



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING  
SUMMIT COUNTY, UTAH  
September 19, 2024**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, 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/88167820277>

**1. REGULAR AGENDA - 12:00PM**

- 1.A. **86 Prospect Avenue – Historic District Design Review** – The Applicant Proposes to Construct a New Single-Family Dwelling in the Historic Residential - 1 Zoning District. PL-24-06181  
(A) Public Hearing; (B) Action
- 1.B. **395 Deer Valley Drive – Extension of Plat Amendment Approval** – The Applicant is Proposing an Extension to the 395 Deer Valley Drive Plat Amendment Approval Dated August 22, 2023. PL-24-06248  
(A) Public Hearing; (B) Action
- 1.C. **949 Empire Avenue – Extension** – The Applicant Requests a Year Extension of a Plat Amendment Approval to Create One Lot. PL-24-06204  
(A) Public Hearing; (B) Action
- 1.D. **1300 Snow Creek Drive – Administrative Permit** – The Applicant Proposes to Construct 13 Additional Parking Spaces in the Snow Creek Master Planned Development. PL-24-06212  
(A) Public Hearing; (B) Action
- 1.E. **950 Aerie Drive – Administrative Conditional Use Permit** – The Applicant Proposes Retaining Walls Greater Than Six Feet in Height in the Estate Zoning District. PL-24-06228  
(A) Public Hearing; (B) Action

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](mailto: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.**

# Planning Department Staff Report



**Subject:** 86 Prospect Avenue  
**Application:** PL-24-06181  
**Author:** Lillian Zollinger, Planner III  
**Date:** September 19, 2024  
**Type of Item:** Historic District Design Review

## Recommendation

(I) Review the Historic District Design Review (HDDR) at 86 Prospect Avenue, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Chris Goff  
**Location:** 86 Prospect Avenue  
**Zoning District:** Historic Residential – 1  
**Adjacent Land Uses:** Residential, Open Space  
**Reason for Review:** The Planning Director reviews and takes Final Action on HDDRs.<sup>1</sup>

HDDR      Historic District Design Review  
HR-1      Historic Residential - 1  
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

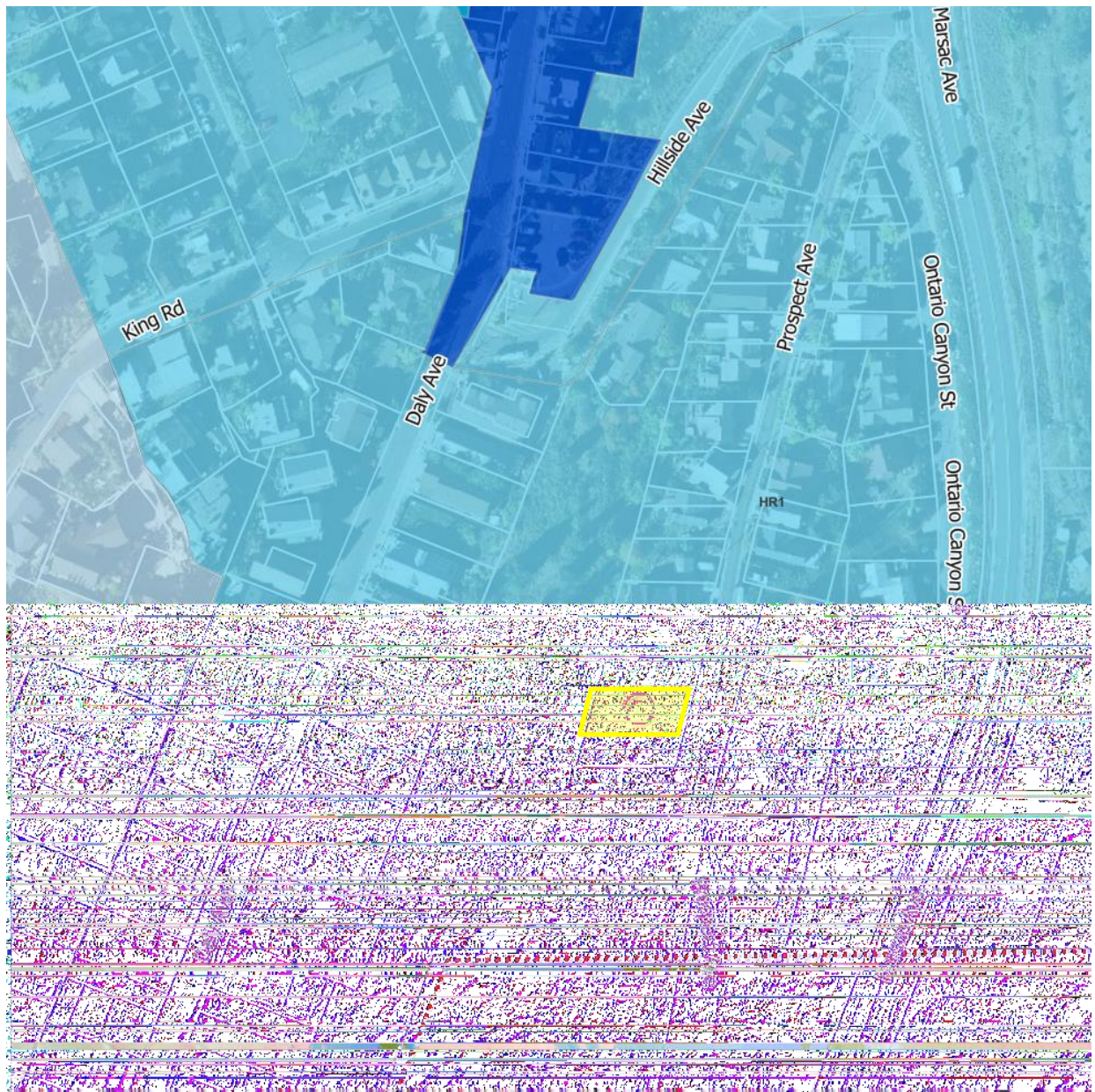
86 Prospect Avenue is a vacant 2,908-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District and is Lot 2 of the three-Lot Prospect Place Plat Amendment approved by the City Council on April 18, 2019 (Ordinance No. [2019-20](#)).

A non-historic house constructed circa 1907 determined in a 1982 Historic Property Survey to have been significantly altered (“close to being [a] new structure”) and not included on the Park City Historic Sites Inventory, an accessory building approved in 1994, and shed were located on the property until 2020, when they were demolished. The site has remained vacant since then.

---

<sup>1</sup> LMC [§ 15-2.1-6\(B\)](#)





86 Prospect outlined in yellow.

86 Prospect Avenue fronts Prospect Avenue to the east and is a vacant downhill Lot that is also slightly sloped upwards to the north.





*Applicant's rendering of the proposed front faced viewed from Prospect Avenue.*



*Applicant's rendering of the proposed rear faced viewed from Sampson Avenue.*

The Applicant proposes to construct a new Single-Family Dwelling (SFD), partially on the rear downhill portion of the Lot, which has an average slope of 51% (Exhibit C) and requires a Steep Slope Conditional Use Permit (SSCUP). On August 28, 2024, the Planning Commission approved the SSCUP for 86 Prospect Avenue ([Staff Report](#), [Audio](#)).

### **Analysis**

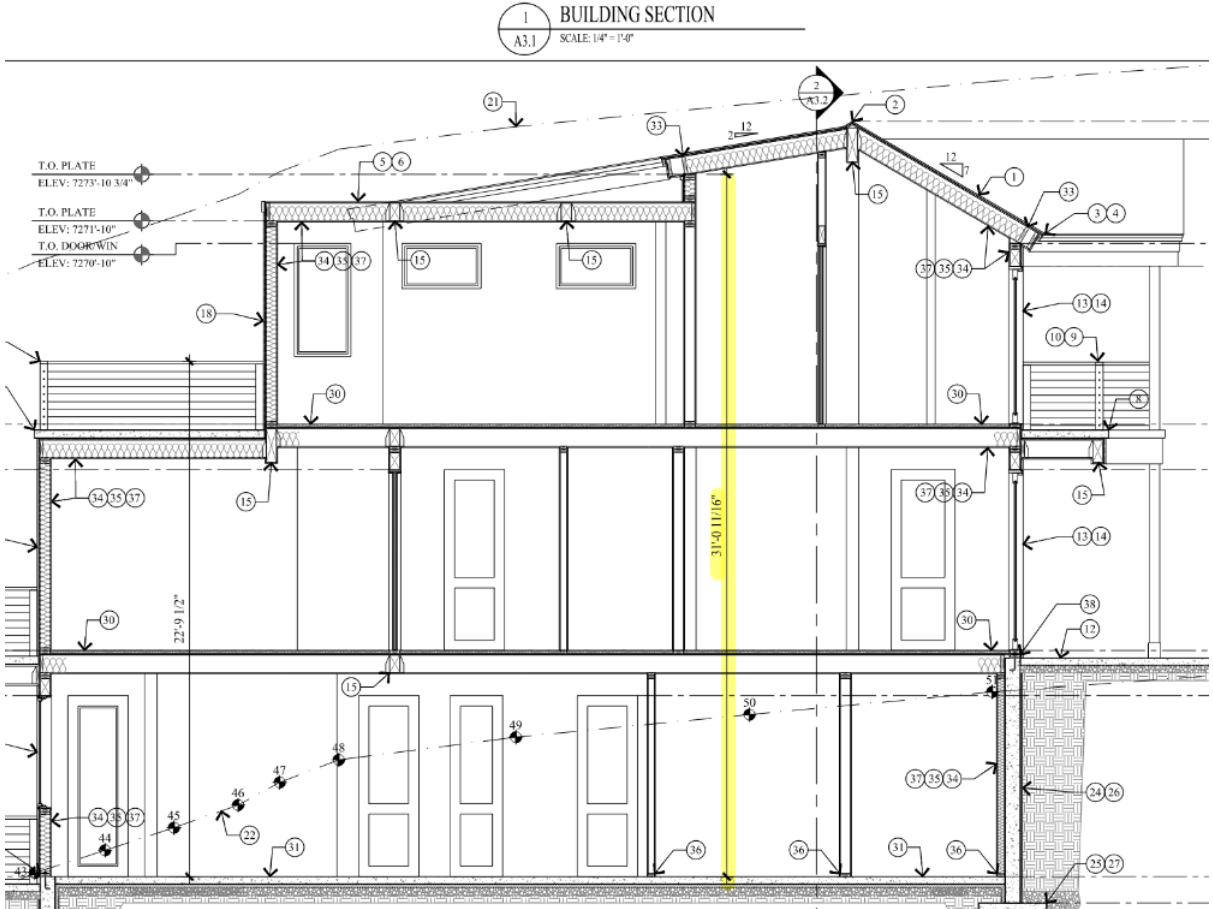
**(I) The proposal to construct a Single-Family Dwelling complies with Historic Residential – 1 Zoning District requirements outlined in Land Management Code Chapter 15-2.2.**

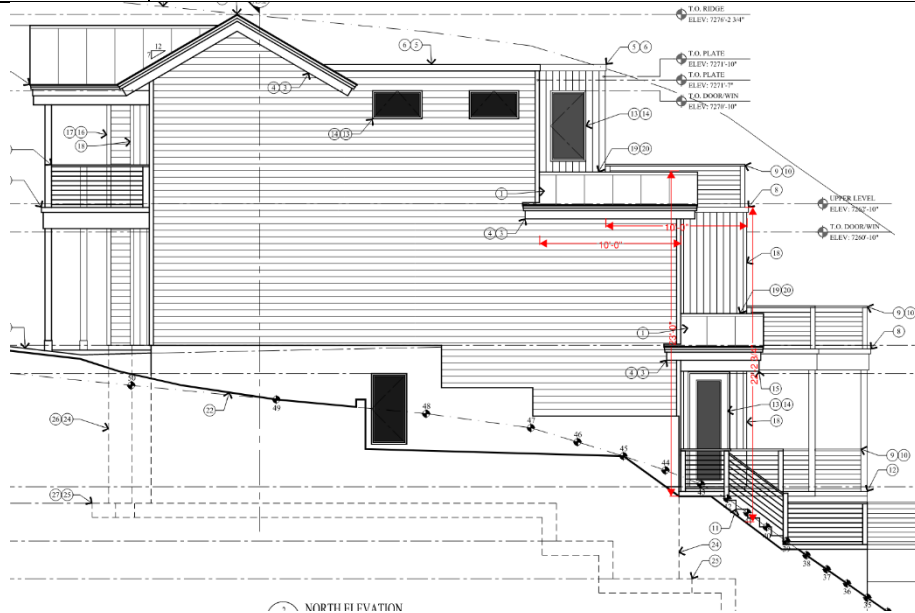
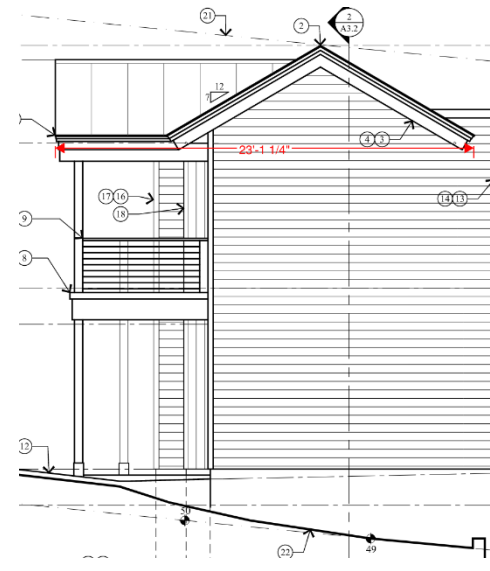
Land Management Code (LMC) [§ 15-2.2-3](#) outlines lot and site requirements for the HR-1 Zoning District, shown in the table below:

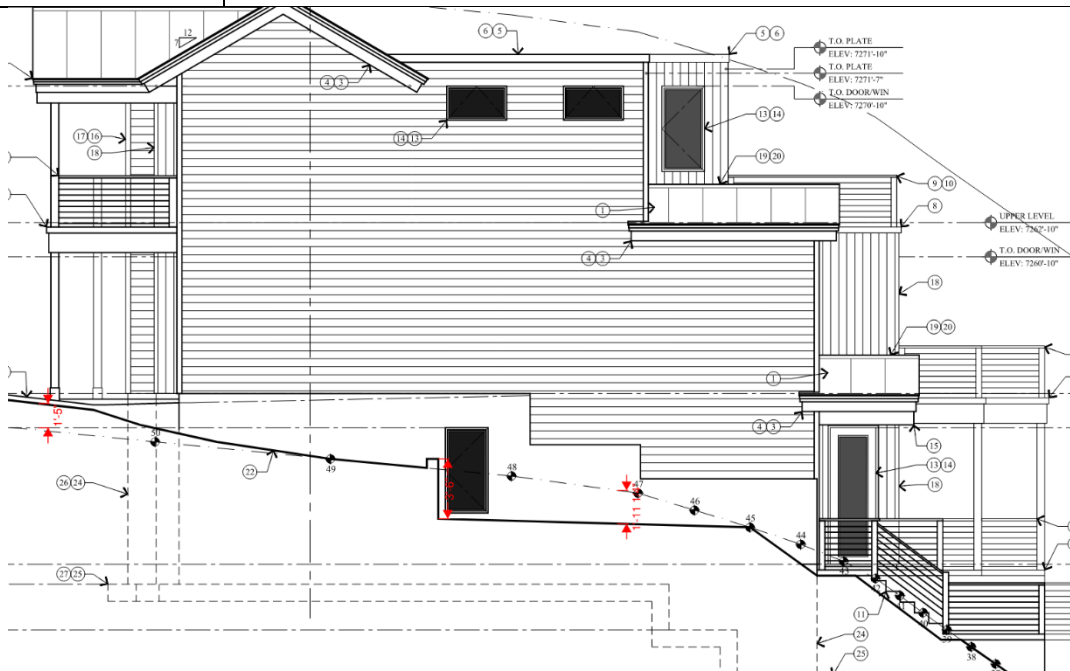
| <b>Zoning Requirement</b>                                      | <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Size - 1,875 square feet                           | <b>Complies:</b> 2,908 square feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Maximum Lot Size – 3,750 square feet                           | <b>Complies:</b> 2,908 square feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Minimum Lot Width- 25 feet                                     | <b>Complies:</b> 36 feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Maximum Building Footprint – 1,235 square feet <sup>2</sup>    | <b>Complies:</b> 1,232 square feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Front and Rear Setbacks- 12 feet/13 feet each, 25 feet total   | <p><b>Complies:</b><br/>12-foot Front Setback<br/>13-foot Rear Setback</p> <p>LMC <a href="#">§ 15-2.2-3(G)(4)</a> allows for the roof overhang to extend into the Front Setback up to three feet. The Applicant proposes a maximum roof overhang of one foot, three inches, in the Front Setback, which is compliant.</p> <p>LMC <a href="#">§ 15-2.2-3(H)(10)</a> allows for patios and steps in the Rear Setback as long as they do not exceed 30 inches above Final Grade. The Applicant proposes an at-grade patio and steps less than 30 inches above Final Grade in the Rear Setback, which are compliant.</p> |
| Side Setbacks – for Lots up to 37.5 feet in width, 3 feet each | <p><b>See Condition of Approval 20:</b> The Lot is 36 feet in width and the proposed SFD complies with the 3-foot Side Setback</p> <p>LMC <a href="#">§ 15-2.2-3(J)(4)</a> allows for the roof overhang to extend into the Side Setback one foot. The Applicant proposes a one-foot roof overhang in the Side Setback, which is compliant.</p> <p>The Applicant shall update the plans, so the mechanical equipment is at least 3 feet from the property lines and screened.</p>                                                                                                                                      |

<sup>2</sup> MAXIMUM FP = (A/2) x 0.9<sup>A/1875</sup> where FP = maximum Building Footprint and A = Lot Area.

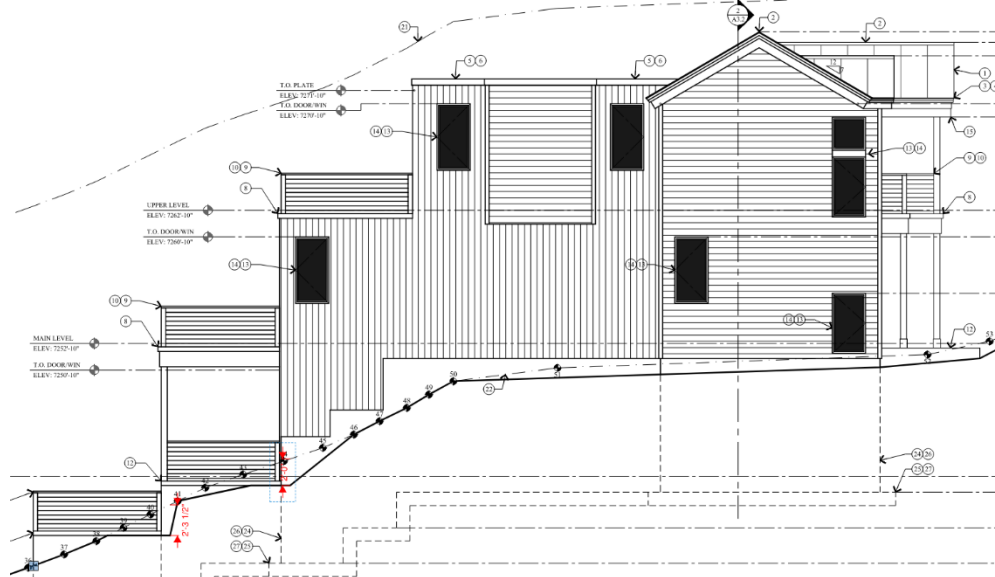
LMC § 15-2.2-5 outlines the structure's height requirements, shown in the table below:

| Zoning Requirement                                                                                                                                                          | Analysis                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Building Height- 27 feet above Existing Grade                                                                                                                               | <b>Complies:</b> 27 feet above Existing Grade                                                                                         |
| Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters | <b>Complies:</b> 31 feet-0 11/16 inches maximum interior height                                                                       |
|                                                                                          |                                                                                                                                       |
| A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of                                    | <b>Complies:</b> The structure steps back 10 feet at 21.5 feet on the south side and steps back 10 feet at 22 feet on the north side. |

|                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade.</p>                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                        |  <p style="text-align: center;">NORTH ELEVATION</p>                                                                                                               |
| <p>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.</p> | <p><b>Complies:</b> The proposed roof pitch is 7:12 and the length of the roof pitch is 23 feet from the front of the structure to the rear, and compliant.</p>  |
| <p>Final Grade within 4 feet of Existing Grade</p>                                                                                                                                                                                                                                                     | <p><b>Complies:</b> The proposed Final Grade is within four feet of existing grade as shown below on the north and south elevation sheets:</p>                                                                                                       |



North elevation provided by the Applicant showing the grade changing less than four feet.



South elevation provided by the Applicant showing the grade changing less than four feet.



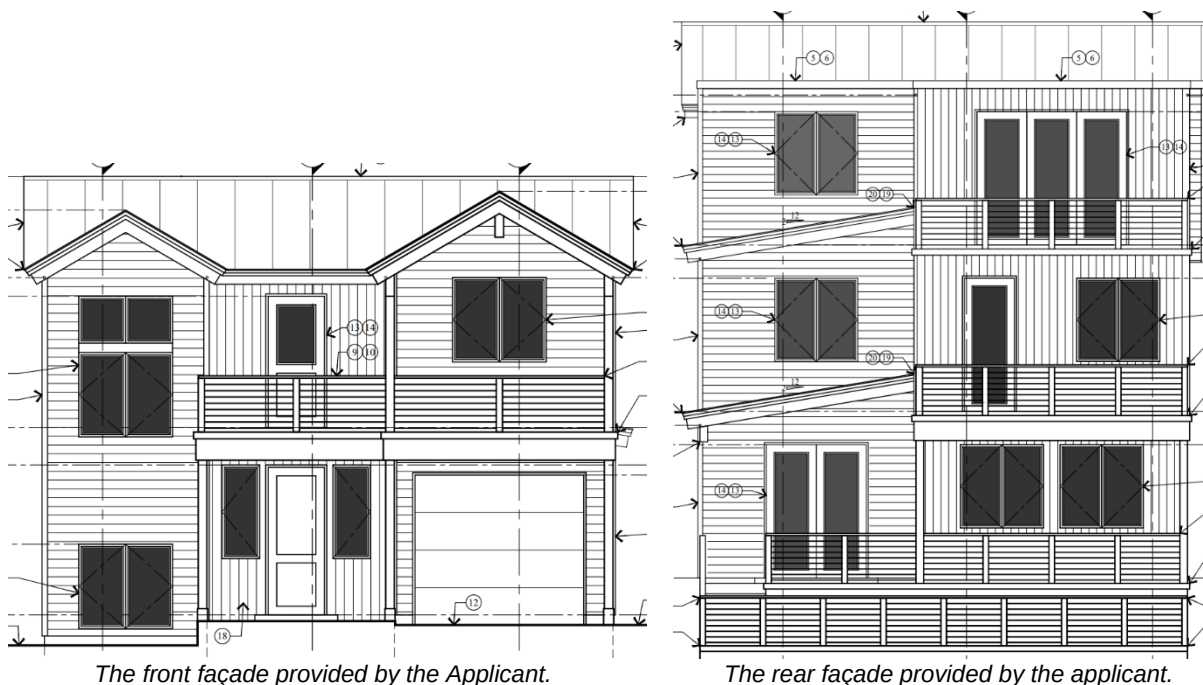
**(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in Land Management Code Chapter 15-3, *Off-Street Parking*.**

LMC [§ 15-3-6\(A\)](#) requires two parking spaces for a SFD.

LMC [§ 15-3-4\(A\)\(1\)](#) requires a parking space in a single-car garage to be a minimum of 11 feet wide by 20 feet deep. The Applicant proposes a single-car 11-foot by 20-foot garage, satisfying one required parking space.

LMC [§ 15-3-3\(F\)\(1\)](#) requires parking spaces be nine feet wide by 18 feet deep. LMC [§ 15-2.2-3\(G\)\(6\) exceptions](#) allows for approved Parking Areas to be within a Front Setback in the HR-1 Zoning District. The Applicant proposes a second tandem parking space in the driveway, partially within the Front Setback.

**(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in Land Management Code § 15-13-8.**



LMC [§ 15-13-8](#) outlines the requirements for new residential infill in Historic Districts:

**B. Specific Guidelines**

| 1. Site Design                                                                                                                                                          | Analysis of Proposal                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Building Setback and Orientation <ul style="list-style-type: none"> <li>• Front Setback – 12'</li> <li>• Rear Setback - 13'</li> <li>• Side Setbacks – 3'</li> </ul> | <b>Complies:</b> <ul style="list-style-type: none"> <li>• Front Setback – 12'</li> <li>• Rear Setback – 13'</li> <li>• Side Setbacks – 3'</li> </ul> |

|                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b) Topography and Grading:<br>LMC § <a href="#">15-13-8(B)(1)(b)</a> states, “Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes. A new site’s natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.” | <b>Complies:</b> The proposed design illustrates how the structure steps down with the slope of the site; the number of retaining walls is minimized to one. The Final Grade is within four feet of Existing Grade.                                                                                                                                                                                                                                                                                                                                       |
| c) Landscaping and Vegetation                                                                                                                                                                                                                                                                                                                                                                                    | <b>See Condition of Approval 17:</b> The proposed vegetation shall be at least 50% Water Wise and compliant with <a href="#">§ 15-5-5(N)</a> . The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.                                                                                                                                                                                                                                                                                                           |
| d) Retaining Walls –<br>LMC § <a href="#">15-13-8(B)(1)(d)</a> states, “a site shall be contoured in a way that reduces the need for retaining walls.”                                                                                                                                                                                                                                                           | <b>See Condition of Approval 22:</b> The proposed design uses one retaining wall. The SFD is designed so the Final Grade is within four feet of Existing Grade and much of the natural topography is retained.                                                                                                                                                                                                                                                                                                                                            |
| h) Parking Area & Driveways                                                                                                                                                                                                                                                                                                                                                                                      | <b>Complies:</b><br>Please see the parking analysis above.<br><br>LMC <a href="#">§ 15-13-8(B)(1)(h)(7)</a> encourages a maximum 10-foot driveway width in Historic Zoning Districts. LMC <a href="#">§ 15-3-3(H)(1)</a> establishes Engineering Department discretion for site-specific considerations. The Applicant requested an exception to the 10-foot driveway width from the Engineering Department. On August 23, 2024, the Engineering Department issued an exception to the driveway width, allowing for it to be twelve feet (see Exhibit D). |
| 2. Primary Structures                                                                                                                                                                                                                                                                                                                                                                                            | Analysis of Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| a) Mass, Scale, & Height                                                                                                                                                                                                                                                                                                                                                                                         | <b>Complies:</b> The SFD is compliant with Zoning District regulations regarding building footprint, setbacks, and height.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| b) Foundation -- LMC <a href="#">15-13-8(B)(2)(b)</a> states, “No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.”                                                                                                                                                                                                                            | <b>See Condition of Approval 18:</b> The concrete foundation exceeds two feet in height. The Applicant shall reduce the visible foundation to two feet or less from Final Grade.                                                                                                                                                                                                                                                                                                                                                                          |



|                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c) Doors -- LMC § <a href="#">15-13-8(B)(2)(c)</a> states, "All buildings that face the street shall have a well-defined primary entrance."                                                                                                                                                                                                                  | <b>Complies:</b> The front door is proud of the garage door by one foot, four inches on the main level, facing the street. The covered porch area helps to define the front entrance.                                                                                                                                                                           |
| d) Windows -- LMC § <a href="#">15-13-8(B)(2)(d)</a> states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."                                                                                              | <b>Complies:</b> The Applicant updated the plans to achieve a solid-to-void ratio that is better balanced, reducing the glazing on the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.                                                                                                                   |
| e) Roofs – LMC § <a href="#">15-2.2-5</a> requires a roof pitch of at least 7:12. LMC § <a href="#">15-13-8(B)(2)(e)</a> , states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District." | <b>Complies:</b> The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The roof pitch measures 7:12 20' back from the Right-of-Way. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District. |
| i) Porches - LMC § <a href="#">15-13-8(B)(2)(i)</a> states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street."                                                                                                                                                                  | <b>Complies:</b> The covered porch spans two-thirds the front of the structure, is reflective of the neighboring properties, and helps to define the front entrance.                                                                                                                                                                                            |
| 3. Mechanical and Utility Systems and Service Equipment                                                                                                                                                                                                                                                                                                      | <b>See Condition of Approval 19:</b> The proposed mechanical equipment shall be three feet from the property line and screened.                                                                                                                                                                                                                                 |
| 4. Materials                                                                                                                                                                                                                                                                                                                                                 | <b>Complies:</b> Pursuant to LMC § <a href="#">15-13-8(B)(4)</a> , the proposed materials of cedar siding, standing seam roof, metal railings, wood clad windows, and concrete are compliant with the Historic District.                                                                                                                                        |
| 5. Paint and Color - LMC § <a href="#">15-13-8(B)(5)(d)</a> states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish."                                                                                                                                                                           | <b>Complies:</b> The proposed plans indicate a painted or stained cedar siding. See Condition of Approval 21.                                                                                                                                                                                                                                                   |
| 6. Garages<br>LMC § <a href="#">15-13-8(B)(6)(b)</a> states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage."                                                                                                                                                                                   | <b>Complies:</b> The proposed SFD will have a single-car garage, with an eight-foot tall by nine-foot-wide door, which is compliant.                                                                                                                                                                                                                            |

|                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Decks<br>LMC <a href="#">§ 15-13-8(7)(a)</a> states “Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.” | <b>Complies:</b> The proposed decks are on the rear of the structure, not visible from the ROW, and step down with the grade. The decks are limited to one side of the structure and smaller than the at-grade patios.                                                                                                                                      |
| 8. Balcony and Roof Decks                                                                                                                                                                                 | <b>See Condition of Approval 21:</b> The second-level, covered porch design complies with the streetscape. The balcony is three feet, eight inches in depth in the middle of the structure and then extends to seven feet, six inches to the north of the structure. Staff recommends the porch width be reduced to six feet at the north end of the porch. |

**(IV) The Development Review Committee reviewed the proposal on July 15, 2024, and confirmed the proposal, as conditioned, complies with their required standards.<sup>3</sup>**

#### **Notice**

Staff published notice on the City’s website and posted notice to the property on September 5, 2024, Staff mailed courtesy notice to property owners within 100 feet on September 5, 2024.<sup>4</sup>

#### **Public Input**

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

#### **Alternatives**

- The Planning Director may approve the HDDR;
- The Planning Director may deny the HDDR and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

#### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Driveway Width Exception from Engineering Department

---

<sup>3</sup> 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).

<sup>4</sup> LMC [§ 15-1-21](#)



## Planning Department

September 19, 2024

Chris Goff  
86 Prospect Avenue  
Park City, UT 84060

CC: Jonanthan DeGray

### NOTICE OF PLANNING DIRECTOR ACTION

#### Description

Address: 86 Prospect Avenue

Zoning District: Historic Residential - 1

Application: Steep Slope Conditional Use Permit

Project Number: PL-24-06181

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 19, 2024

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling on a Vacant Lot.

#### Action Taken

On September 19, 2024, the Planning Director conducted a public hearing and approved the Historic District Design Review proposal for a new Single-Family Dwelling at 86 Prospect Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

#### Findings of Fact

1. The Site is located at 86 Prospect Avenue and is Lot 2 of the Prospect Place Plat Amendment approved under Ordinance No. 2019-20 by the City Council on April 18, 2019.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.
4. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is



## Planning Department

required. On August 28, 2024, the Planning Commission approved the SSCUP for 86 Prospect Avenue.

5. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. The Lot is 2,908 square feet.
6. The maximum Lot size in the HR-1 Zoning District is 3,750 square feet. The Lot is 2,908 square feet.
7. The minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot is 36' in width.
8. The maximum Building Footprint in the HR-1 Zoning District for a Lot that is 2,908 square feet is 1,235 square feet. The proposed Building Footprint is 1,232 square feet.
9. Minimum Front and Rear Setbacks for Lots greater than 75' in depth in the HR-1 Zoning District is 12' or 13' each, for a total of 25'. The proposed SFD has a 12' Front Setback and 13' Rear Setback.
10. Minimum Side Setbacks for Lots up to 37.5' in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback on each side.
11. The maximum Building Height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum Building Height is 27' from Existing Grade.
12. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 10 feet at 23 feet from the lowest point of existing grade.
13. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
14. 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 HR-1 Zoning District. The proposal has an interior height of 31'-0 11/16" feet, as defined.
15. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District and 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 (ROW). The proposed roof pitch is 7:12, measured 20 feet back from the ROW.
16. Per Land Management Code (LMC) § 15-13-8, HDDR applications are subject to the following criteria:

### **B. Specific Guidelines**





## Planning Department

| 1. Site Design                                                                                                                                                                                                                                                                                                                                                                                                           | Analysis of Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a) Building Setback and Orientation</p> <ul style="list-style-type: none"> <li>• Front Setback – 12'</li> <li>• Rear Setback - 13'</li> <li>• Side Setbacks – 3'</li> </ul>                                                                                                                                                                                                                                           | <p><b>Complies:</b></p> <ul style="list-style-type: none"> <li>• Front Setback – 12'</li> <li>• Rear Setback – 13'</li> <li>• Side Setbacks – 3'</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>b) Topography and Grading:<br/>LMC § <a href="#">15-13-8(B)(1)(b)</a> states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes. A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls."</p> | <p><b>Complies:</b> The proposed design steps down with the slope of the site, and the number of retaining walls is minimized to one. The Final Grade is within four feet of Existing Grade.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>c) Landscaping and Vegetation</p>                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>See Condition of Approval 18:</b> The proposed vegetation shall be at least 50% Water Wise and compliant with <a href="#">15-5-5(N)</a>. The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>d) Retaining Walls –<br/>LMC § <a href="#">15-13-8(B)(1)(d)</a> states, "a site shall be contoured in a way that reduces the need for retaining walls."</p>                                                                                                                                                                                                                                                           | <p><b>Complies:</b> The proposed design uses one retaining wall. The SFD is designed so the Final Grade is within four feet of Existing Grade and much of the natural topography is retained.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>h) Parking Area &amp; Driveways</p> <p>Pursuant to LMC <a href="#">15-3-6(A)</a>, Single-Family Dwellings in the HR-1 Zone require two parking spaces.</p>                                                                                                                                                                                                                                                            | <p><b>Complies:</b></p> <p>The proposed SFD has two parking spaces, in tandem. One proposed space is in the garage and 11' by 20'. The second space is partially in the Front Setback, as an allowed exception pursuant to LMC <a href="#">§ 15-2.2-3(G)(6)</a>, and nine feet by 18 feet. Both spaces are compliant. LMC <a href="#">§ 15-13-8(B)(1)(h)(7)</a> encourages 10-foot driveways widths in Historic Zoning Districts.</p> <p>The Applicant has requested an exception to the 10-foot driveway width from the Engineering Department, as outlined in LMC <a href="#">§ 15-3-3(H)(1)</a>. On August 23, 2024, the Engineering Department issued a Variance to the driveway width, allowing for it to be twelve feet (see Exhibit D).</p> |



## Planning Department

|                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Primary Structures                                                                                                                                                                                                                                                                                                                                        | Analysis of Proposal                                                                                                                                                                                                                                                                                                                                            |
| a) Mass, Scale, & Height                                                                                                                                                                                                                                                                                                                                     | <b>Complies:</b> The SFD is compliant with zone regulations regarding building footprint, setbacks, and height.                                                                                                                                                                                                                                                 |
| b) Foundation -- LMC <a href="#">15-13-8(B)(2)(b)</a> states, "No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades."                                                                                                                                                                        | <b>See Condition of Approval 19:</b> The concrete foundation exceeds two feet in height as required. The Applicant shall reduce the visible foundation to two feet or less from Final Grade.                                                                                                                                                                    |
| c) Doors -- LMC § <a href="#">15-13-8(B)(2)(c)</a> states, "All buildings that face the street shall have a well-defined primary entrance."                                                                                                                                                                                                                  | <b>Complies:</b> The front door is proud of the garage door by one foot, four inches and on the main level, facing the street. The covered porch area helps to define the front entrance.                                                                                                                                                                       |
| d) Windows -- LMC § <a href="#">15-13-8(B)(2)(d)</a> states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."                                                                                              | <b>Complies:</b> The solid-to-void ratio balanced, and amount of glazing is appropriate on each side of the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.                                                                                                                                              |
| e) Roofs – LMC § <a href="#">15-2.2-5</a> requires a roof pitch of at least 7:12. LMC § <a href="#">15-13-8(B)(2)(e)</a> , states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District." | <b>Complies:</b> The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The roof pitch measures 7:12 20' back from the Right-of-Way. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District. |
| i) Porches - LMC § <a href="#">15-13-8(B)(2)(i)</a> states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street."                                                                                                                                                                  | <b>Complies:</b> The covered porch spans two-thirds the front of the structure, is reflective of the neighboring properties, and helps to define the front entrance.                                                                                                                                                                                            |
| 3. Mechanical and Utility Systems and Service Equipment                                                                                                                                                                                                                                                                                                      | <b>See Condition of Approval 20:</b> The proposed mechanical equipment shall be three feet from the property line and screened.                                                                                                                                                                                                                                 |
| 4. Materials                                                                                                                                                                                                                                                                                                                                                 | <b>Complies:</b> Pursuant to LMC § <a href="#">15-13-8(B)(4)</a> , the proposed materials of cedar siding, standing seam roof, metal railings, wood clad windows, and concrete are compliant with the Historic District.                                                                                                                                        |



## Planning Department

|                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. Paint and Color - LMC § <a href="#">15-13-8(B)(5)(d)</a> states, “Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.”                        | <b>Complies:</b> The proposed plans indicate a painted or stained cedar siding. See Condition of Approval 21.                                                                                                                                                                                                                                             |
| 6. Garages<br>LMC § <a href="#">15-13-8(B)(6)(b)</a> states, “Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage.”                                | <b>Complies:</b> The proposed SFD will have single-car garage, with an eight-foot tall by nine-foot-wide door, which is compliant.                                                                                                                                                                                                                        |
| 7. Decks<br>LMC § <a href="#">15-13-8(7)(a)</a> states “Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.” | <b>Complies:</b> The proposed decks are on the rear of the structure, not visible from the ROW, and step down with the grade. The decks are limited to one side of the structure and smaller than the at-grade patios.                                                                                                                                    |
| 8. Balcony and Roof Decks                                                                                                                                                                                 | <b>See Condition of Approval 22:</b> The second-level, covered porch design complies with the streetscape. The porch is three feet, eight inches in depth in the middle of the structure and then extends to seven feet, six inches to the north of the structure. Staff recommends the porch width be reduced to six feet at the north end of the porch. |

17. LMC § 15-3-6(A) requires two parking spaces for a SFD. The proposed SFD has two parking spaces, in tandem. LMC § 15-3-4(A)(1) requires a parking space in a single garage of 11’ wide by 20’ deep. LMC § 15-3-3(F)(1) requires parking spaces be nine feet wide by 18 feet deep. One proposed space is in the garage and 11’ by 20’. The second space is partially in the Front Setback, as an allowed exception pursuant to LMC § 15-2.2-3(G)(6), and nine feet by 18 feet.

18. Staff published notice on the City’s website and posted notice to the property on September 5, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on September 5, 2024. The Park Record published notice on September 5, 2024.

### Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.



## Planning Department

3. The proposal complies with the LMC requirements pursuant to Section 15-13-8, Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

### Conditions of Approval

1. Final building plans and construction details shall reflect compliance with the plans reviewed September 19, 2024, by the Planning Director, pending design modifications conditioned, and as required for this approval. 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. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR 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.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work, [in](#) 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.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per 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 their original state. The Final Grade shall be within four feet of Existing Grade.
8. 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.
9. 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.



## Planning Department

10. 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.
11. Construction waste should be diverted from landfill and recycled when possible.
12. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
13. 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.
14. 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.
15. 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.
16. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
17. 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.
18. The Applicant shall provide an updated Water Wise irrigation and landscape plan at building permit submission, compliant with LMC § 15-5-5(N).
19. The visible foundation shall be reduced to two feet or less from Final Grade to comply with LMC § 15-13-8(B)(2)(b).
20. The mechanical equipment shall be three feet from the property line and screened.
21. All wood materials shall be painted or stained opaque.
22. The front balcony shall be reduced from seven feet, six inches to six feet in depth.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email [lillian.zollinger@parkcity.org](mailto:lillian.zollinger@parkcity.org).

Sincerely,





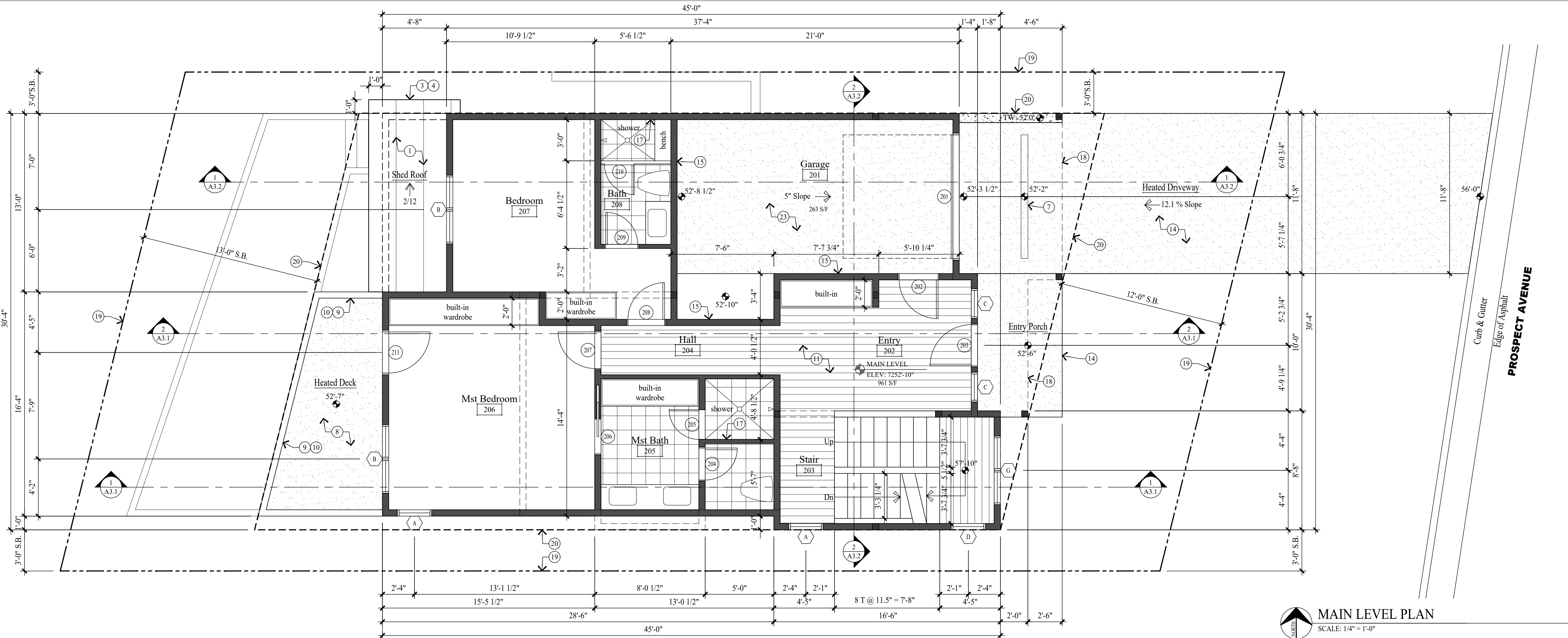
**Planning Department**

Rebecca Ward,  
Planning Director

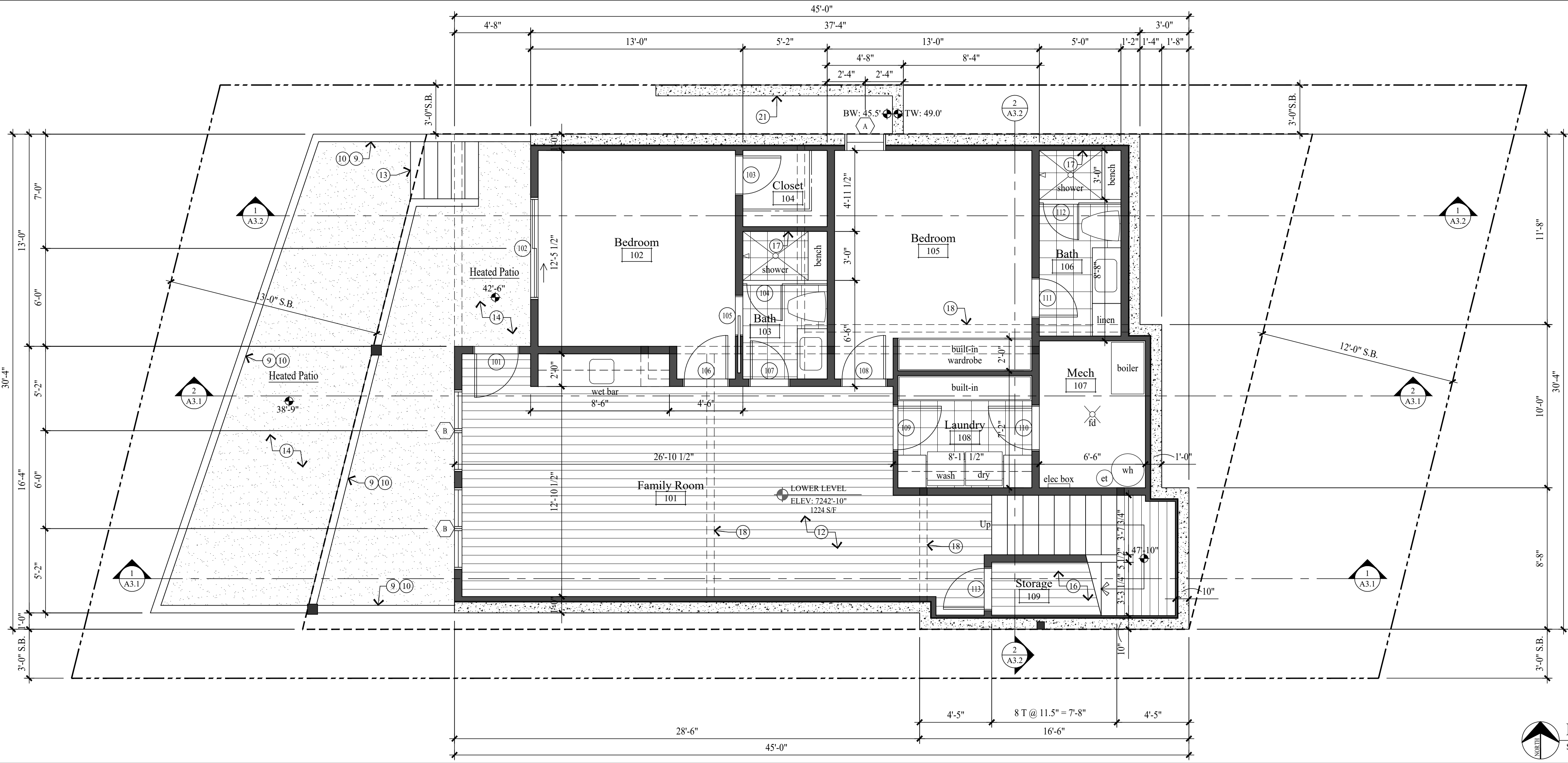
CC: Lillian Zollinger, Planner III

DRAFT

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



**MAIN LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**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 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

## KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- MEATL RIDGE VENT.
- 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 1x6 TAG CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- HEATED DECK: REINFORCED CONCRETE ON STEEL COMPOSITE DECK - SEE STRUCTURAL. LIQUID APPLIED WATERPROOF MEMBRANE OVER STEEL DECKING.
- 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 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.
- REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
- 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- DASHED LINES INDICATES WALL/BEAM ABOVE.
- PROPERTY LINE.
- SET BACK LINE.
- HEATILATOR "CRAVE 46048" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
- CONCRETE RETAINING.
- HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.

**Jonathan DeGray**  
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

GOFF RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

LOWER LEVEL PLAN  
MAIN LEVEL PLAN

REVISIONS:

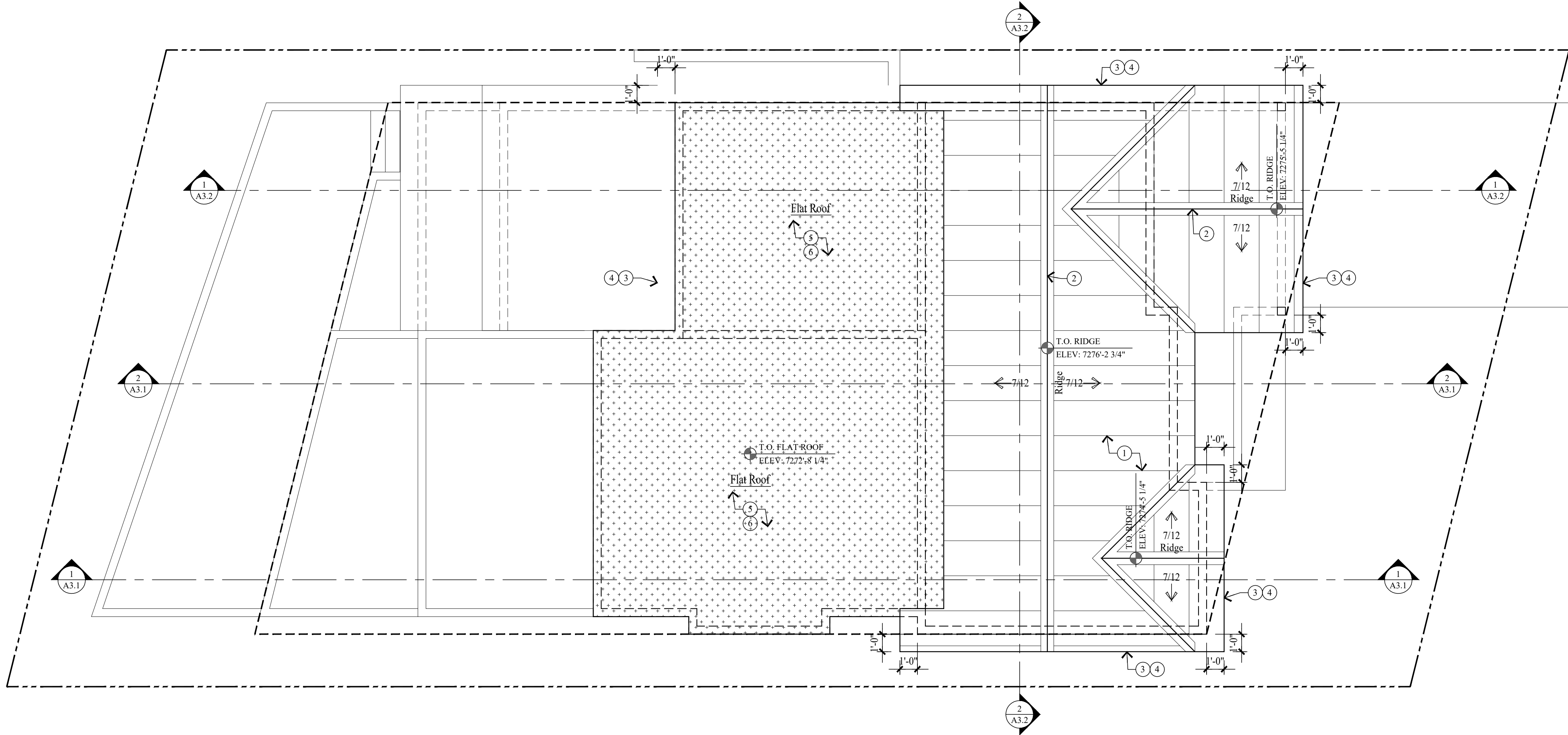
DATE:  
SEPTEMBER 09, 2024

PROJECT NUMBER:  
2405-01

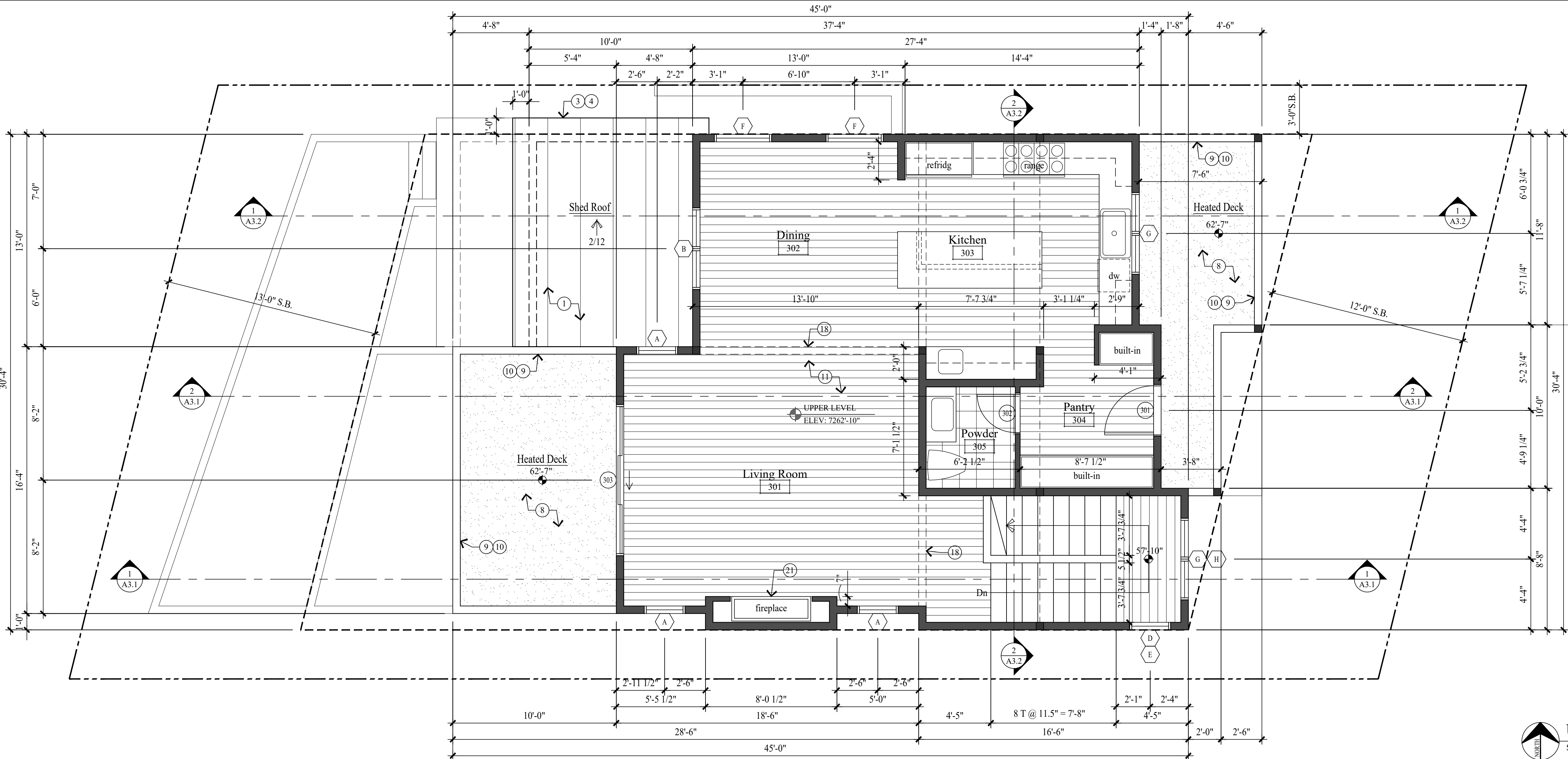
SHEET NUMBER:  
**A1.1**



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



HIGH ROOF PLAN  
SCALE: 1/4" = 1'-0"



UPPER 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 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

## KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 TAG CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 8 HEATED DECK: REINFORCED CONCRETE ON STEEL COMPOSITE DECK - SEE STRUCTURAL. LIQUID APPLIED WATERPROOF MEMBRANE OVER STEEL DECKING.
- 9 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 10 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 11 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 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 REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
- 14 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 15 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 16 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 17 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 18 DASHED LINES INDICATES WALL/BREAM ABOVE.
- 19 PROPERTY LINE.
- 20 SET BACK LINE.
- 21 HEATILATOR "CRAVE 46048" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
- 22 CONCRETE RETAINING.
- 23 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.

Jonathan DeGray  
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

GOFF RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

UPPER LEVEL PLAN  
ROOF PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

SEPTEMBER 09, 2024

PROJECT NUMBER:

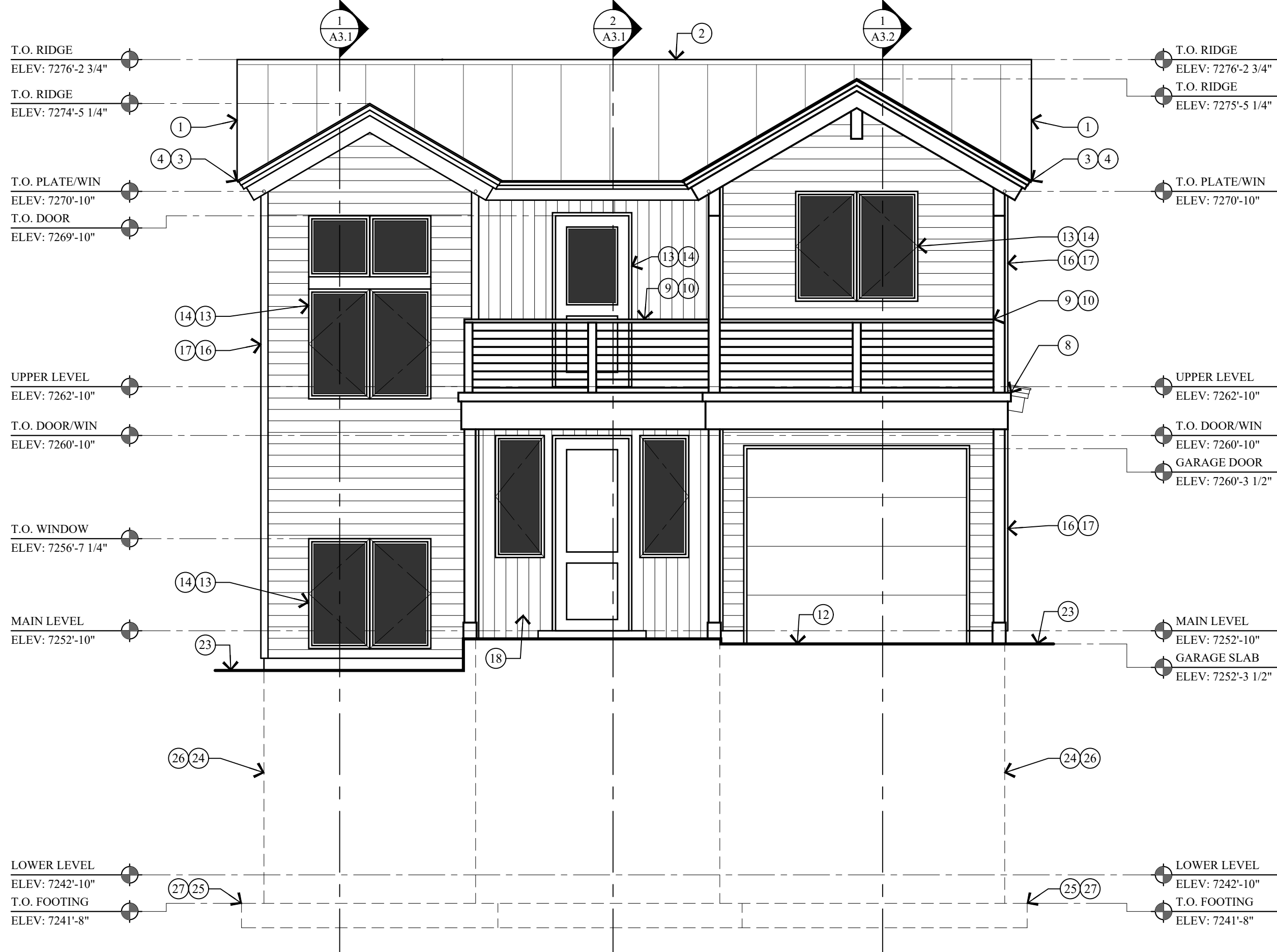
2405-01

SHEET NUMBER:

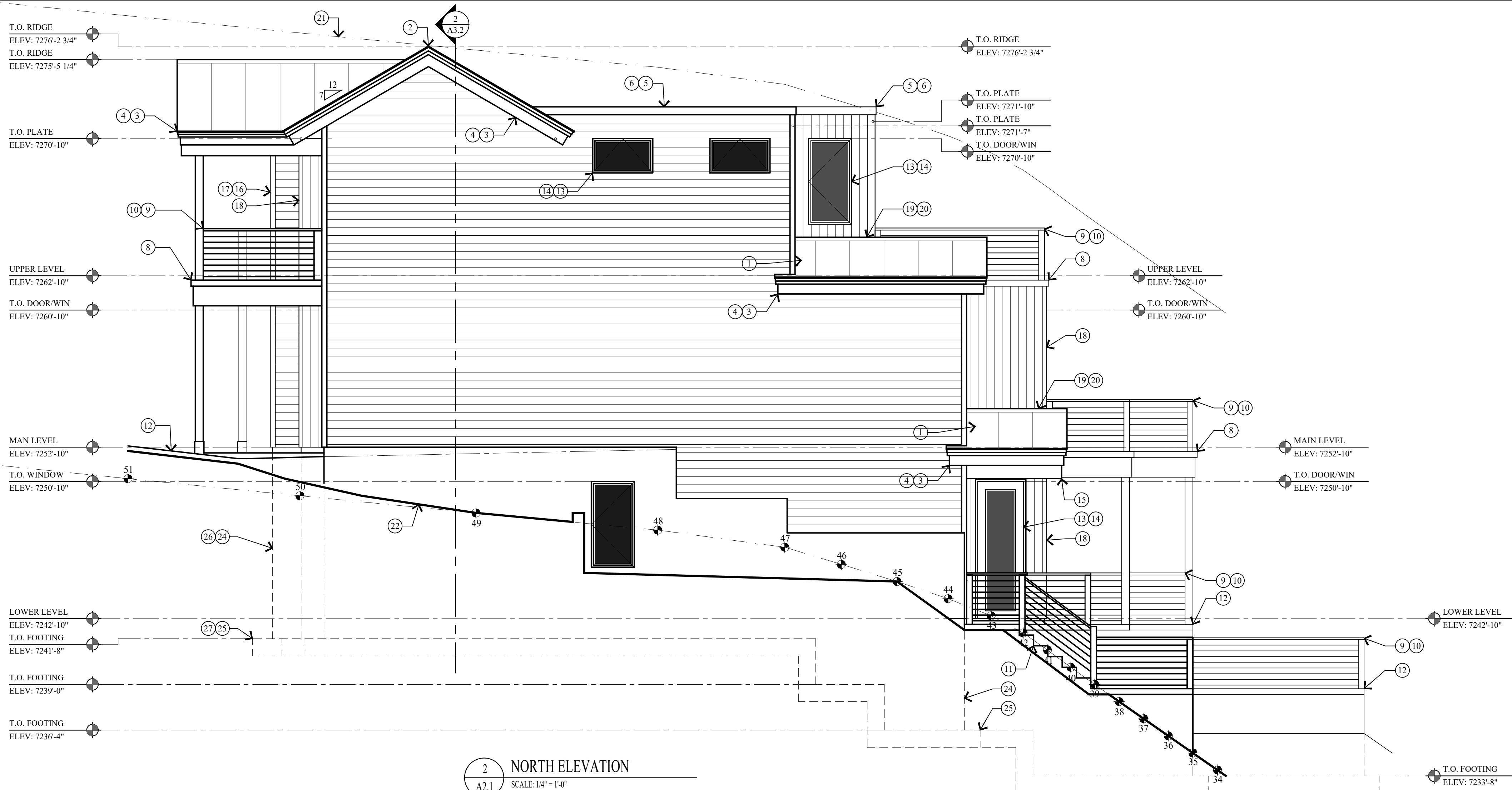
A1.2



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



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 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 AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 MEATAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 8 HEATED DECK: REINFORCED CONCRETE ON STEEL COMPOSITE DECK - SEE STRUCTURAL. LIQUID APPLIED WATERPROOF MEMBRANE OVER STEEL DECKING.
- 9 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 10 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 11 REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
- 12 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 13 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 14 WINDOW & DOOR TRIM TO BE 1" METAL FLASHING.
- 15 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 16 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 17 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4/A4.1.
- 18 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 19 FLASHING AND COUNTER FLASHING - TYPICAL.
- 20 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 21 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 22 EXISTING GRADE LINE.
- 23 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 24 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 25 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 26 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 27 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

PRODUCT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

SEPTEMBER 09, 2024

PROJECT NUMBER:

2405-01

SHEET NUMBER:

A2.1

Jonathan DeGray  
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

GOFF RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

EAST AND NORTH ELEVATIONS



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



- ### KEY NOTES
- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
  - MEATAL RIDGE VENT.
  - 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
  - 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
  - FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
  - ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
  - POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
  - HEATED DECK: REINFORCED CONCRETE ON STEEL COMPOSITE DECK - SEE STRUCTURAL. LIQUID APPLIED WATERPROOF MEMBRANE OVER STEEL DECKING.
  - 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
  - FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
  - REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
  - 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
  - WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
  - WINDOW & DOOR TRIM TO BE 1" METAL FLASHING.
  - STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
  - 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
  - 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4/A4.1.
  - 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
  - FLASHING AND COUNTER FLASHING - TYPICAL.
  - ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
  - LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
  - EXISTING GRADE LINE.
  - FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
  - FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
  - FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
  - DRAINAGE MATT ON WATERPROOF MEMBRANE
  - FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

**Jonathan DeGray**  
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

GOFF RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

WEST AND SOUTH ELEVATIONS

REVISIONS:

DATE:  
SEPTEMBER 09, 2024

PROJECT NUMBER:  
2405-01

SHEET NUMBER:  
**A2.2**



| ROOM FINISH SCHEDULE |             |          |      |       |      |       |      |              |       |                          |  |
|----------------------|-------------|----------|------|-------|------|-------|------|--------------|-------|--------------------------|--|
| ROOM                 |             | FLOOR    |      | WALLS |      |       |      | CEILING      |       | REMARKS                  |  |
| NO.                  | NAME        | MAT'L    | BASE | NORTH | EAST | SOUTH | WEST | HEIGHT       | MAT'L |                          |  |
| LOWER LEVEL          |             |          |      |       |      |       |      |              |       |                          |  |
| 101                  | FAMILY ROOM | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | 8'-11 3/4"   | GYP   |                          |  |
| 102                  | BEDROOM     | CARPET   | WOOD | GYP   | GYP  | GYP   | GYP  | 8'-11 3/4"   | GYP   |                          |  |
| 103                  | BATH        | TILE     | TILE | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 104                  | CLOSET      | CARPET   | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 105                  | BEDROOM     | CARPET   | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 106                  | BATH        | TILE     | TILE | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 107                  | MECH        | CONCRETE | WOOD | GYP   | GYP  | GYP   | GYP  | 8'-11 3/4"   | GYP   |                          |  |
| 108                  | LAUNDRY     | TILE     | TILE | GYP   | GYP  | GYP   | GYP  | 8'-11 3/4"   | GYP   |                          |  |
| 109                  | STORAGE     | CONCRETE | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
| MAIN LEVEL           |             |          |      |       |      |       |      |              |       |                          |  |
| 201                  | GARAGE      | CONCRETE | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   | 5/8" TYPE X GYPSUM BOARD |  |
| 202                  | ENTRY       | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | 8'-11 3/4"   | GYP   |                          |  |
| 203                  | STAIR       | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 204                  | HALL        | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | 8'-11 3/4"   | GYP   |                          |  |
| 205                  | MST BATH    | TILE     | TILE | GYP   | GYP  | GYP   | GYP  | 8'-11 3/4"   | GYP   |                          |  |
| 206                  | MST BEDROOM | CARPET   | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 207                  | BEDROOM     | CARPET   | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 208                  | BATH        | TILE     | TILE | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
| UPPER LEVEL          |             |          |      |       |      |       |      |              |       |                          |  |
| 301                  | LIVING ROOM | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 302                  | DINING      | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 303                  | KITCHEN     | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 304                  | PANTRY      | WOOD     | WOOD | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
| 305                  | POWDER      | TILE     | TILE | GYP   | GYP  | GYP   | GYP  | FIELD VERIFY | GYP   |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |
|                      |             |          |      |       |      |       |      |              |       |                          |  |

| WINDOW SCHEDULE |       |        |          |                 |                    |                    |                   |                                                   |  |
|-----------------|-------|--------|----------|-----------------|--------------------|--------------------|-------------------|---------------------------------------------------|--|
| MARK<br>ⓧ       | SIZE  |        | TYPE     | FRAME<br>MAT'L  | EXTERIOR<br>FINISH | INTERIOR<br>FINISH | GLAZING           | REMARKS                                           |  |
|                 | WIDTH | HEIGHT |          |                 |                    |                    |                   |                                                   |  |
| A               | 2'-6" | 5'-0"  | CASEMENT | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E |                                                   |  |
| B               | 5'-0" | 5'-0"  | CASEMENT | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E | (2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION |  |
| C               | 2'-0" | 5'-0"  | CASEMENT | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E |                                                   |  |
| D               | 2'-6" | 4'-6"  | PICTURE  | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E |                                                   |  |
| E               | 2'-6" | 2'-6"  | PICTURE  | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E |                                                   |  |
| F               | 3'-6" | 2'-0"  | AWNING   | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E |                                                   |  |
| G               | 5'-0" | 4'-6"  | CASEMENT | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E | (2) 2'-6" x 4'-6" CASEMENT MULLED - SEE ELEVATION |  |
| H               | 5'-0" | 2'-6"  | PICTURE  | WOOD ALUM. CLAD | MANUFACTURER       | STAIN & VARNISH    | INSULATED - LOW E | (2) 2'-6" x 3'-6" PICTURE 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<br>⑤     | TYPE          |        | SIZE   |        | DOOR<br>MAT'L | DOOR<br>FINISH  | FRAME<br>MAT'L | FRAME<br>FINISH | HDWR<br>TYPE | REMARKS                                                          |  |
|               |               | WIDTH  | HEIGHT | THICK. |               |                 |                |                 |              |                                                                  |  |
| LOWER LEVEL   |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
| 101           | FRENCH        | 2'-8"  | 8'-0"  | 1 3/4" | WOOD-ALUM     | STAIN - MANFR   | WOOD-ALUM      | STAIN - MANFR   | LOCKSET      | INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.                   |  |
| 102           | PATIO         | 6'-0"  | 8'-0"  | 1 3/4" | WOOD-ALUM     | STAIN - MANFR   | WOOD-ALUM      | STAIN - MANFR   | LOCKSET      | (2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH. |  |
| 103           | STYLE & RAIL  | 2'-4"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PASSAGE      |                                                                  |  |
| 104           | SHOWER        | 2'-2"  | 7'-0"  | 1/2"   | GLASS         | CLEAR           |                |                 | SHOWER       | TEMP - EURO GLASS ENCLOSURE                                      |  |
| 105           | STYLE & RAIL  | 2'-4"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      | POCKET DOOR                                                      |  |
| 106           | STYLE & RAIL  | 2'-8"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 107           | STYLE & RAIL  | 2'-4"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 108           | STYLE & RAIL  | 2'-8"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 109           | STYLE & RAIL  | 2'-8"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PASSAGE      |                                                                  |  |
| 110           | STYLE & RAIL  | 2'-8"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PASSAGE      |                                                                  |  |
| 111           | STYLE & RAIL  | 2'-4"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 112           | SHOWER        | 2'-2"  | 7'-0"  | 1/2"   | GLASS         | CLEAR           |                |                 | SHOWER       | TEMP - EURO GLASS ENCLOSURE                                      |  |
| 113           | STYLE & RAIL  | 2'-6"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PASSAGE      |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
| MAIN LEVEL    |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
| 201           | OVERHEAD DOOR | 9'-0"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | GARAGE       | AUTO DOOR OPENER                                                 |  |
| 202           | STYLE & RAIL  | 2'-10" | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | LOCKSET      | 20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD                  |  |
| 203           | ENTRY         | 3'-0"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | LOCKSET      | WEATHER STRIP - THRESHOLD - SEE ELEV.                            |  |
| 204           | STYLE & RAIL  | 2'-4"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 205           | SHOWER        | 2'-2"  | 7'-0"  | 1/2"   | GLASS         | CLEAR           |                |                 | SHOWER       | TEMP - EURO GLASS ENCLOSURE                                      |  |
| 206           | STYLE & RAIL  | 2'-6"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      | POCKET DOOR                                                      |  |
| 207           | STYLE & RAIL  | 2'-8"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 208           | STYLE & RAIL  | 2'-8"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 209           | STYLE & RAIL  | 2'-4"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 210           | SHOWER        | 2'-2"  | 7'-0"  | 1/2"   | GLASS         | CLEAR           |                |                 | SHOWER       | TEMP - EURO GLASS ENCLOSURE                                      |  |
| 211           | FRENCH        | 3'-0"  | 8'-0"  | 1 3/4" | WOOD-ALUM     | STAIN - MANFR   | WOOD-ALUM      | STAIN - MANFR   | LOCKSET      | INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.                   |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
|               |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
| UPPER LEVEL   |               |        |        |        |               |                 |                |                 |              |                                                                  |  |
| 301           | FRENCH        | 3'-0"  | 7'-0"  | 1 3/4" | WOOD-ALUM     | STAIN - MANFR   | WOOD-ALUM      | STAIN - MANFR   | LOCKSET      | INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.                   |  |
| 302           | STYLE & RAIL  | 2'-4"  | 8'-0"  | 1 3/4" | WOOD          | STAIN & VARNISH | WOOD           | STAIN & VARNISH | PRIVACY      |                                                                  |  |
| 303           | PATIO         | 9'-0"  | 8'-0"  | 1 3/4" | WOOD-ALUM     | STAIN - MANFR   | WOOD-ALUM      | STAIN - MANFR   | LOCKSET      | (5) 3'-0" DOORS - 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.                                                              |  |  |  |  |  |  |  |  |  |

Jonathan DeGray  
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060  
Tel. 435-648-7263, E-mail: degrayarch@guestoffice.net

GOFF RESIDENCE  
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

DOOR, WINDOW AND ROOM  
SCHEDULES

DATE:  
SEPTEMBER 09, 2024

PROJECT NUMBER:  
2405-01

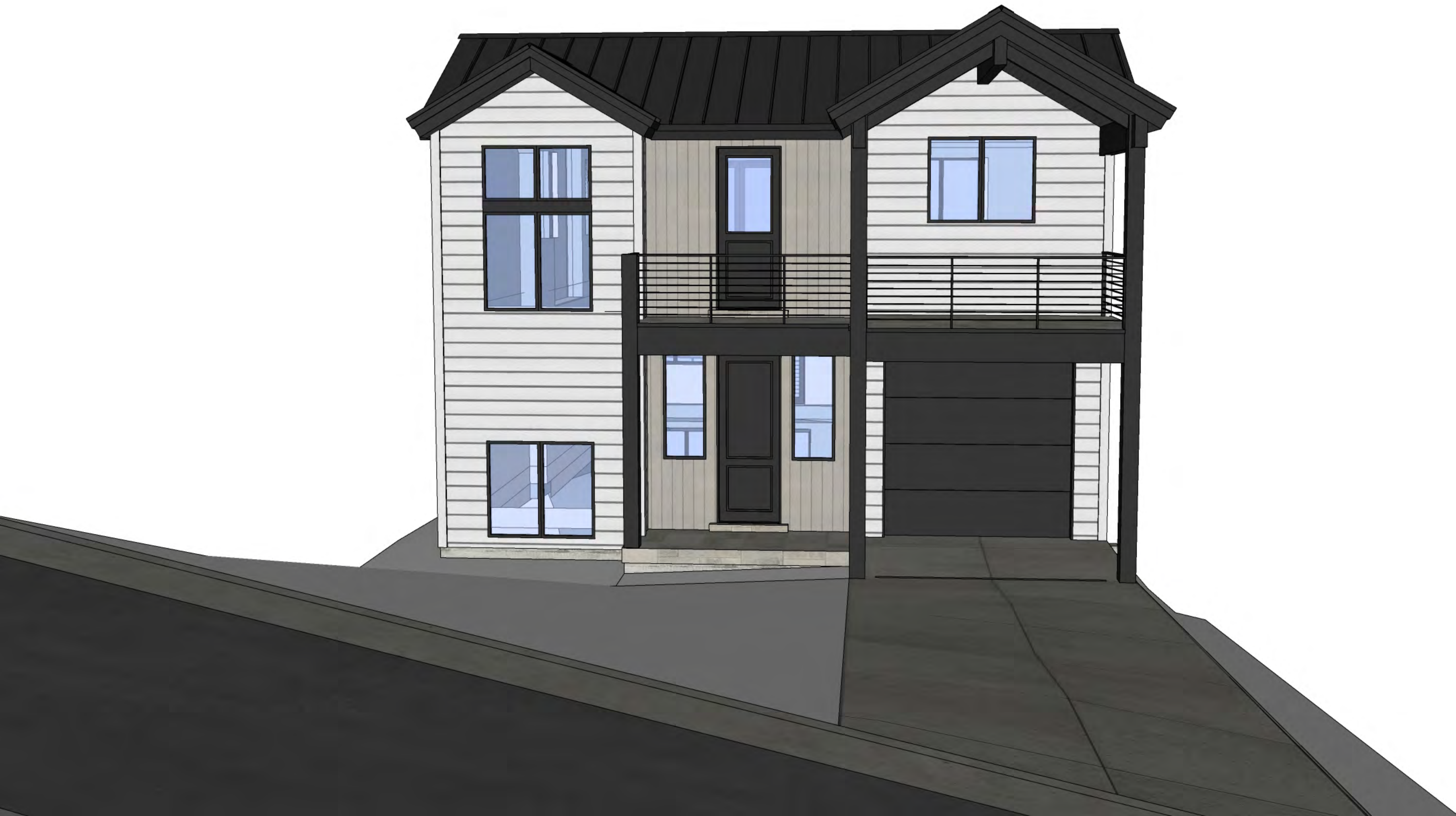
SHEET NUMBER:  
A5.1

PRODUCT DESCRIPTION:

REVISIONS:

Page 23 of 24





































August 23, 2024

RE: 86 Prospect Ave. – Driveway Width Variance

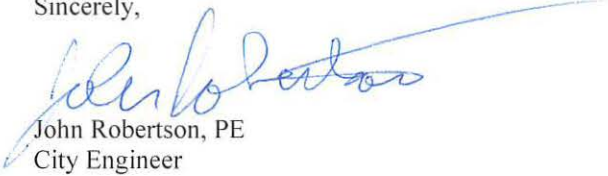
Dear Mr. Goff:

Park City's Municipal Code Section [15-13-8\(B\)\(1\)\(h\)](#) states that for a single car garage the maximum driveway width shall not exceed 10', however, per section [15-3-3\(H\)\(1\)](#), minor variations in driveway widths may be approved by the City Engineer.

