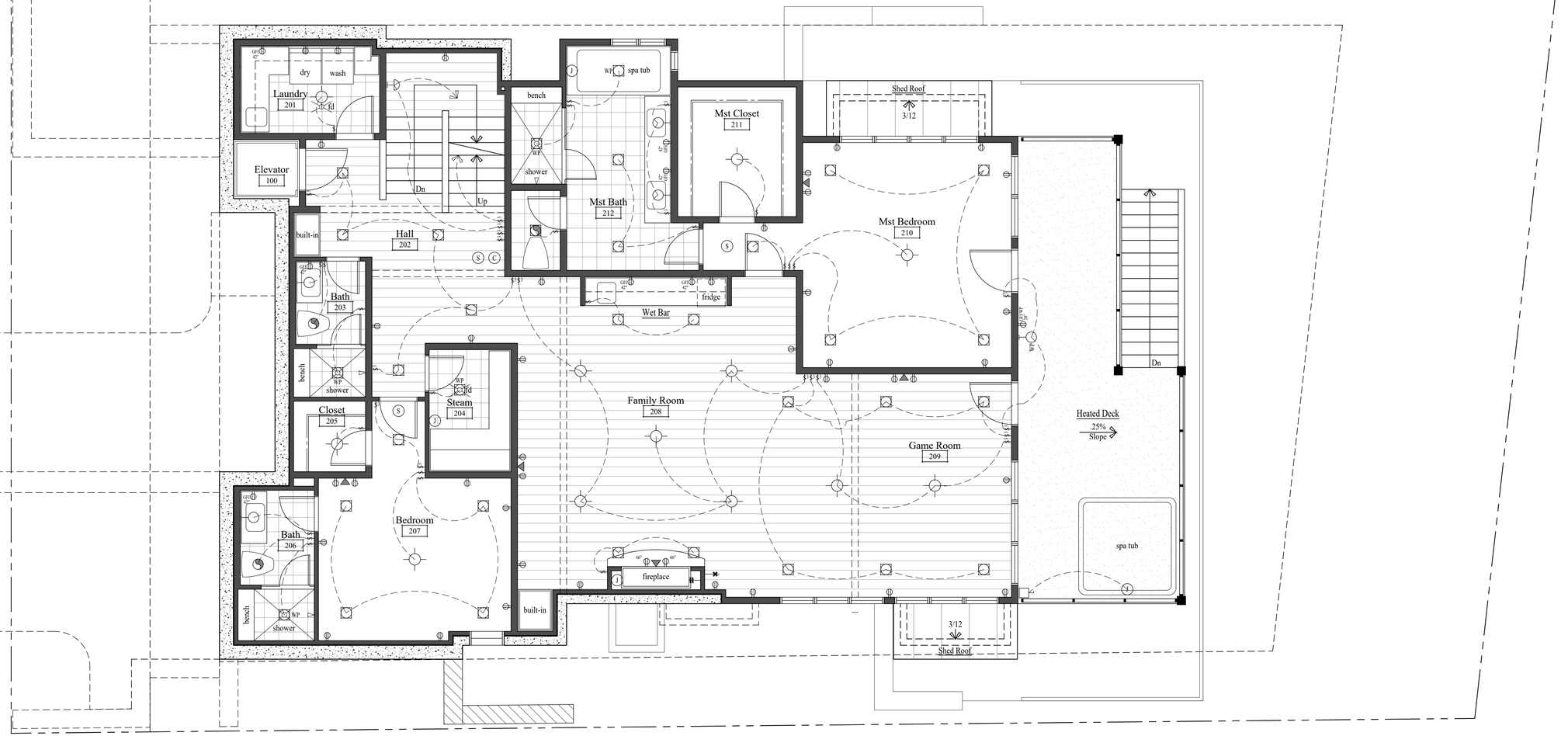

MASTER LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN

SCALE: 1/4" = 1'-0"

LEGEND

MARK	DESCRIPTION
	WALL MOUNTED LIGHT
	WALL SCONCE/DECK/RAIL/STAIR
	SURFACE MOUNTED CEILING LIGHT
	PULL CHAIN FIXTURE
J	SURFACE MOUNTED J BOX
	SURFACE MOUNTED FLUORESCENT LIGHT
	TRACK FIXTURE/ROPE LOW VOLT. UNDER CABINET
	RECESSED DOWN LIGHT FIXTURE
	EXHAUST FAN AND LIGHT COMBINATION
	RECESSED EXTERIOR SOFFIT FIXTURE
	EXHAUST FAN
C	CARBON MONOXIDE DETECT. INTER-CONNECTING
S	SMOKE DETECTOR INTER-CONNECTING
	MOTION SENSOR LAMP/FLOOD LAMP
	110 VOLT DUPLEX RECEPTACLE
	220 VOLT DUPLEX RECEPTACLE
GFI	GROUND FAULT INTERRUPTER DUPLEX RECEPT.
WP	WEATHERPROOF RECEPTACLE (GFCI PROTECTION)
	HALF SWITCH DUPLEX OUTLET
	FOURPLEX OUTLET
	FLOOR OUTLET
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$GE	LUTRON GRAPHIC EYE CONTROL
$T	TIMER SWITCH
$DI	DIMMER SWITCH
PE	PHOTO-ELECTRIC CONTROL
	DATA OUTLET
	TELEPHONE OUTLET
	SERVICE BREAKER BOX
	CEILING LIGHT FAN
T	THERMOSTAT
	ELECTRICAL METER BOX
GAS	GAS METER
HB	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
	GAS SHUT OFF
	EXTERNALLY OPERATED DISCONNECT SWITCH
WM	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
FIRE	FIRE ALARM STROBE/HORN
FIRE	FIRE ALARM STROBE

NOTES

1. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.

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PROJECT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

MASTER LEVEL PLAN
MECHANICAL, ELECTRICAL, PLUMBING

REVISIONS:

DATE:
JUNE 25, 2024

PROJECT NUMBER:
2401-01

SHEET NUMBER:
MEP.2

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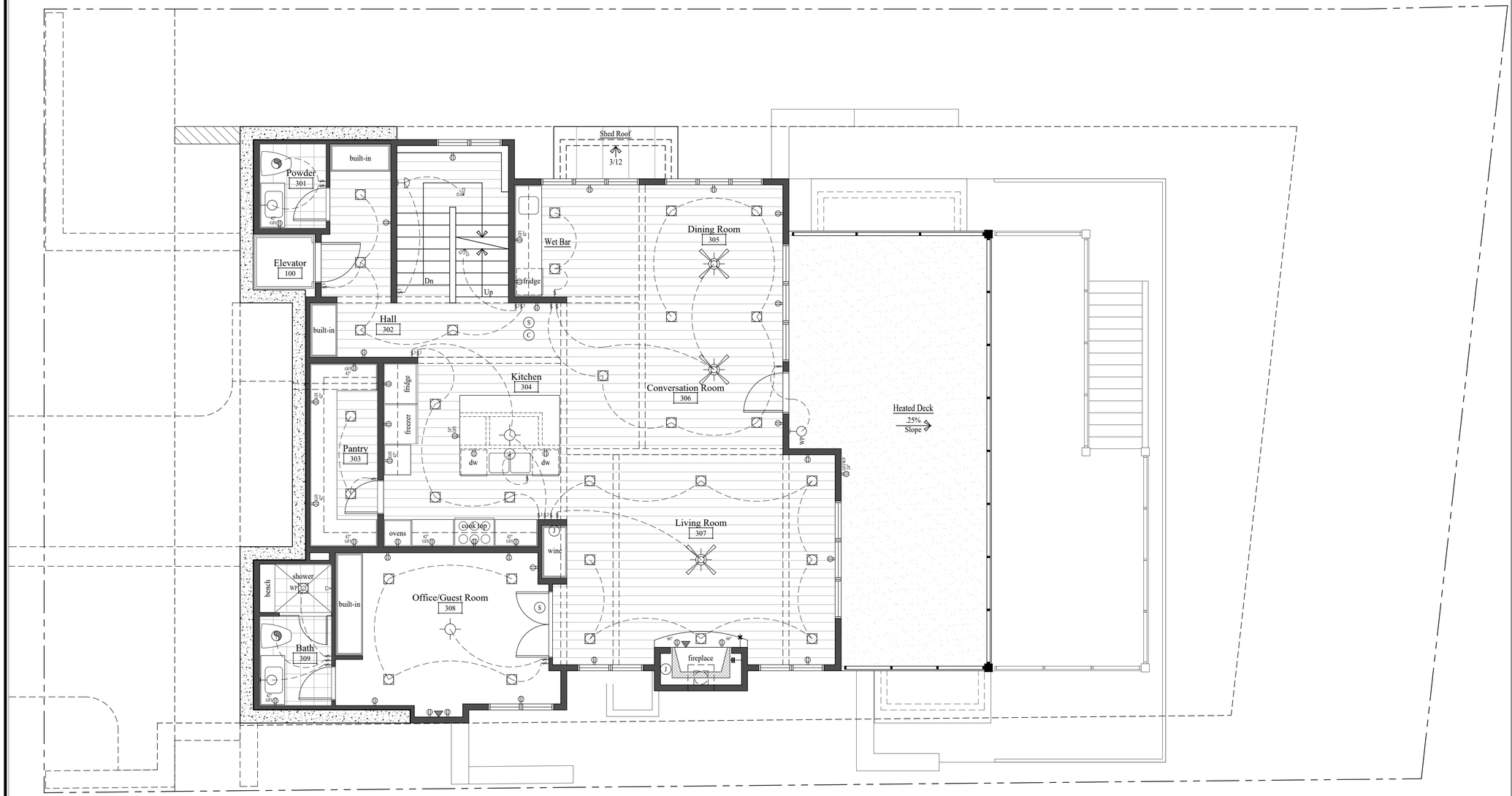

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	EXHAUST FAN AND LIGHT COMBINATION
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	EXHAUST FAN
C	CARBON MONOXIDE DETECT. INTER-CONNECTING
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	MOTION SENSOR LAMP/FLOOD LAMP
	110 VOLT DUPLEX RECEPTACLE
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GFI	GROUND FAULT INTERRUPTER DUPLEX RECEPT.
WP	WEATHERPROOF RECEPTACLE (GFCI PROTECTION)
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	FOURPLEX OUTLET
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$3	3 WAY SWITCH
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$DI	DIMMER SWITCH
PE	PHOTO-ELECTRIC CONTROL
	DATA OUTLET
	TELEPHONE OUTLET
	SERVICE BREAKER BOX
	CEILING LIGHT FAN
T	THERMOSTAT
	ELECTRICAL METER BOX
GAS	GAS METER
HB	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
	GAS SHUT OFF
	EXTERNALLY OPERATED DISCONNECT SWITCH
WMV	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
FIRE	FIRE ALARM STROBE/HORN
FIRE	FIRE ALARM STROBE

NOTES

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MAIN LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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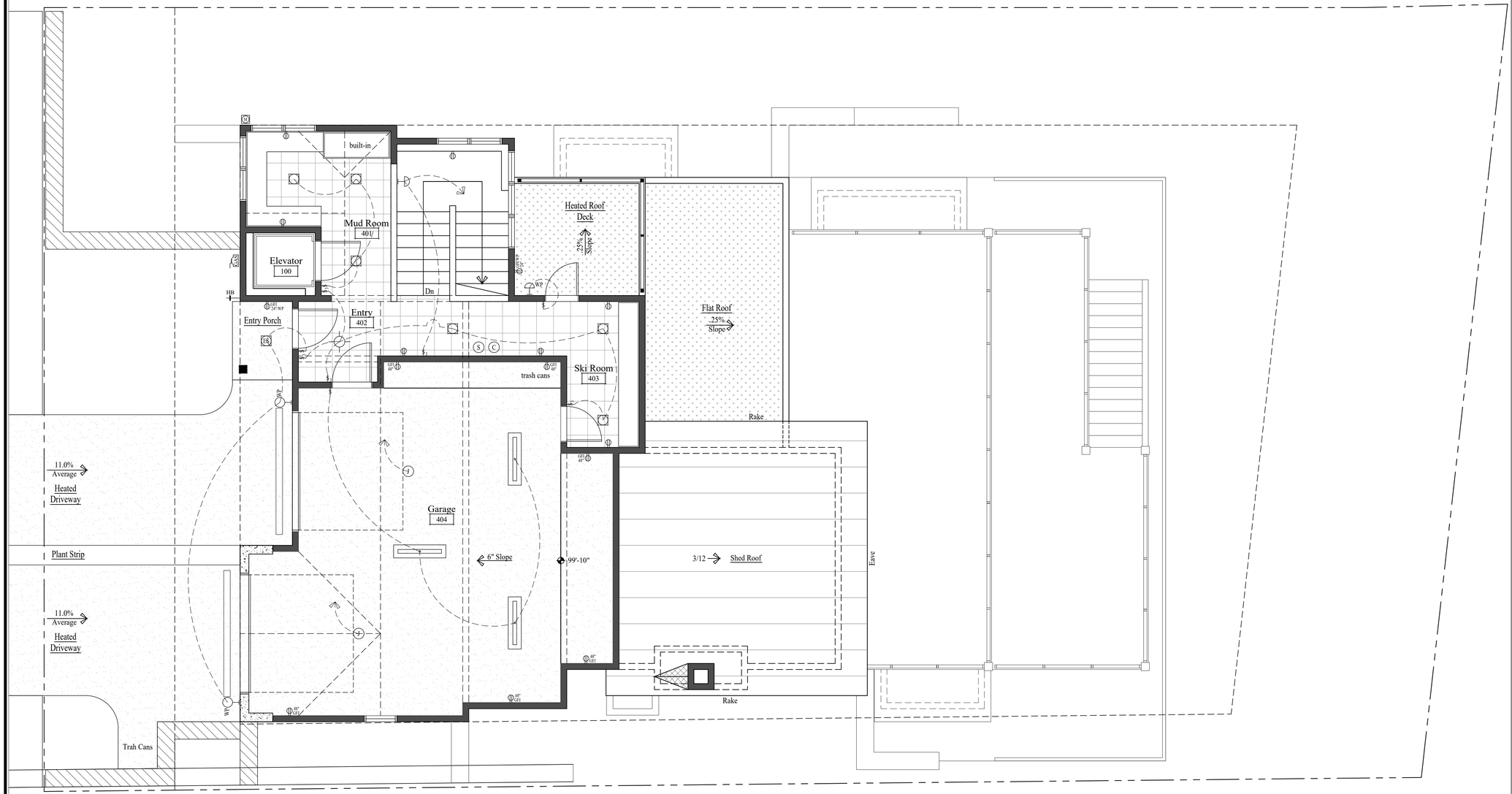
MEP.3



GARAGE / ENTRY LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN

SCALE: 1/4" = 1'-0"

LEGEND

MARK	DESCRIPTION
	WALL MOUNTED LIGHT
	WALL SCONCE/DECK/RAIL/STAIR
	SURFACE MOUNTED CEILING LIGHT
	PULL CHAIN FIXTURE
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	EXHAUST FAN AND LIGHT COMBINATION
	RECESSED EXTERIOR SOFFIT FIXTURE
	EXHAUST FAN
C	CARBON MONOXIDE DETECT. INTER-CONNECTING
S	SMOKE DETECTOR INTER-CONNECTING
	MOTION SENSOR LAMP/FLOOD LAMP
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	HALF SWITCH DUPLEX OUTLET
	FOURPLEX OUTLET
	FLOOR OUTLET
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
$GE	LUTRON GRAPHIC EYE CONTROL
$T	TIMER SWITCH
$DK	DIMMER SWITCH
PE	PHOTO-ELECTRIC CONTROL
	DATA OUTLET
	TELEPHONE OUTLET
	SERVICE BREAKER BOX
	CEILING LIGHT FAN
T	THERMOSTAT
	ELECTRICAL METER BOX
GAS	GAS METER
HB	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
	GAS SHUT OFF
	EXTERNALLY OPERATED DISCONNECT SWITCH
WM	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
FIRE	FIRE ALARM STROBE/HORN
FIRE	FIRE ALARM STROBE

NOTES

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MECHANICAL, ELECTRICAL, PLUMBING

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SHEET NUMBER:
MEP.4

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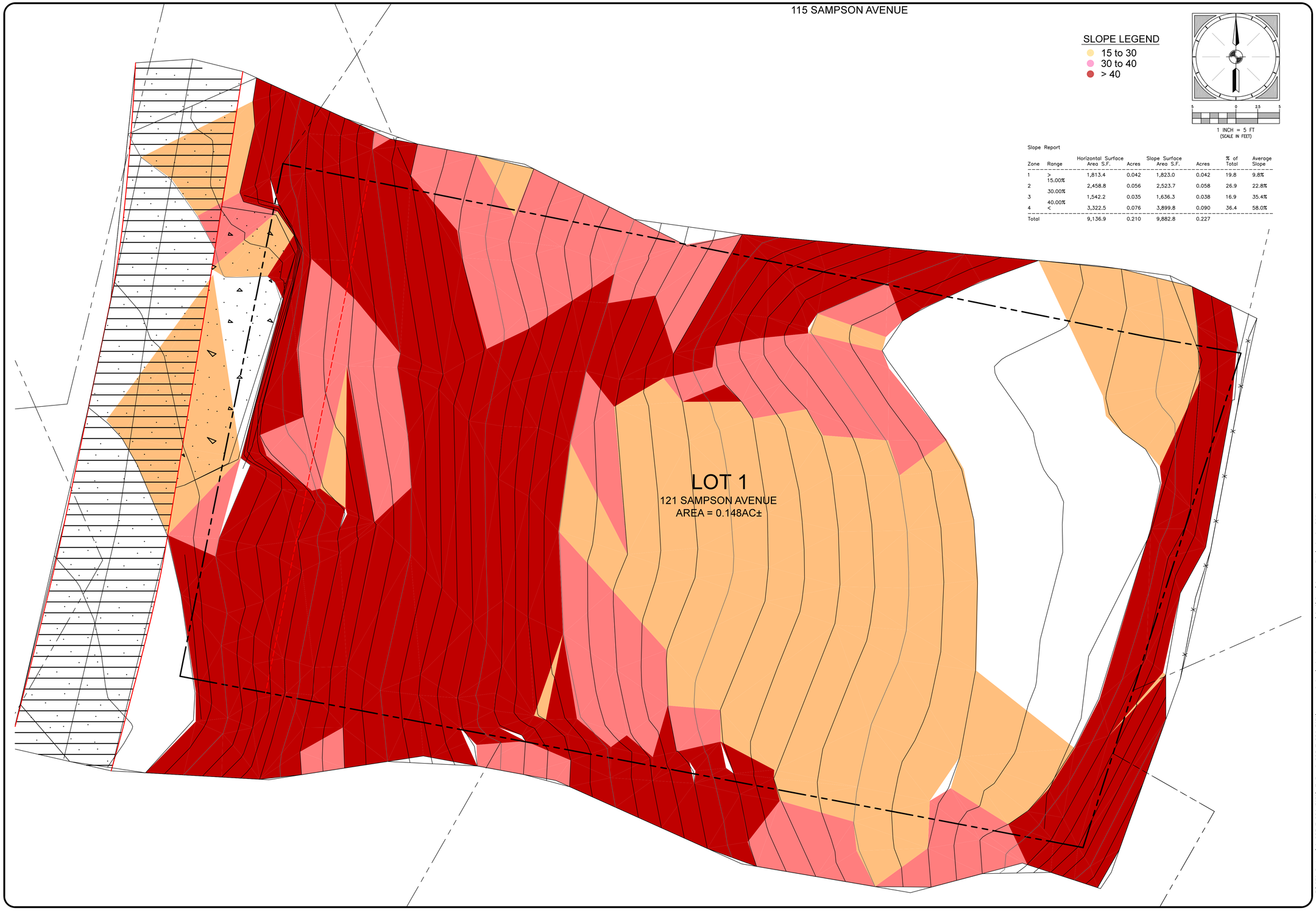

Slope Report

Zone	Range	Horizontal Surface Area S.F.	Acres	Slope Surface Area S.F.	Acres	% of Total	Average Slope
1	> 15.00%	1,813.4	0.042	1,823.0	0.042	19.8	9.8%
2	30.00%	2,458.8	0.056	2,523.7	0.058	26.9	22.8%
3	40.00%	1,542.2	0.035	1,636.3	0.038	16.9	35.4%
4	<	3,322.5	0.076	3,899.8	0.090	36.4	58.0%
Total		9,136.9	0.210	9,882.8	0.227		

ATWELL
866.850.4200 www.atwell-group.com
55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION ALTERED BY FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: SFS
ISSUE DATE 8/29/2024

PROJECT
121 SAMPSON AVE

SHEET TITLE
SLOPE ANALYSIS

PROJECT
2400-002

SHEET
C-1.1

Z:\SEG Projects\CURRENT PROJECTS\ATWELL CURRENT PROJECTS\1 John DeGray\121 Sampson Ave\DWG\Base\Design Files\121 SAMPSON - EG.dwg

121

Planning Commission
Staff Report

Subject: **7660 Royal Street #112**
Application: **PL-24-06223**
Author: **Alec Barton, Senior Planner**
Date: **September 11, 2024**
Type of Item: **Condominium Plat Amendment**

Recommendation

(I) Review the proposed 7660 Royal Street #112 Plat Amendment to convert 119 square feet of limited common area to private ownership in the Residential Development Zoning District; (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Jeffrey H Johnson – J H Johnson Builders, Inc.
Location:	7660 Royal Street #112
Zoning District:	Residential Development
Adjacent Land Uses:	Residential Open Space
Reason for Review:	The Planning Commission reviews and takes Final Action on Plat Amendments.[1]

LMC	Land Management Code
MPD	Master Planned Development
RD	Residential Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

7660 Royal Street is governed by the Sterling Lodge at Silver Lake Master Planned Development (MPD), which was approved by the Planning Commission on August 30, 1995 (Exhibit F). The MPD authorized 14 townhouse units on Lot 2 of the Silver Lake East Subdivision. The City Council approved the final condominium plat for Sterling Lodge (7660 Royal Street) on August 1, 1996 (Exhibit G).

The plat was recorded on September 16, 1996; amended on October 28, 1997, identifying a 119-square-foot limited common area on Level 7 adjacent to Unit 12 as

[1] LMC § 15-1-8

“amended area” (Summit County Recorder Entry #494878, Exhibit C); and amended again on March 9, 2011, to convert 125 square feet of common area to limited common area for Unit 9 (Summit County Recorder Entry #920626, Exhibit D).

Figure 1: Location of Sterling Lodge at Deer Valley on Royal Street.

Figure 2: Street view of Sterling Lodge at Deer Valley.

The owners of condominium unit 112 (platted as Unit 12) at 7660 Royal Street have exclusive use of the 119-square-foot limited common area on their upper level (Level 7), as defined in the Declaration of Condominium for The Sterling Lodge at Deer Valley (Summit County Recorder Entry #462638, Exhibit E). On August 7, 2024, the Applicant submitted a Condominium Plat Amendment to convert the 119-square-foot limited common area to private ownership. The limited common area is currently used as a bedroom suite, as shown in yellow in Figure 3.

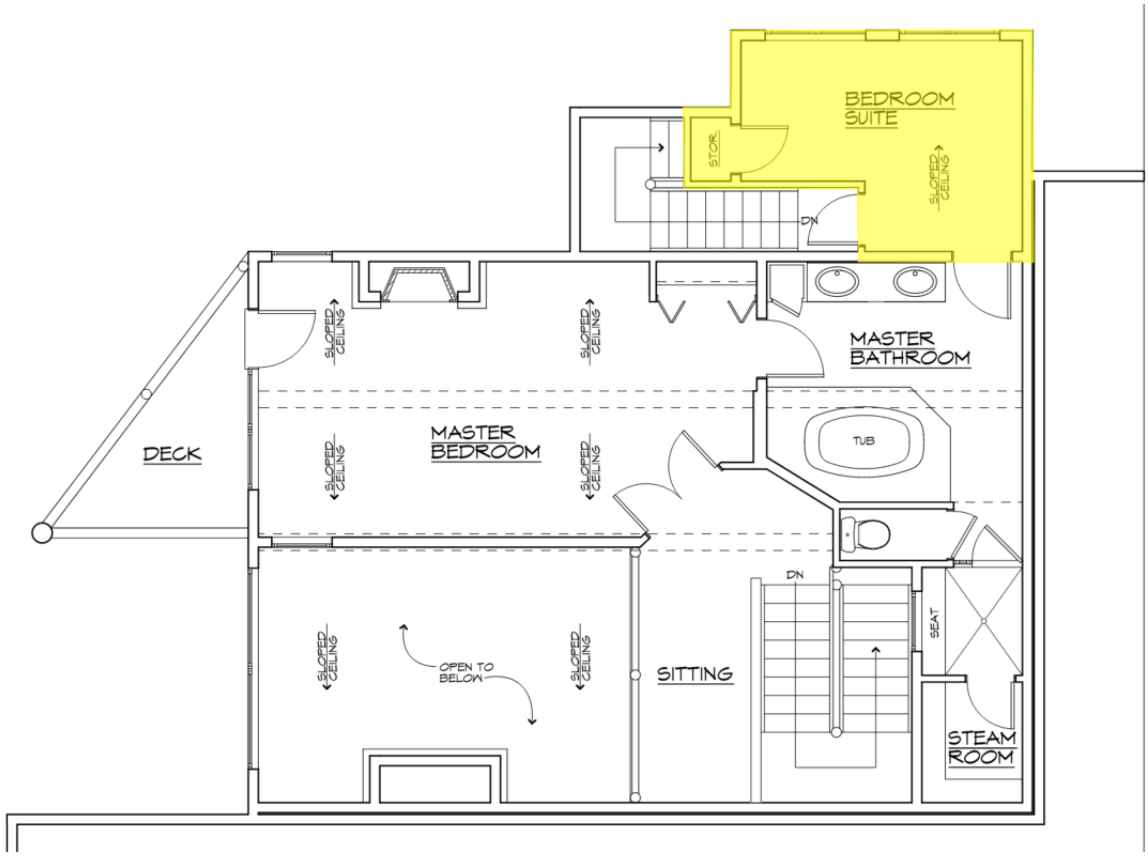


Figure 3: Location of limited common area (currently a "Bedroom Suite") on Level 7 adjacent to Unit 12.

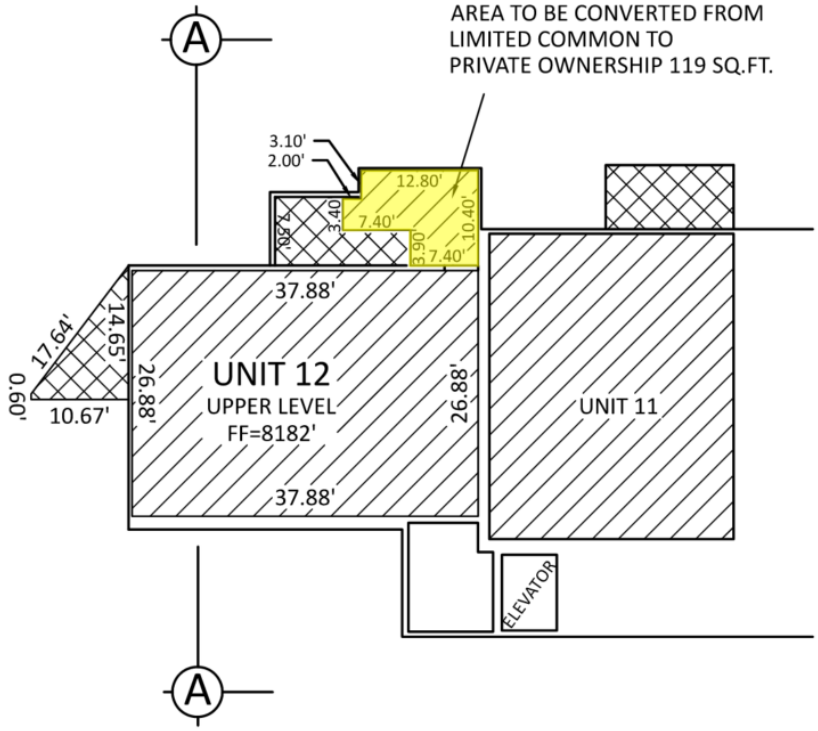


Figure 4: Limited common area proposed for conversion to private ownership.