I have reviewed the documentation provided by the applicant. Due to the narrowness of Prospect Ave. (Prospect Ave. is approximately 10' wide at the applicant's address), the additional width is necessary to allow a vehicle the turning radius to stay within the bounds of the driveway. Therefore, I approve the applicant's request for a minor variation of width and will allow a 12' driveway at this address.

If you have any questions or concerns, please contact the Engineering Department at (435)-615-5073.

Sincerely,



John Robertson, PE  
City Engineer



## Planning Department Staff Report



**Subject:** 395 Deer Valley Drive  
**Application:** PL-24-06248  
**Author:** Jaron Ehlers, Planner I  
**Date:** September 19, 2024  
**Type of Item:** Extension of Plat Amendment Approval

### Recommendation

(I) Review the 395 Deer Valley Drive Plat Amendment extension request, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

### Description

**Applicant:** Work Smart LLC  
Alliance Engineering, Applicant Representative  
**Location:** 395 Deer Valley Drive  
**Zoning District:** Residential – 1  
**Adjacent Land Uses:** Single Family Dwellings, Open Space  
**Reason for Review:** The Planning Director reviews and approves requests for extensions to Plat Amendments.<sup>1</sup>

BOA Board of Adjustment  
LMC Land Management Code  
PCMC Park City Municipal Corporation  
R – 1 Residential – 1  
ROW Right-of-Way

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).*

### Summary

The Applicant is seeking an extension of Plat Amendment approval for 395 Deer Valley Drive. 395 Deer Valley Drive is in Block 65 of the Amended Plat of Park City Survey and consists of all of Lots 9 and 26, the westerly 18.75 feet of Lots 8 and 27, and the easterly one-half of Lots 10 and 25, for a total of 0.194 acre or 8,437 square feet. The subject property is in the Residential – 1 (R-1) Zoning District. The original Plat Amendment Approval entails creating a lot of record from Lots 9 and 26 and portions of Lots 8, 10, 25, and 27 of Block 65 of the Park City Survey.

### Background

On September 2, 2022, the Applicant submitted a Plat Amendment application (PL-22-05370) and Planning Staff deemed the application complete on September 16, 2022. During analysis of the proposed Plat Amendment, Staff determined that the Applicant

---

<sup>1</sup> LMC [§ 15-7.1-6\(C\)\(4\)](#).

needed a Variance (PL-23-05654) to reduce the Front Setback for a new garage.

On June 20, 2023, the Board of Adjustment (BOA) reviewed the Applicant's Variance request to reduce the 20-foot Front Setback to four feet to accommodate construction of a front-facing garage. The BOA held a public hearing and approved the Variance ([Staff Report](#); see Exhibit E for Minutes and Exhibit F for Final Action Letter).

On July 26, 2023, the Planning Commission reviewed the proposed Plat Amendment and requested to amend the Draft Ordinance to include the following Condition of Approval:

*The plat shall note that due to the presence of steep slopes at the rear of the property, a no-build area shall restrict the owner from constructing buildings, fences, or similar structures, except for maintaining the existing standalone deck, 40 feet from the rear property line.*

The Planning Commission held a public hearing and forwarded a unanimous positive recommendation for City Council's consideration ([Staff Report](#); [Minutes](#) pp. 31-40).

On August 22, 2023, the City Council considered the Plat Amendment and the amended Draft Ordinance. The City Council held a public hearing and voted to adopt Ordinance 2023-38 approving the Plat Amendment (Exhibit G) ([Staff Report](#); [Minutes](#) pp. 14-15).

City departments reviewed the approved Plat Amendment and released comments to the Applicant. The Applicant Representative and the City's then Property, Real Estate, and Trails & Open Space Manager decided to wait until the City had negotiated with Summit County for the transfer of title for Parcel PC-519-R-X to the City before the Mylar for the Plat Amendment would be printed and routed for signatures. Parcel PC-519-R-X, formerly owned by Summit County but now owned by Park City Municipal Corporation (PCMC), fronts the property and is a portion of the historic Heber Avenue Right-of-Way (ROW).

On August 9, 2024, Summit County recorded a Quitclaim Deed (Entry No. 01223595, see Exhibit D) transferring ownership of Parcel PC-519-R-X to PCMC.

On August 20, 2024, the Applicant submitted a request for an extension to the Plat Amendment approval.

### **Analysis**

**(I) The proposal to grant an extension to the Plat Amendment approval complies with LMC Section 15-7.1-6, *Final Subdivision Plat*.**

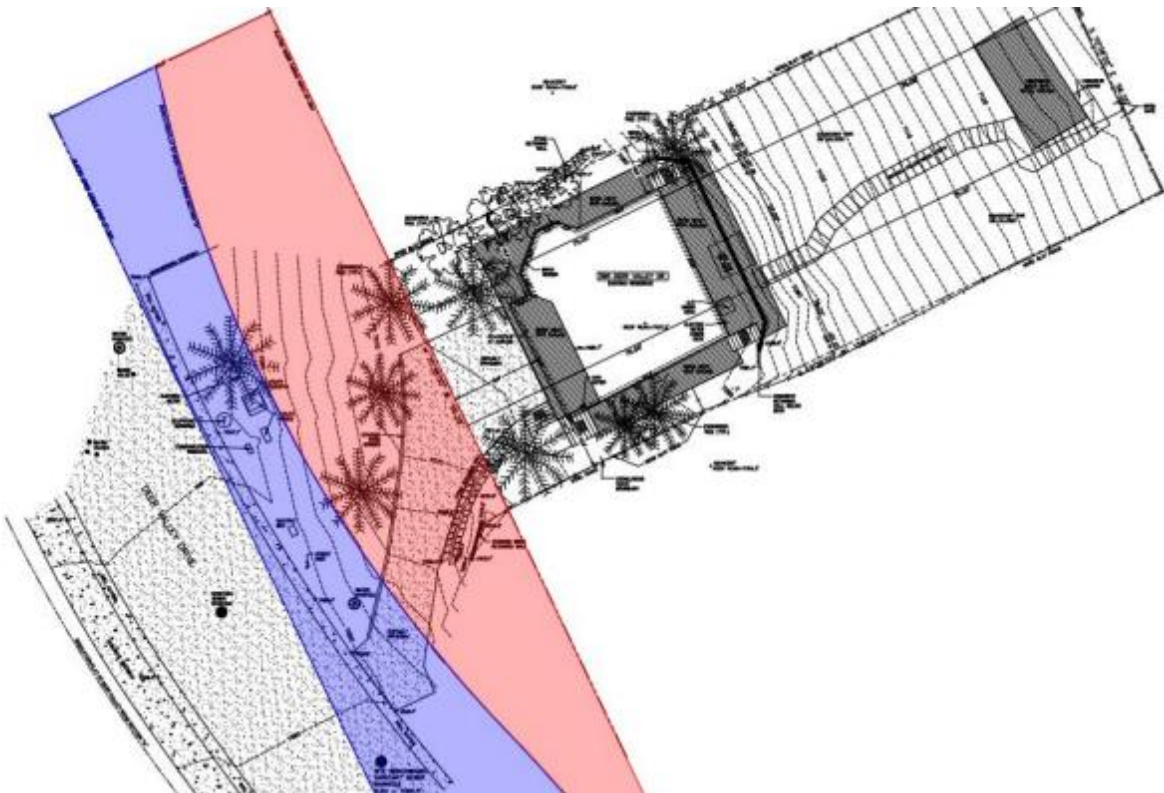
The Applicant requested an extension to the Plat Amendment Approval in writing prior to the August 22, 2024, expiration date. Condition of Approval 2 of Ordinance 2023-38 states, "The Applicant shall record the plat at the County within one year from the date



of City Council approval. If recordation has not occurred within one years' time, this Plat 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 City Council”.

On October 26, 2023, the City Council approved [Ordinance 2023-49](#), amended the Land Management Code (LMC), and shifted Final Action for Plats from the City Council to the Planning Commission. The Ordinance also updated LMC [§ 15-7.1-6](#), which states “The Planning Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings.<sup>2</sup>”

The only change in circumstance since adoption of Ordinance 2023-38 was the recordation of the Quitclaim Deed for Parcel PC-519-R-X (see Figure 1). The resulting change in ownership does not eliminate the requirement for the Applicant to gain permission to use this Parcel for access. The Conditions of Approval in Ordinance 2023-38 have been amended to remove mentions of Summit County and make clear that permission shall be obtained from the City Engineer, as detailed in the Draft Final Action Letter (Exhibit A).



*Figure 1: Parcel PC-519-R-X is shown in blue. The parcel was transferred from Summit County to PCMC via Quitclaim Deed. Existing Park City ROW is shown in red.*

---

<sup>2</sup> LMC [§ 15-7.1-6\(C\)\(4\)](#)

There are no unmitigated impacts or findings of non-compliance that arise from the extension of approval. If approved, the extension will adjust the date required for recordation from August 22, 2024, to August 22, 2025 (Condition of Approval 2).

### **Department Review**

The Planning Department 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 30, 2024. Staff mailed courtesy notice to adjacent property owners on August 30, 2024.<sup>3</sup>

### **Public Input**

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

### **Alternatives**

- The Planning Director may approve the extension of Plat Amendment approval;
- The Planning Director may deny the extension of Plat Amendment approval and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Currently Proposed Plat

Exhibit C: Applicant Statement

Exhibit D: Recorded Quitclaim Deed

Exhibit E: Approved Board of Adjustment June 20, 2023, Minutes

Exhibit F: Signed Variance Final Action Letter

Exhibit G: Ordinance 2023-38

---

<sup>3</sup> LMC [§ 15-1-21](#)





## Planning Department

September 19, 2024

Alliance Engineering

CC: Work Smart LLC

### NOTICE OF PLANNING DEPARTMENT ACTION

#### Description

Address: 395 Deer Valley Drive

Zoning District: Residential – 1

Application: Extension of Plat Amendment Approval

Project Number: PL-24-06248

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 19, 2024

Project Summary: The Applicant is requesting an extension of Plat Amendment approval to the 395 Deer Valley Drive Plat Amendment.

#### Action Taken

On September 19, 2024, the Planning Director conducted a public hearing and approved the extension of Plat Amendment approval according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. On September 2, 2022, the Applicant submitted a Plat Amendment application (PL-22-05370) and Planning Staff deemed the application complete on September 16, 2022.
2. During analysis of the proposed Plat Amendment, Staff determined that the Applicant needed a Variance (PL-23-05654) to reduce the Front Setback for a new garage.
3. On June 20, 2023, the Board of Adjustment reviewed the Applicant's Variance request to reduce the 20-foot Front Setback to four feet to accommodate



## Planning Department

construction of a front-facing garage. The Board of Adjustment held a public hearing and approved the Variance

4. On July 26, 2023, the Planning Commission reviewed the proposed Plat Amendment and requested to amend the Draft Ordinance to include the following Condition of Approval: "The plat shall note that due to the presence of steep slopes at the rear of the property, a no-build area shall restrict the owner from constructing buildings, fences, or similar structures, except for maintaining the existing standalone deck, 40 feet from the rear property line."
5. The Planning Commission held a public hearing and forwarded a unanimous positive recommendation for City Council's consideration.
6. On August 22, 2023, the City Council considered the Plat Amendment and the amended Draft Ordinance. The City Council held a public hearing and voted to adopt Ordinance 2023-38 approving the Plat Amendment.
7. City departments reviewed the approved Plat Amendment and released comments to the Applicant. The Applicant Representative and the City's then Property, Real Estate, and Trails & Open Space Manager decided to wait until the City had negotiated with Summit County for the transfer of title for Parcel PC-519-R-X to the City before the Mylar for the Plat Amendment would be printed and routed for signatures.
8. Parcel PC-519-R-X, formerly owned by Summit County but now owned by Park City Municipal Corporation, fronts the property and is a portion of the historic Heber Avenue Right-of-Way.
9. On August 9, 2024, Summit County recorded a Quitclaim Deed (Entry No. 01223595) transferring ownership of Parcel PC-519-R-X to the Park City Municipal Corporation.
10. On August 20, 2024, the Applicant submitted a request for an extension to the Plat Amendment approval.
11. The Applicant requested an extension to the Plat Amendment Approval in writing, prior to the August 22, 2024, expiration date.
12. Condition of Approval 2 of Ordinance 2023-38 states, "The Applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one years' time, this Plat 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 City Council".
13. On October 26, 2023, the City Council approved Ordinance 2023-49, amended the Land Management Code, and shifted Final Action for Plats from the City





## Planning Department

Council to the Planning Commission. The Ordinance also updated LMC § 15-7.1-6, which states “The Planning Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings.”

14. The only change in circumstance since adoption of Ordinance 2023-38 was the recordation of the Quitclaim Deed for Parcel PC-519-R-X. The resulting change in ownership does not eliminate the requirement for the Applicant to gain permission to use this Parcel for access.
15. The Conditions of Approval in Ordinance 2023-38 have been amended to remove mentions of Summit County and make clear that permission shall be obtained from the City Engineer.
16. There are no unmitigated impacts or findings of non-compliance that arise from the extension of approval. If approved, the extension will adjust the date required for recordation from August 22, 2024, to August 22, 2025 (Condition of Approval 2).
17. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 30, 2024.
18. Staff mailed courtesy notice to adjacent property owners on August 30, 2024

### Conclusions of Law

1. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.12, Residential (R-1) Zoning District, and LMC § 15-7.1-6, Final Subdivision Plat.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

### Conditions of Approval

1. The Planning Department, 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.



## Planning Department

2. The Applicant shall record the plat at Summit County by August 22, 2025. If recordation has not occurred by August 22, 2025, this Plat approval will be void.
3. The plat shall note that fire sprinklers are required for all new construction.
4. In order to use the property as a Nightly Rental, the Applicant must obtain a business license from the City for the Nightly Rental Use and shall renew the license annually or else the Use is terminated.
5. On June 20, 2023, the Board of Adjustment granted a Variance reducing the Front Setback for the Garage to four feet. Any other addition to the Structure is required to comply with the Front Setback of 15 feet.
6. The Applicant shall obtain an Administrative Conditional Use Permit for retaining walls that exceed four feet in height in the Front Setback prior to applying for a Building Permit.
7. The new garage shall not exceed 18 feet in height from Existing Grade.
8. If at some point in the future, Deer Valley Drive is widened, or re-aligned, the Applicant is responsible for the removal of retaining walls, stairs, and/or the driveway at the property owner's expense and in an expeditious manner (within 90 days of written notice).
9. The Applicant shall obtain a Work in the Right-of-Way Permit from the City Engineer prior to issuance of a Building Permit.
10. The applicant agrees to obtain Encroachment Agreements for all private property which will be constructed in City Right-of-Way and City owned Property. The Applicant acknowledges that their improvements will be bound by the terms of the Encroachment Agreements including the responsibility for removal of all improvements at the owner's expense in the event of the City's need to expand into or install improvements in the area of the City's Right-of-Way or Property which is being used by the applicant.
11. City Engineer review and approval of all appropriate grading, utility installation, and public improvements is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
12. Upon application of a Building Permit, the Applicant shall provide a landscape plan consistent with LMC § 15-5-5(N), showing replacement of all removed Significant Vegetation. If the Applicant cannot replace the same number of plants removed from their property or the Right-of-Way, then the Applicant shall return to the Forestry Board for further review. The Applicant shall receive permission from the City Engineer prior to installing any new vegetation in the unbuilt, platted Right-of-Way or the City owned parcel.





## Planning Department

13. Remodels and Additions shall comply with the Land Management Code and International Building Code in effect at the time of Building Permit application.
14. Prior to the issuance of a building permit, a Construction Mitigation Plan must be submitted to the Building Department for review by the Building, Engineering, and Planning Departments for final approval.
15. The plat shall note that due to the presence of steep slopes at the rear of the property, a no-build area shall restrict the owner from constructing buildings, fences, or similar structures, except for maintaining the existing standalone deck, 40 feet from the rear property line.

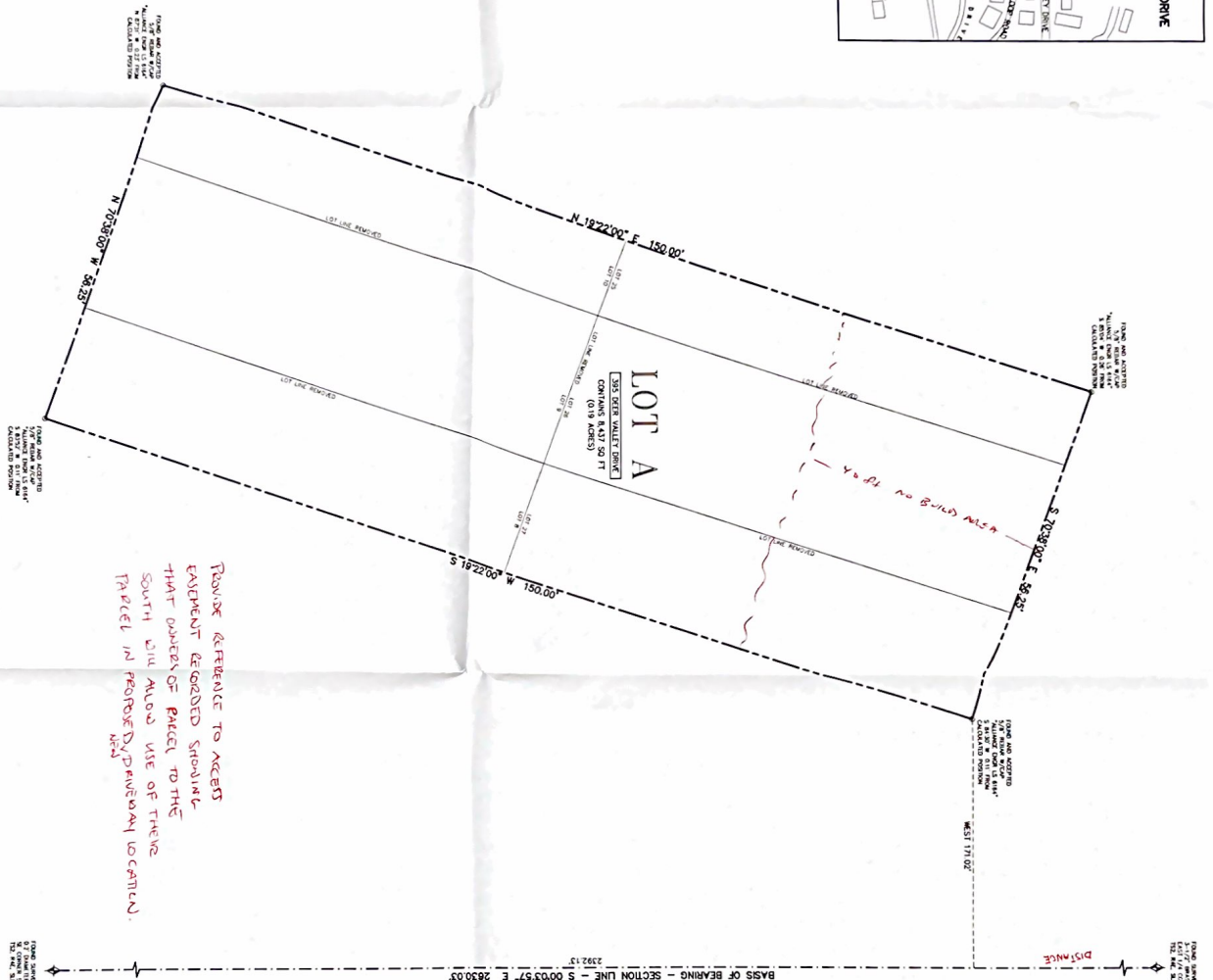
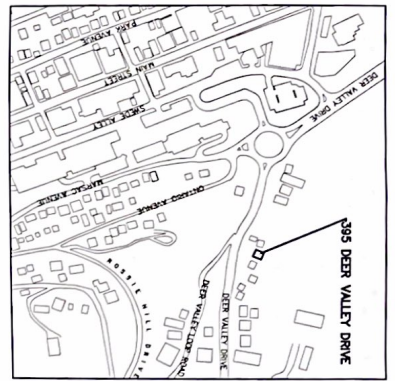
If you have questions or concerns regarding this Final Action Letter, please call (435) 699-8991 or email [jaron.ehlers@parkcity.org](mailto:jaron.ehlers@parkcity.org).

Sincerely,

---

Rebecca Ward  
Planning Director

CC: Jaron Ehlers, Project Planner



1000

Michael Domagala, do hereby certify that I am a Professional Land Surveyor and that I hold license No. 4587264 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 plot and described herein, and have combined said land into one (1) lot, hereafter to be known as 395 DEER VALLEY DRIVE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

### LEGAL DESCRIPTION

The ~~W~~esterly 18.75 feet of Lots 8 and 27, all of Lots 9 and 26, and the ~~S~~outherly one-half of Lots 10 and 25, Block 65, Amended Plat of Park City Survey, according to the official plat thereof on file and of record, in the Office of the Summit County Recorder.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that the undersigned is the owner of the above described tract of land, and hereby causes the same to be united into one lot of record, together with all encumbrances, to be known as 395 DEER VALLEY DRIVE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown herein.

In witness whereof, the undersigned set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Work Smart Properties LLC, a North Carolina limited liability company

Ronald Unger, Manager

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Ronald Unger personally appeared before me, whose identity is personally known to me or proven for the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of West Smart Properties, LLC, a North Carolina limited liability company, 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 the 395 DEER VALLEY DRIVE PLAT AMENDMENT.

By \_\_\_\_\_

Printed Name \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

## NOTES

- [illegible]



3995 DEER VALLEY DRIVE PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

**Alvarez**  
**Engineering Inc.**

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS  
223 Main Street P.O. Box 2644 Park City, Utah 84060-2644  
(435) 649-9467

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER  
RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024  
BY \_\_\_\_\_  
ENGINEERING DEPARTMENT

PLANNING COMMISSION  
RECOMMENDED BY THE PARK CITY  
PLANNING COMMISSION THIS 16  
DAY OF May, 2023  
BY \_\_\_\_\_  
CHAIR

ENGINEER'S CERTIFICATE  
I FIND THIS PLAT TO BE IN  
ACCORDANCE WITH INFORMATION  
FILE IN MY OFFICE THIS  
DAY OF \_\_\_\_\_, 2023  
BY \_\_\_\_\_  
PARK CITY ENGINEER

APPROVAL AS TO FORM \_\_\_\_\_  
 APPROVED AS TO FORM THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2023  
 BY \_\_\_\_\_  
 PARK CITY ATTORNEY \_\_\_\_\_

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY  
COUNCIL THIS 22 DAY OF August, 2013

BY \_\_\_\_\_ MAYOR \_\_\_\_\_

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT  
WAS APPROVED BY PARK CITY  
COUNCIL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_  
PARK CITY RECORDER

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2024

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
 RECORDED  
 AT THE REQUEST OF \_\_\_\_\_  
 \_\_\_\_\_  
 FEE RECORDER  
 \_\_\_\_\_  
 DATE ENTRY NO.



PARK CITY SURVEY, BLOCK 65,  
LOTS 9 & 26 and part of Lots 8, 10, 25 & 27

(395 Deer Valley Drive)

August 15, 2024

PROJECT INTENT

The property at 395 Deer Valley Drive is in Block 65, Park City Survey, and consists of Lots 9 & 26 and part of Lots 8, 10, 25 & 27. The property is currently occupied by a single family residence.

On August 22, 2023, the Park City Council approved the 395 Deer Valley Drive Plat Amendment. At the time of approval, there was a parcel owned by Summit County, Tax Serial No. PC-519-R-X, in the Deer Valley Drive public right-of-way. When the redlines for the plat amendment were received, there was a note stating, "Provide reference to access easement recorded showing that owners of parcel to the south will allow use of their parcel in proposed new driveway location". During the process of satisfying the requirements of this note, it was discovered that Park City Municipal Corporation (PCMC) was in the process of obtaining the parcel referred to in Tax Serial No. PC-519-R-X, as well as other similar remnant parcels in Park City, in a quitclaim deed from Summit County. Since the quitclaim deed from Summit County was already in the process of being coordinated by Heinrich Deters, the Property, Real Estate, Trails and Open Space Manager for Park City, it was decided it would be preferable to wait until the quitclaim deed from Summit County to PCMC was recorded. The property owner would then work with PCMC to obtain the necessary permission to access their property through parcel PC-519-R-X. It took longer than expected for that quitclaim deed to be recorded, but it was recorded August 9, 2024, as Entry No 1223595 in Book 2828 at Page 634.

Since the Park City Land Management Code requires that plats be recorded within one year of approval, it would be highly unlikely that the plat amendment would be recorded by the required date of August 22, 2024. Therefore, the applicant is requesting an extension to meet the requirements necessary to record the plat amendment.

**ENTRY NO. 01223595**

08/09/2024 11:00:09 AM B: 2828 P: 0634

Quit Claim Deed PAGE 1/3

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 0.00 BY SUMMIT COUNTY



**WHEN RECORDED MAIL DEED  
AND TAX NOTICE TO:**

**PARK CITY MUNICIPAL CORPORATION  
PO BOX 1480  
PARK CITY UTAH 84060**

**QUITCLAIM DEED**

**SUMMIT COUNTY**, a political subdivision of the State of Utah, with an address of 60 North Main Street, Coalville, UT 84017 ("**Grantor**"), hereby quitclaims to **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, with an address of P.O. Box 1480, Park City, UT 84060 ("**Grantee**"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described six tracts of land in Summit County, State of Utah, to wit:

**Parcel 1:**

A TRACT OF LAND IN NE 1/4 SE 1/4 OF SECTION 16, T2S R4E SLB & M IN PARK CITY, SUMMIT COUNTY, UTAH, BEING ALL THOSE PORTIONS OF LOTS 15, 16, 17 BLOCK 65, LOTS 15, 16, 17 BLOCK 63, OF PARK CITY SURVEY, AND A PORTION OF BLOCK 57 PARK CITY SURVEY (FORMERLY KNOWN AS THE MCKENRY MILLSITE), AND PORTIONS OF HEBER AVENUE, ALLISON STREET, THIRD STREET, AND PROVO AVENUE OF PARK CITY SURVEY, LYING BETWEEN LINES PARALLEL WITH AND 25.0 FEET, MEASURED AT RIGHT ANGLES AND/OR RADially ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF THE ABANDONED MAIN TRACK OF THE ONTARIO SPUR OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMALLY CONSTRUCTED AND OPERATED AND EXTENDING SOUTHEASTERLY FROM THE EASTERLY LINE OF BLOCK 66 OF THE PARK CITY SURVEY TO THE EAST LINE OF SAID SECTION 16: CONTAINING AN AREA OF .61 OF AN ACRE, MORE OR LESS. COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 66; THENCE S. 19\*22' W. ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 10 FT, MORE OR LESS, TO THE POINT OF BEGINNING OF THE CENTER LINE BEING DESCRIBED; THENCE S. 59\*41' E. A DISTANCE OF 181 FT; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING RADIUS OF 721.28 FT, A DISTANCE OF 344.2 FT; THENCE TANGENT TO THE END OF SAID CURVE S. 87\*03' E. A DISTANCE OF 5.3 FT TO A POINT IN SAID EAST LINE OF SECTION 16, THAT IS 477 FT, MORE OR LESS, DISTANT SOUTHERLY FROM THE EAST 1/4 CORNER OF SAID SECTION.



**Tax Identification #PC-519-R-X**

**Parcel 2:**

THE WESTERLY 15 FT. OF THE PLATTED RIGHT-OF-WAY FOR ALLISON STREET, A CLOSED STREET, BETWEEN HEBER AVENUE AND COALVILLE AVENUE, AS THAT RIGHT-OF-WAY ADJOINS LOTS 1 AND 29 OF BLOCK 66 OF THE PARK CITY SURVEY. THE LAND IS LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, T2S, R4E, SLB & M. Contains .13 acres

**Tax Identification #PC-524-C-1-X**

**Parcel 3:**

LOT 20 BLK 67 PARK CITY SURVEY CONT 0.03 ACRES (SEE QCD TO PARK CITY M213-658)

**Tax Identification# PC-525-B-1-X**

**Parcel 4:**

50 FT R/W DES AS BEG AT PT ON E'LY R/W LINE STATE HWY (ALT US 40) S 55.62 FT & W 2547.88 FT FROM E1/4 COR SEC 5. T2SR4E SLBM RUN; TH N 54\*28' W ALONG SD E'LY LINE 50.02 FT N 37\*37' E 1.99 FT TO PT OF A 92.0 FT RAD CUR TO RIGHT; TH E'LY ALONG ARC SD CUR 85.865 FT; TH S 0\*33'30" W 50.0 FT TO PT OF CUR TO LEFT RAD PT OF WHICH IS S 0\*35'30" W 42.0 FT; TH W'LY ALONG AC SD CUR 39.02 FT TO PT OF TANGENCY; TH S 37\*07' W 0.61 FT TO BEG M52-629 524-485 (TAX SALE) 743-492 (NOW ANNEXED INTO PARK CITY) 1868-1855

**Tax Identification# PCA-103-B-X**

**Parcel 5:**

LOT 41 OF BLK 77 MILLSITE RESERVATION TO PARK CITY LESS 25 FT OFF THE SOUTH SIDE M262-22 (SEE 1978 TAX SALE RECORD PAGE73) M270-692 418-88 666-455 1128-98

**Tax Identification# PC-710-1-A-X**

**Parcel 6:**

25 FEET OFF SOUTH SIDE LOT 41 OF BLK 77MILLSITE RESERVATION TO PARK CITY M74-269 M31-688 M33-510 M54-530 M67-542IQC 389 DQC 420 1940 M262-220 (BID ON TAX SALE 1983) 482-192

**Tax Identification# PC-710-1-X**

A quitclaim deed when executed as required by law shall have the effect of a conveyance of all right, title, interest, and estate of the grantor in and to the premises therein described and all rights, privileges, and appurtenances thereunto belonging, at the date of the conveyance.

Witness the hand of said Grantor, this 15<sup>th</sup> day of July 2024.

**SUMMIT COUNTY**, a political subdivision of the  
State of Utah

By: Shayne Scott

Title: COUNTY MANAGER

**Acknowledgment**

STATE OF UTAH                    )  
                                          ) ss.  
County of Summit                )

On this 15<sup>th</sup> day of July, 2024, before me, Annette Singleton, personally appeared Shayne Scott, Summit County Manager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged they executed the same.

(Notary's Official Seal)

[Signature]  
(Notary Signature)







**PARK CITY MUNICIPAL CORPORATION  
BOARD OF ADJUSTMENT MEETING  
MINUTES OF JUNE 20, 2023**

**BOARD MEMBERS IN ATTENDANCE:** Ruth Gezelius-Chair, Beth Armstrong, Jennifer Franklin, John Stafsholt, Stefanie Wilson, Mary Wintzer

**STAFF:** Spencer Cawley, City Planner; Senior City Attorney, Mark Harrington

**1. ROLL CALL**

Chair Ruth Gezelius called the meeting to order at 5:00 p.m. and noted that a quorum was present. She reported that the Board participated in a site visit of 395 Deer Valley Drive at 4:00 p.m.

**2. MINUTES APPROVAL**

**A. Consideration to Approve the Board of Adjustment Meeting Minutes from March 21, 2023.**

**MOTION:** Board Member Stafsholt moved to APPROVE the minutes as written. Board Member Armstrong seconded the motion. The motion passed with the unanimous consent of the Board.

**3. PUBLIC COMMUNICATIONS**

No comments were submitted.

**4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

Board Member Wintzer announced that she would be recusing herself from the discussion and voting on the variance request to be heard tonight. After thinking about the case, she did not believe she could be impartial.

**5. CONTINUATIONS**

There were no continuations.

**6. REGULAR AGENDA**

**A. 395 Deer Valley Drive - Variance - The Applicant Requests Variances to the Front Setback Requirements in the Residential-1 (R-1) Zoning District to Construct a New Driveway and a New Garage in Front of the Existing Single-Family Dwelling. PL-23- 05654.**

City Planner, Spencer Cawley, reported that the applicant's representatives were present. He presented the Staff Report and stated that the subject property is located at 395 Deer Valley Drive in the Residential-1 Zoning District. The site contains a single-family dwelling that was built in 1978. The lot is 8,437 square feet in size and the existing driveway has a 19% slope. An image was presented showing the site as it currently exists. The garage sits 18.6 feet from the property line, which is also at the edge of the historic platted Heber Avenue Right-of-Way ("ROW"). The structure is approximately 51.6 feet from the constructed ROW. The applicant's narrative included approval of a 35.8-foot setback from the Deer Valley Drive ROW and a four-foot setback from the Heber Avenue ROW to allow for the construction of a garage that will bring the slope of the driveway into compliance with the Land Management Code ("LMC"). It was noted that the garage addition will sit lower on the site than what currently exists to achieve the 9% slope.

The garage addition will be four feet from the property line and approximately 35.8 feet from the platted ROW. It will be even further from the built ROW. Within the R-1 Zoning District, the minimum lot area is 2,812 square feet. The applicant has 8,437 square feet. The front setback is currently 15 feet for all structures and 20 feet for front-facing garages. If approved, the front setback will reduce the setback from 20 feet to four feet. The applicant's site plan also shows retaining walls greater than four feet in the front setback. An Administrative Conditional Use Permit must be obtained for the walls prior to construction. The rear setback is 10 feet and the single-family dwelling is 93 feet from the rear lot line. There is a standalone composite deck with a metal railing that is seven feet from the rear lot line of the back of the property. No changes were proposed to the rear setback. The side setback is five feet. The single-family dwelling is 7.9 feet from the west lot line and 10.9 feet from the east lot line.

Conditions of Approval were tied to the request including obtaining an Administrative Use Permit for retaining walls that exceed four feet in height. The garage also cannot exceed the zone height of 28 feet from the existing grade.

Planner Cawley reported that the current driveway has a slope of 19%, which is not compliant with the current Land Management Code. Driveways cannot currently exceed 14% slope. The new driveway will have a slope of 9%. With what exists today for impervious surfaces, there will be an increase of 77 square feet with the new driveway configuration. The applicant's proposal will remove vegetation, some of which is diseased or dying. One Condition of Approval requires the applicant to replace lost vegetation with water and fire-wise vegetation on the property.

The proposed driveway is 32 feet wide, which exceeds the allowed 27 feet for a single-family dwelling. A Condition of Approval was added to require the plans to show a reduced driveway width. The applicant bears the burden of proving the five variance criteria under the LMC and ensuring that those criteria are met. The applicant's reasoning for qualifying was detailed in the Staff Report, however, the applicant's representative will review the responses to the criteria.

The Development Review Committee ("DRC") met on May 23, 2023, and failed to identify additional issues with the application. The Engineering Department visited the site previously and supported the placement of a new driveway to increase safety. A memo was received from the Engineering Department that was provided in the Board Members' packets.

Planner Cawley reported that no public input was received prior to tonight's meeting. Staff recommended that the Board of Adjustment review the proposed variance, conduct a public hearing, and consider approving the variance subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth. Alternatives available to the Board included granting the variance, denying the variance and directing staff to make findings for the denial, or requesting additional information and continuing the discussion to a date certain.

A question was raised as to whether the home, which was built 45 years ago in 1978, included any parameters at the time it was built. Planner Cawley reported that the LMC that was in effect at the time the home was built was from 1968. For the R-1 Zoning District, there are requirements for off-street parking for single-family dwellings but there is nothing pertaining to a required slope for driveways. The home was deemed to have been conforming at the time.

Chair Gezelius clarified that there is no request for a height exception for the garage. The 28-foot height limit that is currently in place in the Historic District will be in effect. The width of the driveway will also conform to the current standard of 27 feet. It was noted that there will be an increase in impervious surface compared to what exists currently on the site. The existing garage will be converted into living space.

With regard to the City Engineer's letter and the emphasis on safety, a question was raised as to which pieces of the slope the City Engineer addressed in his safety analysis. Planner Cawley commented that the City Engineer is mostly concerned with the percentage of the slope and that it not exceed 14%. A question was raised as to whether the City Engineer addressed the diagonal entry and egress or the perpendicular entry and egress onto Deer Valley Drive. Planner Cawley stated that it was not brought up in the discussion but he was supportive of moving the driveway further down Deer Valley Drive so that it is not next to the neighbor's driveway.

Board Member Stafsholt did not see any mention of usage in the Conditions of Approval regarding the garage conversion. It will have an impact on setbacks and parking, which



are integral. He wondered if it would be turned into a duplex, triplex, or accessory apartment. Mr. Cawley explained that if they were to convert it to any other use such as a duplex, it would have to comply with the current Code. There is adequate lot area to do so but his understanding was that it is used as a nightly rental and the owner is not a full-time resident.

Marshall King from Alliance Engineering was present representing the applicant. He reported that adjustments were made to the driveway and the width was reduced to 25 ½ feet. Next to the garage will be a pedestrian door onto the driveway. It was considered to be a pad from the driveway to the stairs that will be about 56 square feet in size. Engineer King pointed out that the driveway will be narrower at the street and will meet the width requirements. They will also be reducing the impervious area by 60 to 70 square feet.

Engineer King commented that literal enforcement of the LMC causes an unreasonable hardship because the driveway is currently at a 19% slope, which does not comply with Code. The other owners in the area were able to have a much smaller slope. It would also move the driveway down Deer Valley Drive so that it won't be as close to the neighbor. When pulling out and trying to look up Deer Valley Drive, there are an additional 40 feet. Motorists traveling down Deer Valley Drive will come around the curve. He commented that very few people drive the speed limit on Deer Valley Drive.

Engineer King explained that there are circumstances on the property that do not generally apply because the natural topography of the land is great. The Heber Avenue ROW was platted over 100 years ago and likely came around the bottom of the slope. This property has the greatest distance between the Heber Avenue and Deer Valley Drive ROWs. There is a considerable amount of room between Deer Valley Drive and the subject property.

Engineer King commented that he has tried to come out of the driveway and it is nerve-racking. The other owners in the area can enjoy being able to come down their driveways and see up and down Deer Valley Drive without worrying about it being so steep. The proposed change will make the property more enjoyable and less treacherous, especially in the winter.

Engineer King stated that the variance will not substantially affect the General Plan and is not contrary to the public interest. It will still be well set back from the actual ROW of Deer Valley Drive. It will increase safety and prevent slipping in icy conditions. The spirit of the LMC will be observed since the idea of a front setback is the distance from the street.

Board Member Stafsholt asked about the height of the retaining walls. Engineer King stated that they will be on both sides and likely lower on the left side than the right side. On the east side, the height will likely be six to seven feet at the highest point. It will be similar to a wing wall and not as tall near Deer Valley Drive. A decision had not been

made as to whether the driveway will be heated. It is south facing and has a significant impact on how much snow remains and how quickly it melts.

A question was raised about impervious surface. Engineer King stated that from the existing driveway, it will be reduced. A planter will be placed on the east side next to the retaining wall. The current proposal will reduce the existing impervious surface by 60 to 70 square feet.

With regard to landscaping, a question was raised as to whether the applicant is required to post a bond. Engineer King had not heard that but stated that people sometimes are required to bond for landscaping. Planner Cawley's understanding was that the City can no longer require bonds for landscaping. Senior City Attorney, Mark Harrington, stated that they cannot require a bond for architectural design review but work that is done in the ROW can still be bonded for. Engineer King clarified that the landscaping will be in the ROW on either side of the garage but primarily on the west side. It will be in the Heber Avenue ROW and not the Deer Valley Drive ROW.

Board Member Stafsholt noted that the property line ends at the front property line and much of the existing driveway goes into the ROW currently. He asked if the applicant will take responsibility for landscaping that area. Engineer King suspected that the property owner will want to since it is to his advantage to have his property look nice. It was confirmed that it is a requirement that the architect is looking into.

Rob White from Sugarhouse Architects reported that on previous projects, property owners have been required to landscape from the property line to the ROW. There are several requirements regarding what can and cannot be done. They will extend from the property and landscape. The matter will be addressed at the next stage of the process.

A question was raised about the status of the rear deck. Engineer King stated that it has nothing to do with what is proposed, which deals only with the front of the home. There are no plans to make any changes to the deck. The deck was determined to be approximately seven feet from the property line with a 10-foot setback.

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

Board Member Franklin asked if the drawings presented reflect the most updated drawings that include the narrower driveway entrance and less impermeable surface that was discussed. Engineer King confirmed that it was the most current.

Chair Gezelius commented that the Conditions of Approval specify that the applicant shall reduce the driveway width from 32 feet to a maximum of 27 feet as outlined in LMC §15-3-3(H)(1) prior to submitting a Building Permit application.

Board Member Stafsholt commented that he saw the Engineer's Report with respect to safety and the steepness of the driveway. Nothing was taken into account for retaining walls, snow storage, snow accumulation, and the tree that will block the view of oncoming traffic at the curve versus the unobstructed view that exists currently. He did not think the situation will be much safer and did not see much of a difference between the actual lots that are owned by the applicant and every other lot that is plotted the same way on the plat maps. He did not see how this situation was substantially different from any other lot and considered it an economic condition rather than a hardship.

Board Member Armstrong commented that the only difference appeared to be a change to the home extension to be a garage addition. Engineer King stated that the garage addition is what they are requesting the four-foot setback for. In response to a question raised, Engineer King stated that up at the door to the garage, the driveway is likely 24 feet wide.

Board Member Wilson commented that due to the distance between the home and the road, the request complies with the spirit of the LMC and does not create any issues. If she were backing down the driveway in the winter, she would be concerned and inclined to approve the variance.

Chair Gezelius concurred with Board Member Wilson's assessment and considered this to be an opportunity to address a 45-year-old property and improve safety. It will also provide the property owner with a similar situation to the adjacent properties. She considered it a reasonable request.

**MOTION:** Board Member Armstrong moved that the Board of Adjustment GRANT the Variance to reduce the front setback from 20 feet to four feet for a garage addition. The motion was subject to the following:

Findings of Fact:

1. The Property is located at 395 Deer Valley Drive in the Residential – 1 (R-1) Zoning District.
2. The Property is in Block 65, Amended Plat of Park City Survey, and consists of all of Lots 9 & 26, the westerly 18.75 feet of Lots 8 & 27, and the easterly one-half of Lots 10 & 25.
3. The Property contains a total of 0.194 acres or 8,437 square feet.
4. The Summit County parcel tax ID is PC-518-A-3.
5. The existing Single-Family Dwelling was built in 1978.



6. The Structure is 18.6 feet from the property line, which is also the edge of the historic platted Heber Avenue Right-of-Way (ROW).
7. The Deer Valley Road Section "A" is the ROW in use in this area.
8. The Single-Family Structure is 51.6 feet from the Deer Valley ROW.
9. The R-1 Zoning District requires a ten-foot rear setback. The existing Single-Family Dwelling is 93 feet from the rear Lot line.
10. The R-1 Zoning District requires a five-foot side setback. The existing Single-Family Dwelling is 7.9 feet from the west side Lot line and 10.9 feet from the east side Lot line.
11. Pursuant to LMC § 15-3-3, driveways cannot exceed a slope of 14% and can have a maximum width of 27 feet.
12. The site is accessed from Deer Valley Drive by a driveway that has a slope of approximately 19%.
13. Pursuant to LMC § 15-2.12-3, new Front Facing Garages for Single-Family Dwellings must be at least 20 feet from the Front Property Line in the R-1 Zoning District.
14. The Applicant requests a Variance to LMC § 15-2.12-3(B), the R-1 Zoning District Front Setback regulations, to reduce the required 20-foot Front Setback for a garage to four feet.
15. The Applicant's front property line is approximately 30 feet from Deer Valley Drive.
16. The Applicant does not propose to make any changes to the Side or Rear Setbacks.
17. The Applicant does not propose to change the Lot Area.
18. The new Front Facing Garage is proposed to be four feet from the property line.
19. LMC § 15-3-3 establishes a maximum driveway width of 27 feet.
20. LMC § 15-10-8(C) outlines the conditions necessary for the Board of Adjustment to grant a variance:

- a. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC. A hardship has been created due to the topography from Deer Valley Drive up to the currently existing garage on the Property. The slope of the driveway is approximately 19%, and the Park City LMC restricts the maximum slope of a driveway to 14%. In addition, the north boundary of the Heber Avenue right-of-way (which is where the setback would be measured from if the LMC is literally enforced), as originally platted, is an average of 33 feet from the Deer Valley Drive right-of-way at the location of the subject Property, which is the right-of-way that is actually in use and follows the same curvature as Deer Valley Drive.
- b. There are special circumstances attached to this Property that do not generally apply to other Properties in the same zone. Other properties in the zone have garages that are closer to the elevation of the street than the garage at 395 Deer Valley Drive and therefore do not have driveway slopes as steep as the subject Property. Also, the existing garage is farther back from the Deer Valley Drive right-of-way than other properties in the area and therefore has ample room to allow for the Variance.
- c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone. Other properties near 395 Deer Valley Drive are closer to the street, and the garages are either encroaching into the Heber Avenue right-of-way or have a smaller setback than the 4-foot setback the Applicant is requesting. Granting the Variance will allow the driveway to have a slope of approximately 9% and will be less hazardous backing out onto Deer Valley Drive.
- d. The Variance will not substantially affect the General Plan and will not be contrary to the public interest. The Variance will not affect the General Plan of the Land Management Code since the objective of a front setback is to prevent buildings from being too close to the public right-of-way that is used as a thoroughfare. The public interest will be enhanced due to the driveway entrance being moved approximately 40 feet down Deer Valley Drive to the west, which will allow for improved sight distance looking up Deer Valley Drive.
- e. The spirit of the LMC is observed, and substantial justice done. The proposed setback will be farther back from the Deer Valley Drive right-of-way than other buildings in the area and will exceed the required front-facing garage setback requirement by approximately 17 feet.

21. All other LMC-related Site and Lot criteria, including the Side and Rear Setbacks, Building Height, parking, uses, etc., must be met.
22. The Development Review Committee met on May 23, 2023, and did not identify any issues.
23. On June 13, 2023, the Engineering Department visited the site and provided a memorandum expressing support of the Variance because it will allow the Applicant to reduce the slope of the driveway and increase safety.
24. Notice was mailed to the property owner within 300 feet on June 6, 2023.
25. Staff published notice to the City's website, the Utah Public Notice Website, and the subject Property on June 6, 2023.
26. *The Park Record* published notice on June 6, 2023.

Conclusions of Law:

1. Literal enforcement of the R-1 District requirements for this Property causes an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance.
2. There are special circumstances attached to the Property that do not generally apply to other properties in the same district.
3. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other Property in the same zone.
4. The proposal is consistent with the General Plan.
5. The spirit of the zoning ordinance is observed by this application.

Conditions of Approval:

1. The Variance is limited to the construction of a two-car garage with a reduced Front Setback of four feet.
2. No portion of the new garage shall be used for living space.
3. Fences, walls, retaining walls, uncovered stairs leading to the Main Structure, decks, porches, roof overhangs, eaves, cornices, sidewalks, patios, and pathways in the front setback shall comply with LMC § 15-2.12-3(C)(1-7) Front Setback Exceptions.



4. The Applicant shall obtain permits for construction in the Right-of-Way from the Engineering Department prior to the issuance of a Building Permit.
5. An Encroachment Permit is required for any retaining walls or stairways built in the platted Rights-of-Way.
6. The Applicant shall obtain a building permit prior to the commencement of any construction.
7. The Applicant shall obtain an Administrative Conditional Use Permit for retaining walls exceeding four feet in height in the Front Setback prior to Building Permit application.
8. The new garage shall not exceed 28 feet in height from Existing Grade.
9. The Applicant shall replace any removed Significant Vegetation with similar types of vegetation that are both water and fire-wise on their Property.
10. The Applicant shall reduce the driveway width from 32 feet to a maximum of 27 feet as outlined in LMC § 15-3-3(H)(1) prior to submitting a Building Permit application.
11. If at some point in the future, Deer Valley Drive or Heber Avenue are widened, or re-aligned, the Applicant is responsible for the removal of retaining walls, stairs, and/or the driveway at the property owner's expense and in an expeditious manner (within 90 days of written notice).
12. City Engineer review and approval of all appropriate grading, utility installation, and public improvements is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
13. Prior to the issuance of a building permit, a Construction Mitigation Plan must be submitted to the Building Department for review by the Building, Engineering, and Planning Departments for final approval.

The motion was seconded by Board Member Wilson. Vote on motion: Board Member Armstrong-Aye, Board Member Franklin-Aye, Board Member Stafsholt-Nay, Board Member Wilson-Aye. The motion passed 3-to-1. Board Member Wintzer did not participate in the vote.

7. **ADJOURN**

**MOTION:** Board Member Franklin moved to ADJOURN the meeting. Board Member Armstrong seconded the motion. The motion passed with the unanimous consent of the Board.

The Board of Adjustment Meeting adjourned at approximately 5:45 p.m.

Approved 11.07.2023



## Planning Department

June 20, 2023

Alliance Engineering  
ATTN: Marshall King  
2700 West Homestead Road  
Suite 50 & 60  
Park City, UT 84098  
marshall@alliance-engr.com  
435-258-6938

CC: Work Smart Properties, LLC

### NOTICE OF BOARD OF ADJUSTMENT ACTION

#### Description

Address: 395 Deer Valley Drive

Zoning District: Residential – 1

Application: Variance

Project Number: PL-23-05654

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 20, 2023

Project Summary: The property owner of 395 Deer Valley Drive requests a Variance from the 20-foot Front Setback for a four-foot Front Setback to construct a new garage four feet from the property line.

#### Action Taken

On June 20, 2023, the Board of Adjustment conducted a public hearing and approved the Variance according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

#### Findings of Fact

1. The Property is located at 395 Deer Valley Drive in the Residential – 1 (R-1) Zoning District.



the Heber Avenue right-of-way (which is where the setback would be measured from if the LMC is literally enforced), as originally platted, is an average of 33 feet from the Deer Valley Drive right-of-way at the location of the subject Property, which is the right-of-way that is actually in use and follows the same curvature as Deer Valley Drive.

- b. There are special circumstances attached to this Property that do not generally apply to other Properties in the same zone. Other properties in the zone have garages that are closer to the elevation of the street than the garage at 395 Deer Valley Drive and therefore do not have driveway slopes as steep as the subject Property. Also, the existing garage is farther back from the Deer Valley Drive right-of-way than other properties in the area and therefore has ample room to allow for the Variance.
  - c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone. Other properties near 395 Deer Valley Drive are closer to the street, and the garages are either encroaching into the Heber Avenue right-of-way or have a smaller setback than the 4-foot setback the Applicant is requesting. Granting the Variance will allow the driveway to have a slope of approximately 9% and will be less hazardous backing out onto Deer Valley Drive.
  - d. The Variance will not substantially affect the General Plan and will not be contrary to the public interest. The Variance will not affect the General Plan of the Land Management Code since the objective of a front setback is to prevent buildings from being too close to the public right-of-way that is used as a thoroughfare. The public interest will be enhanced due to the driveway entrance being moved approximately 40 feet down Deer Valley Drive to the west, which will allow for improved sight distance looking up Deer Valley Drive.
  - e. The spirit of the LMC is observed, and substantial justice done. The proposed setback will be farther back from the Deer Valley Drive right-of-way than other buildings in the area and will exceed the required front-facing garage setback requirement by approximately 17 feet.
21. All other LMC related Site and Lot criteria, including the Side and Rear Setbacks, Building Height, parking, uses, etc., must be met.
22. The Development Review Committee met on May 23, 2023, and did not identify any issues.
23. On June 13, 2023, the Engineering Department visited the site and provided a memorandum expressing support of the Variance because it will allow the Applicant to reduce the slope of the driveway and increase safety.
24. Notice was mailed to property owner within 300 feet on June 6, 2023.

and/or the driveway at the property owner's expense and in an expeditious manner (within 90 days of written notice).

12. City Engineer review and approval of all appropriate grading, utility installation, and public improvements is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
13. Prior to the issuance of a building permit, a Construction Mitigation Plan must be submitted to the Building Department for review by the Building, Engineering, and Planning Departments for final approval.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email [spencer.cawley@parkcity.org](mailto:spencer.cawley@parkcity.org).

Sincerely,

A handwritten signature in cursive script that reads "Ruth Gezelius".

Ruth Gezelius  
Board of Adjustment, Chair

CC: Spencer Cawley, City Planner

## **Ordinance No. 2023-38**

### **AN ORDINANCE APPROVING THE 395 DEER VALLEY DRIVE PLAT AMENDMENT, LOCATED AT 395 DEER VALEY DRIVE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 395 Deer Valley Drive petitioned the City Council for approval of the 395 Deer Valley Drive Plat Amendment; and

WHEREAS, on July 12, 2023, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on July 23, 2023, courtesy notice was mailed to property owners within 300 feet of 395 Deer Valley Drive; and

WHEREAS, on July 26, 2023, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on July 26, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration on August 22, 2023; and

WHEREAS, on August 22, 2023, the City Council reviewed the proposed Plat Amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code including § 15-7.1-3(B), § 15-12-15(B)(9), and Chapters 15-2.12 and 15-7.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

**SECTION 1. APPROVAL** The 395 Deer Valley Drive Plat Amendment, located at 395 Deer Valley Drive, as shown in Attachment 1, is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

#### **Findings of Fact**

1. The property is located at 395 Deer Valley Drive in the Residential – 1 Zoning District.
2. The property is in Block 65, Amended Plat of Park City Survey and consist of all of Lots 9 & 26, the westerly 18.75 feet of Lots 8 & 27, and the easterly one-half of Lots 10 & 25.
3. The Summit County parcel tax ID is PC-518-A-3.
4. The existing Single-Family Dwelling was built in 1978.
5. The Applicant proposes to remove all internal Lot lines to allow for a remodel of a non-historic, Single-Family Dwelling, including relocating the driveway for compliance with grade, and a new garage addition.



6. The current driveway has a slope of approximately 19%, which exceeds the maximum of 14% required by LMC § 15-3-3-(A)(4).
7. The proposed driveway will have a slope of 9% will move 40 feet east along Deer Valley Drive.
8. The existing Single-Family Dwelling is 18.6 feet from the property line and 51.6 feet from the platted Deer Valley Right-of-Way.
9. Parcel PC-519-R-X, owned by Summit County, fronts the property and is a portion of the historic Heber Avenue Right-of-Way.
10. On June 20, 2023, the Board of Adjustment granted a Variance reducing the Zone's required 20-foot Front Setback for a Front Facing Garage to four-feet.
11. A Single-Family Dwelling is an Allowed Use in the R-1 Zoning District.
12. A Single-Family Dwelling must provide two Off-Street parking spaces. The Applicant's proposal will provide four Off-Street parking spaces, two in the garage, and two in the driveway.
13. The property contains 0.194 acres or 8,437 square feet.
14. The Front Setback requirement is 15 feet/20 feet for Front Facing Garages. The Variance reduces the setback for the proposed garage to four feet.
15. The Rear Setback requirement is 10 feet. The existing Single-Family Dwelling is 93 feet from the rear Lot line. A standalone composite deck with a metal railing is seven feet from the rear Lot line.
16. The Side Setback requirement is five feet each side. The existing Structure is 7.9 feet from the west Lot line and 10.9 feet from the east Lot line.
17. Building Height cannot exceed 28 feet in the R-1 Zoning District.
18. The existing driveway is 1,265 square feet and the proposed driveway is 1,145 square feet. The Applicant's proposed driveway will decrease the site's impervious surface by 120 square feet.
19. The proposed driveway is 15 feet at Deer Valley Drive and increases to a width of 27 feet at the proposed garage addition.
20. There is Good Cause for this Plat Amendment because it resolves a non-conformity, is consistent with previous Plat Amendments, and improves traffic safety along Deer Valley Drive.
21. No Public Street or Right-of-Way is vacated or amended.
22. No easement is vacated or amended.
23. The Development Review Committee met on January 3, 2023, reviewed the proposal, and did not identify any issues.
24. The Forestry Board met on July 6, 2023, reviewed the proposal, and has Conditions of Approval.

### **Conclusions of Law**

1. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.12, *Residential (R-1) Zoning District*, and LMC § 15-7.1-6, *Final Subdivision Plat*.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

### **Conditions of Approval**

1. The Planning Department, 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 Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this Plat 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 City Council.
3. The plat shall note that fire sprinklers are required for all new construction.
4. In order to use the property as a Nightly Rental, the Applicant must obtain a business license from the City for the Nightly Rental Use and shall renew the license annually or else the Use is terminated.
5. On June 20, 2023, the Board of Adjustment granted a Variance reducing the Front Setback for the Garage to four feet. Any other addition to the Structure is required to comply with the Front Setback of 15 feet.
6. The Applicant shall obtain an Administrative Conditional Use Permit for retaining walls that exceed four feet in height in the Front Setback prior to applying for a Building Permit.
7. The new garage shall not exceed 18 feet in height from Existing Grade.
8. If at some point in the future, Deer Valley Drive is widened, or re-aligned, the Applicant is responsible for the removal of retaining walls, stairs, and/or the driveway at the property owner's expense and in an expeditious manner (within 90 days of written notice).
9. The Applicant shall obtain permits for construction in the Right-of-Way from the City Engineer prior to issuance of a Building Permit.
10. Encroachment permits are required for retaining walls, stairways, or driveways built in the platted Rights-of-Way and Summit County Parcel PC-519-R-X.
11. City Engineer review and approval of all appropriate grading, utility installation, and public improvements is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
12. Upon application of a Building Permit, the Applicant shall provide a landscape plan consistent with LMC § 15-5-5(N), showing replacement of all removed Significant Vegetation. If the Applicant cannot replace the same number of plants removed from their property or the Right-of-Way, then the Applicant shall return to the Forestry Board for further review. The Applicant shall receive permission from the City Engineer and Summit County prior to installing any new vegetation in the unbuilt, platted Right-of-Way or the Summit County owned parcel.
13. Remodels and Additions shall comply with the Land Management Code and International Building Code in effect at the time of Building Permit application.
14. Prior to the issuance of a building permit, a Construction Mitigation Plan must be submitted to the Building Department for review by the Building, Engineering, and Planning Departments for final approval.

15. The plat shall note that due to the presence of steep slopes at the rear of the property, a no-build area shall restrict the owner from constructing buildings, fences, or similar structures, except for maintaining the existing standalone deck, 40 feet from the rear property line.

**SECTION 2. EFFECTIVE DATE.** This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 22<sup>nd</sup> day of August, 2023.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

*Nann Worel*

57775BCB46414F6...

Nann Worel, MAYOR

ATTEST:

DocuSigned by:

*Michelle Kellogg*

E5F905BB533F431...

City Recorder

APPROVED AS TO FORM:

DocuSigned by:

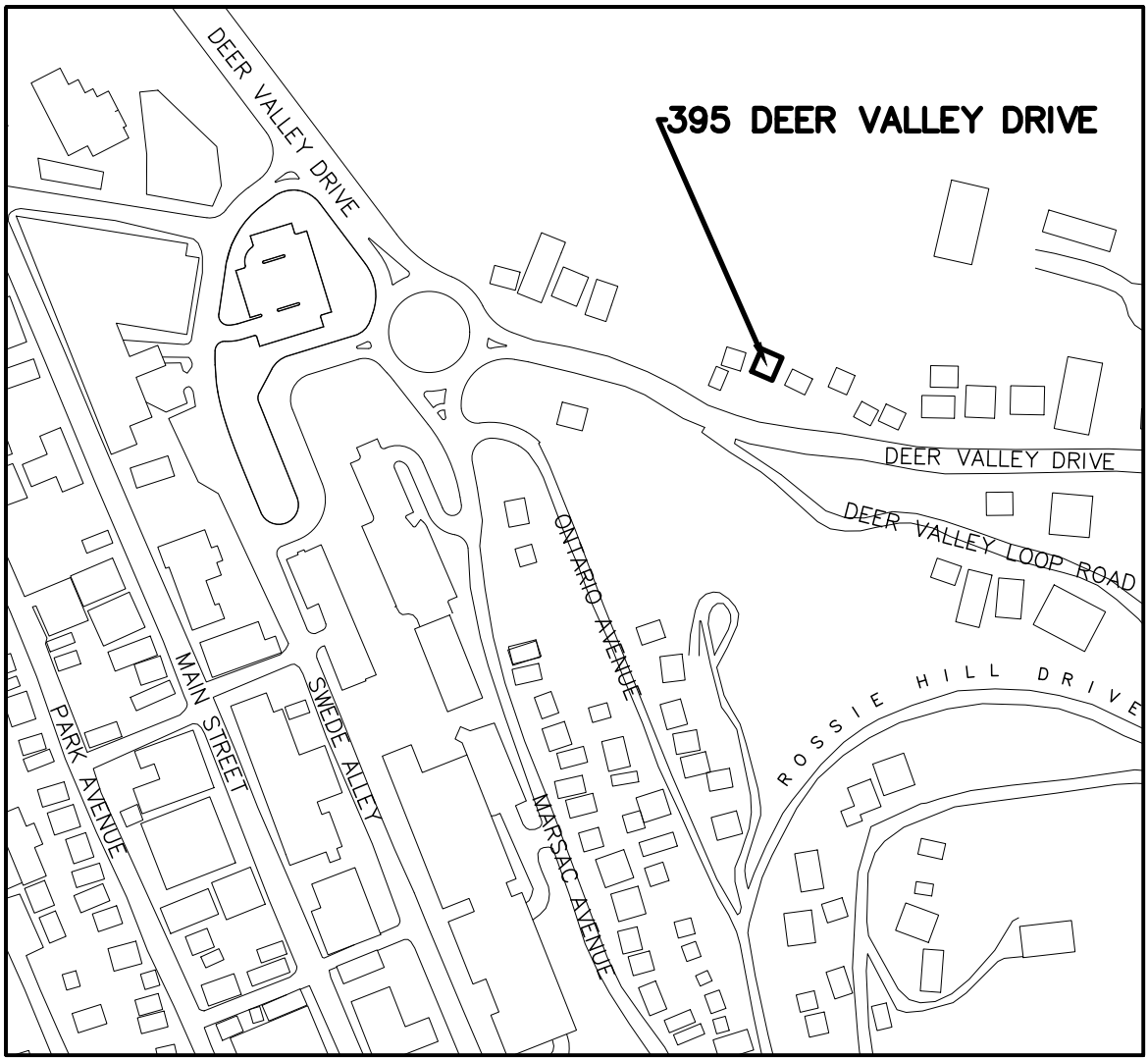
*Mark Harrington*

B7478B7734C7490

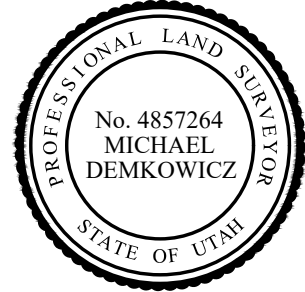
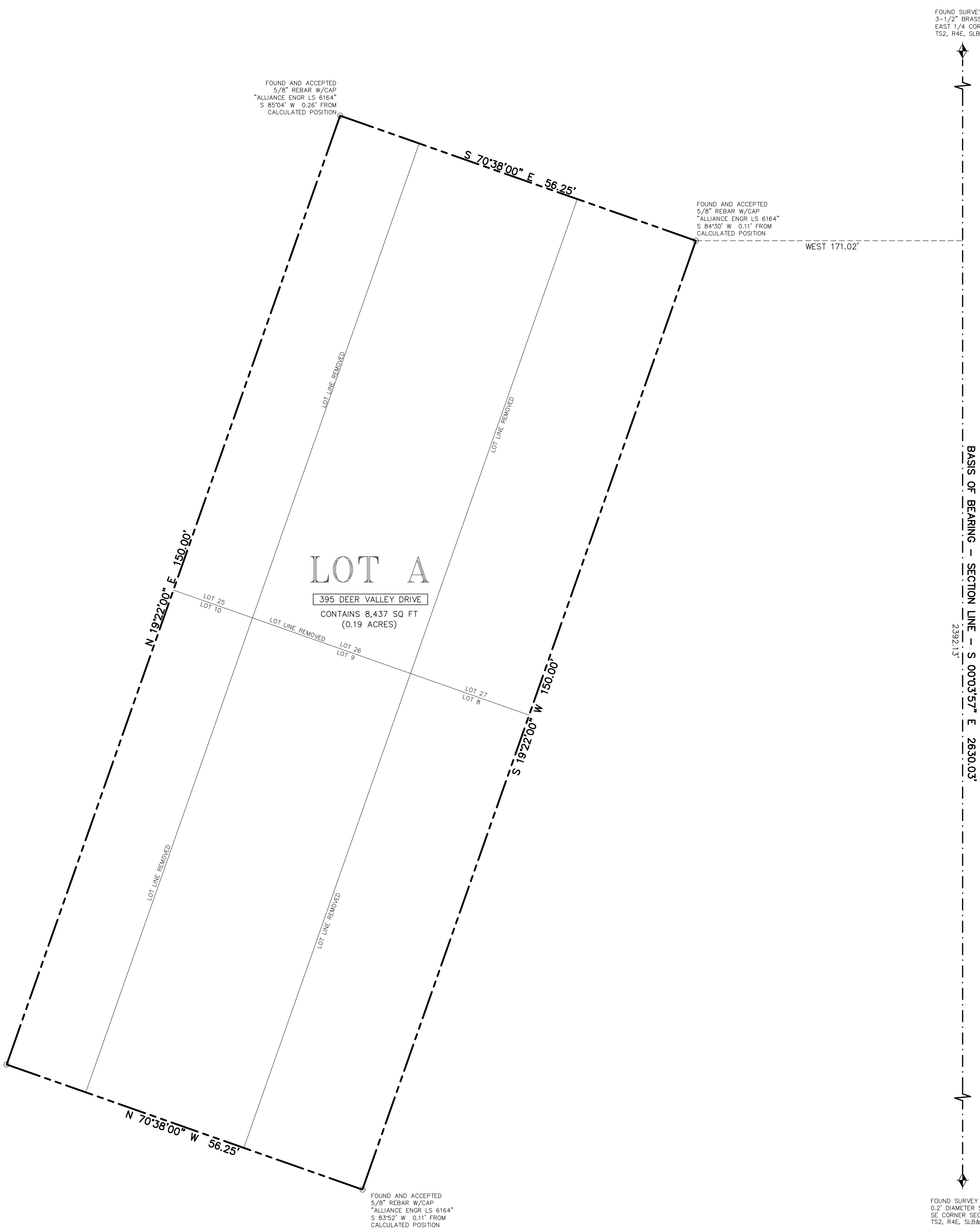
City Attorney's Office

**Attachment 1 – Proposed Plat**





VICINITY MAP



SURVEYOR'S CERTIFICATE

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 combined said land into one (1) lot, hereafter to be known as 395 DEER VALLEY DRIVE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

The westerly 18.75 feet of Lots 8 and 27, all of Lots 9 and 26, and the easterly one-half of Lots 10 and 25, Block 65, Amended Plat of Park City Survey; according to the official plat thereof on file and of record, in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 395 DEER VALLEY DRIVE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. 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 \_\_\_\_\_, 2022.

Work Smart Properties LLC, a North Carolina limited liability company

By: \_\_\_\_\_  
Ronald Unger, Manager

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_)  
: ss.  
COUNTY OF \_\_\_\_\_)

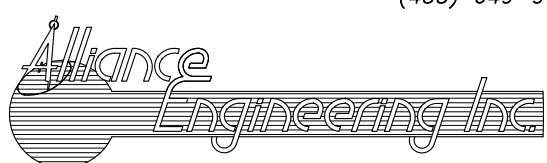
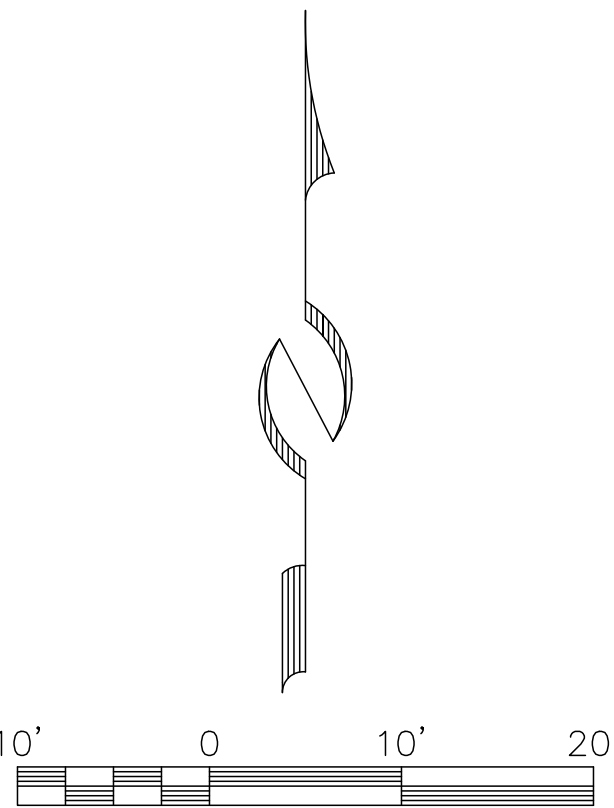
On this \_\_\_\_ day of \_\_\_\_\_, 2022, Ronald Unger personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Work Smart Properties, LLC, a North Carolina limited liability company, 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 the 395 DEER VALLEY DRIVE PLAT AMENDMENT.

By: \_\_\_\_\_  
Notary Public

Printed Name \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2022-\_\_\_\_\_.



(435) 649-9467

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

# 395 DEER VALLEY DRIVE PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

9/2/22 JOB NO.: 10-7-19 FILE: X:\ParkCitySurvey\dwg\sr\plat2019\100719.dwg

|                                                                                                                                                                                                       |                                                                                                                        |                                                                                                                                                                  |                                                                                                        |                                                                                                                                    |                                                                                                                                            |                                                                                                                              |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| SNYDERVILLE BASIN WATER RECLAMATION DISTRICT<br>REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2022<br>BY _____ ENGINEERING DEPARTMENT | PLANNING COMMISSION<br>RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2022<br>BY _____ CHAIR | ENGINEER'S CERTIFICATE<br>I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2022<br>BY _____ PARK CITY ENGINEER | APPROVAL AS TO FORM<br>APPROVED AS TO FORM THIS ____ DAY OF _____, 2022<br>BY _____ PARK CITY ATTORNEY | COUNCIL APPROVAL AND ACCEPTANCE<br>APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2022<br>BY _____ MAYOR | CERTIFICATE OF ATTEST<br>I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2022<br>BY _____ PARK CITY RECORDER | PUBLIC SAFETY<br>ANSWERING POINT APPROVAL<br>APPROVED THIS ____ DAY OF _____, 2022<br>BY _____ SUMMIT COUNTY GIS COORDINATOR | RECORDED<br>STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____<br>FEE _____ RECORDER _____<br>TIME _____ DATE _____ ENTRY NO. _____ |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

# Planning Department Staff Report



**Subject:** 949 Empire Avenue  
**Application:** PL-24-06204  
**Author:** Lillian Zollinger, Planner III  
**Date:** September 19, 2024  
**Type of Item:** Extension of Plat Amendment

## Recommendation

(I) Review the proposed 949 Empire Avenue Plat Amendment Extension; (II) conduct a public hearing; and (III) consider approving the Extension for one year based on the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

## Description

Applicant: Terence Scheckter  
Location: 949 Empire Avenue  
Zoning District: Historic Residential - 1  
Adjacent Land Uses: Residential  
Reason for Review: The Planning Director may consider an extension of a Plat Amendment.<sup>1</sup>

LMC Land Management Code  
HDDR Historic District Design Review  
HR - 1 Historic Residential - 1  
SFD Single-Family Dwelling

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).*

## Background

On July 21, 2022, the City Council reviewed the 949 Empire Avenue Plat Amendment and approved [Ordinance No. 2022-26](#).

On June 15, 2023, the Applicant requested an extension to their Plat Amendment prior to the July 21, 2023, expiration date. On July 27, 2023, the City Council reviewed the 949 Empire Avenue Plat Amendment extension request and approved [Ordinance No. 2023-37](#).

On July 17, 2024, the Applicant requested a second extension to their Plat Amendment in writing, prior to the July 27, 2024, expiration date. Condition of Approval 2 states, "The applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing

---

<sup>1</sup> LMC [§ 15-11-12\(E\)](#)

prior to the expiration date and an extension is granted by the City Council.”

On October 26, 2023, the City Council approved [Ordinance No. 2023-49](#), amending the Land Management Code (LMC), which shifted Final Action for Plats from the City Council to the Planning Commission. The Ordinance also updated LMC [§ 15-7.1-6](#), which outlines that the “Planning Director may grant an extension to the expiration date” of a Plat.

### **Analysis**

LMC [§ 15-7.1-6](#) states, “Applicants may request time extensions of the Planning Commission approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The Planning Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12.

The Applicant has noted that there has been no change in circumstance nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

The Applicant proposes no changes to the original approval. See Exhibit A for full Findings and Conditions and Attachment 1 for the Approved Plat.

### **Notice**

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on September 5, 2024. Staff mailed courtesy notice to property owners within 300 feet on September 5, 2024.<sup>2</sup>

### **Exhibits**

Exhibit A: Draft Final Action Letter  
Attachment 1 – Proposed Plat

---

<sup>2</sup> LMC [§ 15-1-21](#)





## Planning Department

September 19, 2024

Terence Scheckter  
949 Empire Avenue  
Park City, UT 84060

### NOTICE OF PLANNING DIRECTOR ACTION

#### Description

Address: 949 Empire Avenue

Zoning District: Historic Residential – 1 (HR-1)

Application: Plat Amendment Extension

Project Number: PL-24-06204

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 19, 2024

Project Summary: The Applicant Requests a second one-year Extension for the 949 Empire Avenue Plat Amendment approval.

#### Action Taken

On September 19, 2024, the Planning Director conducted a public hearing and approved the second Extension of Approval for 949 Empire Avenue Plat Amendment according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

#### Findings of Fact

1. The property is located at 949 Empire Avenue.
2. The property is listed with Summit County as Parcel number SA-301-B and consists of a portion of Lots 12 and 13 in Block 29, Snyders Addition to Park City Survey in the Historical Residential-1 (HR-1) Zoning District.
3. The proposed Plat Amendment removes the internal lot line to create one Lot containing 3,030 square feet.
4. Demolition of a housing Structure in 2013 left the property vacant.
5. Restrictive Covenants were recorded with Summit County in 1967 against 949 Empire Avenue and Lots 12-22 of Block 29, Snyders Addition (Entry No. 105853).



## Planning Department

6. No easement is vacated or amended as a result of the plat amendment.
7. The Land Management Code (LMC) regulates Lot and Site Requirements for the HR-1 Zoning District per LMC § 15-2.2-3.
8. A Single-Family Dwelling is an allowed Use in the HR-1 Zoning District and requires a minimum lot size of 1,875 square feet. The proposed Lot is 3,030 square feet.
9. The minimum Lot width in the HR-1 Zoning District is 25 feet. The proposed Lot complies with this requirement.
10. The required Front Setback for Lot depths of 75 feet is ten feet (10'). The proposed Lot complies with this requirement.
11. The required Rear Setback is ten feet (10'). The proposed Lot complies with this requirement.
12. The required Side Setback is five feet (5'). The proposed Lot complies with this requirement.
13. The maximum Building Footprint for this Lot is 1,278 square feet.
14. On July 21, 2022, the City Council reviewed the 949 Empire Avenue Plat Amendment and approved Ordinance No. 2022-26.
15. On June 15, 2023, the Applicant requested an extension to their Plat Amendment prior to the July 21, 2023, expiration date. On July 27, 2023, the City Council reviewed the 949 Empire Avenue Plat Amendment extension request and approved Ordinance No. 2023-37.
16. On July 17, 2024, the Applicant requested a second extension to their Plat Amendment in writing, prior to the July 27, 2024, expiration date. Condition of Approval 2 states, "The applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat 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 City Council."
17. On October 26, 2023, the City Council approved Ordinance No. 2023-49, amending the Land Management Code (LMC), which shifted Final Action for Plats from the City Council to the Planning Commission. The Ordinance also updated LMC § 15-7.1-6, which outlines that the "Planning Director may grant an extension to the expiration date" of a Plat.
18. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 5, 2024. Staff mailed courtesy notice to property owners within 300 feet on September 5, 2024.

## Conclusions of Law



## **Planning Department**

1. There is Good Cause for this Plat Amendment
2. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.2 Historic Residential (HR-1) Zoning District and LMC § 15-7.1-6 Final Subdivision Plat.
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 stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
5. The Applicant demonstrated that the proposal was the same and that there was no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code, pursuant to LMC § 15-7.1-6(C)(4).

### **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 City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat 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 City Council.
3. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. A non-exclusive ten foot (10') public snow storage easement on Empire Avenue shall be dedicated on the plat.
5. The portion of the garage on Parcel SA-301-B shall be demolished prior to recordation of the Plat.
6. The Applicant shall include a Plat note indicating the maximum Building Footprint for the Lot is 1,278 square feet.
7. The Applicant shall include the Setbacks as determined by the Planning Director on March 30, 2022, on the final Plat.
8. Any new construction shall comply with the Land Management Code at the time of Application submittal.
9. The Applicant shall gain permission and approval from the owner of Parcel SA-301-E to encroach onto their Property to demolish the southern portion of the double garage on SA-301-B.





**Planning Department**

10. The Applicant shall enter into an encroachment agreement to the owner of Parcel SA-301-E for the portion of the garage that encroaches onto the front of the Lot, or the encroachment shall be removed prior to Plat recordation.
11. The Applicant shall enter into an encroachment agreement to the owner of Parcel SA-308 for the portion of the rock retaining wall that encroaches onto the Lot or the encroachment shall be removed prior to Plat recordation.
12. 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.

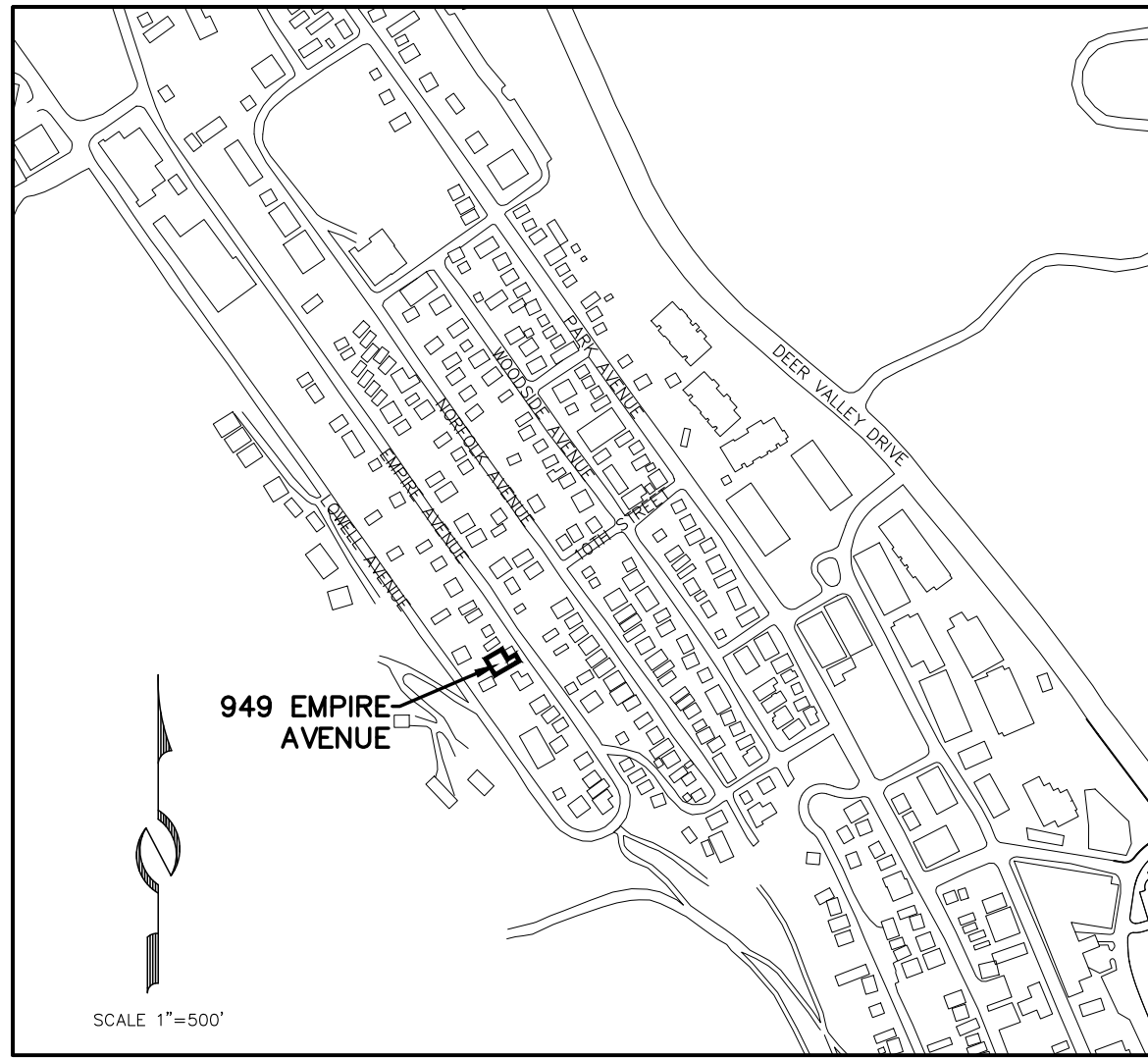
If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5068 or email [lillian.zollinger@parkcity.org](mailto:lillian.zollinger@parkcity.org).

Sincerely,

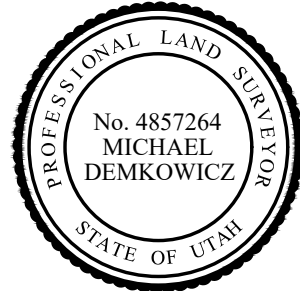
---

Rebecca Ward, Planning Director

CC: Lillian Zollinger, Project Planner



VICINITY MAP



SURVEYOR'S CERTIFICATE

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 combined said land into one (1) lot, hereafter to be known as 949 EMPIRE AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Beginning at the southwesterly corner of Lot 12, Block 29, Snyder's Addition to Park City, and running thence North 54°01' East 51 feet; thence North 35°59' West 50 feet; thence South 54°01' West 51 feet; thence South 35°59' East 50 feet to the point of beginning, being the westerly 51 feet of Lots 12 and 13 of said Block 29, Snyder's Addition.

Also, a garage area described as follows; beginning at the southeasterly corner of Lot 12, Block 29, Snyder's Addition, and running thence North 35°59' West 20 feet to the center of a partition, thence South 54°01' West 24 feet; thence South 35°59' East 20 feet to the center of a partition; thence North 54°01' East 24 feet to the point of beginning.

Subject to and together with a right-of-way over the following for the use and benefit of the owner or owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22, Block 29, Snyder's Addition to Park City, in Summit County, Park City, Utah; Beginning at the southeasterly corner of Lot 18, Block 29, Snyder's Addition to Park City, and running thence South 35°59' East 20 feet; thence North 54°01' East 51 feet; thence North 35°59' West 45 feet; thence North 54°01' East 4 feet; thence South 35°59' East 100 feet; thence South 54°01' West 4 feet; thence North 35°59' West 45 feet; thence South 54°01' West 51 feet; thence South 35°59' East 20 feet; thence South 54°01' West 10 feet; thence North 35°59' West 50 feet; thence North 54°01' East 10 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 949 EMPIRE AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the 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.

Terence Scheckter

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

: ss.

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, Terence Scheckter 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, that he acknowledged to me that he executed the 949 EMPIRE AVENUE PLAT AMENDMENT.

By: \_\_\_\_\_  
Notary Public

Printed Name

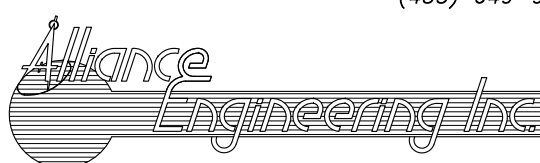
Residing in: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinances 2022-26, 2023-37 and The Final Action Letter dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and on file with the Planning Department (PL-24-\_\_\_\_\_). Ordinances 2023-37 & The Final Action Letter dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024 (PL-24-\_\_\_\_\_ ) are approvals for extensions of Ordinance 2022-26.
- See recorded survey S-7897 in the Office of the Summit County Recorder.
- Fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
- The maximum building footprint for the lot is 1,278 square feet.



(435) 649-9467

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

# 949 EMPIRE AVENUE PLAT AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

9/3/24 JOB NO.: 6-11-21 FILE: X:\SnydersAddition\dwg\sr\plat2021\061121.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER  
RECLAMATION DISTRICT STANDARDS ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024

BY \_\_\_\_\_

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY  
PLANNING COMMISSION THIS  
22ND DAY OF JUNE, 2022

BY \_\_\_\_\_  
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN  
ACCORDANCE WITH INFORMATION ON  
FILE IN MY OFFICE THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024

BY \_\_\_\_\_  
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024

BY \_\_\_\_\_  
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY  
COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY \_\_\_\_\_  
MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT  
WAS APPROVED BY PARK CITY  
COUNCIL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2024

BY \_\_\_\_\_  
PARK CITY RECORDER

PUBLIC SAFETY  
ANSWERING POINT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2024

BY \_\_\_\_\_  
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_ FEE \_\_\_\_\_ RECORDER

TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_

## Planning Department Staff Report



**Subject:** 1300 Snow Creek Drive  
**Application:** PL-24-06212  
**Authors:** Virgil Lund, Planner II  
Jaron Ehlers, Planner I  
**Date:** September 19, 2024  
**Type of Item:** Minor Modification to a Master Planned Development

### Recommendation

(I) Review the proposed minor modification to construct 13 new Parking Spaces for the Snow Creek Master Planned Development, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

### 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 Director reviews and takes Final Action on minor modifications to a Master Planned Development.<sup>1</sup>

|      |                                                    |
|------|----------------------------------------------------|
| 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                               |
| MOU  | Memorandum of Understanding                        |
| 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](#).*

### Summary

The Applicant, GPD Group, on behalf of Rivian, 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

---

<sup>1</sup> LMC [§ 15-6-4\(K\)\(2\)](#)



Applicant proposes constructing an additional 13 Parking Spaces and 12 Rivian Fast Charging Electric Vehicle Charging Stations (“Stations”). One of the 12 Stations is designed to accommodate Electric Vehicles equipped with trailers. There are 322 existing Parking Spaces on Lots 1-4 of the Subdivision, with 29 additional Parking Spaces approved but not yet constructed, for a total of 351 Parking Spaces. Two of these unbuilt Spaces are to be Electric Vehicle Charging Stations. The proposed 13 Parking Spaces will bring the total to 364 for Lots 1-4.

Most of the new Stations will be on a concrete median between new and existing Parking Spaces in the eastern portion of the parking lot. One of the Stations will be on the southern median adjacent to the Parking Space for Electric Vehicles equipped to service cars with attached trailers (see Figure 7). According to the Applicant, the Stations will be for public use and are not limited to Rivian vehicles.



*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).

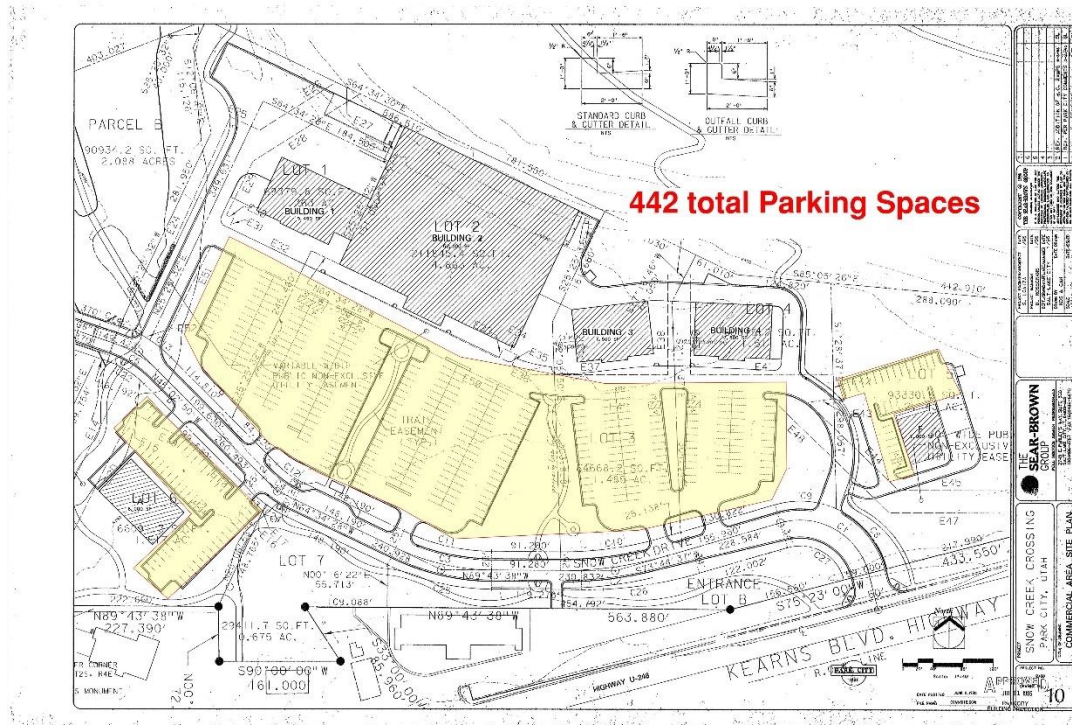


Figure 2: Original Building Permit showing 442 Parking Spaces across all six Lots.

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.

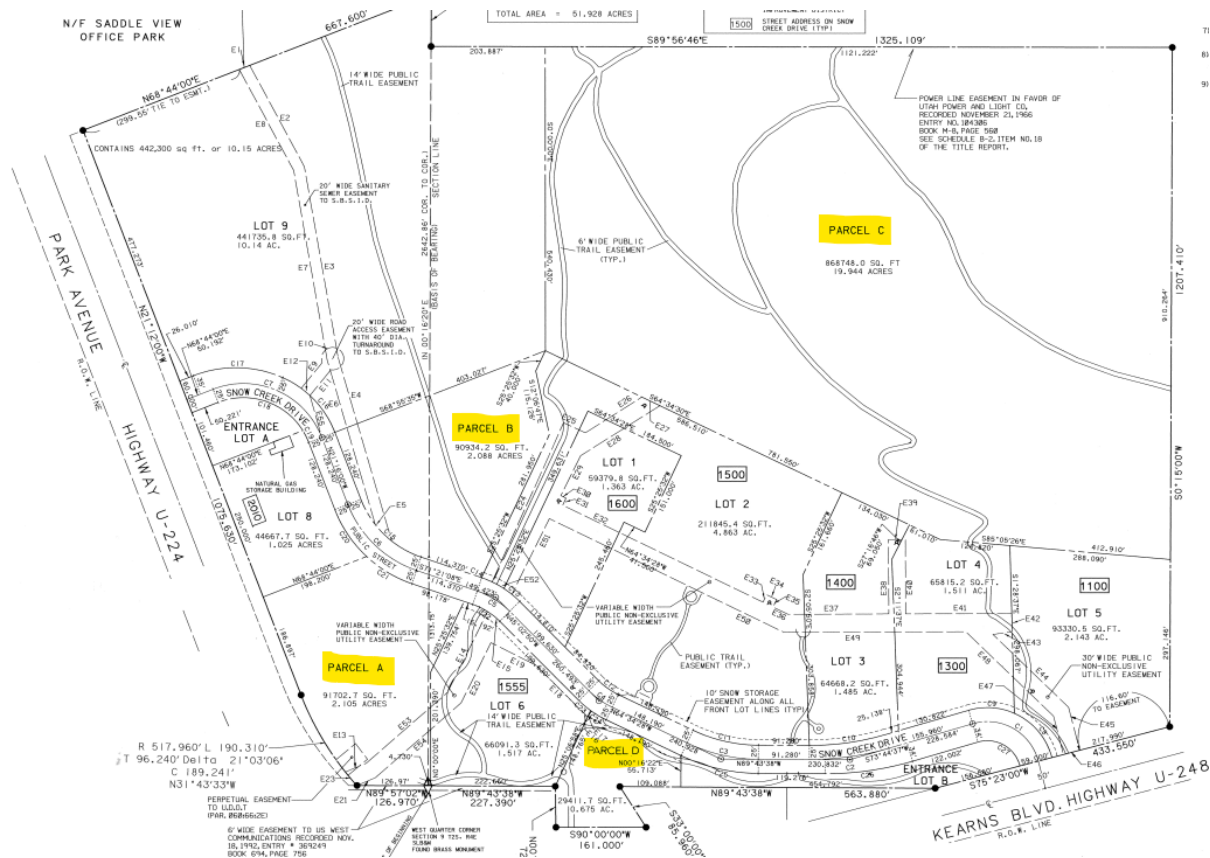


Figure 3: Snow Creek Crossing Subdivision with non-developable parcels highlighted.

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 Restaurant to Financial Institution, with a drive-up window. The required parking for the new bank led to a reduction in 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 Parking Lot. 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 the MPD for 29 additional Parking Spaces on Lots 1-4. The Planning Commission determined the proposed modification was minor ([Agenda Packet](#); Item 5.A | [Minutes](#) pp. 3-11).

Following the Determination by the Planning Commission, on July 18, 2024 ([Agenda Packet](#)), the Planning Director approved an Administrative Permit for the modification to the MPD, increasing the number of Parking Spaces by 29 (Exhibit G). These Parking Spaces have not yet been constructed.





*Figure 5: Locations, shown in 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 in red.*

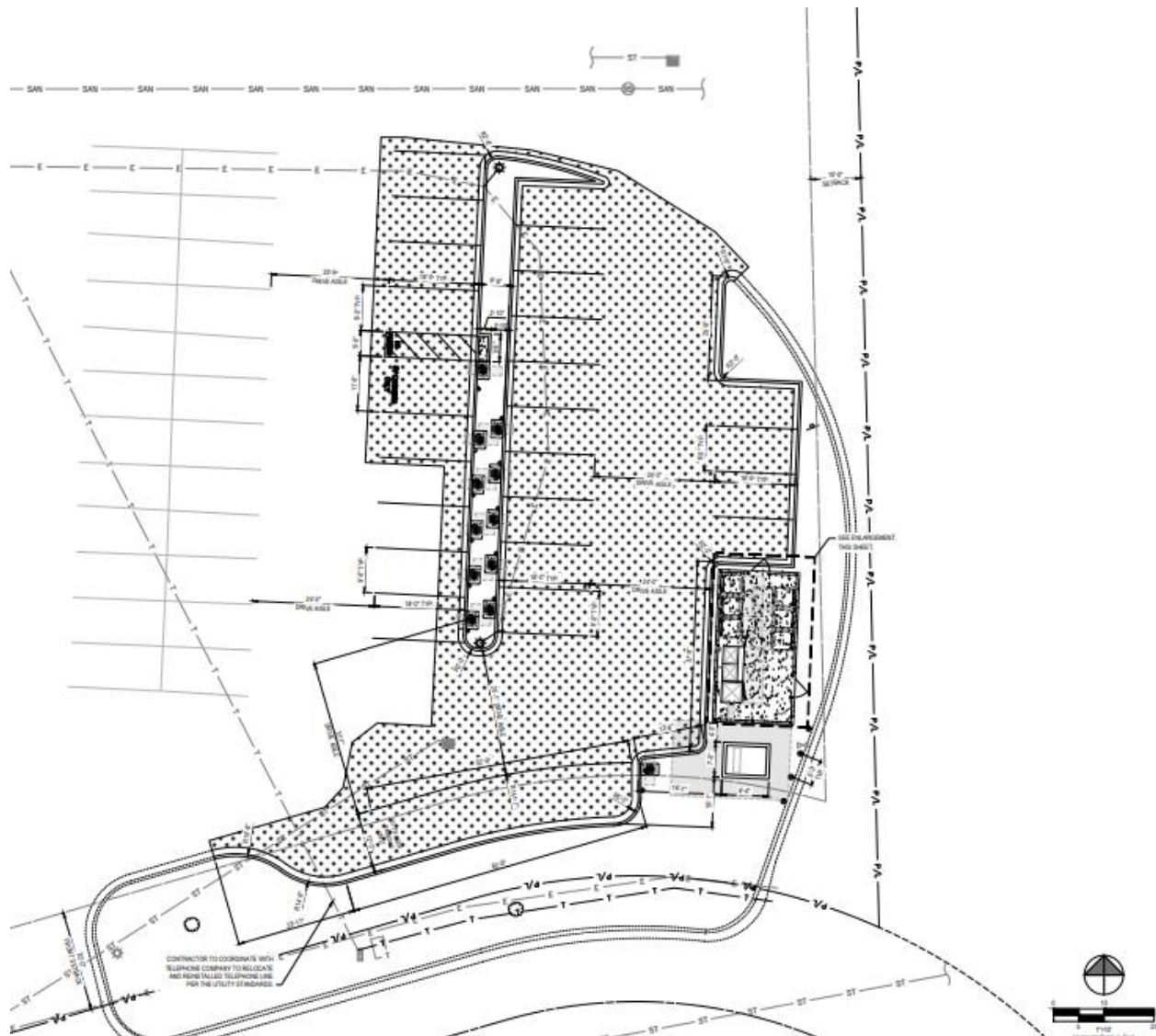


Figure 7: Proposed Site Plan showing new Electric Vehicle Charging Stations provided by Applicant. The dotted area shows the proposed area of work, including the part of the existing median to be removed.

On September 11, 2024, the Planning Commission considered this proposed modification to the MPD to add 13 Parking Spaces and Electric Vehicle Charging Stations and determined the modification was minor ([Agenda Packet](#); Item 6.B | [Recording](#)).

### **Analysis**

**(I) The proposal to increase the number of Parking Spaces at the Snow Creek MPD meets the standards of the Regional Commercial Overlay in Land Management Code Chapter 15-17.**

1300 Snow Creek Drive is in the Regional Commercial Overlay. LMC [§ 15-2.17-2\(B\)\(36\)](#) establishes that a Parking Area with five or more spaces is a Conditional Use in the Regional Commercial Overlay (RCO). The 1993 MPD approval allows for a



Parking Area on Lots 1-4 with 365 Parking Spaces (Exhibit B). The proposed additional Parking Spaces are within this already approved Parking Area.

As the Use of a Parking Area has already been approved as part of the Commercial Development option in the RCO Zoning District, additional analysis of LMC [§ 15-2.17-4 Criteria for Commercial Development](#) and LMC [§ 15-2.17-5 Planning Commission Findings](#) is not required.

**(II) The proposal to increase the number of Parking Spaces at the Snow Creek Master Planned Development meets the standards of the Residential Development – Medium Density Zoning District in Land Management Code Chapter 15-2.14.**

**Proposed Fence**

1300 Snow Creek Drive is in the Residential Development – Medium Density (RDM) Zoning District. The Applicant proposes installing a Fence to screen electrical equipment associated with the Electric Vehicle Charging Stations. LMC [§ 15-2.14-2\(B\)\(38\)](#) states “Fences greater than six feet (6’) in height from Final Grade” require a Conditional Use Permit in the Residential Development – Medium Density (RDM) Zoning District. Condition of Approval 12 limits the Fence height to no more than 6 feet from Final Grade.

**Setbacks**

1300 Snow Creek Drive is within the Snow Creek MPD, which requires a 25-foot perimeter Setback. Within the Snow Creek MPD, the Zoning District Setbacks apply. LMC [§ 15-2.14-3](#) establishes a 20-foot Front Setback and a 10-foot Side Setback for the site. No Setbacks are established in the RCO Zoning District, and none were in place for what the 1993 LMC termed the “Large-Scale MPD process.”

Most of the proposed Parking Spaces are outside of the Front and Side Setbacks. Refer to the analysis in Table 2 below for the oversized Parking Space within the Front Setback.



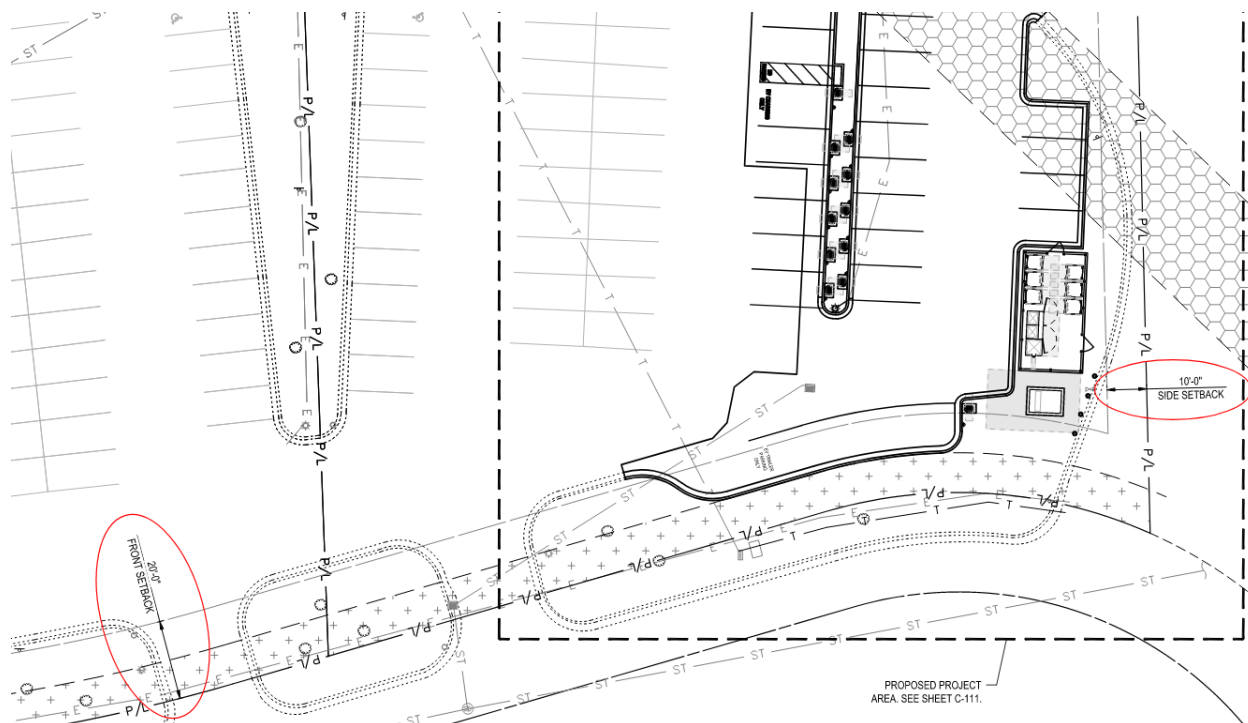


Figure 8: Red circles highlight the Setback measurements.

LMC [§ 15-2.14-9](#) requires protection of Significant Vegetation during any Development activity. LMC [§ 15-15-1](#) defines Significant Vegetation as 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.

On September 5, 2024, the Forestry Board reviewed the proposal and required the Applicant to prepare and submit a landscaping plan detailing where they would replace any removed trees. Condition of Approval 11 requires approval of the landscaping plan by the Forestry Board prior to submittal for a building permit.

**(III) The proposal to increase the number of Parking Spaces at the Snow Creek Master Planned Development meets the standards of Land Management Code Chapter 15-3 Off-Street Parking Requirements.**

The table below outlines the General Parking Area Standards (LMC [§ 15-3-3](#)):

| General Parking Area Criteria                                                                                                                                                               | Analysis of Proposal                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | <b>Recommended Condition of Approval:</b><br>The City Engineer reviewed the proposed plans on August 20, 2024, and requires Condition of Approval 15 requiring the Applicant recorded a Long-Term Stormwater Management Plan with Summit County prior to issuance of a Building |

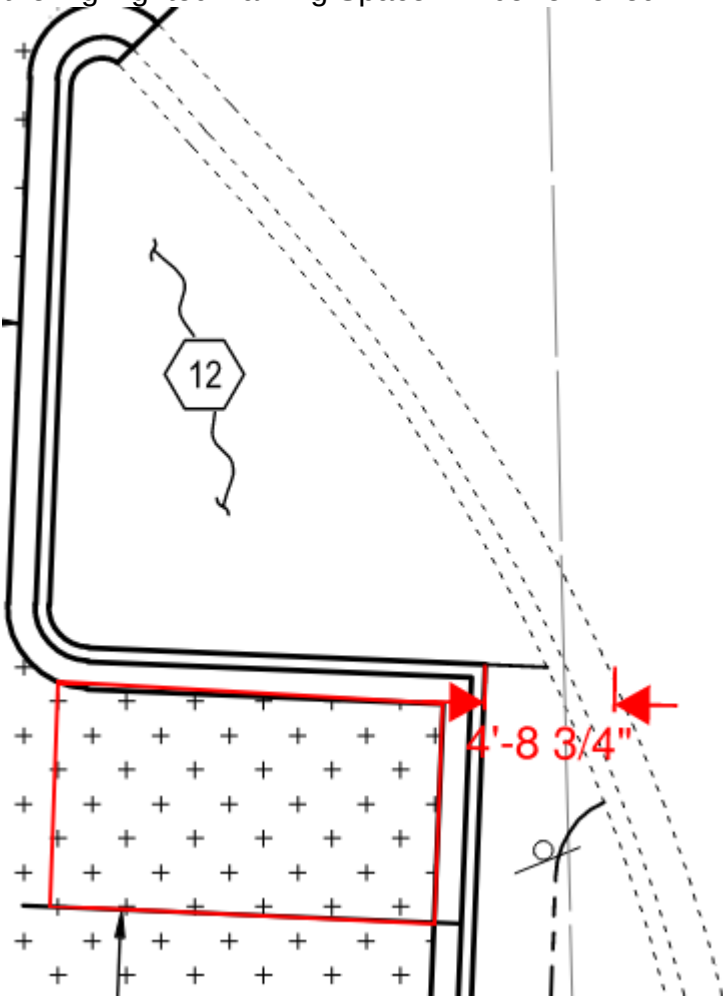
|                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                           | Permit.                                                                                                                                                                                                                                                                                                                                                                                              |
| 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.          | <b>Recommended Condition of Approval:</b><br>The City Engineer reviewed the proposed plans on August 20, 2024, and requires Condition of Approval 15 requiring the Applicant recorded a Long-Term Stormwater Management Plan with Summit County prior to issuance of a Building Permit.                                                                                                              |
| Parking Areas and driveways must be Hard-Surfaced, impervious, maintained in good condition, and clear of obstructions at all times.                                                                                      | <b>Complies:</b><br>The twelve proposed Parking Spaces will be constructed out of asphalt. See Exhibit E for proposed plans.                                                                                                                                                                                                                                                                         |
| Parking Area Lighting                                                                                                                                                                                                     | <b>Recommended Condition of Approval:</b><br>The Applicant proposes to place lighting poles on both ends of the center median. This lighting shall fully comply with LMC <a href="#">§ 15-3-3(C)</a> , which requires all lighting to be Dark Sky compliant, fully shielded and down directed with light bulbs that are 3,000 degrees Kelvin or less (Condition of Approval 13).                     |
| 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.       | <b>Complies:</b><br>The Applicant proposes 25,576 square feet of snow storage, approximately 17.5% of the total Hard-Surfaced Area.                                                                                                                                                                                                                                                                  |
| Parking Space Dimensions: Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long.                                                                                                                | <b>Recommended Condition of Approval:</b><br>Most proposed Parking Spaces will be at least 9 feet wide by 16 feet long. Those proposed to be installed within the Landscaped outer median are compact stalls that are 9 feet wide by 16 feet long. Condition of Approval 16 requires that those Spaces have installed signage or be pavement painted to indicate they are for compact vehicles only. |
| 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 | <b>Complies:</b><br>None of the Parking Spaces require backing cars onto adjoining public sidewalks, parking strips, or roadways. There is plenty of distance between the rows of parking spaces and for the trailer parking spot to be pulled in and out of. See Exhibit E for proposed plans.                                                                                                      |

|                                         |  |
|-----------------------------------------|--|
| sidewalks, parking strips, or roadways. |  |
|-----------------------------------------|--|

Parking Area Landscaping Standards LMC [§ 15-3-3\(D\)](#):

| Parking Area Landscaping Criteria                                                                                                                                                                            | Analysis of Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                             | <p><b>Complies:</b></p> <p>The Landscaped Open Space of the Parking Area is proposed to decrease by approximately 6,850 square feet, for a proposed 48,940 square feet of Landscaped Open Space, or approximately 33.5% of the Parking Area. The proposal exceeds the minimum required 20% for Interior Landscaped Area. Staff recommends Condition of Approval 14 requiring the most northern Parking Space on the outer median to be removed and replaced with 144 square feet of Landscaping to ensure that there is a minimum of five feet of width for all Landscaped areas on the outer median.</p>                                                                                                                                                                                                             |
| 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. | <p><b>Existing Non-Complying:</b></p> <p>Most of the Landscaping for this site is placed around the perimeter, as the primary concern of the 1993 Planning Commission was screening views of the Parking Area from views in the Frontage Protection Zone. As such, many rows do not comply with this requirement, making the lot a Non-Complying Structure.</p> <p>LMC <a href="#">§ 15-9-6(A)</a> allows for the expansion of a Non-Complying structure if the expansion does not create a new non-compliance or expand the existing non-compliance.</p> <p>The proposed additional parking does not expand the non-compliance. All the proposed rows have no more than ten Parking Spaces, putting them under the minimum of 12 that would be required to trigger an additional landscaping island requirement.</p> |
| 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                                  | <p><b>Recommended Condition of Approval:</b></p> <p>See “snow storage” analysis above. The Engineering Department reviewed the proposal on August 20, 2024, and requires Condition of Approval 15 requiring the Applicant recorded a Long-Term Stormwater Management Plan with</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>other methods to prevent surface and ground water contamination.</p>                                                                                                      | <p>Summit County prior to issuance of a Building Permit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Landscaped Areas shall generally not be less than five feet (5') wide.</p>                                                                                                | <p><b>Recommended Condition of Approval:</b><br/>The following portion of the proposed median does not reach the five-foot minimum width. As such, the highlighted Parking Space will be removed:</p>  <p>Condition of Approval 14 requires that all landscaped portions of the outer median shall not be less than five feet wide, requires the removal of the shown space, and requires 144-square-feet of Landscaping to be installed in its place.</p> |
| <p>Perimeter Landscaping: Parking Areas shall generally include landscaping on all perimeter Property Lines, The Applicant shall generally maintain a minimum of one (1)</p> | <p><b>Recommended Condition of Approval:</b><br/>The Forestry Board will review and approve landscaping along the outer median prior to building permit issuance (Condition of Approval 11).</p>                                                                                                                                                                                                                                                                                                                                              |

|                                                                                |  |
|--------------------------------------------------------------------------------|--|
| tree and five (5) shrubs per twenty-five linear feet (25') of Landscaped Area. |  |
|--------------------------------------------------------------------------------|--|

Table 2 – Specific Parking Area Standards for Parking Areas With 5 or More Spaces LMC [§ 15-3-4](#):

| Parking Areas With 5 or More Spaces                                                                                                                                                         | Analysis of Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                    | <p><b>Complies:</b><br/>For Parking Areas with five or more spaces, LMC <a href="#">§ 15-3-4(B)(1)</a> states "All Parking Lots shall maintain the required Front and Side Setbacks as would be required for any Structure."</p> <p>LMC <a href="#">§ 15-15-1</a> defines Structure as "Anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground." The definition of Structure includes Parking Areas.</p> <p>LMC <a href="#">§ 15-2.14-3(C)</a> allows open Parking Spaces within the required Front Setback in the RDM Zoning District, provided that the Spaces are not within five feet of the Side Lot Lines.</p> <p>The oversized Parking Space for Electric Vehicles equipped with trailers encroaches in the Front Setback by 10 feet and is more than 47 feet from the nearest Side Lot Line. The proposal therefore complies with Setbacks for the RDM Zoning District.</p> |
| 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') | <p><b>Complies:</b><br/>The closest adjacent driveways at the Snow Creek Parking Area are separated by approximately 59 feet.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Table 3 – Bicycle Parking Requirements LMC [§ 15-3-9](#):

|  |  |
|--|--|
|  |  |
|--|--|

| <b>Bicycle Parking Standard</b>                                                                                                                                                                                                              | <b>Analysis of Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | <p><b>Condition of Approval Recommended:</b></p> <p>Outdoor Bicycle Parking is required for 10 percent of the required Off-Street Parking Spaces, for a total of 37 bicycle parking spaces for Lots 1-4. The Snow Creek MPD currently has 40 bicycle parking stalls. Four more were approved as part of the July Administrative Permit (Exhibit H).</p> <p>As no new employees will be generated, there is no enclosed Bicycle Parking Requirement.</p> <p>The Applicant is not proposing any new Bicycle Parking.</p> <p>Staff recommends Condition of Approval 17 to bring the existing Bicycle Parking into compliance: All existing Bicycle Parking must be brought into compliance with LMC <a href="#">§ 15-3-9(A)(1)</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.

Table 4 – Electric Vehicle Charging Stations LMC [§ 15-3-11](#):

| <b>Electric Vehicle Charging Station Standard</b>                                                                                                                                                                                                                       | <b>Analysis of Proposal</b>                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                             | <p><b>Complies:</b></p> <p>5% of the proposed 34 Parking Spaces is equal to 0.65 Electric Vehicle Charging Stations. The Applicant has proposed 12 new Electric Vehicle Charging Stations.</p>                                                                                                   |
| An Applicant shall provide Electric Vehicle Charging Station Infrastructure for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces                                                                                                   | <p><b>Complies:</b></p> <p>The Applicant proposes 13 new Parking Spaces. The Applicant is also providing 12 new Electrical Vehicle Charging Stations, which provide infrastructure for 92% of the increase in Parking.</p>                                                                       |
| 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. | <p><b>Complies:</b></p> <p>The July 2024 Administrative Permit approval includes installation of a dual-port Charging Station, satisfying this requirement for Lots 1-4. The Applicant is proposing that one of the Electric Charging Stations will service and ADA compliant Parking Space.</p> |



|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Electric Vehicle Charging Stations shall not obstruct:</p> <ol style="list-style-type: none"> <li>1. Building access;</li> <li>2. Rights-of-Way;</li> <li>3. sidewalks or pathways;</li> <li>4. parking space dimensions; or</li> <li>5. The Sight Distance Triangle.</li> </ol> | <p><b>Complies:</b></p> <p>The Electric Vehicle Charging Stations are located on medians and are clustered to service the Parking Spaces farther away from the main thoroughfares.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The Applicant shall install Electric Vehicle Charging Station signage that complies with federal standards and LMC <a href="#">§ 15-3-11(E)(2)</a>.</p>                                                                                                                                                                                                                     | <p><b>Condition of Approval 5:</b></p> <p>Requires the Applicant to install signage that complies with the Federal Highway Administration Manual on Uniform Traffic Control Devices.</p>          |
| <p>The Applicant shall provide informational labeling at each Electric Vehicle Charging Station that complies with LMC <a href="#">§ 15-3-11(E)(3)</a>.</p>                                                                                                                                                                                                                    | <p><b>Condition of Approval 6:</b></p> <p>Requires the Applicant to install signage regarding safety, voltage levels, hours of operation, and other important information.</p>                    |
| <p>Cord Management. An 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.</p>                                                                | <p><b>Condition of Approval 7:</b></p> <p>Requires the Applicant to prevent cords from obstructing nearby access and to allow them to be properly hung and stored.</p>                            |
| <p>Protection. An 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.</p>                                                                                                                                                                  | <p><b>Condition of Approval 8:</b></p> <p>Requires the Applicant to install safety devices.</p>                                                                                                   |
| <p>Snow Removal. An 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.</p> | <p><b>Condition of Approval 9:</b></p> <p>Requires the Applicant to keep the chargers in good condition at all times. The applicant is required to timely remove snow from the Parking Areas.</p> |
| <p>Maintenance. Property owners shall maintain Electric Vehicle Charging Stations in good condition, appearance,</p>                                                                                                                                                                                                                                                           | <p><b>Condition of Approval 10:</b></p> <p>Requires the Applicant to keep the chargers in good condition and requires</p>                                                                         |

|                                                                                                                                                   |                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| and repair. If an Electric Vehicle Charging Station is inoperable, the Property Owner shall replace the Charging Station within three (3) months. | them to be replaced if they cease functioning within three months. |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|

**(IV) The proposal to increase the number of Parking Spaces at the Snow Creek MPD meets the standards of the Snow Creek Master planned Development.**

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 Spaces from construction of the liquor store. There are currently 322 on-site Parking Spaces with another 29 entitled by the July 2024 modification for Lots 1-4. The proposal to add 13 Parking Spaces will result in a total of 364 Parking Spaces for Lots 1-4. which is within the maximum of 365 Parking Spaces approved by the 1993 MPD.

**(VI) The Development Review Committee reviewed the proposal on August 20, 2024, and confirmed the proposal, as conditioned, complies with their required standards.<sup>2</sup>**

**Department Review**

The Planning Department 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 September 4, 2024. Staff mailed courtesy notice to adjacent property owners on August 30, 2024.<sup>3</sup>

**Public Input**

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

**Alternatives**

- The Planning Director may approve the Minor Modification to the Snow Creek MPD; or
- The Planning Director may deny the Minor Modification to the Snow Creek MPD and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

<sup>2</sup> 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).

<sup>3</sup> LMC [§ 15-1-21](#)

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: October 14, 1993, City Council Minutes and Original MPD Final Action Letter

Exhibit C: Current Recorded Plat

Exhibit D: Memo of Understanding

Exhibit E: July 23, 2024, Proposed Plans

Exhibit F: April 14, 1993, Planning Commission Minutes

Exhibit G: May 13, 1993, City Council Minutes

Exhibit H: July 18, 2024, Administrative Permit Final Action Letter

Exhibit I: August 12, 2024, Supplemental Plans

Exhibit J: Snow Creek Approved MPD Landscape Plan

Exhibit K: September 22, 1993, Planning Commission Minutes

Exhibit L: May 9, 2001, Planning Commission Minutes



## Planning Department

September 19, 2024

Cameron Frueh  
GPD Group

### NOTICE OF PLANNING DEPARTMENT ACTION

#### Description

Address: 1300 Snow Creek Drive

Zoning District: Residential Development – Medium Density, Regional Commercial Overlay, and Snow Creek Crossing Master Planned Development

Application: Minor Modification to a Master Planned Development

Project Number: PL-24-06212

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 19, 2024

Project Summary: The Applicant proposes to construct 13 Additional Parking Spaces in the Snow Creek Master Planned Development

#### Action Taken

On September 19, 2024, the Planning Director conducted a public hearing and approved the Minor Modification to a Master Planned Development according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. The Applicant proposes constructing an additional 13 Parking Spaces and 12 Rivian Fast Charging Electric Vehicle Charging Stations ("Stations").
2. One of the 12 Stations is designed to accommodate Electric Vehicles equipped with trailers.
3. The Snow Creek Shopping Center is part of the Snow Creek Master Planned Development (MPD), the Snow Creek Crossing Subdivision, the Residential Development – Medium Density Zoning District, and the Regional Commercial Overlay.





## Planning Department

4. There are 322 existing Parking Spaces on Lots 1-4 of the Subdivision, with 29 additional Parking Spaces approved but not yet constructed, for a total of 351 Parking Spaces. Two of these unbuilt Spaces are to be Electric Vehicle Charging Stations.
5. The proposed 13 Parking Spaces will bring the total to 364 for Lots 1-4.
6. Most of the new Stations will be on a concrete median between new and existing Parking Spaces in the eastern portion of the parking lot. One of the Stations will be on the southern median adjacent to the Parking Space for Electric Vehicles equipped to service cars with attached trailers.
7. According to the Applicant, the Stations will be for public use and are not limited to Rivian vehicles.
8. 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.
9. 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.
10. On October 11, 1995, the Snow Creek Crossing Subdivision Plat was recorded. 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.
11. 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 Restaurant to Financial Institution, with a drive-up window. The required parking for the new bank led to a reduction in parking for the entire development.
12. 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 Parking Lot. 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. 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.



## Planning Department

13. On April 24, 2024, the Planning Commission considered a modification to the MPD for 29 additional Parking Spaces on Lots 1-4. The Planning Commission determined the proposed modification was minor.
14. Following the Determination by the Planning Commission, on July 18, 2024, the Planning Director approved an Administrative Permit for the modification to the MPD, increasing the number of Parking Spaces by 29. These Parking Spaces have not yet been constructed.
15. On September 11, 2024, the Planning Commission considered this proposed modification to the MPD to add 13 Parking Spaces and Electric Vehicle Charging Stations and determined the modification was minor.
16. The proposal to increase the number of Parking Spaces at the Snow Creek MPD meets the standards of the Regional Commercial Overlay in Land Management Code Chapter 15-17.
  - a. 1300 Snow Creek Drive is in the Regional Commercial Overlay.
  - b. LMC § 15-2.17-2(B)(36) establishes that a Parking Area with five or more spaces is a Conditional Use in the Regional Commercial Overlay (RCO).
  - c. The 1993 MPD approval allows for a Parking Area on Lots 1-4 with 365 Parking Spaces.
  - d. The proposed additional Parking Spaces are within this already approved Parking Area.
  - e. As the Use of a Parking Area has already been approved as part of the Commercial Development option in the RCO Zoning District, additional analysis of LMC § 15-2.17-4 Criteria for Commercial Development and LMC § 15-2.17-5 Planning Commission Findings is not required.
17. The proposal to increase the number of Parking Spaces at the Snow Creek Master Planned Development meets the standards of the Residential Development – Medium Density Zoning District in Land Management Code Chapter 15-2.14.
  - a. 1300 Snow Creek Drive is in the Residential Development – Medium Density (RDM) Zoning District.
  - b. The Applicant proposes installing a Fence to screen electrical equipment associated with the Electric Vehicle Charging Stations.
  - c. LMC § 15-2.14-2(B)(38) states “Fences greater than six feet (6') in height from Final Grade” require a Conditional Use Permit in the Residential Development – Medium Density (RDM) Zoning District. Condition of



## Planning Department

Approval 12 limits the Fence height to no more than 6 feet from Final Grade.

- d. 1300 Snow Creek Drive is within the Snow Creek MPD, which requires a 25-foot perimeter Setback. Within the Snow Creek MPD, the Zoning District Setbacks apply.
  - e. LMC § 15-2.14-3 establishes a 20-foot Front Setback and a 10-foot Side Setback for the site.
  - f. No Setbacks are established in the RCO Zoning District, and none were in place for what the 1993 LMC termed the "Large-Scale MPD process."
  - g. Most of the proposed Parking Spaces are outside of the Front and Side Setbacks.
  - h. LMC § 15-2.14-9 requires protection of Significant Vegetation during any Development activity. LMC § 15-15-1 defines Significant Vegetation as 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.
  - i. On September 5, 2024, the Forestry Board reviewed the proposal and required the Applicant to prepare and submit a landscaping plan detailing where they would replace any removed trees. Condition of Approval 11 requires approval of the landscaping plan by the Forestry Board prior to submittal for a building permit.
18. The proposal to increase the number of Parking Spaces at the Snow Creek Master Planned Development meets the standards of Land Management Code Chapter 15-3 Off-Street Parking Requirements.
- a. General Parking Area Standards LMC § 15-3-3:

| General Parking Area Criteria                                                                                                                                                               | Analysis of Proposal                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | <b>Recommended Condition of Approval:</b><br>The City Engineer reviewed the proposed plans on August 20, 2024, and requires Condition of Approval 15 requiring the Applicant recorded a Long-Term Stormwater Management Plan with Summit County prior to issuance of a Building Permit. |
| Parking Area drainage must be detained on Site, treated if                                                                                                                                  | <b>Recommended Condition of Approval:</b><br>The City Engineer reviewed the proposed plans                                                                                                                                                                                              |



## Planning Department

|                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| required under NPDES (National Pollution Discharge Elimination Standards), and channeled to a storm drain or gutter as approved by the City Engineer.                                                               | on August 20, 2024, and requires Condition of Approval 15 requiring the Applicant recorded a Long-Term Stormwater Management Plan with Summit County prior to issuance of a Building Permit.                                                                                                                                                                                                         |
| Parking Areas and driveways must be Hard-Surfaced, impervious, maintained in good condition, and clear of obstructions at all times.                                                                                | <b>Complies:</b><br>The twelve proposed Parking Spaces will be constructed out of asphalt. See Exhibit E for proposed plans.                                                                                                                                                                                                                                                                         |
| Parking Area Lighting                                                                                                                                                                                               | <b>Recommended Condition of Approval:</b><br>The Applicant proposes to place lighting poles on both ends of the center median. This lighting shall fully comply with LMC § 15-3-3(C), which requires all lighting to be Dark Sky compliant, fully shielded and down directed with light bulbs that are 3,000 degrees Kelvin or less (Condition of Approval 13).                                      |
| 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. | <b>Complies:</b><br>The Applicant proposes 25,576 square feet of snow storage, approximately 17.5% of the total Hard-Surfaced Area.                                                                                                                                                                                                                                                                  |
| Parking Space Dimensions: Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long.                                                                                                          | <b>Recommended Condition of Approval:</b><br>Most proposed Parking Spaces will be at least 9 feet wide by 16 feet long. Those proposed to be installed within the Landscaped outer median are compact stalls that are 9 feet wide by 16 feet long. Condition of Approval 16 requires that those Spaces have installed signage or be pavement painted to indicate they are for compact vehicles only. |
| 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                                                            | <b>Complies:</b><br>None of the Parking Spaces require backing cars onto adjoining public sidewalks, parking strips, or roadways. There is plenty of distance between the rows of parking spaces and for the                                                                                                                                                                                         |





**Planning Department**

|                                                                                                          |                                                                                    |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| vehicles must not necessitate backing cars onto adjoining public sidewalks, parking strips, or roadways. | trailer parking spot to be pulled in and out of. See Exhibit E for proposed plans. |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|

b. Parking Area Landscaping Standards LMC § 15-3-3(D):

| <b>Parking Area Landscaping Criteria</b>                                                                                                                                                                     | <b>Analysis of Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                             | <p><b>Complies:</b></p> <p>The Landscaped Open Space of the Parking Area is proposed to decrease by approximately 6,850 square feet, for a proposed 48,940 square feet of Landscaped Open Space, or approximately 33.5% of the Parking Area. The proposal exceeds the minimum required 20% for Interior Landscaped Area. Staff recommends Condition of Approval 14 requiring the most northern Parking Space on the outer median to be removed and replaced with 144 square feet of Landscaping to ensure that there is a minimum of five feet of width for all Landscaped areas on the outer median.</p>                                                                                                                                                             |
| 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. | <p><b>Existing Non-Complying:</b></p> <p>Most of the Landscaping for this site is placed around the perimeter, as the primary concern of the 1993 Planning Commission was screening views of the Parking Area from views in the Frontage Protection Zone. As such, many rows do not comply with this requirement, making the lot a Non-Complying Structure.</p> <p>LMC § 15-9-6(A) allows for the expansion of a Non-Complying structure if the expansion does not create a new non-compliance or expand the existing non-compliance.</p> <p>The proposed additional parking does not expand the non-compliance. All the proposed rows have no more than ten Parking Spaces, putting them under the minimum of 12 that would be required to trigger an additional</p> |



## Planning Department

|                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                      | landscaping island requirement.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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.         | <b>Recommended Condition of Approval:</b><br>See "snow storage" analysis above. The Engineering Department reviewed the proposal on August 20, 2024, and requires Condition of Approval 15 requiring the Applicant recorded a Long-Term Stormwater Management Plan with Summit County prior to issuance of a Building Permit.                                                                                                                     |
| Landscaped Areas shall generally not be less than five feet (5') wide.                                                                                                                                                                               | <b>Recommended Condition of Approval:</b><br>The following portion of the proposed median does not reach the five-foot minimum width. As such, the highlighted Parking Space will be removed:<br><br>Condition of Approval 14 requires that all landscaped portions of the outer median shall not be less than five feet wide, requires the removal of the shown space, and requires 144-square-feet of Landscaping to be installed in its place. |
| 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. | <b>Recommended Condition of Approval:</b><br>The Forestry Board will review and approve landscaping along the outer median prior to building permit issuance (Condition of Approval 11).                                                                                                                                                                                                                                                          |

### c. Specific Parking Area Standards for Parking Areas With 5 or More Spaces LMC § 15-3-4:

| Parking Areas With 5 or More Spaces                                                                                                                      | Analysis of Proposal                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | <b>Complies:</b><br>For Parking Areas with five or more spaces, LMC § 15-3-4(B)(1) states "All Parking Lots shall maintain the required Front and Side Setbacks as would be required for any Structure." |



## Planning Department

|                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                             | <p>LMC § 15-15-1 defines Structure as “Anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground.” The definition of Structure includes Parking Areas.</p> <p>LMC § 15-2.14-3(C) allows open Parking Spaces within the required Front Setback in the RDM Zoning District, provided that the Spaces are not within five feet of the Side Lot Lines.</p> <p>The oversized Parking Space for Electric Vehicles equipped with trailers encroaches in the Front Setback by 10 feet and is more than 47 feet from the nearest Side Lot Line. The proposal therefore complies with Setbacks for the RDM Zoning District.</p> |
| 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’) | <p><b>Complies:</b></p> <p>The closest adjacent driveways at the Snow Creek Parking Area are separated by approximately 59 feet.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

d. Bicycle Parking Requirements LMC § 15-3-9:

- i. Outdoor Bicycle Parking is required for 10 percent of the required Off-Street Parking Spaces, for a total of 37 bicycle parking spaces for Lots 1-4. The Snow Creek MPD currently has 40 bicycle parking stalls. Four more were approved as part of the July Administrative Permit.
- ii. As no new employees will be generated, there is no enclosed Bicycle Parking Requirement.
- iii. The Applicant is not proposing any new Bicycle Parking.



## Planning Department

- iv. Staff recommends Condition of Approval 17 to bring the existing Bicycle Parking into compliance: All existing Bicycle Parking must be brought into compliance with LMC § 15-3-9(A)(1).
- e. Off-Street Loading Spaces LMC § 15-3-10: No changes proposed to the existing loading/un-loading areas in the rear of the property.
- f. Electric Vehicle Charging Stations LMC § 15-3-11:

| Electric Vehicle Charging Station Standard                                                                                                                                                                                                                                       | Analysis of Proposal                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                      | <b>Complies:</b><br>5% of the proposed 34 Parking Spaces is equal to 0.65 Electric Vehicle Charging Stations. The Applicant has proposed 12 new Electric Vehicle Charging Stations.                                                                                                   |
| An Applicant shall provide Electric Vehicle Charging Station Infrastructure for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces                                                                                                            | <b>Complies:</b><br>The Applicant proposes 13 new Parking Spaces. The Applicant is also providing 12 new Electrical Vehicle Charging Stations, which provide infrastructure for 92% of the increase in Parking.                                                                       |
| 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.          | <b>Complies:</b><br>The July 2024 Administrative Permit approval includes installation of a dual-port Charging Station, satisfying this requirement for Lots 1-4. The Applicant is proposing that one of the Electric Charging Stations will service and ADA compliant Parking Space. |
| Electric Vehicle Charging Stations shall not obstruct: <ul style="list-style-type: none"><li>• 1. Building access;</li><li>• 2. Rights-of-Way;</li><li>• 3. sidewalks or pathways;</li><li>• 4. parking space dimensions; or</li><li>• 5. The Sight Distance Triangle.</li></ul> | <b>Complies:</b><br>The Electric Vehicle Charging Stations are located on medians and are clustered to service the Parking Spaces farther away from the main thoroughfares.                                                                                                           |





**Planning Department**

|                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Applicant shall install Electric Vehicle Charging Station signage that complies with federal standards and LMC § 15-3-11(E)(2).                                                                                                                                                                                                                                     | <b>Condition of Approval 5:</b><br>Requires the Applicant to install signage that complies with the Federal Highway Administration Manual on Uniform Traffic Control Devices.          |
| The Applicant shall provide informational labeling at each Electric Vehicle Charging Station that complies with LMC § 15-3-11(E)(3).                                                                                                                                                                                                                                    | <b>Condition of Approval 6:</b><br>Requires the Applicant to install signage regarding safety, voltage levels, hours of operation, and other important information.                    |
| Cord Management. An 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.                                                                | <b>Condition of Approval 7:</b><br>Requires the Applicant to prevent cords from obstructing nearby access and to allow them to be properly hung and stored.                            |
| Protection. An 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.                                                                                                                                                                  | <b>Condition of Approval 8:</b><br>Requires the Applicant to install safety devices.                                                                                                   |
| Snow Removal. An 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. | <b>Condition of Approval 9:</b><br>Requires the Applicant to keep the chargers in good condition at all times. The applicant is required to timely remove snow from the Parking Areas. |
| Maintenance. Property owners 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                                                                                                                                                   | <b>Condition of Approval 10:</b><br>Requires the Applicant to keep the chargers in good condition and requires them to be replaced if they cease functioning within three months.      |



## Planning Department

|                                           |  |
|-------------------------------------------|--|
| Charging Station within three (3) months. |  |
|-------------------------------------------|--|

19. The proposal to increase the number of Parking Spaces at the Snow Creek MPD meets the standards of the Snow Creek Master planned Development:
  - a. The original Snow Creek MPD was approved on September 23, 1993, with a total of 446 Parking Spaces.
  - b. The initial Building Permit for the development had 442 Parking Spaces shown.
  - c. 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 Spaces from construction of the liquor store.
  - d. There are currently 322 on-site Parking Spaces with another 29 entitled by the July 2024 modification for Lots 1-4.
  - e. The proposal to add 13 Parking Spaces will result in a total of 364 Parking Spaces for Lots 1-4. which is within the maximum of 365 Parking Spaces approved by the 1993 MPD.
20. The Development Review Committee reviewed the proposal on August 20, 2024, and confirmed the proposal, as conditioned, complies with their required standards.
21. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 4, 2024. Staff mailed courtesy notice to adjacent property owners on August 30, 2024.

### 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*, LMC Chapter 15-17, *Regional Commercial Overlay Requirements*, LMC Chapter 15-6, *Master Planned Development Criteria*, 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



## Planning Department

1. Any changes, modifications, or deviations from the approved plans reviewed September 19, 2024, 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 twelve Fast Electric Vehicle Charging Stations, one of which shall be in a Parking Space large enough to accommodate attached trailers.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Prior to submittal for a Building Permit and the commencement of any work onsite, the Applicant shall submit and receive approval from the Forestry Board



## Planning Department

- of a landscaping plan detailing all Significant Vegetation proposed to be removed, where it will be replaced, and that all replacements shall be in like kind.
12. The proposed Fence around the electrical equipment can not exceed six feet in height from Final Grade.
  13. All exterior lighting shall comply with LMC Section 15-5-5(J) and shall be fully shielded and down directed with light bulbs that are 3,000 degrees Kelvin or less.
  14. There shall be a minimum of five feet of width for all Landscaped areas on the outer median. The most northern Parking Space on the outer median must be removed and 144 square feet of Landscaping be added.
  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. Any compact spaces (nine feet wide by 16 feet long) must have installed signage or be pavement painted to indicate they are for compact vehicles only.
  17. All existing Bicycle Parking must be brought into compliance with LMC § 15-3-9(A)(1).

If you have questions or concerns regarding this Final Action Letter, please call (435) 699-8991 or email [jaron.ehlers@parkcity.org](mailto:jaron.ehlers@parkcity.org).

Sincerely,

---

Rebecca Ward  
Planning Director

CC: Jaron Ehlers and Virgil Lund, Project Planners



**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 tying 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 Planning 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.

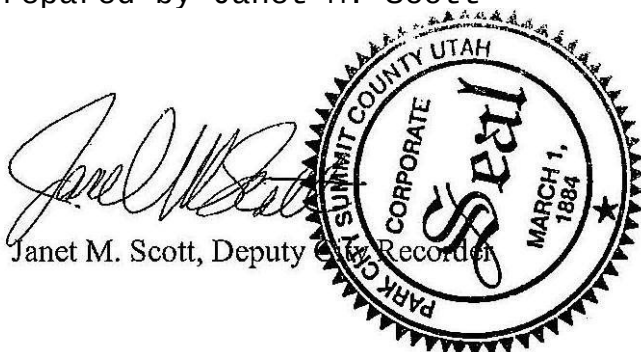
#### **VIII ADJOURNMENT**

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





PARK CITY

1884

Office of The Mayor

Exhibit J

BROOKS

FYI -

Final CofA's

**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 Planning 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. Seltnerich  
Nora L. Seltnerich, AICP  
Planning Director

9/26/93  
Date

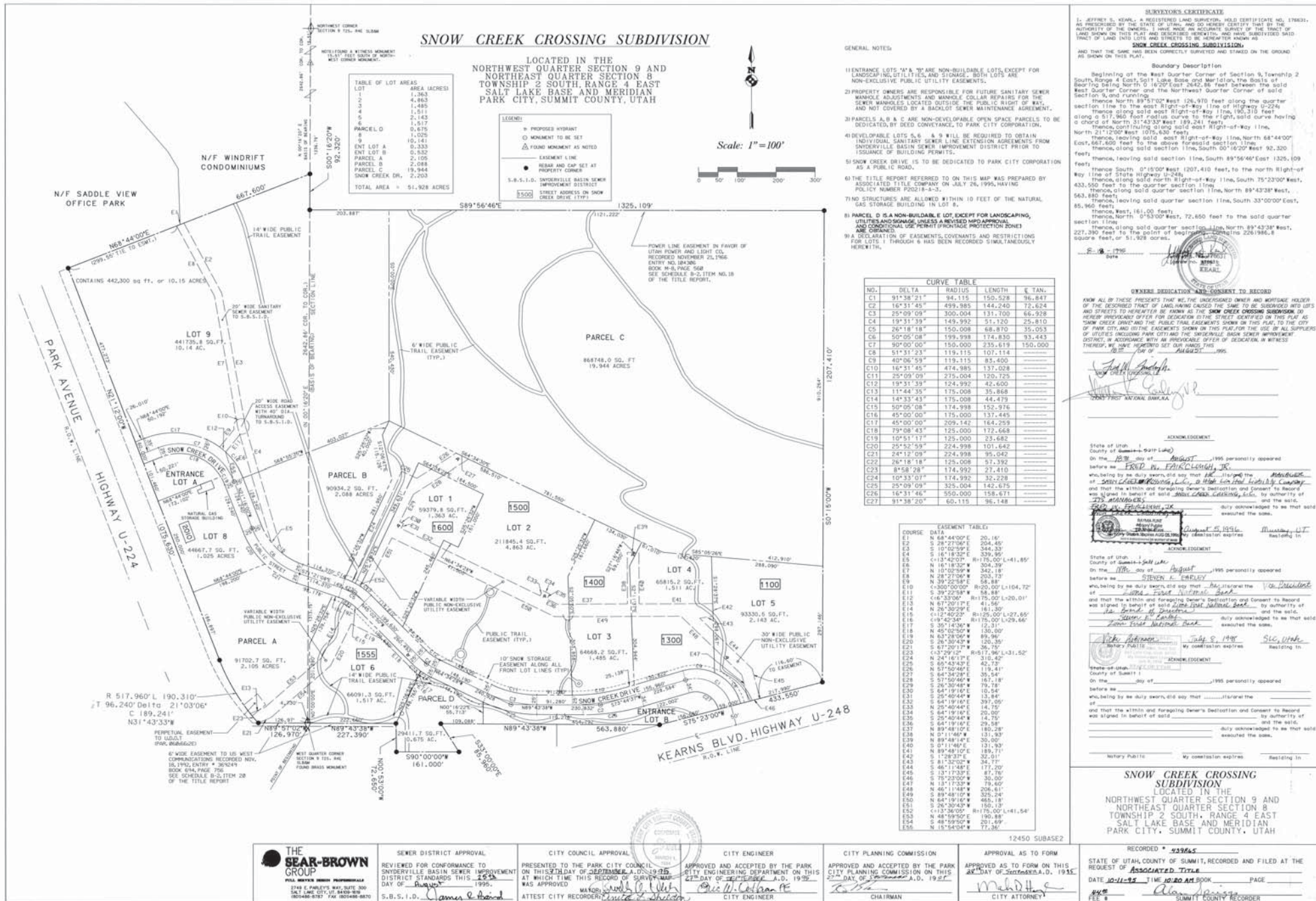
cc: Jack Thomas, AIA

ACKNOWLEDGEMENT

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

Jack Thomas 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

| TABLE OF LOT AREAS | AREA (ACRES)          |
|--------------------|-----------------------|
| LOT 1              | 1.363                 |
| LOT 2              | 4.863                 |
| LOT 3              | 1.485                 |
| LOT 4              | 1.511                 |
| LOT 5              | 2.143                 |
| LOT 6              | 1.517                 |
| LOT 7              | 0.675                 |
| LOT 8              | 1.025                 |
| LOT 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                 |
| <b>TOTAL AREA</b>  | <b>= 51.928 ACRES</b> |

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  
 STREET ADDRESS ON SNOW CREEK DRIVE (TYP.)

Scale: 1"=100'



## GENERAL NOTES:

- ENTRANCE LOTS 'A' & 'B' ARE NON-BUILDABLE LOTS, EXCEPT FOR LANDSCAPING, UTILITIES, AND SIGNAGE. BOTH LOTS ARE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS.
- 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.
- PARCELS A, B, & C ARE NON-DEVELOPABLE OPEN SPACE PARCELS TO BE DEDICATED, BY DEED CONVEYANCE, TO PARK CITY CORPORATION.
- 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.
- SNOW CREEK DRIVE IS TO BE DEDICATED TO PARK CITY CORPORATION AS A PUBLIC ROAD.
- THE TITLE REPORT REFERRED TO ON THIS MAP WAS PREPARED BY ASSOCIATED TITLE COMPANY ON JULY 26, 1995, HAVING POLICY NUMBER P20218-A-3.
- NO STRUCTURES ARE ALLOWED WITHIN 10 FEET OF THE NATURAL GAS STORAGE BUILDING IN LOT 8.
- PARCEL D IS A NON-BUILDABLE LOT, EXCEPT FOR LANDSCAPING, UTILITIES AND SIGNAGE, UNLESS A REVISED MAP, APPROVAL AND CONDITIONAL USE PERMIT (FRONTAGE PROTECTION ZONE) ARE OBTAINED.
- A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LOTS 1 THROUGH 6 HAS BEEN RECORDED SIMULTANEOUSLY HEREWITH.

| CURVE TABLE |           |         |         |          |
|-------------|-----------|---------|---------|----------|
| NO.         | DELTA     | RADIUS  | LENGTH  | CH. 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 20.45'            |
| E3              | S 10°02'59"W 34.33'            |
| 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°40'18" 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'            |
| E22             | <3°29'12" R=517.96' L=31.52'   |
| E23             | N 24°16'17"E 310.42'           |
| E24             | S 65°43'43"E 42.73'            |
| E25             | N 57°50'46"E 119.41'           |
| E26             | S 64°34'28"E 35.54'            |
| E27             | S 57°50'46"W 167.18'           |
| E28             | S 26°30'48"W 79.78'            |
| E29             | S 64°19'16"E 10.54'            |
| E30             | S 25°40'44"W 13.84'            |
| E31             | S 64°19'16"E 397.05'           |
| E32             | N 25°40'44"W 14.75'            |
| E33             | S 64°19'16"E 20.00'            |
| E34             | S 25°40'44"W 14.75'            |
| E35             | S 64°19'16"E 20.00'            |
| E36             | S 25°40'44"W 14.75'            |
| E37             | N 89°48'10"E 180.28'           |
| E38             | N 0°11'46"W 131.93'            |
| E39             | N 89°48'10"E 30.00'            |
| E40             | S 0°11'46"W 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 17.20'            |
| 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"E 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 SUBBASE2

## 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 HEREINAFTER 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"E 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 917.960 foot 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  
 Surveyor  
 State of Utah  
 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 HEREINAFTER BE KNOWN AS THE SNOW CREEK CROSSING SUBDIVISION, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION (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 (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 WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 18th DAY OF AUGUST, 1995.