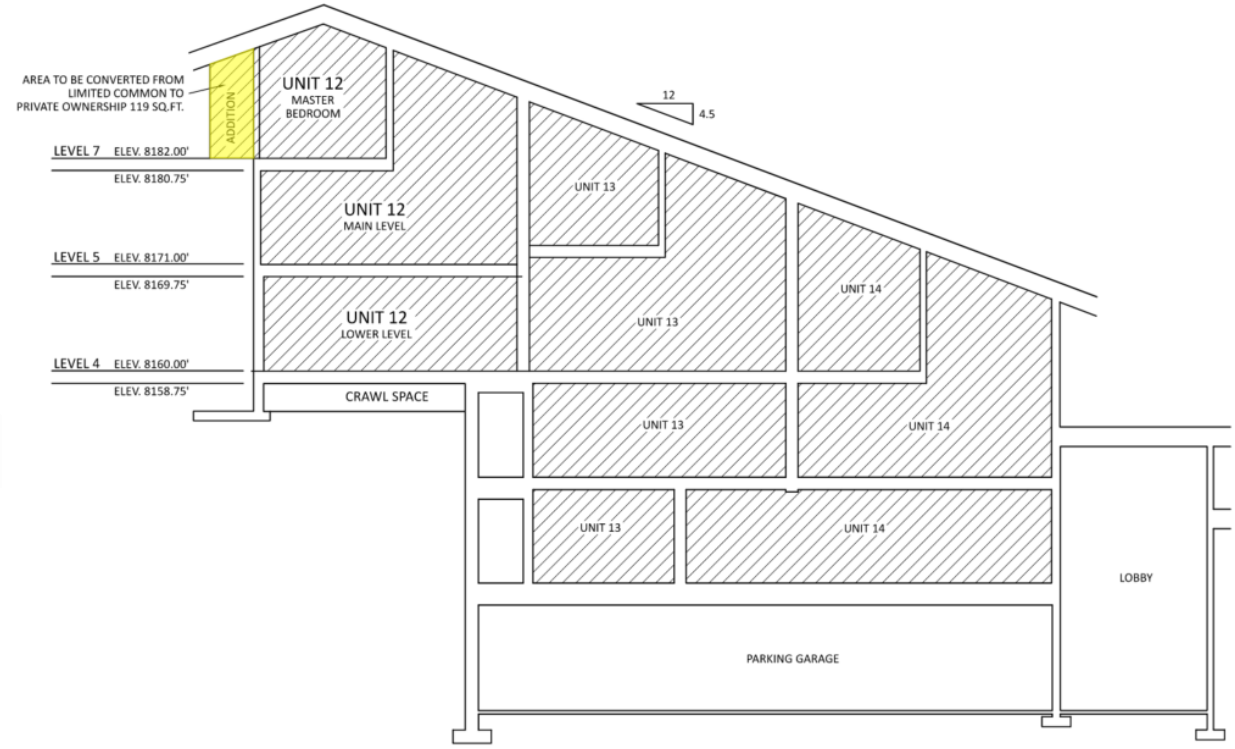


Figure 5: Location of limited common area on Level 7 adjacent to Unit 12.

The Applicant provided notarized documentation of a vote by the HOA to approve the Plat Amendment (Exhibit B).

Analysis

(I) The proposed Condominium Plat Amendment complies with the Residential Development (RD) Zoning District requirements.

The proposed Condominium Plat is consistent with the Lot and Site requirements of the RD Zoning District. The proposed conversion of limited common area to private ownership does not expand the Building footprint or otherwise change existing structures.

(II) The proposed Condominium Plat Amendment complies with parking requirements.

Unit 12 is 3,196 square feet with the addition of 119 square feet of converted limited common area. LMC § 15-3-6 establishes parking requirements for Condominium units. Two Parking Spaces are required for units that are 2,000 square feet or larger. The increase in square footage for the unit does not increase the parking requirement for Unit 12.

(III) The proposed Condominium Plat Amendment complies with the Plat requirements outlined in LMC Chapter 15-7.1.

Plat Amendments require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.[2]

The Applicant does not propose to vacate or amend a Public Street, Right-of-Way, or easement.

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

There is Good Cause for this Condominium Plat because the project resolves an existing issue by recording a 119-square-foot common area that is under exclusive private use for Unit 12.

(IV) The Development Review Committee reviewed the proposal on August 20, 2024, and does not require Conditions of Approval.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

[2] LMC § 15-7.1-3(B)

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 28, 2024. Staff mailed courtesy notice to property owners within 300 feet on August 28, 2024. The *Park Record* published courtesy notice on August 28, 2024.[3]

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Commission may approve the Condominium Plat Amendment;
- The Planning Commission may deny the Condominium Plat Amendment and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date uncertain].

Exhibits

Exhibit A: Draft Final Action Letter
    Attachment 1 – Proposed Third Amended Sterling Lodge at Deer Valley Condominium Plat
Exhibit B: Notarized Confirmation of HOA Vote to Approve Plat Amendment
Exhibit C: First Amended Sterling Lodge at Deer Valley Condominium Plat
Exhibit D: Second Amended Sterling Lodge at Deer Valley Condominium Plat
Exhibit E: Declaration of Condominium of The Sterling Lodge at Deer Valley
Exhibit F: August 30, 1995, Planning Commission Meeting Minutes
Exhibit G: August 1, 1996, City Council Meeting Minutes

[3] LMC § 15-1-21

Planning Department

September 11, 2024

Jeffrey H Johnson
PO Box 153
Kamas, UT 84036
(801) 272-6522

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7660 Royal Street #112
Zoning District:	Residential Development
Application:	Condominium Plat Amendment
Project Number:	PL-24-06223
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 11, 2024
Project Summary:	The Applicant Proposes to Convert 119 Square Feet of Limited Common Area to Private Ownership in the Residential Development Zoning District.

Action Taken

On September 11, 2024, the Planning Commission conducted a public hearing and approved the Third Amended Sterling Lodge at Deer Valley Condominium Plat according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. On August 30, 1995, the Planning Commission approved a Master Planned Development (MPD) for Sterling Lodge at Silver Lake on Lot 2 of the Silver Lake East Subdivision.
2. On August 1, 1996, the City Council approved the Final Condominium Plat for Sterling Lodge (7660 Royal Street).
3. On September 16, 1996, the Plat was recorded.

4. On October 28, 1997, the Plat was amended for the first time, identifying a 119-square-foot limited common area on Level 7 adjacent to Unit 12 as “amended area”.
5. On March 9, 2011, the Plat was amended for a second time to convert an approximately 125-square-foot area adjacent to Level 7 of Unit 9 from common area to limited common area.
6. The proposed Third Amended Sterling Lodge at Deer Valley Condominium Plat will convert a 119-square-foot limited common area on Level 7 of Unit 12 from limited common area to private ownership.
7. The proposed Plat Amendment does not expand the Building footprint or otherwise change existing structures.
8. The proposed Plat Amendment does not increase the parking requirement for the Condominium.
9. The Applicant provided notarized documentation of a vote by the HOA to approve the Plat Amendment.
10. The Third Amended Sterling Lodge at Deer Valley Plat Amendment complies with all Conditions of Approval outlined in the Final Action Letter for the MPD for Sterling Lodge at Silver Lake approved by the Planning Commission on August 30, 1995.
11. Staff finds Good Cause for this Plat Amendment because the amendment resolves an existing issue by recording a 119-square-foot common area that is under exclusive private use for Unit 12.
12. The Development Review Committee reviewed this proposal on August 20, 2024, and does not require any conditions of approval.
13. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 28, 2024.
14. Staff mailed courtesy notice to property owners within 300 feet on August 28, 2024.
15. The Park Record published courtesy notice on August 28, 2024.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because the amendment resolves an existing issue by recording a 119-square-foot common area that is under exclusive private use for Unit 12.
2. The Plat Amendment is consistent with the Plat requirements outlined in LMC Chapter 15-7.1.

3. Neither the public nor any person will be materially injured by the Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

If you have questions or concerns regarding this Final Action Letter, please call (435) 731-6088 or email alexander.barton@parkcity.org.

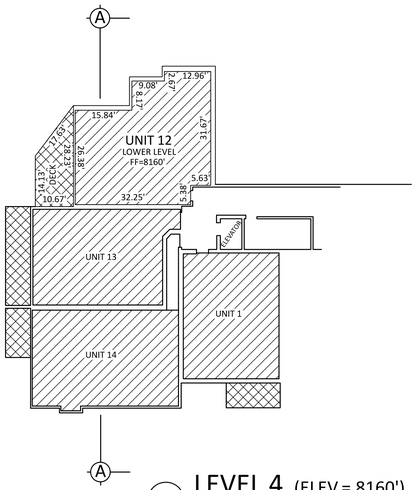
Sincerely,

Sarah Hall
Planning Commission Chair

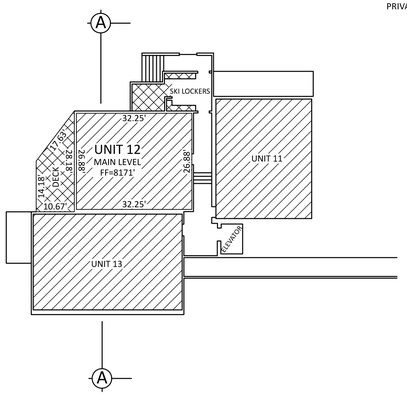
CC: Alec Barton

THE STERLING LODGE AT DEER VALLEY THIRD AMENDED
AMENDING UNIT #12

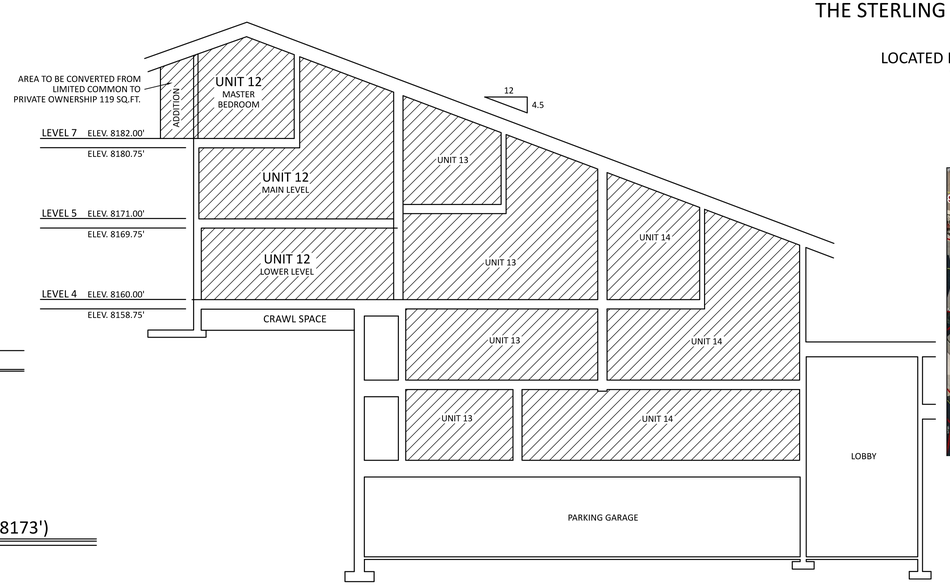
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27
TOWNSHIP 2 SOUTH RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN



LEVEL 4 (ELEV.= 8160')
SCALE 1" = 20'

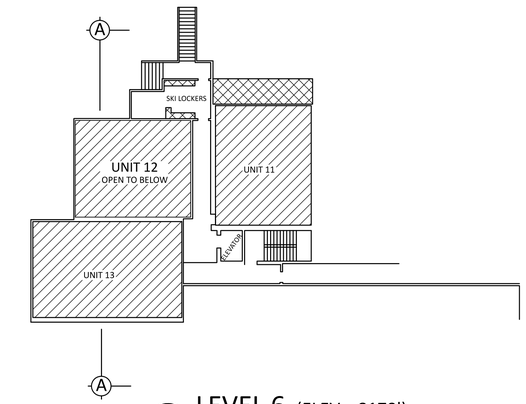


LEVEL 5 (ELEV.= 8173')
SCALE 1" = 20'

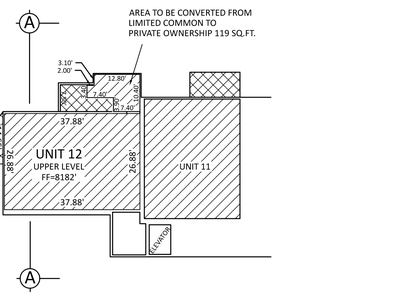


SECTION A
SCALE 1" = 20'

VICINITY AND ZONING MAP
NOT TO SCALE



LEVEL 6 (ELEV.= 8179')
SCALE 1" = 20'



LEVEL 7 (ELEV.= 8183')
SCALE 1" = 20'

ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED, ON BEHALF THE STERLING LODGE AT DEER VALLEY HOMEOWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, HAVING COMPLIED WITH THE REQUIREMENTS OF BOTH STATUES AND THE RECORDED DECLARATION HEREBY CONSENTS TO THE RECORDING OF THIS THE STERLING LODGE AT DEER VALLEY THIRD AMENDED AMENDING UNIT #12.

_____
SCOTT DeVITO (PRESIDENT) STERLING LODGE AT DEER VALLEY
ASSOCIATION OF UNIT OWNERS, A UTAH NON-PROFIT CORPORATION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS

ON THIS _____ DAY OF _____ 2024, SCOTT DeVITO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF STERLING LODGE AT DEER VALLEY ASSOCIATION OF UNIT OWNERS, A UTAH NONPROFIT CORPORATION, AND THAT HE SIGNED THE ABOVE CONSENT TO RECORD FOR, ON, AND IN BEHALF OF ALL OF THE UNIT OWNERS AT STERLING LODGE AT DEER VALLEY CONDOMINIUM PROJECT ACTING AS A GROUP (UNDER THE NAME OF THE STERLING LODGE AT DEER VALLEY OWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION) IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT, U.C.A., SECTIONS 57-1-1 ET SEQ. (1963) AS AMENDED AND SUPPLEMENTED, AND THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STERLING LODGE AT DEER VALLEY.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
_____ RESIDING IN _____

SURVEYOR'S CERTIFICATE

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT, FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF EXISTING UNIT #12 AND HAVE VERIFIED THE UNIT BOUNDARIES AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS AMENDED CONDOMINIUM PLAT, HEREAFTER TO BE KNOWN AS THE STERLING LODGE AT DEER VALLEY THIRD AMENDED AMENDING UNIT #12.

GREGORY J. FERRARI, P.L.S. 5046908

NOTES:

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO CONVERT 119 SQUARE FEET OF LIMITED COMMON AREA TO PRIVATE OWNERSHIP OF UNIT 12, LEVEL 7 OF THE STERLING LODGE AT DEER VALLEY FIRST AMENDED, AS RECORDED ON DECEMBER 15, 1997 AS ENTRY NO. 494878 ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
2. THIS THIRD AMENDED PLAT IS AN AMENDMENT IS AN AMENDMENT OF UNIT #12 AND ITS APPURTENANT LIMITED COMMON AREA, ONLY. OTHER UNITS SHOWN HEREON ARE FOR REFERENCE ONLY.
3. THE ADDRESS OF THE PROPERTY IS 7660 ROYAL STREET EAST #12.

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT TERRY H. BUCKNER AND LYNNE MARIE BUCKNER, TRUSTEES OF THE TERRY H. BUCKNER TRUST, DATED SEPTEMBER 27, 2002, AN UNDIVIDED 1/2 INTEREST AND LYNNE MARIE BUCKNER AND TERRY H. BUCKNER, TRUSTEES OF THE LYNNE MARIE BUCKNER TRUST, DATED SEPTEMBER 27, 2002, AN UNDIVIDED 1/2 INTEREST ARE THE OWNER(S) OF THE HEREON DESCRIBED CONDOMINIUM UNIT AND HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED DO HEREAFTER CONSENT TO THE RECORDING OF THIS AMENDED PLAT TO BE HEREAFTER KNOWN AS THE STERLING LODGE AT DEER VALLEY THIRD AMENDED AMENDING UNIT #12
IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____, 2024.

_____
TERRY H. BUCKNER, TRUSTEE OF THE TERRY H. BUCKNER TRUST, DATED SEPTEMBER 27, 2002

_____
LYNNE MARIE BUCKNER, TRUSTEE OF THE TERRY H. BUCKNER TRUST, DATED SEPTEMBER 27, 2002

_____
LYNNE MARIE BUCKNER, TRUSTEE OF THE LYNNE MARIE BUCKNER TRUST, DATED SEPTEMBER 27, 2002

_____
TERRY H. BUCKNER, TRUSTEE OF THE LYNNE MARIE BUCKNER TRUST, DATED SEPTEMBER 27, 2002

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS

ON THIS _____ DAY OF _____ 2024, TERRY H. BUCKNER

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE STERLING LODGE AT DEER VALLEY THIRD AMENDED AMENDING UNIT #12.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
_____ RESIDING IN _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS

ON THIS _____ DAY OF _____ 2024, LYNNE MARIE BUCKNER

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE STERLING LODGE AT DEER VALLEY THIRD AMENDED AMENDING UNIT #12.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC
_____ RESIDING IN _____

LEGAL DESCRIPTION:

UNIT 12, THE STERLING LODGE AT DEER VALLEY AS AMENDED, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH AN APPURTENANT UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE SAID PROJECT AS THE SAME ARE IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 16, 1996 AS ENTRY NO. 462637 IN BOOK 922 AT PAGE 354 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

TOGETHER WITH THE FOLLOWING DESCRIBED 40 FOOT WIDE PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT. BEGINNING AT A POINT WHICH IS SOUTH 773.175 FEET AND EAST 1270.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 08°45'00" EAST 220.00 FEET; THENCE SOUTH 81°15'00" WEST 40.00 FEET; THENCE NORTH 08°45'00" WEST 154.34 FEET; THENCE NORTH 19°30'00" WEST 40.71 FEET TO A POINT ON A 178.68 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 39°37'24" WEST 178.68 FEET) OF WHICH THE CENTRAL ANGLE IS 02°52'36", SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT WIDE ROAD KNOWN AS "ROYAL STREET EAST"; THENCE NORTHEASTERLY ALONG THE ARC AND SAID RIGHT-OF-WAY LINE 8.97 FEET TO A POINT ON A 247.35 FOOT RADIUS COMPOUND CURVE TO THE LEFT (CENTER BEARS NORTH 42°30'00" WEST 247.35 FEET) OF WHICH THE CENTRAL ANGLE IS 12°05'22"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE 52.19 FEET; THENCE SOUTH 08°45'00" EAST 12.44 FEET TO THE POINT OF BEGINNING.

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 981142
PARK CITY, UT 84098

UNIT #12 SQUARE FOOTAGE
3196 SQ.FT.

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

OWNERSHIP LEGEND
- PRIVATE
- LIMITED COMMON
- COMMON

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2024 BY:_____ SNYDERVILLE BASIN RECLAMATION DISTRICT	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2024 BY:_____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2024 BY_____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2024 BY_____ PARK CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2024 BY_____ MAYOR	I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS ___ DAY OF_____, 2024 BY_____ PARK CITY RECORDER	APPROVED THIS_____DAY OF _____, 2024 BY_____ SUMMIT COUNTY GIS COORDINATOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF_____ _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO._____

Wednesday, August 7, 2024 at 08:21:45 Mountain Daylight Time

Subject: FW: IMPORTANT Sterling Lodge Plat Amendment vote and ballot
Date: Wednesday, August 7, 2024 at 8:18:07 AM Mountain Daylight Time
From: Jeffrey Johnson
To: Bill Riley

From: Bill Riley [redacted]
Date: Tuesday, June 25, 2024 at 7:59 PM
To: Bill Riley [redacted] Terry Buckner [redacted]
Cc: SL 102 [redacted] Gary Kaminsky [redacted] Larry Pollock [redacted] Contractor Sterling Lodge Jeff Johnson [redacted] Lorrie Allen [redacted]
Subject: Re: IMPORTANT Sterling Lodge Plat Amendment vote and ballot

Gentleman, we have 67% yes votes so the amendment has passed. Congratulations!

I'm assuming now the attorney and possibly engineer will have to work on a plat amendment and get it recorded. Scott will likely need to autograph it.

We will need to total up the attorney's fees on the HOA side and get an invoice to Terry.

On Mon, Jun 17, 2024, 8:00 AM Bill Riley [redacted] wrote:

> Hello,
>
> Please see the attached document explaining the plat amendment. For ease of voting, a separate ballot is attached to print, sign and return within 7 days.
>
> Thank you very much for your cooperation.

Bill Riley

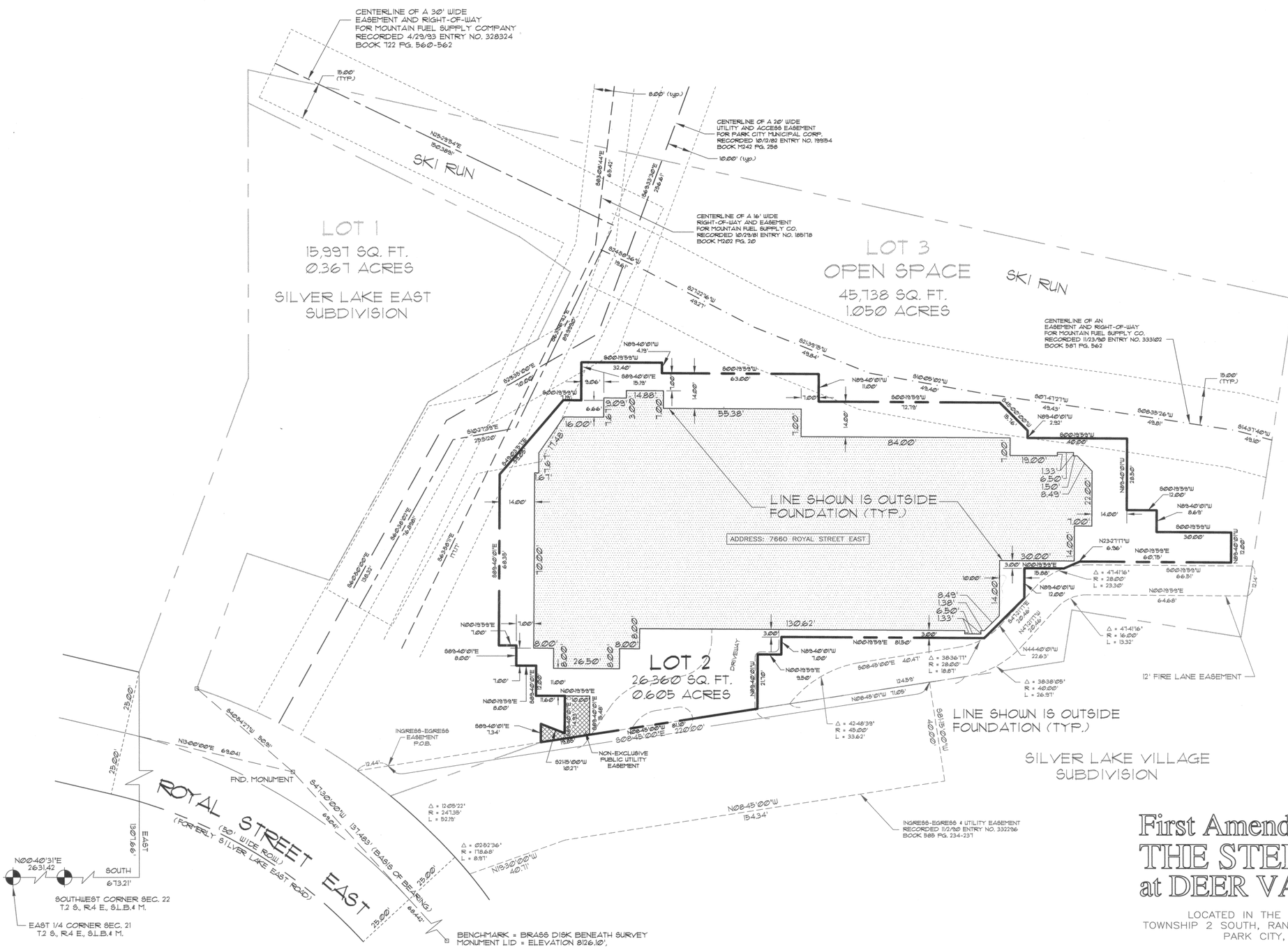
Bill Riley

Sterling Lodge manager [redacted]

7 August 2024

STATE OF UTAH
COUNTY OF Summit
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th DAY OF August 2024
M Grace Leavitt
NOTARY PUBLIC

M. GRACE LEAVITT
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 12/28/2027
COMMISION NO. 734787



SURVEYOR'S CERTIFICATE

I, Jack J. Johnson, do hereby certify that this drawing correctly represents The Sterling Lodge at Deer Valley, a Utah condominium project, as shown on the Original Plat, recorded 9/16/96 as Entry No. 462637, with the exceptions of the additions to Unit 12 as shown on this Amended Plat.

October 28, 1997 — Jack J. Johnson, Utah License No. 147201 — 801-785-2201

Date

LEGAL DESCRIPTION

All of Lot 2 of the First Amended Lots 2 and 3 Silver Lake East Subdivision as recorded on the third of January, 1996 in the Summit County, Utah Recorders Office entry no. 445697.

OWNERS CONSENT TO RECORD :

The undersigned The Sterling Lodge at Deer Valley Homeowners Association For units in The Sterling Lodge at Deer Valley consents to the Recordation of the First Amendment The Sterling Lodge at Deer Valley

Leonard Seaglione (President) The Sterling Lodge at Deer Valley Homeowners Association

ACKNOWLEDGEMENT

STATE of Utah
COUNTY of Summit

On this 28th Day of October Ad. 1997 Personally appeared before me, Leonard Seaglione, who being by me duly swore, did say he is the President of the The Sterling Lodge at Deer Valley Association and that the within and foregoing Consent to Record was signed on behalf of said The Sterling Lodge at Deer Valley Homeowners Association and said Leonard Seaglione duly Acknowledged that said The Sterling Lodge at Deer Valley Homeowners Association executed the same.

Notary Public — My Commission expires 9/11/2000

NOTARY PUBLIC NIKI BRINGHURST 1910 Prospector Ave. Park City, Utah 84060 Commission Expires June 11, 2000 STATE OF UTAH

OWNERS CONSENT TO RECORD :

The undersigned owners of Lot 1 consent to the Recordation of the Amendment and of the First Amended The Sterling Lodge at Deer Valley.

Peter C Belford, Owner, Unit 12

Catherine C Belford, Owner, Unit 12

ACKNOWLEDGEMENT

STATE of MARYLAND
COUNTY of HOWARD

On this 31st Day of OCTOBER Ad. 1997 Personally appeared before me, Peter C Belford, who being by me duly swore, did say he is the Owner of Unit 12 and that the within and foregoing Owner's Dedication and Consent to Record was signed.

Notary Public — My Commission expires 1/10/99

ACKNOWLEDGEMENT

STATE of MARYLAND
COUNTY of HOWARD

On this 31st Day of OCTOBER Ad. 1997 Personally appeared before me, Catherine C Belford, who being by me duly swore, did say she is the Owner of Unit 12 and that the within and foregoing Owner's Dedication and Consent to Record was signed.

Notary Public — My Commission expires 1/10/99

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 1 OF 5

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

STRLPLAT.DWG
PLOTTED: 4/28/97

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF _____ CITY COUNCIL THIS 14TH DAY OF AUGUST A.D. 1997. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

MAYOR

CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS 1ST DAY OF DECEMBER A.D. 1997

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE Park CITY PLANNING COMMISSION ON THIS 4th DAY OF DECEMBER A.D. 1997

CHAIRMAN

SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS 28 DAY OF OCTOBER A.D. 1997.

S.B.S.I.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 11TH DAY OF DECEMBER A.D. 1997

CITY ATTORNEY

RECORDED

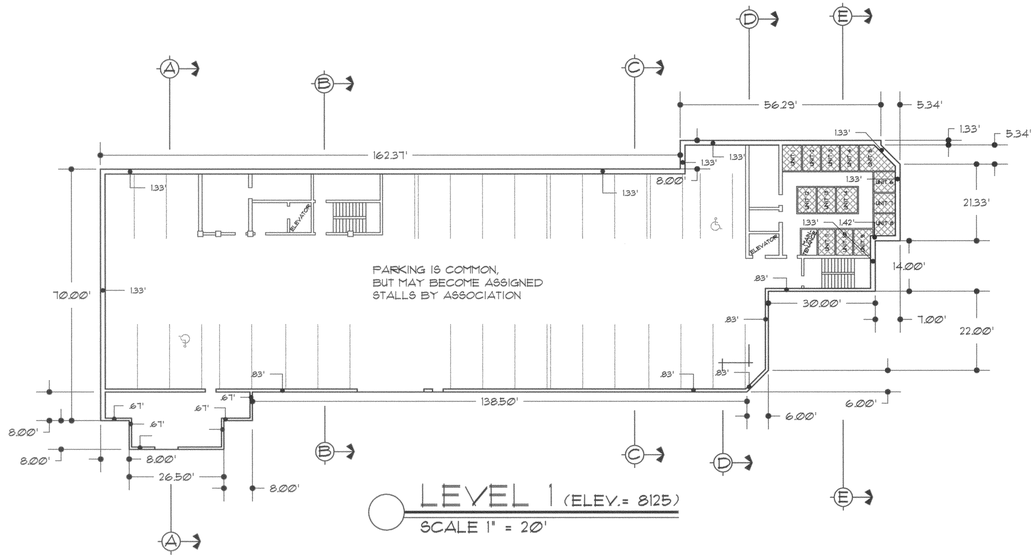
Nº. 494878.
STATE OF UTAH.
COUNTY OF SUMMIT.
RECORDED AND FILED AT THE REQUEST OF: HIGH COUNTRY TITLE
DATE: 12-15-97
TIME: 09:33 AM
Fee: $16.00

COUNTY RECORDER

THE JACK JOHNSON COMPANY
1910 Prospector Avenue * Park City, Utah 84060
(801) 645-9000 * fax (801) 649-1620

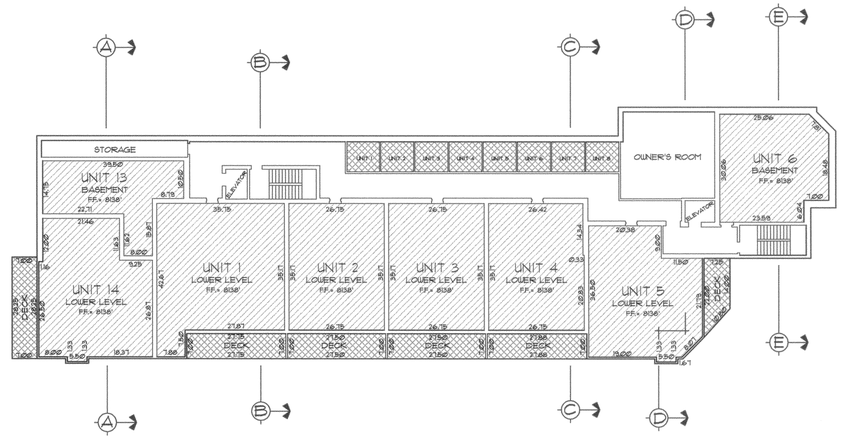
1st Amended Sterling Lodge at Deer Valley Sheet 1/5

G:\268 Sterling Lodge\268017\STRPLAT Mon Oct 27 10:16:36 1997 M. PEW



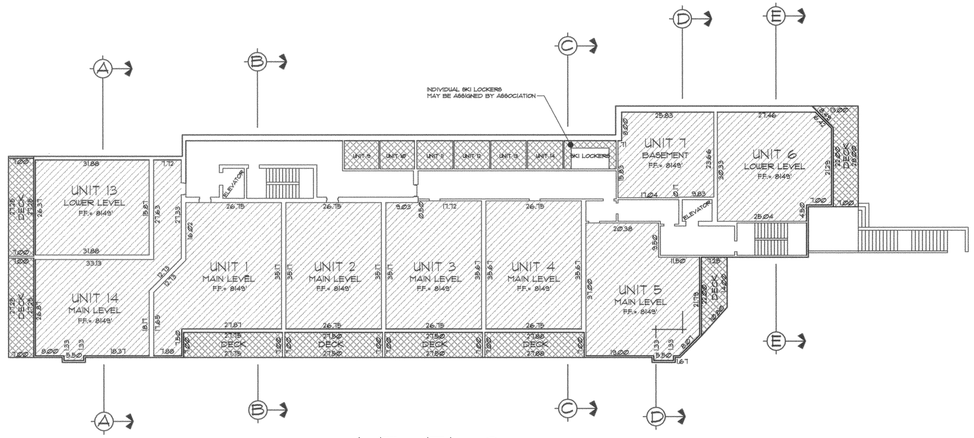
LEVEL 1 (ELEV.= 8125)

SCALE 1" = 20'



LEVEL 2 (ELEV.= 8138)

SCALE 1" = 20'



LEVEL 3 (ELEV.= 8149)

SCALE 1" = 20'

UNIT SQUARE FOOTAGES

SQUARE FOOTAGE CALCULATIONS HAVE BEEN COMPLETED BY OTTO WALKER ARCHITECTS

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	TOTAL
SQ. FEET	3722 SQFT.	3115 SQFT.	3236 SQFT.	3184 SQFT.	3049 SQFT.	3902 SQFT.	3557 SQFT.	2584 SQFT.	2584 SQFT.	3364 SQFT.	2583 SQFT.	3071 SQFT.	3746 SQFT.	3501 SQFT.	45204 SQFT.

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 2 OF 5

SLFLRFN.DWG
PLOTTED: 4/28/97

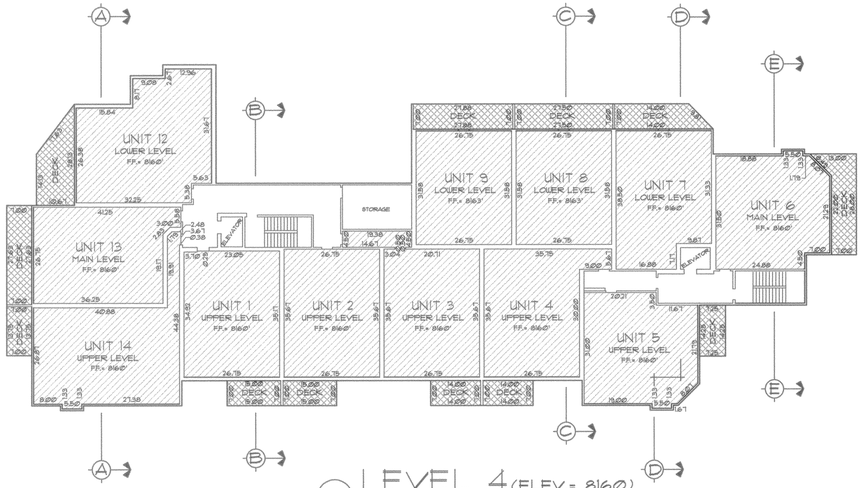
RECORDED

Nº. 494878
STATE OF UTAH.
COUNTY OF SUMMIT.
RECORDED AND FILED AT THE REQUEST OF:
HIGH COUNTRY TITLE
DATE: 12-15-97
TIME: 09:33 AM
FEE: 16.00
COUNTY RECORDER

THE JACK JOHNSON COMPANY
1910 Prospector Avenue * Park City, Utah 84060
(801) 645-9000 * fax (801) 649-1620

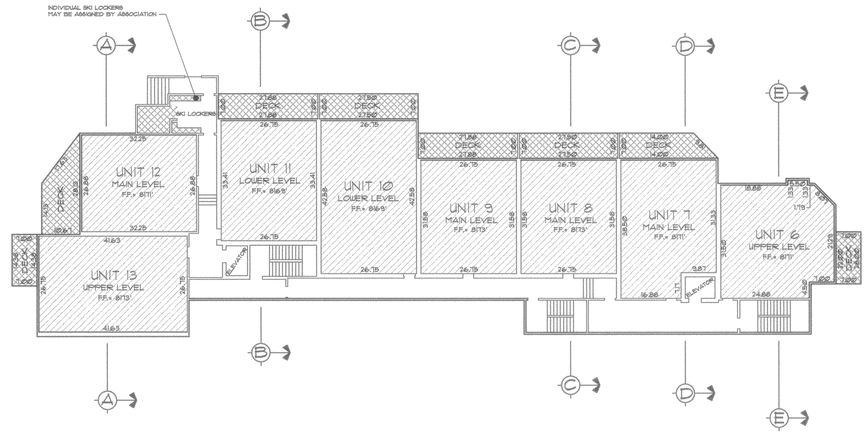
1st Amended Sterling Lodge at Deer Valley Sheet 2/5

G:\288 Sterling Lodge\288017\STAFLRPL Mon Oct 27 10:38:21 1997 M. PENY



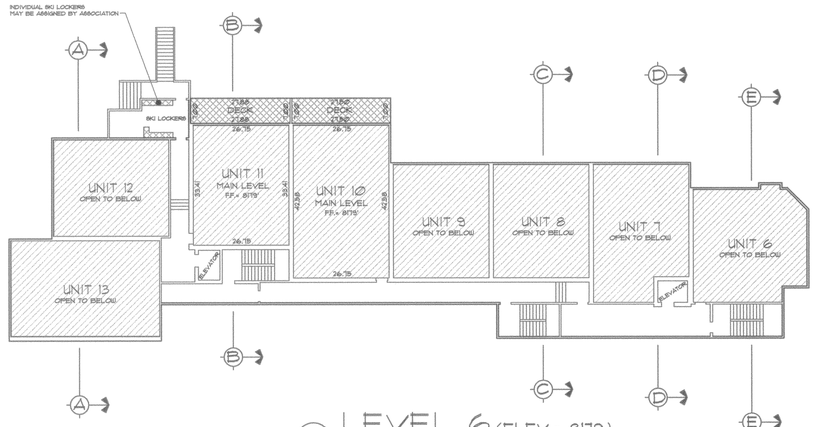
LEVEL 4 (ELEV.= 8160)

SCALE 1" = 20'



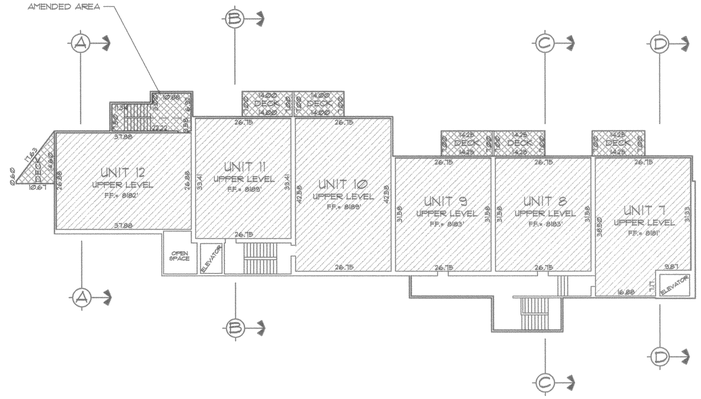
LEVEL 5 (ELEV.= 8173)

SCALE 1" = 20'



LEVEL 6 (ELEV.= 8179)

SCALE 1" = 20'



LEVEL 7 (ELEV.= 8183)

SCALE 1" = 20'

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 3 OF 5

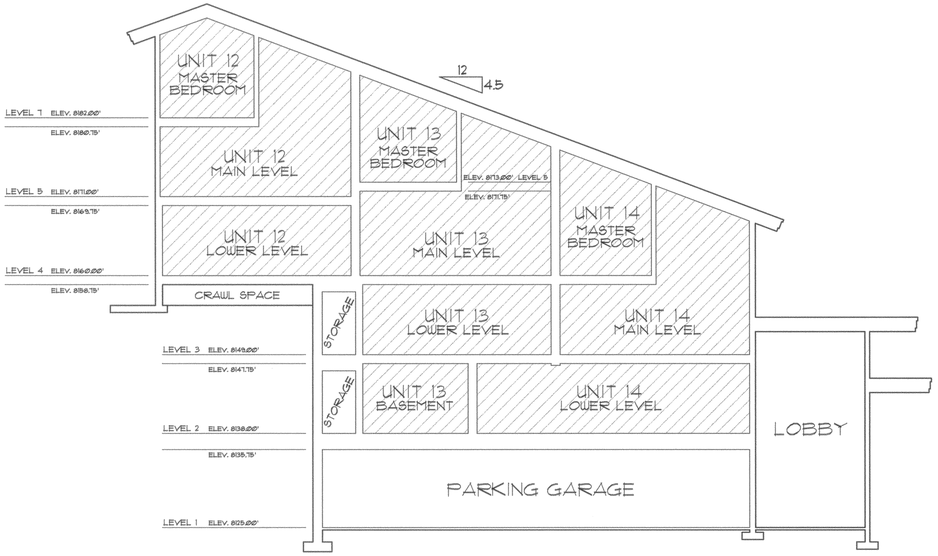
SLFLRPN.DWG
PLOTTED: 10/29/97

RECORDED
Nº. 494878
STATE OF UTAH.
COUNTY OF SUMMIT.
RECORDED AND FILED AT THE REQUEST OF:
HIGH COUNTRY TITLE
DATE: 12-15-97
TIME: 09:33 AM
FEE: $ 16.00
COUNTY RECORDER

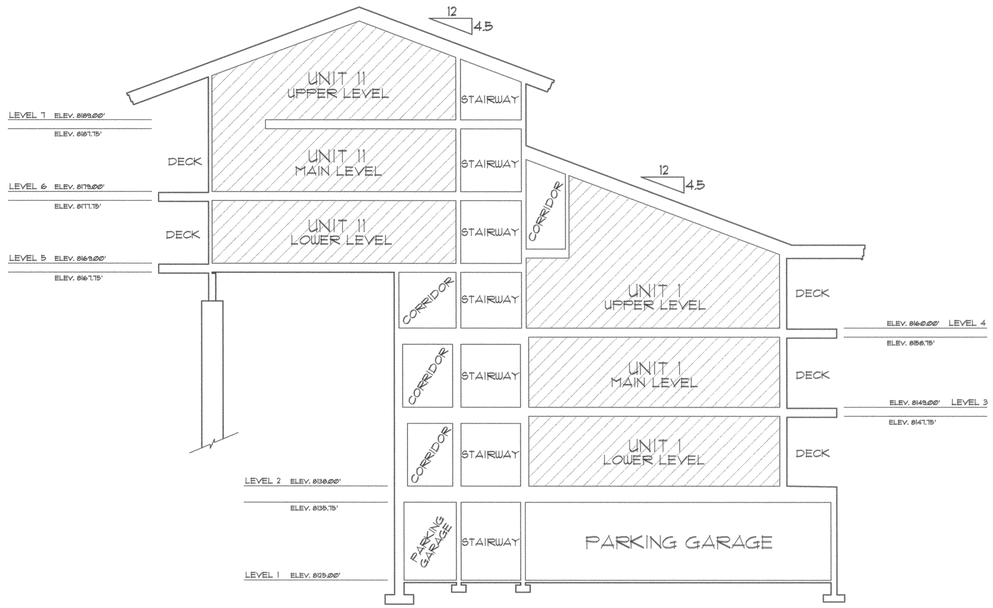
THE JACK JOHNSON COMPANY
1910 Prospector Avenue * Park City, Utah 84060
(801) 645-9000 * fax (801) 649-1620

1st Amended
Sterling Lodge at Deer Valley
Sheet 3/5

G:\288 Sterling Lodge\2880I7\STRFLRPL Wed Oct 29 14:26:17 1997 M. PENY



SECTION A
SCALE 1" = 10'



SECTION B
SCALE 1" = 10'

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

ELEVATIONS ARE TO UNFINISH FLOOR TYPICAL

First Amended
THE STERLING LODGE at DEER VALLEY

SHEET 4 OF 5

STRLSECT.DWG
PLOTTED: 4/28/97

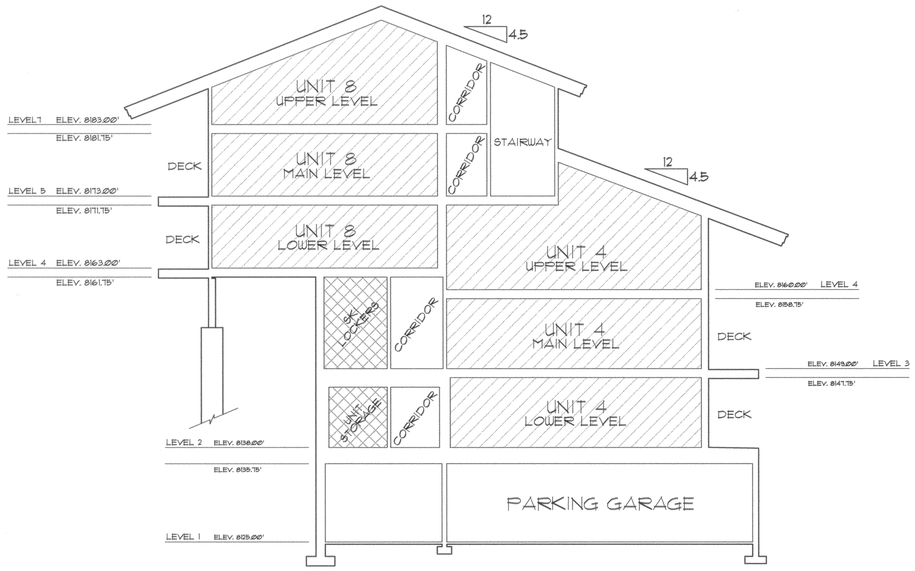
G:\288 Sterling Lodge\288017\STRSECT Mon Oct 27 09:52:20 1997 M. PENY

RECORDED

Nº. 494878
STATE OF UTAH
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
High Country Title
DATE: 12-15-97
TIME: 09:33 AM
FEE: $16.00
COUNTY RECORDER

THE JACK JOHNSON COMPANY
1910 Prospector Avenue * Park City, Utah 84060
(801) 645-9000 * fax (801) 649-1620

1st Amended
Sterling Lodge at Deer Valley
Sheet 4/5



SECTION C
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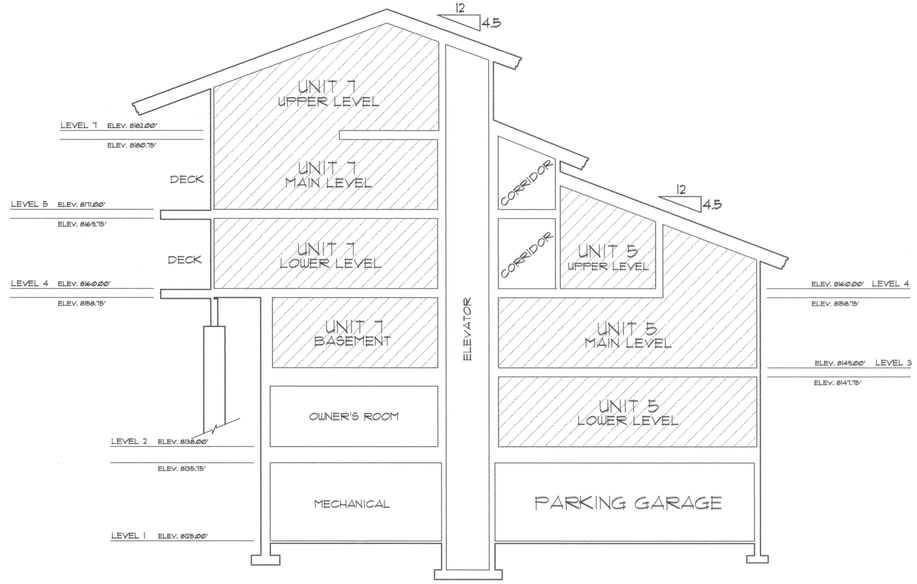

SECTION D
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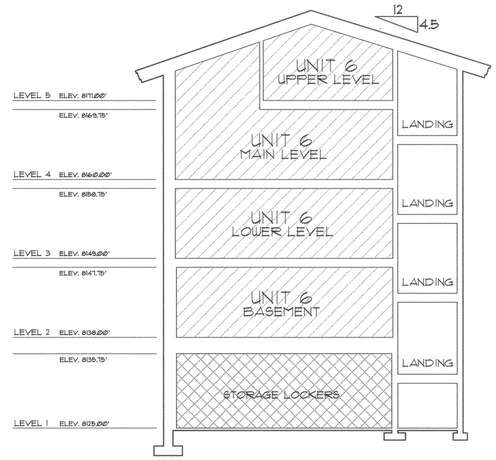


SECTION E
SCALE 1" = 10'

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

ELEVATIONS ARE TO UNFINISH FLOOR TYPICAL

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 5 OF 5

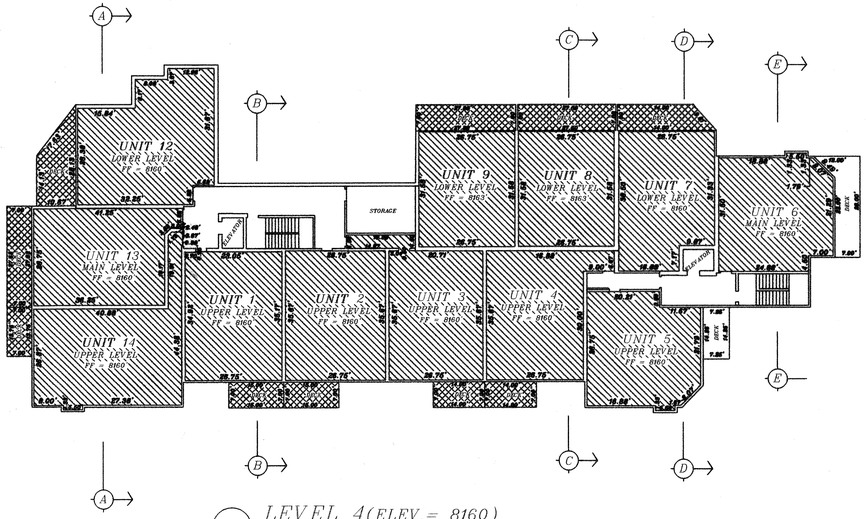
STRLSECT.DWG
PLOTTED: 4/28/97

RECORDED
Nº. 494878.
STATE OF UTAH.
COUNTY OF SUMMIT.
RECORDED AND FILED AT THE REQUEST OF:
HIGH COUNTRY TITLE
DATE: 12-15-97
TIME: 09:33 AM
FEE: $16.00
COUNTY RECORDER

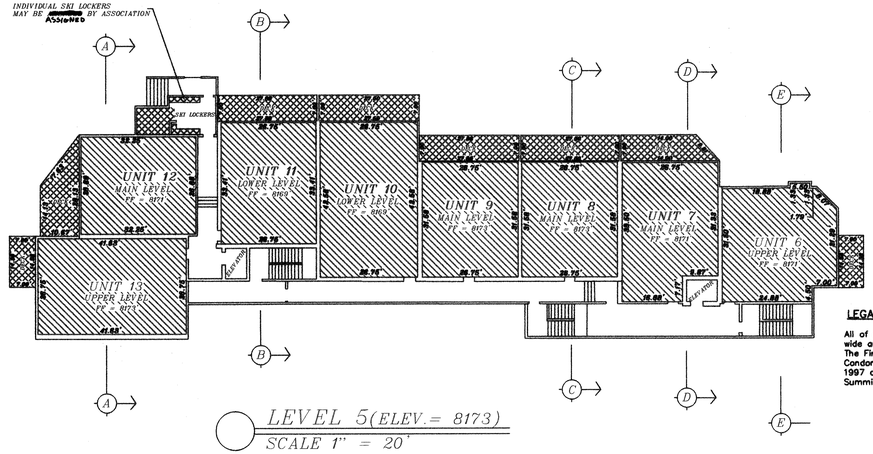
THE JACK JOHNSON COMPANY
1910 Prospector Avenue * Park City, Utah 84060
(801) 645-9000 * fax (801) 649-1620

1st Amended
Sterling Lodge at Deer Valley
Sheet 5/5

G:\2000 Sterling Lodge\200017\STRSECT Mon Oct 27 10:13:25 1997 M. PENY



LEVEL 4(ELEV.= 8160)
SCALE 1" = 20'



LEVEL 5(ELEV.= 8173)
SCALE 1" = 20'

LEGAL DESCRIPTION OF AMENDED AREA

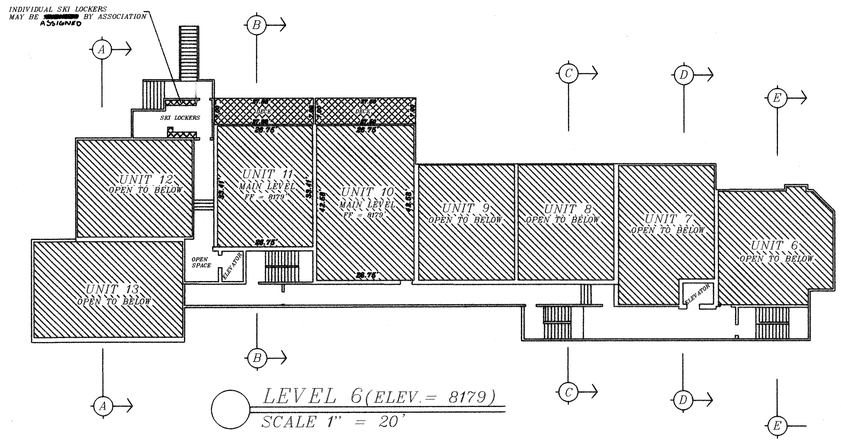
All of a rectangular piece of property measuring 5.50 feet wide and 22.75 feet long adjacent to Unit 9 Level 7 of The First Amended Sterling Lodge at Deer Valley Condominium Plat Subdivision as recorded on December 15, 1997 as Entry No. 494878 on file in the office of the Summit County Recorder.

OWNER'S CONSENT TO RECORD

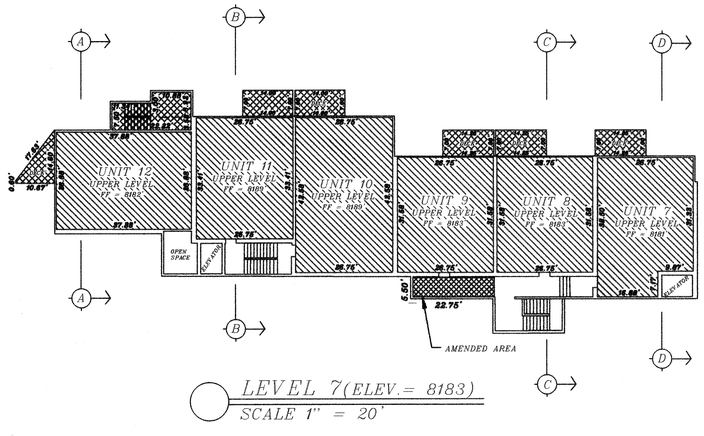
The undersigned The Sterling Lodge at Deer Valley Homeowners Association For Units in the Sterling Lodge at Deer Valley consents to the Recordation of the Second Amended The Sterling Lodge at Deer Valley.

Gay Hugo-Martinez, Pres.

Gay Hugo-Martinez (President) The Sterling Lodge at Deer Valley Homeowners Association



LEVEL 6(ELEV.= 8179)
SCALE 1" = 20'



LEVEL 7(ELEV.= 8183)
SCALE 1" = 20'

ACKNOWLEDGEMENT

County of Summit
State of Utah

On this 9th day of May 2011, Gay Hugo-Martinez personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Gay Hugo-Martinez acknowledged to me that she is the President of The Sterling Lodge at Deer Valley Homeowners Association and that she signed the above Owners Dedication and Consent to Record freely and voluntarily on behalf of said The Sterling Lodge at Deer Valley Homeowners Association, and duly acknowledged that said Homeowners Association executed the same.

Notary Public
Residing at: Park City
My commission expires: March 18, 2013

TIFFANY RETTIE
Notary Public
State of Utah
My Commission Expires Mar. 18, 2013
Commission #570221

PLAT NOTES

The purpose of this plat is to convert a rectangular area 5.50 feet wide and 22.75 feet long adjacent to Unit 9 Level 7 of The First Amended Sterling Lodge at Deer Valley Condominium Plat Subdivision as recorded on December 15, 1997 as Entry No. 494878 on file in the office of the Summit County Recorder. from common space to limited common space as shown on this amended plat.

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that this drawing correctly represents The First Amended Sterling Lodge at Deer Valley, a Utah condominium project, as shown on the Original Plat, recorded December 15, 1997 as Entry No. 494878 with the exceptions of the addition to Unit 9, Level 7 as shown on this amended plat.