Fred W. Fairclough, Jr.  
 SNOW CREEK CROSSING, L.L.C.  
 ZION'S FIRST NATIONAL BANK, N.A.

## 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 (is/are) the MANAGER of SNOW CREEK CROSSING, L.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.L.C. by authority of ITS MANAGERS, and the said, FRED W. FAIRCLOUGH, JR. duly acknowledged to me that said executed the same.

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

Notary Public  
 My commission expires July 8, 1998  
 Residing in SLU, Utah  
 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  
 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.

## 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

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  
 442  
 FEE \$  
 SUMMIT COUNTY RECORDER

THE SEAR-BROWN GROUP  
 FULL SERVICE DESIGN PROFESSIONALS  
 2749 E. PARLEY'S WAY, SUITE 300  
 SALT LAKE CITY, UT 84109-1618  
 (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 E. Baird

CITY COUNCIL APPROVAL  
 PRESENTED TO THE PARK CITY COUNCIL ON THIS 27th DAY OF SEPTEMBER, A.D. 1995  
 AT WHICH TIME THIS RECORD OF SURVEY MAP WAS APPROVED  
 MAYOR: David L. Sheldon  
 ATTEST CITY RECORDER: David L. Sheldon

CITY ENGINEER  
 APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS 27th DAY OF SEPTEMBER, A.D. 1995  
 CITY ENGINEER: Chris W. Cochran PE

CITY PLANNING COMMISSION  
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 27th DAY OF SEPTEMBER, A.D. 1995  
 CHAIRMAN: [Signature]

APPROVAL AS TO FORM  
 APPROVED AS TO FORM ON THIS 28th DAY OF SEPTEMBER, A.D. 1995  
 CITY ATTORNEY: Mahd Hage

06-0517

**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.

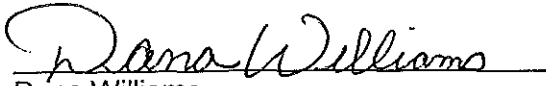
Now therefore, for mutual consideration the receipt and sufficiency of which is hereby acknowledged, the DFCM and City agree as follows:

- 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 the 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.

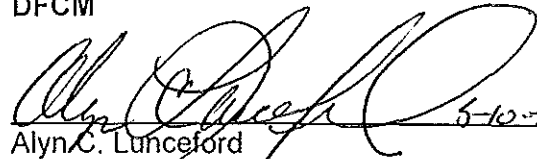


IN WITNESS WHEREOF, the parties have duly executed this Memorandum of Understanding this 17 day of May, 2006.

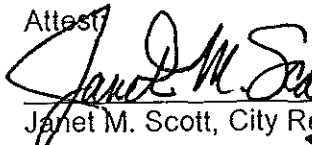
PARK CITY MUNICIPAL CORPORATION

  
Dana Williams  
Mayor

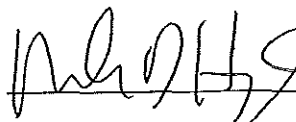
DFCM

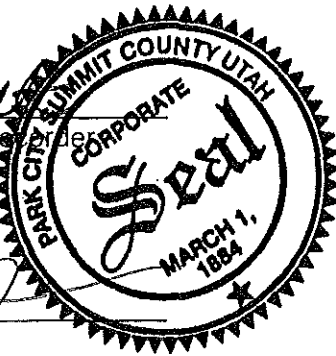
  
Alyn C. Lunceford  
Real Estate and Debt Manager

Attest:

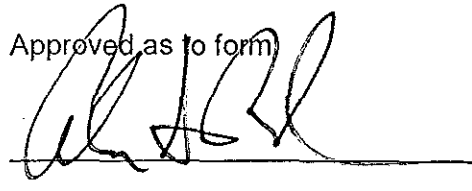
  
Janet M. Scott, City Recorder

Approved as to form:

  
Mark Harrington, City Attorney



Approved as to form:

  
Attorney General's Office



Drawing Name: O:20230226416 - Park City, UT.dwg  
May 14, 2024 11:43 AM - lbeil

C

B

A



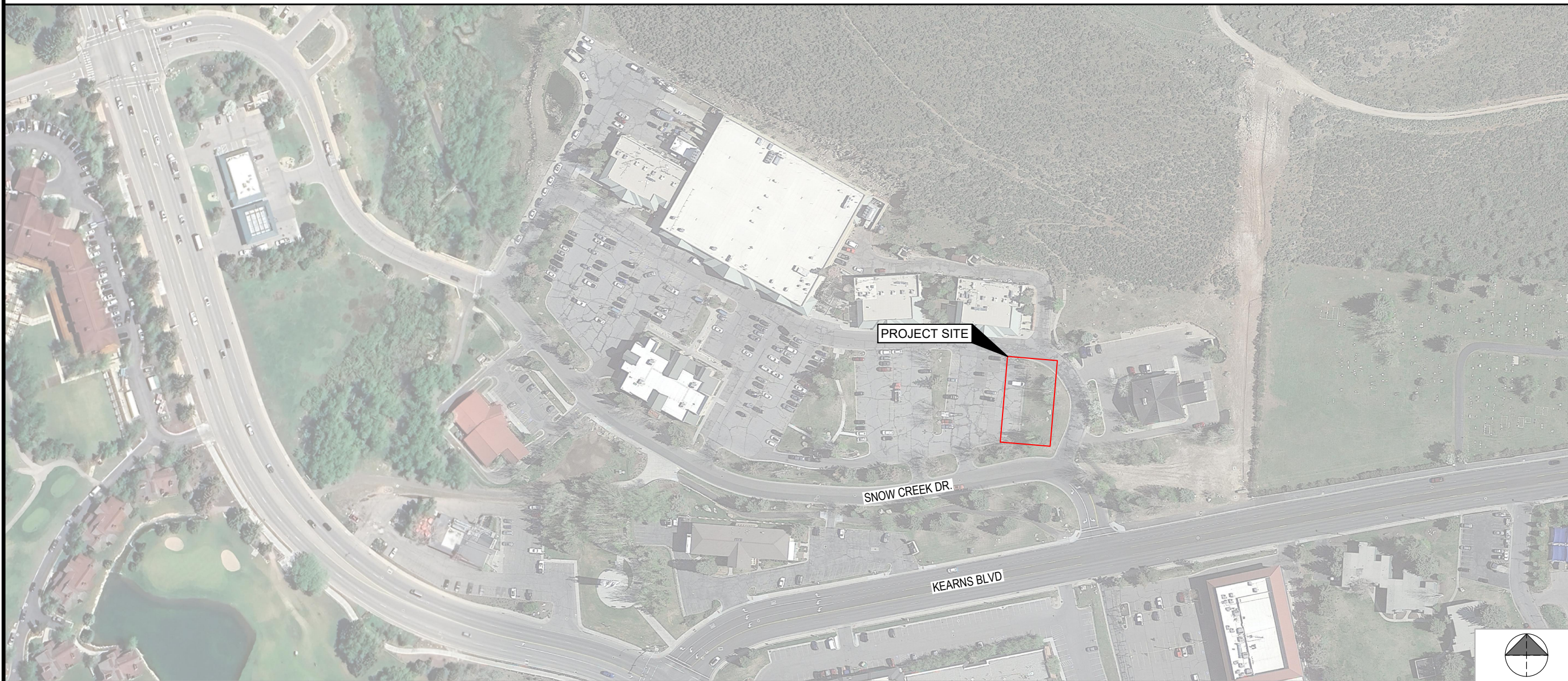
# RIVIAN

## 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<br>1300 SNOW CREEK DRIVE<br>PARK CITY, UT 84060 | LATITUDE (NAV88)<br>N 40°39'42.14"<br>40.661708°     |
| APN<br>SCCS-4                                                | LONGITUDE (NAV88)<br>W 111°30'27.12"<br>-111.507533° |
| COUNTY<br>SUMMIT                                             |                                                      |

PROJECT CONTACTS

|                                                                                                                                       |                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| UTILITY COMPANY<br>ROCKY MOUNTAIN POWER<br>CONTACT: ANDY BADGER<br>(801) 756-1251<br>ANDREW.BADGER@PACIFICCORP.COM<br>WORK ORDER: TBD | EOB CONTACTS<br>PROJECT MANAGER<br>ISAAC MAHAM, PE - OH# 82452<br>(614) 588-8946<br>IMAHAM@GPDGROUP.COM |
| PROPERTY OWNER<br>SNOW CREEK MARKETPLACE LLC<br>CONTACT: TBD                                                                          | PROJECT COORDINATOR<br>ISAAC MAHAM, PE - OH# 82452<br>(614) 588-8946<br>IMAHAM@GPDGROUP.COM             |
| RIVIAN DEPLOYMENT MANAGER<br>RUTH LIDDELL<br>RLIDDELL@RIVIAN.COM                                                                      | PERMIT COORDINATOR<br>CAMERON FRUEH<br>(614) 859-1632<br>GPDCHARGEPERMITS@GPDGROUP.COM                  |
| RIVIAN REAL ESTATE MANAGER<br>TBD                                                                                                     | UTILITY COORDINATOR<br>KEITH SMITH<br>(330) 564-2337<br>GPD.CHARGESITES.UT@GPDGROUP.COM                 |
| PERMITTING JURISDICTION:<br>PARK CITY BUILDING DEPARTMENT<br>CONTACT: TBD<br>(435) 615-5101                                           |                                                                                                         |

APPLICABLE CODES

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:<br><br>2021 INTERNATIONAL BUILDING CODE<br>2020 NATIONAL ELECTRIC CODE<br><br>AS USED HEREIN, IBC SHALL REFER TO INTERNATIONAL BUILDING CODE AND NEC SHALL REFER TO NATIONAL ELECTRIC CODE<br><br>UT DEPT OF TRANSPORTATION SPECIFICATIONS<br>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<br><br>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:<br>GROUND SNOW LOAD (P <sub>g</sub> )                                                                                                                                                                                                                                                                        | 103 PSF                                            |
| LATERAL LOAD DESIGN DATA:<br><br>WIND DESIGN DATA (ASCE 7-16):<br><br>BASIC WIND SPEED (V <sub>ULT</sub> )<br>RISK CATEGORY<br>EXPOSURE CATEGORY                                                                                                                                                                         | 103 MPH<br>II<br>C                                 |
| SEISMIC DESIGN DATA (ASCE 7-16):<br><br>1.0 SEISMIC IMPORTANCE FACTOR (I)<br>RISK CATEGORY<br>SITE CLASS (ASSUMED)<br>MAPPED SPECTRAL RESPONSE<br>SHORT PERIODS (S <sub>0</sub> )<br>1 SEC. PERIODS (S <sub>1</sub> )<br>SPECTRAL RESPONSE COEFF.<br>SHORT PERIODS (S <sub>0</sub> )<br>1 SEC. PERIODS (S <sub>1</sub> ) | 1.0<br>II<br>D<br>0.587<br>0.210<br>0.520<br>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                      |

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

COVER SHEET

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.  
2023264.16

C-001

| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |





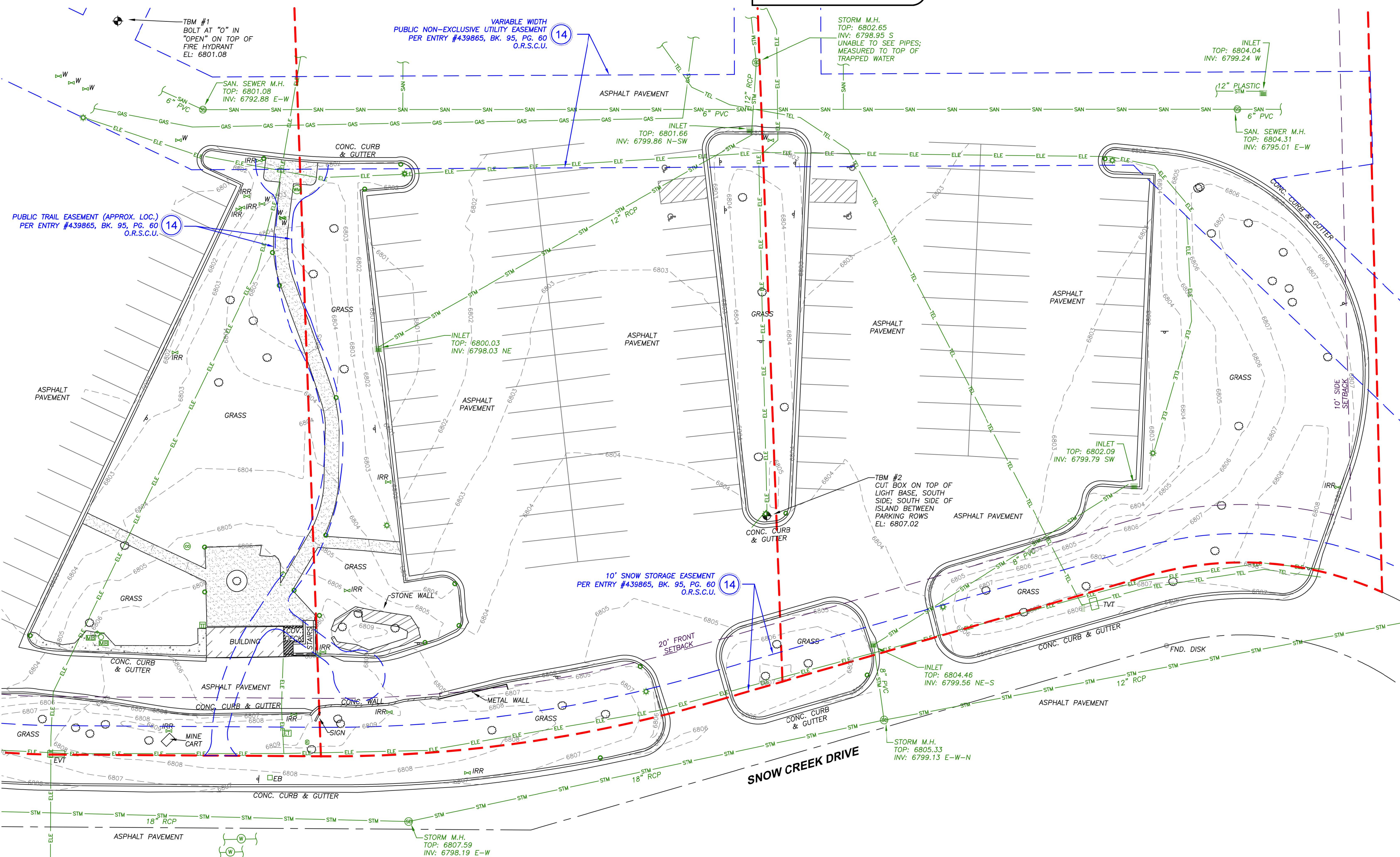
## SITE DESCRIPTION

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:

- (4)** **Esameens, notes and restrictions as shown on Plans Creek Crossing subdivision plat recorded October 11, 1995 as Entry No. 439863 in Book 95 of Official Records. *(DOES AFFECT, BLANKET NATURE)***
- (5)** **Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 11, 1995 as Entry No. 439863 in Book 95 of Official Records. *(DOES AFFECT, BLANKET NATURE)***
- (6)** **Any covenants, conditions or restrictions including a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. § 3604(a). *(DOES AFFECT, BLANKET NATURE)***
- (7)** **An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderline Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 782770 in Book 181 of Official Records. *(DOES NOT AFFECT)***
- (8)** **An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderline Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 782770 in Book 181 of Official Records. *(DOES NOT AFFECT)***
- (9)** **An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderline Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 782770 in Book 181 of Official Records. *(DOES NOT AFFECT)***
- (10)** **An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderline Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 787473 in Book 183 of Official Records. *(DOES NOT AFFECT)***
- (11)** **An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Snyderline Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 787473 in Book 183 of Official Records. *(DOES NOT AFFECT)***



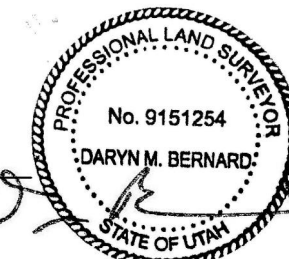
### SURVEYOR NOTES

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 herein 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 49043C091D7, 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. Elevation 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 herein 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 (889) 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.

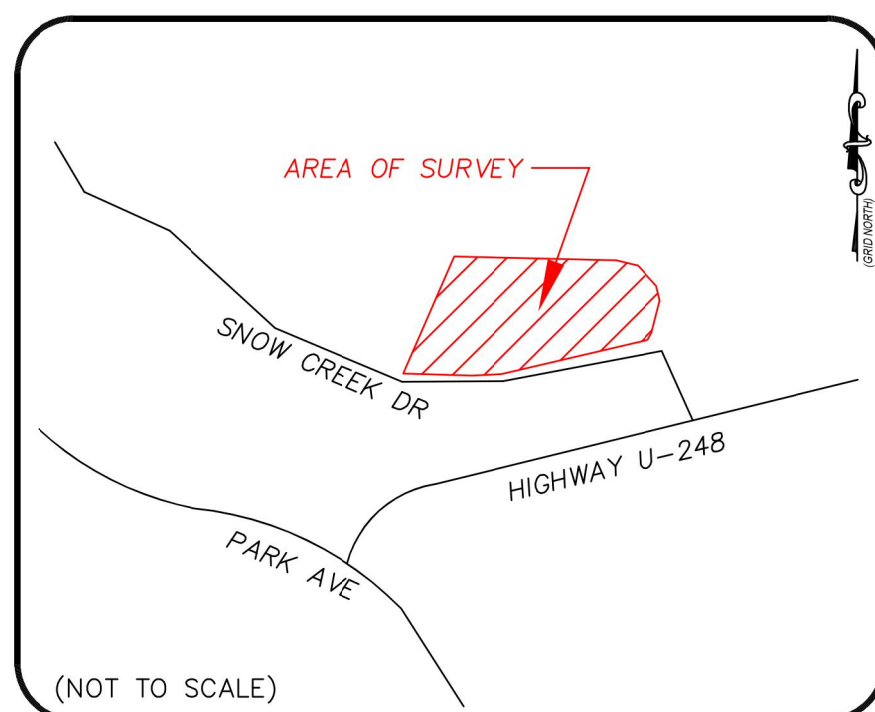
**SURVEYOR  
CERTIFICATION**

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.*



## VICINITY MAP



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

Copyright ©Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

### LEGEND

- |  |                                |
|--|--------------------------------|
|  | APPROXIMATE BOUNDARY LINE      |
|  | ZONING SETBACK                 |
|  | EASEMENT                       |
|  | UNDERGROUND GAS                |
|  | UNDERGROUND TELEPHONE          |
|  | UNDERGROUND SANITARY           |
|  | UNDERGROUND ELECTRIC           |
|  | UNDERGROUND STORM              |
|  | UNDERGROUND WATER              |
|  | CENTER LINE                    |
|  | ADJOINER                       |
|  | BUILDING OVERHANG              |
|  | BUILDING FACE                  |
|  | WALL                           |
|  | CONCRETE PAVEMENT              |
|  | GRAVEL                         |
|  | WOOD DECK                      |
|  | REINFORCED CONCRETE PIPE       |
|  | RECORDS OF SUMMIT COUNTY, UTAH |
|  | TEMPORARY BENCHMARK            |
|  | HATCHING                       |
|  | FOUND MONUMENT                 |
|  | ELECTRIC VAULT                 |
|  | TELEPHONE VAULT                |
|  | 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             |
|  | GRADED INLET                   |
|  | STORM DRAIN MANHOLE            |
|  | SIGN                           |
|  | WATER METER                    |
|  | WATER VALVE                    |

## 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            | Revision: .. |
| Ref. No: 23-01-0500 | Date: ..     |
| Approved By: DB     | Revision: .. |
| Field Date:         | Date: ..     |
| 05/12/2023          | Revision: .. |
| Scale:              | Date: ..     |
| 1" = 20'            | 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



## A tall, modern, grey and black electric vehicle charging station. It features a yellow diamond logo on the left side, a digital display screen, and a charging cable. The station is labeled "REVION" at the top.

## Overview

|                      |                                       |
|----------------------|---------------------------------------|
| Max Output Power     | 300 kW DC                             |
| Max Output Current   | 500 A DC<br>(continuous)              |
| Output Voltage Range | 200-920 V DC                          |
| Connector Type       | CCS1                                  |
| Dimensions           | exp 2,267 H x 595 D<br>x 390 W mm     |
| Weight               | exp 180 kg                            |
| Enclosure Rating     | exp 3R                                |
| Certification        | exp ETL                               |
| Accessibility        | ADA Compliant                         |
| Payment              | NFC Contactless<br>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%        |

Version 2023.31  
© 2023 Rivian. All Rights Reserved.

Rivian.com

## 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  
© 2023 Rivian. All Rights Reserved.

## A white, rectangular Rivian battery pack. The top half features a large vented section with horizontal slats. The right side has a door with the Rivian logo and a handle. The unit is shown from a three-quarter perspective.

Rivian.com



| 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 - S&S.dwg  
May 14, 2024 11:43 AM - keel

| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3          | 4                     | 5                  |     |               |           |                 |           |                |          |                 |          |                  |         |                   |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |       |      |  |  |           |        |           |        |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------|--------------------|-----|---------------|-----------|-----------------|-----------|----------------|----------|-----------------|----------|------------------|---------|-------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|------|--|--|-----------|--------|-----------|--------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>DEFINITIONS</div> <div>FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:</div> <div>OWNER: RIVIAN<br/>PROPERTY OWNER: SNOW CREEK MARKETPLACE LLC</div> <div>GENERAL CONSTRUCTION NOTES</div> <div><div>1. THE TOPOGRAPHIC SURVEY BY OTHERS SHALL BE REFERENCED WITH THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING PROPOSED IMPROVEMENTS PER THESE PLANS.</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>6. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND THE PROPOSED IMPROVEMENTS TO MATCH EXISTING FINISHES.</div><div>7. APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.</div><div>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.</div><div>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.</div><div>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.</div><div>11. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.</div><div>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.</div><div>13. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.</div><div>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.</div><div>15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.</div><div>16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.</div><div>17. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.</div><div>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.</div><div>19. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.</div><div>20. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.</div><div>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.</div><div>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.</div><div>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 &amp; EXCAVATION.</div></div> | <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>32. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>38. GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW:<table><tr><th>SIEVE SIZE</th><th>TOTAL PERCENT PASSING</th></tr><tr><td>1'-1/2" (37.50 MM)</td><td>100</td></tr><tr><td>1" (25.00 MM)</td><td>75 TO 100</td></tr><tr><td>3/4" (19.00 MM)</td><td>80 TO 100</td></tr><tr><td>3/8" (9.50 MM)</td><td>35 TO 75</td></tr><tr><td>No. 4 (4.75 MM)</td><td>30 TO 60</td></tr><tr><td>No. 30 (0.60 MM)</td><td>7 TO 30</td></tr><tr><td>No. 200 (0.75 MM)</td><td>3 TO 15</td></tr></table></div> <div>39. GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SW-SM).</div> <div>40. UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL&gt;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.</div> <div>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.</div> <div>42. NO STRUCTURAL ELEMENTS ARE TO BE CUT UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.</div> | 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 | <div>GENERAL FOUNDATION NOTES</div> <div><div>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.</div><div>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.</div><div>3. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.</div><div>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.</div><div>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.</div><div>6. CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES THIS SHEET.</div><div>7. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNLESS NOTED OTHERWISE.</div><div>8. NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.</div><div>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.</div><div>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.</div><div>11. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.</div><div>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.</div><div>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.</div></div> <div>FROST DESIGN NOTES<br/>(BOTTOM OF FOUNDATIONS ABOVE FROST LEVEL)</div> <div><div>1. CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILL CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.</div><div>2. GRANULAR FILL SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGIONAL FROST DEPTH AND LATEROALLY 23RD 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.</div><div>3. GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES. SPEC AS FOLLOWS:<div>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:<div><div>SURVIVABILITY: CLASS 2; AASHTO M 288.</div><div>GRAB TENSILE STRENGTH: 247 LBF (1100 N); ASTM D 4632.</div><div>SEWN SEAM STRENGTH: 222 LBF (990 N); ASTM D 4632.</div><div>TEAR STRENGTH: 90 LBF (400 N); ASTM D 4533.</div><div>PUNCTURE STRENGTH: 90 LBF (400 N); ASTM D 4833.</div><div>APPARENT OPENING SIZE: NO. 60 (0.250-MM) SIEVE, MAXIMUM; ASTM D 4751.</div><div>PERMITTIVITY: 0.02 PER SECOND, MINIMUM; ASTM D 4491.</div><div>UV STABILITY: 50 PERCENT AFTER 500 HOURS' EXPOSURE; ASTM D 4355.</div></div></div></div></div> | <div>CONCRETE</div> <div><div>1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-16, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, 305 AND 308 UNLESS NOTED OTHERWISE.</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.</div><div>7. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A1064 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.</div><div>8. NO TACK WELDING OF REINFORCING IN THE FIELD IS PERMITTED.</div><div>9. PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION.</div><div>10. PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.</div></div> <div>REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 4500 PSI CONCRETE.</div> <table><tr><th></th><th>OTHER</th><th colspan="2">TOP*</th></tr><tr><th></th><th>ANCHORAGE</th><th>SPLICE</th><th>ANCHORAGE</th><th>SPLICE</th></tr><tr><td>#3</td><td>15</td><td>19</td><td>19</td><td>24</td></tr><tr><td>#4</td><td>19</td><td>25</td><td>25</td><td>33</td></tr><tr><td>#5</td><td>24</td><td>31</td><td>31</td><td>41</td></tr><tr><td>#6</td><td>29</td><td>37</td><td>37</td><td>49</td></tr></table> <div>*HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW BAR</div> <div><div>11. NON-SHRINK GROUT SHALL MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.</div><div>12. ADD 100% TIES FOR REBAR OVERLAY. NO COLD JOINTS SHALL BE PERMITTED DURING CONSTRUCTION.</div></div> <div>STRUCTURAL STEEL</div> <div><div>1. MATERIAL PROPERTIES:<div>PLATE: ASTM A36 UNO</div><div>PIPE: ASTM A53, TYPE E OR S, GRADE</div><div>TUBE: ASTM A1085 GRADE A (Fy = 50 KSI)</div><div>WIDE FLANGE: ASTM A992 (Fy = 50 KSI)</div></div><div>2. DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2016 AISC (360-16) SPECIFICATIONS.</div><div>3. ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.</div><div>4. FIELD VERIFY ALL CONDITIONS AT CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.</div><div>5. ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.</div><div>6. UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.</div><div>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.</div></div> <div>TRAFFIC CONTROL NOTES</div> <div><div>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.</div><div>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.</div></div> |  | 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 | <div>LANDSCAPE NOTES</div> <div><div>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.</div><div>2. ALL DISTURBED AND PROPOSED LANDSCAPE PLANTING BED AREAS SHALL MATCH EXISTING CONDITIONS IN TYPE AND DEPTH.</div><div>3. PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.</div><div>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 APPARATUSSES 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.</div></div> <div>ZONES 3, 4 &amp; 5: APPROVED BLUE GRASS BLEND<br/>ZONE 6: APPROVED FESCUE BLEND<br/>ZONES 7 &amp; 8: APPROVED BERMUDA BLEND<br/>ZONES 9 &amp; 10: APPROVED ST AUGUSTINE FLORATAM BLEND</div> |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                       |                    |     |               |           |                 |           |                |          |                 |          |                  |         |                   |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |       |      |  |  |           |        |           |        |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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                 |     |               |           |                 |           |                |          |                 |          |                  |         |                   |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |       |      |  |  |           |        |           |        |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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.

520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

CIVIL CONSTRUCTION NOTES

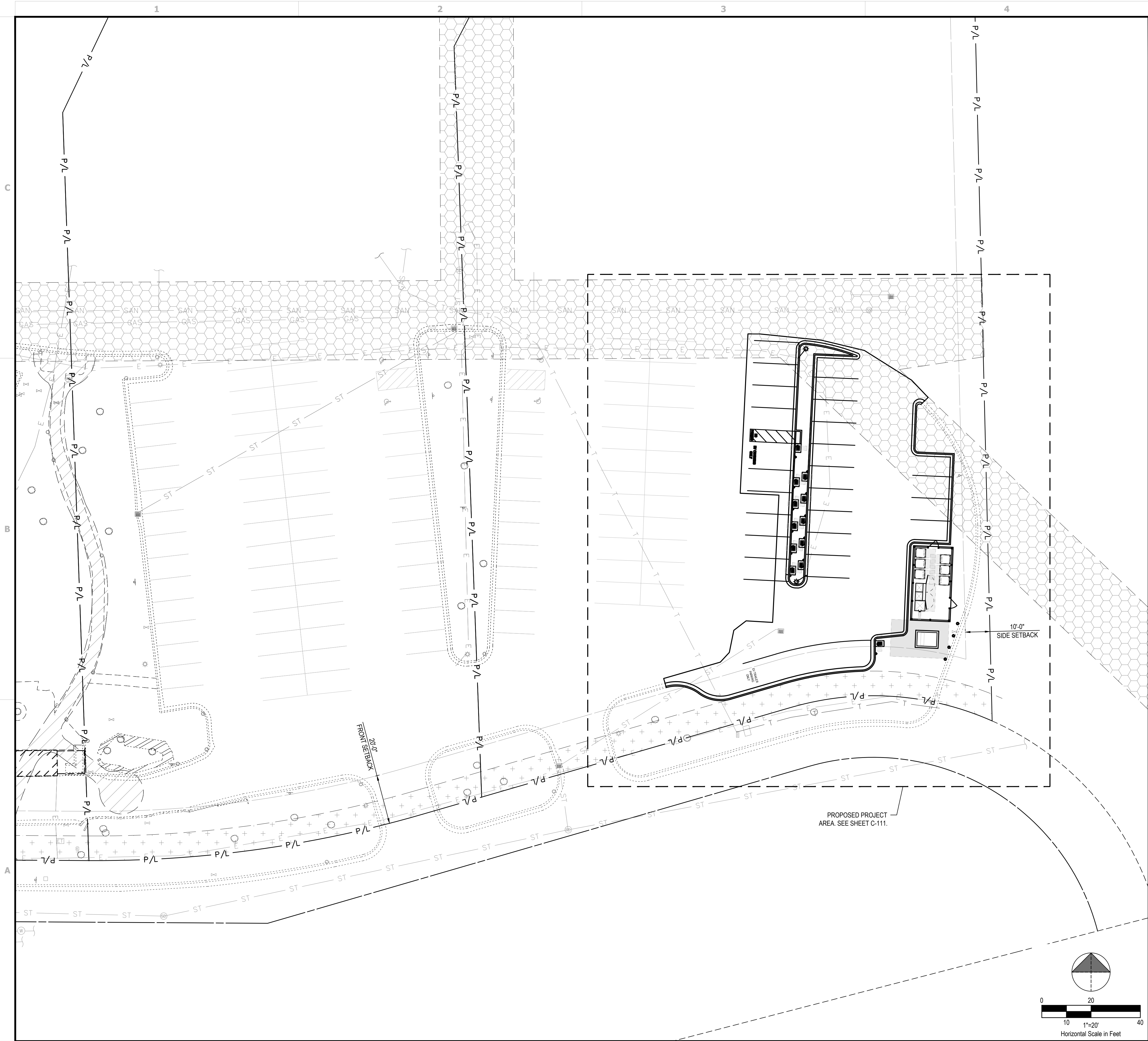
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-003



Drawing Name: O:20232023264116 - Park City, UT Hwy 2023264.16 - Park City, UT - S&S.dwg  
May 14, 2024 11:43 AM - kbell



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



| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

OVERALL SITE PLAN

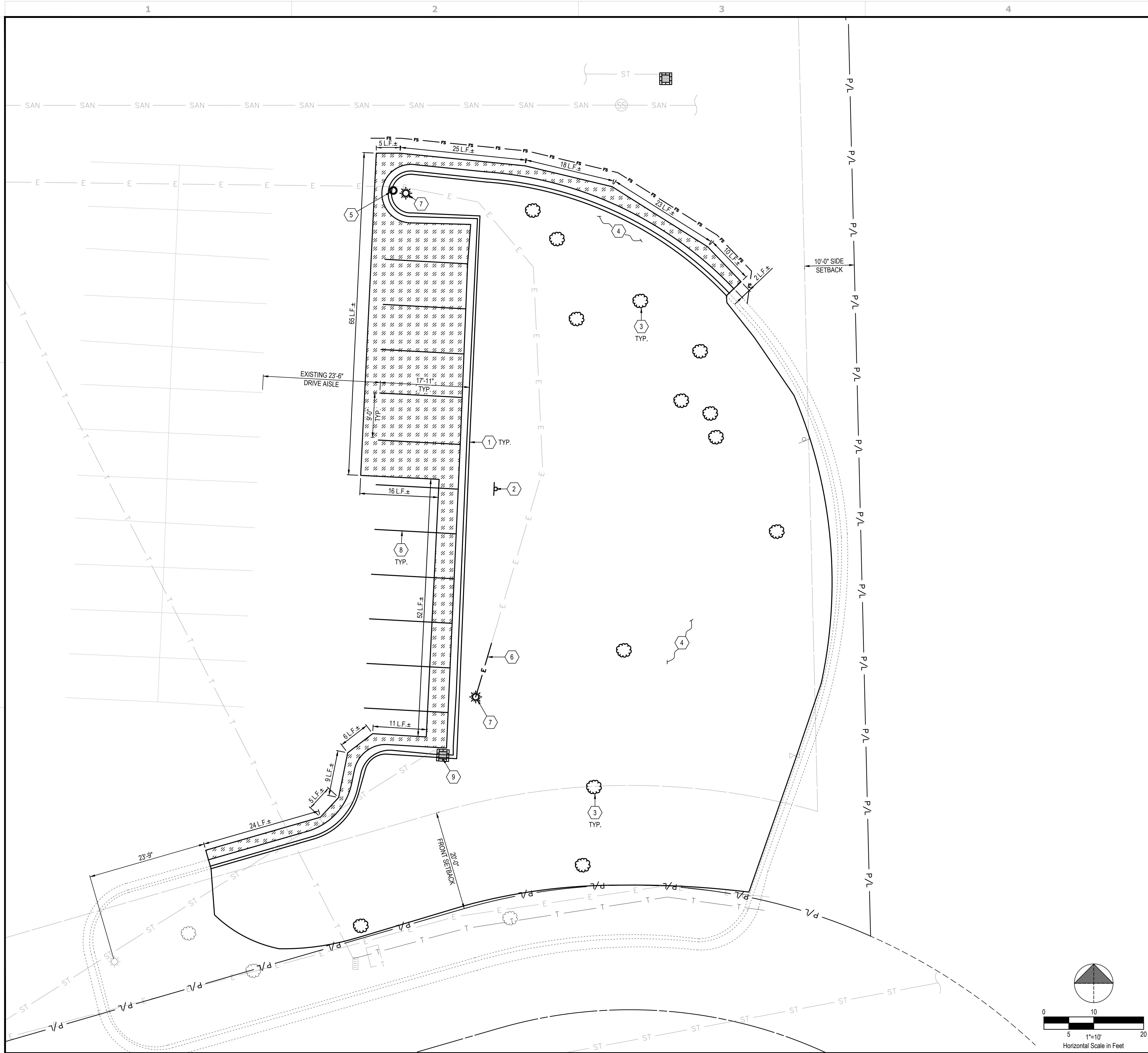
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-100



Drawing Name: O:202326416 - Park City, UT Hwy 2023264.16 - Park City, UT - S&S.dwg  
May 14, 2024 11:43 AM - kbell



#### GENERAL SHEET NOTES

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- 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.
- APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.

#### PLAN KEYNOTES

- EXISTING CURB AND GUTTER TO BE REMOVED.
- EXISTING SIGNAGE TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
- EXISTING TREE TO BE REMOVED (TOTAL OF 13). CONTRACTOR SHALL VERIFY EXACT SIZE AND TYPE IN FIELD.
- EXISTING LANDSCAPING TO BE REMOVED (SHRUB, PERENNIALS, GROUNDCOVER, ETC). CONTRACTOR SHALL VERIFY EXACT SIZE AND TYPE IN FIELD.
- EXISTING SPRINKLER TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
- EXISTING ELECTRIC CIRCUIT TO BE RELOCATED.
- EXISTING LIGHT POLE TO BE RELOCATED (TOTAL OF 2). CONTRACTOR SHALL BACKFILL WITH COMPACTED MATERIAL. SEE SITE PLAN FOR PROPOSED LOCATION.
- 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.
- EXISTING GRATE INLET TO BE ADJUSTED TO GRADE.

#### LEGEND

|  |                                                                                                                                                       |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | EXISTING ASPHALT TO BE REMOVED<br>TRENCHING NOT INCLUDED                                                                                              |
|  | EXISTING ASPHALT TO BE REMOVED<br>TRENCHING NOT INCLUDED                                                                                              |
|  | DENOTES LIMITS OF SAWCUT IN LINEAR FOOT (L.F.)                                                                                                        |
|  | DEMOLITION KEYNOTE                                                                                                                                    |
|  | PROPOSED INLET PROTECTION. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES, REFERENCE MUNICIPAL CODE 13-4. SEE CIVIL DETAILS. |
|  | 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.



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| 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  
EXISTING CONDITIONS  
AND  
DEMOLITION PLAN

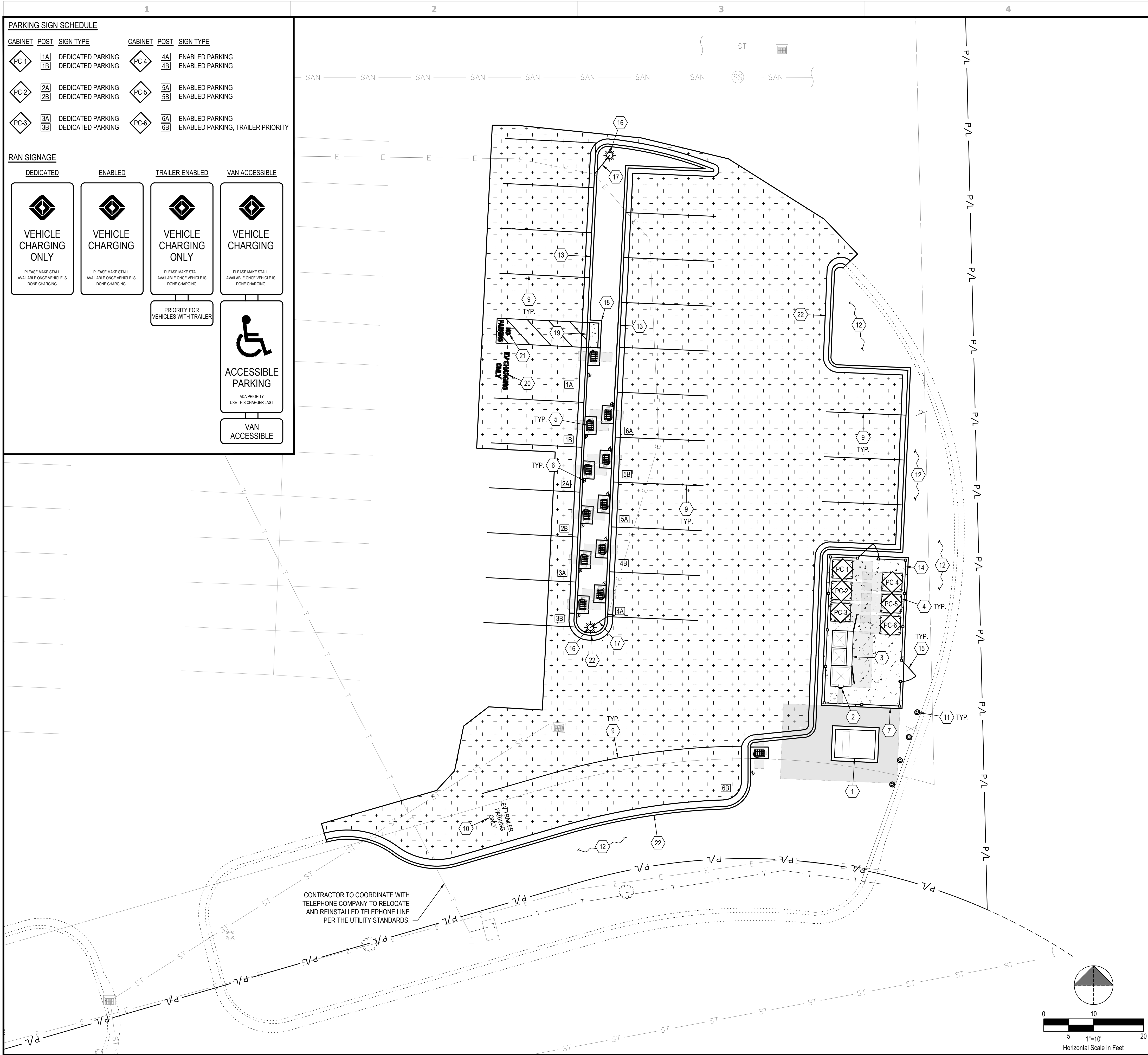
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-101



Drawing Name: O:202302264116 - Park City, UT.dwg  
May 14, 2024 11:43 AM - kbell



PC-1

1A  
1B

DEDICATED PARKING  
DEDICATED PARKING

PC-2

2A  
2B

DEDICATED PARKING  
DEDICATED PARKING

PC-3

3A  
3B

DEDICATED PARKING  
DEDICATED PARKING

PC-4

4A  
4B

ENABLED PARKING  
ENABLED PARKING

PC-5

5A  
5B

ENABLED PARKING  
ENABLED PARKING

PC-6

6A  
6B

ENABLED PARKING  
ENABLED PARKING, TRAILER PRIORITY

DEDICATED



VEHICLE CHARGING ONLY  
PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING

ENABLED



VEHICLE CHARGING  
PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING

TRAILER ENABLED



VEHICLE CHARGING ONLY  
PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING  
PRIORITY FOR VEHICLES WITH TRAILER

VAN ACCESSIBLE



VEHICLE CHARGING  
PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING  
ADA PRIORITY USE THIS CHARGER LAST  
VAN ACCESSIBLE

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.

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

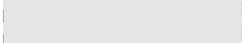
21.

PROPOSED PAVEMENT MARKING TO READ "NO PARKING" IN WHITE LETTERS, 12 INCHES.

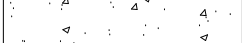
22.

PROPOSED CONCRETE CURB AND GUTTER REVERSE PITCH. SEE CIVIL DETAILS.

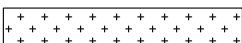
LEGEND



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.



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 |



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

RIVIAN



DESCRIPTION

ISSUED FOR SITE SKETCH

ISSUED FOR 90% REVIEW

ISSUED FOR SIGN & SEAL

DATE

11/09/2023

03/12/2024

05/14/2024

REV.

A

B

C

PROFESSIONAL ENGINEER

No. 10368132-2202

LEONARDO A. SFERRA

STATE OF UTAH

05/14/24

DCFC ADVENTURE NETWORK

1300 SNOW CREEK DRIVE

PARK CITY, UT 84060

PROJECT MANAGER

DESIGNER

IM

MAM

JOB NO.

2023264.16

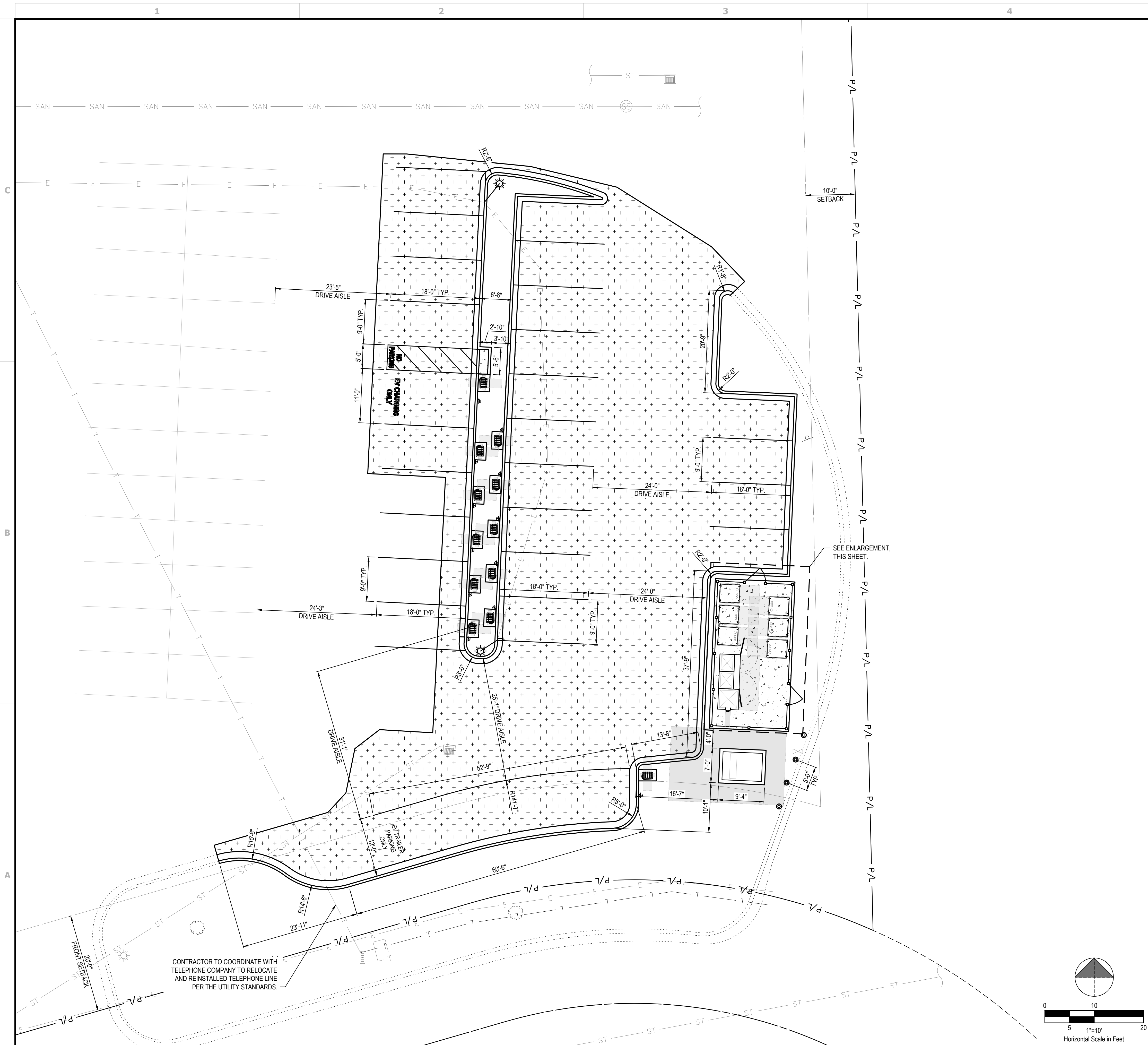
C-111

CIVIL SITE PLAN

Page 128 of 244



Drawing Name: O:202302264116 - Park City, UT.dwg  
May 14, 2024 11:43 AM - kbell



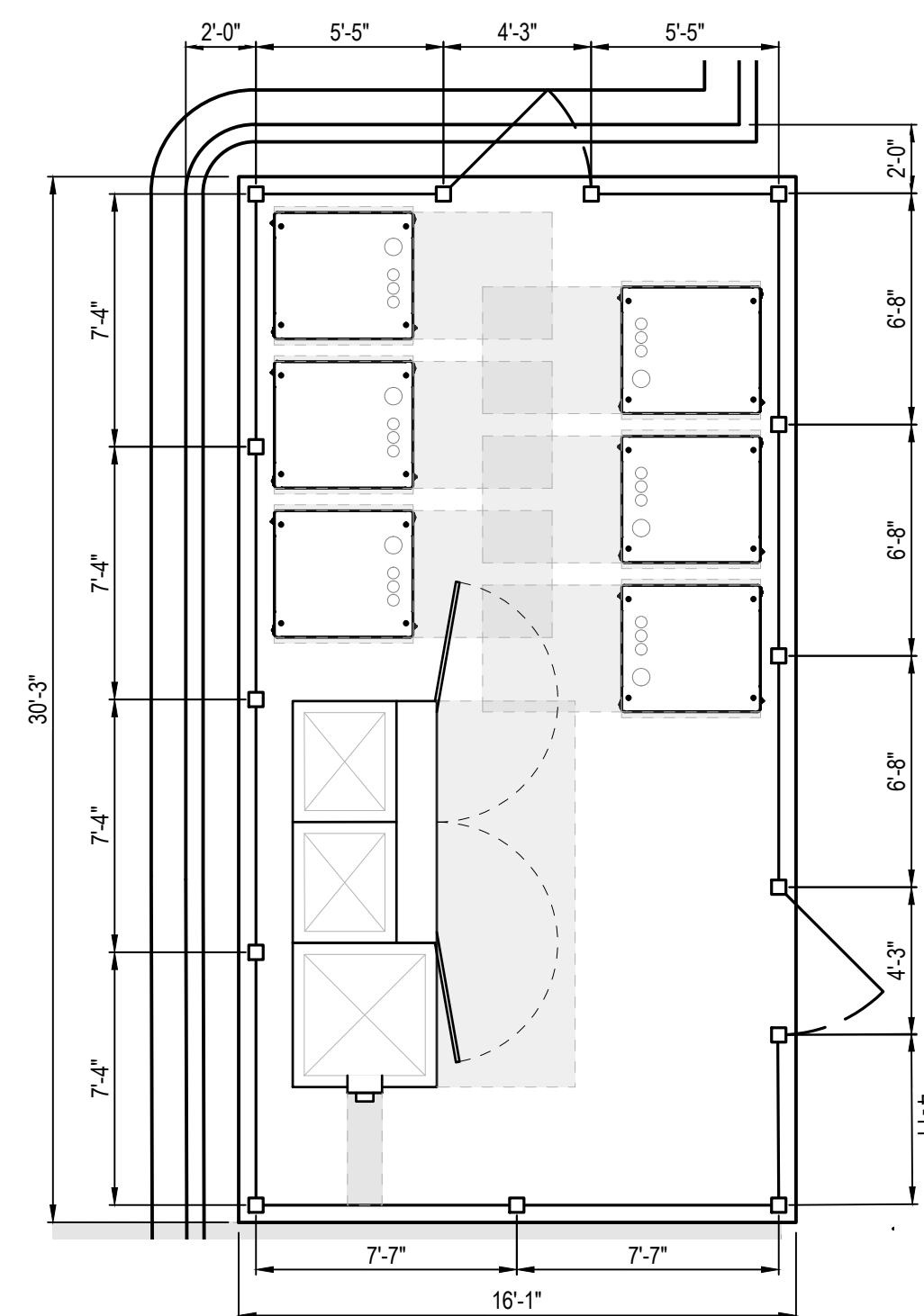
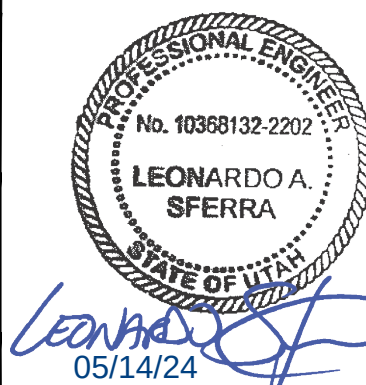
CONTRACTOR TO COORDINATE WITH  
TELEPHONE COMPANY TO RELOCATE  
AND REINSTALLED TELEPHONE LINE  
PER THE UTILITY STANDARDS.

#### GENERAL SHEET NOTES

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.



| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



EQUIPMENT AREA ENLARGEMENT

SCALE: 1" = 5'

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

DIMENSION SITE PLAN

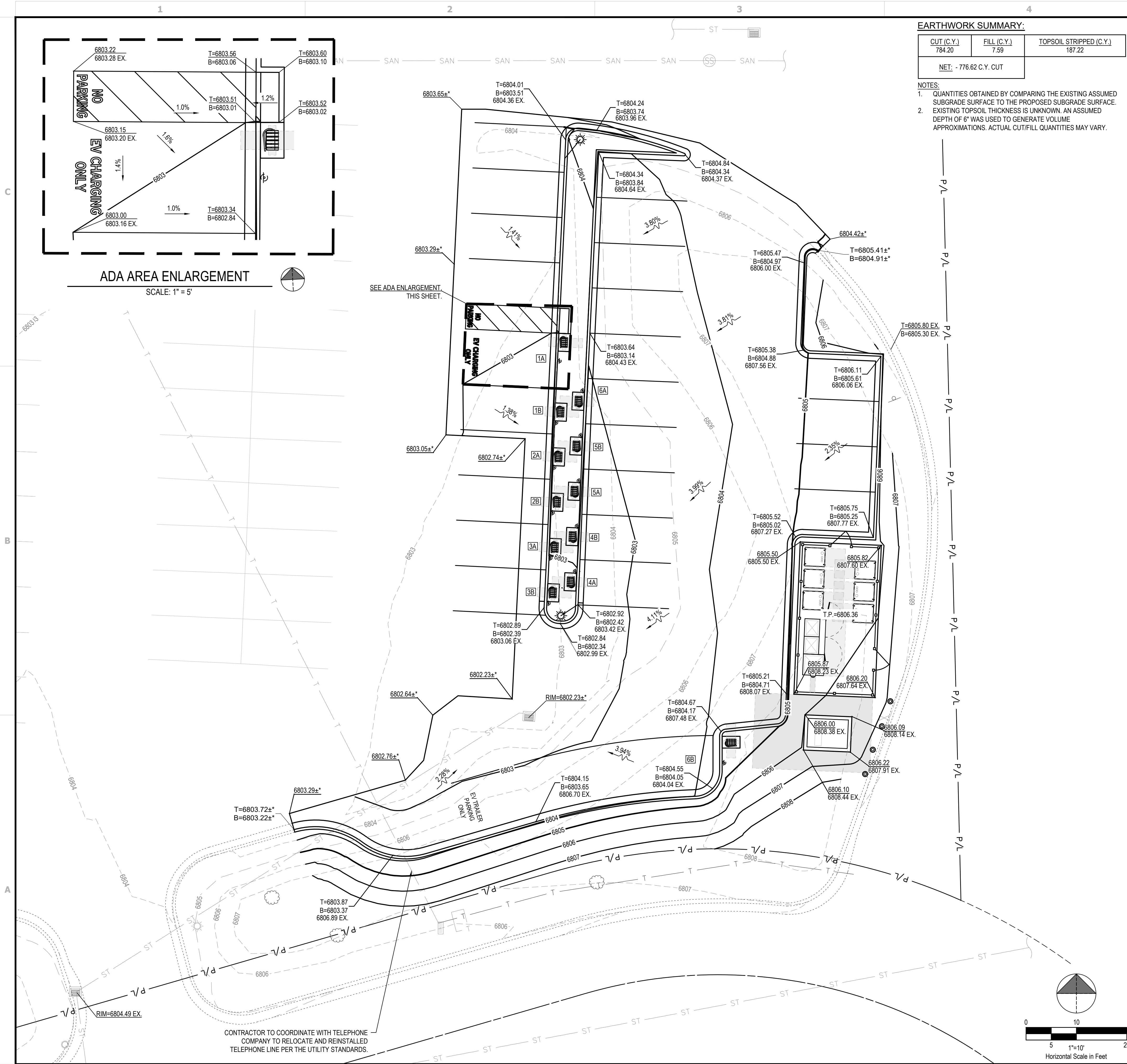
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-121



Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg  
May 14, 2024 11:43 AM - Ideal



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:

- QUANTITIES OBTAINED BY COMPARING THE EXISTING ASSUMED SUBGRADE SURFACE TO THE PROPOSED SUBGRADE SURFACE.
- EXISTING TOPSOIL THICKNESS IS UNKNOWN. AN ASSUMED DEPTH OF 6" WAS USED TO GENERATE VOLUME APPROXIMATIONS. ACTUAL CUT/FILL QUANTITIES MAY VARY.

GENERAL SHEET NOTES

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- 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.
- APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
- 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.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
- 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   | PROPOSED TOP OF CURB                             |
| B=000.00   | PROPOSED BOTTOM OF CURB (FINISH GRADE ELEVATION) |
| 000.00±    | *MATCH EXISTING ELEVATION                        |
| 1.0%       | PROPOSED DRAINAGE SLOPE & ARROW                  |
| 000.00     | PROPOSED ELEVATION                               |
| 000.00 EX. | 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  |
| PERVIOUS 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:

$$\frac{0.016 \text{ CF}}{1 \text{ SEC}} \times \frac{60 \text{ SEC}}{1 \text{ MIN}} \times \frac{24 \text{ HR}}{1} \times \frac{60 \text{ MIN}}{1 \text{ HR}} = 1382 \text{ CF}$$

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:  $T_c = 10 \text{ min}$
- 90% DEVELOPMENT IMPERVIOUSNESS:  $C = 0.9$  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.

$$40,418 \text{ CF} + 1,382 \text{ CF} = 41,800 \text{ CF} < 48,010 \text{ CF}$$

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.



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



Leonardo A. Sferra  
05/14/24

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

GRADING PLAN

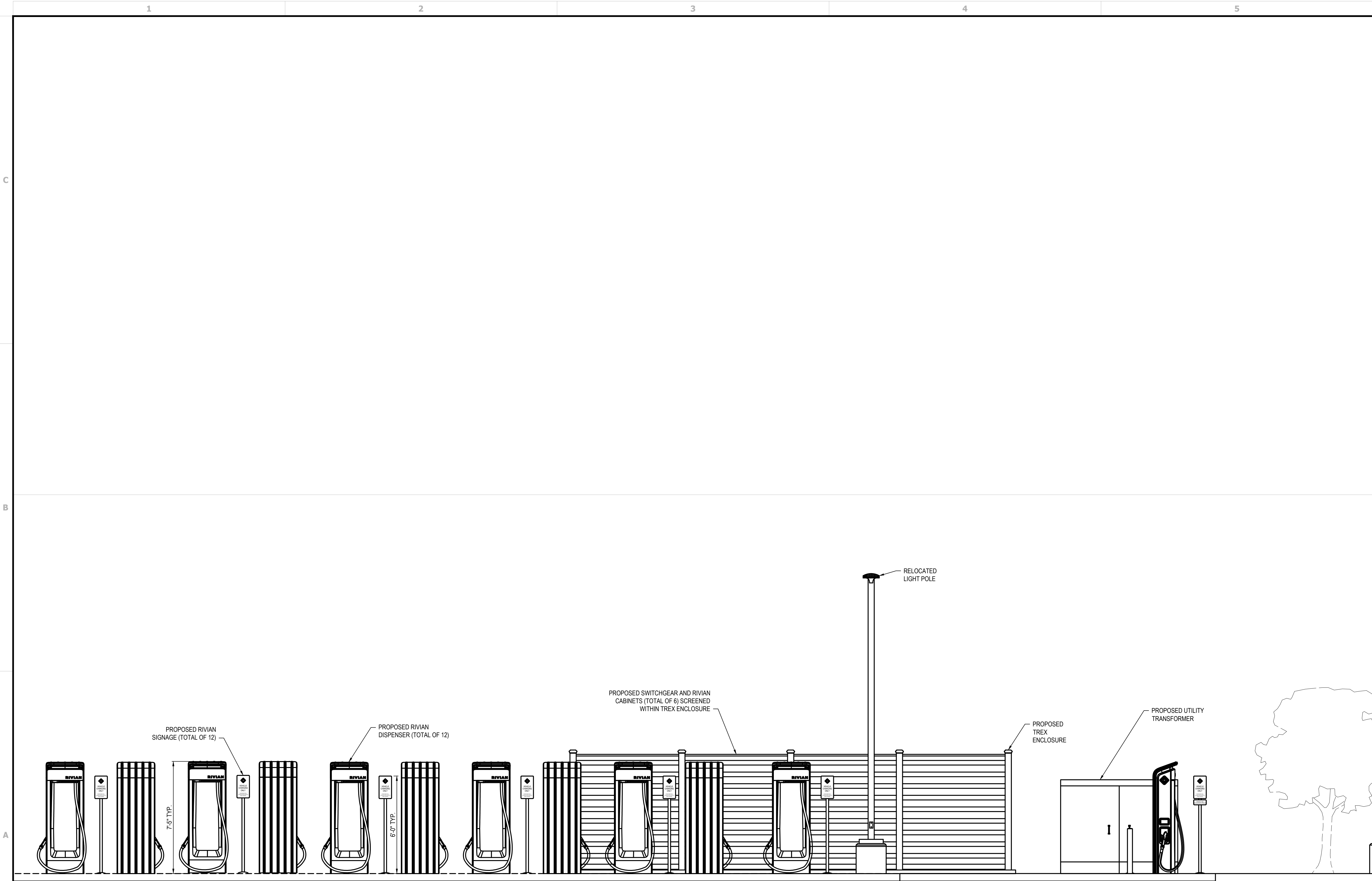
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-131



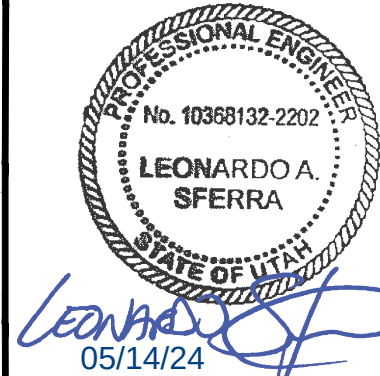
Drawing Name: O:2023202326416 - Park City, UT.dwg  
May 14, 2024 11:43 AM - kbell



A-1 PROPOSED EQUIPMENT ELEVATION  
N.T.S.



| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

ELEVATION PLAN

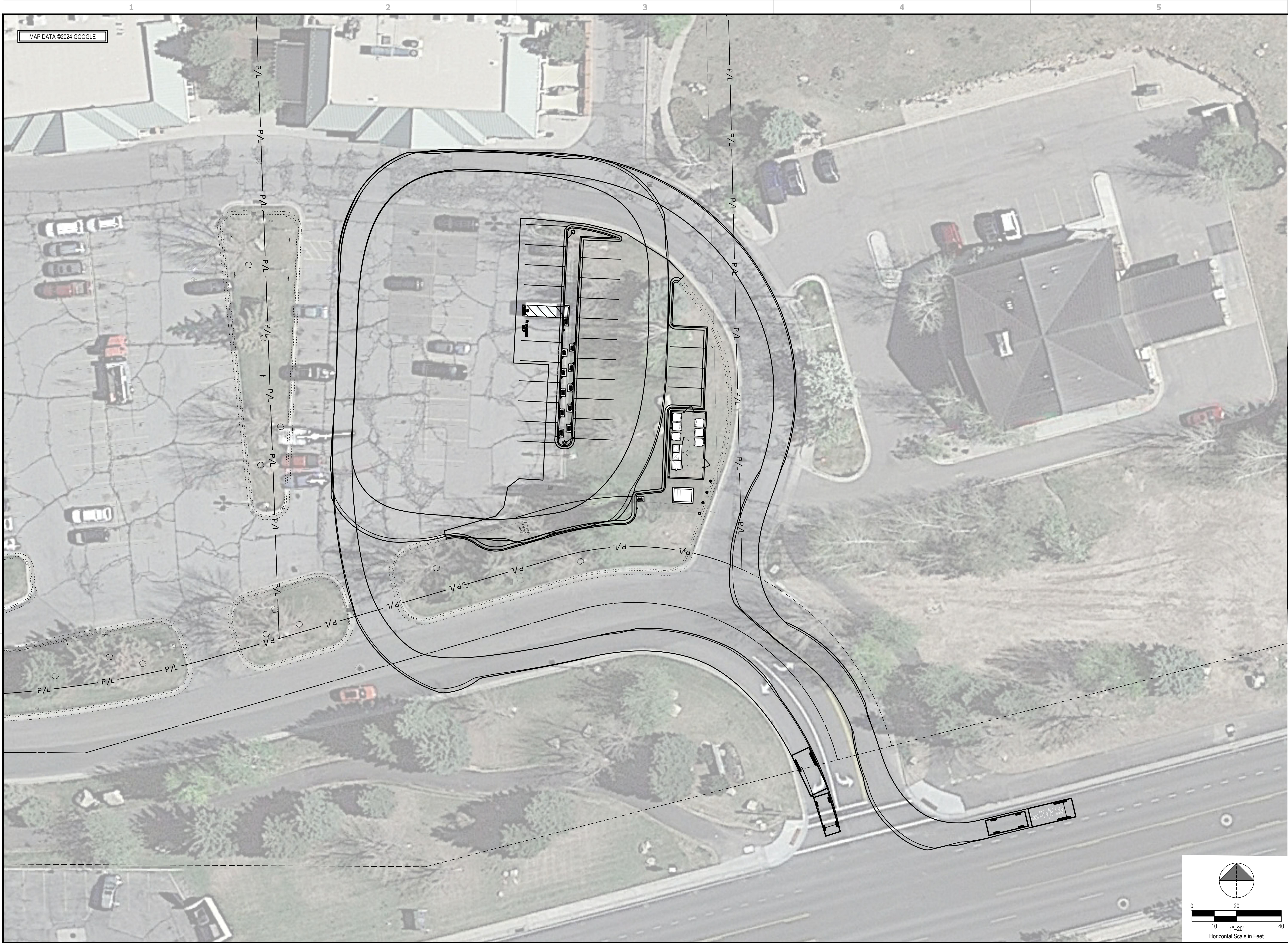
|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.  
2023264.16

C-141



Drawing Name: O:20230226416 - Park City, UT Hwy 2023264.16 - Park City, UT - S&S.dwg  
May 14, 2024 11:44 AM - Ibeal



| 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

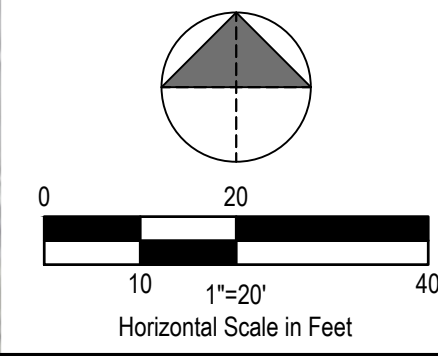
DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

VEHICLE TRACKING PLAN

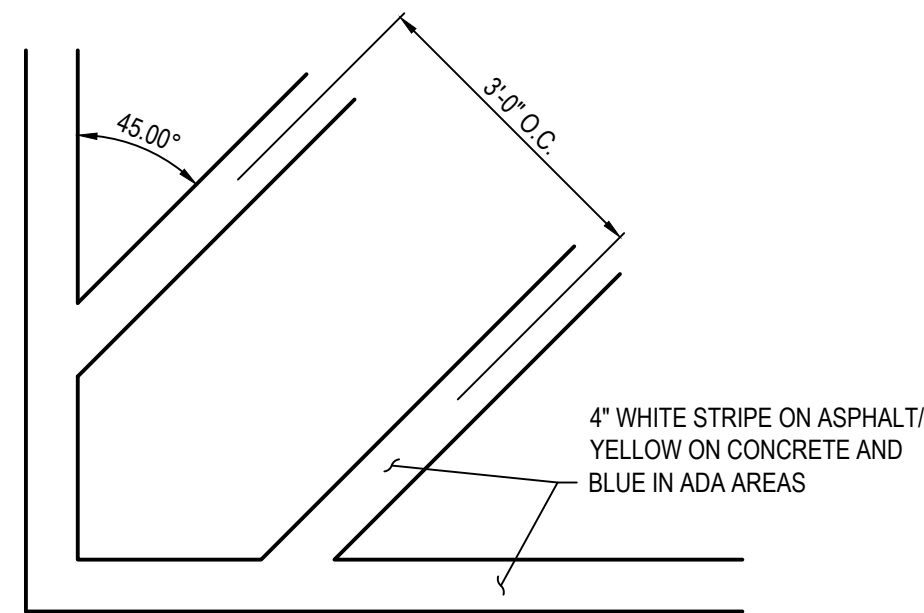
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-151

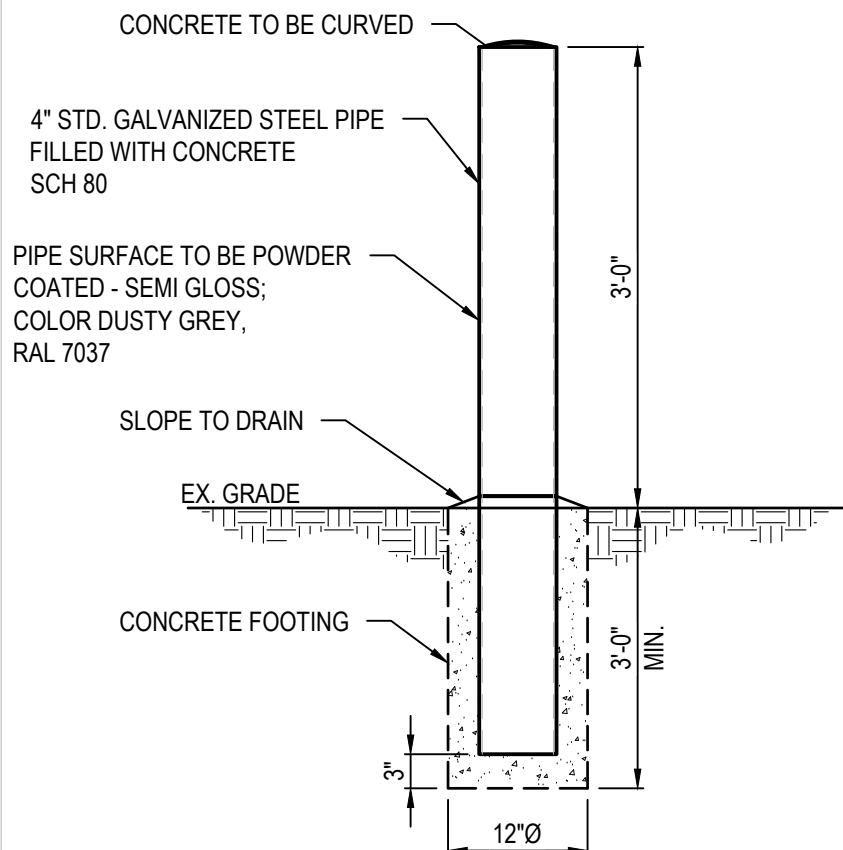






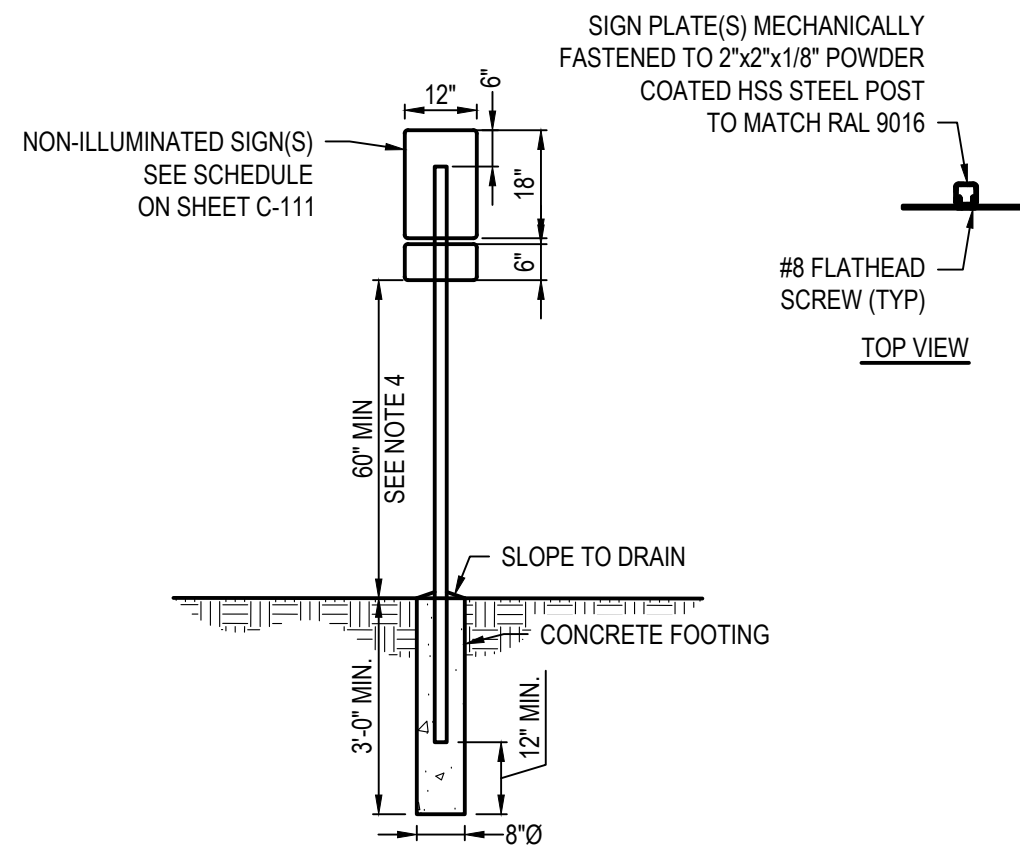
**NOTE:**  
REFER TO CIVIL GENERAL NOTES FOR ADDITIONAL PAVEMENT MARKING  
NOTES AND SPECIFICATIONS.