Date

Charles Galati No. 7248201 Salt Lake City, Utah 84158-2201
CHARLES GALATI
03/09/11
STATE OF UTAH

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

Second Amended The Sterling Lodge at Deer Valley

AMENDING SHEET 3 OF 5

RECORD OF SURVEY

PLANNING COMMISSION	SNYDERVIILLE BASIN WATER RECLAMATION DISTRICT	ENGINEER'S CERTIFICATE	COUNCIL APPROVAL AND ACCEPTANCE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	RECORDED
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 28th DAY OF April, 2010. BY CHAIRMAN	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS 9th DAY OF March, 2011. BY S.B.W.R.D.	I FIND THIS RECORD OF SURVEY MAP TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 7th DAY OF March, 2011. BY PARK CITY ENGINEER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 20th DAY OF May, 2010. BY PARK CITY MAYOR	APPROVED AS TO FORM ON THIS 6th DAY OF April 2011. BY PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 20 DAY OF May, 2011. BY PARK CITY RECORDER	BOOK —, PAGE —. STATE OF UTAH, COUNTY OF SUMMIT. DATE 4-11-2011 TIME 12:18 pm FEE 43.00. RECORDED AND FILED AT THE REQUEST OF: First American Title. #920626. COUNTY RECORDER, Deputy

GC SURVEYING
P.O. BOX 980151 PARK CITY, UTAH 84098
801-520-8763 435-640-4200
www.gc-surveying.com

WHEN RECORDED, MAIL TO:

Jon C. Heaton, Esq.
PRINCE, YEATES & GELDZAHLER
175 East 400 South, Suite 900
Salt Lake City, Utah 84111

DECLARATION OF CONDOMINIUM

OF

THE STERLING LODGE AT DEER VALLEY

A UTAH CONDOMINIUM PROJECT

00462638 Bk00992 Pg00354-00425

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1996 SEP 16 08:45 AM FEE $166.00 BY DMG
REQUEST: HIGH COUNTRY TITLE

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00462638 Bk00992 Pg00355

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00462638 Bk00992 Pg00356

DECLARATION OF CONDOMINIUM
OF
THE STERLING LODGE AT DEER VALLEY
A UTAH CONDOMINIUM PROJECT

THIS DECLARATION is made and executed by RICHMOND REALTY CORPORATION, a Delaware corporation ("Declarant"), pursuant to the provisions of the Utah Condominium Ownership Act, Chapter 8 of Title 57 of the Utah Code, as amended (the "Act").

1. RECITALS.

1.1 Declarant is the sole owner of certain real property (the "Property") located in Park City, Summit County, Utah, and more particularly described in Sections and 22 of this Declaration. The Property, plus the building and other improvements constructed thereon and all personal property and fixtures related thereto, shall collectively constitute the "Project."

1.2 Declarant, by recording this Declaration, submits the Project to the provisions of the Act.

1.3 The Covenants, Conditions and Restrictions contained in this Declaration and in the appendices hereto shall be enforceable equitable servitudes and shall run with the land.

1.4 Recorded simultaneously herewith is a Record of Survey Map of the Project (the "Survey") as required by the Act.

1.5 The administration of the Project shall be governed by this Declaration, the Bylaws hereto, a true copy of which is appended to and recorded with this Declaration as Appendix D, and the Articles of Incorporation for The Sterling Lodge at Deer Valley Association of Unit Owners, a Utah nonprofit corporation.

1.6 All terms used in this Declaration and the appended Bylaws shall have the same definition as the terms defined in the Act, except as otherwise set forth herein, or as the context clearly requires otherwise.

1.7 The Project shall be known as The Sterling Lodge at Deer Valley, a Utah condominium project.

2. DEFINITIONS.

When used in this Declaration, including the Recitals in Section 1, each of the following terms shall have the meaning indicated. Any term used herein which is defined by the Act shall, to the extent permitted by the context hereof, have the meaning ascribed by the Act.

2.1 Act shall mean and refer to the Utah Condominium Ownership Act, Chapter 8 of Title 57 of the Utah Code, as amended.

2.2 Articles shall mean and refer to the Articles of Incorporation for The Sterling Lodge at Deer Valley Association of Unit Owners, a Utah nonprofit corporation, as amended from time to time.

2.3 Association of Unit Owners, Owners Association, or Association shall mean and refer to The Sterling Lodge at Deer Valley Association of Unit Owners, a Utah nonprofit corporation.

2.4 Building shall mean and refer to the structure in which Units are located in the Project, as described in Section 4.

2.5 Bylaws shall mean and refer to the Bylaws under this Declaration, as amended from time to time.

2.6 Common Areas and Facilities shall mean and refer to those areas, and facilities described in Section 7.

2.7 Common Expenses shall mean and refer to: all sums which are expended by the Association on behalf of the Unit Owners; all sums which are required by the Management Committee to perform or exercise its functions, duties, or rights under the Act, this Declaration and the Bylaws, including an adequate reserve fund for maintenance, repair and replacement of Common Areas and Facilities; all sums paid pursuant to any management agreement which may be entered into for operation of the Project; and all other items, things and sums which are lawfully assessed against the Unit Owners in accordance with the Act, this Declaration, the Bylaws and such rules and regulations as the Management Committee may from time to time make and adopt.

2.8 Condominium Unit or Condominium shall mean and refer to a Unit, together with its appurtenant undivided ownership interest in the Common Areas and Facilities, and its appurtenant right to exclusive use of Limited Common Areas and Facilities associated with such Unit.

2.9 Declarant shall mean and refer to Richmond Realty Corporation, a Delaware corporation, any successor to or grantee of such corporation which, either by operation of law or through a voluntary conveyance, transfer, or assignment, comes to stand in the same relation to the Project, as its predecessor; any person or persons who might acquire title from it through sale, exchange, foreclosure or deed in lieu of foreclosure; or, in the situation where there remain unsold three or more Units, any person or entity who should purchase all of such remaining unsold Units in a sale in the nature of a bulk sale.

2.10 Declaration shall mean and refer to this Declaration of Condominium of The Sterling Lodge at Deer Valley, a Utah condominium project, as the same may hereafter be modified, amended or supplemented in accordance with law and the provisions hereof.

2.11 Limited Common Areas and Facilities shall mean and refer to those Common Areas and Facilities designated in this Declaration or in the Survey as reserved for the use of a certain Unit or Units to the exclusion of the other Units.

2.12 Management Committee or Committee shall mean and refer to the Management Committee of the Association.

2.13 Survey or Record of Survey Map shall mean and refer to the Record of Survey Map of The Sterling Lodge at Deer Valley, a Utah condominium project, executed and acknowledged by Declarant, and filed of record in the office of the Summit County Recorder concurrently with this Declaration, as the same may hereafter be modified, amended or supplemented in accordance with law and the provisions hereof.

2.14 Mortgage shall mean and include either a first mortgage, a first deed of trust or any equivalent security interest on any Condominium Unit.

2.15 Mortgagee shall mean and include both a mortgagee under a first mortgage on any Condominium Unit and a beneficiary under a first

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deed of trust on any Condominium Unit, or any successor to the interest of such person.

2.16 Project shall mean and refer to the Property and the Building and all improvements submitted by this Declaration to the provisions of the Act.

2.17 Property shall mean and refer to that certain real property located in Park City, Summit County, State of Utah and more particularly described in Section 3 hereof.

2.18 Unit shall mean and refer to an individual air space unit, consisting of enclosed rooms occupying part of the Building and designated as a Unit on the Record of Survey Map and in Appendix "A" attached hereto, as further described in Section 5.

2.19 Unit Number shall mean and refer to the number, letter, or combination thereof which designates a Unit in the attached Appendix "A" and on the Record of Survey Map.

2.20 Unit Owner and Owner shall mean and refer to the person who is the owner of record (in the office of the County Recorder of Summit County, State of Utah) of a fee or an undivided fee interest in a Unit, including Declarant with respect to Units created by the recording of a Record of Survey Map on the Property or any portion thereof which have not been conveyed by Declarant, and shall also mean any purchaser of a Unit pursuant to an installment sales contract. However, the term Unit Owner or Owner shall not include persons obligated to purchase a Unit or Units pursuant to Earnest Money Agreements or other similar offers to purchase. Notwithstanding any applicable theory relating to a mortgage, deed of trust or like instrument, the term Unit Owner or Owner shall not mean or include a mortgagee or a beneficiary or trustee under a mortgage or deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

3. DESCRIPTION OF THE LAND.

The land on which the Building and other improvements of the Project is located is situated in Park City, Summit County, State of Utah and is more particularly described in Appendix B attached hereto.

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4. DESCRIPTION OF THE BUILDING.

4.1 The Property shall be improved with one (1) Building, containing fourteen (14) Units, as well as certain Common Areas and Facilities and Limited Common Areas and Facilities.

4.2 The Building shall be of concrete, steel and frame construction with wood siding. The Building will be supplied with electricity, water, telephone, cable and sewage service.

5. DESCRIPTION OF UNITS.

5.1 Each Unit is located in the Building. Appendix A identifies the number of each Unit, the approximate square footage of the living area of each Unit, and the par value and percentage of undivided interest in the Common Areas and Facilities appertaining to each Unit. The Units shall each have individual furnaces, fireplaces, electric meters, gas meters, and water heaters.

5.2 The boundary lines of each Unit are the undecorated and/or unfinished interior surfaces of its perimeter walls, bearing walls, lowermost floor, uppermost ceiling; and the interior surfaces of windows and doors. The Unit shall include the interior, as above defined, of the living area of the Unit, not including any appurtenant garage designated as Limited Common Areas and Facilities. Each Unit shall include both the portions of the Building that are not Common Areas and Facilities within such boundary lines and the space so encompassed, excepting Common Areas and Facilities. Without limitation, a Unit shall include any finishing material applied or affixed to the interior surfaces of the interior walls, floors and ceilings; nonsupporting interior walls; and all utility pipes, lines, systems, fixtures or appliances found within the boundary lines of the Unit and serving only that Unit. Notwithstanding the fact that they may be within the boundaries of the Unit, the following are not part of any Unit: Bearing walls, floors, ceilings, foundations and roofs, except the interior surfaces thereof located within a Unit; ceiling equipment, tanks, pumps, pipes, vents, ducts, shafts, flues, chutes, conduits, wires and other utility installations, except the outlets thereof when located within a Unit.

6. DESCRIPTION OF PARKING AREAS.

There shall be common parking spaces located under the condominum complex. The Management Committee may, in the future, assign one or more parking spaces to each Unit. Such assignments may be changed from time to time at the discretion of the Management Committee.

7. DESCRIPTION OF COMMON AREAS AND FACILITIES.

The Common Areas and Facilities shall mean and include the land on which the Building is located and all portions of the Property not contained within any Unit, including, but not limited to, the foundation, columns, girders, beams, supports, main walls, roofs fire escape and any common entrance and exit of Building; the grounds; the areas used for storage of janitorial supplies and maintenance equipment and materials; installations of all central services, including power, light, gas, water, and garbage collection; tanks, pumps, motors, fans, ducts and, in general, all apparatuses and installations existing for common use; any common recreational facilities; all outdoor lighting, fences, landscaping, sidewalks and roads; all driveways; all parking spaces and underground garage facilities; any utility pipes, lines or systems servicing more than a single Unit; all ducts, flues, chutes, wires, conduits and other accessories and utility installations to the outlets used therewith; all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use, or which have been designated as Common Areas and Facilities on the Survey; and all repairs and replacements of any of the foregoing.

8. DESCRIPTION OF LIMITED COMMON AREAS AND FACILITIES.

Limited Common Areas and Facilities shall mean and include those portions of the Common Areas and Facilities reserved for the use of certain units to the exclusion of other units as shown on the Survey. The use and occupancy of designated Limited Common Areas and Facilities shall be reserved to its associated Unit; and each Unit Owner is hereby granted an irrevocable license to use and occupy said Limited Common Areas and Facilities, and shall have responsibility to pay the cost of maintaining and repairing such Limited Common Areas and Facilities as hereinafter provided.

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9. OWNERSHIP OF COMMON AREAS AND FACILITIES.

9.1 The percentage undivided interests in the Common Areas and Facilities appertaining to each Unit and to its Owner for all purposes, including voting, is set forth in Appendix A. Such percentage undivided interests in the Common Areas and Facilities have been computed by taking as a basis the approximate square footage of the individual Unit in relation to the total square footage of all Units in the Project and adjusting this figure by other appropriate statistics to determine a par value. Square footage numbers are approximate. The percentage undivided interest of each Unit as shown in Appendix A as a par value shall have a permanent character and shall not be altered without the unanimous written consent of all Owners of altered Units, expressed in a duly recorded amendment to this Declaration. Except as otherwise provided in this Declaration, each Owner shall be entitled to use the Common Areas and Facilities in any manner that does not hinder or encroach upon the rights of other Owners and is not contrary to any rules and regulations promulgated by the Association.

9.2 A Unit Owner shall have the exclusive ownership and use of his Unit, subject to the provisions of this Declaration and Bylaws, and shall have a common right to share with other Unit Owners in the Common Areas and Facilities of the Property.

10. PURPOSE OF THE PROJECT.

The purpose of the Project is to provide residential housing for Unit Owners, their respective families, tenants and guests.

11. TITLE TO CONDOMINIUMS.

11.1 Each Condominium Unit is and shall hereafter be a parcel of real property which may be separately held, conveyed, devised, mortgaged, encumbered, leased, rented, occupied, improved and otherwise used in accordance with the provisions of this Declaration.

11.2 Title to a Condominium Unit within the Project may be held or owned by any person or entity and in any manner in which title to any other real property may be held or owned in the State of Utah, including, but not limited to, tenancy in common or joint tenancy.

11.3 Each Condominium Unit, together with its exclusive right to use any Limited Common Areas and Facilities and its appurtenant

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undivided interest in the Common Areas and Facilities, shall always be conveyed, devised, encumbered or otherwise affected together, and every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a Condominium Unit or any undivided interest therein shall be construed to be a gift, devise, bequest, transfer, encumbrance, conveyance or disposition, respectively, of the Condominium Unit or any undivided interest therein, together with its exclusive right to use any Limited Common Areas and Facilities and its appurtenant undivided interest in the Common Areas and Facilities and with all rights and responsibilities created by this Declaration, including appurtenant membership in the Association.

11.4 The Common Areas and Facilities and Limited Common Areas and Facilities shall be owned in common by all Unit Owners, with legal title in the name of the Association, and no Unit Owner may bring an action for partition thereof except as provided in this Declaration.

11.5 Each Unit Owner shall have the right to mortgage or otherwise encumber his Condominium Unit. However, no Unit Owner shall attempt to or shall have the right to mortgage or otherwise encumber the Limited Common Areas and Facilities or Common Areas and Facilities, except as to the exclusive right to the use thereof or the appurtenant undivided interest therein of his or her Unit. Any mortgage or other encumbrance of any Condominium Unit within the Project shall be subject to and subordinate to all of the provisions of this Declaration, and in the event of foreclosure, the provisions of this Declaration shall be binding upon any Owner whose title is derived through the foreclosure, whether such foreclosure is by private power of sale, judicial foreclosure or otherwise.

11.6 No labor performed or material furnished for use in connection with any Unit with the consent of or at the request of an Owner or his agent or subcontractor shall create any right to file a statement of mechanic's lien against the Unit of any other Owner not expressly consenting to or requesting the same or against any interest in the Limited Common Areas and Facilities or Common Areas and Facilities, except as to the exclusive right to the use thereof or the undivided interest in the Common Areas and Facilities appurtenant to the Unit of the Owner consenting to or requesting such labor to be performed or such materials to be furnished.

11.7 Every contract for the sale of a Condominium Unit and every other instrument affecting title to a Condominium Unit within the Project may describe such Condominium Unit by its identifying number

as shown on the Survey. Such description will be construed to describe the Condominium Unit together with its exclusive right to use any Limited Common Areas and Facilities and its appurtenant undivided interest in the Common Areas and Facilities, and to incorporate all the rights incident to ownership of a Condominium Unit within the Project and all of the limitations on and responsibilities of such ownership described in this Declaration and the Bylaws of the Association.

11.8 It is understood and agreed that under the Act each Condominium Unit is deemed a parcel and subject to separate assessment and taxation by each assessing entity and district for all types of taxes authorized by law. Each Unit Owner will accordingly pay and discharge any and all taxes which may be assessed against his Condominium Unit or against any Limited Common Areas and Facilities appurtenant to his Unit.

12. RESTRICTIONS ON USE.

12.1 Except as otherwise permitted in writing by the Association, Condominium Units, Common Areas and Facilities and Limited Common Areas and Facilities shall be used and occupied only as follows:

12.1.1 A Unit Owner shall not permit his Condominium Unit to be occupied or used other than for residential and lodging purposes. Nothing herein shall prevent rental or lease of a Unit or the use of a Unit for incidental office purposes so long as no customer traffic is allowed.

12.1.2 Without the prior written consent of the Management Committee or its designee, a Unit Owner shall not obstruct access to the Common Areas and Facilities or any part thereof, nor make any alteration, addition, removal or improvement thereon, nor store or place anything therein or thereon.

12.1.3 Without the prior written consent of the Management Committee or its designee, a Unit Owner shall not permit anything to be performed or kept in, or done to, his Unit or the Limited Common Areas and Facilities appurtenant to his Unit that would result in an increase in the cost of insurance on the Project, or that would result in the cancellation of insurance with respect to all or any part of the Property, or that would be in violation of any law, ordinance or regulation.

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12.1.4 Without the prior written consent of the Management Committee or its designee, a Unit Owner shall not permit any signs, pictures, banners, flags, posters or other commercial, political, informational or directional signs, devices and objects of any kind to be displayed to the public view from his Unit or from the Limited Common Areas and Facilities appurtenant to his Unit, other than such signs as may be used by Declarant or its assignees for the purpose of selling, renting, or leasing Units, provided that any such sign used by the Declarant or its assignees shall refer only to the sale, renting or leasing of Units within the Project.

12.1.5 A Unit Owner shall not permit any animals, birds, fish or pets of any kind to be raised, bred or kept in his Unit or anywhere else in the Project, except pursuant to rules and regulations established by the Management Committee.

12.1.6 Window coverings for all windows in the Units shall be of a standard approved in advance by the Management Committee.

12.1.7 A Unit Owner shall not store, keep or place any item on the exterior deck or balcony of a Unit except for a reasonable quantity of firewood (not to exceed 1/2 cord), a reasonably-sized, noncommercial grade gas or charcoal grill and normal deck furniture.

12.1.8 A Unit Owner shall not place an antenna of any kind or a satellite dish on the exterior of a Unit, provided that the Management Committee may cause a master antenna or satellite dish to be installed on the Project for the benefit of all Units.

12.1.9 All parking spaces located within the Project shall be used for operable, registered vehicles only and shall not be used for parking or storage of boats, trailers, recreational vehicles or any other items.

12.1.10 No activity shall be carried on, improvement constructed nor anything brought or placed in or upon any part of the Project which is or may become a nuisance to Unit Owners or which is or may become unsafe or hazardous or environmentally hazardous to any person or property or which will cause damage to or impair the structural soundness and integrity of the Building or other improvements in the Project.

12.1.11 A Unit Owner shall not, by deed, plat or otherwise, subdivide or in any manner cause his Unit to be separated into

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physical tracts or parcels smaller than the whole Unit as shown on the Survey, nor shall any Unit Owner cause, suffer or permit the fee ownership of his Unit to be separated or divided into annually recurring time share units or time share units of any other duration, form or kind whatsoever. The foregoing shall not prevent the Declarant from dividing a Unit or any Units into an Undivided Deeded Ownership Interest (UDI) Club similar to the nearby Deer Valley Club.

12.1.12 A Unit Owner shall not violate any of the foregoing restrictions on use and occupancy or the rules and regulations for the use of Units, Common Areas and Facilities or Limited Common Areas and Facilities adopted by the Management Committee and furnished in writing to the Unit Owners. The Management Committee shall have full power and authority to enforce the foregoing restrictions and the rules and regulations, which enforcement powers shall include, but not be limited to, the following:

(a) Obtaining an injunction and/or a judgment for monetary damages from a court of competent jurisdiction;

(b) Imposing a penalty against the violating Unit Owner in the form of additional assessments in an amount of up to two hundred percent (200%) of the Unit Owner's proportionate share of Common Expenses, which penalty may continue on a monthly basis until the violation is discontinued;

(c) Entering upon a Unit or Common Area to remove the violating use or object.

12.2 During the course of actual construction of any permitted structures or improvements, the provisions, covenants, conditions and restrictions contained in this Declaration shall be deemed waived to the extent necessary to permit construction, provided that during the course of such construction, nothing is done which will result in a violation of any such provisions, covenants, conditions or restrictions upon completion of construction.

12.3 All Unit Owners, their family members and lessees are deemed to have notice of and recognize that the Project is built in a setting and location which is susceptible to the risks of certain natural hazards, including heavy snows, avalanche, flood, mud slide and earthquake. All such persons agree to comply with all governmental ordinances, rules and procedures for the safety of such persons and for protection against such risks.

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12.4 State and local zoning and building codes set forth or limit the uses of certain spaces or areas in a Unit. Windows, their size, or the lack thereof, wall thickness or wall material may be determining factors. As Unit Owners change or determine the use of areas within a specific Unit, they should review and be guided by uses for the particular space or spaces that are allowed by applicable building codes and regulations.

12.5 In order to provide for congenial occupancy of the Property and for the protection of the values of the Units, the use of the Units shall additionally be in accordance with the following provisions:

12.5.1 Under no circumstances may more than one family or more than four (4) unrelated persons, permanently reside in a Unit at one time. "Family" or words of a similar impact used herein shall be deemed to include spouses, parents, parents-in-law, brothers, sisters, children and grandchildren. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons per bedroom (as defined by the Association for the purpose of excluding from such definition living rooms, dining rooms, family rooms, kitchens and the like).

12.5.2 No nuisances (as defined by the Association) shall be allowed on the Property, nor shall any use or practice be allowed which is a source of annoyance to residents or occupants of Units or which interferes with the peaceful possession or proper use of the Property by its residents or occupants.

12.5.3 No improper, offensive, hazardous or unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction, relating to any portion of the Property, shall be corrected by, and at the sole expense of, the party causing the damage or obligated to maintain or repair such portion of the Property, as elsewhere herein set forth.

12.5.4 No portion of a Unit (other than an entire Unit) may be rented. All leases of Units shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease and remove the tenant upon default by the

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tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, applicable rules and regulations, the Covenants or other applicable provisions of any agreement, document or instrument governing the project.

12.5.5 The installation of any improvement or heavy objects must be submitted to and approved by the Board of Directors and be compatible with the structural design of the Building. The Board of Directors may require the review of a structural engineer, whose cost will be borne by the installing Owner. Owner's will be held strictly liable for violation of these restrictions and for all damages resulting therefrom and the Association has the right to require immediate removal of violations. APPLICABLE WARRANTIES OF THE DEVELOPER, IF ANY, SHALL BE VOIDED BY VIOLATION OF THESE RESTRICTIONS AND REQUIREMENTS.

12.5.6 The rights of access and use established with respect to the Property shall be subject to security checks and restrictions. Security personnel shall have the right to stop and question persons and to require satisfactory evidence of any such person's right to be where such person is stopped.

13. ASSOCIATION OF UNIT OWNERS; MANAGEMENT COMMITTEE.

13.1 The persons or entities who are Unit Owners at the time of reference shall be members of a Utah Nonprofit Corporation, the characteristics and nature of which are determined by the Act, the Declaration, the Bylaws, and the Articles. The name of the corporation and the name in which contracts shall be entered into, title to property shall be acquired, held, dealt in and disposed of, bank accounts shall be opened and suits shall be brought and defended by the Management Committee or officers thereof on behalf of, or as agent for the Unit Owners in the manner specified by the Act, this Declaration, the Bylaws, and/or the Articles is: THE STERLING LODGE AT DEER VALLEY ASSOCIATION OF UNIT OWNERS.

13.2 The management and maintenance of the Project and the administration of the affairs of the Association shall be conducted by a Management Committee consisting of three (3) natural persons, all of whom shall be Unit Owners except persons appointed to the Management Committee by the Declarant, who need not be Unit Owners. The Management Committee shall be elected as provided in the Bylaws. The rights, duties and functions of the Management Committee may be exercised by Declarant until the date the Articles are filed with the

Utah Department of Commerce, after which the initial Management Committee named in the Articles shall serve until the date of the first meeting of the Association. Notwithstanding anything contained herein or in the Bylaws to the contrary, Declarant alone shall have the right to select two members of the Management Committee until the first to occur of the following:

(a) Declarant, at its option, terminates such right by written notice to all Owners;

(b) The expiration of six (6) years from the original recording of this Declaration; or

(c) After Units to which three-fourths (3/4) of the undivided interest in the Common Areas and Facilities appertain have been conveyed by Declarant to Unit Owners other than a successor to Declarant, whichever last occurs.

The right of Declarant to select members of the Management Committee pursuant to this Section 13.2 shall be in addition to and separate from Declarant's right as a Unit Owner, if Declarant shall own any Units in the Project, to vote for any other members of the Management Committee to be elected by the Unit Owners and not appointed by Declarant.

13.3 The Management Committee shall have all the powers, duties and responsibilities as are now or may hereafter be provided by the Act, the Declaration, the Bylaws, and the Articles, including, but not limited to, the following:

13.3.1 To make and enforce all rules and regulations covering the operation and maintenance of the Project.

13.3.2 To engage the services of a manager or managing company, accountants, attorneys or other employees or agents and to pay to such persons a reasonable compensation for such services, provided that the term of any such agreement for services may not exceed three (3) years, renewable by agreement of the parties for successive one year periods, and further provided that any management agreement for the Project shall be terminable by the Association upon thirty (30) days prior written notice.

13.3.3 To operate, maintain, repair, improve and replace the Common Areas and Facilities and Limited Common Areas and Facilities.

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13.3.4 To determine and pay the Common Expenses.

13.3.5 To assess and collect the proportionate share of Common Expenses from the Unit Owners.

13.3.6 To enter into contracts, deeds, leases and/or other written instruments or documents and to authorize the execution and delivery thereof by the appropriate officers.

13.3.7 To open bank accounts on behalf of the Association and to designate the signatures therefor.

13.3.8 To purchase, hold, sell, convey, mortgage or lease any one or more Units in the name of the Association or its designee.

13.3.9 To bring, prosecute and settle litigation for itself, the Association and the Project, provided that it shall make no settlement which results in a liability against the Management Committee, the Association or the Project in excess of Twenty Five Thousand Dollars ($25,000.00) without prior approval of a majority of Unit Owners.

13.3.10 To obtain insurance for the Association with respect to the Common Areas and Facilities and the Limited Common Areas and Facilities, as well as workmen's compensation insurance, fidelity insurance and other insurance as required.

13.3.11 To repair or restore the Project following damage, destruction or a permanent taking by the power of, or power in the nature of, eminent domain or by an action or deed in lieu of condemnation not resulting in the removal of the Project from the provisions of the Act, in accordance with the provisions of this Declaration.

13.3.12 To own, purchase or lease, hold and sell or otherwise dispose of, on behalf of the Unit Owners, items of personal property necessary or convenient to the management of the business and affairs of the Association and the Management Committee or for the operation of the Project, including, without limitation, furniture, furnishings, fixtures, maintenance equipment, appliances and office supplies.

13.3.13 To keep adequate books and records.

13.3.14 To do all other acts necessary for the operation and maintenance of the Project and the performance of its duties as agent

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for the Association, including the maintenance and repair of any Unit if the same is necessary to protect or preserve the Project and the enforcement of any of the provisions of Section 12.

13.4 The Management Committee may delegate to a manager or managing company all of the foregoing powers, duties and responsibilities referred to in Section 13.3 above except: the final determination of Common Expenses, budgets and assessments based thereon; the promulgation of rules and regulations; the power to enter into any contract involving more than Five Thousand Dollars ($5,000.00) in any one fiscal year; the opening of bank accounts and the selection of signatories therefor; the power to purchase, hold, sell, convey, mortgage or lease any Units in the name of the Association; the authority to bring, prosecute and settle litigation; the power to enter into any contract with a duration of more than twelve months.

13.5 Members of the Management Committee, the officers and any assistant officers of the Association (i) shall have no personal liability to the Unit Owners as a result of their activities as such for any mistake of judgment, negligent or otherwise, except for their own willful misconduct or bad faith; (ii) shall have no personal liability in contract to a Unit Owner or any other person or entity under any agreement, instrument or transaction entered into by them on behalf of the Association in their capacity as such; (iii) shall have no personal liability in tort to any Unit Owner or any person or entity, direct or imputed, by virtue of acts performed by them in their capacity as such, except for their own willful misconduct or bad faith, nor for acts performed for them in their capacity as such; and (iv) shall have no personal liability arising out of the use, misuse or condition of the Project, which might in any way be assessed against or imputed to them as a result of or by virtue of their capacity as such.