C-1 TRANSVERSE STRIPING  
N.T.S.



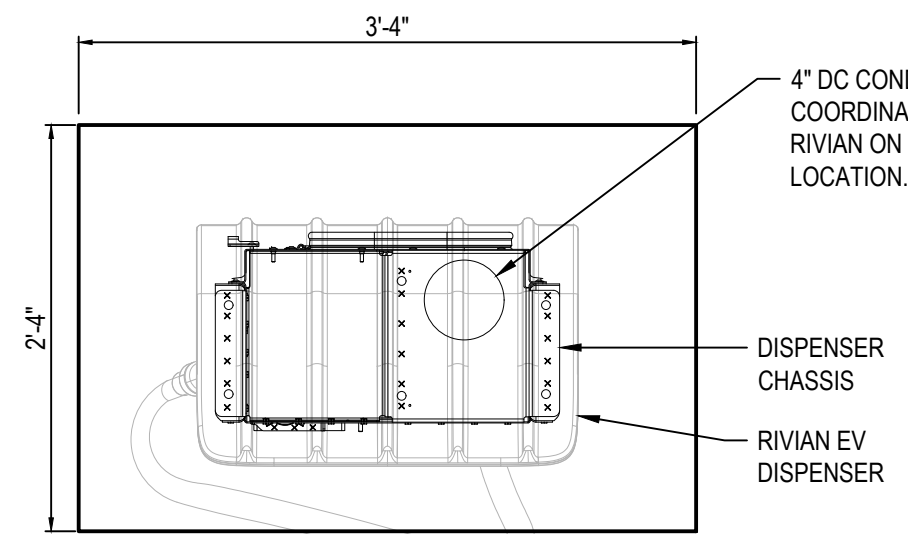
1. WHERE DETERRENT BOLLARDS ARE INSTALLED IN PROPOSED CURB, THE PROPOSED DETERRENT BOLLARDS SHALL BE SET PRIOR TO CURB INSTALLATION.
2. DETERRENT BOLLARD IS INTENDED TO PROVIDE A VISUAL DETERRENT AND REDUCE POTENTIAL IMPACT ON EQUIPMENT.
3. BOLLARDS PROTECTING UTILITY EQUIPMENT TO BE INSTALLED PER UTILITY DETAILS AND REQUIREMENTS. VERIFY WITH UTILITY PRIOR TO CONSTRUCTION.

C-2 DETERRENT BOLLARD  
N.T.S.



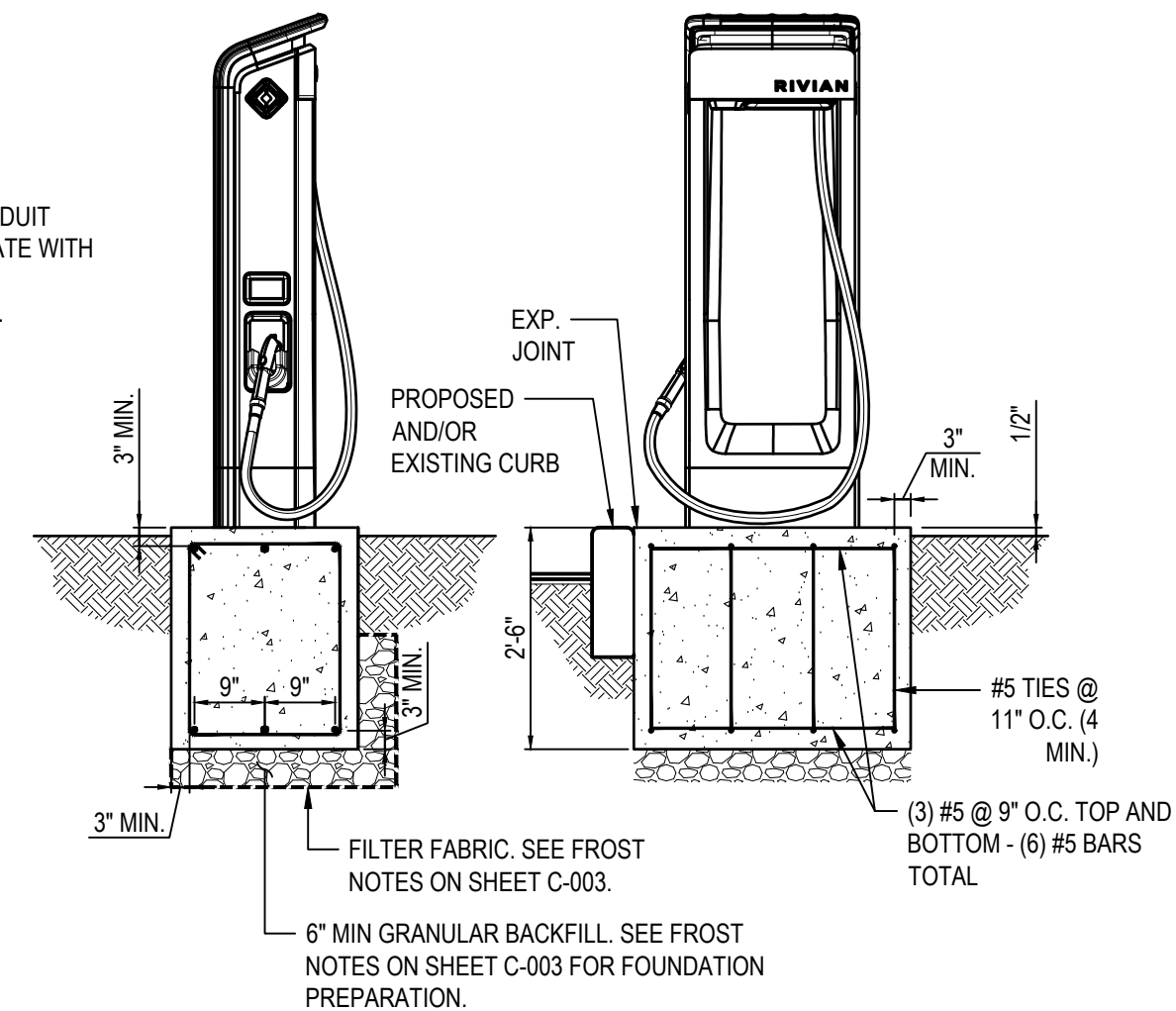
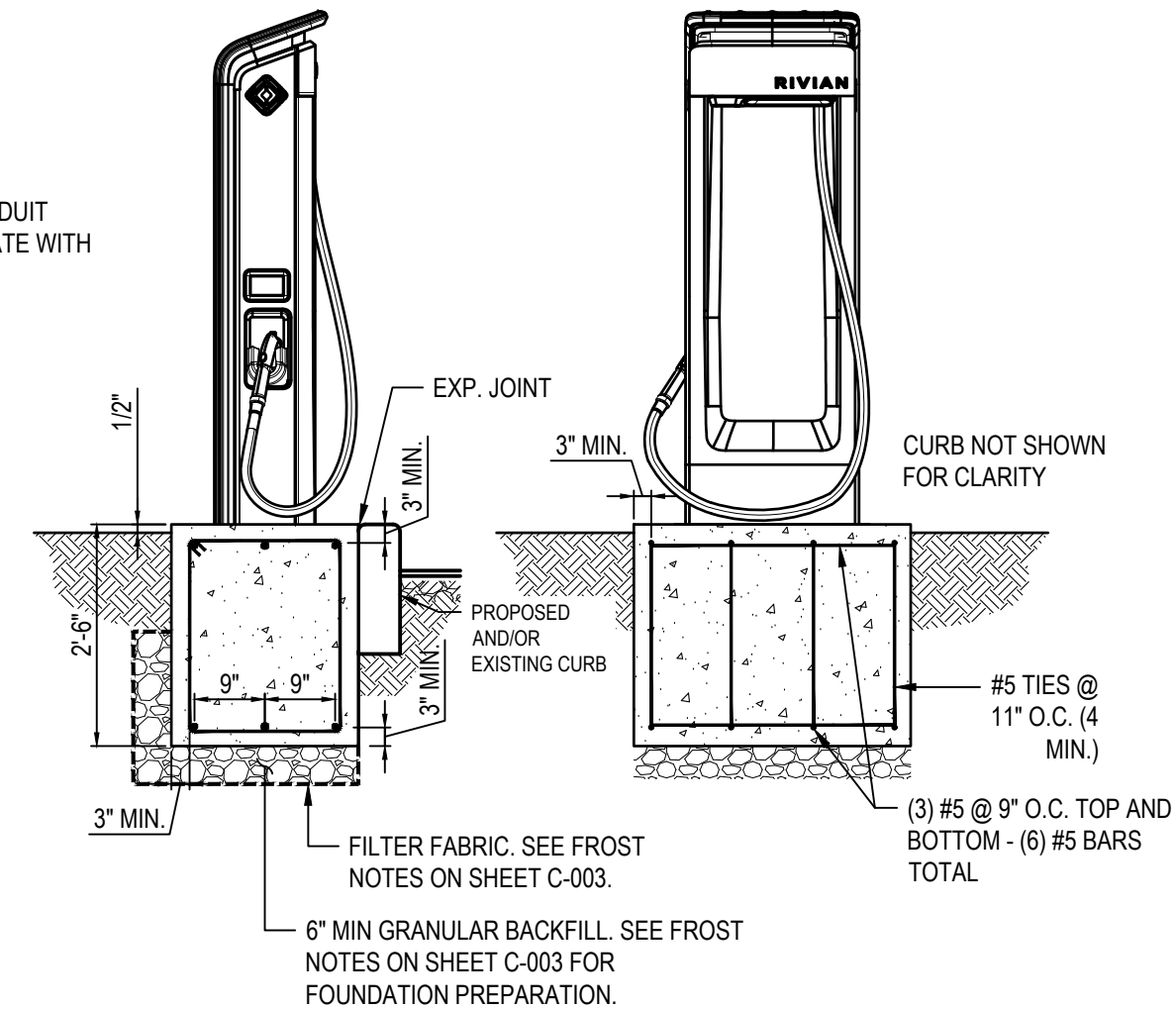
1. GENERAL CONTRACTOR TO SUPPLY HARDWARE & POST
2. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED (VERIFY REFLECTIVITY WITH OWNER).
3. SIGN POST SHALL BE PLUGGED & CAPPED TO PREVENT WATER INTRUSION FROM TOP.
4. VERIFY SIGNAGE FOR EACH DISPENSER WITH SCHEDULE ON SHEET 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



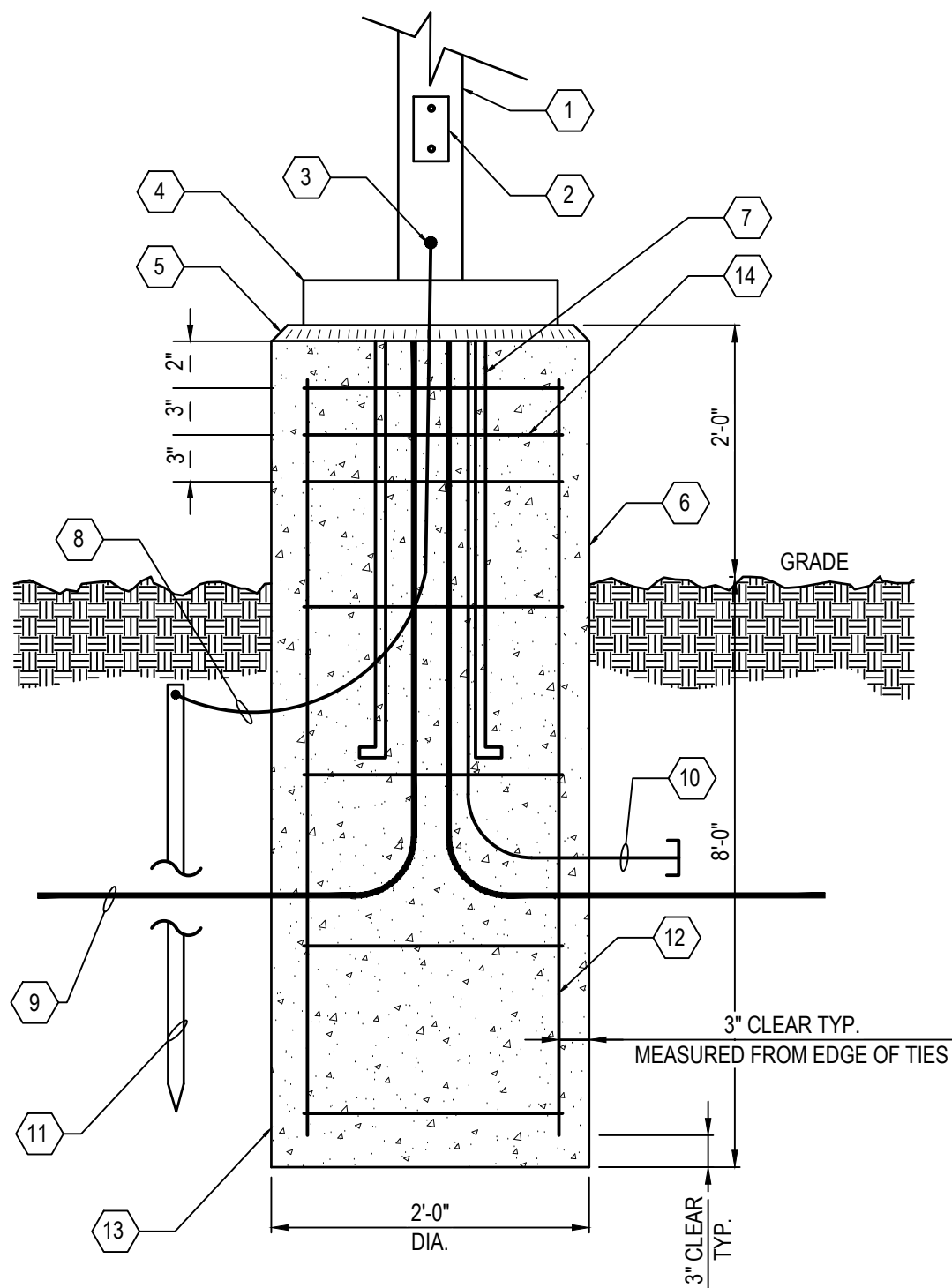
DISPENSER SHALL BE CENTERED ON FOUNDATION  
PLAN VIEW

C-4 DISPENSER FOUNDATION  
N.T.S.



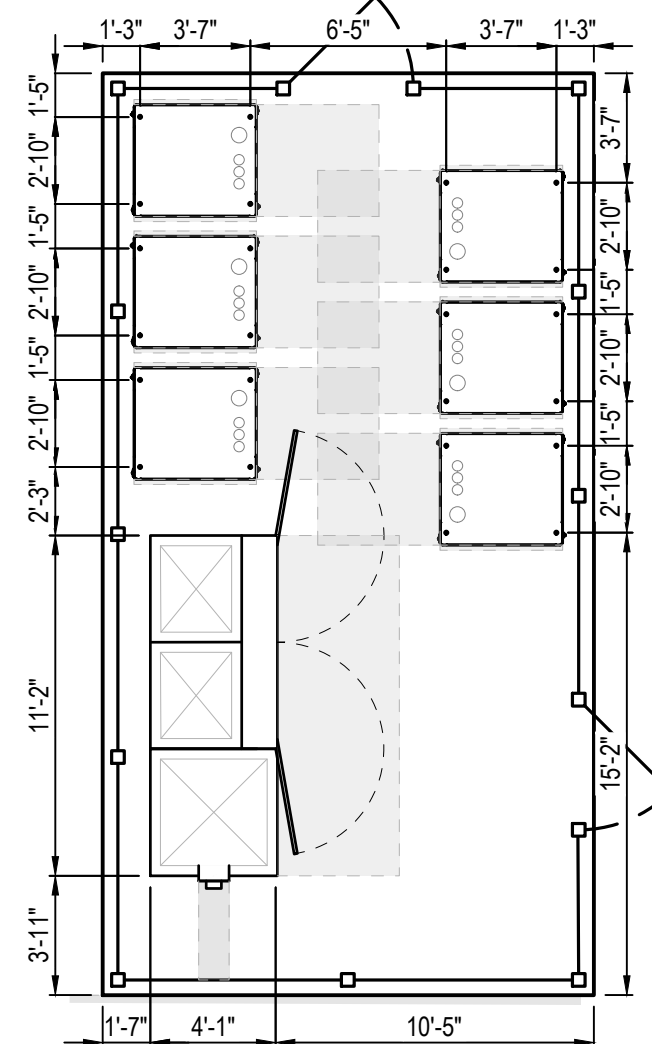
### KEYED NOTES

- 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.

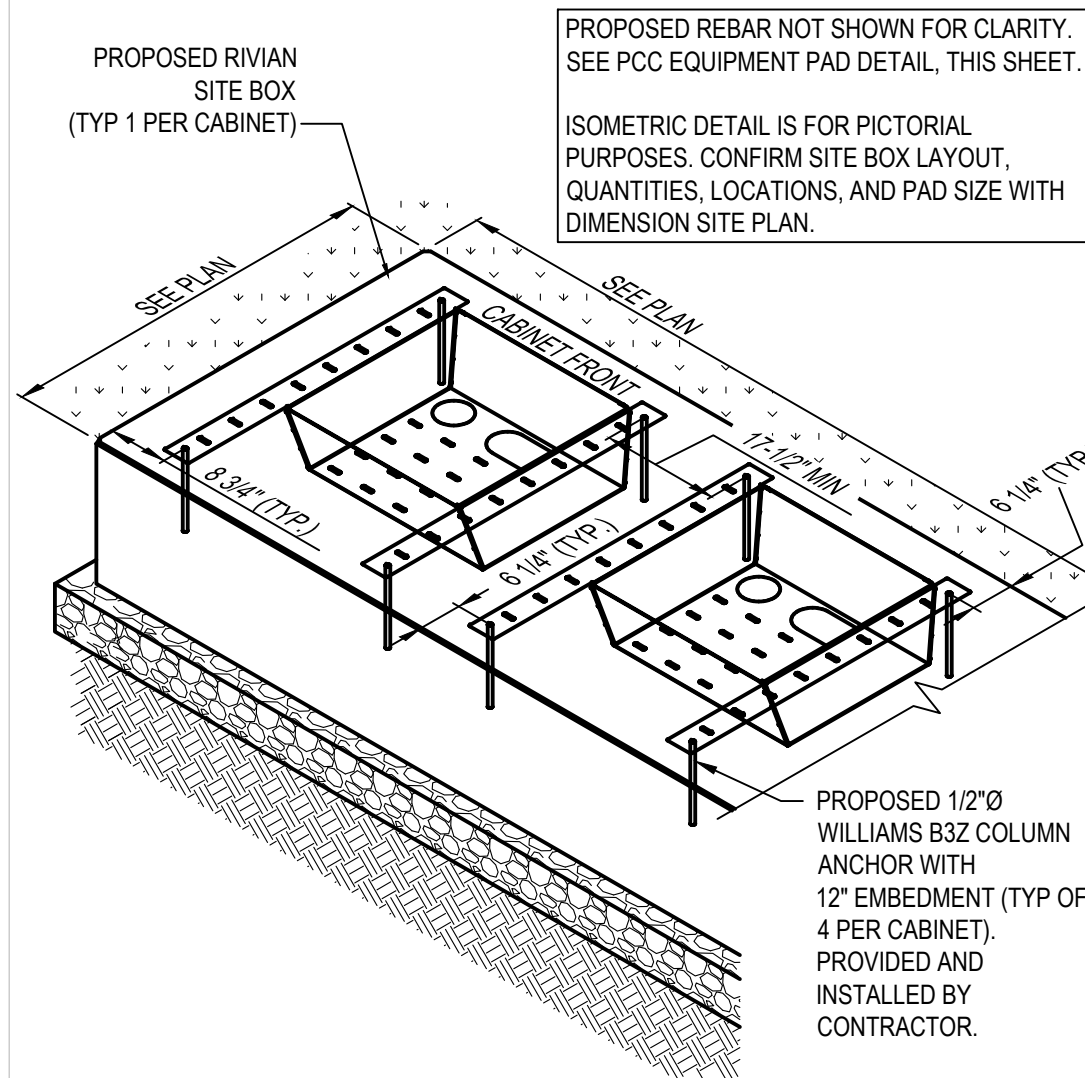


A-1 LIGHT POLE  
N.T.S.

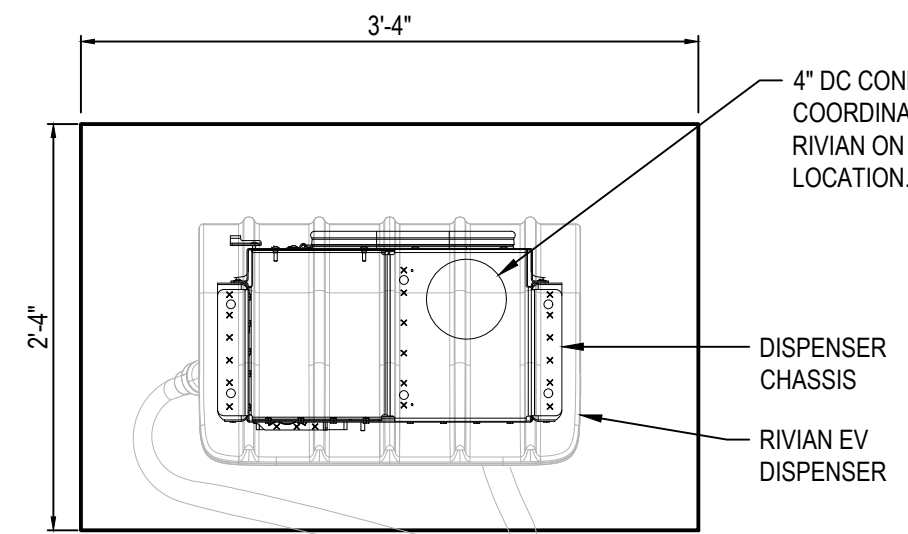
SEE SWITCHGEAR DRAWINGS FOR ANCHOR LOCATIONS. EDGE OF SWITCHGEAR SHALL BE 6" MIN FROM EDGE OF PAD.



B-2 CABINET ANCHOR DETAIL  
N.T.S.

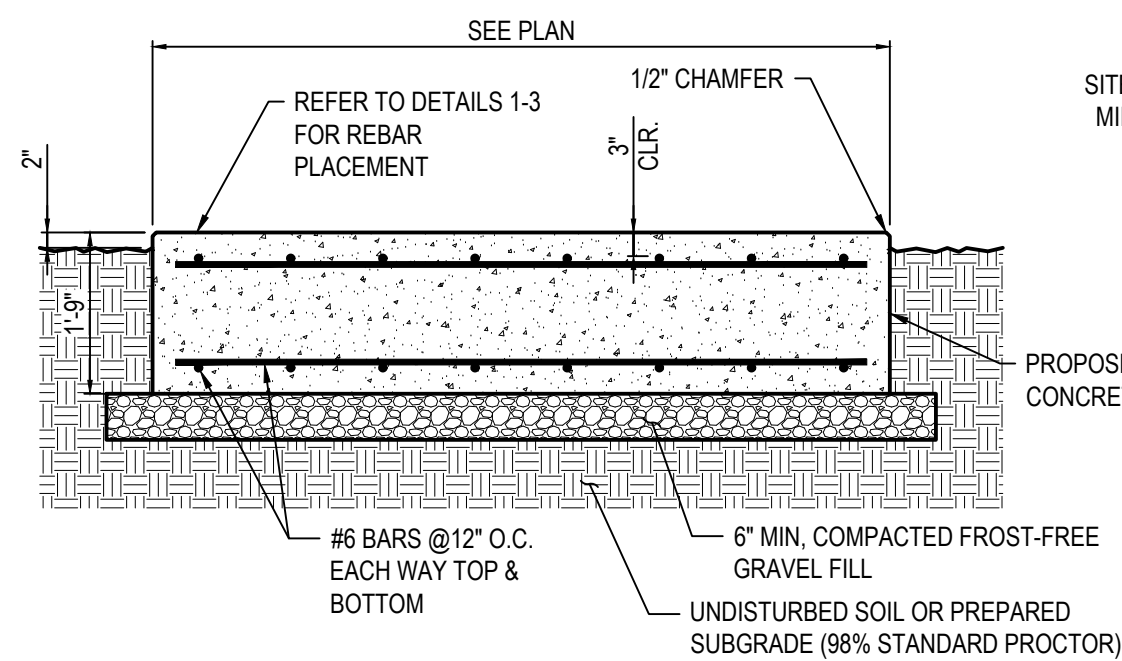


B-3 ISOMETRIC CABINET MOUNTING  
N.T.S.

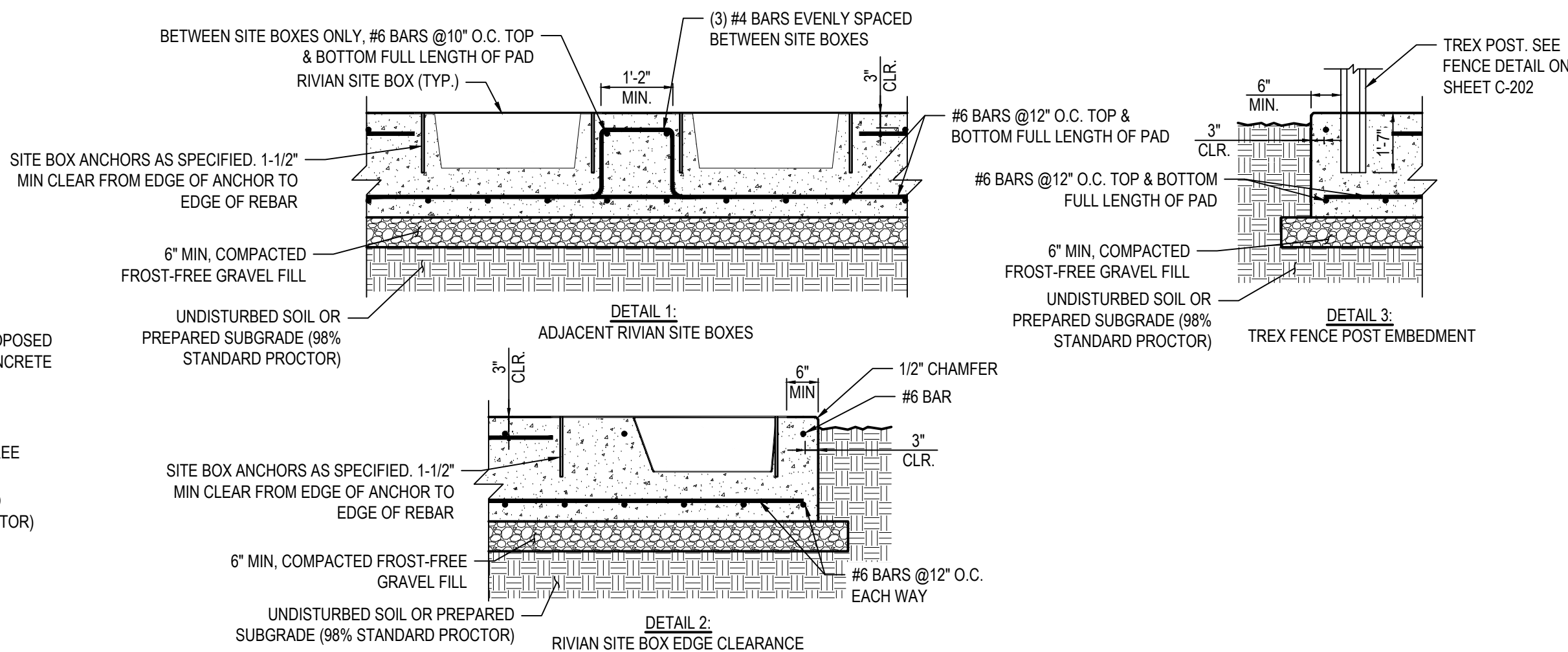


DISPENSER SHALL BE CENTERED ON FOUNDATION.  
PLAN VIEW

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.



| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



**DCFC ADVENTURE NETWORK**  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

## CIVIL DETAILS

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.  
2023264.16

C-201



Drawing Name: C-202326416 - Park City, UT.dwg  
May 14, 2024 11:44 AM - khal

| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



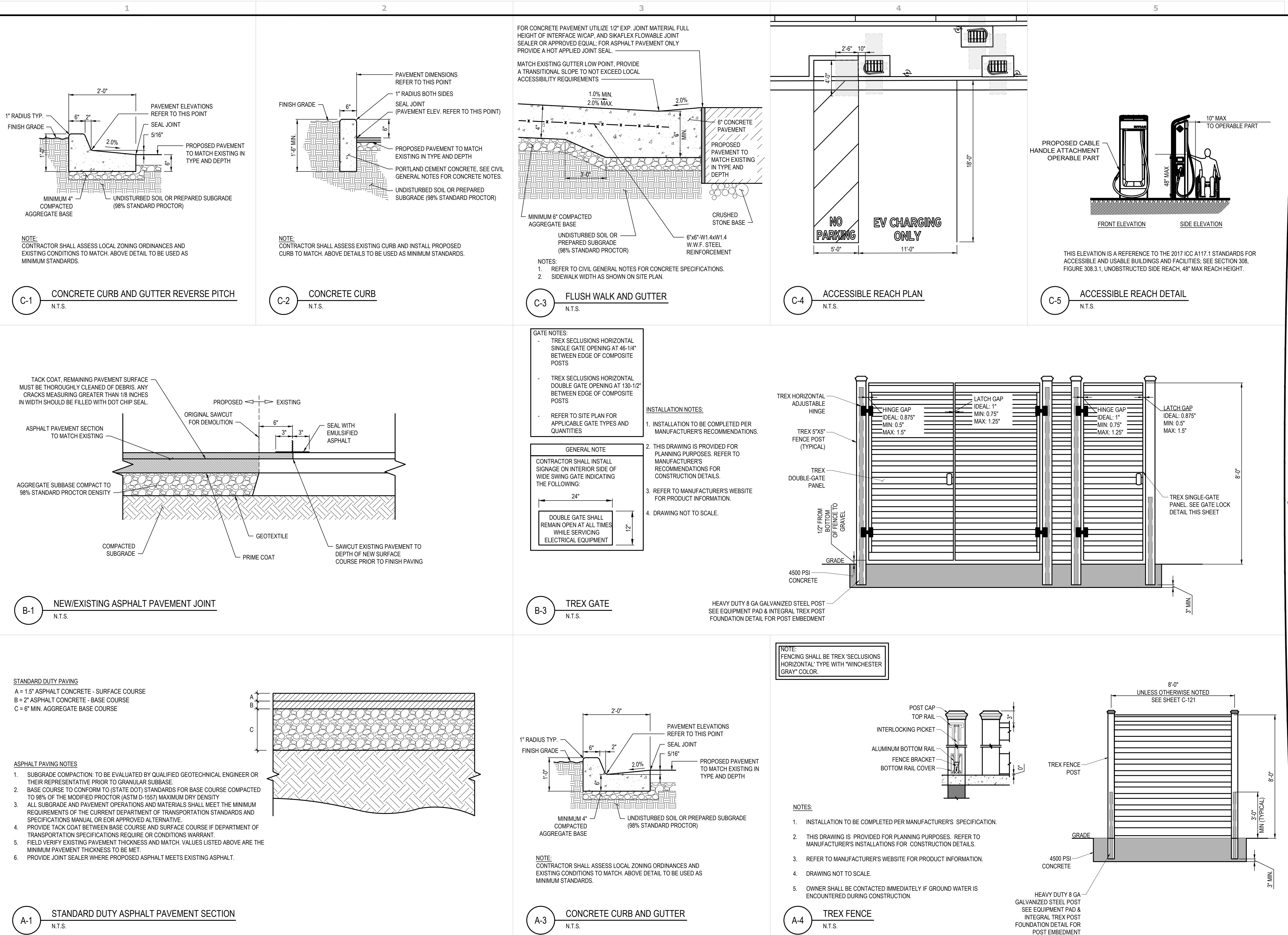
**DCFC ADVENTURE NETWORK**  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

CIVIL DETAILS

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
**2023264.16**

**C-202**





Drawing Name: O:20232023264.16 - Park City, UT.dwg  
May 14, 2024 11:44 AM - kbeal

A

B

C

1

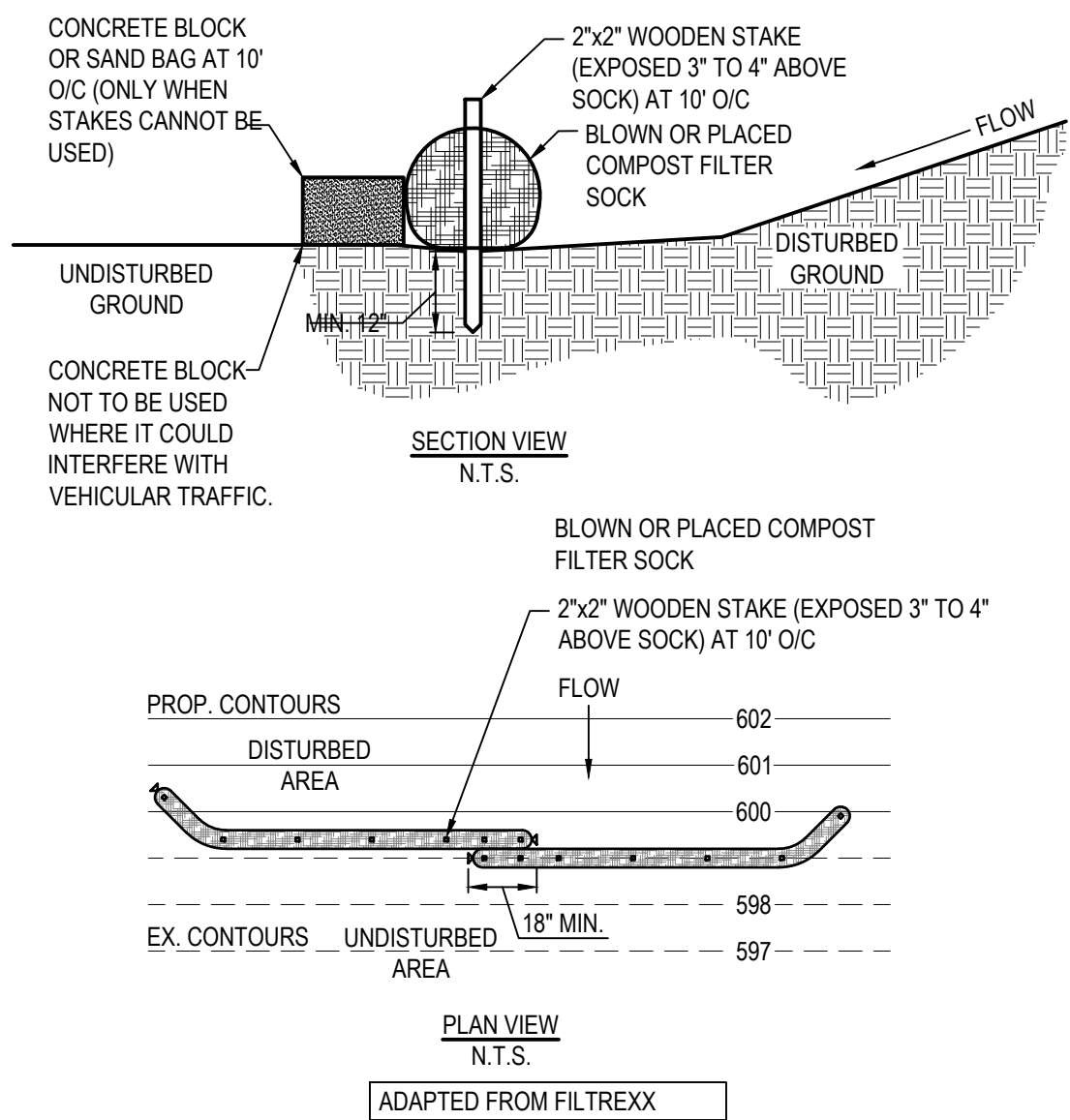
2

3

4

5

| 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"<br>18"                                                                       | 12"<br>18"<br>24"<br>32" | 12"<br>18"<br>24"<br>32"      | 12"<br>18"<br>24"<br>32"            | 12"<br>18"<br>24"<br>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                |                                     |                                                |



- 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.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH 1/2 INCH STORM RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. 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.
- 

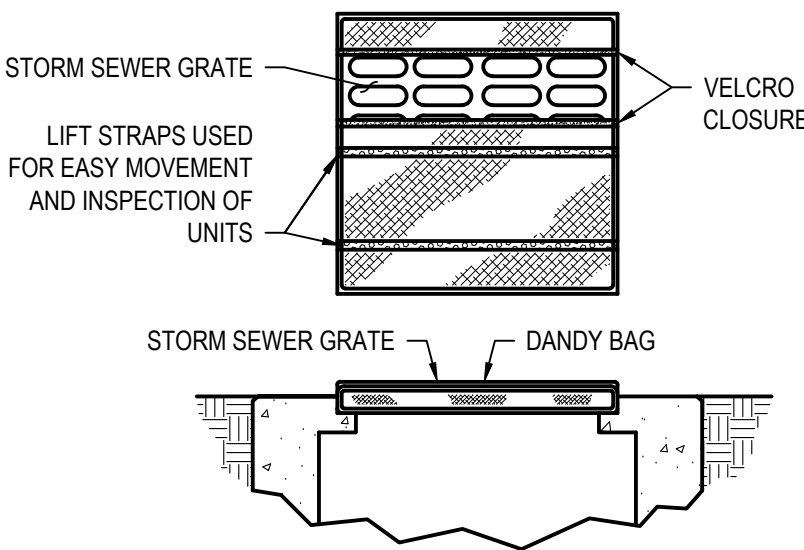
A-3 FILTER SOCK  
N.T.S.

#### 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) | 5807 (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. 10368132-2202  
**LEONARDO A. SFERRA**  
STATE OF UTAH  
05/14/24

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-203

CIVIL DETAILS



1

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 OWNERS' REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNMOUNTED 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.

2

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.

3

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 1/8-8 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

4

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.

5

GENERAL NOTES

1.

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.

2.

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.

3.

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.

4.

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.

5.

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.

6.

CONTRACTOR SHALL PROVIDE ADEQUATE AND REQUIRED LIABILITY INSURANCE FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK

7.

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.

8.

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 OWNERS' REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNMOUNTED 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.

PROJECT MANAGER

DESIGNER

IM

MAM

JOB NO.

2023264.16

E-001

GPD GROUP

Professional Corporation

520 South Main Street, Suite 2531

Akron, OH 44311

330.572.2100 Fax 330.572.2101

RIVIAN

DCFC ADVENTURE NETWORK

1300 SNOW CREEK DRIVE

PARK CITY, UT 84060

ELECTRICAL GENERAL NOTES

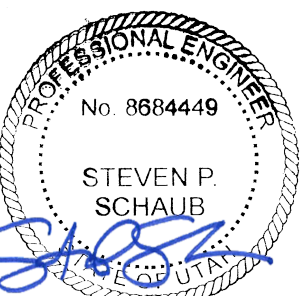


520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |



STEVEN P. SCHAUB  
Professional Engineer  
State of Utah  
No. 9684449

05/14/24

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

ELECTRICAL GENERAL NOTES

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

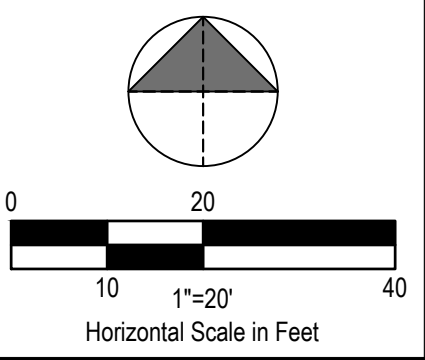
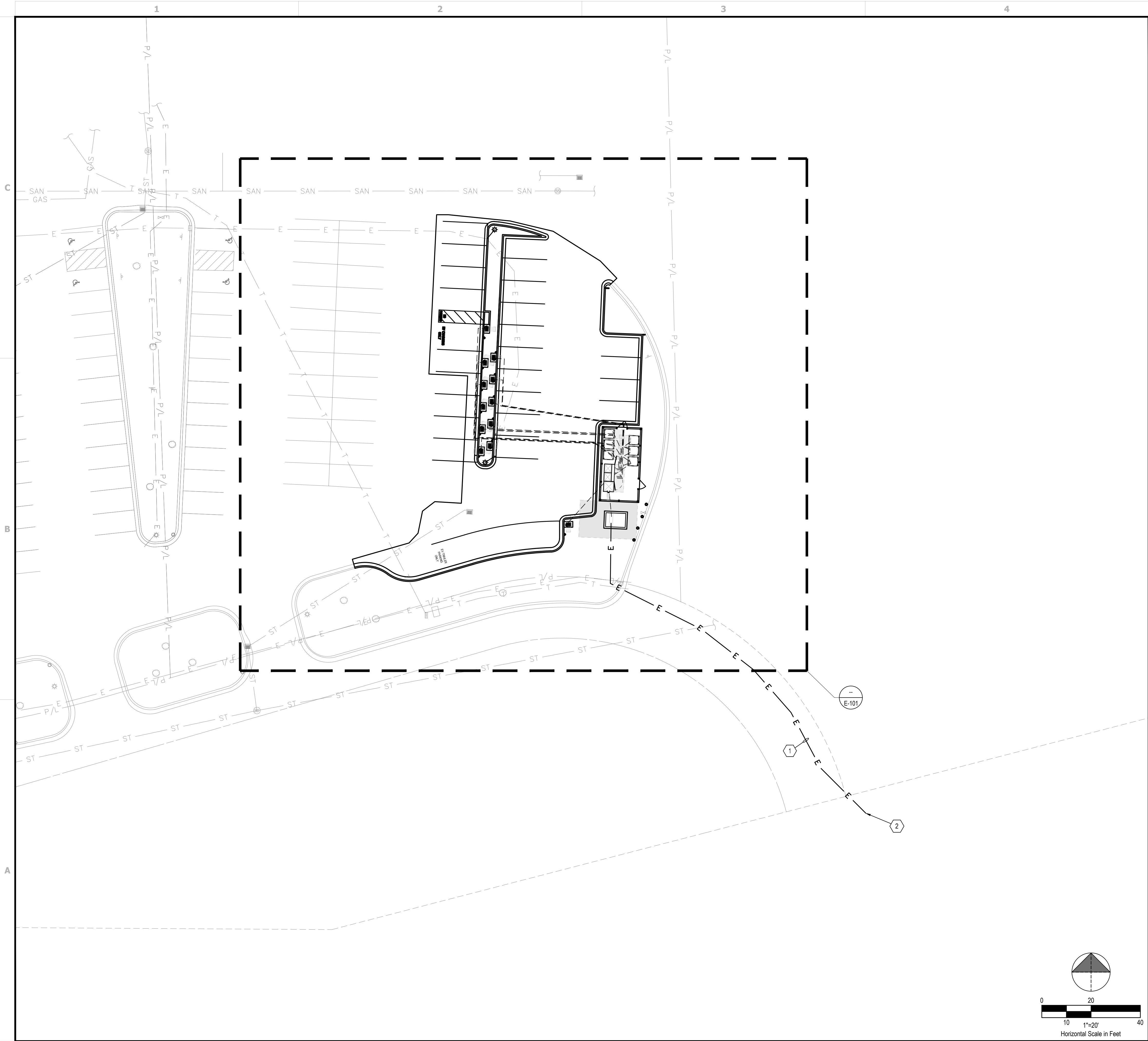
JOB NO.  
2023264.16

E-001

Page 136 of 244



Drawing Name: O:2023264.16 - Park City, UT.dwg  
May 14, 2024 11:44 AM - kbell



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.



| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

OVERALL  
ELECTRICAL SITE PLAN

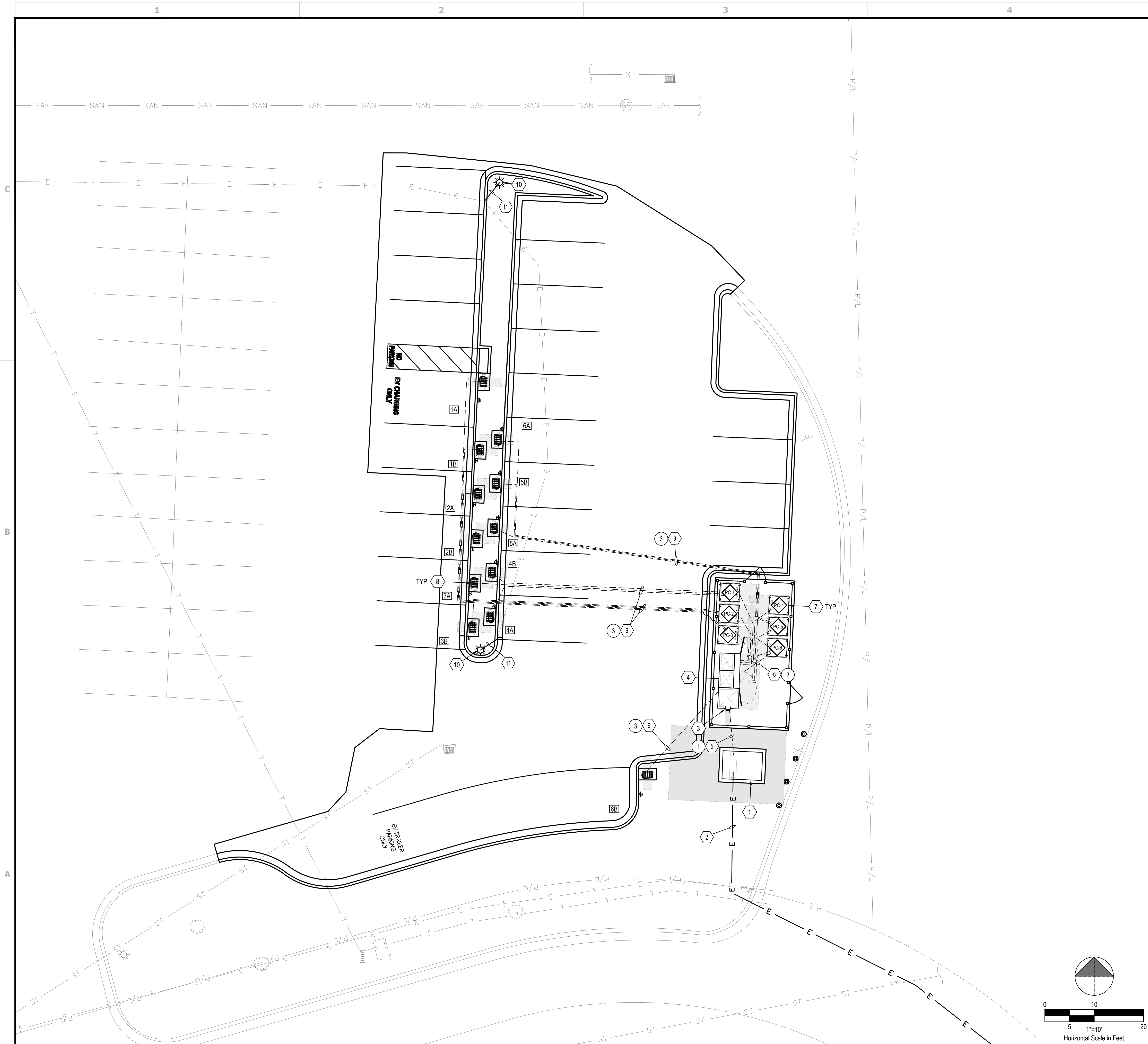
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

E-100



Drawing Name: O:202302264116 - Park City, UT.dwg  
May 14, 2024 11:44 AM - kbell



#### 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.

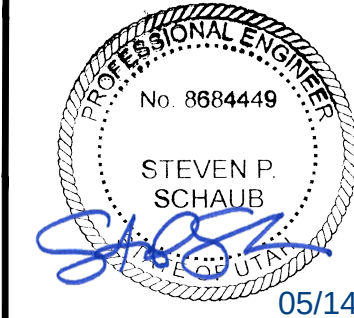
#### PLAN KEYNOTES

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

| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |



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:202302264116 - Park City, UT.dwg/2023264.16 - Park City, UT - S&S.dwg  
May 14, 2024 11:44 AM - lbeal

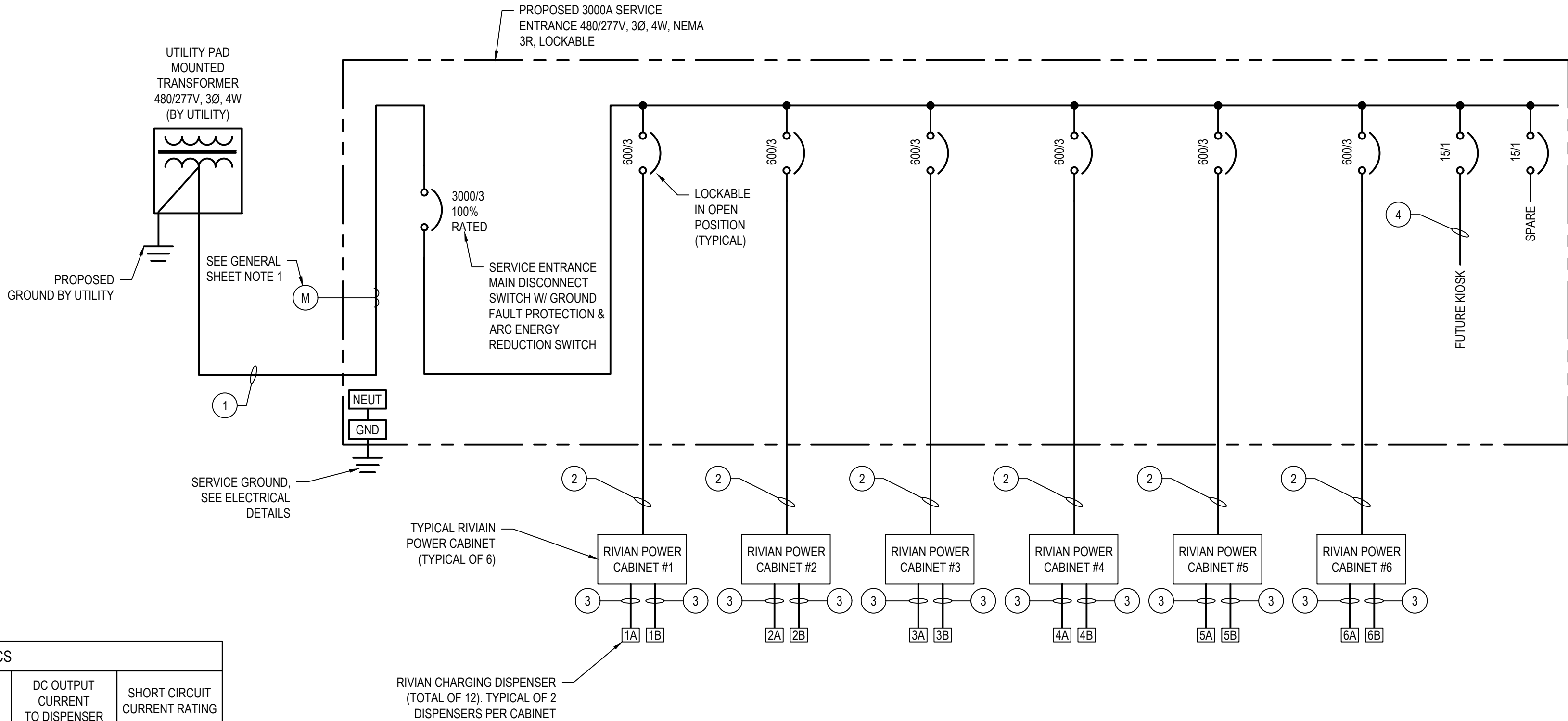
C-1 CABINET TO DISPENSER CIRCUIT CROSS SECTION  
N.T.S.

| 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 #         | TOTAL PER PHASE (KVA) |              |                      |             |                 |         |            |                         |                      |             | CKT # |
|               | DESCRIPTION           | LOAD         | AMPS/POLES           | A           | B               | C       | AMPS/POLES | LOAD                    | DESCRIPTION          |             |       |
| 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  |
| 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

- 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.
- 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.
- 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

- PROPOSED UTILITY CTs SHALL BE LOCATED IN UTILITY APPROVED CT COMPARTMENTS MOUNTED IN SWITCHGEAR. PROPOSED METER SHALL BE MOUNTED ON SWITCHGEAR.
- ALL ALUMINUM (AI) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
- ALL CONDUITS ACCESSIBLE TO THE GENERAL PUBLIC OR WHICH CONDUITS CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
- THE FOREMENTIONED 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.
- FEEDER SCHEDULE REFERENCE DENOTED WITH AN ASTERISK "\*" REPRESENT PROPOSED CONDUITS W/ PULL-STRING ONLY FOR FUTURE EQUIPMENT TO MATCH CONDUIT SPECIFIED FOR PROPOSED EQUIPMENT.
- CONTRACTOR SHALL SOURCE COMMUNICATION CABLE THROUGH GENERAL CABLE IF UNABLE TO SOURCE THROUGH CURRENT SUPPLIERS.
- 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.
- 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.

- NOTE:
- ALL AC CONDUCTORS SHALL BE XHHW-2, 600V RATED, UNLESS NOTED OTHERWISE.
  - ALL DC CONDUCTORS SHALL BE XHHW-2, 1000V RATED, UNLESS NOTED OTHERWISE.
  - SEE "TRACEWAY AND BOXES" NOTES ON SHEET E-001 FOR CONDUIT USE TYPES FOR ABOVE AND BELOW GRADE APPLICATIONS.

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

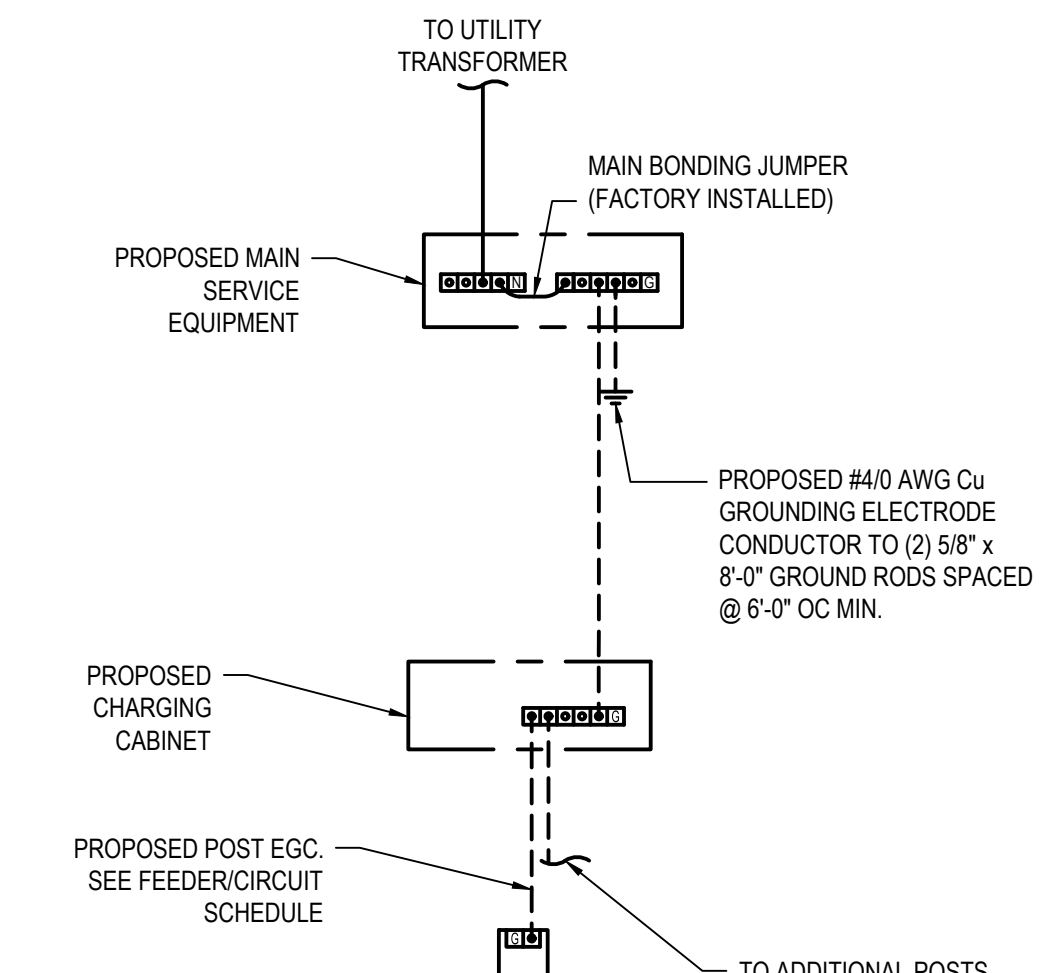
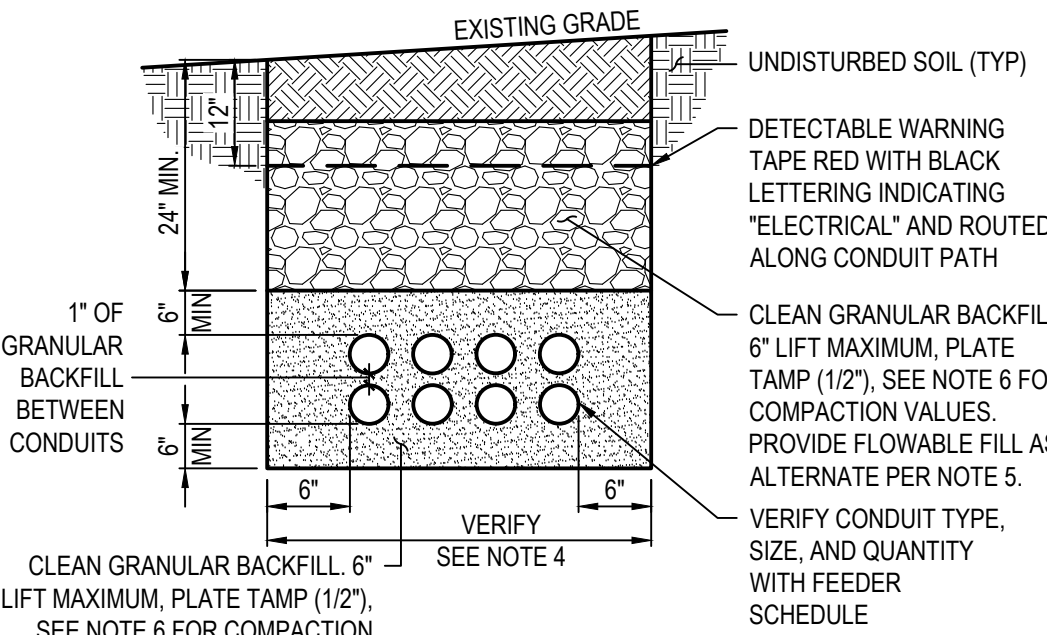
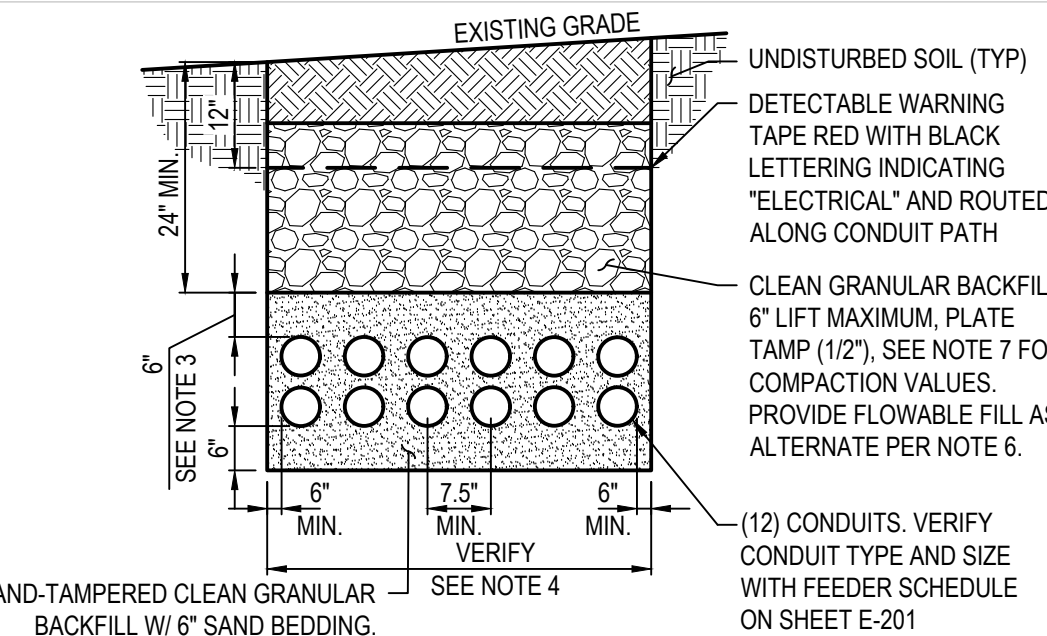
E-201

| 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 |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |
|      |            |                        |





Drawing Name: O:2023264\16 - Park City, UT.dwg  
May 14, 2024 11:44 AM - lbeal

| 1 | 2 | 3 | 4 | 5                                                                                                                                                |
|---|---|---|---|--------------------------------------------------------------------------------------------------------------------------------------------------|
| C |   |   |   | <div><p><b>TYPICAL GROUNDING DIAGRAM</b><br/>N.T.S.</p></div> |
| B |   |   |   | <div><p><b>TYPICAL FEEDER TRENCH</b><br/>N.T.S.</p></div>    |
| A |   |   |   | <div><p><b>SECONDARY FEEDER TRENCH</b><br/>N.T.S.</p></div> |



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| 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

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  
P.M.A. Inc.  
Mike Ferrigno

\$3,200/month  
2,875/month  
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 tying 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:

|                         | <u>Original</u> | <u>Rev. 2/3</u> | <u>Rev. 3/10</u>            |
|-------------------------|-----------------|-----------------|-----------------------------|
| 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<br>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. Benefit and Use of the Overlay zone.

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 use 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 Saddlevue 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.





## 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.



## Planning Department

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





## Planning Department

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.





## Planning Department

- 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.



## Planning Department

- I. 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.





## Planning Department

- 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 Charging 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





## Planning Department

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



## Planning Department

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 Charging 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.



**Planning Department**

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](mailto:virgil.lund@parkcity.org)

Sincerely,



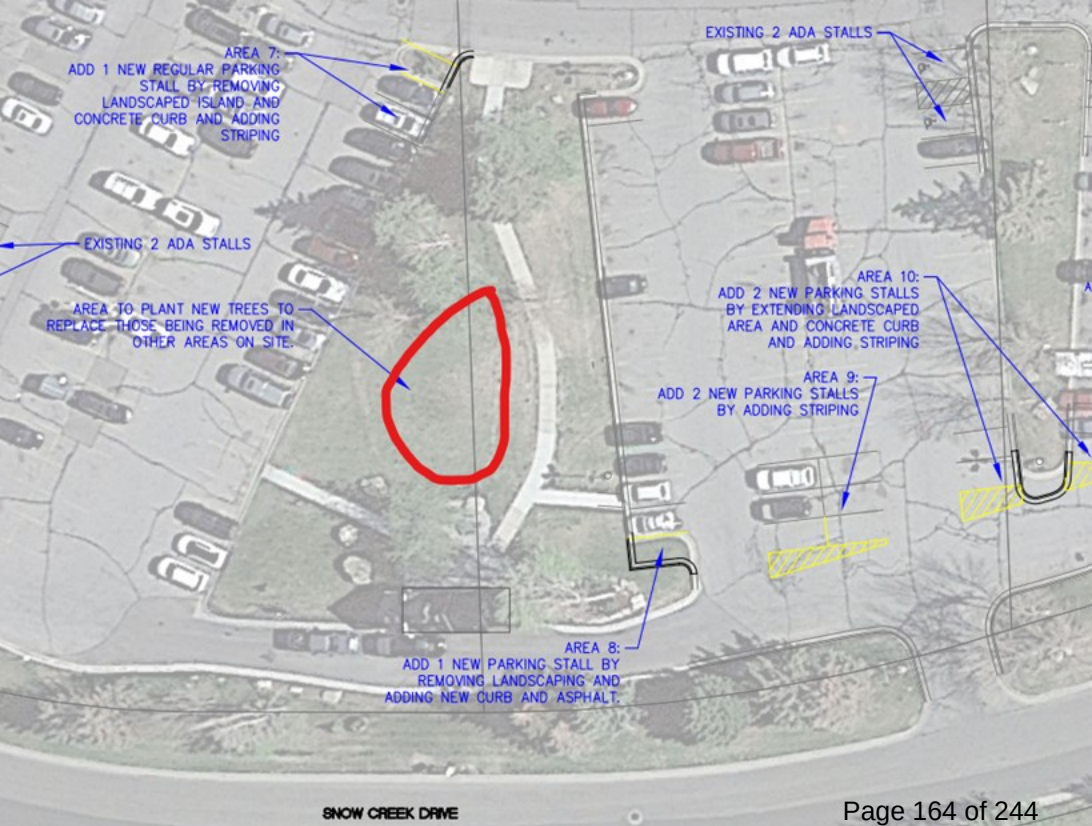
---

Rebecca Ward  
Planning Director

CC: Virgil Lund

Attachment 1: Location of Replacement Trees







Drawing Name: O:202302326416 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg  
August 8, 2024 11:47 AM - jparana

C

B

A



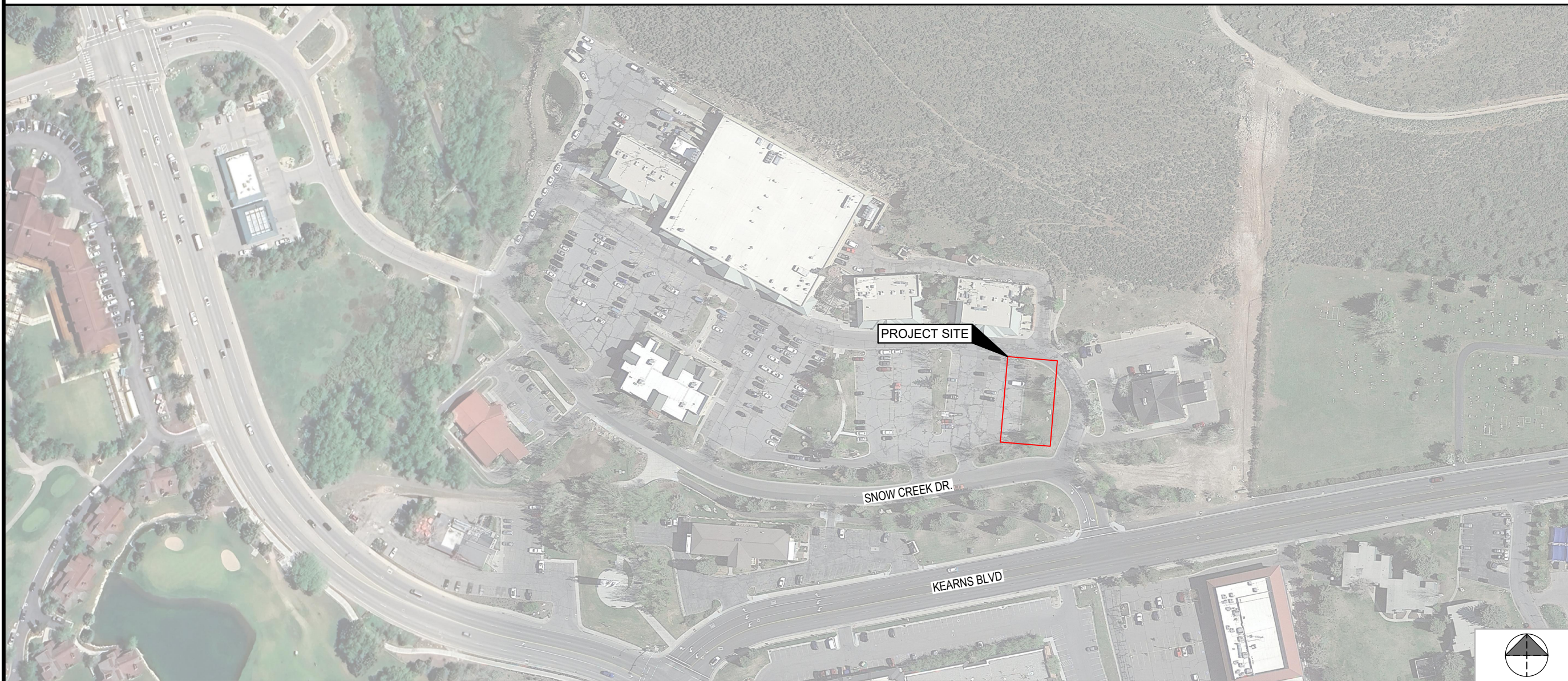
# RIVIAN

## DCFC ADVENTURE NETWORK

### 1300 SNOW CREEK DRIVE

### PARK CITY, UT 84060

LOCATION MAP



MAP DATA ©2024 GOOGLE

VICINITY MAP



MAP DATA ©2023 GOOGLE

SITE INFORMATION

**SITE ADDRESS**  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

**APN**  
SCCS-4

**COUNTY**  
SUMMIT

**LATITUDE (NAV88)**  
N 40°39'42.14"  
40.661706°

**LONGITUDE (NAV88)**  
W 111°30'27.12"  
-111.507533°

**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

PROJECT CONTACTS

**PROJECT 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  
GPD.CHARGEPERMITS@GPDGROUP.COM

**UTILITY COORDINATOR**  
KEITH SMITH  
(330) 564-2337  
GPD.CHARGESITES.UT@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                      |

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

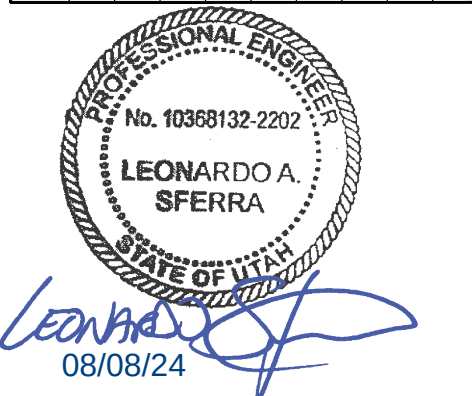
COVER SHEET

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.  
2023264.16

C-001

| 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 AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |





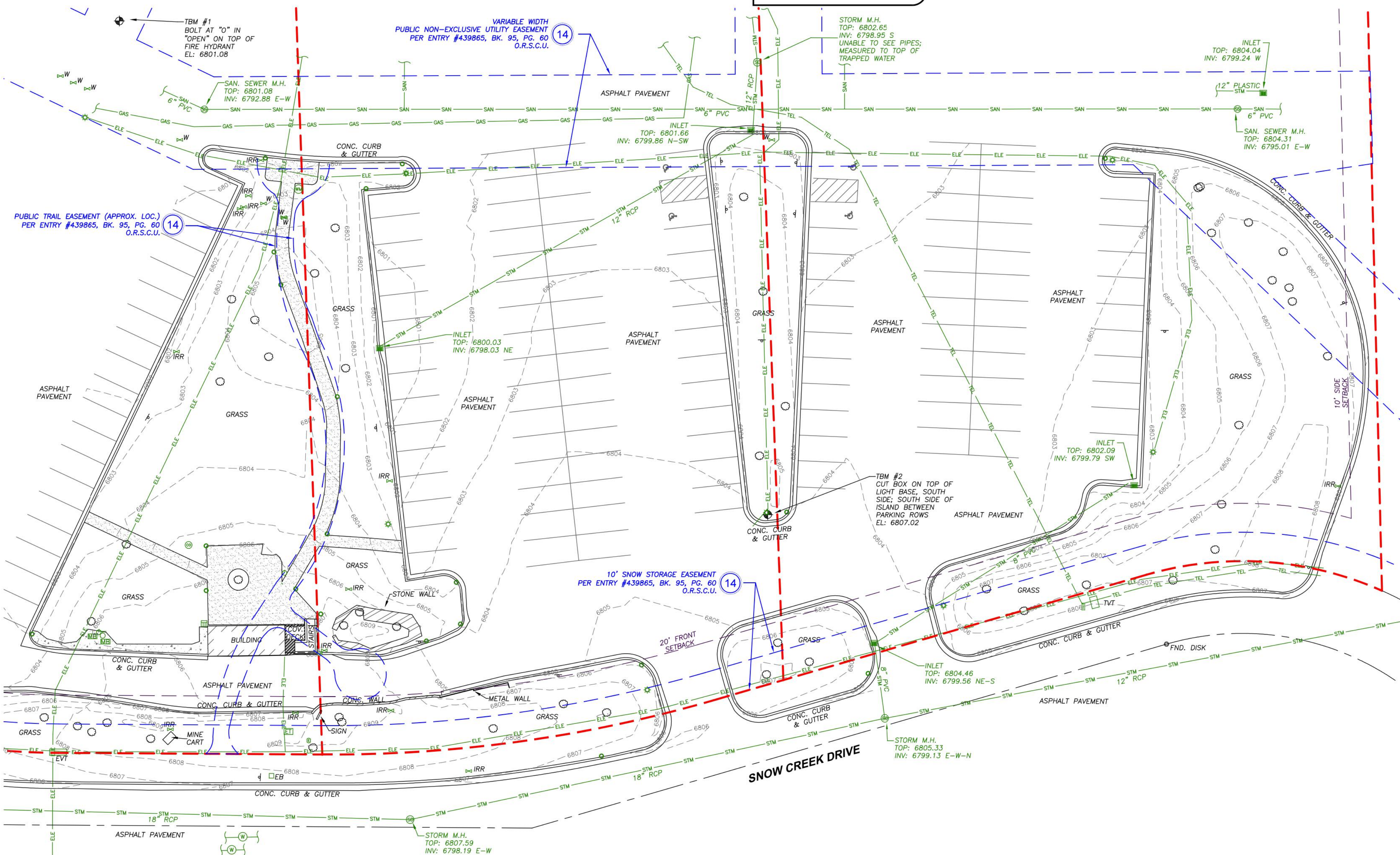
## SITE DESCRIPTION

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 | <p>Essa, notes and restrictions as shown on Sheet Crossing suballotment plan recorded October 11, 1995 as Entry No. 438988 in Book 95 of Plats &amp; Books <b>(DOES AFFECT, NOTED 5047)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 15 | <p>Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 11, 1995 as Entry No. 438988 in Book 95 of Plats &amp; Books shall remain in full force and effect. This Declaration shall not be subject to 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 <b>covenant, condition or restriction violates the Fair Housing Act (DOES AFFECT, ILLEGALLY NATURE)</b></p> |
| 16 | <p>An easement over, across or through the Land for collection and transportation of wastewater and/or stormwater, as granted to Sylvestine Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded August 16, 2006 as Entry No. 787270 in Book 181 of Plats 1313 of Official Records <b>(DOES NOT AFFECT)</b></p>                                                                                                                                                                                                                                                                       |
| 17 | <p>An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Utah State Building Operations Authority by Instrument recorded June 16, 2008 as Entry No. 787271 in Book 181 of Plats 1313 of Official Records <b>(DOES NOT AFFECT)</b></p>                                                                                                                                                                                                                                                                                                               |
| 18 | <p>An easement over, across or through the Land for collection and transportation of wastewater and/or stormwater, as granted to Sylvestine Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 794727 in Book 181 of Plats 1313 of Official Records <b>(DOES NOT AFFECT)</b></p>                                                                                                                                                                                                                                                                     |
| 19 | <p>An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Sylvestine Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 794727 in Book 181 of Plats 1313 of Official Records <b>(DOES NOT AFFECT)</b></p>                                                                                                                                                                                                                                                               |
| 20 | <p>An easement over, across or through the Land for collection and transportation of wastewater and incidental purposes, as granted to Sylvestine Basin Water Reclamation District, a special District of the State of Utah by Instrument recorded November 27, 2006 as Entry No. 794731 in Book 181 of Plats 1313 of Official Records <b>(DOES NOT AFFECT)</b></p>                                                                                                                                                                                                                                                               |



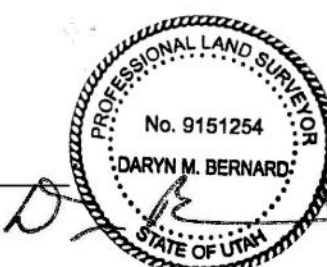
SURVEYOR NOTES

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 it 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 FIRMEtette Flood Insurance Rate Map, Map Number 49043C091D7, 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 "or" 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.