13.6 The Unit Owners shall indemnify and hold harmless any person, his heirs and personal representatives, from and against all personal liability and all expenses, including attorneys' fees, incurred, imposed or arising out of or in settlement of any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, instituted by any one or more Unit Owners, or any other persons or entities, to which he shall be, or shall be threatened to be, made a party by reason of the fact that he is or was a member of the Management Committee or an officer or assistant officer of the Association, other than to the

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extent, if any, that such liability or expense shall be attributable to his willful misconduct or bad faith, provided that in the case of any settlement, the Management Committee shall have approved the settlement, which approval is not to be unreasonably withheld. Such right of indemnification shall not be deemed exclusive of any other rights to which such person may be entitled as a matter of law or agreement, vote of Unit Owners or the Management Committee or otherwise. The indemnification by the Unit Owners as contained herein shall be paid by the Management Committee on behalf of the Unit Owners and shall constitute a Common Expense and shall be assessed and collectible as such.

13.7 The Management Committee may procure appropriate fidelity bond coverage for any person or entity handling funds of the Association, including, but not limited to, employees of any manager or managing company engaged by the Management Committee.

14. MAINTENANCE, ALTERATION AND IMPROVEMENT.

14.1 The maintenance, replacement and repair of the Common Areas and Facilities, and all conduits, ducts, plumbing, wiring and other facilities for the furnishing of snow removal, heat, gas, light, power, air conditioning, water and sewer service contained in the portions of the Units that service part or parts of the Project other than the Unit in which they are contained, shall be the responsibility of the Association, and the cost thereof shall be a Common Expense. All incidental damages caused to a Unit by the maintenance, replacement and repairs of the Common Areas and Facilities or utility services shall be repaired promptly and the cost thereof charged as a Common Expense.

14.2 A Unit Owner shall be responsible to maintain, repair, replace, pay taxes on and keep in a clean and sanitary condition, at the Unit Owner's expense, all portions of his Unit and all portions of any Limited Common Areas and Facilities appertaining thereto, except those portions to be maintained, repaired and replaced by the Association. The Management Committee is authorized to adopt rules and regulations with respect to maintenance to preserve the overall aesthetic appearance of the Project.

14.3 The Management Committee shall have a reasonable right of entry upon the premises of any Unit to effect any emergency or other necessary repairs for which access to the Unit is required. If such repairs were the responsibility of the Unit Owner, but the Unit Owner

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has failed to perform them, the cost of such repairs shall be charged to the Owner of that Unit.

15. INSURANCE

15.1 The Management Committee or the Association shall obtain and maintain at all times insurance of the type and kind as provided herein and including insurance for such other risks of a similar or dissimilar nature as are or shall hereafter customarily be covered with respect to other properties similar to the Project in construction, design and use. The Management Committee shall make every reasonable effort to obtain insurance with the following provisions or endorsements:

15.1.1 Exclusive authority to adjust losses shall be vested in the Management Committee as insurance trustee,

15.1.2 The insurance coverage shall not be brought into contribution with insurance purchased by individual Unit Owners or their respective Mortgagees;

15.1.3 Each Unit Owner shall obtain additional insurance covering his real and personal property interests at his own expense;

15.1.4 The insurer waives its right of subrogation as to any claims against each Unit Owner, the Association the Management Committee, and their respective agents, employees and tenants, and waives any defense it might have based upon coinsurance;

15.1.5 The insurance coverage cannot be canceled, invalidated or suspended because of the conduct of any one or more individual Unit Owners or their respective tenants, employees, agents, contractors and guests;

15.1.6 The insurance coverage cannot be canceled, invalidated or suspended because of the conduct of any officer or employee of the Association or Management Committee or their employees, agents or contractors, without prior demand in writing that the Management Committee cure the defect, and then only if the defect is not cured within fifteen (15) days after receipt of such demand by the Management Committee.

15.1.7 The named insured shall be the Association, for the use and benefit of the individual Unit Owners.

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15.2 The Management Committee, for the benefit of the Project and the Unit Owners, shall maintain a policy or policies of casualty and multi-risk "all peril" insurance on the Project, with the provisions and endorsements as set forth in Section 15.1 above, if reasonably obtainable and customary, and with extended coverage endorsements for the full insurable replacement value of the Units, the Common Areas and Facilities, Limited Common Areas and Facilities and common personal property and fixtures, payable to the Management Committee as insurance trustee to be disbursed in accordance with the terms of this Declaration. The limits and coverage of said insurance shall be reviewed at least annually by the Management Committee. Such policy or policies shall provide for a separate loss payable endorsement in favor of the Mortgagee or Mortgagees, if any, of each Unit.

15.3 The Management Committee shall obtain a policy or policies of insurance insuring the Management Committee, the officers of the Association, the Unit Owners and their respective tenants, servants, agents or guests against any liability to the public or to other Unit Owners, members of the households of Unit Owners and their respective invitees or tenants, arising out of or incident to the ownership, operation and/or use of the Project, including the personal liability exposure of the Unit Owners incident to the ownership and/or use of the Project. Limits of liability under such insurance shall not be less than One Million Dollars ($1,000,000.00) for any one person injured in any one occurrence, and shall not be less than Three Hundred Thousand Dollars ($300,000.00) for property damage in each occurrence. The limits in coverage of said liability policy or policies shall be reviewed at least annually by the Management Committee and increased or decreased at its discretion, provided that such limits shall not fall below the minimums specified in this Section. Said policy or policies shall be issued on a comprehensive liability basis, and if possible, shall provide cross-liability endorsements for possible claims of any one or more insureds against any one or more insureds without prejudice to the right of a named insured under the policies to maintain an action against another named insured.

15.4 If, due to changed circumstances, excessive cost, or any other reason, any of the insurance coverage required to be obtained and maintained under Sections 15.1 through 15.3 cannot reasonably be secured, with respect to such coverage the Management Committee shall obtain and maintain such substitute, different or other coverage as may be reasonable and prudent under the

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circumstances as they then exist, and shall notify the Unit Owners in writing of such substitute, different or other coverage.

15.5 Each Unit Owner shall be required to notify the Management Committee of all improvements made to his Unit the value of which is in excess of Ten Thousand Dollars ($10,000.00) and shall be liable for any increased insurance premium for insurance maintained by the Management Committee occasioned thereby.

15.6 Any Unit Owner who obtains individual insurance coverage covering any portion of the Project, other than personal property belonging to such Owner, shall be required to file a copy of such individual policy or policies with the Management Committee within thirty (30) days after obtaining such insurance coverage.

15.7 No Unit Owner shall be entitled to exercise his right to maintain insurance coverage in such a way as to decrease the amount that the Management Committee, on behalf of all the Unit Owners, may realize under any insurance policy that the Management Committee may have in force covering the Project or any part thereof at any time.

15.8 The Association and the Management Committee shall have no obligation to obtain or maintain any insurance covering the personal property of any Unit Owner, and each Unit Owner shall be responsible for obtaining and maintaining such personal property insurance.

16. DESTRUCTION OR DAMAGE.

16.1 In case of fire, avalanche or any other disaster, natural or otherwise, that causes damage or destruction to all or part of the Project, the Management Committee, with the help of an independent appraisal, shall determine the percentage of the Project that was destroyed or substantially damaged. If less than three-fourths (3/4) of the Project was destroyed or substantially damaged, the Management Committee shall arrange for the prompt repair and restoration thereof, using the proceeds of insurance on the Project for that purpose, and the Unit Owners shall be liable for assessment for any deficiency in proportion to their respective percentages of undivided interest in the Common Areas and Facilities. Reconstruction of the Building shall mean the restoring of the Building to substantially the same condition in which it existed prior to the damage or destruction, with each Unit and the Common Areas and Facilities and Limited Common Areas and Facilities included in such

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Building having substantially the same vertical and horizontal boundaries as before unless the destruction or damage is by reason of eminent domain, in which event the provisions of Section 18 hereof shall apply.

16.2 If three-fourths (3/4) or more of the Project, but less than the entire Project, is destroyed or substantially damaged in the opinion of the Management Committee, the Management Committee shall, within one hundred (100) days after such destruction or damage, call a special meeting of the Association for the purpose of deciding whether the Project shall be repaired or restored. If Unit Owners holding three-fourths (3/4) or more of the undivided interests in the Common Areas and Facilities, in person or by proxy, vote to repair or restore the Project, the Management Committee shall promptly arrange for the reconstruction of the Project using the proceeds of insurance on the Project for that purpose, and the Unit Owners shall be liable for assessment for any deficiency in proportion to their respective percentages of undivided interest in the Common Areas and Facilities. At such meeting, if Unit Owners holding three-fourths (3/4) or more of the undivided interests in the Common Areas and Facilities do not vote, either in person or by proxy, to repair or restore the Project, the Management Committee shall cause the damaged portion of the Project to be cleared from the Property and shall landscape the previous site of such damaged portion in a manner consistent with the remainder of the Project, at the expense of the Unit Owners in proportion to their respective percentages of undivided interest in the Common Areas and Facilities. In addition, the Management Committee shall record with the Recorder of Summit County an amendment to this Declaration and the Survey, indicating removal of the damaged portion from the Project and equitably reallocating each remaining Unit Owner's percentage undivided interest in the Common Areas and Facilities. The insurance proceeds received by reason of the destruction of or damage to the portion of the Project which is not reconstructed shall be apportioned between the Owners of such destroyed Units in proportion to the percentage of undivided interest in the Common Areas and Facilities appurtenant to each such Unit, and the share allocated to each such Unit shall be distributed as follows: first, to the Mortgagees of the damaged Unit or holders of other recorded liens on the damaged Unit, as their interests shall appear; second, to such Unit Owner's share of the cost of clearing and relandscaping the site of the damaged Building or Buildings and any other assessments for Common Expenses (any deficit shall remain the personal obligation of such Owner); and third, any remaining balance shall be paid to the Unit Owner. The share of a Unit Owner of any

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such proceeds shall be used to satisfy only those liens attributable to that Unit Owner, and not any liens created by or attributable any other Unit Owners. If the destruction or damage is by reason of eminent domain, the provisions of Section 18 hereof shall apply.

16.3 If all of the Project is destroyed or substantially damaged in the opinion of the Management Committee, the Management Committee shall, within one hundred (100) days after such destruction or damage, call a special meeting of the Association for the purpose of deciding whether the Project shall be repaired or restored. If Unit Owners holding three-fourths (3/4) or more of the undivided interests in the Common Areas and Facilities, in person or by proxy, vote to repair or restore the Project, the Management Committee shall promptly arrange for the reconstruction of the Project using the proceeds of insurance on the Project for that purpose, and the Unit Owners shall be liable for assessment for any deficiency in proportion to their respective percentages of undivided interest in the Common Areas and Facilities. At such meeting, if Unit Owners holding three-fourths (3/4) or more of the undivided interests in the Common Areas and Facilities do not vote, either in person or proxy, to make provisions for reconstruction, the Management Committee shall record with the Recorder of Summit County a notice setting forth such facts, and upon the recording of such notice (i) the Project shall be deemed to be owned in common by the Unit Owners as tenants in common, each Owner owning an undivided interest in the Project equal to his percentage ownership in the Common Areas and Facilities; (ii) any liens affecting any of the Units shall be deemed to be transferred in accordance with the existing priorities to the undivided interests of the Units Owners in the Project; and (iii) the Project shall be subject to an action for partition at the suit of any Unit Owner, in which event the net proceeds of sale, together with the net proceeds of the insurance on the Project, shall be considered as one fund, to be held by the Management Committee as trustee, and shall be divided among all Unit Owners in a percentage equal to the percentage of undivided interest owned by each Unit Owner in the Project, after first paying out of the respective shares of the Unit Owners, to the extent sufficient for such purposes, all sums necessary to satisfy all recorded Mortgages and liens on the undivided interest in the Project owned by that Unit Owner. The share of a Unit Owner of any such proceeds shall be used to satisfy only those Mortgages or liens attributable to that Unit Owner, and not any Mortgages or liens created by or attributable any other Unit Owners. If the destruction or damage is by reason of eminent domain, the provisions of Section 18 hereof shall apply.

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16.4 In the event of substantial damage to or destruction of any Unit or any part of the Common Areas and Facilities or Limited Common Areas and Facilities, the Mortgagee of any affected Unit will be entitled to timely written notice of any such damage or destruction, and no provision of any document establishing this Project shall entitle the Unit Owner or any other party to priority over such Mortgagee with respect to the distribution of any insurance proceeds.

16.5 Any reconstruction or repair which is required to be carried out by this Section shall be accomplished at the instance and under the direction of the Management Committee. Any determination which is required to be made by this Section regarding the extent of damage to or destruction of Project improvements shall be made as follows: The Management Committee shall select an appraiser who shall estimate the percentage of the Building which has been destroyed or substantially damaged.

17. TERMINATION.

17.1 In the event that all of the Project is destroyed or substantially damaged and the Unit Owners do not vote to reconstruct the Building as provided in Section 16.3, the Project shall be removed from the provisions of the Act without further agreement within one hundred and eighty (180) days after such destruction or damage.

17.2 All of the Unit Owners may remove the Project from the provisions of the Act by an instrument duly recorded to that effect, provided that the holders of all liens affecting any of the Units consent or agree, by instruments duly recorded, that their liens be transferred to the percentage of the undivided interest of the Unit Owners in the Project.

17.3 After removal of the Project from the Act, the Unit Owners shall own the Project and all assets of the Association as tenants in common and the respective Mortgagees and lienholders shall have mortgages and liens upon the respective undivided interests of the Unit Owners. Such undivided interests of the Unit Owners shall be the same as the percentage of undivided interest in the Common Areas and Facilities appurtenant to the Owners' Units prior to removal from the Act.

17.4 Upon removal of the Project from the Act, the Management Committee shall be released and held harmless by the Unit

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Owners from all obligations and liabilities after the date of such removal.

17.5 This Section 17 cannot be amended without consent of all Unit Owners and all record owners of Mortgages on Units.

18. EMINENT DOMAIN.

Whenever any proceeding is instituted that could result in the temporary or permanent taking, injury or destruction of all or part of the Common Area and Facility or of one or more Units or portions thereof by the exercise of the power of, or power in the nature of, eminent domain or by an action or deed in lieu of condemnation, the provisions of Section 57-8-32.5 of the Utah Code shall apply. The Management Committee shall give written notice of any such proceedings to all Unit Owners and to all Mortgagees of record, whose priorities shall not be disturbed or otherwise diminished by virtue of such proceedings.

19. MORTGAGEE PROTECTION.

19.1 The Management Committee shall maintain a roster of Unit Owners from the evidence of change of ownership furnished to the Management Committee, which roster shall include the mailing addresses of all Unit Owners. The Management Committee will also maintain a roster containing the name and address of each Mortgagee of a Unit if the Committee is provided notice of such Mortgage by way of a certified copy of the recorded instrument evidencing the Mortgage and containing the name and address of the Mortgagee. The Mortgagee shall be stricken from the roster upon request by such Mortgagee or upon receipt by the Management Committee of a certified copy of a recorded release or satisfaction of the Mortgage. Notice of such removal shall be given to the Mortgagee unless the removal is requested by the Mortgagee.

19.2 The Management Committee shall, upon written request, give to any Mortgagee on the roster written notification of any default by the mortgagor of the respective Units in the performance of such mortgagor's obligations under the Declaration which is not cured within thirty (30) days.

19.3 Any Mortgagee shall, upon written request, be entitled to (a) inspect the books and records of the Association during normal business hours; and (b) receive an annual financial statement of the

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Association within a reasonable time following the end of any fiscal year of the Association; and (c) receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings.

19.4 A Mortgagee of any Unit who comes into possession of the Unit by virtue of any of the remedies provided in the Mortgage, including foreclosure of the Mortgage, or by way of deed or assignment in lieu of foreclosure, shall take such Unit free of any claims for unpaid assessments or charges against the mortgaged Unit which accrued prior to the time such Mortgagee comes into the possession of the Unit, except for claims for a pro rata share of such assessment or charges resulting from a pro rata reallocation of such assessment or charges to all Units, including the Mortgaged Unit.

19.5 Any liens created under the Act or pursuant to this Declaration or the Bylaws upon any Unit shall be subject and subordinate to and shall not affect the rights of a Mortgagee under a Mortgage on such Unit made in good faith and for value; provided, however, that any lien created after a foreclosure sale shall have the same effect and be enforced in the same manner as provided in the Act, the Declaration and/or the Bylaws.

19.6 Any lien which the Association may have on any Unit for the payment of assessments for Common Expenses attributable to such Unit shall be subordinate to the lien or equivalent security interest of any Mortgage on the Unit recorded prior to the date any such common expense assessments become due.

19.7 The prior written approval of each Mortgagee of any Unit will be required for the following:

19.7.1 The abandonment or termination of the Project, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain.

19.7.2 Any material amendment to this Declaration that could adversely affect a mortgagee's position, including, but not limited to, any amendment which would change the percentage interests of the Unit Owners in the Property.

19.7.3 The partition or subdivision of any Unit or of the Common Areas and Facilities or Limited Common Areas and Facilities.

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19.8 No amendment to this Section 19 shall adversely affect a Mortgagee who has recorded a valid Mortgage prior to the recordation of any such amendment without such Mortgagee's consent.

20. CONVEYANCES; EASEMENTS; LEASES.

20.1 Every deed, lease, Mortgage or other instrument shall describe a Unit by its identity number as set forth in Appendix A and in the Survey and any amendments thereto. Every such description shall be deemed good and sufficient for all purposes and shall be deemed to convey, transfer, encumber or otherwise affect the Unit Owner's corresponding exclusive right to the use of any Limited Common Areas and Facilities and percentage of undivided ownership in the Common Areas and Facilities even though the same is not expressly mentioned or exactly described.

20.2 Any lease (but not including nightly rentals or weekly rentals) covering a Unit shall be in writing and shall provide that the terms of the lease are subject in all respects to the provisions of the Declaration, the Bylaws and the Articles and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. No Unit Owner may lease less than his entire Unit.

20.3 Every deed, lease, Mortgage or other similar instrument shall be deemed to:

20.3.1 Except and reserve with respect to a Unit (i) any portion of the Common Areas and Facilities lying within said Unit; (ii) easements through said Unit appurtenant to the Common Areas and Facilities and all other Units for support and repair of the Common Areas and Facilities and all other Units; and (iii) easements appurtenant to the Common Areas and Facilities for encroachments upon the air space of said Units by those portions of the Common Areas and Facilities located within said Unit.

20.3.2 Include with respect to a Unit, nonexclusive easements for ingress and support of said Unit through the common areas and facilities for the repair of said Unit through all other Units and through the Common Areas and Facilities and for the use of the Limited Common Areas appurtenant to such Unit as indicated in Section 8 above and on the Survey.

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20.3.3 Except and reserve with respect to the percentage of undivided interest in the Common Areas and Facilities nonexclusive easements appurtenant to all Units for ingress, egress, support and repair and exclusive easements appurtenant to each Unit for the use of the Limited Common Areas appurtenant to such Unit as set forth in Section 8 above and on the Survey.

20.3.4 Include with respect to the percentage of undivided interest in the Common Areas and Facilities nonexclusive easements through each Unit for support and repair of the Common Areas and Facilities and nonexclusive easements for encroachments upon the air space of all of the Units by and for the portions of the Common Areas and Facilities lying with the Units.

20.4 Additionally, the following Easements apply:

20.4.1 Easements are reserved under, through and over the Property as may be required from time to time for utility and other services and drainage in order to serve the Project. A Unit Owner shall do nothing within or outside his Unit that interferes with or impairs, or may interfere with or impair, the provision of such utility or other services or drainage facilities or the use of these easements. The Management Committee of the Association or its designee shall have a right of access to each Unit to inspect same, to maintain, repair or replace the pipes, wires, ducts, vents, drainage facilities, and common elements contained in the Unit or elsewhere in the Property, and to remove any improvements interfering with or impairing such facilities or easements herein reserved; provided such right of access, except in the event of an emergency, shall be made on not less than one (1) day's notice.

20.4.2 The Declarant (including its designees, contractors, successor and assigns) shall have the right, in its and their sole discretion from time to time, to enter the Property and take all other action necessary or convenient for the purpose of completing the construction of the Building, or any part thereof, or any improvements or Units located or to be located therein, and for repair, replacement and maintenance purposes where the Association fails to do so, provided such activity does not prevent or unreasonably interfere with the use or enjoyment by the Unit Owners of the Property.

20.4.3 For as long as there are any Units that have not been conveyed in fee simple, the Declarant, its designees, successors and assigns, shall have the right to use any such Units and parts of the

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Common Areas and Facilities for model units and sales offices, to show model units and the Common Areas and Facilities to prospective purchasers and to erect on the Property signs and other promotional material to advertise Units for sale and take all other action which, in the opinion of the Declarant, may be helpful for sales and/or promotion of the Project.

20.4.4 The Declarant (so long as it owns any Units) and the Association, on its behalf and on behalf of all Unit Owners (each of whom hereby appoints the Declarant and the Association as his irrevocable attorney-in-fact for this purpose), each shall have the right to grant such additional electric, gas or other utility or service easements, or relocate any existing utility or service easements or drainage facilities, in any portion of the Property, and to grant access easements or relocate any existing access easements in any portion of the Property, as the Declarant or the Association shall deem necessary or desirable for the proper operation and maintenance of the improvements, or any portion thereof, or for the general health or welfare of the Unit Owners, or for the purpose of carrying out any provisions of this Declaration, or of the Covenants, provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the reasonable use of the Units for the purposes intended.

21. ASSESSMENTS.

21.1 The making and collection of assessments from Unit Owners for their share of common expenses shall be pursuant to the Bylaws and subject to the following provisions:

21.1.1 Each Unit Owner shall be liable for a proportionate share of the common expenses, such share being the same as the percentage of undivided interest in the Common Areas and Facilities appurtenant to the Unit or Units owned by him. Assessments of Common Expenses shall commence as to all Units on the first day of the month following the closing of the sale of the first Unit. Declarant shall be deemed to be an Owner of any Unit for which a Record of Survey Map has been recorded and which has not been conveyed by Declarant.

21.1.2 Assessments and any installments thereof not paid when due shall be subject to a late fee and shall bear interest at the minimum rate of ten percent (10%) per annum, or at such higher rate or interest as may be set by the Management Committee, from the date when due until paid. All payments on account shall be first applied to interest and then to the assessment payment first due.

21.1.3 There shall be a lien upon the applicable Unit for unpaid assessments which shall also secure reasonable attorney's fees and all costs and expenses, including payment of taxes, if any, incurred by the Management Committee because of such a lien. The lien for assessments shall be superior (prior) to all other liens and encumbrances except assessments, liens and charges in favor of the State or any political subdivision thereof, for taxes or assessments past due and unpaid on the Unit, and amounts due under duly recorded mortgages which were recorded prior to the recording of the lien for assessments. The lien for nonpayment of Common Expenses may be enforced by sale or foreclosure of the Unit Owner's interest by the Management Committee or the Association, such sale or foreclosure to be conducted in accordance with the provisions of law applicable to the exercise of powers of sale or foreclosure in deeds of trust or mortgages or in any manner permitted by law. In connection therewith, each Unit Owner is hereby deemed to have given and granted a power of sale to any legally qualified person or entity selected by the Management Committee to act as trustee in the event that any such lien is foreclosed in the manner provided by law for foreclosure of deeds of trust.

21.1.4 Upon completion of any foreclosure of a lien for assessments, the Unit Owner subject to the lien shall be required to pay a reasonable rental for the Unit so long as such Unit Owner or his tenants, lessees, sublessees and invitees shall remain in possession of such Unit, and the Management Committee shall be entitled to the appointment of a receiver to collect the same.

21.1.5 All past due assessments shall be a personal obligation of the Unit Owner liable for such assessment. In addition to or concurrently with any action for foreclosure of any lien for assessments, the Management Committee may bring a personal action against a Unit Owner for collection of any and all past due assessments for which such Unit Owner is liable.

21.1.6 If a Unit Owner shall be in default for the period of one month in the payment of assessments, the Management Committee may, at its option, and for so long as such default shall continue, cease to provide any or all services to such Owner's Unit, and to any Limited Common Areas or Facilities pertaining to such Unit.

21.1.7 If a Unit Owner shall at any time lease or rent his Unit and shall default for a period of one month in the payment of assessments, the Management Committee may, at its option, so long as

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such default shall continue, demand and receive from any tenant of the Unit Owner or the Unit Owner's property manager the rent due or becoming due, and each Unit Owner hereby authorizes and consents to the payment of such rent by any tenant or property manager to the Management Committee. The payment of net rent to the Management Committee shall discharge such tenant or property manager for rent due, and shall discharge the Unit Owner for such assessments to the extent of the amount so paid.

21.1.8 The rights and remedies of the Management Committee for collection of unpaid assessments, including without limitation the foreclosure of any lien or personal suit against a Unit Owner, shall be cumulative and concurrent, and may be pursued singly, successively or together at the sole discretion of the Management Committee, and may be exercised as often as occasion therefor shall occur. The failure to exercise any such right or remedy shall in no event be construed as a waiver or release of the same.

21.2 The Management Committee may include in the monthly assessments amounts representing contributions to the capital of the Association to be used for the replacement of or additions to capital items or improvements in the Project, and such amounts shall be set up as capital accounts for each Unit. In the event of transfer of a Unit, the capital account shall be deemed transferred to the transferee of the Unit.

21.3 In assessing the Unit Owners for discretionary capital improvements to the Common Areas and Facilities, there shall be no single improvement exceeding the sum of Ten Thousand Dollars ($10,000.00) made by the Management Committee without the same having been first voted on and approved by a majority vote of the fractional ownership interests of those present in person or by proxy at a meeting of the Association duly called for that purpose. The foregoing shall not apply in connection with damage or destruction referred to in Section 16 hereof or to such structural alterations of capital additions or capital improvements to the Common Areas and Facilities as are necessary in the Management Committee's reasonable judgment to preserve or maintain the integrity of the Common Areas and Facilities.

21.4 The Management Committee shall handle all assessments hereunder, whether for Common Expenses or as capital contributions, so as to comply with applicable provisions of the Internal Revenue Code and the regulations adopted thereunder as well as applicable State and

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local tax laws and to avoid undue adverse tax consequences that might result to the Association or individual Unit Owners.

22. POSSIBLE RIGHTS OF USE OF COMMON AREAS OF DEER VALLEY CLUB.

22.1 Located adjacent to the Project is Deer Valley Club, an Undivided Deeded Interest Real Estate Project, formed under Charter and Covenants Conditions and Restrictions. Deer Valley Club has agreed under its Charter to accept Owners in Sterling Lodge and their resident guests as authorized to use certain of the common areas of Deer Valley Club. The right is a non-exclusive right for use with other authorized users. The right shall exist in perpetuity under the terms and conditions hereof, so long as Sterling Lodge and Deer Valley Club shall stand. The authorization requires a fee payment. The fee payment is initially set at $2,400 per Sterling Lodge Condominium Unit per year, payable to Deer Valley Club. Payments must be made in advance on or before January 1 of each year. If the first year of use is other than a full calendar year, the first year fee payment will be pro-rated to reflect the number of days use pertinent to the first year. If payments are not made, use rights for the applicable year shall not exist. This fee will be unchanged until January 1, 1999 at which time it will be adjusted upward by the increase in the Consumer Price Index All Urban Consumers (CPI-U) by comparison of the September 1, 1998 index number to the September 1, 1997 index number. Thereafter as of each January 1st the fee payment will be adjusted upward for CPI increases by comparison to the then current September 1st index figure, but in no event will the fee increase in any one year by a percentage greater than the percentage increase for that year payable by Unit Owners in Deer Valley Club for Home Owners Association dues. The new fee payment will apply for that current year until another recalculation is required hereunder. All Unit Owners in Sterling Lodge are required to pay the annual fee and to have the use privileges until a majority of Sterling Lodge Owners at a duly called meeting should vote to discontinue the use arrangement, in which case the fees thereafter need not be paid and the use rights will not be possessed until at another duly called Owners meeting a majority of Sterling Lodge Owners vote to reinstate the use privileges and to pay the then currently required Use Fee. In this case all Unit Owners in Sterling Lodge will then possess again the use privileges and will be required to pay again the Use Fee.