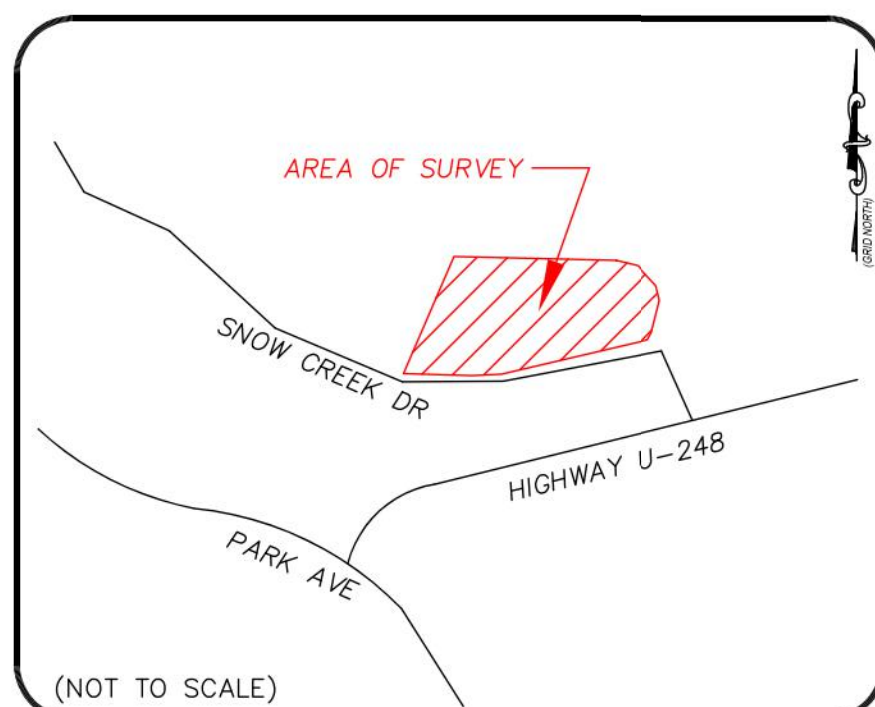
**SURVEYOR  
CERTIFICATION**

*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.*



## VICINITY MAP



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

Copyright ©Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

## LEGEND

- |           |                                         |
|-----------|-----------------------------------------|
|           | APPROXIMATE BOUNDARY LINE               |
|           | ZONING SETBACK                          |
|           | EASEMENT                                |
|           | UNDERGROUND GAS                         |
|           | UNDERGROUND TELEPHONE                   |
|           | UNDERGROUND SANITARY                    |
|           | UNDERGROUND STORM                       |
|           | UNDERGROUND WATER                       |
|           | CENTER LINE                             |
|           | ADJOINER                                |
|           | BUILDING OVERHANG                       |
|           | BUILDING FACE                           |
|           | WALL                                    |
|           | CONCRETE PAVEMENT                       |
|           | GRAVEL                                  |
|           | WOOD DECK                               |
| RCP       | REINFORCED CONCRETE PIPE                |
| D.R.S.C.U | OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH |
|           | TEMPORARY BENCHMARK                     |
|           | HATCHING                                |
|           | FOUND MONUMENT                          |
|           | ELECTRIC VAULT                          |
|           | TELEPHONE VAULT                         |
|           | ELECTRIC BOX                            |
|           | DRIP INLET                              |
|           | TREE                                    |
|           | WATER MANHOLE                           |
|           | SPRINKLER                               |
|           | ELECTRIC METER                          |
|           | ELECTRIC OUTLET                         |
|           | ELECTRIC TRANSFORMER                    |
|           | CLEANOUT                                |
|           | SANITARY SEWER MANHOLE                  |
|           | MENU BOARD                              |
|           | DRIVE-UP SPEAKER                        |
|           | STREET LIGHT                            |
|           | TELEPHONE PEDESTAL                      |
|           | GRADED INLET                            |
|           | STORM DRAIN MANHOLE                     |
|           | SIGN                                    |
|           | WATER METER                             |
|           | WATER VALVE                             |

### 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            | Revision: ... |
| Ref. No: 23-01-0500 | Date: ...     |
| Approved By: DB     | Revision: ... |
| Field Date:         | Date: ...     |
| 05/12/2023          | Revision: ... |
| Scale:              | Date: ...     |
| 1" = 20'            | 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                   |

Sheet 1 of 1



Version 2023.31  
© 2023 Rivian. All Rights Reserved.

Rivian.com

Version 2023.31  
© 2023 Rivian. All Rights Reserved.

Rivian.com

## 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%                                     |
|               |                        |                                                |

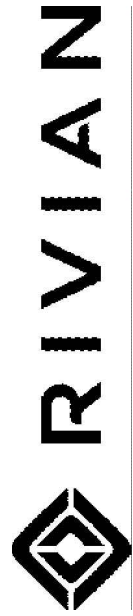
RAN 1.5 CCS Dispenser Product is under development. Specification can change without prior notice

## 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.



| 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 AHI 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:202302264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg  
August 8, 2024 11:45 AM - jparana

| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3          | 4                     | 5                 |     |               |           |                 |           |                |          |                 |          |                  |         |                   |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |       |  |      |  |  |           |        |           |        |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------|-------------------|-----|---------------|-----------|-----------------|-----------|----------------|----------|-----------------|----------|------------------|---------|-------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|--|------|--|--|-----------|--------|-----------|--------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| <div>DEFINITIONS</div> <div>FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:</div> <div>OWNER: RIVIAN<br/>PROPERTY OWNER: SNOW CREEK MARKETPLACE LLC</div> <div>GENERAL CONSTRUCTION NOTES</div> <div><div>1. THE TOPOGRAPHIC SURVEY BY OTHERS SHALL BE REFERENCED WITH THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING PROPOSED IMPROVEMENTS PER THESE PLANS.</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>6. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND THE PROPOSED IMPROVEMENTS TO MATCH EXISTING FINISHES.</div><div>7. APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.</div><div>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.</div><div>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.</div><div>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.</div><div>11. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.</div><div>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.</div><div>13. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.</div><div>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.</div><div>15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.</div><div>16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.</div><div>17. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.</div><div>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.</div><div>19. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.</div><div>20. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.</div><div>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.</div><div>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.</div><div>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 &amp; EXCAVATION.</div></div> | <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>32. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>38. GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW:<table><tr><th>SIEVE SIZE</th><th>TOTAL PERCENT PASSING</th></tr><tr><td>1-1/2" (37.50 MM)</td><td>100</td></tr><tr><td>1" (25.00 MM)</td><td>75 TO 100</td></tr><tr><td>3/4" (19.00 MM)</td><td>80 TO 100</td></tr><tr><td>3/8" (9.50 MM)</td><td>35 TO 75</td></tr><tr><td>No. 4 (4.75 MM)</td><td>30 TO 60</td></tr><tr><td>No. 30 (0.60 MM)</td><td>7 TO 30</td></tr><tr><td>No. 200 (0.75 MM)</td><td>3 TO 15</td></tr></table></div> <div>39. GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SW-SM).</div> <div>40. UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL&gt;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.</div> <div>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.</div> <div>42. NO STRUCTURAL ELEMENTS ARE TO BE CUT UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.</div> <div>PAVEMENT MARKING NOTES</div> <div>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.</div> <div>2. MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, ETC., PER LOCAL REQUIREMENTS AND AS FOLLOWS.</div> <div>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-D3269, D1394, D3723, D1475, D562 AND D711.</div> <div>4. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMPS.</div> <div>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.</div> | 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 | <div>GENERAL FOUNDATION NOTES</div> <div><div>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.</div><div>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.</div><div>3. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.</div><div>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.</div><div>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.</div><div>6. CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES THIS SHEET.</div><div>7. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNLESS NOTED OTHERWISE.</div><div>8. NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.</div><div>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.</div><div>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.</div><div>11. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.</div><div>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.</div><div>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.</div></div> <div>FROST DESIGN NOTES<br/>(BOTTOM OF FOUNDATIONS ABOVE FROST LEVEL)</div> <div><div>1. CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILL CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.</div><div>2. GRANULAR FILL SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGIONAL FROST DEPTH AND LATEROALLY 23RD 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.</div><div>3. GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES. SPEC AS FOLLOWS:<div>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:<div><div>SURVIVABILITY: CLASS 2, AASHTO M 288.</div><div>GRAB TENSILE STRENGTH: 247 LBF (1100 N); ASTM D 4632.</div><div>SEWN SEAM STRENGTH: 222 LBF (990 N); ASTM D 4632.</div><div>TEAR STRENGTH: 90 LBF (400 N); ASTM D 4533.</div><div>PUNCTURE STRENGTH: 90 LBF (400 N); ASTM D 4833.</div><div>APPARENT OPENING SIZE: NO. 60 (0.250-MM) SIEVE, MAXIMUM; ASTM D 4751.</div><div>PERMITTIVITY: 0.02 PER SECOND, MINIMUM; ASTM D 4491.</div><div>UV STABILITY: 50 PERCENT AFTER 500 HOURS' EXPOSURE; ASTM D 4355.</div></div></div></div></div> | <div>CONCRETE</div> <div><div>1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-16, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, 305 AND 306 UNLESS NOTED OTHERWISE.</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.</div><div>7. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A1064 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.</div><div>8. NO TACK WELDING OF REINFORCING IN THE FIELD IS PERMITTED.</div><div>9. PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION.</div><div>10. PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.</div></div> <div>REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 4500 PSI CONCRETE.</div> <table><tr><th></th><th>OTHER</th><th></th><th>TOP*</th><th></th></tr><tr><th></th><th>ANCHORAGE</th><th>SPLICE</th><th>ANCHORAGE</th><th>SPLICE</th></tr><tr><td>#3</td><td>15</td><td>19</td><td>19</td><td>24</td></tr><tr><td>#4</td><td>19</td><td>25</td><td>25</td><td>33</td></tr><tr><td>#5</td><td>24</td><td>31</td><td>31</td><td>41</td></tr><tr><td>#6</td><td>29</td><td>37</td><td>37</td><td>49</td></tr></table> <div>*HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW BAR</div> <div><div>11. NON-SHRINK GROUT SHALL MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.</div><div>12. ADD 100% TIES FOR REBAR OVERLAY. NO COLD JOINTS SHALL BE PERMITTED DURING CONSTRUCTION.</div></div> <div>STRUCTURAL STEEL</div> <div><div>1. MATERIAL PROPERTIES:<div>PLATE: ASTM A36 UNO</div><div>PIPE: ASTM A53, TYPE E OR S, GRADE</div><div>TUBE: ASTM A1085 GRADE A (Fy = 50 KSI)</div><div>WIDE FLANGE: ASTM A992 (Fy = 50 KSI)</div></div><div>2. DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2016 AISC (360-16) SPECIFICATIONS.</div><div>3. ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.</div><div>4. FIELD VERIFY ALL CONDITIONS AT CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.</div><div>5. ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.</div><div>6. UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.</div><div>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.</div></div> <div>TRAFFIC CONTROL NOTES</div> <div><div>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.</div><div>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.</div></div> |  | 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 |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |                       |                   |     |               |           |                 |           |                |          |                 |          |                  |         |                   |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |       |  |      |  |  |           |        |           |        |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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                |     |               |           |                 |           |                |          |                 |          |                  |         |                   |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |       |  |      |  |  |           |        |           |        |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

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.

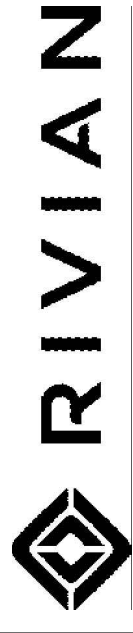
2. APPROVED MATERIAL SHOULD BE COMPACTED OVER THE FULL WIDTH OF THE INFILL AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES.

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.



**GPD GROUP**  
Professional Corporation  
520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| D    | 08/07/2024 | REVISED PER AHJ COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |



08/08/24

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

CIVIL CONSTRUCTION NOTES

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

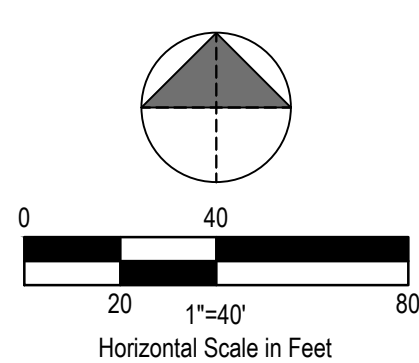
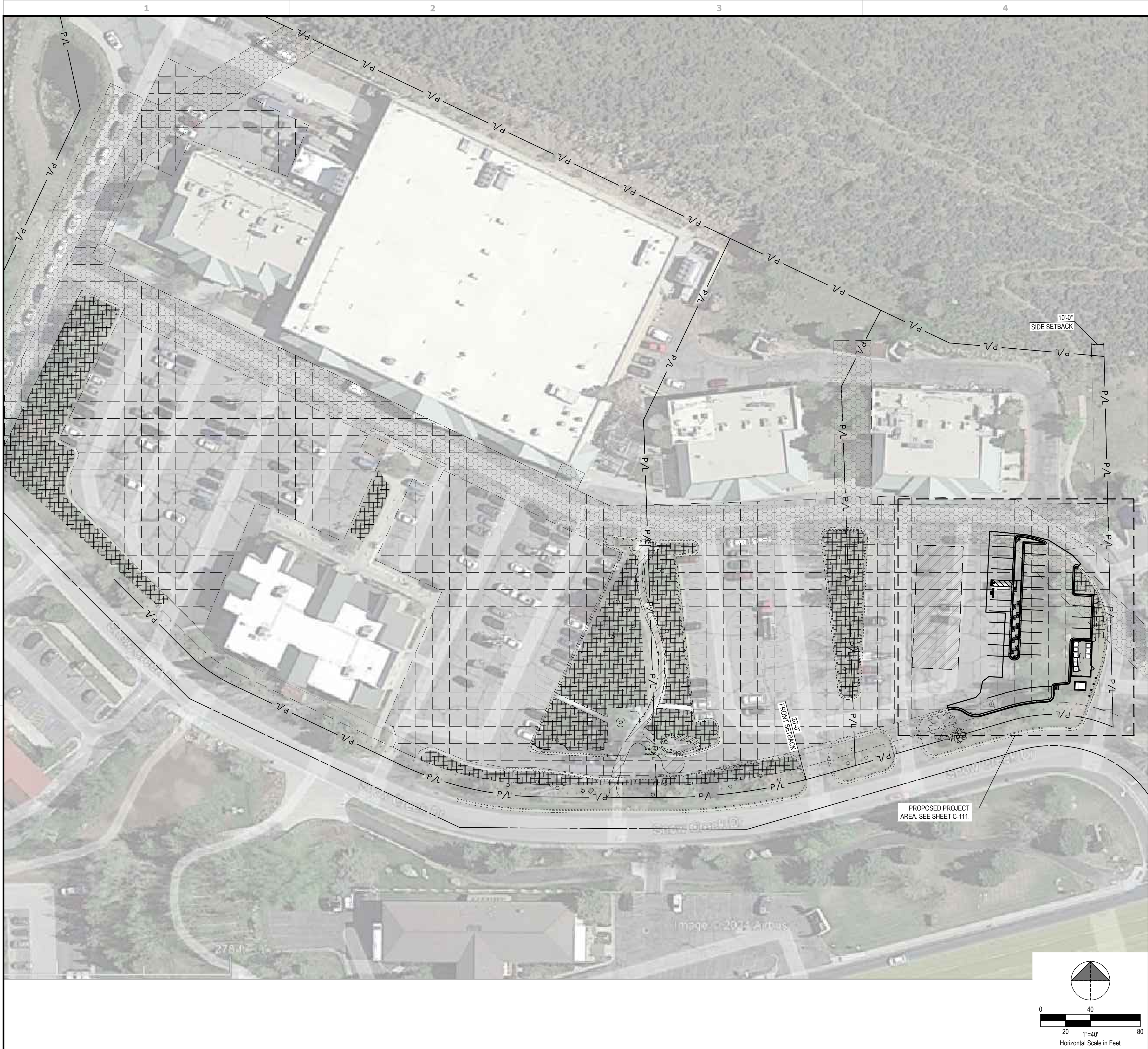
JOB NO.  
**2023264.16**

**C-003**

Page 168 of 244



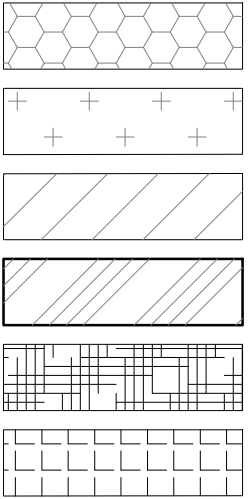
Drawing Name: O:2023264.16 - Park City, UT Hwy 2023264.16 - Park City, UT - S&S.dwg  
August 8, 2024 1:44 PM - jparana



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.)



| 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 AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

OVERALL SITE PLAN

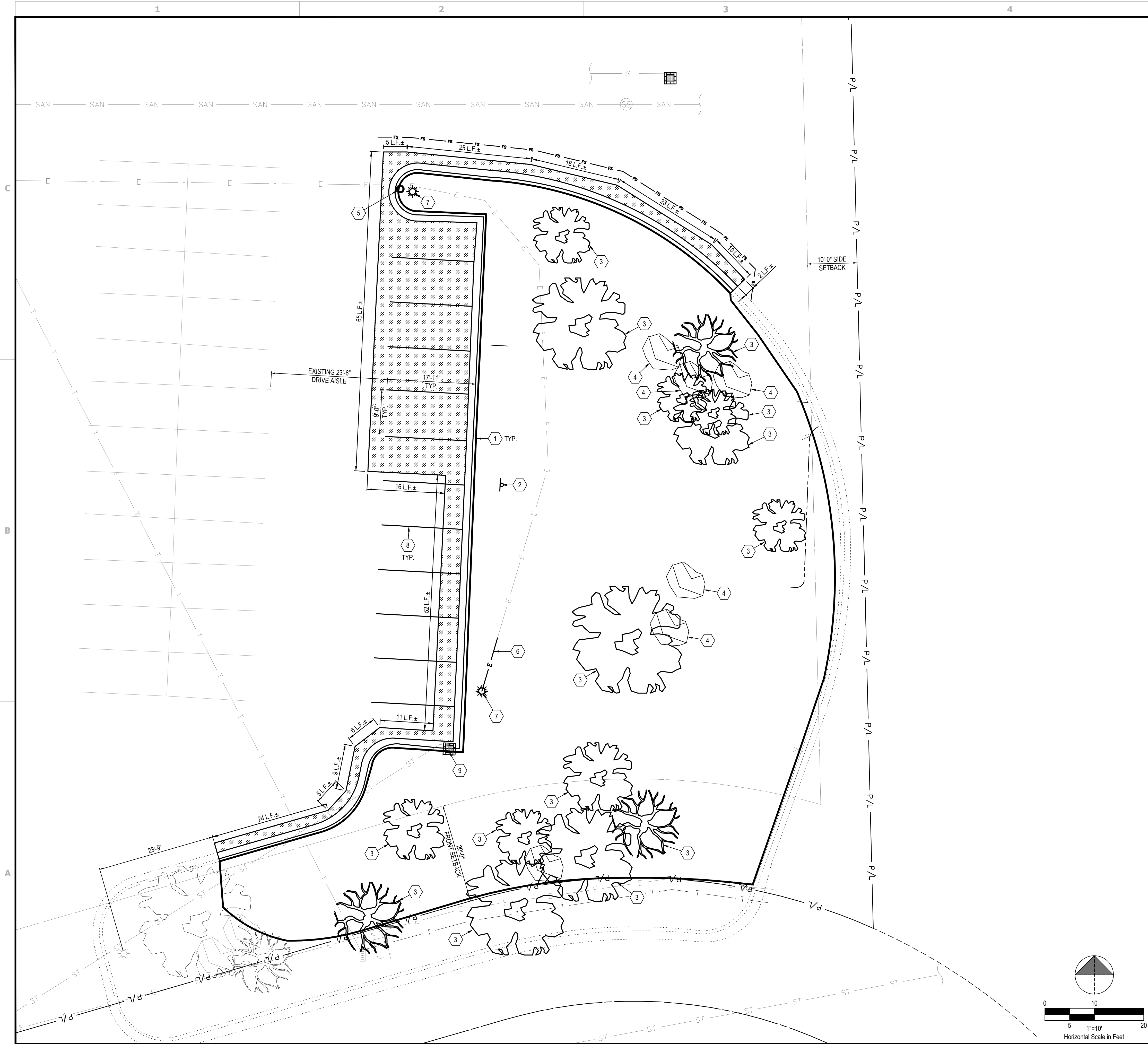
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-100



Drawing Name: O:20230228416 - Park City, UT.dwg  
August 8, 2024 11:45 AM - jparana



#### GENERAL SHEET NOTES

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- 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.
- APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.

#### PLAN KEYNOTES

- EXISTING CURB AND GUTTER TO BE REMOVED.
- EXISTING SIGNAGE TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
- EXISTING TREE TO BE REMOVED (TYP. OF 15). CONTRACTOR SHALL VERIFY EXACT SIZE AND TYPE IN FIELD.
- EXISTING BOULDERS TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO APPROVE NEW LOCATION.
- EXISTING SPRINKLER TO BE RELOCATED. CONTRACTOR TO WORK WITH SITE OWNER TO DETERMINE NEW LOCATION.
- EXISTING ELECTRIC CIRCUIT TO BE RELOCATED.
- EXISTING LIGHT POLE TO BE RELOCATED (TOTAL OF 2). CONTRACTOR SHALL BACKFILL WITH COMPACTED MATERIAL. SEE SITE PLAN FOR PROPOSED LOCATION.
- 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.
- EXISTING GRATE INLET TO BE ADJUSTED TO GRADE.

#### LEGEND

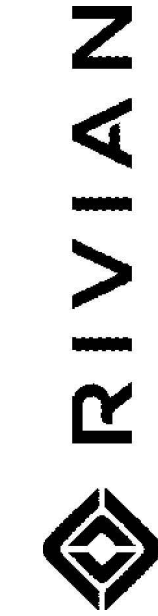
|  |                                                                                                                                                       |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | EXISTING ASPHALT TO BE REMOVED<br>TRENCHING NOT INCLUDED                                                                                              |
|  | DENOTES LIMITS OF SAWCUT IN LINEAR FOOT (L.F.)                                                                                                        |
|  | DEMOLITION KEYNOTE                                                                                                                                    |
|  | PROPOSED INLET PROTECTION. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES, REFERENCE MUNICIPAL CODE 13-4. SEE CIVIL DETAILS. |
|  | 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.



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHI COMMENTS |



Leonardo A. Sferra  
08/08/24

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

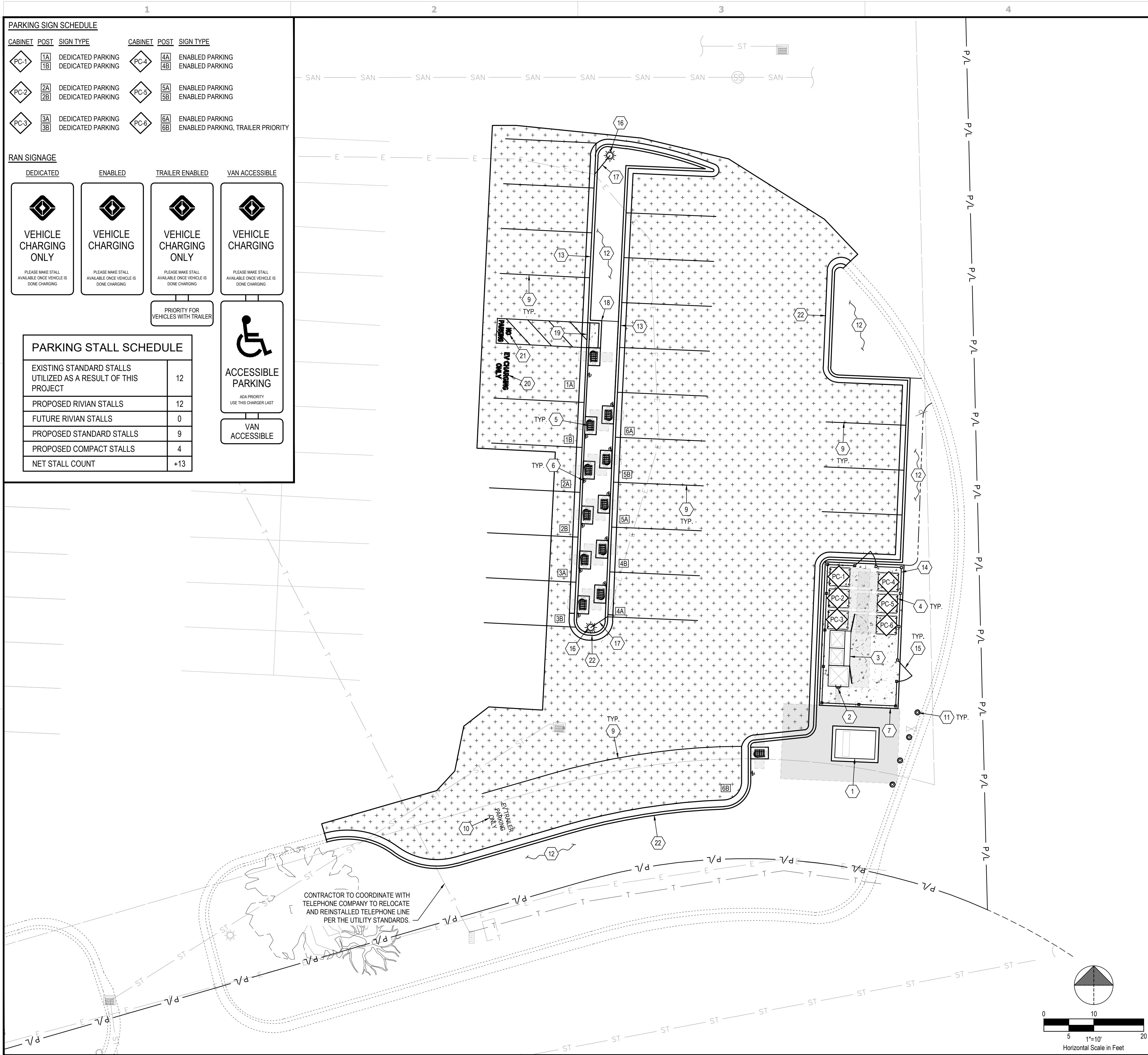
EXISTING CONDITIONS  
AND  
DEMOLITION PLAN

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.  
2023264.16

C-101





| 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**

**DEDICATED**



**VEHICLE CHARGING ONLY**

PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING.

**ENABLED**



**VEHICLE CHARGING**

PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING.

**TRAILER ENABLED**



**VEHICLE CHARGING ONLY**

PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING.

PRIORITY FOR VEHICLES WITH TRAILER

**VAN ACCESSIBLE**



**VEHICLE CHARGING**

PLEASE MAKE STALL AVAILABLE ONCE VEHICLE IS DONE CHARGING.

**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 |

**ACCESSIBLE PARKING**

ADA PRIORITY  
USE THIS CHARGER LAST



**VAN ACCESSIBLE**

- GENERAL SHEET NOTES**
- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
  - 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.
  - 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.
  - APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAWCUT JOINTS.
- PLAN KEYNOTES**
- PROPOSED PAD MOUNTED ELECTRICAL UTILITY TRANSFORMER (BY UTILITY). CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY SPECIFICATIONS. COORDINATE FINAL LOCATION WITH UTILITY.
  - PROPOSED ELECTRIC METER MOUNTED ON SWITCHGEAR PER ELECTRIC COMPANY SPECIFICATIONS AND DETAILS ON ELECTRICAL SHEETS.
  - PROPOSED SWITCHGEAR PER ELECTRICAL DRAWINGS. MOUNTED ON CONCRETE EQUIPMENT PAD. SEE CIVIL DETAILS.
  - PROPOSED RIVIAN POWER CABINETS (TOTAL OF 6) MOUNTED ON CONCRETE EQUIPMENT PAD. SEE CIVIL DETAILS.
  - PROPOSED RIVIAN DCFC DISPENSER (TOTAL OF 12) MOUNTED ON INDIVIDUAL FOUNDATIONS. SEE CIVIL DETAILS.
  - PROPOSED RIVIAN NON-ILLUMINATED PARKING STALL ID SIGN (TOTAL OF 12), SEE CIVIL DETAILS. SEE SIGNAGE SCHEDULE, THIS SHEET.
  - PROPOSED P.C.C. EQUIPMENT PAD. SEE CIVIL DETAILS.
  - PROPOSED PAINTED TRANSVERSE STRIPING. SEE CIVIL DETAILS.
  - PROPOSED PAINTED 4" WIDE SOLID STRIPE TO MATCH EXISTING STRIPING IN COLOR. SEE PAVEMENT MARKING NOTES ON SHEET C-003.
  - PROPOSED "EV TRAILER PARKING ONLY" IN WHITE LETTERS, 12 INCHES.
  - PROPOSED DETERRENT BOLLARDS (TYPICAL OF 4). SEE CIVIL DETAILS.
  - PROPOSED LANDSCAPE. SEE SHEET L-001.
  - PROPOSED CONCRETE CURB AND GUTTER TO MATCH EXISTING. SEE CIVIL DETAILS.
  - PROPOSED TREX 'SECLUSIONS HORIZONTAL' ENCLOSURE. SEE CIVIL DETAILS.
  - PROPOSED TREX 'SECLUSIONS HORIZONTAL' SINGLE GATE WITH KEYPAD AND PANIC HARDWARE (TYPICAL OF 2). SEE CIVIL DETAILS.
  - 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.
  - CONTRACTOR SHALL RELOCATE EXISTING LIGHT CIRCUIT AS REQUIRED. PROVIDE HANDHOLE. SPLICE AND EXTEND CONDUIT AND WIRING TO NEW LOCATION. MATCH SIZE AND MATERIAL.
  - PROPOSED 6" CONCRETE CURB. SEE CIVIL DETAILS.
  - PROPOSED FLUSH CURB AND GUTTER WITH INTEGRATED WALK. SEE CIVIL DETAILS.
  - PROPOSED PAVEMENT MARKING TO READ "EV CHARGING ONLY" IN WHITE LETTERS, 12 INCHES
  - PROPOSED PAVEMENT MARKING TO READ "NO PARKING" IN WHITE LETTERS, 12 INCHES.
  - PROPOSED CONCRETE CURB AND GUTTER REVERSE PITCH. SEE CIVIL DETAILS.

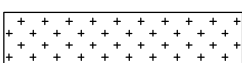
**LEGEND**



PROPOSED EQUIPMENT CLEAR SPACE



PROPOSED CONCRETE TRENCHING NOT INCLUDED



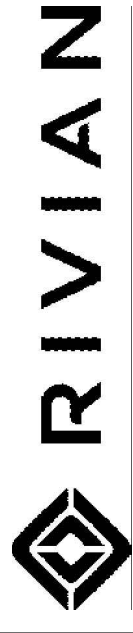
PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING IN TYPE & DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION. TRENCHING NOT INCLUDED.



CONSTRUCTION KEYNOTE



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| 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 AHI COMMENTS |



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**



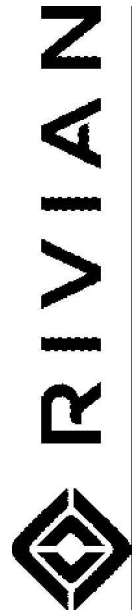
Drawing Name: O:2023022826416 - Park City, UT.dwg  
August 8, 2024 11:45 AM - jparana



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.

**GPD GROUP**  
Professional Corporation  
520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| 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 AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |

Professional Engineer  
No. 10368132-2202  
**LEONARDO A. SFERRA**  
STATE OF UTAH  
08/08/24

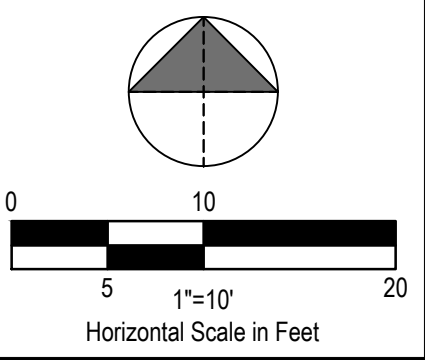
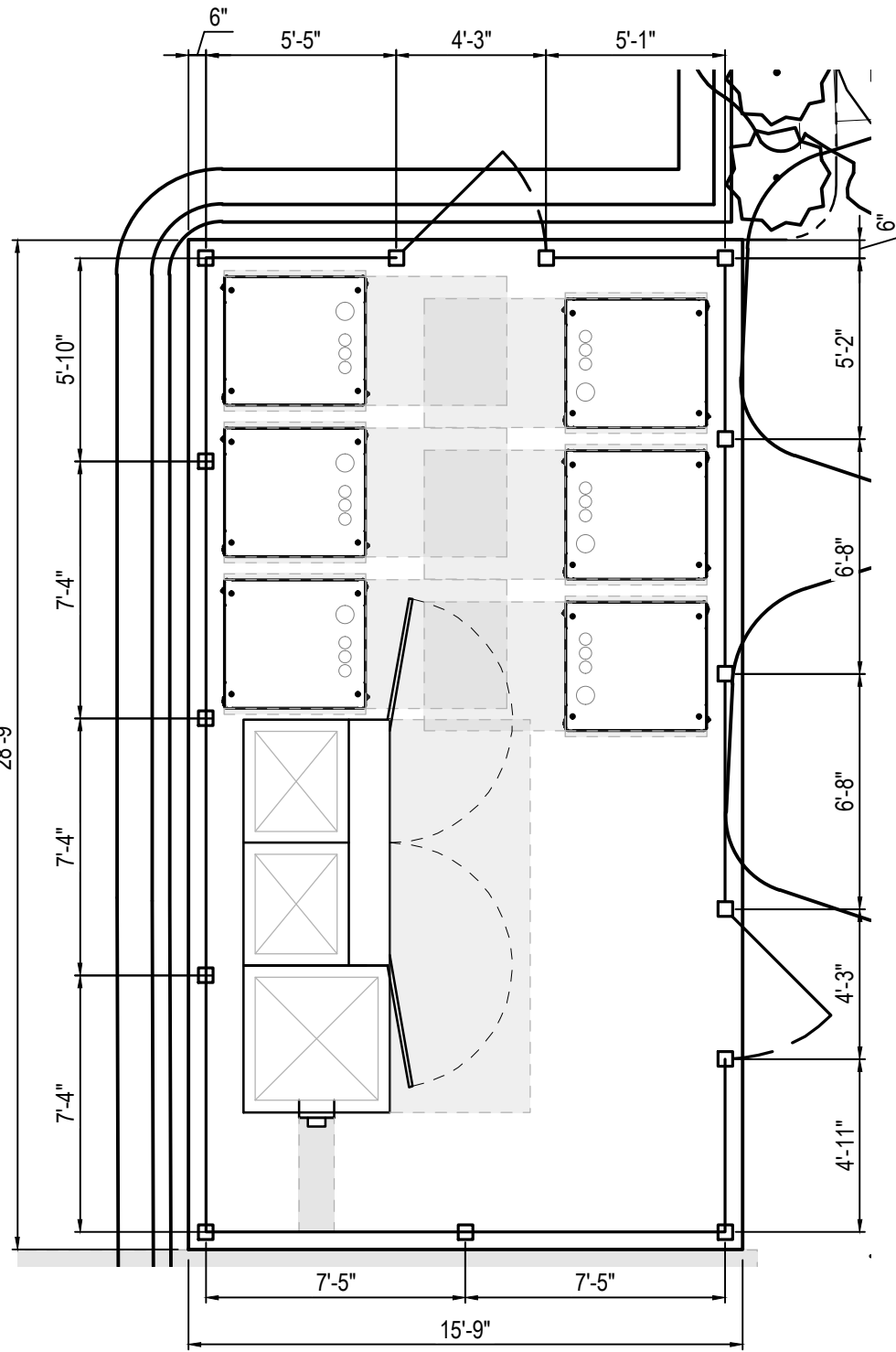
DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

DIMENSION SITE PLAN

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

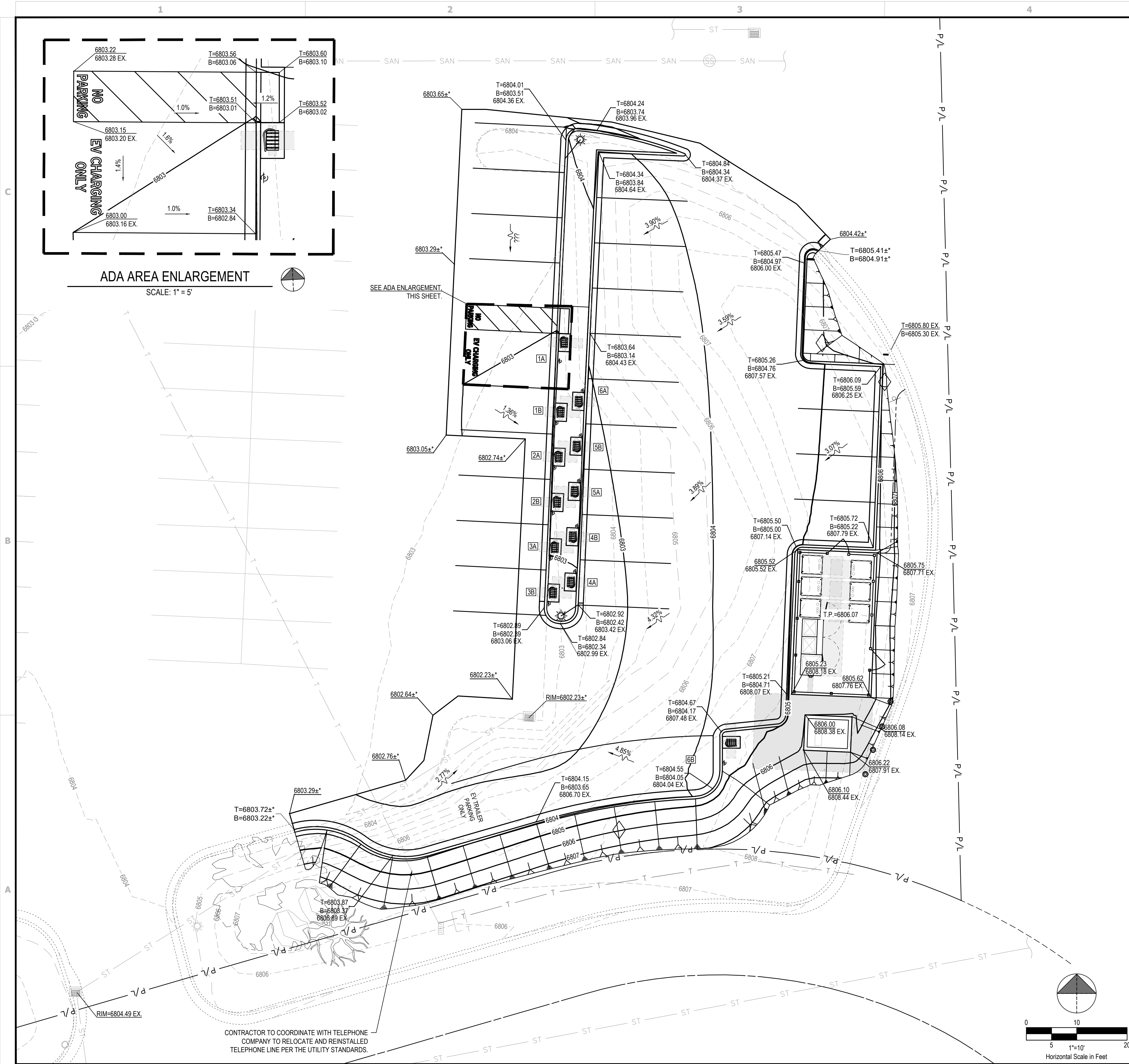
JOB NO.  
**2023264.16**

**C-121**





Drawing Name: O:\2023\2023264\16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg  
August 8, 2024 11:46 AM - jparana



GENERAL SHEET NOTES

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- 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.
- APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
- 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.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
- 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

|              |                                                  |
|--------------|--------------------------------------------------|
| $T=000.00$   | PROPOSED TOP OF CURB                             |
| $B=000.00$   | PROPOSED BOTTOM OF CURB (FINISH GRADE ELEVATION) |
| $000.00\pm$  | *MATCH EXISTING ELEVATION                        |
| $X.X\%$      | PROPOSED DRAINAGE SLOPE & ARROW                  |
| $000.00$     | PROPOSED ELEVATION                               |
| $000.00$ EX. | 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  |
| PERVIOUS 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:  $\approx$  48010 CF BASED ON AS-BUILT DRAWINGS PROVIDED BY CITY

ADDED VOLUME FROM 100yr - 24hr STORM EVENT:

$$\frac{0.016 \text{ CF}}{1 \text{ SEC}} \times \frac{60 \text{ SEC}}{1 \text{ MIN}} \times \frac{24 \text{ HR}}{1} \times \frac{60 \text{ MIN}}{1 \text{ HR}} = 1382 \text{ CF}$$

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 | 1,846.65       | 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)
- 90% DEVELOPMENT IMPERVIOUSNESS:  $C = 0.9$  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.

$$40,418 \text{ CF} + 1,382 \text{ CF} = 41,800 \text{ CF} < 48,010 \text{ CF}$$

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 OVERWELMS 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.

| 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 |



DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

GRADING PLAN

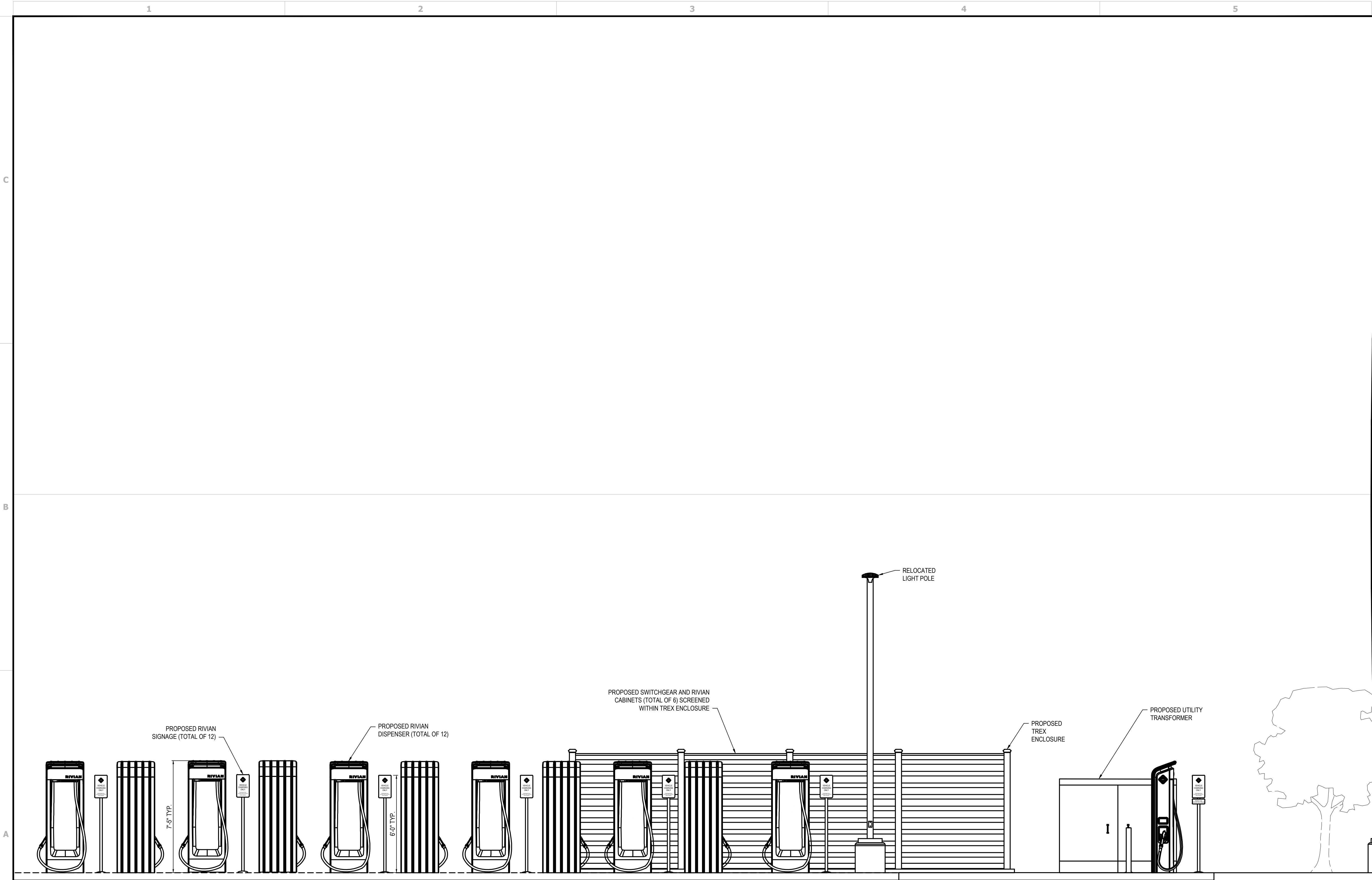
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
**2023264.16**

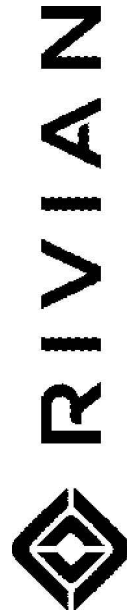
**C-131**



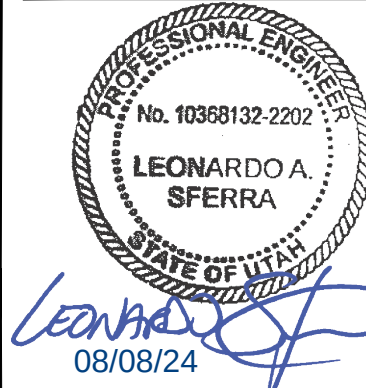
Drawing Name: O:2023020284\16 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg  
August 8, 2024 11:46 AM - jparana



A-1 PROPOSED EQUIPMENT ELEVATION  
N.T.S.



| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

ELEVATION PLAN

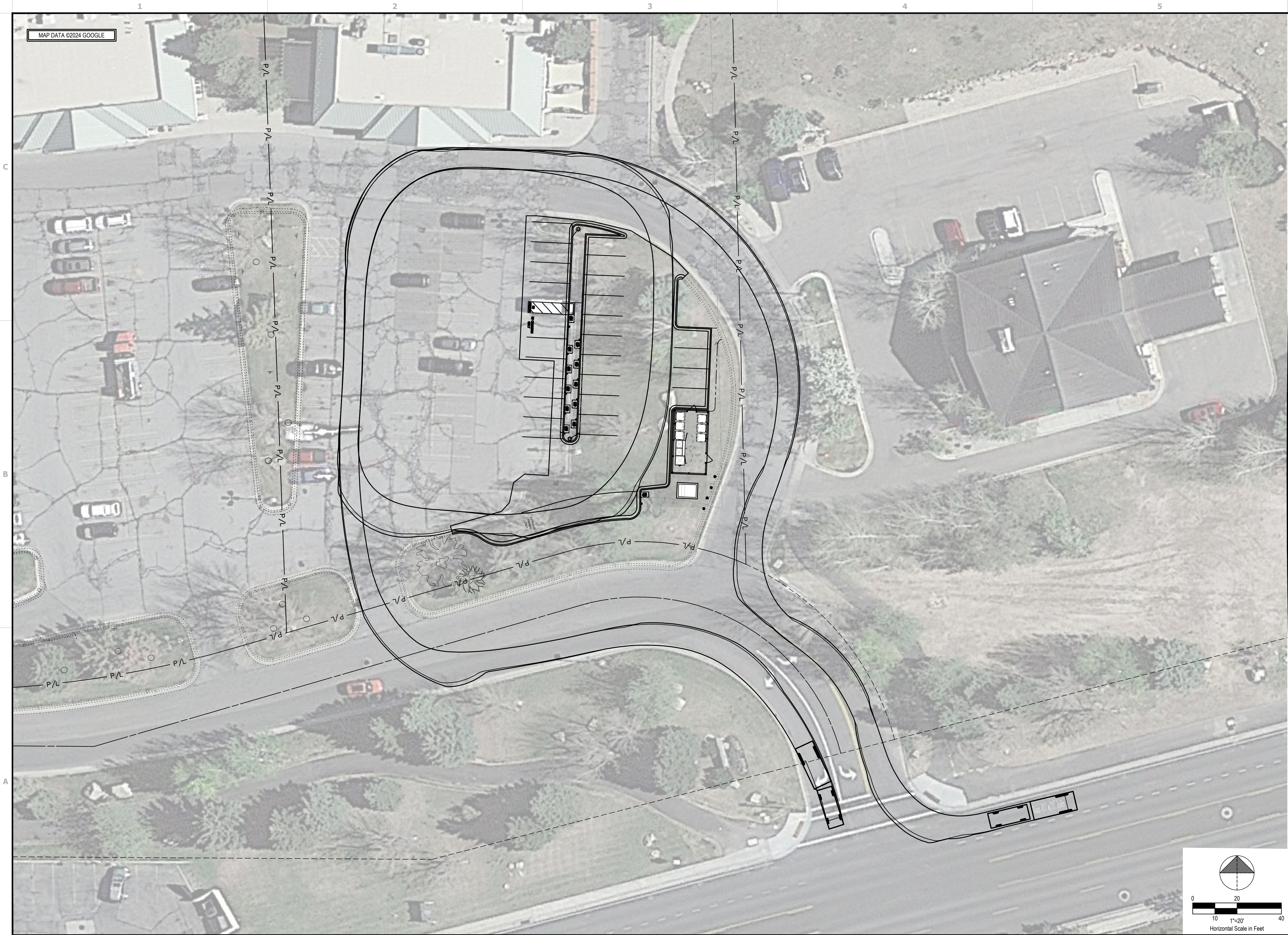
|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.  
2023264.16

C-141



Drawing Name: O:2023020226416 - Park City, UT\dwg\2023264.16 - Park City, UT - S&S.dwg  
August 8, 2024 11:46 AM - jparana



| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |

FOR REFERENCE  
ONLY

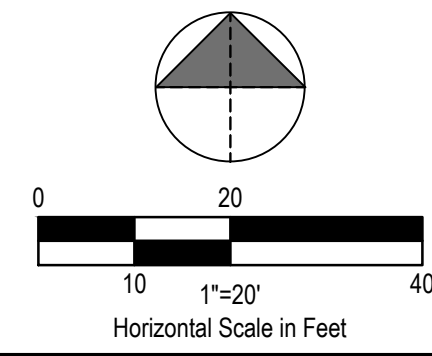
DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

VEHICLE TRACKING PLAN

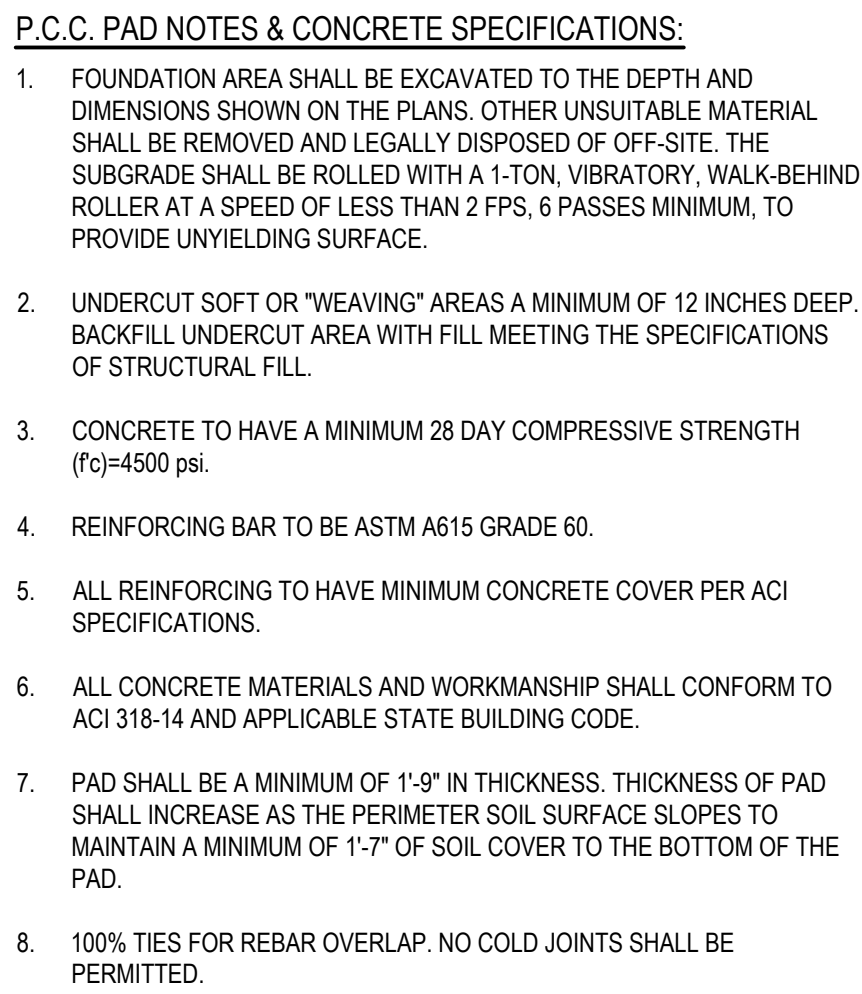
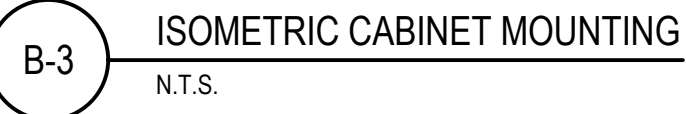
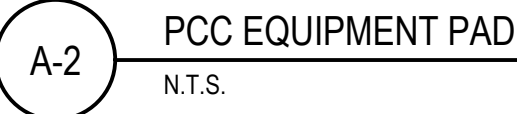
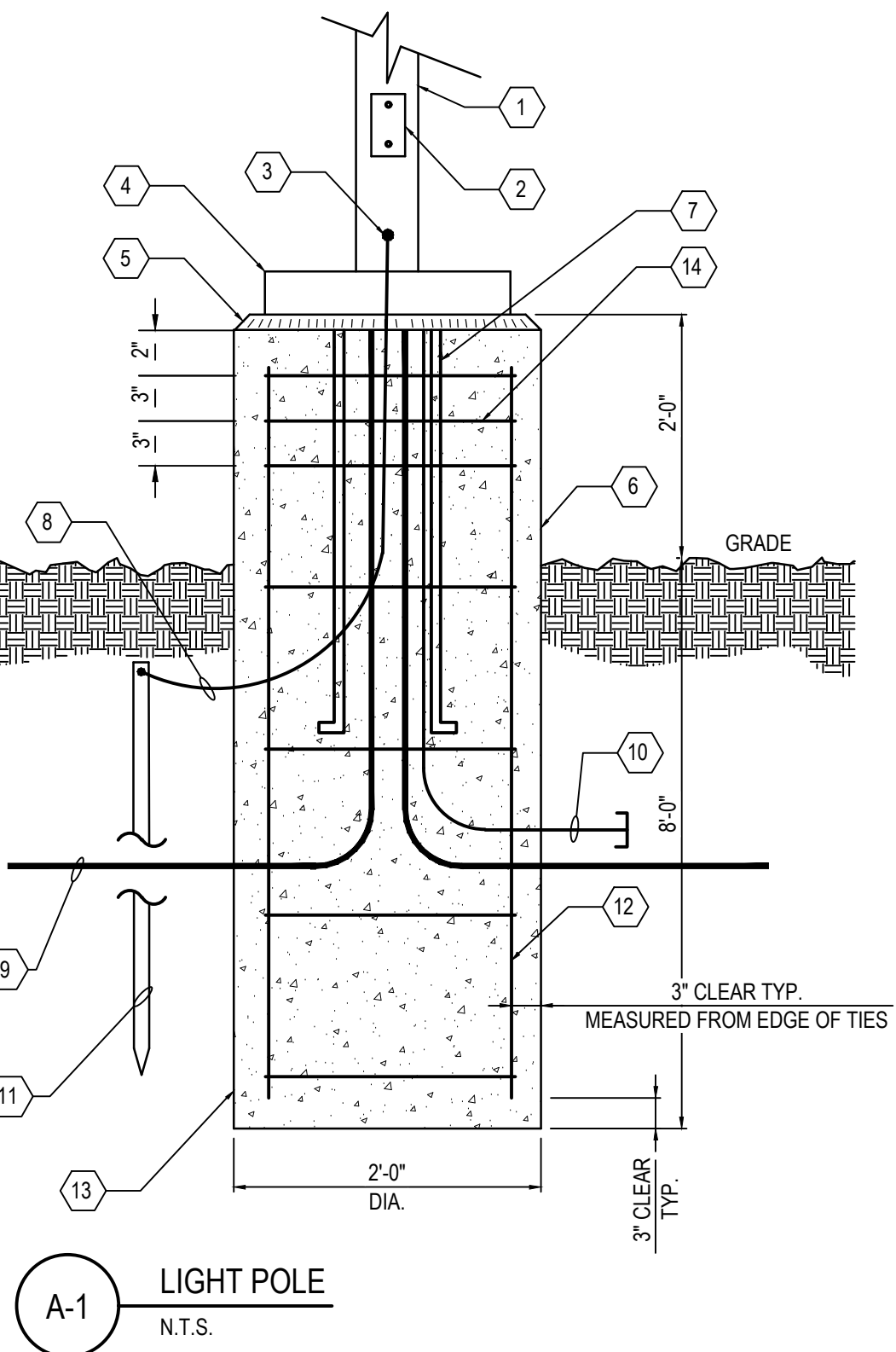
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.  
2023264.16

C-151









| 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 |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



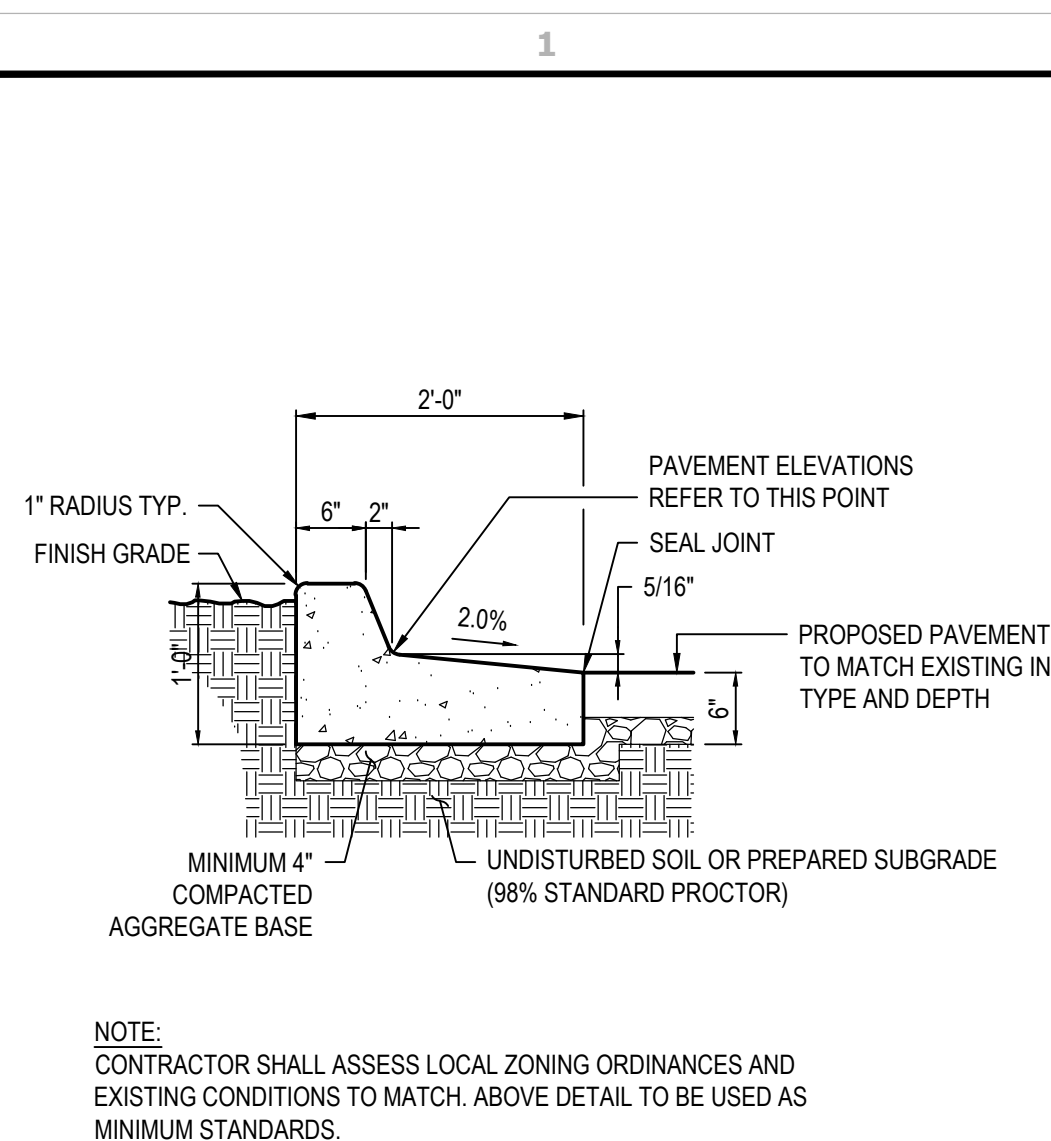
**DCFC ADVENTURE NETWORK**  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

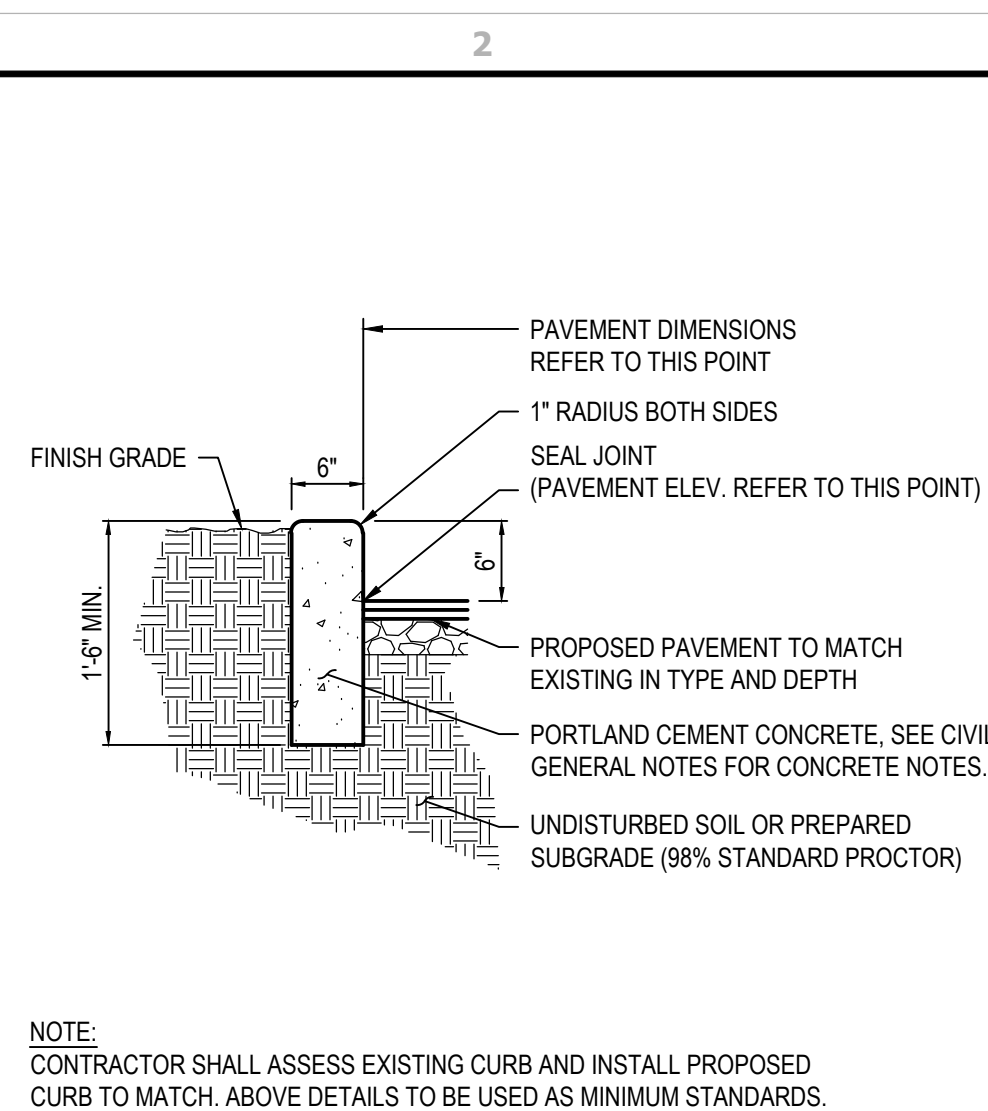
JOB NO.  
2023264.16

C-202

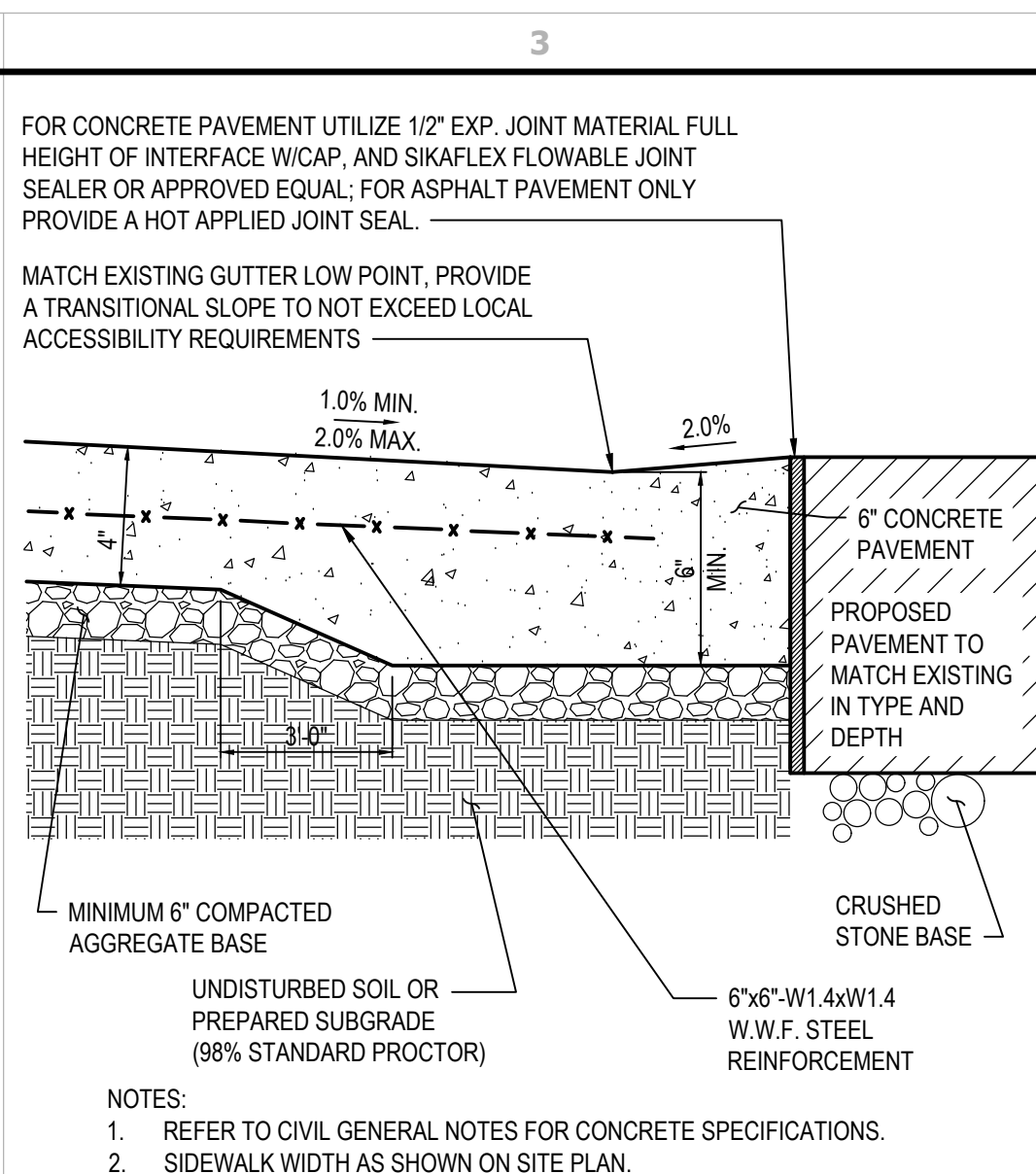
## CIVIL DETAILS



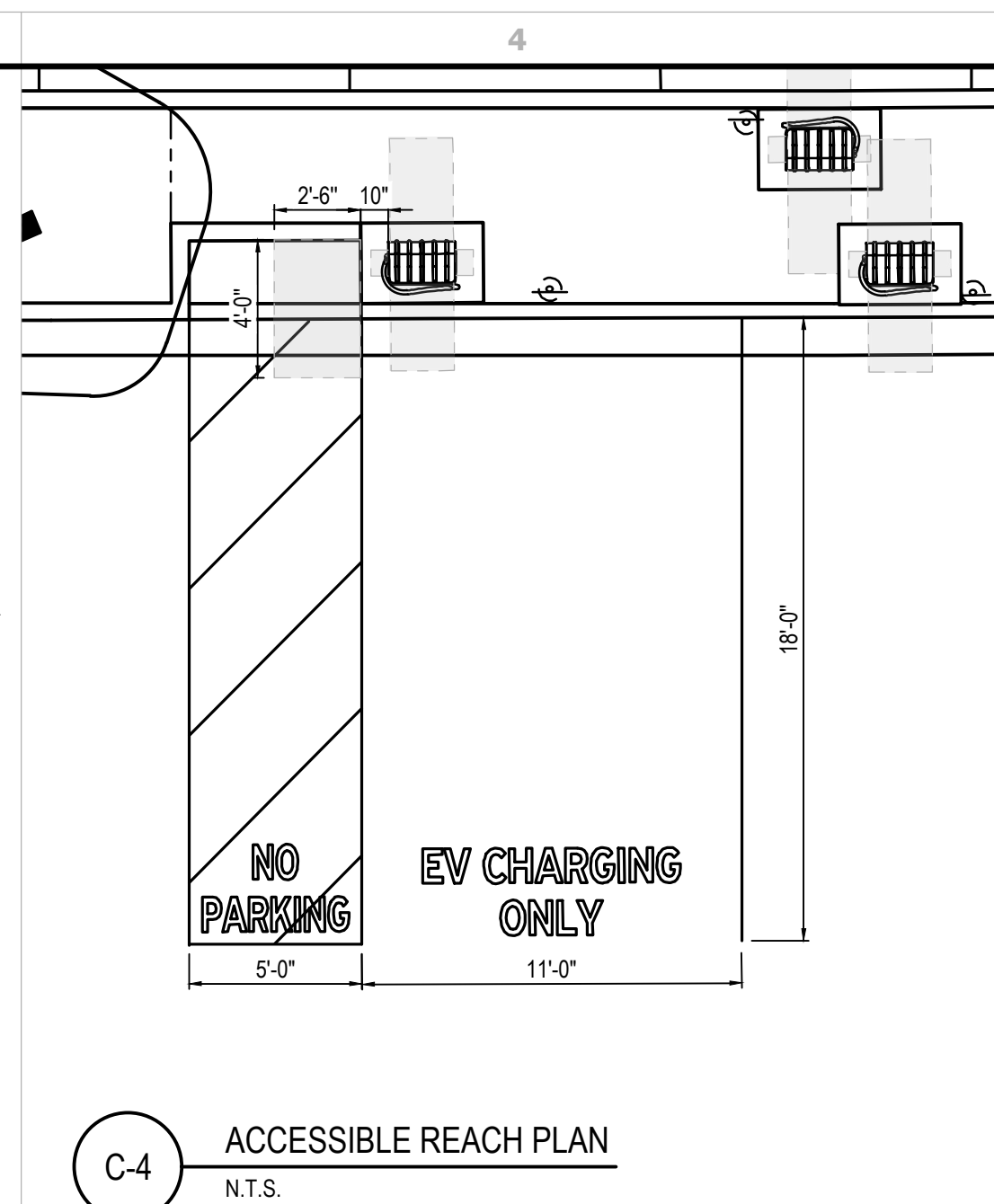
C-1 CONCRETE CURB AND GUTTER REVERSE PITCH  
N.T.S.