22.2 Common area facilities at Deer Valley Club include roads, sidewalks, hallways, restaurant, lounge, club-room, game room, fitness center, ski-in/ski-out areas (but not the lockers therein), pool and

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other commercial, recreational and common areas and facilities. Facilities at Deer Valley Club not included in the right of use are town homes, storage areas, ski room lockers and parking facilities. These are excluded facilities.

22.3 The use rights granted in Section 22.1 hereof are subject to the following additional terms and conditions:

a. All use shall be in accordance with all rules and regulations generally applicable to all Deer Valley Club users that may be in place from time to time.

b. The areas and facilities subject to such use rights and their usage may be relocated, changed, closed temporarily or permanently or partially eliminated from time to time by Deer Valley Club without the consent or approval of Sterling Lodge Owners; provided, however, that (i) such relocation, change, closure or elimination must be applicable to all users of such areas and facilities and not just Sterling Lodge users; (ii) upon the closure or elimination of any such areas or facilities, the annual payment required hereunder shall be decreased, using the assumption that 20% of the Fee relates to the restaurant, 30% of the Fee relates to the fitness center, 15% of the Fee relates to the lounge and club-room, 30% of the Fee relates to the outdoor pool and spa area and 5% of the Fee relates to the other Common Facilities of Deer Valley Club.

c. Use rights do not include any right to use services (including, but not limited to, bellman or shuttle services) provided at or with respect to Deer Valley Club; provided that nothing shall preclude Deer Valley Club and any Sterling Lodge Owners from entering into a separate agreement regarding the use of such services by Sterling Lodge Owners.

23. VOTING.

At any meeting of the Association, each Unit Owner, including Declarant, either in person or by proxy, shall be entitled to cast the same number of votes as the percentage of undivided interest assigned

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to his Unit in Appendix A or any amendment thereto. The voting rights appurtenant to each Unit shall vest at the time that assessments for Common Expenses are first levied against such Unit by the Association. If there is more than one Unit Owner with respect to a particular Unit, any or all of such Unit Owners may attend any meeting of the Association, but it shall be necessary for all such Unit Owners present, in person or by proxy, to act unanimously in order to cast the votes appertaining to their Unit.

24. AMENDMENT.

Except as otherwise provided in this Declaration and except as prohibited by the Act, the provisions of this Declaration may be amended by the affirmative vote or approval and consent of Unit Owners who own three-fourths (3/4) or more of the undivided interests in the Common Areas and Facilities. Any amendment so authorized shall be accomplished by recordation of an instrument executed by the Management Committee. In such instrument, the Management Committee shall certify that the vote or consent required by this Section has occurred. Notwithstanding any other provision contained herein, no amendment to the Survey or to any provision of this Declaration which has or may have the effect of diminishing or impairing any right, power, authority, privilege, protection or control given to Declarant, in its capacity as Declarant, shall be accomplished or effective unless the instrument through which such amendment is purported to be accomplished is consented to in writing by Declarant.

25. NOTICES.

Any notice permitted or required to be delivered as provided herein may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to be delivered three (3) days after a copy of the same has been deposited in the U.S. Postal Service, postage prepaid, return receipt requested. Notice to Unit Owners shall be addressed to each Unit Owner at the address given by such Unit Owners to the Management Committee for the purpose of service of such notice, or to the Unit of such Owner if no such address has been given to the Management Committee. Such address may be changed from time to time by notice in writing to the Management Committee. Notice to the Management Committee shall be addressed to:

Richmond Realty Corporation
Attention: Leonard Scaglione
P. O. Box 3965
Park City, UT 84060

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The address for giving notice to the Management Committee may be changed by the recordation by the Management Committee of an appropriate instrument in the office of the Summit County Recorder, and by delivery of written notice of such change to all Unit Owners.

26. AGENT FOR SERVICE.

The name and address of the person in Utah, for the service of notice of process in matters pertaining to the Property as provided under the Act is:

Jon C. Heaton
175 East 400 South, Suite 900
Salt Lake City, UT 84111

The agent for service of process may be changed by the recordation by the Management Committee of an appropriate instrument in the office of the Summit County Recorder.

27. NO WAIVER.

The failure of the Management Committee or its agents or designees to insist, in one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, the Bylaws, the Articles, or any rules and regulations promulgated by the Management Committee, to exercise any right or option herein contained, to serve any notice or to institute any action shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction; but such term, covenant, condition or restriction shall remain in full force and effect. The receipt and acceptance by the Management Committee or its agent or designee of the payment of any assessment from a Unit Owner with knowledge of the breach of any covenant hereof shall not be deemed a waiver of such breach, and no waiver by the Management Committee of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Management Committee.

28. ENFORCEMENT.

Each Unit Owner shall strictly comply with the provisions of the Declaration, the Bylaws, the Articles, the rules and regulations of the Project and decisions issued pursuant thereto. Failure to so comply shall be grounds for an action to recover sums due for damages

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or injunctive relief or both, maintainable by the Management Committee or its agent or designee on behalf of the Unit Owners, or in an appropriate case, by an aggrieved Unit Owner.

29. DECLARANT AND DECLARANT'S USE.

29.1 Declarant and persons it may select from time to time shall have the rights granted under Section 57-8-13.14 of the Act, including, but not limited to, the right of ingress and egress over, upon and across the Common Areas and Facilities and Limited Common Areas and Facilities and the right to store materials therein and to make such other use thereof as may be necessary and incident to the development and sale of all of the Units as determined by the Declarant in its sole discretion. The Declarant shall have the right, without the vote or consent of the Association or Unit owners to (i) make alterations, additions, or improvements in, to and upon Units owned by the Declarant, whether structural or nonstructural, interior or exterior, ordinary or extraordinary; (ii) change the layout or number of rooms in any Declarant-owned Units; (iii) change the size and/or number of Declarant-owned Units by subdividing one or more Declarant-owned Units into two or more separate Units, combining separate Declarant-owned Units (including those resulting from such subdivision or otherwise) into one or more Units, or otherwise; and (iv) reapportion among the Declarant-owned Units affected by such change in size or number pursuant to the preceding clause (iii), their appurtenant interest in the Common Area and share of Common Expenses; provided, however, that the percentage interest in the Common Area and share of the Common Expenses of any Units (other than Declarant-owned Units) shall not be changed by reason thereof unless the Owners of such Units shall consent thereto and, provided further, that Declarant shall comply with all laws, ordinances and regulations of all governmental authorities having jurisdiction in so doing and shall comply with the requirements of the Condominium Act. In making the above alterations, additions and improvements, the Declarant may relocate and alter Common Areas adjacent to such Units, provided that such relocation and alteration does not materially adversely affect the market value or ordinary use of Units owned by Unit Owners other than the Declarant. Any amendments to this Declaration required to accomplish actions taken pursuant to this Section may be effected by the Declarant alone.

29.2 Notwithstanding any language to the contrary, for up to two years, the Declarant shall be excused from the payment of the share of the common expenses and Assessments relating to Units it is offering

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for sale so long as the Declarant pays the portion of Common Expenses incurred which exceeds the revenue from assessments from the other Unit Owners. After the end of the above referenced period of time, the Declarant shall be obligated to pay the share of Common Expenses and Assessments attributable to Units it is then offering for sale.

29.3 Adjacent to Sterling Lodge is Deer Valley Club, an Undivided Interest Real Property operated as a club. Declarant reserves the right to place any Unit or Units or all Units in Sterling Lodge into an undivided real property regime to operate as a club under an ownership, use, and operation concept similar to Deer Valley Club.

30. FIRST RIGHT OF REFUSAL

For a period of two years from and after the date of purchase by a Unit Owner of a Unit from the Declarant, if the Unit Owner desires to accept an offer of sale of the Unit, the Unit Owner must first offer a sale under identical terms to the Declarant who will have thirty (30) days from and after the date of notice to the Declarant to determine whether to take the sale. If the sale is accepted by the Declarant, the sale shall close under the identical terms of the Third Party offer. If the sale is not accepted by the Declarant then within One Hundred and Twenty (120) days, the Unit Owner shall be free to close the sale of the Unit to the Third Party Offeror under the identical terms. Failure to precisely follow this procedure by a Unit Owner shall make a sale null and void.

31. SEVERABILITY.

The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provision hereof.

32. CAPTIONS.

The captions in this Declaration are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Declaration or the intent of any provision hereof.

33. LAW CONTROLLING.

This Declaration, the Survey, the Bylaws and the Articles shall be construed and controlled by and under the laws of the State of Utah.

34. EFFECTIVE DATE.

This Declaration shall take effect when recorded.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of Sept., 1996.

RICHMOND REALTY CORPORATION,
a Delaware corporation

By: M J Shalley
Its: President

STATE OF Florida)
:ss
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 4th day of Sept., 1996, by M J Shalley, the President of Richmond Realty Corporation, a Delaware Corporation.

Susan E Sanders
Notary Public
Residing at: 10520 Pine Estates E
Jacksonville, FL 32218

My Commission Expires:

SUSAN E. SANDERS
MY COMMISSION # CC 511806
EXPIRES: November 27, 1999
Bonded Thru Notary Public Underwriters

G:\PEGGY\JCH\DOCUMENT\STERLING.CCR/April 4, 1996/4:07 pm

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APPENDIX A

THE STERLING LODGE AT DEER VALLEY

Unit Number	Type of Unit	Approximate Sq. Footage	Par Value	Share of Ownership of Common Areas and Facilities	Number of Votes
1	4/4.5	3722	8.36%	8.36%	836
2	4/4.5	3115	7.00%	7.00%	700
3	4/4.5	3236	7.27%	7.27%	727
4	4/4.5	3184	7.15%	7.15%	715
5	3/3.5	3049	6.85%	6.85%	685
6	4/4.5	3902	8.76%	8.76%	876
7	3/3.5	3557	7.22%	7.22%	722
8	3/3.5	2584	5.80%	5.80%	580
9	3/3.5	2584	5.80%	5.80%	580
10	3/3.5	3364	7.56%	7.56%	756
11	3/3.5	2583	5.80%	5.80%	580
12	3/3.5	3077	6.91%	6.91%	691
13	3/3.5	3746	7.65%	7.65%	765
14	3/3.5	3501	7.86%	7.86%	786
Total			100%	100%	10,000

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APPENDIX B

DESCRIPTION OF PROPERTY

Property located in the Silver Lake area of Deer Valley, Park City, Summit County, State of Utah, described as follows:

All of Lot 2 of the First Amended Lots 2 and 3 Silver Lake East Subdivision as recorded on the third of January, 1996 in the Summit County, Utah Recorders Office; Entry No. 445697.

APPENDIX C

ARTICLES OF INCORPORATION

OF

THE STERLING LODGE AT DEER VALLEY ASSOCIATION OF UNIT OWNERS

A Utah Nonprofit Corporation

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188217

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I Hereby certify that the foregoing has been filed and approved on the 19th day of January 1996 in the office of this Division and hereby issue this Certificate thereof.
Examiner DTM Date 01-19-96
KORLA T. WOODS
Division Director

RECEIVED
JAN 19 1996
Utah Div. of Corp. & Comm. Code

ARTICLES OF INCORPORATION

OF

THE STERLING LODGE AT DEER VALLEY ASSOCIATION OF UNIT OWNERS

A Utah Nonprofit Corporation

The undersigned, acting as sole incorporator of The Sterling Lodge at Deer Valley Association of Unit Owners, a Utah nonprofit corporation (the "Corporation"), hereby adopts the following Articles of Incorporation for the Corporation pursuant to the provisions of the Utah Nonprofit Corporation and Cooperative Association Act, Section 16-6-18, et seq. of the Utah Code (the "Act").

ARTICLE I - CORPORATE NAME

The name of the Corporation is The Sterling Lodge at Deer Valley Association of Unit Owners.

ARTICLE II - DURATION OF CORPORATION

The Corporation is to have perpetual existence unless dissolved pursuant to applicable law.

ARTICLE III - DEFINITIONS

Except as otherwise provided herein or as may be required by the context, all terms defined in Section 2 of the Declaration of Condominium for The Sterling Lodge at Deer Valley, a Utah condominium project (the "Declaration"), as recorded in the office of the Summit County Recorder, shall have such defined meanings when used in these Articles.

ARTICLE IV - CORPORATE PURPOSES AND POWERS

The Corporation is organized as, and shall be, a nonprofit corporation organized and operating exclusively for the following purposes:

(a) To operate, maintain, govern and manage The Sterling Lodge at Deer Valley, a Utah condominium project (the

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"Project"), located in Park City, Summit County, Utah, pursuant to and in accordance with the Declaration and the Bylaws thereto, as recorded in the office of the Summit County Recorder.

(b) To operate, maintain and manage the affairs of the Corporation exclusively on a nonprofit basis. No part of the assets, income, or profit of the Corporation shall be distributable to, or inure to the benefit of, its members, shareholders, trustees, officers or any other person or entity, except to the extent permitted under the Declaration or the Bylaws. Nor shall the Corporation promote the private interests of any individual member or engage in any activities which would constitute a regular business of a kind normally carried on for profit.

(c) To do each and every thing necessary, suitable or proper for the accomplishment of any of the purposes or the attainment of any one or more of the subjects herein enumerated, or which may at any time appear conducive to or expedient for protection or benefit of the Project or the Corporation, and to do said acts as fully and to the same extent as natural persons might or could do in any part of the world as principals, agents, partners, trustees or otherwise, either alone or in conjunction with any other person, association or corporation

(d) The foregoing clauses shall be construed both as objects and powers and shall not be held to limit or restrict in any manner the general powers of the Corporation and the enjoyment and exercise thereof as conferred by the laws of the State of Utah; and it is the intention that the purposes, objects and powers specified in each of the paragraphs of this Article IV shall be regarded as independent purposes, objects and powers.

ARTICLE V - MEMBERSHIP

The members of the Corporation shall be all of the record Owners of Condominium Units in the Project (the "Members"), as shown on the records of the Summit County Recorder. The term

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"record Owner" shall not include any mortgagee, trustee, or beneficiary under any mortgage, trust deed, or other security instrument by which a Condominium Unit or any part thereof is encumbered (unless such mortgagee, trustee, or beneficiary has acquired title for other than security purposes by means of judicial or nonjudicial action, including without limitation a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure), nor shall it include persons or entities obligated to purchase a Condominium Unit or Condominium Units pursuant to Earnest Money Agreements or other similar offers to purchase. If record ownership of a Condominium Unit in the Project is jointly held, the membership appertaining to such Condominium Unit shall also be jointly held. Membership in the Corporation shall be mandatory and not optional. Each membership in the Corporation shall be appurtenant to and shall not be separated from the Condominium Unit to which it relates. No person or entity other than an owner of a Condominium Unit in the Project may be a Member of the Corporation.

ARTICLE VI - CERTIFICATES OF MEMBERSHIP

The Corporation may issue certificates of membership, but such certificates shall not be necessary to evidence membership in the Corporation. Membership in the Corporation shall begin immediately and automatically upon becoming a record Owner of a Condominium Unit within the Project and shall cease immediately and automatically upon an Owner ceasing to be a record Owner of such Condominium Unit.

ARTICLE VII - ASSESSMENTS

Members of the Corporation shall be subject to assessments by the Corporation from time to time in accordance with the provisions of the Declaration and the Bylaws, and shall be liable to the Corporation for payment of such assessments. Members shall not be individually or personally liable for the debts or obligations of the Corporation. However, the foregoing in no way relieves the Members of their personal liability on the assessments as such assessments are assessed from time to time as their share of common

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expenses or capital contributions against their individual Condominium Unit.

ARTICLE VIII - VOTING

All voting rights of the Corporation shall be exercised by the Members, as set forth in the Declaration and the Bylaws. If a membership is jointly held, any or all holders thereof may attend any meeting of the Members. Where membership is jointly held by two individuals, such holders must act unanimously to cast the votes relating to their joint membership. Where three or more individuals jointly hold the membership, such holders shall cast the votes relating to such membership unanimously as the majority of the holders shall agree among themselves. Any designation of a proxy to act for joint holders of a membership must be signed by all such holders. With respect to matters to be voted upon by the Members as provided in the Declaration, the voting requirements and proportions shall be as set forth in the Declaration.

ARTICLE IX - BYLAWS, RULES AND REGULATIONS

The Bylaws to the Declaration shall also constitute the Bylaws to these Articles. The Management Committee shall enforce the Bylaws, and may adopt, amend, repeal, and enforce reasonable rules and regulations governing the operation of the Corporation and the operation and use of the Project, to the extent that the same are not inconsistent with Utah law, these Articles, the Declaration, or the Bylaws.

ARTICLE X - REGISTERED OFFICE AND AGENT

The address of the Corporation's initial registered office and the name of its original registered agent at such address is:

Jon C. Heaton
175 East 400 South, Suite 900
Salt Lake City, UT 84111

ARTICLE XI - MANAGEMENT

The affairs of the Corporation shall be managed by a Management Committee, consisting of three (3) committee members, as set forth in the Declaration and the Bylaws. The members of the Management Committee shall serve as trustees of the Corporation and constitute its governing board. Except for Management Committee members appointed by Declarant under the Declaration, or its successors or assigns, committee members must be Members of the Corporation. The number of persons constituting the Initial Management Committee shall be three (3). The names and addresses of the persons who are to serve on the initial Management Committee until the first annual meeting of the Unit Owners and until the successors of such committee members are elected and shall qualify are as follows:

NAME	ADDRESS
Leonard Scaglione	P.O. Box 3965 7720 Royal Street East Park City, UT 84060
Michael J. Shalley	100 North Laura Street Suite 2850 Jacksonville, FL 32202-3650
Randy H. Burgess	P.O. Box 681808 7720 Royal Street East Park City, UT 84068

ARTICLE XII - INCORPORATOR

The name and address of the Incorporator is:

Jon C. Heaton
175 East 400 South, Suite 900
Salt Lake City, UT 84111

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ARTICLE XIII - INITIAL PRINCIPAL OFFICE

The street address of the Corporation's initial principal office is P. O. Box 3965, 7720 Royal Street East, Park City, Utah 84060. The location of the principal office may be changed at any time by a majority vote of the Management Committee and by providing in writing the new address to the Utah Division of Corporations and Commercial Code.

ARTICLE XIV - OFFICERS' AND TRUSTEES' CONTRACTS

No contract or other transaction between this Corporation and one or more of its trustees and officers or any other corporation, firm, association or entity in which one or more of this Corporation's trustees or officers are directors or officers or are financially interested, shall be either void or voidable because of such relationship or interest, or because such trustee or trustees are present at the meeting of the Management Committee, or a subordinate committee thereto, which authorizes, approves or ratifies such contract or transaction, or because his or their votes are counted for such purpose if: (a) the fact of such relationship or interest is disclosed or known to the Management Committee or subordinate committee which authorizes, approves or ratifies the contract or transaction by vote or consent sufficient to authorize, approve or ratify the transaction without counting the votes or consents of such interested director; (b) the fact of such relationship or interest is disclosed or known to the members entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or (c) the contract or transaction is fair and reasonable to the Corporation. Common or interested trustees may be counted in determining the presence of a quorum at a meeting of the Management Committee or subordinate committee thereto which authorizes, approves or ratifies such contract or transaction.

ARTICLE XV - LIMITATION ON LIABILITY OF TRUSTEES

No trustee of the Corporation shall be personally liable to the Corporation or its members for monetary damages for breach of fiduciary duty, except for any liability:

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(a) For any breach of the trustee's duty of loyalty to the Corporation or its members;

(b) For acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law;

(c) For any transaction from which the trustee derived an improper personal benefit.

Trustees shall be indemnified to the full extent allowed by Utah Law for acts or omissions of such trustees while acting on behalf of the Corporation.

No amendment to or repeal of this Article XV shall apply to or have any effect on the liability or alleged liability of any trustee of the Corporation for or with respect to any acts or omissions of such trustee occurring prior to such amendment or repeal, nor shall this Article limit, prescribe or invalidate any provision for indemnity contained in the Bylaws.

ARTICLE XVI - AMENDMENTS

These Articles may be amended only in accordance with the procedures set forth in Section 16-6-50 of the Utah Code, as amended.

DATED this 1st day of January, 1996.

Jon C. Heaton

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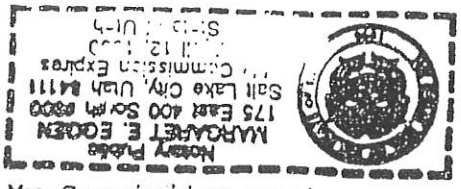
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO before me this 1st day of January, 1996.



NOTARY PUBLIC Residing at
Salt Lake County, Utah

My Commission Expires:

4-12-99

ACKNOWLEDGEMENT AND CONSENT OF REGISTERED AGENT

The undersigned acknowledges appointment as registered agent on behalf of the corporation named in the foregoing Articles of Incorporation and agrees to assume and discharge the duties thereof.

Jon C. Heaton
175 East 400 South, Suite 900
Salt Lake City, UT 84111

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STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO before me this 1st day of January, 1996.

Notary Public
MARGARET E. EGGEN
175 East 400 South #900
Salt Lake City, Utah 84111
My Commission Expires
April 12, 1999
State of Utah

Margaret E. Eggen
NOTARY PUBLIC Residing at
Salt Lake County, Utah

My Commission Expires:

4-12-99

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APPENDIX D

BYLAWS

OF

THE STERLING LODGE AT Deer Valley

A UTAH CONDOMINIUM PROJECT

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BYLAWS
OF
THE STERLING LODGE AT DEER VALLEY
ASSOCIATION OF UNIT OWNERS
A UTAH NONPROFIT CORPORATION

Pursuant to the provisions of Sections 57-8-15 and 57-8-16 of the Utah Code, the following Bylaws are hereby adopted in connection with the Declaration of Condominium of The Sterling Lodge at Deer Valley, a Utah Condominium project.

ARTICLE I
PRINCIPAL OFFICE OF UNIT OWNERS' ASSOCIATION

The initial principal office of The Sterling Lodge at Deer Valley Association of Unit Owners, a Utah nonprofit corporation, shall be at 7720 Royal Street East, Suite 641, Park City, Utah 84060.

ARTICLE II
DEFINITIONS

Except as otherwise provided herein or as may be required by the context, all terms defined in Section 2 of the Declaration of Condominium for The Sterling Lodge at Deer Valley, a Utah condominium project (the "Declaration"), shall have such defined meanings when used in these Bylaws.

ARTICLE III
MEETINGS OF UNIT OWNERS' ASSOCIATION

3.01 Annual Meeting. The annual meeting of Unit Owners who form the Association shall be held on the Saturday before Presidents' Day in February of each year at the hour of 5:00 p.m., beginning with the year 2002, for the purpose of electing the Management Committee and transacting such other business as may come before the Association. If the election of the Management Committee is not held on the date designated herein for the annual meeting of the Unit Owners, or at any adjournment thereof, the Management Committee shall cause the election to be held at a special meeting of the Members to be convened as soon thereafter as may be convenient. The Management Committee may

from time to time by resolution change the date and time for the annual meeting of the Members.

3.02 Special Meetings. Special meetings of the Unit Owners may be called by the Management Committee, the President of the Association (the "President"), or upon the written request of Members holding not less than ten percent (10%) of the undivided interests in the Common Areas and Facilities according to Appendix A to the Declaration as it may be from time to time amended, such written request shall state the purpose or purposes of the meeting and shall be delivered to the Management Committee or the President.

3.03 Place of Meetings. Meetings of the Unit Owners shall be held at the principal office of the Association or at such other suitable place in Summit County, State of Utah, as may be designated by the Management Committee and stated in the notice of the meeting.

3.04 Notice of Meetings. The Management Committee shall cause written or printed notice of the time, place and purposes of all meetings of the Unit Owners (whether annual or special) to be delivered, not more than fifty (50) nor less than ten (10) days prior to the meeting, to each Unit Owner of record entitled to vote at such meeting. If mailed, such notice shall be deemed delivered when deposited in the U.S. mail addressed to the Unit Owner at his address as then registered with the Management Committee, with first class postage thereon prepaid. Each Unit Owner shall register with the Management Committee such Unit Owner's current mailing address for purposes of notice hereunder. Such registered address may be changed from time to time by notice in writing to the Management Committee. If no address is registered with the Management Committee, a Unit Owner's Unit address shall be deemed to be his registered address for purposes of notice hereunder.

3.05 Unit Owners of Record. Upon purchasing a Condominium in the Project, each Unit Owner shall promptly furnish to the Management Committee a certified copy of the recorded instrument by which ownership of such Condominium has

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been vested in such Owner, which copy shall be maintained in the records of the Association. For the purpose of determining Unit Owners entitled to notice of or to vote at any meeting of the Unit Owners, or any adjournment thereof, the Management Committee may designate a record date, which shall not be more than fifty (50) nor less than ten (10) days prior to the meeting, for determining Unit Owners entitled to notice of or to vote at any meeting of the Unit Owners. If no record date is designated, the date on which notice of the meeting is mailed shall be deemed to be the record date for determining Unit Owners entitled to notice of or to vote at the meeting. The voting rights appurtenant to each Condominium Unit shall vest at the time that assessments for common expenses are first levied against such Condominium Unit by the Association. Otherwise, the persons or entities appearing in the records of the Association on such record date as the Owners of record of Condominiums in the Project shall be deemed to be the Unit Owners of record entitled to notice of and to vote at the meeting of the Unit Owners.

3.06 Quorum. At any meeting of the Unit Owners, the presence of Unit Owners holding, or holders of proxies entitled to cast, more than fifty-one percent (51%) of the total votes of the Association shall constitute a quorum for the transaction of business. In the event a quorum is not present at a meeting, the Unit Owners present (whether represented in person or by proxy), though less than a quorum, may adjourn the meeting to a date no later than thirty (30) days from the date of the originally scheduled meeting. Notice thereof shall be delivered to the Unit Owners as provided above. At the reconvened meeting, the Unit Owners and proxy holders present shall constitute a quorum for the transaction of business.

3.07 Proxies. At each meeting of the Unit Owner(s), each Unit Owner entitled to vote shall be entitled to vote in person or by proxy; provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been executed by the Unit Owner himself or by his attorney thereunto duly authorized in writing. If a Condominium Unit is jointly owned, the instrument authorizing a proxy to act must have been executed by all owners of such

Condominium Unit or their attorneys thereunto duly authorized in writing. Such instrument authorizing a proxy to act shall be delivered at the beginning of the meeting to the Secretary of the Association or to such other officer or person who may be acting as secretary of the meeting. The secretary of the meeting shall enter a record of all such proxies in the minutes of the meeting.

3.08 Votes. With respect to each matter submitted to a vote of the Unit Owners, each Unit Owner entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes assigned to his Unit in Appendix A to the Declaration. The affirmative vote of a majority of the votes entitled to be cast by the Unit Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the Unit Owners, unless a greater proportion is required by the Declaration, these Bylaws, the Articles, or Utah law. The election of the Management Committee shall be by secret ballot and utilizing principles of cumulative voting. If a Condominium Unit is jointly owned, all or any owners thereof may attend each meeting of the Unit Holders. Where a Condominium Unit is jointly held by two individuals, such holders must act unanimously to cast the votes relating to such Condominium Unit. Where three or more individuals jointly own the Condominium Unit, such holders shall cast the votes relating to such Condominium Unit unanimously as the majority of said holders shall agree among themselves.

3.09 Waiver of Irregularities. All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting form of proxies, and method of ascertaining Unit Owners present shall be deemed waived if no objection thereto is made at the meeting.

3.10 Informal Action by Unit Owners. Any action that is required or permitted to be taken at a meeting of the Unit Owners may be taken without a meeting, if a consent in writing, setting forth the action so taken, shall be signed by all of the Unit Owners entitled to vote with respect to the subject matter thereof.

ARTICLE IV
MANAGEMENT COMMITTEE

4.01 General Powers. The property, affairs and business of the Association shall be managed by its Management Committee. The Management Committee may exercise all of the powers of the Association whether derived by law or from the Articles, except such powers as are by law, by the Articles, by these Bylaws, or by the Declaration vested solely in the Unit Owners. The Management Committee may by written contract delegate, in whole or in part, to a professional management organization or person such of its duties, responsibilities, functions, and powers as are properly delegable. In addition to other limitations on its powers as they may be set out by law, the Articles, these Bylaws or the Declaration, the Management Committee is specifically denied the power to delegate to a manager or management company the power to enter into any contract involving more than Five Thousand Dollars ($5,000). The Management Committee is also denied the power to settle litigation resulting in a liability against the Management Committee, the Association or the Project in excess of Twenty-Five Thousand Dollars ($25,000) without prior approval of a majority of Unit Owners.