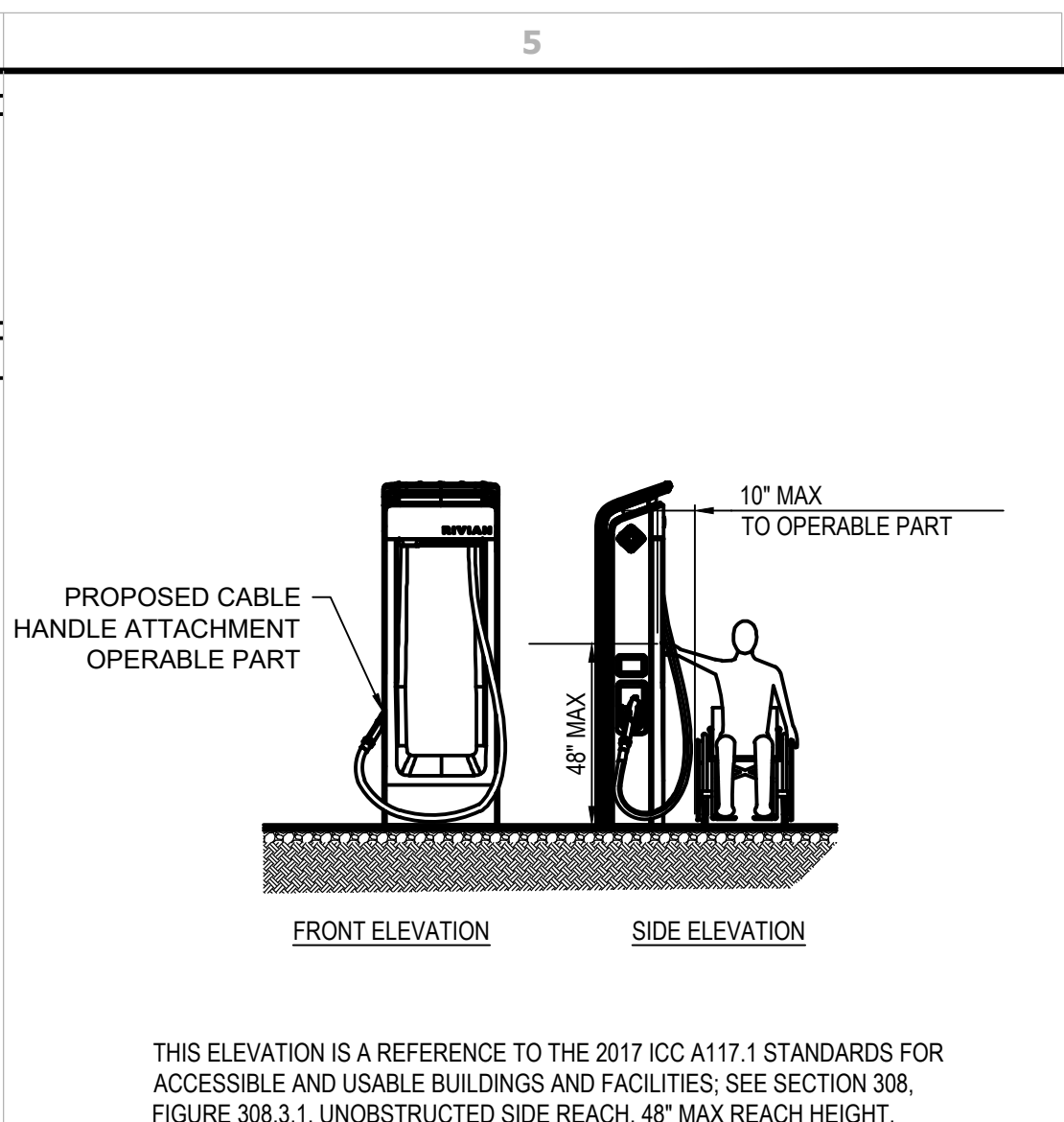
C-2 CONCRETE CURB  
N.T.S.



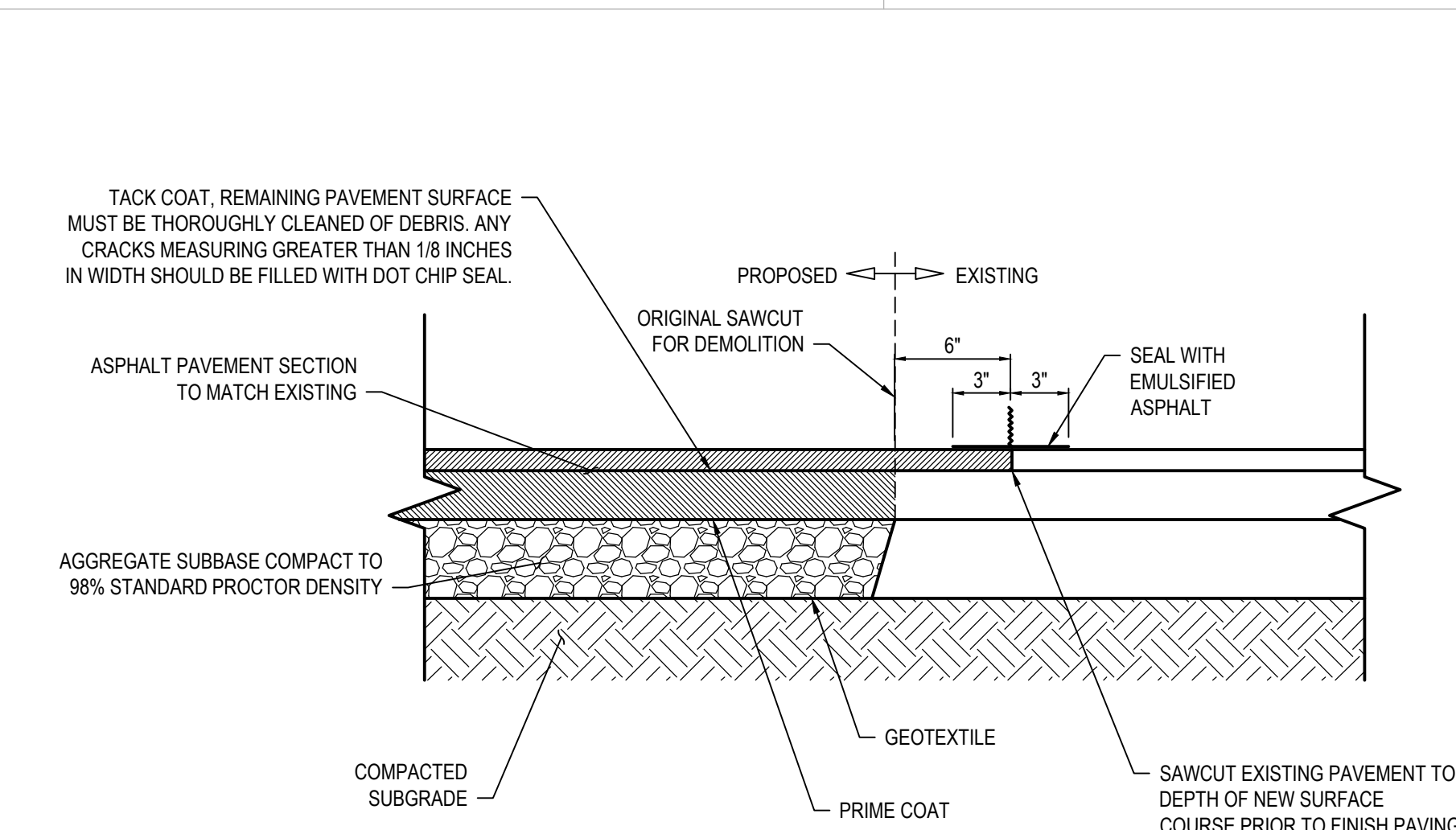
C-3 FLUSH WALK AND GUTTER  
NTS



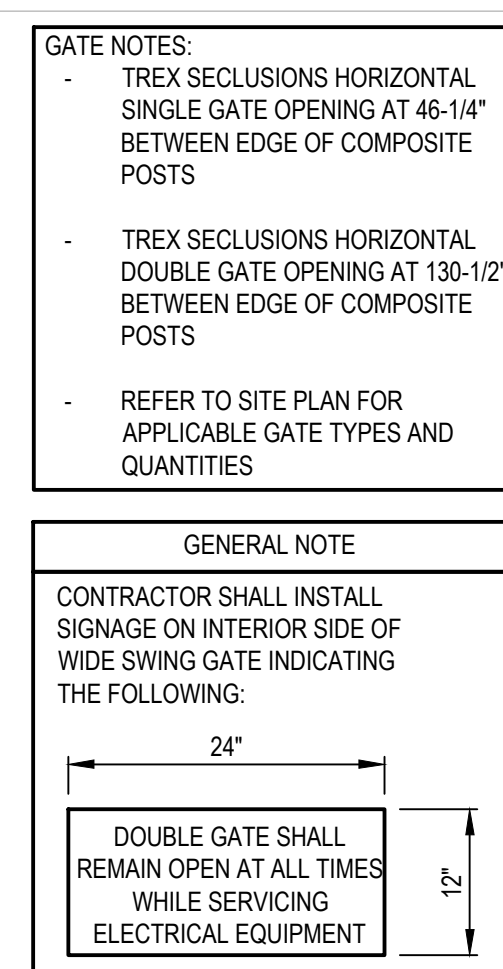
C-4 ACCESSIBLE REACH PLAN  
N.T.S.



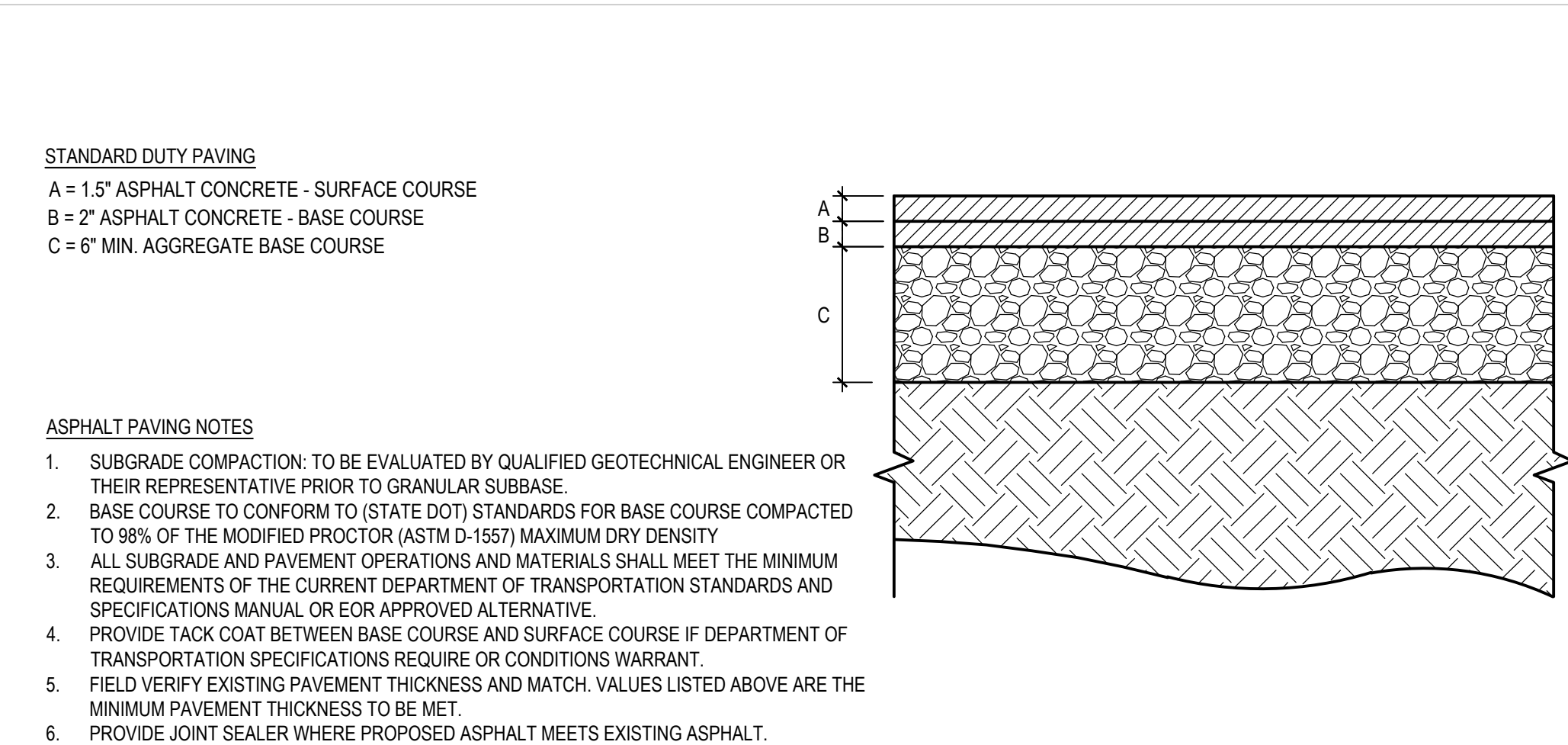
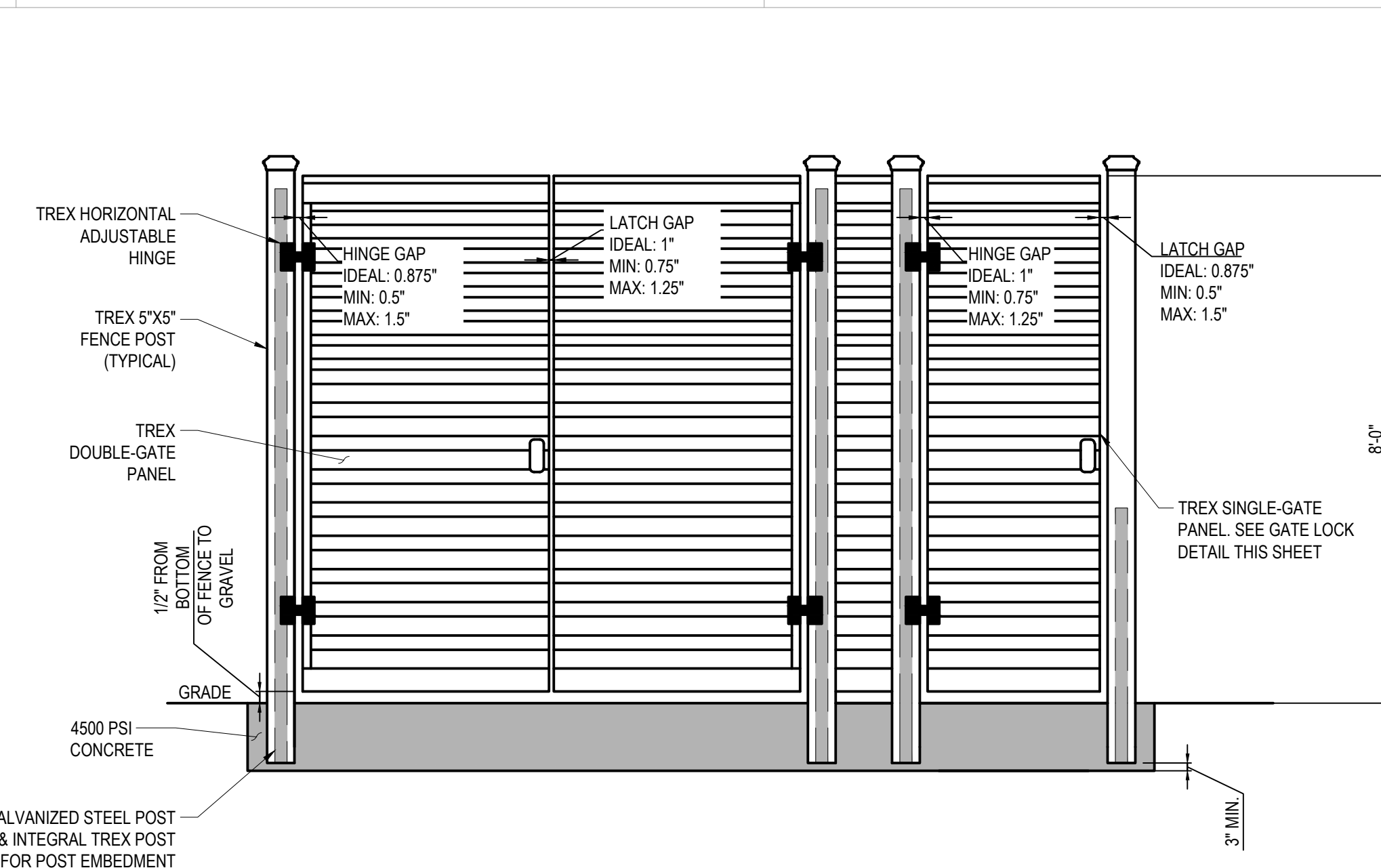
C-5 ACCESSIBLE REACH DETAIL  
N.T.S.



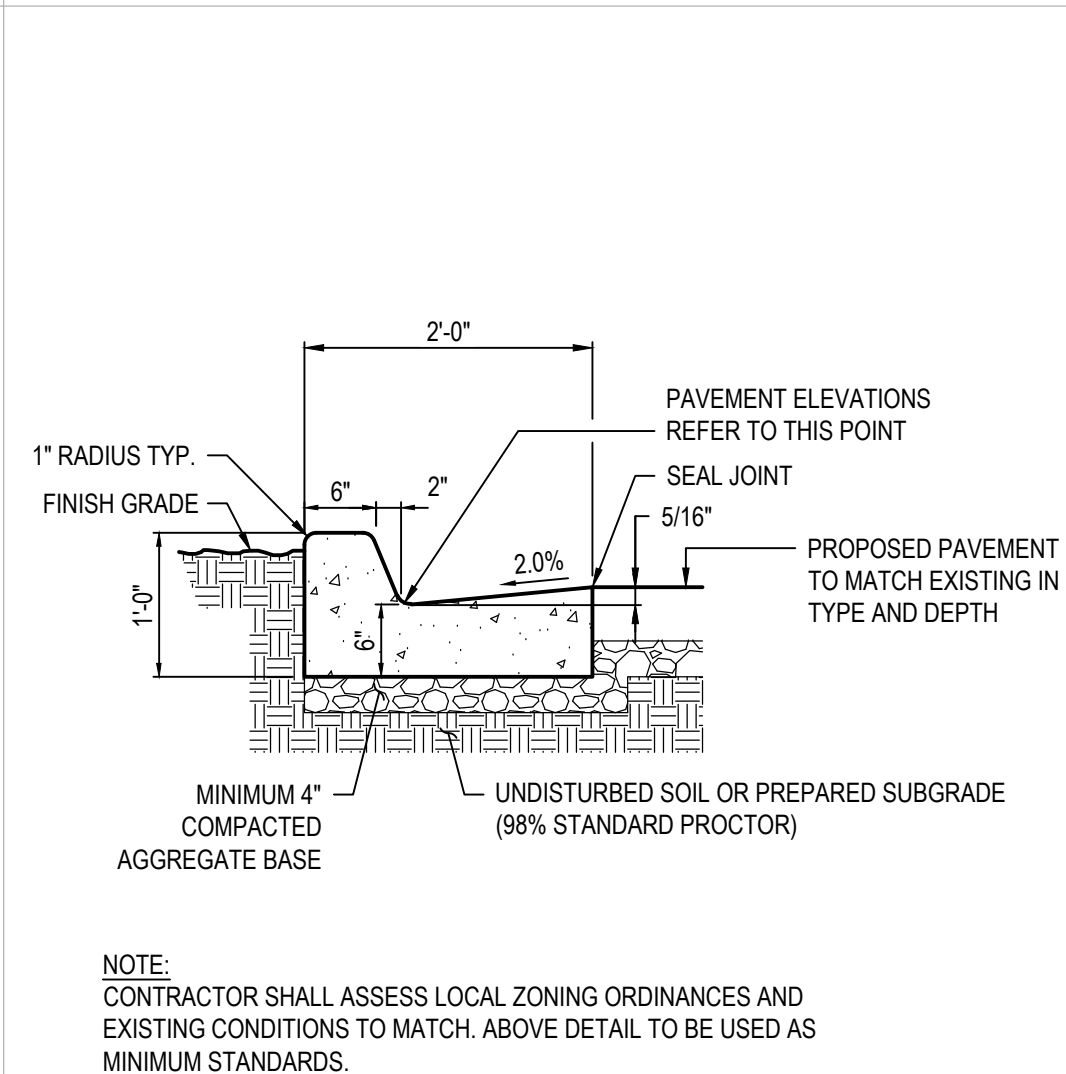
B-1 NEW/EXISTING ASPHALT PAVEMENT JOINT  
N.T.S.



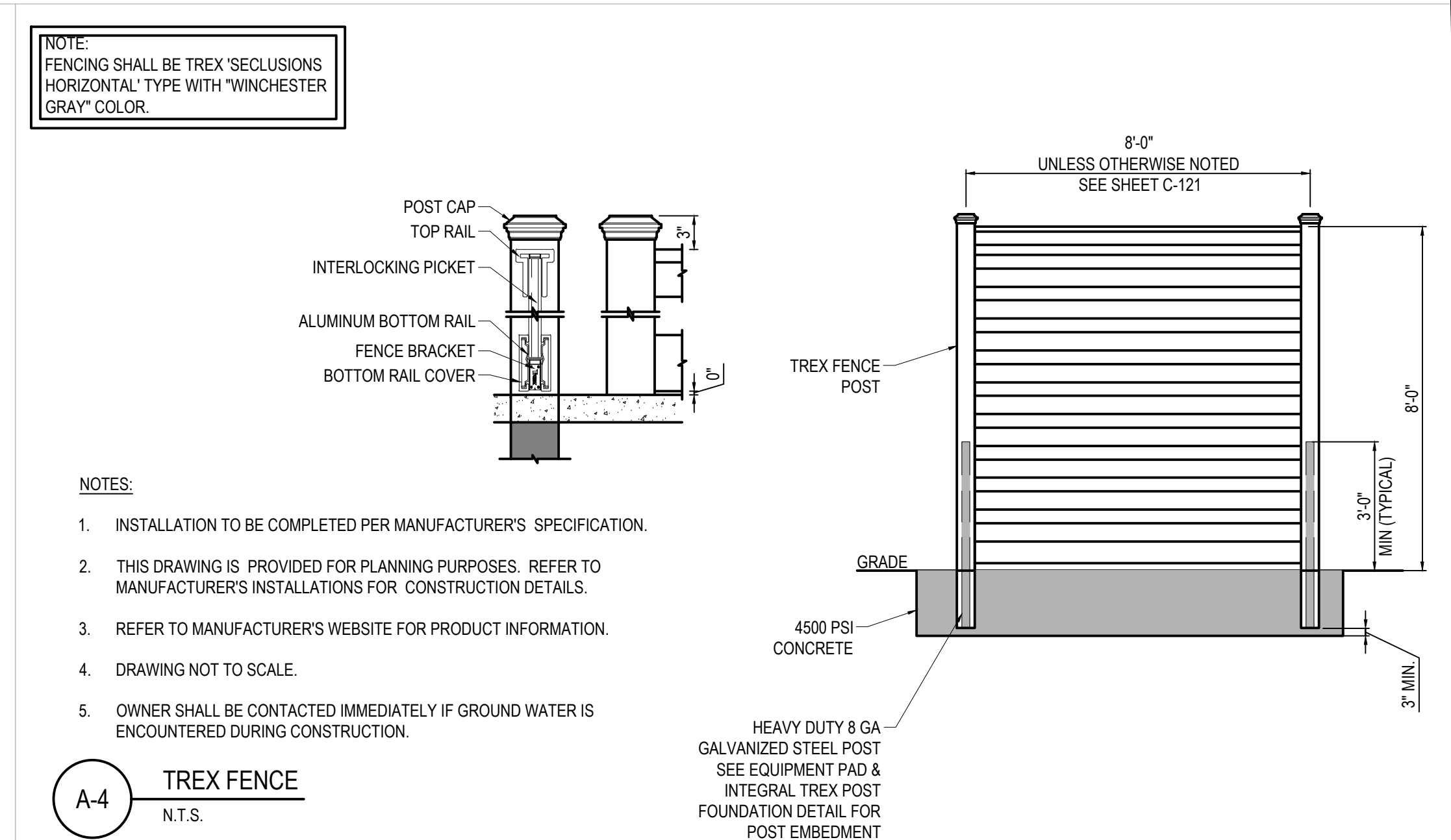
B-3 TREX GATE  
N.T.S.



A-1 STANDARD DUTY ASPHALT PAVEMENT SECTION  
N.T.S.



A-3 CONCRETE CURB AND GUTTER  
N.T.S.



A-4 TREX FENCE  
N.T.S.

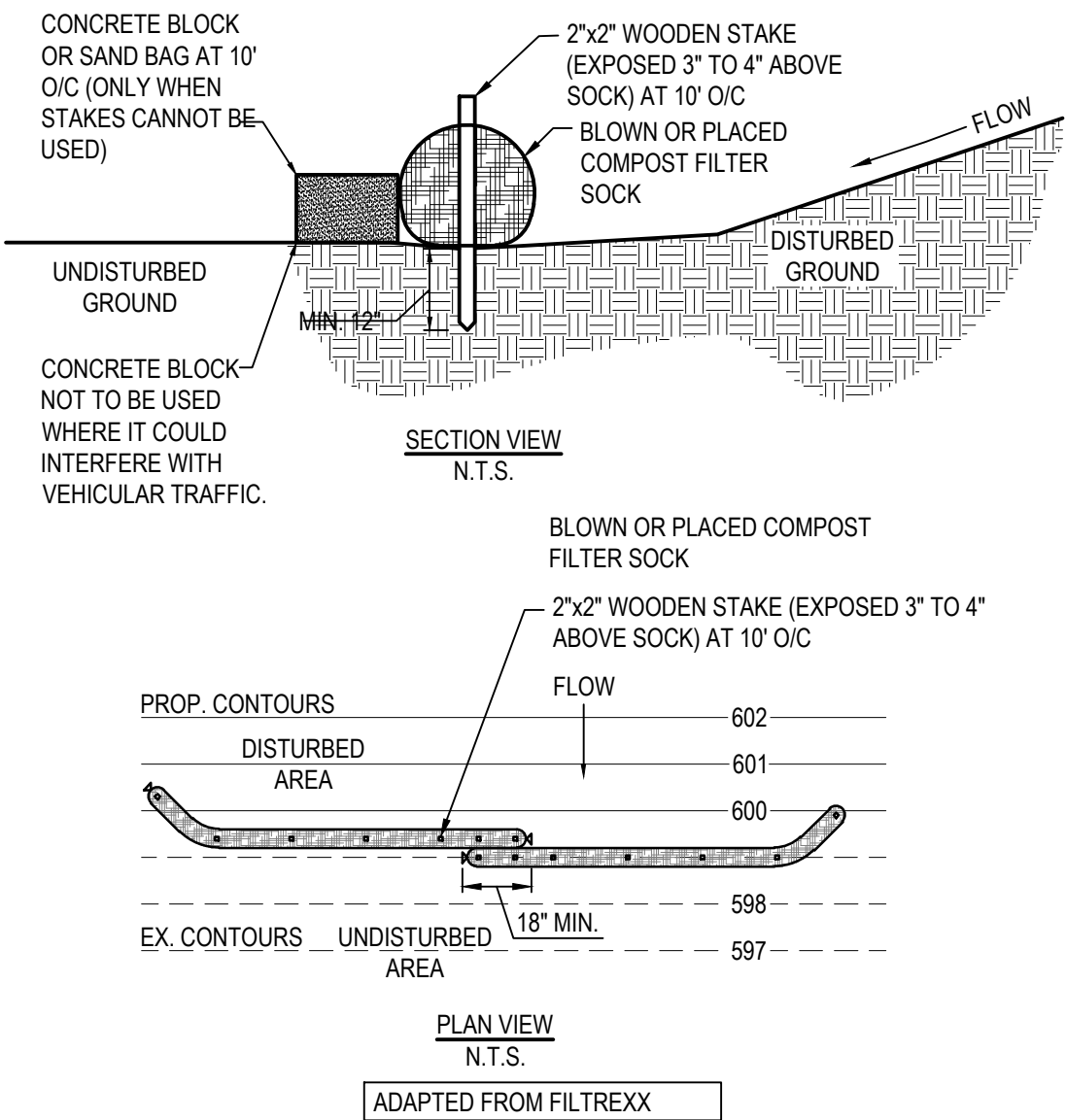


Drawing Name: O:2023202284116 - Park City, UT.dwg  
August 8, 2024 11:46 AM - jparana

1  
2  
3  
4  
5

C  
B  
A

| 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"<br>18"                                                           | 12"<br>18"<br>24" | 12"<br>18"<br>24"             | 12"<br>18"<br>24"                   | 12"<br>18"<br>24"                              |
| MESH OPENING                                                                     | 3/8"                                                                 | 3/8"<br>3/2"      | 3/8"<br>3/2"                  | 3/8"<br>3/2"                        | 1/8"<br>3/2"                                   |
| 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                |                                     |                                                |

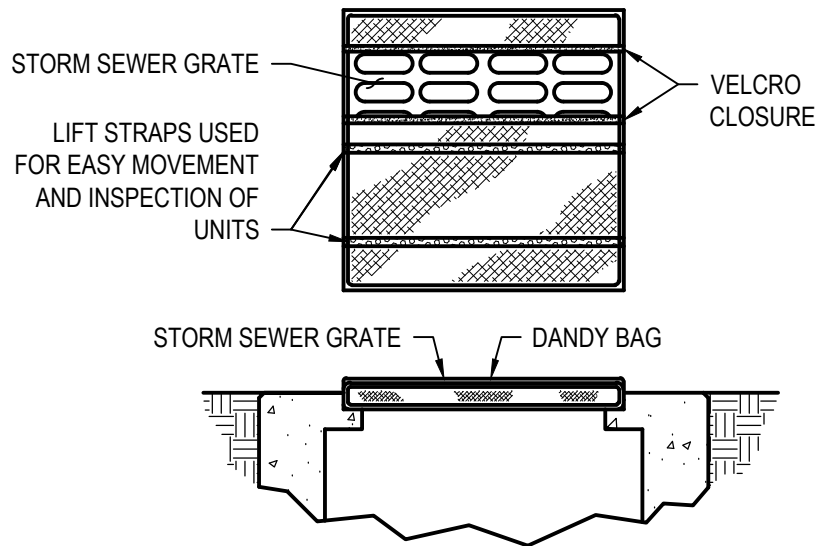


- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ½ THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- 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.
- BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. 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 | l/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.

| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |

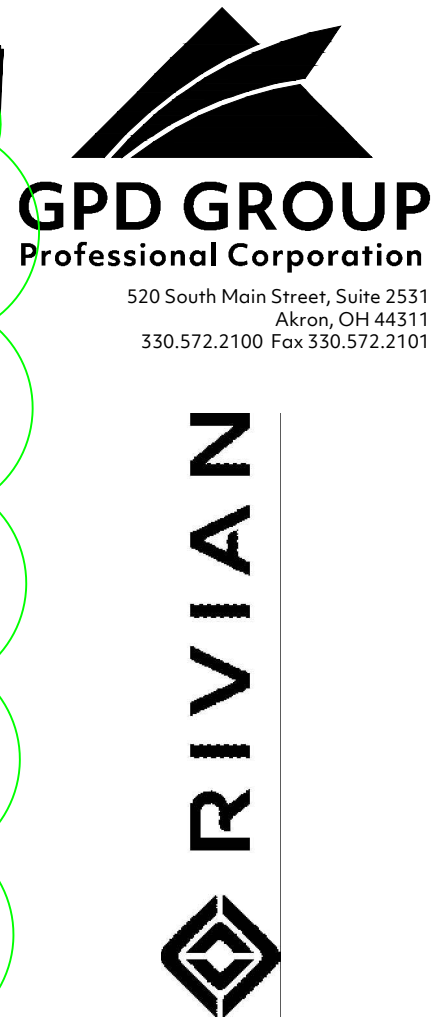


DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

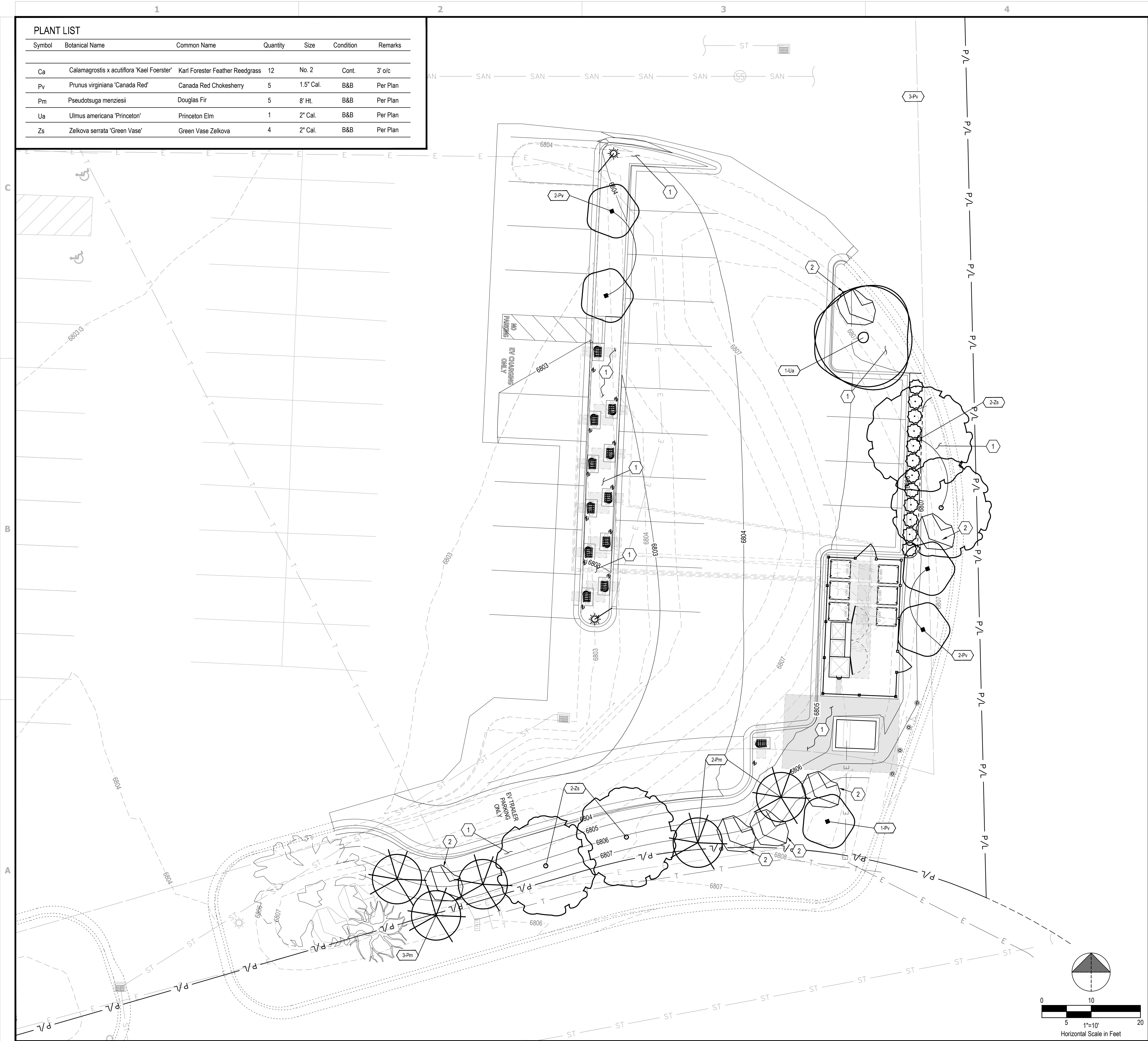
JOB NO.  
2023264.16

C-203



CIVIL DETAILS





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 Chokesberry          | 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

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- SEE SHEET L-201 FOR LANDSCAPE NOTES AND DETAILS.
- ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SODDED PER LANDSCAPE NOTES.

PLAN KEYNOTES

- ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SODDED PER LANDSCAPE NOTES.
- APPROXIMATE RELOCATION FOR EXISTING BOULDER. CONTRACTOR TO WORK WITH SITE OWNER TO APPROVE NEW LOCATION.
- 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
- CONSTRUCTION KEYNOTE
- 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

| 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 AHI COMMENTS |

State of Utah  
IVAN VALENTIC  
No. 11176337-5301  
Landscape Architect  
08/08/24

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

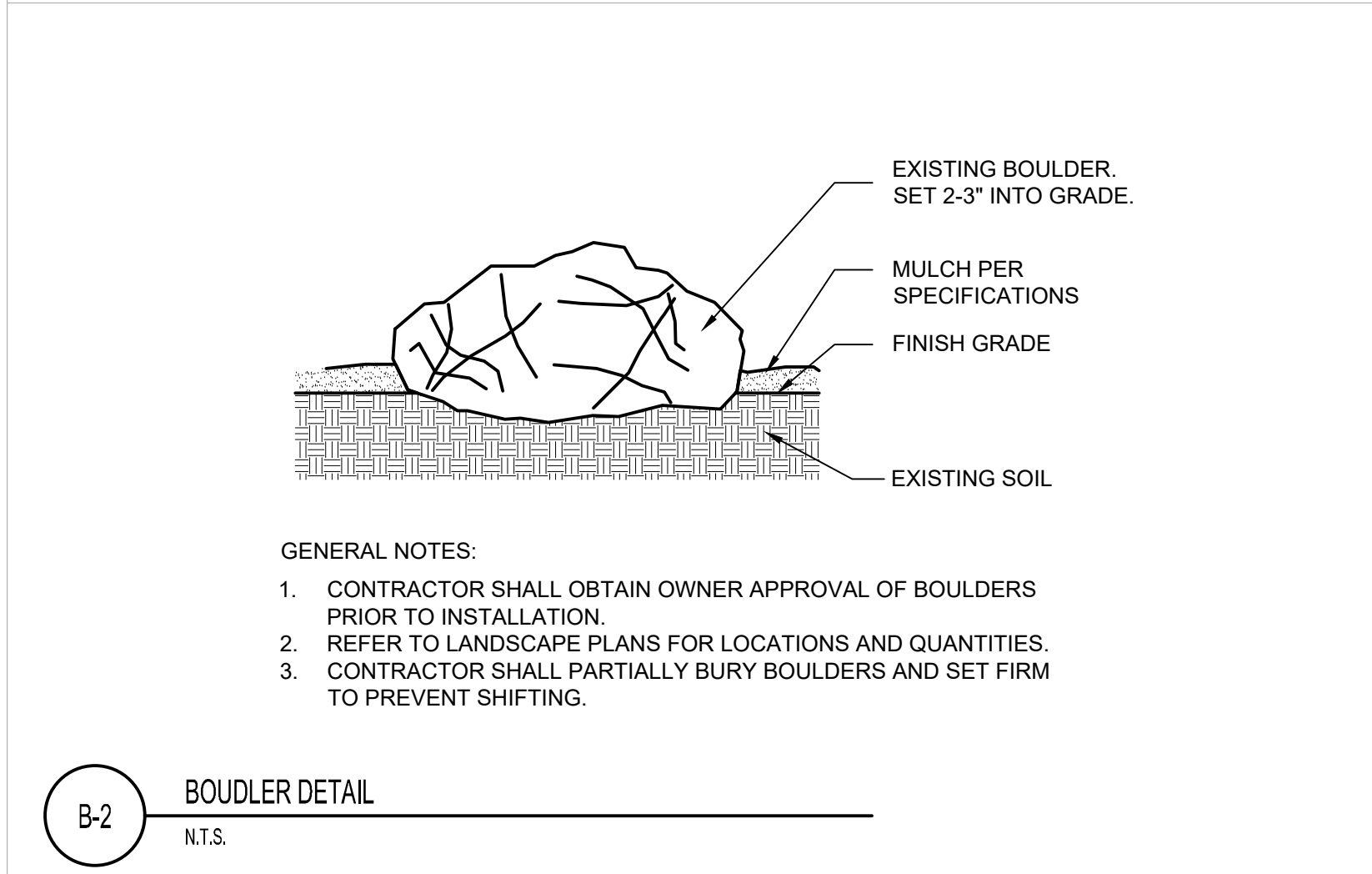
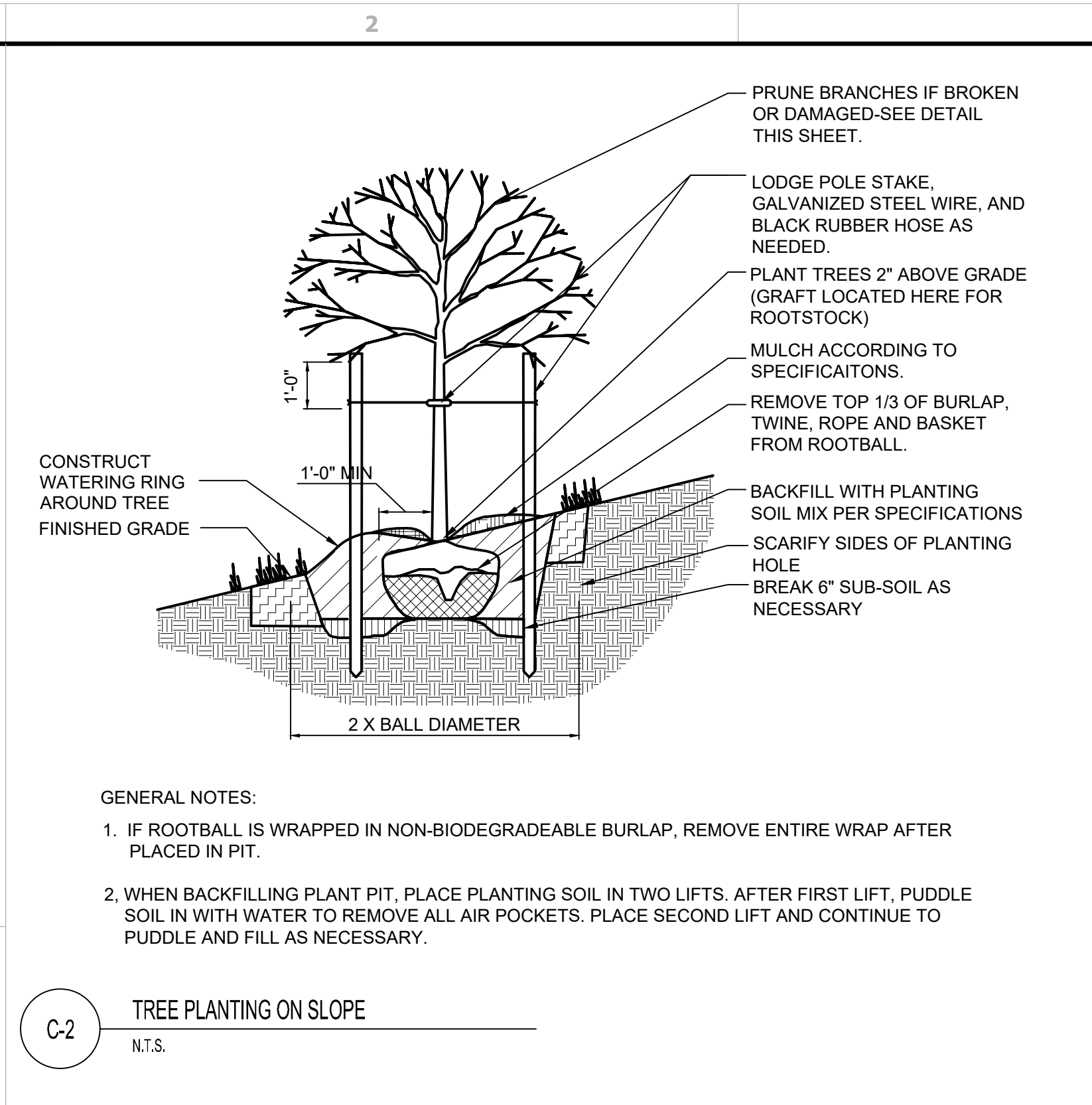
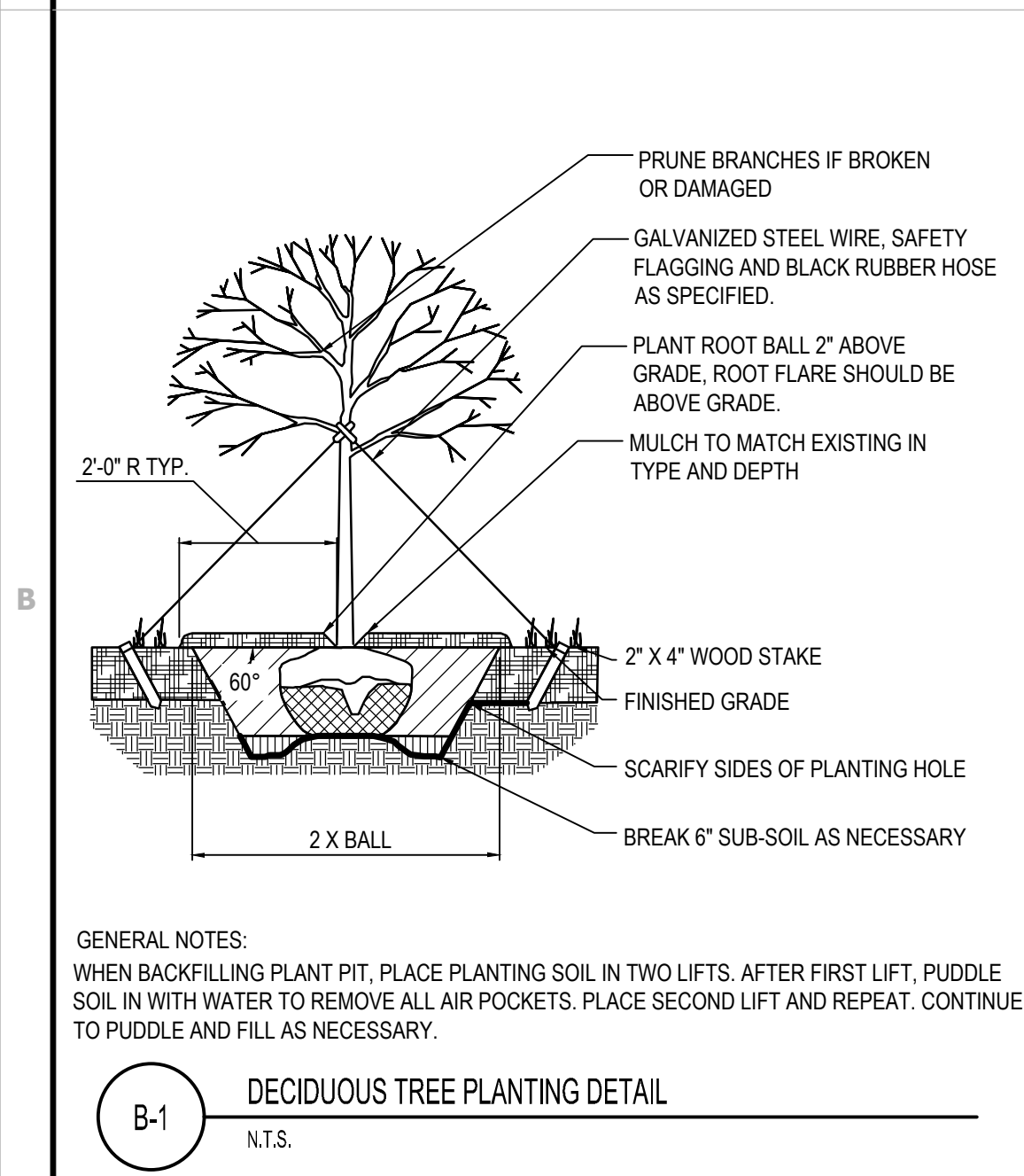
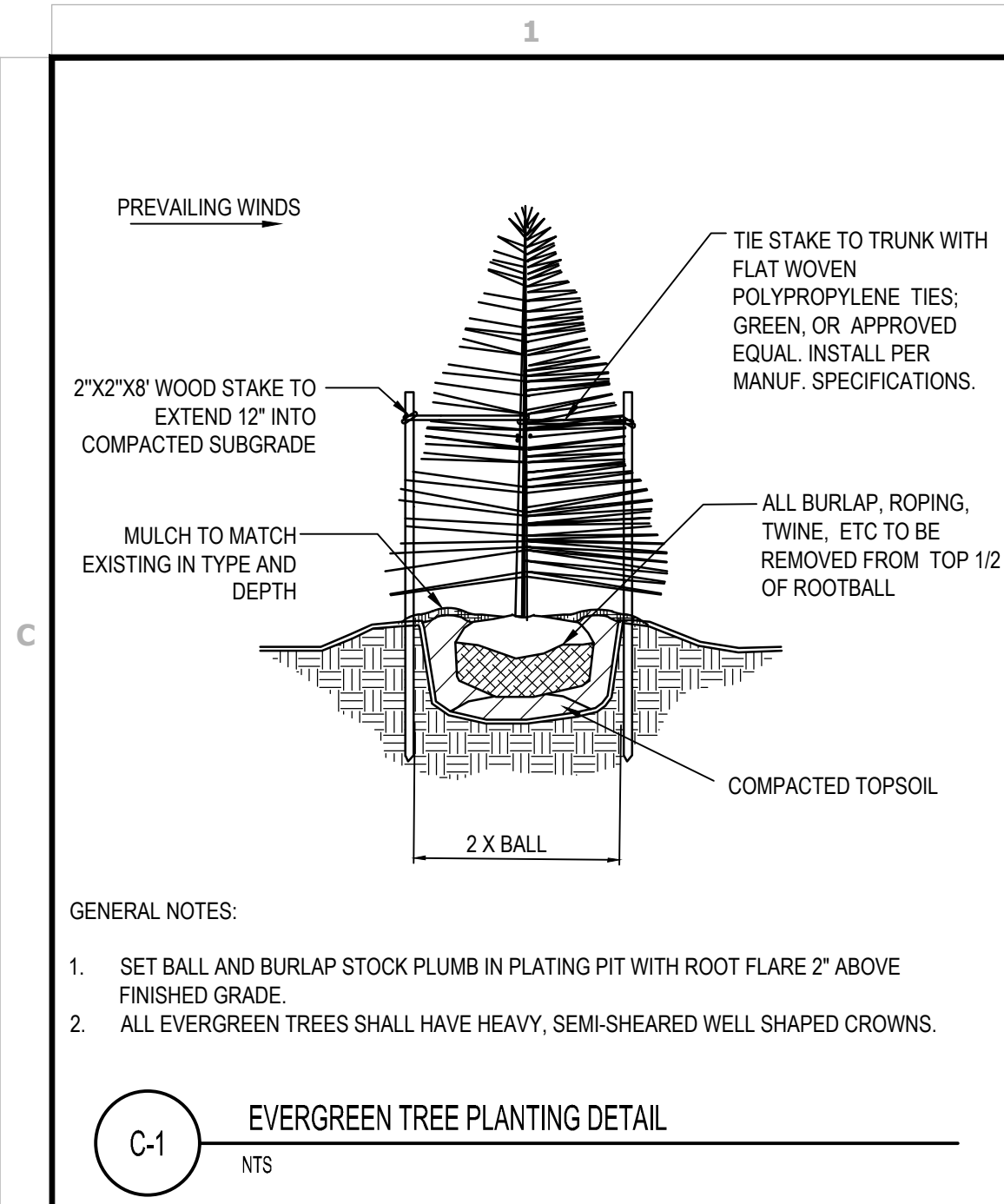
LANDSCAPE PLAN

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | JRA      |

JOB NO.  
2023264.16

L-101

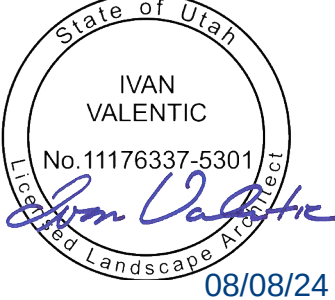




1. IRRIGATION RELOCATION: CONTRACTOR SHALL VERIFY IF EXISTING IRRIGATION IS PRESENT, DETERMINE POINT OF CONNECTION, SYSTEM PRESSURE, FIXTURE TYPES, AND POTENTIAL FOR EXPANSION. IF FOUND THAT THE EXISTING IRRIGATION SYSTEM IS CAPABLE OF EXPANSION AND REUSE THEN IT SHALL BE MODIFIED TO PROVIDE 100% COVERAGE OF THE LANDSCAPE AREA. IF THE EXISTING IRRIGATION SYSTEM IS NOT CAPABLE OF EXPANSION, CONTRACTOR TO INSTALL A NEW CONTROLLER, BOOSTER PUMP, AND OTHER APPARATUSSES 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.



| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 06/13/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



**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



| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 5 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <div>GENERAL ELECTRICAL SPECIFICATION</div> <div><div>1.</div><div>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</div></div> <div><div>2.</div><div>IMPORTANT NOTE: "CONTRACTOR" REFERENCED IN THESE SPECIFICATIONS SHALL INDICATE WORK BY ELECTRICAL CONTRACTOR OR ANY OF HIS SUBCONTRACTORS UNLESS NOTED OTHERWISE.</div></div> <div><div>3.</div><div>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.</div></div> <div><div>4.</div><div>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.</div></div> <div><div>5.</div><div>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.</div></div> <div><div>6.</div><div>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.</div></div> <div><div>7.</div><div>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.</div></div> <div><div>8.</div><div>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.</div></div> <div><div>9.</div><div>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.</div></div> <div><div>10.</div><div>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.</div></div> <div><div>11.</div><div>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.</div></div> <div><div>12.</div><div>CONTRACTOR SHALL PROVIDE ADEQUATE AND REQUIRED LIABILITY INSURANCE FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK</div></div> <div><div>13.</div><div>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.</div></div> <div><div>14.</div><div>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.</div></div> <div><div>LICENSES, CERTIFICATIONS OF INSPECTION</div><div><div>1.</div><div>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.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>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.</div></div><div><div>CODES AND ORDINANCES</div><div><div>1.</div><div>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:<div><div>A.</div><div>UL - UNDERWRITERS LABORATORIES</div></div><div><div>B.</div><div>NEC - NATIONAL ELECTRICAL CODE</div></div><div><div>C.</div><div>NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION</div></div><div><div>D.</div><div>OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT</div></div><div><div>E.</div><div>SBC - STANDARD BUILDING CODE</div></div><div><div>F.</div><div>NFPA - NATIONAL FIRE CODES</div></div></div></div></div><div><div>POST CONSTRUCTION AND PROJECT CLOSEOUT DOCUMENTATION</div><div><div>1.</div><div>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, UNDA</div></div></div></div> | <div>EXISTING CONDITIONS AND DEMOLITION</div> <div><div>1.</div><div>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.</div></div> <div><div>2.</div><div>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.</div></div> <div><div>3.</div><div>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.</div></div> <div><div>4.</div><div>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.</div></div> <div><div>5.</div><div>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.</div></div> <div><div>6.</div><div>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.</div></div> <div><div>BASIC ELECTRICAL MATERIALS AND METHODS</div><div><div>1.</div><div>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.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>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".</div></div><div><div>4.</div><div>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.</div></div><div><div>5.</div><div>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.</div></div><div><div>6.</div><div>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.</div></div><div><div>7.</div><div>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.</div></div><div><div>8.</div><div>TRENCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.</div></div><div><div>9.</div><div>WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.</div></div><div><div>10.</div><div>ALL BOLTS SHALL BE STAINLESS STEEL.</div></div><div><div>11.</div><div>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.</div></div><div><div>ELECTRICAL EQUIPMENT</div><div><div>1.</div><div>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.</div></div><div><div>2.</div><div>ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.</div></div></div></div> | <div>FIRESTOPPING AND SEALING ELECTRICAL PENETRATIONS</div> <div><div>1.</div><div>CONTRACTOR SHALL FURNISH AND INSTALL FIRESTOPPING FOR SEALING AROUND ELECTRICAL PENETRATIONS THROUGH FIRE OR SMOKE BARRIERS, AND FLOORS.</div></div> <div><div>2.</div><div>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.</div></div> <div><div>3.</div><div>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.</div></div> <div><div>4.</div><div>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</div></div> <div><div>FAULT CURRENT, COORDINATION STUDY, AND ARC FLASH</div><div><div>1.</div><div>CONTRACTOR SHALL CONDUCT A FAULT CURRENT CALCULATION ON ALL EQUIPMENT AND MARK AS REQUIRED PER THE N.E.C.</div></div><div><div>2.</div><div>CONTRACTOR SHALL PROVIDE AN ARC-FLASH STUDY AND LABEL ALL EQUIPMENT AS REQUIRED PER THE NEC</div></div><div><div>GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS</div><div><div>1.</div><div>ALL RACEWAYS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND ANY LOCAL CODES.</div></div><div><div>2.</div><div>ALL CONDUITS SHALL CONTAIN A CODE SIZE GROUNDING CONDUCTOR.</div></div><div><div>3.</div><div>EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN-COLORED INSULATION.</div></div><div><div>4.</div><div>GROUNDING ELECTRODE CONDUCTORS SHALL BE STRANDED CABLE.</div></div><div><div>5.</div><div>MATERIALS AND CONNECTION COMPONENTS FOR GROUNDING AND BONDING SHALL BE MANUFACTURED BY ERICO, THOMAS &amp; BETTS, OR BURNDY.</div></div><div><div>6.</div><div>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.</div></div><div><div>7.</div><div>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.</div></div><div><div>8.</div><div>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.</div></div><div><div>9.</div><div>NUT &amp; 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.</div></div><div><div>10.</div><div>ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).</div></div><div><div>11.</div><div>ALL GROUNDING HARDWARE SUPPLIED AND INSTALLED BY CONTRACTOR.</div></div><div><div>ELECTRICAL IDENTIFICATION</div><div><div>1.</div><div>PROVIDE NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT AND ON EQUIPMENT AS DIRECTED BY OWNER.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>COLOR CODING OF CONDUCTORS SHALL BE PER NEC REQUIREMENTS.</div></div><div><div>4.</div><div>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"</div></div><div><div>CONDUCTORS AND CABLES</div><div><div>1.</div><div>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.</div></div><div><div>2.</div><div>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%).</div></div><div><div>3.</div><div>PROVIDE A SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT, FEEDER, ETC. NEUTRALS ARE NOT PERMITTED TO BE SHARED.</div></div><div><div>4.</div><div>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.</div></div><div><div>5.</div><div>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.</div></div><div><div>6.</div><div>CABLES - MC CABLE IS NOT PERMITTED.</div></div><div><div>7.</div><div>PROVIDE WIRE AND CABLE MANUFACTURED BY ONE OF THE FOLLOWING: AMERICAN INSULATED WIRE CORPORATION; NEXANS; CERROWIRE; SOUTHWIRE; OR ENCORE WIRE.</div></div><div><div>8.</div><div>PROVIDE CONNECTORS MANUFACTURED BY ONE OF THE FOLLOWING: AMP INCORPORATED; GENERAL SIGNAL, O-Z/GEDNEY UNIT; SQUARE D COMPANY, ANDERSON; ILSCO; OR BURNDY</div></div></div></div></div></div> | <div>ALUMINUM CONDUCTOR REQUIREMENTS</div> <div><div>1.</div><div>ALUMINUM CONDUCTOR GRADE SHALL BE MINIMUM AA-8000 OR THE NEWEST ALUMINUM CONDUCTOR SPECIFICATION BEING USED BY THE INDUSTRY.</div></div> <div><div>2.</div><div>THE CONTRACTOR SHALL ABIDE BY ALL ARTICLES RELATED TO ALUMINUM CONDUCTORS IN THE LATEST ISSUE OF THE NEC.</div></div> <div><div>3.</div><div>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.</div></div> <div><div>4.</div><div>ALL ALUMINUM (Al) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.</div></div> <div><div>5.</div><div>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:<div><div>A.</div><div>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.</div></div><div><div>B.</div><div>ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.</div></div><div><div>C.</div><div>TERMINATING WITH A SET SCREW CONNECTOR, THE SCREW SHALL BE TIGHTENED USING ONLY A TORQUE WRENCH.</div></div><div><div>D.</div><div>NECA / AA RECOMMENDS BELLVILLE WASHERS WHEN CONNECTING ALUMINUM CONNECTORS TO COPPER BUS BARS. ABIDE BY ALL NECA / AA RECOMMENDATIONS.</div></div><div><div>E.</div><div>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.</div></div></div></div> <div><div>RACEWAY AND BOXES</div><div><div>1.</div><div>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 &amp; 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-DILIBERATE LIGHT VEHICULAR TRAFFIC. LABEL COVER TO SUIT INSTALLATION (I.E. "POWER" "COMMUNICATIONS", "LIGHTING", ETC.) AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.<div><div>A.</div><div>OUTDOOR:<div><div>•</div><div>ABOVE GRADE: R.G.S.</div></div><div><div>•</div><div>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 &amp; MFR RECOMMENDATIONS.</div></div></div><div><div>B.</div><div>PARKING GARAGES:<div><div>•</div><div>RGS: 8'-0" OR LESS ABOVE GRADE OR PARKING GARAGE FLOOR LEVEL</div></div><div><div>•</div><div>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.</div></div></div></div></div><div><div>2.</div><div>ALL WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE A MINIMUM OF 3/4".</div></div><div><div>3.</div><div>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'.</div></div><div><div>4.</div><div>OUTLET BOXES SHALL BE CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.</div></div><div><div>5.</div><div>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.</div></div><div><div>6.</div><div>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 &amp; BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.</div></div><div><div>7.</div><div>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 &amp; BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.</div></div><div><div>8.</div><div>PROVIDE METAL WIREWAYS MANUFACTURED BY ONE OF THE FOLLOWING: HOFFMAN ENGINEERING COMPANY; KEYSTONE/REES, INCORPORATED; OR SQUARE D COMPANY.</div></div><div><div>9.</div><div>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 &amp; BETTS, CARLON ELECTRICAL PRODUCTS; O-Z/GEDNEY, UNIT OF GENERAL SIGNAL; ROBROY INDUSTRIES INCORPORATED, ELECTRICAL DIVISION; OR SCOTT FETZER COMPANY, ADALET-PLM.</div></div><div><div>SAFETY SWITCHES</div><div><div>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.</div></div><div><div>FUSES</div><div><div>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.</div></div></div></div></div></div></div> |   |

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    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHJ COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |

Professional Engineer

No. 95844449

STEVEN P. SCHAUB

UT

08/08/24

DCFC ADVENTURE NETWORK

1300 SNOW CREEK DRIVE

PARK CITY, UT 84060

ELECTRICAL GENERAL NOTES

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

JOB NO.