4.02 Number, Tenure and Qualifications. The number of Management Committee members shall be three (3). The initial Management Committee specified in the Articles shall serve until either Declarant appoints substitute committee members or the first annual meeting of the Association is held, whichever first occurs. At the first annual meeting of the Unit Owners, three (3) Management Committee members shall be elected or appointed to replace all of those then serving, and to serve for the following respective terms: two (2) Management Committee members to serve for a term of two (2) years each, and one (1) Management Committee member to serve for a term of one (1) year. If the Declarant still retains and exercises its right pursuant to Section 13.2 of the Declaration to appoint two (2) Management Committee members at the time of the first annual meeting, one (1) of the two (2) members appointed by Declarant shall serve for the one (1) year term. At each annual meeting thereafter, the

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Unit Owners or the Declarant, as appropriate, shall elect or appoint for terms of two (2) years each, the appropriate number of Management Committee members to fill all vacancies created by expiring terms. All members of the Management Committee, except persons appointed by the Declarant, shall be Unit Owners of record.

4.03 Regular Meetings. The regular annual meeting of the Management Committee shall be held without other notice than this Bylaw immediately after, and at the same place as, the annual meeting of the Unit Owners. The Management Committee may provide by resolution the time and place, within Summit County, State of Utah, for the holding of additional regular meetings without other notice than such resolution.

4.04 Special Meetings. Special meetings of the Management Committee may be called by or at the request of any member of the Management Committee. The person or persons authorized to call special meetings of the Management Committee may fix any place within Summit County, State of Utah, or such other place as a majority of the Management Committee shall designate, as the place for holding any special meeting of the Management Committee called by such person or persons. Notice of any special meeting shall be given at least five (5) days prior thereto by written notice delivered personally, or mailed to each Management Committee member at his registered address, or by facsimile transmission. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. mail so addressed, with first class postage thereon prepaid. If notice is given by facsimile transmission, such notice shall be deemed to have been delivered when receipt is confirmed by the recipient's facsimile machine. Any member of the Management Committee may waive notice of a meeting.

4.05 Quorum and Manner of Acting. A majority of the members of the Management Committee shall constitute a quorum for the transaction of business at any meeting of the Management Committee. The act of a majority of the members of the Management Committee present at any meeting at which a quorum is present shall be the act of the Management Committee. The

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committee members shall act only as a Committee, and individual committee members shall have no powers as such.

4.06 Compensation. No Management Committee member shall receive compensation for any services that he may render to the Association as a committee member; provided, however, that a member of the committee may be reimbursed for expenses incurred in performance of his duties as a committee member to the extent such expenses are approved by the Management Committee and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as a Management Committee member.

4.07 Resignation and Removal. A Management Committee member may resign at any time by delivering a written resignation to either the President or the Management Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Management Committee member, except a person appointed by the Declarant, may be removed at any time, for or without cause, by the affirmative vote of seventy-five percent (75%) of the total votes of the Association at a special meeting of the Unit Owners duly called for such purpose.

4.08 Vacancies and Newly Created Committee Positions. If vacancies shall occur in the Management Committee by reason of the death, resignation or disqualification of a committee member, the members then in office shall continue to act, and such vacancies shall be filled by a vote of the committee members then in office, though less than a quorum, in any way approved by such committee members at the meeting. Any vacancy in the Management Committee occurring by reason of removal of a committee member by the Unit Owners may be filled by election at the meeting at which such person is removed. If the authorized number of committee members shall be increased, such newly created positions shall be filled by election of the Unit Owners at a special meeting or annual meeting of the Unit Owners. If vacancies shall occur in the Management Committee by reason of death, resignation or removal of a committee member appointed by the Declarant, such vacancies shall be filled by appointments to be made by the Declarant. Any committee member elected or

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appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor or for the term of the newly created committee position, as the case may be.

4.09 Informal Action by the Management Committee. Any action that is required or permitted to be taken at a meeting of the Management Committee may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the committee members.

ARTICLE V
OFFICERS

5.01 Officers. The officers of the Association shall be a President, Vice President, Secretary, Treasurer and such other officers as may from time to time be appointed by the Management Committee.

5.02 Election, Tenure and Qualifications.

The officers of the Association shall be chosen by the Management Committee annually at the regular annual meeting of the Management Committee. In the event of failure to choose officers at such regular annual meeting of the Management Committee, officers may be chosen at any regular or special meeting of the Management Committee. Each such officer (whether chosen at a regular annual meeting of the Management Committee or otherwise) shall hold his office until the next ensuing regular annual meeting of the Management Committee and until his successor shall have been chosen and qualified, or until his death, or his resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first occurs. Any one person may hold any two or more of such offices, except that the President may not also be the Secretary. No person holding two or more offices shall act in or execute any instrument in the capacity of more than one office. The President, Secretary and Treasurer shall be and remain Management Committee members of the Association during the entire term of their respective offices. No other officer need be a committee member.

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5.03 Subordinate Officers. The Management Committee may from time to time appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Management Committee may from time to time determine. The Management Committee may from time to time delegate to any officer or agent the power to appoint any such subordinate officers or agents and to prescribe their respective titles, terms of office, authorities, and duties. Subordinate officers need not be Unit Owners or Management Committee members.

5.04 Resignation and Removal. Any officer may resign at any time by delivering a written resignation to the President or the Management Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed by the Management Committee at any time, for or without cause.

5.05 Vacancies and Newly Created Offices. If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification, or any other reason, or if a new office shall be created, such vacancies or newly created offices may be filled by the Management Committee at any regular or special meeting.

5.06 The President. The President shall preside at meetings of the Management Committee and at meetings of the Unit Owners. He shall sign on behalf of the Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things that the Management Committee may require of him.

5.07 The Vice President. The Vice President shall act in the place and stead of the President in the event of the President's absence or inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Management Committee.

5.08 The Secretary. The Secretary shall keep the minutes of the Association and shall maintain such books and records as

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these Bylaws, the Declaration, or any resolution of the Management Committee may require him to keep. The Secretary shall also act in the place and stead of the President in the event of the absence of both President and Vice President or their inability or refusal to act. He shall be the custodian of the seal of the Association, if any, and shall affix such seal, if any, to all papers and instruments requiring the same. He shall perform such other duties as the Management Committee may require of him.

5.09 The Treasurer. The Treasurer shall have the custody and control of the funds of the Association, subject to the action of the Management Committee, and shall, when requested by the President to do so, report the state of the finances of the Association at each annual meeting of the Unit Owners and at any meeting of the Management Committee. He shall perform such other duties as the Management Committee may require of him.

5.10 Compensation. No officer shall receive compensation for any services that he may render to the Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of his duties as an officer to the extent such expenses are approved by the Management Committee and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as an officer.

ARTICLE VI
SUBORDINATE COMMITTEES

6.01 Designation of Committees. The Management Committee may from time to time by resolution designate such subordinate committees as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. The membership of each such committee designated hereunder shall include at least one (1) Management Committee member. No subordinate committee member shall receive compensation for services that he may render to the Association as a committee member; provided, however, that a committee member may be reimbursed for expenses incurred in performance of his duties as

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a committee member to the extent that such expenses are approved by the Management Committee and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as a committee member.

6.02 Proceedings of Committees. Each subordinate committee designated hereunder by the Management Committee may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee may from time to time determine. Each such committee shall keep a record of its proceedings and shall regularly report such proceedings to the Management Committee.

6.03 Quorum and Manner of Acting. At each meeting of any subordinate committee designated hereunder by the Management Committee, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event less than two members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such committee. The members of any committee designated by the Management Committee hereunder shall act only as a committee, and the individual members thereof shall have no powers as such.

6.04 Resignation and Removal. Any member of any subordinate committee designated hereunder by the Management Committee may resign at any time by delivering a written resignation to the President, the Management Committee, or the presiding officer of the committee of which he is a member. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Management Committee may at any time, for or without cause, remove any member of any committee designated by it hereunder.

6.05 Vacancies. If any vacancy shall occur in any subordinate committee designated by the Management Committee hereunder, due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy, constitute the then total authorized membership of

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the committee and, provided that two or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Management Committee.

ARTICLE VII
INDEMNIFICATIONS

7.01 Indemnification Third Party Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceedings, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Association) by reason of the fact that such person is or was a Management Committee member or officer of the Association, or a subordinate committee member, or is or was serving at the request of the Association as a director, trustee, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, so long as it is not the result of his willful misconduct or bad faith. The termination of any act, suit, or proceeding by an adverse judgment, order, settlement, or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption of such willful misconduct or bad faith.

7.02 Indemnification for Association Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact that such person is or was a Management Committee member or officer or subordinate committee member of the Association, or is or was serving at the request of the Association as a director, trustee or officer of another corporation, partnership, joint venture, trust, or other enterprise against expenses (including attorney's fees) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit so long as it is not the result of his willful misconduct or bad faith.

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7.03 Determinations. To the extent that a person has been successful on the merits or otherwise in defense of any act, suit, or proceeding referred to in Section 7.01 or 7.02 hereof, or in defense of any claim, issue, or matter therein, such person shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith. Any other indemnification under Section 7.01 or 7.02 hereof shall be made by the Association only upon a determination that indemnification of such person is proper in the circumstances because the person has met the applicable standard of conduct set forth respectively in Sections 7.01 or 7.02 hereof. Such determination shall be made either (i) by the Management Committee by a majority vote of disinterested Management Committee members or (ii) by independent legal counsel in a written opinion, or (iii) by the Unit Owners by the affirmative vote of at least fifty percent (50%) of the total votes of the Association at any meeting duly called for such purpose.

7.04 Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding as contemplated in this Article may be paid by the association in advance of the final disposition of such action, suit, or proceeding upon a majority vote of a quorum of the Management Committee members and upon receipt of an undertaking by or on behalf of the person to repay such amount or amounts unless it ultimately be determined that he is entitled to be indemnified by the Association as authorized by this Article or otherwise.

7.05 Scope of Indemnification. The indemnification provided for by this Article shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any provision in the Association's Articles of Incorporation, Bylaws, Declaration, agreements, vote of disinterested Unit Owners or Management Committee members, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. The indemnification authorized by this Article shall apply to all present and future Management Committee members, officers, subordinate committee members, employees, and agents of the Association and shall continue as to such persons who cease to be Management Committee members,

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officers, subordinate committee members, employees, or agents of the Association and shall inure to the benefit of the heirs and personal representatives of all such persons and shall be in addition to all other rights to which such persons may be entitled as a matter of law.

7.06 Insurance. The Association shall purchase and maintain such insurance on behalf of any person who was or is a Management Committee member, officer, employee, or agent of the Association, or who was or is serving at the request of the Association as a committee member, director, officer, employee, or agent of another corporation, entity, or enterprise (whether for profit or not for profit), as may be required by Section 15 of the Declaration.

7.07 Payments and Premiums. All indemnification payments made and all insurance premiums for insurance maintained pursuant to this Article shall constitute common expenses of the Association and the Unit Owners shall be liable for assessment therefor in proportion to their respective percentages of undivided interest in the Common Areas and Facilities.

ARTICLE VIII
FISCAL YEAR AND SEAL

8.01 Fiscal Year. The fiscal year of the Association shall begin on the first day of January each year and end on the 31st day of December next following, except that the first fiscal year shall begin on the date of incorporation.

8.02 Seal. The Management Committee may by resolution provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of incorporation, and the words "Corporate Seal."

ARTICLE IX
ASSESSMENTS

9.01 Annual Assessments. After October 1 but before December 31 of each fiscal year, the Management Committee shall

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meet to estimate and project, based on the best information available to them at the time, the total common expenses for the Project to be incurred during the following fiscal year. To this projected amount may be added ten percent (10%) to be held in a reserve account to be used in the event that the projected amount proves to be inadequate. The total projected common expenses and the reserve amount, if any, shall be allocated among the Unit Owners in proportion to the undivided ownership of the Common Areas and Facilities as indicated in Appendix A to the Declaration, as it may be from time to time amended, that corresponds with their respective Condominium Units. The amount allocated to each Unit Owner under this section shall constitute the annual assessment of common expenses for his Condominium Unit, and when received by the Association, shall be placed in a common expense account or in the reserve account, as appropriate.

9.02 Special Assessments. When from time to time it appears that the common expense account and the reserve account will not together be sufficient to pay the common expenses of the Project for the remainder of any current fiscal year, the Management Committee shall estimate and project the shortfall and shall assess each Unit Owner for his proportionate share thereof according to the same formula used for computing his annual assessment.

9.03 Notice of Assessment. No later than the first business day following November 30 of each fiscal year, in the case of annual assessments or as soon as practicable in the case of special assessments, the Management Committee shall cause to be mailed in the United States mails, first class, postage prepaid, a notice of assessment for each Condominium Unit to the Unit Owner of record, according to the records of the Association, of that Condominium Unit stating the amount of the assessment and the due date for each portion thereof. Notices of assessment shall be sent to the last known address of each Unit Owner according to the records of the Association.

9.04 Due Dates. Until changed by the Management Committee, each annual assessment shall be due in equal quarterly installments on the first day of each calendar quarter during the

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fiscal year, and each special assessment shall be due no later than thirty (30) days following the mailing thereof. All assessments shall be deemed timely received by the Association if postmarked on or before the due date thereof.

9.05 Late Fees; Liens. A late fee of the greater of Fifteen Dollars ($15.00) or five percent (5%) of the amount due, plus interest at the rate of twelve percent (12%) per annum or higher as prescribed by the Management Committee from the date due until paid in full, shall be required from any Unit Owner who has not paid an assessment when due.

ARTICLE X
RULES AND REGULATIONS

The Management Committee may from time to time adopt, amend, repeal, and enforce reasonable rules and regulations governing the use and operation of the Project, to the extent that such rules and regulations are not inconsistent with the rights and duties set forth in the Articles of Incorporation, the Declaration, or these Bylaws. The Unit Owners shall be provided with copies of all rules and regulations adopted by the Management Committee, and with copies of all amendments and revisions thereof.

ARTICLE XI
INSPECTION OF BOOKS AND RECORDS

Every Unit Owner and Mortgagee of record with the Association, and their authorized officers or agents, shall have the right, upon written request, to inspect the books and records of the Association at the Association's principal office during normal business hours.

ARTICLE XII
AMENDMENTS

Except as otherwise provided by law, by the Articles of Incorporation, by the Declaration, or by these Bylaws, these Bylaws may be amended, altered, or repealed, and new Bylaws may

be made and adopted by the Unit Owners upon the affirmative vote of at least fifty-one percent (51%) of the total votes of the Association; provided, however, that such action shall not be effective unless and until a written instrument setting forth (i) the amended, altered, repealed, or new bylaw, (ii) the number of votes cast in favor of such action, and (iii) the total votes of the Association, shall have been executed and verified by the current President of the Association and recorded in the office of the County Recorder of Summit County, State of Utah.

IN WITNESS WHEREOF, the undersigned, constituting all of the members of the Management Committee of The Sterling Lodge at Deer Valley Association of Unit Owners, have executed these Bylaws on the 4th day of September, 1996.

Leonard Scaglione

Leonard Scaglione

Michael J. Shalley

Michael J. Shalley

Randy H. Burgess

Randy H. Burgess

CONSENT OF DECLARANT

On this 4th day of September, 1996, the undersigned, Richmond Realty Corporation, a Delaware corporation, does hereby consent to and execute these Bylaws in accordance with the provisions of the Utah Condominium Ownership Act.

RICHMOND REALTY CORPORATION

By: _____

Its: President

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3. The maximum sizes for residential structures on the lots shall be:
   Lot 1 - 2,900 square feet
   Lot 2 - 2,500 square feet
   Lot 3 - 3,000 square feet
   Lot 4 - 3,000 square feet
   An additional 400 square feet may be added to the total floor area for a garage for each lot.

4. A 30-foot, non-exclusive public utility and trail access easement shall be provided along Lots 2 and 3.

5. Street frontage on both Lots 3 (1,528 sf) and 4 (1,711 sf) shall be dedicated to the City for public right-of-way.

6. A note shall be required on the plat indicating that a modified 13-D sprinkler system shall be required for all new construction and wood roofs are prohibited.

7. A trail easement shall be dedicated on the south corner of Lot 1.

8. Minor adjustments to the plat shall be made, if necessary, to remedy any discrepancy between less restrictive setbacks shown on the plat and current requirements.

9. Cross easements shall be provided to Lots 1 and 2 for access to the common driveway.

10. A note shall be required on the plat which indicates Lot 4 shall be reviewed in accordance with the Infrastructure Review Ordinance due to the apparent slope in excess of 25%.

3. Sterling Lodge, Royal Street East Lot 2 - MPD application for 14 residential units

Planner Peter Staks reported that the item had been continued from the last meeting to allow the Staff and applicants time to work out some technical issues which had been resolved. He suggested an amendment to Condition 4 to read, "An alternative access easement along the Homestake Ski Run is required." Condition 9 was modified to change the words "horizontal cedar" to "wood" and strike the word "battered" and "asphalt shingles" was replaced with "Community Development Staff approved roofing materials." The Staff recommended approval with the findings of fact, conclusions of law, and conditions of approval outlined in the staff report with the stated revisions to Conditions 4 and 9.

Commissioner Tesch referred to the revision to Condition 9 regarding approved roofing materials and noted that it was done in consideration of the CC&R's in Deer Valley. In light of a fire presentation by Ron Ivie at a previous meeting, he wondered what the CC&R's were and whether the Planning Commission should start recommending a change in the Code that would not subject the Planning Commission to approval of materials they might find dangerous. Planner Staks replied that the applicants originally asked Building Official Ron Ivie to consider wood shingles as an option because other buildings in the area had wood shingles. After the other buildings were constructed, the Sensitive Areas Ordinance was passed, and Ron Ivie struck the possibility of using wood shingles when he reviewed the list of proposed materials.

Chair Erickson opened the public hearing.

There was no public input.

Chair Erickson closed the public hearing.

MOTION: Commissioner Child moved to APPROVE Sterling Lodge, Royal Street East, with the modifications to the conditions of approval. Commissioner Klingenstein seconded the motion.

VOTE: The motion passed unanimously.

Conditions of Approval - Sterling Lodge, Royal Street East

1. Prior to issuance of a building permit, an amended Silver Lake Subdivision Plat shall be approved by the City Council and filed with the Recorder.

2. A fire lane access maintenance plan shall be filed along with the construction plans for review and approval by the Chief Building Official or his designee.

3. No encroachments of any portion of the Sterling Lodge structure shall be permitted over the fire lane.

4. Any bridges over easement areas shall be approved by the entity holding respective underlying easement rights. Further, an alternative access easement up the Homestake Ski Run is required.

5. Construction plans, especially with respect to excavation methodology, shall be reviewed and approved by the City Engineer prior to construction commencement.

6. Detailed plans, conditions, and timetable for the relocation of utilities are required to be submitted and approved by the City Engineer prior to the commencement of construction.

7. The final landscape and signage plans and locations are required to be reviewed and approved by the Community Development Department.

8. The project shall have heated drives with a snow melt system approved by the Chief Building Official or his designee.

9. The project's building materials shall be: wood siding, rough sawn cedar facia, pine poles, wood railings, metal clad wood window system, stone base and Community Development Staff approved roofing materials. Final material colors and finishes are to be reviewed and approved by the Community Development Department.

10. The parking garage doors shall be equipped with an operational automated closing mechanism.

11. No residence shall have more than one wood burning fireplace, and any unit with a single fireplace shall have a gas-burning unit as that single unit.

12. Prior to the commencement of building construction or recordation, the City Attorney shall review and approve the Condominium Conditions, Covenants and Restrictions.

13. All Park City Municipal Corporation Project Review Requirements shall apply.

14. Prior to construction, the developer shall provide evidence of easements for the proposed off-site improvements.

4. <u>Deer Lake Village Phase 3, final subdivision plat</u>

Due to a conflict of interest, Commissioner Diane Zimney abstained from discussing and voting on this matter.

Planner Staks reported that the Deer Lake Village Phase 3 plat was the third phase of an approved MPD. Phases 1 and 2 were approved in the past. Phase 3 is the complete and final phase of Deer Lake Village and provides 21 of the total 51 units in the project. The item was advertised for public hearing, and the Staff has not made a recommendation for action for or against. The Staff wishes to hear public input and direction from the Planning Commission and asked that the item be continued until September 27, at which time findings and conditions will be provided with a recommendation.

2. Ordinance vacating a non-dedicated right-of-way in Park City, Utah known as Keetley Road - See staff report and work session notes. The Mayor Pro Tem invited the Council and the public to comment. Hearing no input, the public hearing was closed.

VI CONSENT AGENDA

Shauna Kerr, "I move to remove Item No. 5 from the Consent Agenda and put it as Item No. 3 under New Business". Chuck Klingenstein seconded. Motion carried. Shauna Kerr, "I move approval of Consent Agenda Items 1 through 4, inclusive". Chuck Klingenstein seconded. Motion carried.

Hugh Daniels	Aye
Roger Harlan	Aye
Shauna Kerr	Aye
Chuck Klingenstein	Aye
Paul Sincock	Absent

1. Ordinance approving the amended plat for the Knoll at Silver Lake, a Utah condominium project, located at 7915 Royal Street in Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Utah - See staff report.

2. Ordinance approving a final condominium plat for the Sterling Lodge at Deer Valley, a Utah condominium project, located at 7660 Royal Street, in Section 27, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Utah - See staff report.

3. Ordinance amending the Park City Land Management Code to zone sexually oriented businesses as conditional uses in the General Commercial Zone, Section 7.9 and to regulate the location of sexually oriented businesses - See staff report.

4. Ordinance amending Title 4, Chapter 9 of the Municipal Code of Park City regulating sexually oriented businesses; by clarifying the purpose, appeal procedure, and definitions within the chapter; and amending Section 8-4-20, of the Criminal Code by creating a dramatic works exception to lewdness - See staff report.

5. Award of bid for the public works facility to Mark Garff Construction Company in an amount not to exceed $3,172,000 - See motion and entry under New Business.

VII NEW BUSINESS

1. Ordinance vacating a non-dedicated right-of-way in Park City, Utah known as Keetley Road - The City Manager indicated that the Council discussed this item in work session and invited further questions or an action. Shauna Kerr, "I move approval of the Ordinance vacating a non-dedicated right-of-way in Park City known as Keetley Road". Chuck Klingenstein seconded. Motion carried.

Hugh Daniels	Aye
Roger Harlan	Aye
Shauna Kerr	Aye

Planning Commission
Staff Report

Subject: **Accessory Uses in Master Planned Developments**
Author: **Rebecca Ward, Planning Director**
Date: **September 11, 2024**
Type of Item: **Legislative**

Recommendation

(I) Review the pending ordinance outlining Land Management Code amendments regarding Accessory Uses in Master Planned Developments, (II) consider the recommendations of the Accessory Uses in Master Planned Developments Task Force, (III) open a public hearing, and (IV) consider continuing the discussion to October 9, 2024 or forwarding a recommendation for City Council's consideration on October 10, 2024.

Background

Please see the August 14, 2024 Planning Commission Packet (Item 6.C) to review the project background and exhibits. During the August 14 discussion, the Planning Commission directed staff to:

- Provide and evaluate the definitions of *Hotel*, *Gross Floor Area*, and *Resort Support Commercial*.
- Provide information regarding the footnote connecting Resort Support Commercial uses to an approved Master Planned Development in the Recreation and Open Space Zoning District.
- Outline the maximum square footage for Support Commercial Uses.

Analysis

There are three Accessory Uses outlined in Land Management Code (LMC) Section 15-6-8 that do not count toward Master Planned Development (MPD) Unit Equivalents:

- **Support Commercial** – These uses are defined as a commercial use oriented toward the internal circulation of a development for the purpose of serving the needs of residents or users of that development and not persons drawn from off-site. Support Commercial uses may not exceed 5% of the total Floor Area of approved Residential Unit Equivalents.
    - **Meeting Space** – The code allows for an additional 5% of the total Floor Area of approved Residential Unit Equivalents to be used for meeting space. If it is not used as meeting space, it may be used for Support Commercial Uses.
- **Residential Accessory Uses** – These are back of house uses and administration facilities for a Hotel or Nightly Rental Condominium project common to the residential project.

- **Resort Accessory Uses** – These are accessory uses for summer and winter resort operations, considered typical back of house uses.

The Planning Commission recommended refinements to clarify and establish consistency and predictability in the application of these Accessory Uses, outlined in the Pending Ordinance (Exhibit A).

(I) Clarifying Definitions for the Proposed Land Management Code Amendments.

The Planning Commission requested clarification on defined terms regarding the application of Accessory Uses.

Calculating Unit Equivalents

LMC Section 15-6-8 states one Residential Unit Equivalent is equal to 2,000 square feet of Multi-Family Dwelling floor area. This is reiterated in LMC Section 15-15-1 *Definitions*:

> **RESIDENTIAL UNIT EQUIVALENT.** For Multi-Unit Dwellings, Residential Unit Equivalents are calculated on the basis of one (1) Unit Equivalent per 2,000 square feet and portions of Unit Equivalents for additional square feet above or below 2,000. For example: 2,460 square feet of a Multi-Unit Dwelling equals 1.23 Residential Unit Equivalents.

LMC Section 15-6-8(A) establishes the process for calculating Residential Unit Equivalents within an MPD:

> **CALCULATING RESIDENTIAL UNIT SQUARE FOOTAGE**. Unit square footage shall be measured from the interior of the exterior unit walls. All bathrooms, halls, closets, storage and utility rooms within a unit will be included in the calculation for square footage. Exterior hallways, common circulation and hotel use areas, such as lobbies, elevators, storage, and other similar Areas, will not be included. Common outdoor facilities, such as pools, spas, recreation facilities, ice-skating rinks, decks, porches, etc. do not require the Use of Unit Equivalents.

Establishing Residential Unit Equivalents is different from the calculation for *Gross Floor Area*. LMC Section 15-15-1 *Definitions* outlines the following:

FLOOR AREA.

1. **Floor Area, Gross Commercial**. The Area of a Building including all enclosed Areas excluding parking areas. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Commercial Floor Area. Areas below Final Grade used for commercial purposes including, but not limited to, storage, bathrooms, and meeting space, are considered Floor Area.
2. **Floor Area, Gross Residential**. The Area of a Building, including all enclosed Areas, consisting of the Area of all floors located under a ceiling that is above Final Grade, measured in square feet. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Residential Floor Area. Garages, up to a maximum Area of 600 square feet[1], are not considered Floor Area. Basement and Crawl Space Areas below Final Grade are not considered Floor Area. Floor Area is measured from the finished surface of the interior of the exterior boundary walls.
3. **Floor Area, Net Leasable**. Gross Floor Area excluding common hallways, mechanical and storage Areas, parking, and restrooms.

Staff does not recommend modifications to the Residential Unit Equivalent or Gross Residential Floor Area definitions. Many plat notes regulate development within subdivisions and condominiums based on Gross Residential Floor Area, a metric different from the Residential Unit Equivalent number established for MPDs.

Additionally, the allowance for excluding areas required for mechanical equipment for the operation of the building, as well as hallways and circulation for the residential units, is addressed in the Pending Ordinance through Residential Accessory Uses. The Pending Ordinance establishes the following:

A. **CALCULATING RESIDENTIAL UNIT SQUARE FOOTAGE**. Unit square footage shall be measured from the interior of the exterior unit walls. All bathrooms, halls, closets, storage and utility rooms within a unit will be included in the calculation for square footage. [~~Exterior hallways, common circulation and hotel use areas, such as lobbies, elevators, storage, and other similar Areas, will not be included.~~]

Common outdoor facilities, such as pools, spas, recreation facilities, ice-skating rinks, decks, porches, etc. do not require the Use of Unit Equivalents.

The amendments also refine the Residential Accessory Uses list:

F. **RESIDENTIAL ACCESSORY USES**. [~~Residential Accessory Uses include typical back of house uses and administration facilities that are for the benefit of the residents of a commercial Residential Use, such as a Hotel or Nightly Rental Condominium project and that are common to the residential project and are not located within any individual Residential unit.~~] Residential Accessory Uses do not require the use of Unit Equivalents [~~and include, but are not limited to, such Uses as~~]:

[~~Ski/Equipment lockers~~

~~Lobbies~~

~~Registration~~

~~Concierge~~

~~Bell stand/luggage storage~~

~~Maintenance Areas~~]

Mechanical rooms and shafts limited to electrical, heating, ventilation, plumbing, and air conditioning equipment and ductwork necessary for the operation of the Building

Laundry facilities [~~and storage~~]

Employee facilities related to the operation of the property

[~~Common pools, saunas and hot tubs, and exercise areas not open to the public~~

~~Telephone Areas~~

~~Guest business centers~~

~~Public restrooms~~

~~Administrative offices~~]

Hallways and circulation

Elevators and stairways

Child Care Facilities

Enclosed Bicycle Storage that exceeds the requirements of Section 15-3-9

Staff finds this is sufficient to establish clarity and consistency in calculating Residential Unit Equivalents for MPDs without altering definitions that could impact the way square footages are calculated for Gross Residential Floor Area through plat regulations.

Defining Hotels

The Planning Commission's original recommended code amendments and the Pending Ordinance clarified Support Commercial Uses may be proposed within Hotels. The current LMC states Support Commercial Uses may be allowed within a Hotel or Nightly Rental condominium. The proposed amendments are shown below:

C. **SUPPORT COMMERCIAL WITHIN [~~RESIDENTIAL MASTER PLANNED DEVELOPMENTS~~ HOTELS]**. [~~Within a Hotel or Nightly Rental condominium project, the~~] The Floor Area of Support Commercial Uses [~~uses~~] may not exceed five percent (5%) of the total Floor Area of the approved residential Unit Equivalents or 5,000 square feet in total, whichever is less. Conventional Chain Businesses are prohibited as Support Commercial Use. Signage for Support Commercial Uses is limited to interior spaces. Marketing for Support Commercial Uses is limited to primary Uses on Site. [~~Any unused Support Commercial floor area may be utilized for meeting space Uses.~~] Support Commercial shall be included in Affordable Housing obligations and calculations subject to Housing Resolution No. 05-2021, as amended.

D. **[~~MEETING SPACE~~**. ~~Within a Hotel or Condominium project, Floor Area of meeting space may not exceed five percent (5%) of the total Floor Area of the approved residential unit equivalents. Any unused meeting space floor area may be utilized for support commercial uses within a Hotel or Nightly Rental Condominium project.~~]

LMC Section 15-15-1 defines *Hotel* and excludes Nightly Rental Condominium projects without restaurants, bars, spas, and on-site check-in lobbies:

> **HOTEL/MOTEL**. A Building containing sleeping rooms for the occupancy of guests for compensation on a nightly basis that includes accessory facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or other facilities and activities customarily associated with Hotels, such as concierge services, shuttle services, room service, and daily maid service. Hotel/Motel does not include Nightly Rental Condominium projects without restaurants, bars, spas, and on-site check-in lobbies. Lockout Units or Bed and Breakfast Inns and Boarding Houses are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a condominium or timeshare instrument Hotel rooms may include a Lockout as part of the Unit.
>
> 1. **Hotel, Major**. A Hotel with more than fifteen (15) Hotel Rooms.
> 2. **Hotel, Minor**. A Hotel, Motel, with fewer than sixteen (16) Hotel Rooms.

As a result, the Planning Commission's recommended amendments limit Support Commercial Uses to those developments that operate for transient guests with amenity spaces, rather than for Residential Condominium projects that may allow Nightly Rentals. Residential Condominium projects are not prohibited from including commercial uses. However, these would be regulated through the Zoning District as independent uses that could be open to the public and would require inclusion in the Traffic Impact Study, parking requirements, affordable housing obligations, and other evaluations as part of the MPD review.

(II) Connecting Resort Support Commercial Uses to an Approved Master Planned Development.

LMC Section 15-15-1 includes two definitions for Resort Support Commercial:

> **RESORT SUPPORT COMMERCIAL**. Use that is clearly incidental to, and customarily found in connection with, the principal Building or Use, and that is operated and maintained for the benefit and convenience of the Owners, occupants, employees, customers, or visitors to the principal Use or Building.

> **Commercial Use, Resort Support**. A Commercial Use that is clearly incidental to, and customarily found in connection with, the principal resort Use, and which is operated and maintained for the benefit or convenience of the Owner, occupants, employees, customers of, or visitors to, the principal Use.

The Pending Ordinance removes the second definition for clarity.

Resort Support Commercial uses are not addressed in LMC Chapter 15-6 *Master Planned Developments* and there is a current gap in the LMC. Resort Support Commercial is addressed through Resort MPDs and the underlying Zoning Districts as follows:

- **Recreation and Open Space** – Conditional Use
- **Residential Development** – Conditional Use, with a footnote requiring a connection to an MPD
- **Residential Development Medium** – Conditional Use, with a footnote requiring a connection to an MPD
- **Regional Commercial Overlay** – Conditional Use, with a footnote requiring a connection to an MPD
- **General Commercial** – Allowed Use
- **Light Industrial** – Allowed Use

The proposed amendments connect Resort Support Commercial Uses within the Recreation and Open Space Zoning District to an approved MPD for consistency in regulations because these uses are associated with the resort MPD approvals.

The proposed amendments shift Resort Support Commercial Uses from an Allowed Use to a Commercial Use within the General Commercial and Light Industrial Zoning Districts and require a connection to an approved MPD.

(III) Establishing a Maximum Square Footage for Support Commercial Uses.

The Pending Ordinance allows Support Commercial Uses up to 5% of the total Floor Area of the approved Residential Unit Equivalents, or up to 5,000 square feet in total, whichever is less, and eliminates the additional 5% allowance for meeting space or additional Support Commercial Uses. This is to establish a cap for Support Commercial Uses wherein the Uses are not counted toward the Unit Equivalents. However, Applicants may exceed this square footage, but the square footage would count toward the Unit Equivalents:

C. **SUPPORT COMMERCIAL WITHIN [~~RESIDENTIAL MASTER PLANNED DEVELOPMENTS~~ HOTELS]**. [~~Within a Hotel or Nightly Rental condominium project, the~~] The Floor Area of Support Commercial Uses [~~uses~~] may not exceed five percent (5%) of the total Floor Area of the approved residential Unit Equivalents or 5,000 square feet in total, whichever is less. Conventional Chain Businesses are prohibited as Support Commercial Use. Signage for Support Commercial Uses is limited to interior spaces. Marketing for Support Commercial Uses is limited to primary Uses on Site. [~~Any unused Support Commercial floor area may be utilized for meeting space Uses.~~] Support Commercial shall be included in Affordable Housing obligations and calculations subject to Housing Resolution No. 05-2021, as amended.

D. **[~~MEETING SPACE~~**. ~~Within a Hotel or Condominium project, Floor Area of meeting space may not exceed five percent (5%) of the total Floor Area of the approved residential unit equivalents. Any unused meeting space floor area may be utilized for support commercial uses within a Hotel or Nightly Rental Condominium project.~~]

The cap was recommended to address challenges with previous larger projects wherein the total Residential Unit Equivalent was hundreds of thousands of square feet, opening the door for Support Commercial Uses at tens of thousands of square feet. This excess then presents challenges in evaluating affordable housing obligations, traffic evaluations, and parking considerations. Additionally, the Support Commercial Uses have shifted over time, opening to the general public without full evaluation of impacts.

Exhibits

A: Pending Ordinance
B: Task Force Recommendations

Pending Ordinance

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTION 15-6-8 *UNIT EQUIVALENTS* AND SECTION 15-15-1 *DEFINITIONS* REGARDING SUPPORT COMMERCIAL AND RESIDENTIAL AND RESORT ACCESSORY USES FOR MASTER PLANNED DEVELOPMENTS AND SECTIONS 15-2.7-2 *USES* FOR THE RECREATION AND OPEN SPACE ZONING DISTRICT, 15-2.18-2 *USES* FOR THE GENERAL COMMERCIAL ZONING DISTRICT, AND 15-2.19-2 *USES* FOR THE LIGHT INDUSTRIAL ZONING DISTRICT TO CLARIFY RESORT SUPPORT COMMERCIAL IS ALLOWED WHEN APPROVED AS PART OF A MASTER PLANNED DEVELOPMENT

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the historic character, and the unique mountain town community;

WHEREAS, the Land Management Code promotes the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City;

WHEREAS, the Land Management Code outlines allowances for Support Commercial Uses and exempts certain Residential and Resort Accessory Uses from counting toward the total Unit Equivalents within a Master Planned Development; these Accessory Uses are intended to provide services and support uses for patrons, employees, and residents within the development, and not for the general public;

WHEREAS, the Accessory Use exemptions from Unit Equivalents presents challenges for Master Planned Development review because they may result in increased mass and bulk of a project and over time, and uses intended for patrons, employees, and residents on site may be opened to the general public without mitigating impacts like increased traffic and parking, and without contributing to affordable housing obligations;

WHEREAS, on July 12, 2024, staff publicly noticed this Pending Ordinance to initiate this process and on August 14, 2024, the Planning Commission conducted the first public hearing.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY TITLE 15 LAND MANAGEMENT CODE. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Section 15-6-8 *Unit Equivalents*, Section 15-15-1 *Definitions*, Section 15-2.7-2 *Uses* for the Recreation and Open Space Zoning District; Section 15-2.18-2 *Uses* for the General Commercial

Zoning District; and Section 15-2.19-2 *Uses* for the Light Industrial Zoning District are hereby amended as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS __th day of _____ 2024.

PARK CITY MUNICIPAL CORPORATION

_____
Nann Worel, Mayor

Attest:

_____
City Recorder

Approved as to form:

_____
City Attorney's Office

Attachment 1

15-6-8 Unit Equivalents

Density of Development is a factor of both the Use and size of Structures built within a project. In order to allow for, and to encourage, a variety of unit configurations, Density shall be calculated on the basis of Unit Equivalents. Unless otherwise stipulated, one (1) Unit Equivalent equates to one (1) single family Lot, 2,000 square feet of Multi-Family Dwelling floor area, or 1,000 square feet of commercial or office floor area. A duplex Lot equates to two (2) Unit Equivalents, unless otherwise stipulated by the Master Planned Development (MPD). The MPD may stipulate maximum Building Footprint and/or maximum floor area for single family and duplex Lots. Residential Unit Equivalents for Multi-Family Dwellings shall be calculated on the basis of one (1) Unit Equivalent per 2,000 square feet and portions of Unit Equivalents for additional square feet above or below 2,000. For example: 2,460 square feet of a multi-family unit shall count as 1.23 Unit Equivalents.

Affordable Housing units required as part of the MPD approval, and constructed on Site do not count towards the residential Unit Equivalents of the Master Plan. Required ADA units do not count towards the residential Unit Equivalents.

~~[Support Uses and accessory meeting space use Unit Equivalents as outlined in Section 15-6-8(C) and (D) below.]~~

A. **CALCULATING RESIDENTIAL UNIT SQUARE FOOTAGE**. Unit square footage shall be measured from the interior of the exterior unit walls. All bathrooms, halls, closets, storage and utility rooms within a unit will be included in the calculation for square footage. ~~[Exterior hallways, common circulation and hotel use areas, such as lobbies, elevators, storage, and other similar Areas, will not be included.]~~

Common outdoor facilities, such as pools, spas, recreation facilities, ice-skating rinks, decks, porches, etc. do not require the Use of Unit Equivalents.

B. **LOCKOUTS**. For purposes of calculating Unit Equivalents, Lockouts shall be included in the overall square footage of a unit.

C. **SUPPORT COMMERCIAL WITHIN [~~RESIDENTIAL MASTER PLANNED DEVELOPMENTS~~ HOTELS]**. [~~Within a Hotel or Nightly Rental condominium project, the~~] The Floor Area of Support Commercial Uses [~~uses~~] may not exceed five percent (5%) of the total Floor Area of the approved residential Unit Equivalents or 5,000 square feet in total, whichever is less. Conventional Chain Businesses are prohibited as Support Commercial Use. Signage for Support Commercial Uses is limited to interior spaces. Marketing for Support Commercial Uses is limited to primary Uses on Site. [~~Any unused Support Commercial floor area may be utilized for meeting space Uses.~~] Support Commercial shall be included in Affordable Housing obligations and calculations subject to Housing Resolution No. 05-2021, as amended.

D. **[~~MEETING SPACE~~**. ~~Within a Hotel or Condominium project, Floor Area of meeting space may not exceed five percent (5%) of the total Floor Area of the approved residential unit equivalents. Any unused meeting space floor area may be utilized for support commercial uses within a Hotel or Nightly Rental Condominium project.~~]

E. **COMMERCIAL UNIT EQUIVALENTS**. Commercial spaces, approved as a part of a Master Planned Development, shall be calculated on the basis of one (1) Unit Equivalent per 1000 square feet of Net Leasable Floor Area, exclusive of

common corridors, for each part of a 1,000 square foot interval. For example: 2,460 square feet of commercial Area shall count as 2.46 Unit Equivalents.

F. **RESIDENTIAL ACCESSORY USES**. [~~Residential Accessory Uses include typical back of house uses and administration facilities that are for the benefit of the residents of a commercial Residential Use, such as a Hotel or Nightly Rental Condominium project and that are common to the residential project and are not located within any individual Residential unit.~~] Residential Accessory Uses do not require the use of Unit Equivalents [~~and include, but are not limited to, such Uses as~~]:

[~~Ski/Equipment lockers~~

~~Lobbies~~

~~Registration~~

~~Concierge~~

~~Bell stand/luggage storage~~

~~Maintenance Areas~~]

Mechanical rooms and shafts limited to electrical, heating, ventilation, plumbing, and air conditioning equipment and ductwork necessary for the operation of the Building

Laundry facilities [~~and storage~~]

Employee facilities related to the operation of the property

[~~Common pools, saunas and hot tubs, and exercise areas not open to the public~~

~~Telephone Areas~~

~~Guest business centers~~

~~Public restrooms~~

~~Administrative offices~~]

Hallways and circulation

Elevators and stairways

Child Care Facilities

Enclosed Bicycle Storage that exceeds the requirements of Section 15-3-9

G. **RESORT ACCESSORY USES**. The following Uses are considered accessory for the operation of a resort for winter and summer operations. These Uses are [~~considered typical back of house uses and are~~] incidental to and customarily found in connection with the principal Use or Building and are operated for the convenience of the Owners, occupants, employees, customers, or visitors to the principal resort Use. Accessory Uses associated with an approved summer or winter resort do not require the Use of a Unit Equivalent, but shall be included in the Affordable Housing obligations and calculations subject to Housing Resolution No. 05-2021, as amended, and shall be calculated as part of the parking demand requirements and traffic impact studies. These Uses and square footages require Planning Commission review and approval. Resort Accessory Uses may include[~~, but are not limited to, such Uses as~~]:

~~[Information]~~

~~[Lost and found]~~

First Aid Mountain patrol

[~~Administration~~]

Maintenance ~~[and storage]~~ facilities

Emergency medical facilities

~~[Public lockers]~~

Public restrooms

Employee restrooms, employee locker rooms, and employee break rooms~~[, and employee dining areas]~~

~~[Ski school/day care facilities]~~ Employee and public Child Care Facilities

~~[Instruction facilities]~~

~~[Ticket sales]~~

Equipment/ski check

Circulation and hallways for these Resort Accessory Uses

HISTORY

Adopted by Ord. 02-07 on 5/23/2002

Amended by Ord. 06-22 on 4/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 10-14 on 4/15/2010

Amended by Ord. 11-05 on 1/27/2011

15-2.7-2 Uses

Uses in the ROS District are limited to the following:

A. **ALLOWED USES**.

1. Conservation Activity

2. Food Truck Locations[4]

B. **ADMINISTRATIVE CONDITIONAL USES**[1].

1. Trail and Trailhead Improvement

2. Outdoor Recreation Equipment
3. Essential Municipal Public Utility Use, Service, or Structure, less than 600 sq. ft.
4. Accessory Building, less than 600 sq. ft.
5. Ski-related Accessory Building, less than 600 sq. ft.
6. Parking Area or Structure with four (4) or fewer spaces
7. Outdoor Event, Outdoor Music
8. Temporary Construction Improvement
9. Raising, grazing of horses
10. Raising, grazing of livestock
11. Anemometer and Anemometer Towers

C. **CONDITIONAL USES**.

1. Agriculture
2. Recreational Outdoor and Trail Lighting
3. Recreation Facility, Private[5]
4. Recreation Facility, Public
5. Recreation Facility, Commercial
6. Golf Course
7. Passenger Tramway Station and Ski Base Facility
8. Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge
9. Recreational Sports Field
10. Skating Rink
11. Skateboard Park

12. Public and Quasi-Public Institution, Church, and School, Park, Plaza, Structure for Public Assembly, greater than 600 sq. ft.
13. Essential Municipal Public Utility Use, Facility, Service, and Structure, greater than 600 sq. ft.
14. Accessory Building, greater than 600 sq. ft.
15. Ski-Related Accessory Building, greater than 600 sq. ft.
16. Child Care Center
17. Commercial Stable, Riding Academy
18. Vehicle Control Gates[2]
19. Resort Support, Commercial[6]
20. Cemetery
21. Parking Area or Structure with five (5) or more spaces
22. Telecommunications Antenna[3]
23. Mines and Mine Exploration
24. Plant and Nursery stock products and sales
25. Fences greater than six feet (6') in height from Final Grade.
26. Small Wind Energy Systems

D. **PROHIBITED USES**. Any use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Subject to an Administrative Conditional Use permit and/or Master Festival license review process. Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time frames and shall be removed at the expiration of the Master Festival permit.

[2]See Section 15-4-19 for specific review criteria for gates

[3]Subject to Section 15-4-14, Telecommunications

[4]The Planning Director or designee shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

[5]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas

[6] Subject to provisions of Chapter 15-6 and Master Planned Development approval

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-08 on 3/4/2004

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 2018-55 on 10/23/2018

Amended by Ord. 2022-08 on 4/28/2022

Amended by Ord. 2022-16 on 5/26/2022

15-2.18-2 Uses

Uses in the GC District are limited to the following:

A. **ALLOWED USES**.

1. Secondary Living Quarters
2. Lockout Unit[1]
3. Accessory Apartment[2]
4. Nightly Rental
5. Home Occupation
6. Child Care, In-Home Babysitting[3]
7. Child Care, Family[3]
8. Child Care, Family Group[3]
9. Child Care Center[3]

10. Accessory Building and Use
11. Conservation Activity
12. Agriculture
13. Plant and Nursery Stock production and sales
14. Bed and Breakfast Inn
15. Boarding House, Hostel
16. Hotel, Minor
17. Hotel, Major
18. Office, General
19. Office, Moderate Intensive
20. Office, Intensive
21. Office and Clinic, Medical and Veterinary Clinic
22. Financial Institution without a drive-up window
23. [~~Commercial, Resort Support~~]
24. Retail and Service Commercial, Minor
25. Retail and Service Commercial, Personal Improvement
26. Retail and Service Commercial, Major
27. Cafe or Deli
28. Restaurant, General
29. Hospital, Limited Care Facility
30. Parking Area or Structure with four (4) or fewer spaces
31. Parking Area or Structure with five (5) or more spaces
32. Food Truck Location[10]

B. **CONDITIONAL USES**.

1. Single Family Dwelling
2. Duplex Dwelling
3. Triplex Dwelling
4. Multi-Unit Dwelling
5. Group Care Facility
6. Public and Quasi-Public Institution, Church, and School
7. Essential Municipal Public Utility Use, Facility, Service, and Structure
8. Telecommunication Antenna[4]
9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter[5]
10. Timeshare Project and Conversion
11. Timeshare Sales Office, off-site within an enclosed Building
12. Private Residence Club Project and Conversion[8]
13. Financial Institution with a Drive-up Window[6]
14. Retail and Service Commercial with Outdoor Storage
15. Retail and Service Commercial, Auto Related
16. Transportation Service
17. Retail Drive-Up Window[6]
18. Gasoline Service Station
19. Restaurant and Cafe, Outdoor Dining[7]
20. Restaurant, Drive-up Window[6]
21. Outdoor Event[7]
22. Bar

23. Sexually Oriented Businesses[8]
24. Hospital, General
25. Light Industrial Manufacturing and Assembly
26. Temporary Improvement[7]
27. Passenger Tramway and Ski Base Facility
28. Ski tow rope, ski lift, ski run, and ski bridge
29. Commercial Parking Lot or Structure
30. Recreation Facility, Public
31. Recreation Facility, Commercial
32. Recreation Facility, Private[9]
33. Indoor Entertainment Facility
34. Heliport
35. Temporary Sales Trailer in conjunction with an active Building permit for the Site.[8]
36. Fences greater than six feet (6') in height from Final Grade[7]
37. Household Pet, Boarding[7]
38. Household Pet, Daycare[7]
39. Household Pet, Grooming[7]
40. Dwelling Unit, Fractional Use[11]
41. Commercial, Resort Support[12]

C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Nightly rental of Lockout Units requires Conditional Use permit.

[2]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[3]See Section 15-4-9, Child Care and Child Care Facilities.

[4]See Section 15-4-14, Telecommunication Facilities.

[5]See Section 15-4-13, Placement of Satellite Receiving Antennas.

[6]See Section 15-2.18-6 for Drive-Up Window review.

[7]Requires an Administrative Conditional Use permit.

[8]See Section 15-4-16 for additional criteria.

[9]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[10]The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

[11]Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.

[12] Subject to provisions of Chapter 15-6 and Master Planned Development approval

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-39 on 9/23/2004

Amended by Ord. 06-76 on 11/9/2006

Amended by Ord. 14-57 on 11/20/2014

Amended by Ord. 2018-55 on 10/23/2018

Amended by Ord. 2020-45 on 10/1/2020

Amended by Ord. 2021-51 on 12/16/2021

Amended by Ord. 2022-08 on 4/28/2022

Amended by Ord. 2022-21 on 10/27/2022

15-2.19-2 Uses

Uses in the LI District are limited to the following:

A. **ALLOWED USES**.

1. Secondary Living Quarters
2. Accessory Apartment[1]
3. Nightly Rental
4. Home Occupation
5. Child Care, In-Home Babysitting[2]
6. Child Care, Family[2]
7. Child Care, Family Group[2]
8. Child Care Center[2]
9. Agriculture
10. Plant and Nursery Stock
11. Office, General
12. Office, Moderate Intensive
13. Office, Intensive
14. Financial Institution without drive-up window
15. Retail and Service Commercial, Minor
16. Retail and Service Commercial, Personal Improvement
17. Retail and Service Commercial, Major
18. [~~Commercial, Resort Support~~]
19. Hospital, Limited Care
20. Parking Area or Structure with four (4) or fewer spaces
21. Food Truck Location[8]

B. **CONDITIONAL USES**.

1. Multi-Unit Dwelling

2. Group Care Facility
3. Child Care Center[2]
4. Public and Quasi-Public Institution, Church, and School
5. Essential Municipal Public Utility Use, Facility, Service, and Structure
6. Telecommunication Antenna[3]
7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter[4]
8. Accessory Building and Use
9. Raising, grazing of horses
10. Bed and Breakfast Inn
11. Boarding House, Hostel
12. Hotel, Minor
13. Private Residence Club Project and Conversion[6]
14. Office and Clinic, Medical and Veterinary Clinic
15. Financial Institutions with Drive-Up Window[5]
16. Retail and Service Commercial with Outdoor Storage
17. Retail and Service Commercial, Auto-Related
18. Transportation Services
19. Retail Drive-Up Window[5]
20. Gasoline Service Station
21. Café or Deli
22. Restaurant, General
23. Restaurant, Outdoor Dining
24. Restaurant, Drive-Up Window[5]

25. Outdoor Event[6]
26. Bar
27. Hospital, General
28. Light Industrial Manufacturing and Assembly Facility
29. Parking Area or Structure with five (5) or more spaces
30. Temporary Improvement[6]
31. Passenger Tramway Station and Ski Base Facility
32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge
33. Recreation Facility, Public
34. Recreation Facility, Commercial
35. Recreation Facility, Private[7]
36. Entertainment Facility, Indoor
37. Commercial Stables, Riding Academy
38. Heliports
39. Commercial Parking Lot or Structure
40. Temporary Sales Office, in conjunction with an active Building permit.
41. Fences and Walls greater than six feet (6') in height from Final Grade[6]
42. Household Pet, Boarding[6]
43. Household Pet, Daycare[6]
44. Household Pet, Grooming[6]
45. Commercial, Resort Support[9]

C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[2]See Section 15-4-9, Child Care and Child Care Facilities.

[3]See Section 15-4-14, Telecommunication Facilities.

[4]See Section 15-4-13, Placement of Satellite Receiving Antennas.

[5]See Section 15-2.19-8, Criteria for Drive-Up Windows.

[6]Subject to an Administrative Conditional Use permit.

[7]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[8]The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

[9] Subject to provisions of Chapter 15-6 and Master Planned Development approval

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-39 on 9/23/2004

Amended by Ord. 06-76 on 11/9/2006

Amended by Ord. 14-57 on 11/20/2014

Amended by Ord. 2018-55 on 10/23/2018

Amended by Ord. 2020-45 on 10/1/2020

Amended by Ord. 2021-51 on 12/16/2021

Amended by Ord. 2022-08 on 4/28/2022

15-15-1 Definitions

. . . .

~~**[Commercial Use, Resort Support**. A Commercial Use that is clearly incidental to, and customarily found in connection with, the principal resort Use, and which is operated~~

~~and maintained for the benefit or convenience of the Owner, occupants, employees, customers of, or visitors to, the principal Use.]~~

. . . .

Executive Summary

Introduction

On September 28, 2023 the Park City Council requested a task force be formed to review Draft Ordinance No. 2023-17 after public feedback and answer four questions:

(1) What is the purpose of the amendments?
(2) What are the financial implications?
(3) What type of development do the amendments incentivize/disincentive?
(4) What is the purpose of the footnote connecting Resort Support Commercial to approved Master Planned Developments?

A committee of community members from various backgrounds was formed to recommend revisions.

Overall Notes:

(1) What is the purpose of the amendments?

It appears that the amendments were a way to reduce and define MPD usage of commercial, meeting space and resort support space.

(2) What are the financial implications?

The Committee believes the current code is beneficial as written. The Committee feels that the current MPD allocation of 5% Commercial and 5% Meeting Space has served the community well in reducing traffic and creating needed ancillary space for businesses to service Master Planned Developments. In the past, the Planning Commision and Council have used a combination of the two usages to allow MPDs more flexibility in rightsizing commercial. The Committee supports the discretion for increasing commercial from meeting space (and vice versa) up to 10%. The Committee believes these uses reduce traffic and provide value for MPDs.

(3) What type of development do the amendments incentivize/disincentive?

The Committee believes the amendments incentivized those who wish to minimize growth of commercial within MPDs and disincentivized resort operations. The Committee found that the code was written to support resort development and suggests that the MPD code is not the correct way to control future resort growth. The Committee found that resort growth should be supported so local resorts can remain competitive nationally and internationally.

(4) What is the purpose of the footnote connecting Resort Support Commercial to approved Master Planned Developments?

The Committee found that the purpose of the footnote was to attempt to apply consistent standards across all different zoning districts and the inclusion of the footnote effectively undermined the distinctive nature of each district.

Findings

These findings summarize the recommendations of the committee.

- Leave the current code as is prior to the recommendations originally proposed by the Planning Department with a few exceptions:

    1. Define “resort accessory use” and add to the master planned development (MPD) code.

        a. The Committee found that resort operations such as ski school, dining, and back of house are support functions for a viable skier experience.

    2. Clarification as it relates to affordable housing and traffic.

        a. Update “Residential Accessory Uses” to include: child care facilities and enclosed bike storage.
        b. Update “Resort Accessory Uses” to include: public and employee child care facilities.
        c. Keep affordable housing clarification in the MPD process.
        d. The process for reviewing traffic impacts is being updated with the assistance of Lisa Wise Consulting. This will create consistent guidelines for use by the Planning Commission and City.
            i. The committee consensus was that traffic reviews should be done without bias and enforced through the MPD and subsequent Planning Commission reviews.

- What is the purpose of the footnote connecting Resort Support Commercial to approved Master Planned Developments?

    1. Recommend removal of Footnote 6 from Section 15-2.7-2 of Draft Ordinance No. 2023-17.
    2. Recommended that the definition of “resort support commercial” should be clarified.

- General Findings:
    a. The existing Code works.
    b. Major changes to the existing code would result in increased traffic and potential devaluation of the resort guest experience.

c. The following uses should be added to Resort Accessory Use;
    i. Child care
    ii. Affordable housing
    iii. Dining
    iv. Ski school
    v. Bike storage
d. Latitude for increases above 5% but limited to 10% for commercial usage and meeting space should be at the discretion of the Planning Commision and Council as each project will have differing needs to accommodate guests based on locality (for example, Empire Pass vs. Old Town).