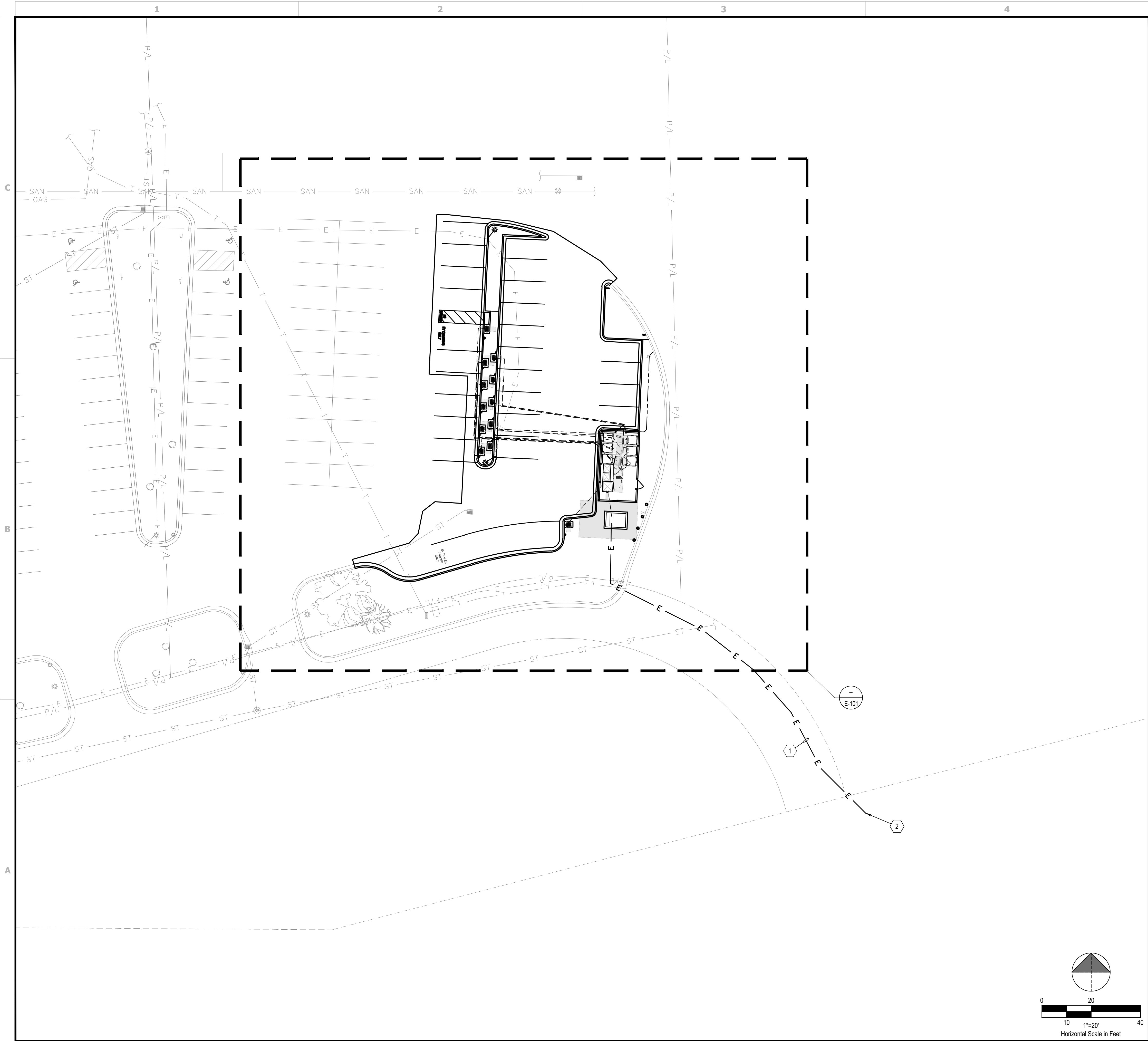
2023264.16

E-001

Page 181 of 244



Drawing Name: O:202302264.16 - Park City, UT.dwg  
August 8, 2024 11:46 AM - jparana



GENERAL SHEET NOTES

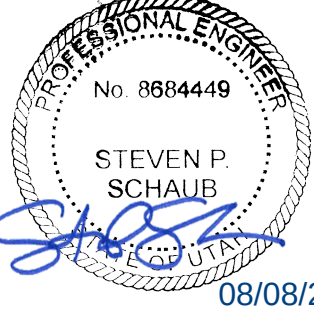
1. THE EXACT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY CONTRACTOR IN FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR SHALL ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY RIVIAN PROJECT MANAGER).
2. THE CONDUIT ROUTING SHOWN IS DIAGRAMMATICAL ONLY, CONTRACTOR SHALL 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.



| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



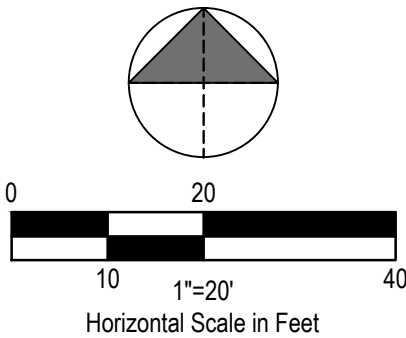
DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

OVERALL  
ELECTRICAL SITE PLAN

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| IM              | MAM      |

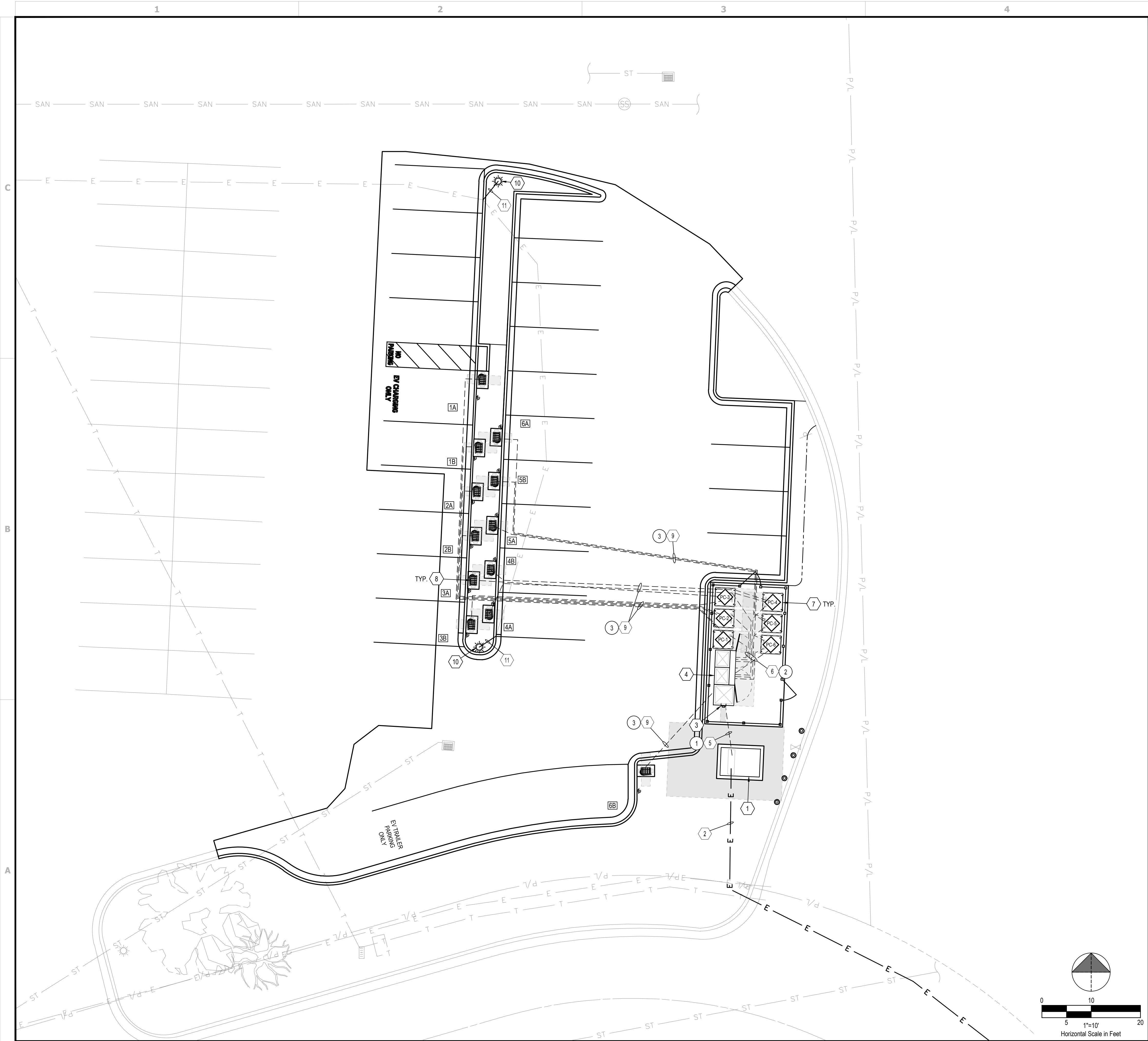
JOB NO.  
2023264.16

E-100





Drawing Name: O:202320228416 - Park City, UT\dwg\2023284.16 - Park City, UT - S&S.dwg  
August 8, 2024 11:46 AM - jparana



GENERAL SHEET NOTES

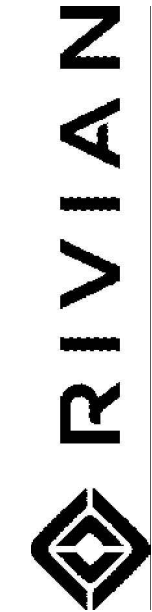
1. THE EXACT ROUTING PATH AND CONDUCTOR RUN LENGTHS SHALL BE DETERMINED BY CONTRACTOR IN FIELD BASED ON PHYSICAL MEASUREMENTS. CONTRACTOR SHALL ORDER CONDUCTORS BASED ON FIELD MEASUREMENTS (MUST BE APPROVED BY RIVIAN PROJECT MANAGER).
2. THE CONDUIT ROUTING SHOWN IS DIAGRAMMATICAL ONLY, CONTRACTOR SHALL 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

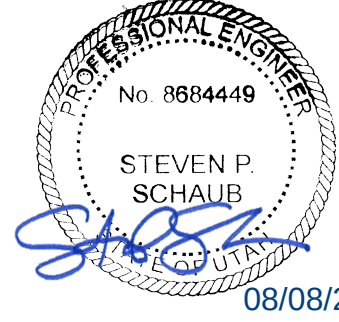
1. PROPOSED UTILITY TRANSFORMER WITH TAPS, 480V/277V, 3Ø, 4W MOUNTED ON CONCRETE PAD.
2. PROPOSED UNDERGROUND PRIMARY CONDUITS AND CONDUCTORS. COORDINATE WITH UTILITY FOR CONDUIT SIZE, QUANTITY, COMPLETE ROUTING AND PROVIDE ALL LABOR AND MATERIALS AS REQUIRED. SEE GENERAL SHEET NOTE 7, THIS SHEET.
3. 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



| REV. | DATE       | DESCRIPTION              |
|------|------------|--------------------------|
| A    | 11/09/2023 | ISSUED FOR SITE SKETCH   |
| B    | 03/12/2024 | ISSUED FOR 90% REVIEW    |
| C    | 05/19/2024 | ISSUED FOR SIGN & SEAL   |
| 0    | 08/07/2024 | REVISED PER AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



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



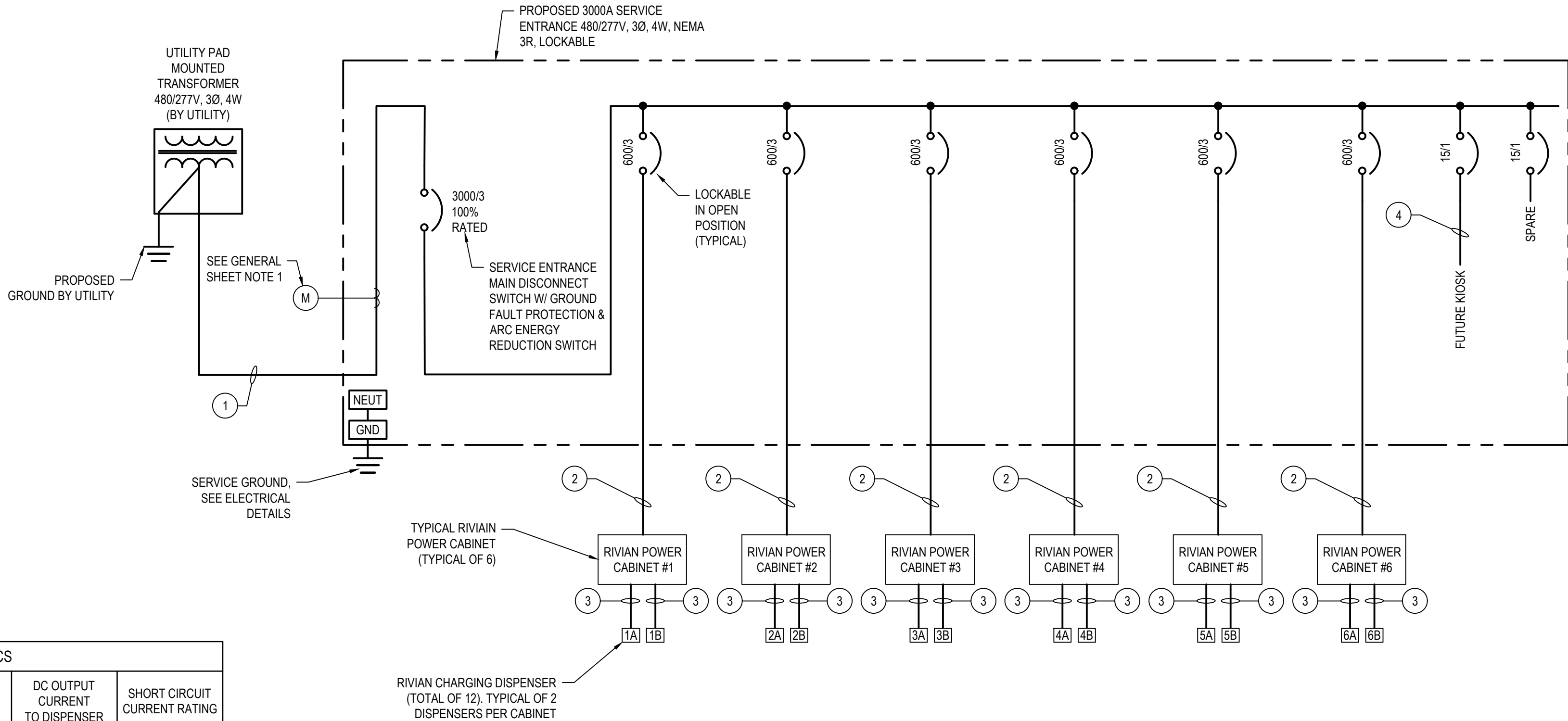
C-1 CABINET TO DISPENSER CIRCUIT CROSS SECTION  
N.T.S.

| 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 #         | TOTAL PER PHASE (kVA) |              |                      |         |                 |         |                 |                         |                      |             | CKT # |
|               | DESCRIPTION           | LOAD         | AMPS/POLES           | A       | B               | C       | AMPS/POLES      | LOAD                    | DESCRIPTION          |             |       |
| 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  |
| 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

- 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.
- 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.
- 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

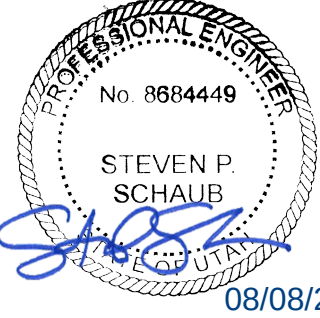
- PROPOSED UTILITY CTs SHALL BE LOCATED IN UTILITY APPROVED CT COMPARTMENTS MOUNTED IN SWITCHGEAR. PROPOSED METER SHALL BE MOUNTED ON SWITCHGEAR.
- ALL ALUMINUM (Al) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
- ALL CONDUITS ACCESSIBLE TO THE GENERAL PUBLIC OR WHICH CONDUITS CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
- THE FOREMENTIONED 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.
- FEEDER SCHEDULE REFERENCE DENOTED WITH AN ASTERISK "\*" REPRESENT PROPOSED CONDUITS W/ PULL-STRING ONLY FOR FUTURE EQUIPMENT TO MATCH CONDUIT SPECIFIED FOR PROPOSED EQUIPMENT.
- CONTRACTOR SHALL SOURCE COMMUNICATION CABLE THROUGH GENERAL CABLE IF UNABLE TO SOURCE THROUGH CURRENT SUPPLIERS.
- 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.
- 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.<br>PROPOSED (12) 6" CONDUITS BY CONTRACTOR.                                                                                                                                                                                                                                                  |
| 2                         | (1) 4" CONDUIT WITH<br>(2) PARALLEL SETS OF (3) 500 MCM Al<br>(1) #1 AWG Cu GND                                                                                                                                                                                                                                              |
| 3                         | (1) 4" CONDUIT WITH<br>(2) PARALLEL SETS OF (2) 500 MCM Al<br>(1) 1/0 AWG Cu GND<br>(2) #12 AWG Cu (AUXILIARY CIRCUIT)<br>(1) CAT6 CABLE IN 1/2" HDPE INNERDUCT (FUNCTIONALLY ASSOCIATED)<br>(1) #14/2C AWG Cu TP INTERLOCK ARMOR CABLE<br>(FUNCTIONALLY ASSOCIATED)<br><br>ALL CONDUCTORS IN THIS RUN SHALL BE 1000V RATED. |
| 4                         | 1" CONDUIT WITH PULL-STRING ONLY                                                                                                                                                                                                                                                                                             |

NOTE:

- ALL AC CONDUCTORS SHALL BE XHHW-2, 600V RATED, UNLESS NOTED OTHERWISE.
- ALL DC CONDUCTORS SHALL BE XHHW-2, 1000V RATED, UNLESS NOTED OTHERWISE.
- SEE "RACEWAY AND BOXES" NOTES ON SHEET E-001 FOR CONDUIT USE TYPES FOR ABOVE AND BELOW GRADE APPLICATIONS.

| 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 AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

SINGLE LINE DIAGRAM  
AND  
PANEL SCHEDULE

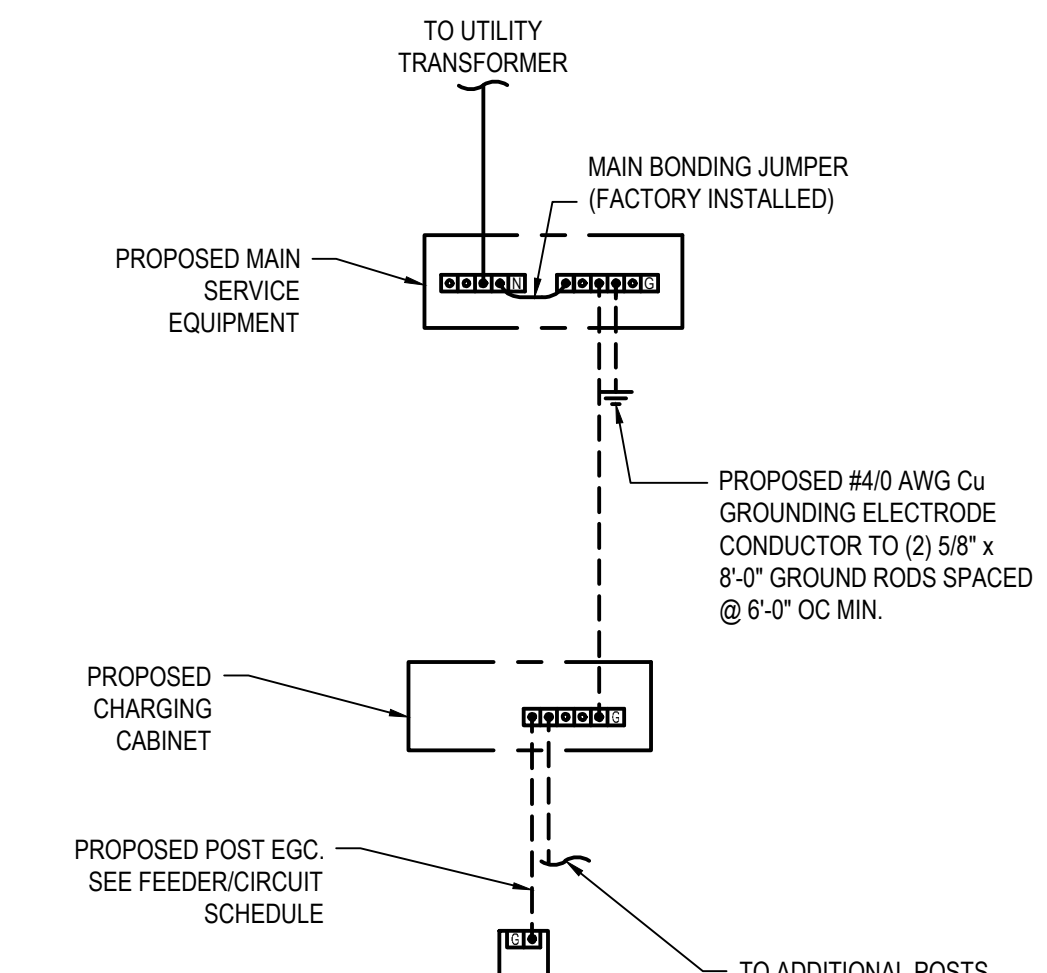
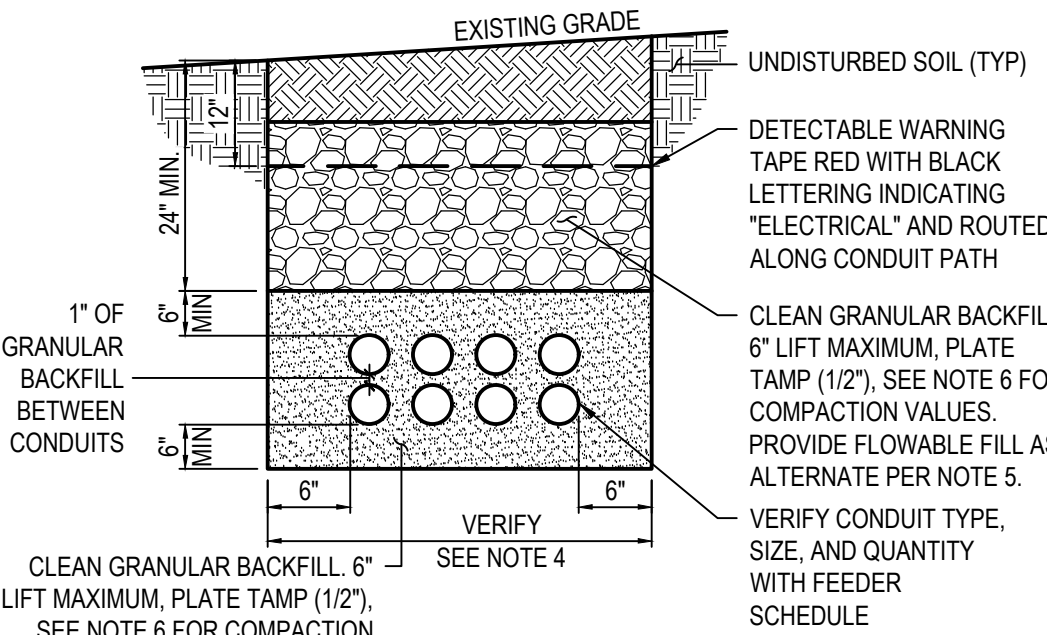
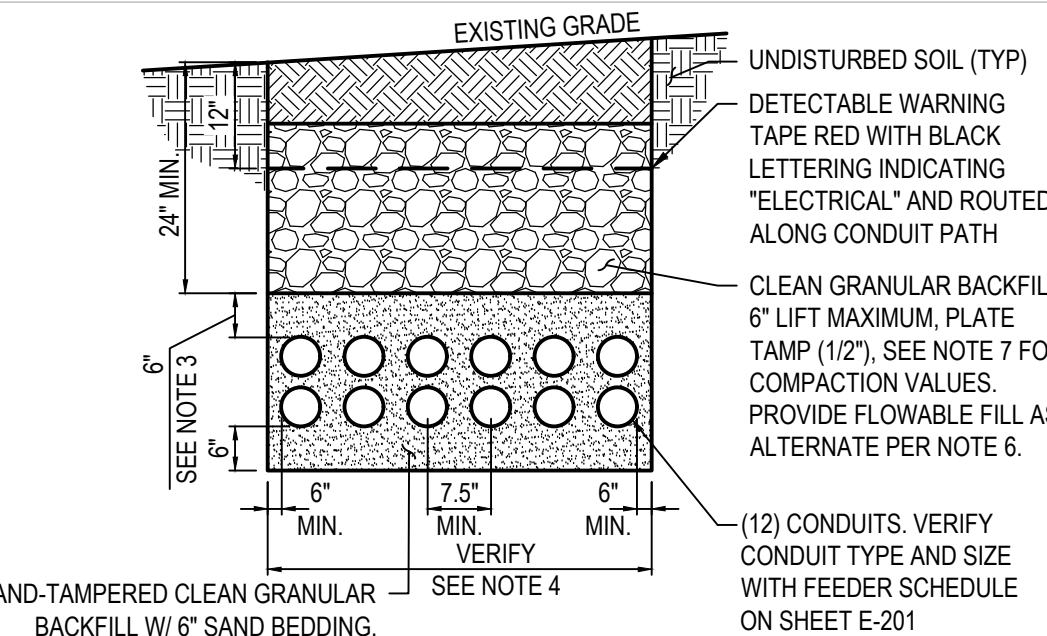
|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.  
**2023264.16**

**E-201**

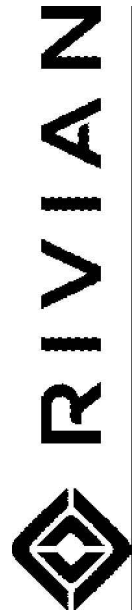


Drawing Name: O:202302284116 - Park City, UT.dwg  
August 8, 2024 11:46 AM - jparana

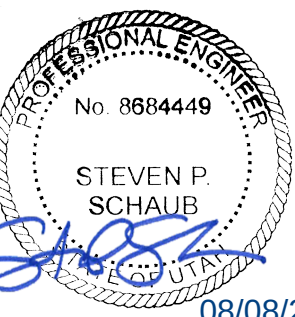
| 1 | 2 | 3 | 4 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---|---|---|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C |   |   |   |  <p><b>TYPICAL GROUNDING DIAGRAM</b><br/>N.T.S.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | B |   |   |  <p><b>TYPICAL FEEDER TRENCH</b><br/>N.T.S.</p> <ol style="list-style-type: none"><li>ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.</li><li>ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRECONSTRUCTION CONDITIONS OR BETTER.</li><li>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.</li><li>VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.</li><li>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.</li><li>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.</li></ol>                                                       |
|   | A |   |   |  <p><b>SECONDARY FEEDER TRENCH</b><br/>N.T.S.</p> <ol style="list-style-type: none"><li>ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.</li><li>ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRECONSTRUCTION CONDITIONS OR BETTER.</li><li>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.</li><li>VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWING ON SHEET E-101 FOR ROUTING.</li><li>VERIFY ALL REQUIREMENTS WITH POWER COMPANY</li><li>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.</li><li>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.</li></ol> |



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101



| 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 AHI COMMENTS |
|      |            |                          |
|      |            |                          |
|      |            |                          |
|      |            |                          |



08/08/24

DCFC ADVENTURE NETWORK  
1300 SNOW CREEK DRIVE  
PARK CITY, UT 84060

ELECTRICAL DETAILS

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| IM              | MAM      |

JOB NO.

2023264.16

E-301

Page 185 of 244



# Snow Creek Crossing Approved Master Planned Development



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. Sweeney Subdivisions, Preliminary Plat (King Road and Upper Norfolk)**

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.

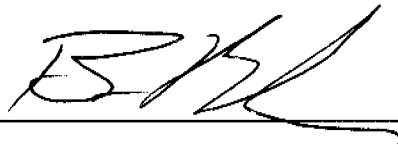
Chairman Bruce Erickson asked the Commissioners to think about what they wanted, how they wanted it and to be prepared with comments and considerations in order to come to at least some agreement on ground rules by the end of the meeting.

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 Department Staff Report



**Subject:** 950 Aerie Drive  
**Application:** PL-24-06228  
**Author:** Jacob Klopfenstein, Planner I  
**Date:** September 19, 2024  
**Type of Item:** Administrative Conditional Use Permit

## Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) for retaining walls greater than six feet in height for 950 Aerie Drive, (II) conduct a public hearing, and (III) consider approving the ACUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Jeff Kimbell  
James & Riley McBride, Applicant Representatives

**Location:** 950 Aerie Drive

**Zoning District:** Estate

**Adjacent Land Uses:** Single-Family Dwellings, Recreational Open Space

**Reason for Review:** Retaining walls over six feet in height require an ACUP in the Estate Zoning District.<sup>1</sup>

ACUP      Administrative Conditional Use Permit  
E          Estate  
LMC      Land Management Code  
SFD      Single-Family Dwelling

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).*

## Summary

950 Aerie Drive is a Single-Family Dwelling (SFD) in the Estate Zoning District that was built in 2001. The Applicant proposes an ACUP for retaining walls greater than six feet in height. The application includes retaining walls ranging in height from three feet to 12 feet in height to be built in the rear of the SFD and in the Side Setback approximately five feet from the east property line.

The retaining walls greater than six feet in height have already been partially constructed at the Site:

---

<sup>1</sup> LMC [§ 15-2.10](#)





*Figure 1: Google Maps screenshot showing retaining walls in the rear of the SFD at 950 Aerie Drive in July 2024.*

### **Background**

950 Aerie Drive is Lot 2 of the Hearthstone 2<sup>nd</sup> Amended Plat (Exhibit C). Per the recorded plat, the maximum house size for 950 Aerie Drive is 5,000 square feet, and the building pad size is 90 feet by 90 feet.

On July 6, 2023, the City issued Building Permit #23-712 (Exhibit D) to construct an addition to the single-family dwelling. Building Permit #23-712 included two retaining walls at the rear of the site. Per the Applicant, the retaining walls were originally intended not to exceed six feet, but as construction work continued, contractors discovered that the circumstances of the site necessitated larger retaining walls than expected, and the walls were built higher than six feet. The Applicant has now submitted landscaping plans, proposing retaining walls that exceed six feet in height.

A 375-square-foot Accessory Building was approved as part of Building Permit #23-712 and is built in the rear of the dwelling. Per Building Permit #23-712, the purpose of the building is for utilities and it was constructed within the allowed 90-foot by 90-foot building pad for 950 Aerie Drive.

### **Analysis**

**(I) The proposal to install retaining walls greater than six feet in height, as conditioned, complies with LMC [Chapter 15-2.10](#) Estate (E) District.**

Retaining walls greater than six feet in height from Final Grade require an ACUP in the

Estate Zoning District.<sup>2</sup> The purposes of the Estate Zoning District are outlined in LMC [§ 15-2.10-1](#) as follows:

- A. allow very low density, environmentally sensitive residential Development which:
  - 1. preserves ridge tops, meadows, and visible hillsides,
  - 2. preserves large, cohesive, unbroken Areas of Open Space and undeveloped land,
  - 3. preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development,
  - 4. mitigates geologic and flood hazards,
  - 5. protects views along the City's entry corridors, and
  - 6. decreases fire risk by keeping Development out of sensitive wild land interface Areas.
- B. incorporate pedestrian trail linkages between and through neighborhoods; and
- C. encourage comprehensive, efficient, Compatible Development which results in distinct and cohesive neighborhoods through application of the Sensitive Lands Ordinance.

Pursuant to LMC [§ 15-2.10-3\(F\)](#), Fences, walls, and retaining walls not more than six feet in height, or as permitted in LMC [§ 15-4-2 Fences and Retaining Walls](#), are allowed in the Side Setback in the Estate Zoning District. A retaining wall in the Estate Zone may have multiple steps, however, each exposed face cannot exceed six feet in height and the horizontal distance between the walls, front face to rear face, must be at least three feet and planted with approved vegetation.

The Applicant's proposed plans do not comply with this requirement. Condition of Approval 4, discussed below, requires the Applicant to comply with this requirement and submit updated plans demonstrating compliance prior to Building Permit issuance.

**(II) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC [§ 15-1-10\(E\)](#).**

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.

Planning Staff shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. Planning Staff may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards (LMC [§ 15-1-10](#)).

**1. Size and location of the Site: *Condition of Approval recommended***

---

<sup>2</sup> LMC [§ 15-2.10-2\(B\)](#)



The retaining walls are in the rear of the SFD and on the east side of the SFD within the Side Setback. The retaining walls are proposed to be located approximately five feet from the east property line, roughly 50 feet from the neighboring SFD on the east side. The required Side Setback in the Estate District is 30 feet.

There is a 5-foot utility, slope, and drainage easement dedicated on all Lot lines in the Hearthstone Subdivision, per the recorded plat (Exhibit C). Staff recommends the following Condition of Approval regarding this easement:

**Condition of Approval 1** – The retaining wall shall not encroach into the 5-foot utility, slope, and drainage easement dedicated on all Front, Side and Rear Lot lines, per the Hearthstone Subdivision 2<sup>nd</sup> Amended Plat.

An existing drainage easement is dedicated at the front of the site (see Exhibit C). No work is proposed to occur in the drainage easement as part of the proposed ACUP scope.

Pursuant to LMC [§ 15-2.10-3\(F\)](#), Fences, walls, and retaining walls not more than six feet in height, or as permitted in LMC [§ 15-4-2](#) Fences and Retaining Walls, are allowed in the Side Setback in the Estate Zoning District. A retaining wall in the Estate Zone may have multiple steps, however, each exposed face cannot exceed six feet in height and the horizontal distance between the walls, front face to rear face, must be at least three feet and planted with approved vegetation.

The Applicant's proposed plans do not comply with this requirement. Staff recommends Condition of Approval 4, discussed in item 8 below, regarding the size of the retaining walls.

**2. Traffic considerations including capacity of the existing Streets in the Area:**  
*No unmitigated impacts*

No changes are proposed to the existing SFD. The retaining walls and landscaping will not generate additional traffic.

**3. Utility capacity, including Storm Water run-off:** *Condition of Approval recommended*

Staff recommends the following Condition of Approval to ensure any potential impacts regarding Storm Water run-off are mitigated for the proposed retaining walls:

**Condition of Approval 2** – The Applicant shall obtain Engineering Department approval for drainage and storm water management plans prior to building permit issuance. Drainage and storm water management shall comply with Park City Municipal Code [Chapter 13-5 Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities](#).

**4. Emergency vehicle Access: *No unmitigated impacts***

No changes are proposed to the existing SFD. The retaining walls and landscaping will not affect emergency vehicle Access to the Site.

**5. Location and amount of off-Street parking: *No unmitigated impacts***

No changes are proposed to the existing SFD. The retaining walls and landscaping will not generate additional Off-Street Parking requirements.

**6. Internal vehicular and pedestrian circulation system: *No unmitigated impacts***

No changes are proposed to the SFD.

**7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses: *Condition of Approval recommended***

The retaining walls are proposed for the rear and east side of the SFD, approximately five feet from the east property line and approximately 50 feet from the neighboring SFD to the east.

The Applicant proposes the following vegetation, as detailed in Exhibit B, Applicant's Landscaping and Retaining Wall Plans:

- Gold Drop Potentilla: 8 plants
- Russian Sage: 13 plants
- Gro Low Sumac: 9 plants
- Blue Oat Grass: 12 plants
- Dwarf Artic Willow: 5 plants
- Apache Plume: 6 plants

The Applicant proposes landscaping in front of the retaining wall on the east side of the SFD that will partially screen the wall from view from Aerie Drive. Staff recommends the following Condition of Approval regarding the landscaping:

**Condition of Approval 3** – The Applicant shall implement additional landscaping that shall fully screen the retaining walls greater than six feet in height. At least 50 percent of the Landscaped Area shall be Water Wise Landscaping containing approved non-invasive drought tolerant plants, and/or minimal irrigation, pursuant to LMC [§ 15-5-5\(N\)](#).

The northern portion of the Site contains native vegetation, including scrub oak, seen below. The retaining wall will not impact the existing native vegetation, and the vegetation will effectively screen the proposed retaining wall from the rear of the site.





Figure 2: View of 950 Aerie Drive from the north showing native vegetation on the rear portion of the property.

**8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots: *Condition of Approval recommended***

The proposed retaining walls exceed six feet in height and are built within the Side Setback. Pursuant to LMC [§ 15-2.10-3\(F\)](#), staff recommends the following Condition of Approval:

**Condition of Approval 4** – Retaining walls may have multiple steps. However, each exposed face cannot exceed six feet in height and the horizontal distance between the walls, front face to rear face, must be at least three feet and planted with approved vegetation. The Applicant shall update their proposed plans prior to submitting a Building Permit to show compliance with the limitations on retaining walls within the 30-foot Side Setback.

**9. Usable Open Space: *No unmitigated impacts***

The proposed retaining walls will not reduce Open Space on the site. The northern portion of the Site contains native vegetation, including scrub oak.

**10. Signs and lighting:** *No unmitigated impacts*

No signs or lighting are proposed.

**11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing:** *No unmitigated impacts*

The scale and design of the retaining walls are compatible with surrounding structures. The retaining walls will be built out of natural stacked boulders.

**12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site:** *No unmitigated impacts*

The proposed Use will not generate noise, vibration, odors, steam, or other mechanical factors.

**13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas:** *No unmitigated impacts*

No changes are proposed.

**14. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities:** *No unmitigated impacts*

No changes are proposed. 950 Aerie Drive is a privately owned SFD. There is not an active Nightly Rental business license for 950 Aerie Drive.

**15. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site:**

The Site is within the Sensitive Land Overlay. Pursuant to LMC [§ 15-2.21-4\(F\)](#), staff recommends the following Condition of Approval regarding sensitive lands:

**Condition of Approval 5** – The Applicant must landscape and revegetate exposed Slopes. Topsoil from any disturbed portion of a Steep Slope must be preserved and utilized in re-vegetation. Fill soil must be of a quality to support plant growth.

**16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.**



[Section 7.1](#) of the Park City General Plan states that protecting natural vegetation is a key goal for the Masonic Hill neighborhood, which includes 950 Aerie Drive. Section 7.1 states that native plants can continue to play their crucial role in the ecosystem by preventing erosion. Retaining walls may also prevent erosion in the area by providing stability to sloped areas.

Staff also recommends the following Conditions of Approval:

**Condition of Approval 6** – The Applicant shall obtain a building permit for the retaining walls and complete engineering review for retaining walls prior to construction.

**Condition of Approval 7** – Any changes, modifications, or deviations from the approved Proposal that have not been approved in advance by the Planning Department may result in a stop work order.

**Condition of Approval 8** – The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved retaining walls.

**Condition of Approval 9** – 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.

**(III) The Development Review Committee reviewed the proposal on September 3, 2024 and requires Conditions of Approval.<sup>3</sup>**

The Development Review Committee did not recommend any Conditions of Approval beyond those outlined above.

### **Department Review**

The Planning Department 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 September 4, 2024. Staff mailed courtesy notice to property owners within 300 feet on September 4, 2024. The *Park Record* published courtesy notice on September 5, 2024.<sup>4</sup>

---

<sup>3</sup> 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).

<sup>4</sup> LMC [§ 15-1-21](#)

### **Public Input**

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

### **Alternatives**

- The Planning Director may approve the ACUP for retaining walls over six feet in height;
- The Planning Director may deny the ACUP for retaining walls over six feet in height and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: 950 Aerie Drive Retaining Wall and Landscaping Plans

Exhibit C: Hearthstone Sub 2<sup>nd</sup> Amended Plat

Exhibit D: Building Permit #23-712 for 950 Aerie Drive Issued July 6, 2023





## Planning Department

September 19, 2024

James McBride  
Riley McBride  
jmmanagementutah@gmail.com

CC: Jeffrey Kimbell

### NOTICE OF PLANNING DEPARTMENT ACTION

#### Description

Address: 950 Aerie Drive

Zoning District: Estate

Application: Administrative Conditional Use Permit

Project Number: PL-24-06228

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 19, 2024

Project Summary: The Applicant Proposes Retaining Walls Greater Than Six Feet in Height and Built Within the Side Setback in the Estate Zoning District.

#### Action Taken

On September 19, 2024, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit for retaining walls greater than six feet in height according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. 950 Aerie Drive is a Single-Family Dwelling in the Estate Zoning District that was built in 2001.
2. 950 Aerie Drive is Lot 2 of the Hearthstone 2nd Amended Plat. Per the recorded plat, the maximum house size for 950 Aerie Drive is 5,000 square feet, and the building pad size is 90 feet by 90 feet.



## Planning Department

3. On July 6, 2023, the City issued Building Permit #23-712 to construct an addition to the single-family dwelling at 950 Aerie Drive. Building Permit #23-712 included two retaining walls at the rear of the site. Per the Applicant, the retaining walls were originally intended not to exceed six feet, but as construction work continued, contractors discovered that the circumstances of the site necessitated larger retaining walls than expected, and the walls were built higher than six feet.
4. On August 9, 2024, the Applicant submitted landscaping plans, proposing retaining walls that exceed six feet in height.
5. The Applicant proposes retaining walls ranging from 3-12 feet in height and built within the Side Setback, approximately five feet from the east property line.
  - a. The minimum required Side Setback in the Estate Zoning District is 30 feet.
6. The Applicant submitted a complete Administrative Conditional Use Permit application for retaining walls greater than six feet in height and built within the Side Setback on August 7, 2024.
7. The Development Review Committee reviewed the proposal on September 3, 2024 and did not require any additional Conditions of Approval.
8. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 4, 2024. Staff mailed courtesy notice to property owners within 300 feet on September 4, 2024. The Park Record published courtesy notice on September 5, 2024.
9. The proposal to build a 10-foot-tall Fence and retaining walls over 6 feet in height, as conditioned, complies with LMC § 15-2.10 Estate (E) District.
  - a. LMC § 15-2.10 states that retaining walls built over 6 feet in height and within the Side Setback require an ACUP.
  - b. LMC § 15-2.10-3(F) also states that retaining walls may have multiple steps, but each exposed face shall not exceed 6 feet in height and the horizontal distance between the walls, from the front face to rear face, must be at least 3 feet and planted with approved vegetation. Pursuant to this provision, the Planning Director may approve minor deviations to the height and stepping requirements based on Site specific review.
10. The proposal to construct retaining walls over 6 feet in height, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
  - a. Size and location of the Site
    - i. The retaining walls are in the rear of the SFD and on the east side of the SFD within the Side Setback. The retaining walls are





## Planning Department

proposed to be located approximately five feet from the east property line, roughly 50 feet from the neighboring SFD on the east side. The required Side Setback in the Estate District is 30 feet.

- ii. A 5-foot utility, slope, and drainage easement is dedicated on all Lot lines in the Hearthstone Subdivision.
  - iii. No work is proposed to occur in an existing drainage easement at the front of the Site as part of the proposed scope of work.
- b. Traffic considerations including capacity of the existing Streets in the Area
  - i. No changes are proposed to the existing SFD. The retaining walls and landscaping will not generate additional traffic.
- c. Utility capacity, including Storm Water run-off
  - i. The Applicant is required to obtain Engineering Department approval for drainage and storm water management plans prior to building permit issuance.
- d. Emergency vehicle Access
  - i. No changes are proposed to the existing SFD. The retaining walls and landscaping will not affect emergency vehicle Access to the Site.
- e. Location and amount of off-Street parking
  - i. No changes are proposed to the existing SFD. The retaining walls and landscaping will not generate additional Off-Street Parking requirements.
- f. Internal vehicular and pedestrian circulation system
  - i. No changes are proposed to the single-family dwelling.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
  - i. The retaining walls are proposed for the rear and east side of the SFD, approximately five feet from the east property line and approximately 50 feet from the east neighboring SFD.
  - ii. The Applicant proposes Gold Drop Potentilla (8 plants), Russian Sage (13 plants), Gro Low Sumac (9 plants), Blue Oat Grass (12 plants), Dwarf Artic Willow (5 plants), Apache Plume (6 plants)
  - iii. The Applicant proposes landscaping in front of the retaining wall on the east side of the SFD that will partially screen the wall from view from Aerie Drive.



## Planning Department

- iv. The northern portion of the Site contains native vegetation, including scrub oak.
  - v. The retaining wall will not impact the existing native vegetation, and the vegetation will effectively screen the proposed retaining wall from the rear of the site.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
  - i. The proposed retaining walls exceed six feet in height and are built within the Side Setback.
  - ii. Retaining walls in the Estate Zoning District may have multiple steps, however, each exposed face cannot exceed six feet in height and the horizontal distance between the walls, front face to rear face, must be at least three feet and planted with approved vegetation.
- i. Usable Open Space
  - i. The proposed retaining walls will not reduce Open Space on the site.
  - ii. The northern portion of the Site contains native vegetation, including scrub oak.
- j. Signs and lighting
  - i. No signs or lighting are proposed.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
  - i. The scale and design of the retaining walls, as conditioned, are compatible with surrounding structures. The retaining walls will be built out of natural stacked boulders.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
  - i. The proposed Use will not generate noise, vibration, odors, steam, or other mechanical factors.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
  - i. No changes are proposed.
- n. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities





## Planning Department

- i. 950 Aerie Drive is a privately owned Single-Family Dwelling. There is not an active Nightly Rental business license for 950 Aerie Drive.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
  - i. 950 Aerie Drive is within the Sensitive Lands Overlay Zone.
  - ii. The Applicant must landscape and revegetate exposed Slopes. Topsoil from any disturbed portion of a Steep Slope must be preserved and utilized in re-vegetation. Fill soil must be of a quality to support plant growth.
- p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding
  - i. Section 7.1 of the Park City General Plan states that protecting natural vegetation is a key goal for the Masonic Hill neighborhood, which includes 950 Aerie Drive. Section 7.1 states that native plants can continue to play their crucial role in the ecosystem by preventing erosion. Retaining walls may also prevent erosion in the area by providing stability to sloped areas.

### Conclusions of Law

1. The retaining walls over 6 feet in height and within the Side Setback comply, as conditioned, with the requirements of the LMC.
2. The retaining walls will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in Use or scale for the retaining walls have been mitigated through careful planning.

### Conditions of Approval

1. The retaining wall shall not encroach into the 5-foot utility, slope, and drainage easement dedicated on all Front, Side and Rear Lot lines, per the Hearthstone Subdivision 2nd Amended Plat..
2. The Applicant shall obtain Engineering Department approval for drainage and storm water management plans prior to building permit issuance. Drainage and storm water management shall comply with Municipal Code of Park City Chapter



## Planning Department

### *13-5 Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities.*

3. The Applicant shall implement additional landscaping that shall fully screen the retaining walls greater than six feet in height. At least 50 percent of the Landscaped Area shall be Water Wise Landscaping containing approved non-invasive drought tolerant plants, and/or minimal irrigation, pursuant to LMC § 15-5-5(N).
4. Retaining walls may have multiple steps, however, each exposed face cannot exceed six feet in height and the horizontal distance between the walls, front face to rear face, must be at least three feet and planted with approved vegetation. The Applicant shall update their proposed plans prior to submitting a Building Permit to show compliance with the limitations on retaining walls within the 30-foot Side Setback.
5. The Applicant must landscape and revegetate exposed Slopes. Topsoil from any disturbed portion of a Steep Slope must be preserved and utilized in re-vegetation. Fill soil must be of a quality to support plant growth.
6. The Applicant shall obtain a building permit for the retaining walls and complete engineering review for retaining walls prior to construction.
7. Any changes, modifications, or deviations from the approved Proposal that have not been approved in advance by the Planning Department may result in a stop work order.
8. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved retaining walls.
9. 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.

If you have questions or concerns regarding this Final Action Letter, please call 385.481.2037 or email [jacob.klopfenstein@parkcity.org](mailto:jacob.klopfenstein@parkcity.org).

Sincerely,

---

Rebecca Ward, Planning Director

CC: Jacob Klopfenstein



| Quantity          | Symbol                                                                            | Description          |
|-------------------|-----------------------------------------------------------------------------------|----------------------|
| Plants and Shrubs |                                                                                   |                      |
| 8                 |  | Gold Drop Potentilla |
| 13                |  | Russian Sage         |
| 9                 |  | Gro Low Sumac        |
| 12                |  | Blue Oat Grass       |
| 5                 |  | Dwarf Arlic Willow   |
| 6                 |  | Apache Plume         |



- EXISTING NATIVE SCRUB OAK REMOVED IN NEW ROCK WALL AREAS. ALL REMOVED VEGETATION IS SMALL AND MINIMAL
- NEW RETAINING ROCK WALL HEIGHTS ARE LISTED
- NEW 500 AREA IS 500 SF. EQUALS LESS THAN 10% OF NEWLY INSTALLED LANDSCAPE
- DECO ROCK AREA IS EQUAL TO 76% SF WITH LANDSCAPE FABRIC
- NEW IRRIGATION SYSTEM INSTALLED WITH RANDESB SPRAY HEADS FOR THIS AREA. DRIP VALVES FOR THE DECO ROCK AREAS. RANDESB TYP. TYP. WATER CONTROLLER WITH RAIN SENSOR INSTALLED
- DRIVEWAY IS NOT BEING REPLACED
- SHAVED AREA IS NEWLY LANDSCAPED AREA. NON SHAVED IS EXISTING LANDSCAPE
- NEW PLANTINGS IN DECO ROCK WALLS WILL COVER 75% OF AREAS

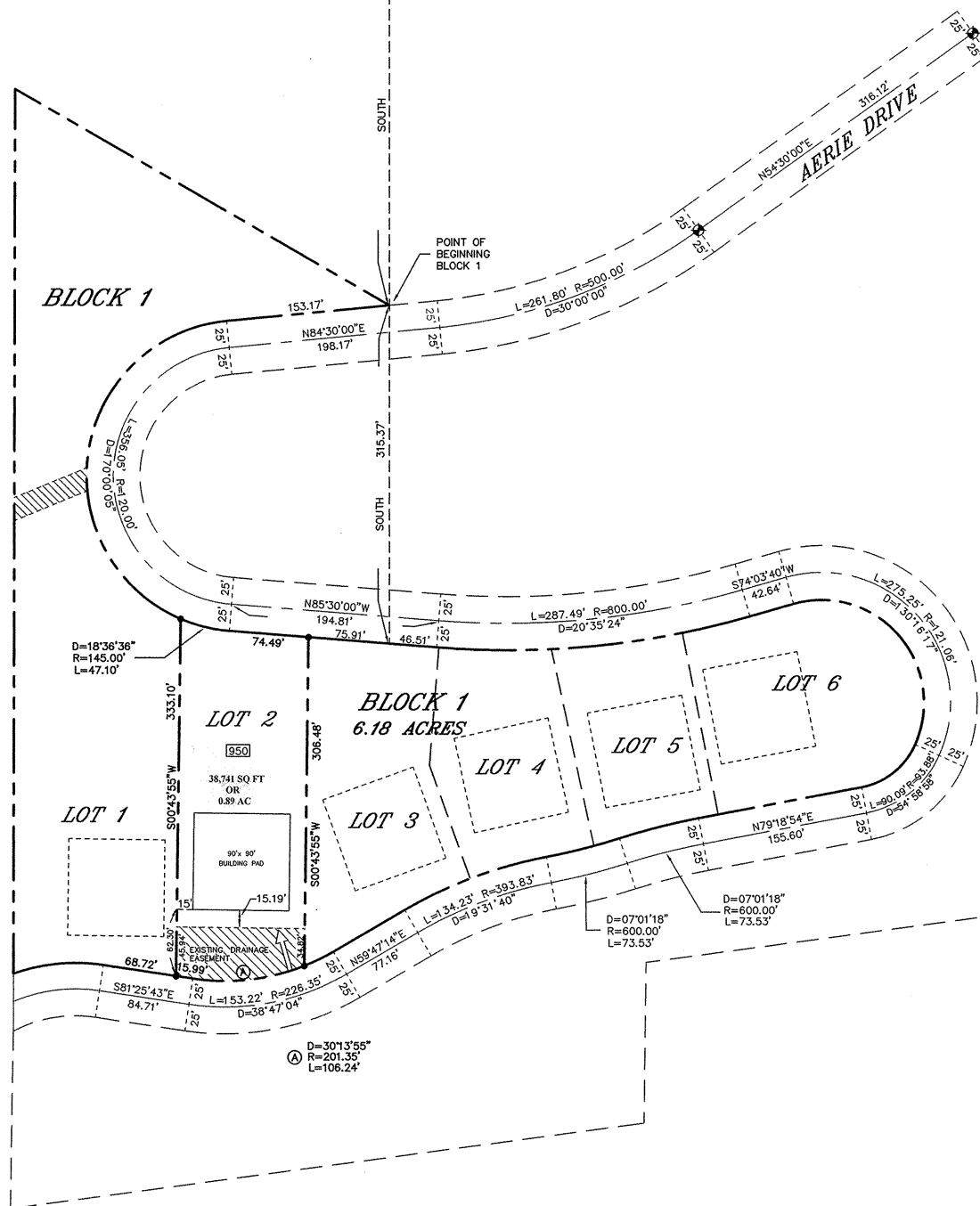
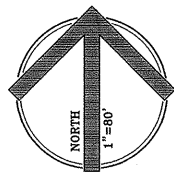
New rock wall will be 5ft from property line. All highlighted items are new, the rest is existing landscaping.

**SEASONS FOUR**  
LANDSCAPES  
801.694.3141

[illegible]LANDSCAPE  
SITE PLAN

|                |               |
|----------------|---------------|
| Project Status | CONCEPT PLANS |
| Project Number |               |
| Date           | 07JL2024      |
| Drawn by       | RUSSELL SMOCK |
| Checked by     | TONY LAWSON   |

R1



EAST 1/4 COR. SEC. 9,  
T.2S., R.4E., S.L.B.&M.  
FOUND STONE

N.E. COR. SEC. 16,  
T.2S., R.4E., S.L.B.&M.

S.W. COR. SEC. 10,  
T.2S., R.4E., S.L.B.&M.

EAST 1/4 COR. SEC. 16,  
T.2S., R.4E., S.L.B.&M.  
FOUND BRASS CAP

#### LEGEND

- SECTION CORNER
- STREET MONUMENT
- 5/8" IRON PIPE w/CAP, L.S. 147581 (SET OR TO BE SET)
- DRIVEWAY LOCATION

#### MAXIMUM HOUSE SIZE:

LOT# 2 5000 SQ. FT.

#### NOTES:

- A non-exclusive 5 foot utility, slope, and drainage easement is hereby dedicated along all Lot Lines, unless otherwise noted. A 10 foot snow storage easement is hereby dedicated on all street frontages.
- A modified 13-D type interior fire sprinkling system is required in all residences constructed in Hearthstone Subdivision.
- Maximum house size in Hearthstone Subdivision is shown on the table hereon. Maximum unpaved garage size is 800 square feet shall be deducted from the maximum house square footage as shown on the table for that Lot.
- A non-exclusive utilities and pedestrian access easement is hereby dedicated over all open space shown hereon.
- The drainage retention basin must be reconfigured to the satisfaction of the Park City Engineer.
- All conditions of approval of the Hearthstone Subdivision are in full force and effect unless modified by this Plat. This Plat Amendment is subject to the Declaration of Covenants, Conditions and Restrictions for said Hearthstone Subdivision and any amendments thereto.

[950] Street address on Aerie Drive.

#### DESCRIPTION:

All of Lot 2, Block 1, Hearthstone Subdivision, a Subdivision recorded on June 13, 1994, as Entry No. 406518 at the Office of the Summit County, Utah, Recorder's Office.

#### SURVEYOR'S CERTIFICATE:

I, Randy J. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155896 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

*Randy J. Sorenson*  
Randy J. Sorenson  
Date Dec 14, 2000  
No. 155896  
R. J. SORENSON  
STATE OF UTAH

#### OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned are the owner's of the herein described tract of land, and hereby causes the same to be Amended as set forth on the attached plat, hereafter to be known as

#### SECOND AMENDED PLAT HEARTHSTONE SUBDIVISION

Executed this 20th day of December, 2000.

*Robert Myron*  
Robert Myron

#### ACKNOWLEDGMENT

State of Utah )  
County of Summit )  
On the 20th day of December, 2000, personally appeared before me Robert Myron who, being by me duly sworn, did say that he is the Owner of Lot 2, Hearthstone Subdivision, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Owner and duly acknowledged to me that said Owner executed the same.

*Bronwyn R. Ross*  
Notary Public My commission expires: 2/31/01

#### SECOND AMENDED PLAT HEARTHSTONE SUBDIVISION

#### AMENDING DRIVEWAY LOCATION FOR LOT 2, BLOCK 1

LOCATED IN SECTIONS 10, 15 & 16,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST  
SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

#### CITY COUNCIL

PRESENTED TO THE PARK CITY COUNCIL  
THIS 2nd DAY OF MARCH, 2000.  
AT WHICH TIME, THIS PLAT WAS APPROVED.

*Paul H. Scott*  
Paul H. Scott  
CITY RECORDER

#### CITY ENGINEER

REVIEWED FOR CONFORMANCE WITH  
AVAILABLE INFORMATION IN THE  
PARK CITY ENGINEERING DEPARTMENT  
ON THIS 4th DAY OF JANUARY, 2000.

*Eric W. DeHaan*  
Eric W. DeHaan  
CITY ENGINEER

#### CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK  
CITY PLANNING COMMISSION ON THIS 5th  
DAY OF JANUARY, 2000.

*Myra L. Corbin*  
Myra L. Corbin  
CHAIRMAN

#### SEWER DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE  
BASIN SEWER IMPROVEMENT DISTRICT STANDARDS  
THIS 14th DAY OF DECEMBER, 2000.

*Don R. S. D.*  
Don R. S. D.  
S.B.S.I.D.

#### APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 10th  
DAY OF JANUARY, 2000.

*Timothy C. Truitt*  
Timothy C. Truitt  
CITY ATTORNEY

#### RECORDED

ENTRY NO. 580507 BOOK --- PAGE ---  
STATE OF UTAH COUNTY OF SUMMIT  
DATE 01-17-2001 TIME 08:24 A.M.  
RECORDED AND FILED AT THE REQUEST OF:  
*Equity Title*  
FEE \$ 31.00  
*Donna M. Dunn*  
COUNTY RECORDER

*The Jack Johnson Company*  
25  
THE JACK JOHNSON COMPANY  
1777 Sun Peak Dr. \* Park City, Utah 84098  
(435) 645-9000 \* fax (435) 649-1620



**PARK CITY**  
1881  
**APPROVED**  
**PARK CITY PLANNING DEPT.**  
Planner - Jack Niedermeyer  
06/30/2023  
Validity of Permit: The issuance of a permit or approval of plans, specifications and computations shall not be a permit for, or an approval of, any violation to any of the provisions of the Building Code, Fire Code, or any of the City's Ordinances. Permits presuming to give authority to violate or cancel the provisions of these Codes and Ordinances of the Park City Municipal Corporation shall not be valid. All plans approved are subject to field inspection and interpretation of the field inspectors or the Planning Director.

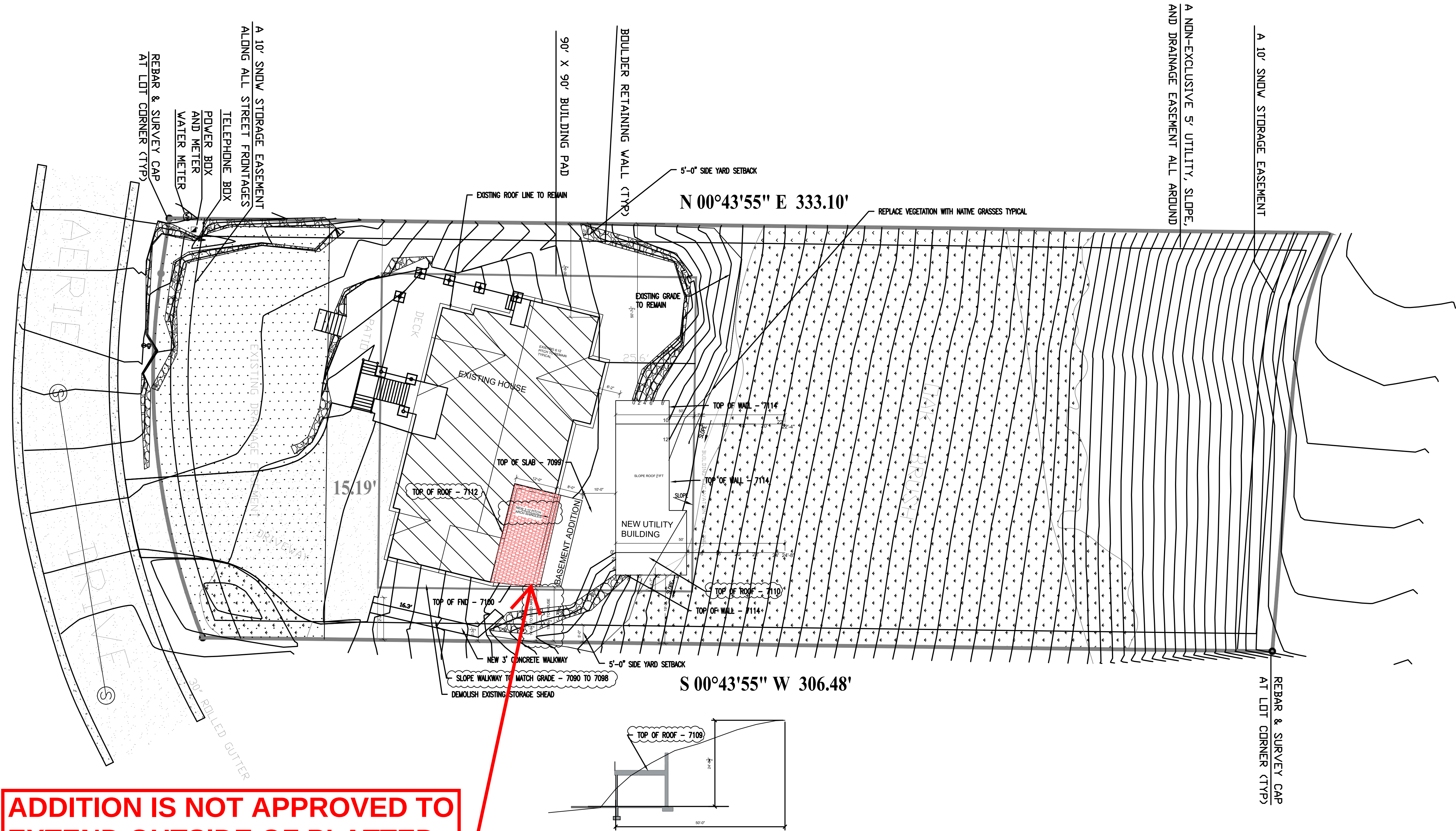
**PARK CITY**  
1884  
**Reviewed for Compliance**  
**ENGINEERING DEPT.**  
William Popp  
05/17/2023

**PARK CITY**  
1881  
**REVIEWED FOR CODE COMPLIANCE**  
**PARK CITY BUILDING DEPT.**  
Plan Check Coordinator - Brenda Turnbull  
07/03/2023

This project must comply with the provision of the WUI code as adopted by Park City.

Insulation and fenestration components to comply with Table N1102.1.2 of the 2015 IRC for Climate Zone 6.

- 1.Per the Second Amended Plat Hearthstone Subdivision plat note #3. Maximum house size in Hearthstone subdivision for Lot 2, is 5,000 square feet of Gross Residential Floor Area, as defined by the LMC.
- 2.The Applicant has provided a plan set that shows that the total Gross Residential Floor area, including the upper-level addition and utility building is within the maximum allowance.
- 3.There is an existing shed that extends outside of the platted 90'x90' building pad. The Applicant shall remove the shed prior to receiving a pass on final planning inspection. The site plan attached to the plan set shows the removal of the existing shed on the southern side of the SFD.
- 4.The new utility building is not permitted to be used as Dwelling Unit. The utility building cannot contain a 220V outlet for a range or oven.
- 5.The Planning Department shall be notified if the scope of work extends beyond the two additions to the existing SFD and the construction of the utility building.
- 6.All exterior siding materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 3 different types of materials, stone siding must be natural.
- 7.All exterior lighting must be down directed and fully shielded and shall comply with LMC 15-5-5(3).
- 8.Windows cannot be untreated metal frames per LMC 15-5-5(1).
- 9.Per the applicant only native grass is being removed for this project and any disturbed vegetation will be replaced to existing or improved conditions and shall comply with LMC 15-5-5(N), seeded areas shall have at least 80% or more germination prior to site completion
- 10.Roofing materials shall comply with LMC 15-5-5(E) and shall be natural earth toned in color and have a SRI of 35 or less
- 11.Mechanical equipment and venting shall comply with LMC 15-2.10-3 and must maintain at least 5' setback from the Side and Rear Lot Lines, may only extend up to 5' above the roof and must be screened.
- 12.Walkways cannot be over 30" from grade within the side setback and must maintain at least 1' distance from the side property line.



**ADDITION IS NOT APPROVED TO  
EXTEND OUTSIDE OF PLATTED  
BUILDING PAD**

**ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"

**JEFF KIMBELL**  
**ADDITION**  
950 ARIE DR,  
PARK CITY UT

231 W 800 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

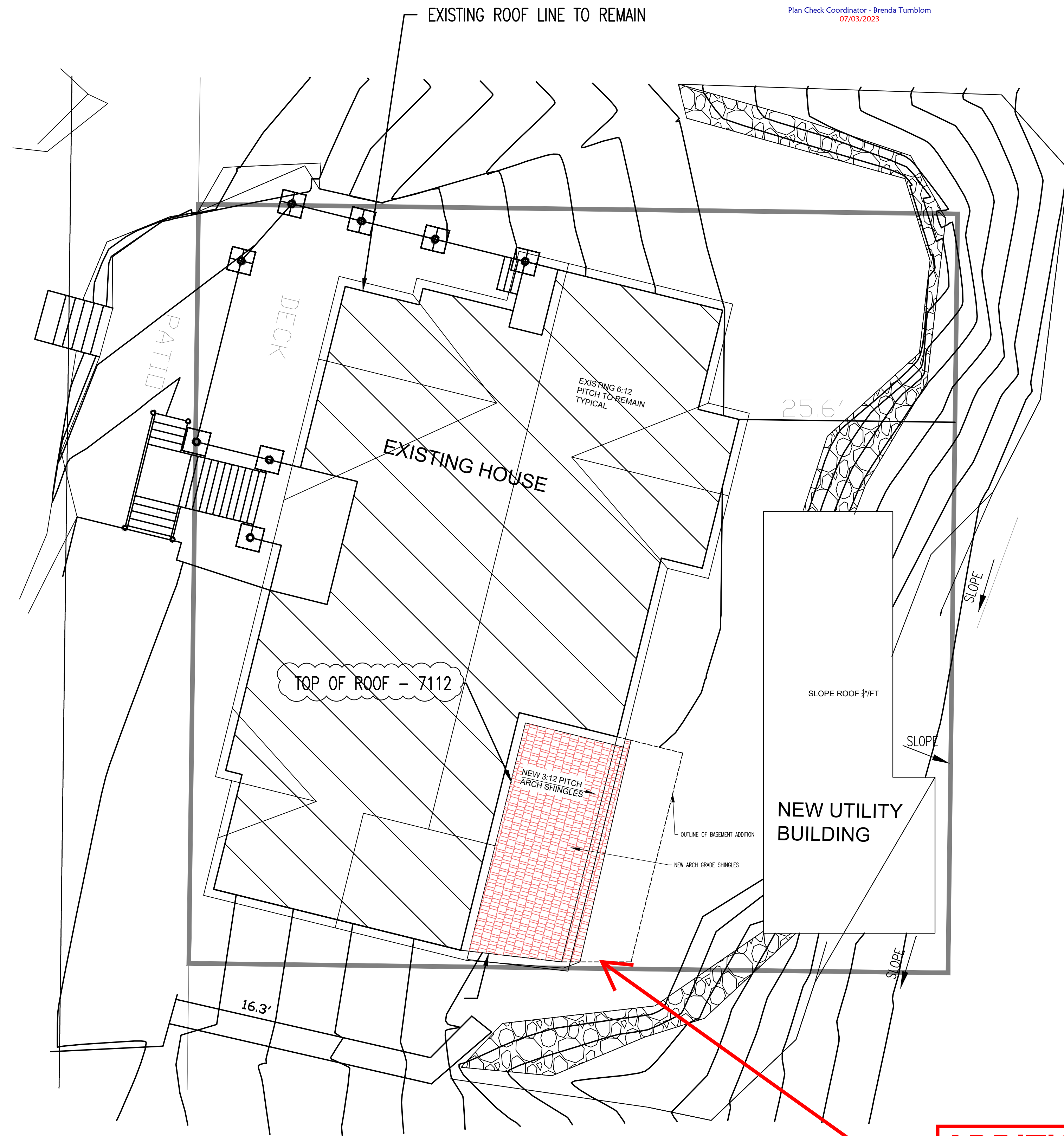
CLIENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
JOB: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DESIGN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 24" X 36". DIMENSIONS AND NOTES TAKE PRECEDENCE.

REVISIONS

**ARCHITECTURAL  
SITE  
PLAN**

SHEET  
**AS1**





**PARK CITY**  
UTAH  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Turnblom  
07/03/2023

ARCHITECTURAL ROOF PLAN  
SCALE: 1/8" = 1'-0"

**ADDITION IS NOT APPROVED TO  
EXTEND OUTSIDE OF PLATTED  
BUILDING PAD**

**JEFF KIMBELL  
ADDITION**  
950 AIRIE DR.  
PARK CITY UT

231 W 800 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801 . 487 . 8040 FX: 801 . 487 . 8668



CLIENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
JOB: \_\_\_\_\_  
No. \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWING IS REVIEWED IF (E.G.)  
DRAWING IS REVIEWED IF (E.G.)  
DRAWING IS REVIEWED IF (E.G.)

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |

ARCHITECTURAL  
ROOF  
PLAN

SHEET  
**AS2**



## CODE REQUIREMENTS

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

2015 IRC, 2017 NEC and 2015 IECC ARE THE GOVERNING CODES.

## PLUMBING NOTES

### 1. GENERAL PLUMBING NOTES:

PLUMBING SHALL NOT BE FLAG POLED. MAIN PLUMBING STACKS SHALL RUN UNDIMINISHED IN SIZE (3" MIN.) AND AS DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF.

PROVIDE LOCATION FOR GAS AND ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.

PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS.

ALL PLUMBING VENTS PASSING THROUGH THE ROOF TO BE MINIMUM 1 1/2" PIPE, AND AS DIRECT AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF.

PLUMBING VENTS SHALL BE 2' ABOVE OR 10' AWAY FROM ALL AIR INTAKE OPENINGS.

### 2. BATHROOM NOTES:

SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQ. IN. OF FLOOR AREA AND BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIA. NOT LESS THAN 30 IN.

HINGED SHOWER DOORS SHALL OPEN OUTWARD.

SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR.

1/2" WATER RESISTANT GDW TO BE USED @ TUB/SHOWER AREAS.

ALL SHOWER ENCLOSURES AND DOORS TO BE CONSTRUCTED WITH TEMPERED GLASS.

PROVIDE ANTI-SCALD SHOWER VALVE ON ALL SHOWER AND TUB SHOWER COMBOS.

BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH WINDOWS OF NOT LESS THAN 3 SQ. FT., ONE HALF OF WHICH MUST BE OPERABLE. (IF NO WINDOWS, A MECHANICAL VENTILATION SYSTEM SHALL BE REQ. THE MIN. VENTILATION RATES SHALL BE 50 CFM. FOR CONTINUOUS VENTILATION.)

THE FOLLOWING CLEARANCES MUST BE PROVIDED: 24" IN FRONT OF SHOWER, 21" IN FRONT OF TOILETS AND CABINETS.

TOILETS REQUIRE 30" MINIMUM WIDTH.

LAVATORY OR SINK FAUCET MAX. FLOW RATE IS 2.2 GPM. SHOWER IS 2.5 GPM AND WATER CLOSETS ARE 1.6 GPF.

LOCATE SINGLE TOWEL BARS @ 64" A.F.F.

ALL BATHROOMS & LAUNDRY ROOMS TO HAVE WATERPROOF GYPSUM BOARD.

## BRICK VENEER NOTES

LAP ALL JOINTS IN THE #9 HORIZONTAL JOINT REINFORCEMENT BY MINIMUM OF 2".

EACH GALV. BRICK TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET.

ATTACH BRICK TIES TO WALL STUDS. PLACE BRICK AROUND OPENINGS NOT MORE THAN 3" O.C. AND WITHIN 12 INCHES OF OPENING.

BRICK TIES SHALL BE MECHANICALLY ATTACHED TO HORIZONTAL JOINT REINFORCEMENT.

FOLLOW ALL OTHER REQUIREMENTS FOUND IN IRC SECTION R703.7.2

## CONSTRUCTION COMPLETION NOTES

CURB, GUTTER, AND SIDEWALK AT FRONTAGE OF LOT SHALL BE INSTALLED AT THE TIME OF NEW CONSTRUCTION. CURB, GUTTER AND SIDEWALK MUST BE CLEAN AND IN NEW CONDITION @ TIME OF FINAL INSPECTION.

ALL CONSTRUCTION DEBRIS SHALL BE REMOVED BY FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL STAGES OF CONSTRUCTION TO PREVENT TRAVELING FROM JOB SITE.

APPROVED NUMBERS SHALL BE PROVIDED FOR ADDRESS OF NEW BUILDING PLACED IN POSITION WHICH IS PLAINLY VISIBLE AND LEGIBLE FROM STREET AT FRONTAGE OF PROPERTY.

## CONCRETE AND EXCAVATION NOTES

### 1. GENERAL CONCRETE & EXCAVATION NOTES:

ALL COLUMNS, RETAINING WALLS AND ALL EXTERIOR FLATWORK, SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.44 AND SLUMP SHALL BE 4" OR LESS.

ALL FOOTINGS (2500 LBS), FOUNDATIONS (3000 LBS), AND INTERIOR (3000 LBS) SLABS ON GRADE SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH AS NOTED. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 4" OR LESS.

ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 30 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN.

ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND SHALL BE SPACED FROM THE FORMS (UNLESS SHOWN OTHERWISE) AS FOLLOWS: 2" IN BEAMS AND COLUMNS; 1" IN PROTECTED WALLS AND SUSPENDED SLABS; 2" IN UNPROTECTED WALLS; AND 3" ABOVE BOTTOM AND SIDES OF FOOTINGS.

ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH 2 #5 BARS EXTENDING 2'0" MIN BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.

FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W/2: #4 BARS EXTENDING 18" EACH DIRECTION.

ANY EARTH FILL TO SUPPORT CONCRETE FLOORS, WALKS, DRIVEWAYS, ETC. MUST BE COMPACTED TO 90% OR TO CODE OF AREA IN WHICH CONSTRUCTION TAKES PLACE.

NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING.

CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR).

CONCRETE LINTELS (MAX SPAN 6'-0") W/2: #4 BARS TOP & BOTTOM, 1'0" DEEP. EXTEND REBAR OVER OPENINGS AT LEAST 24" BEYOND OPENING

### 2. FOOTINGS:

**FOOTINGS SHALL BE EXCAVATED TO A 30" MINIMUM DEPTH 90 AS TO PROVIDE FROST PROTECTION. 40" MIN FROST LINE DEPTH FOR FOOTINGS.**

ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX. DENSITY. BASED ON ASTM D 1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO EXISTING SOIL. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.

### 3. FOUNDATION WALLS:

FOLLOW STATE AMENDMENT FOR FOUND. 7'-10" HIGH 8" CONC. FOUND. ON 10" CONC. FOOTING (SEE ENGR. FOR SIZE) VERT. #4 BARS (GRADE 60) @ 24" O.C. EXTEND TO WITHIN 3" OF TOP 6 #4 BARS HORIZ. (GRADE 60) W/ ONE BAR WITHIN 4" OF TOP & BOTTOM OF WALL. 1/2" x 10" J-BOLTS 32" O.C.

FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. A MINIMUM SLOPE OF 2% SHALL BE MAINTAINED FOR FIRST 10'-0" WITH 1% SLOPE THEREAFTER TO APPROVED DRAINAGE AREA.

BITUMINOUS COATING MUST BE PLACED ON FOUNDATION WALLS BELOW GRADE ENCLOSING HABITABLE SPACE

TOP OF FOUNDATION WALLS TO BE A MINIMUM 6 INCHES ABOVE ADJACENT FINISH GRADE.

### 4. CONCRETE SLABS:

ALL SUSPENDED SLABS AND BEAMS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.44 AND SLUMP SHALL BE 4" OR LESS.

CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

SLAB ON GRADE FLOORS AT EXTERIOR PERIMETER FOUNDATION WALLS THAT ARE ABOVE GRADE ARE REQUIRED TO BE INSULATED. ALSO BETWEEN THE WALL AND THE END OF THE SLAB A THERMO-BREAK IS REQUIRED.

PROVIDE CONTROL JOINTS IN SLABS AT A MAX. OF 10 FT. O.C. EACH WAY AND AS SHOWN ON PLANS. POUR SLABS BETWEEN CONTROL JOINTS, SO THAT ADJACENT POURS ARE STAGGERED. EXTERIOR AND GARAGE FLOORS ONLY.

## MECHANICAL NOTES

### 1. GENERAL MECHANICAL NOTES:

CONTRACTOR SHALL PROVIDE A MIN. OF 7'-0" HEADROOM IN ALL AREAS OF DWELLING, INCLUDING UNDER HEAT DUCTS, PLENUMS, PLUMBING ITEMS AND STRUCTURAL MEMBERS.

JOINTS FOR HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST (3) SCREWS EVENLY SPACED. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS.

NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED.

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 INCHES OF THE ROOM. SHOW MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE, UNLESS MANUFACTURERS INSTRUCTIONS DIFFER.

SHOW GAS LOGS AND EACH GAS APPLIANCE WITH A SHUT-OFF VALVE WITHIN 6 FEET OF THE APPLIANCE.

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.

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.

APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.

INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC.

### 2. DRYER NOTES:

DRYER EXHAUST SYSTEMS SHALL CONVEY THE MOISTURE TO THE OUTDOORS AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING WITH A BACK DRAFT DAMPER.

SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL.

TERMINATION MUST BE 4' BELOW OR TO THE SIDE AND 1' ABOVE WINDOWS OR DOORS. TERMINATION SHOULD ALSO BE 12" ABOVE GRADE.

THE MAX. LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET WITH THE LENGTH OF THE DUCT REDUCED 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND.

### 3. WATER HEATER NOTES:

PROVIDE PRESSURE RELIEF VALVE ON WATER HEATER.

PROVIDE HEATCHECK VALVES @ INLET & OUTLET OF WH.

SEISMIC TIE DOWNS TO BE PROVIDED AT ALL WATER HEATERS. LOCATE @ TOP 1/3 & BTM 1/3.

30" CLEARANCE TO BE PROVIDED IN FRONT OF ALL WATER HEATERS.

OUTSIDE COMBUSTION AIR TO BE PROVIDED FOR ALL WATER HEATERS & FURNACE.

PROVIDE EXPANSION TANK @ WATER HEATER.

EMERGENCY FLOOR DRAINS AT WATER HEATER REQ. A TRAP SEAL PRIMER OR DEEP SEAL TRAP.

FLUE AND EXHAUST VENTS WILL TERMINATE 4'-0" BELOW OR 4'-0" HORIZ. AND AT LEAST 1' ABOVE A DOOR OR OPERABLE WINDOW OR GRAVITY AIR INLET.

### 4. FURNACE NOTES:

PROVIDE (1) 9" DIAMETER DUCT FROM OUTSIDE TO MECHANICAL ROOM FOR COMBUSTION AIR. COVER INLET OF SUCH VENT WITH A CORROSION RESISTANT METAL SCREEN OF 1/4" MESH. VENT SHALL TERMINATE 4'-0" BELOW OR 4'-0" HORIZONTALLY AND AT LEAST 1'-0" ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO BUILDING.

FURNACE MUST HAVE A CLEARANCE 3' ON SIDES AND REAR WITH 12" WIDER THAN THE FURNACE. 30" CLEARANCE IN FRONT OF A FURNACE OR 6" MIN IF A DOOR IS IN FRONT. 30" BY 30" PLATFORM WITH LIGHT IS REQUIRED IN FRONT FOR SERVING.

FURNACES AND WATER HEATERS SHALL BE INSTALLED SUCH THAT THEY CAN BE REMOVED INDIVIDUALLY WITHOUT REMOVING THE OTHER APPLIANCE.

## WINDOW NOTES

### 1. GENERAL WINDOW NOTES

EGRESS RESCUE WINDOWS TO BE PROVIDED IN ALL BEDROOMS AND MIN. 1" IN BASEMENT. EGRESS WINDOWS TO HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING. SEE 2015 IRC SECTION R310.1.

WINDOWS SHOULD BE HEADED AT DOOR HEIGHT.

BEDROOM WINDOWS TO HAVE A FINISHED SILL HEIGHT MAX. OF 44" FROM FLOOR.

WINDOWS GLASS SIZE TO BE 8% OF THE FLOOR SQ. FT. AND VENTILATION SIZE TO BE 4% OF THE FLOOR SQ. FT.

TEMPERED GLASS IS REQUIRED WITHIN 24" HORIZONTALLY OF DOORS, WITHIN 18" OF THE FLOOR, WITHIN 60" ABOVE A STAIRWAY OR A TUB OR SHOWER DRAIN, OR WITHIN 36" OF A STAIRWAY OR LANDING. ONLY 18" IS REQUIRED IF THERE IS A RAILING. ALL GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALL ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5'-0" OF STAIRS, OR GLAZING WITHIN 5'-0" OF SPAS OR POOLS CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT.

ALL WINDOWS (EXCEPT GARAGE) SHALL BE DOUBLE GLAZED WITH 1/2" MIN. SPACES. U-VALUE OF WINDOW PER MEC CHECK MIN.

ALL OPERABLE WINDOWS AND GLASS DOORS SHALL INCLUDE SCREENS.

### 2. WINDOW WELLS

PROVIDE 1/10 OF HABITABLE ROOMS IN BASEMENT IN GLASS FOR NATURAL LIGHT.

WINDOW WELLS TO BE 3' WIDE. COMPLY WITH IRC R310.2.3

ALL BASEMENT WINDOWS NOT FULLY 6' ABOVE GRADE SHALL BE PROTECTED BY G.I. OR CONC. WINDOW WELLS. WELLS SHALL BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 10" OF 1" AGGREGATE GRAVEL. TOP OF GRAVEL TO BE 6" BELOW WINDOW SILL.

EGRESS WINDOW WELLS DEEPER THAN 44" REQUIRE A PERMANENTLY AFFIXED LADDER. ALL LADDERS MUST HAVE A 14" MIN. WIDTH, 14" MAX. SPACE BETWEEN WIDTH, 14" MAX. SPACE BETWEEN RUNGS AND A 6" MIN. TOE SPACE. LADDER SHALL NOT BE PLACED BEHIND OPERABLE PORTION OF CASEMENT WINDOW WHEN WINDOW IS IN THE OPEN POSITION. LADDER OR STAIRS SHALL BE MANUFACTURED TO ONLY ENCRDACH 6" INTO THE REQUIRED DIMENSIONS.

ANY GRATES OR DOMES ON WINDOWS WELLS REQUIRE AN APPROVED RELEASE MECHANISM THAT IS OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS OR ANY SPECIAL EFFORT.

## ROOF NOTES

### 1. GENERAL ROOF NOTES:

PROVIDE 30# INTERLAYMENT BETWEEN COURSES OF SHAKES. PROVIDE ROOF VALLEY FLASHING AS PER CODE.

ICE SHIELD SHALL EXTEND FROM THE EAVE TO AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE.

COMPOSITION SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS DOUBLE UNDERLAYMENT IS INSTALLED.

PROVIDE EXTERIOR GRADE PLYWOOD OR OTHER APPROVED EXTERIOR MATERIALS FOR SOFFITS.

THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300TH PROVIDED THAT AT LEAST 50% OF THE AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, THE OTHER 50% TO BE PROVIDED BY VENTED SOFFIT SYSTEM.

### 2. ROOF FRAMING NOTES:

PRE-ENGINEERED TRUSSES TO BE BLOCKED AND BRACED PER MANUFACTURERS RECOMMENDATIONS.

PROVIDE CROSS BRACING AT PERMANENT CONTINUOUS LATERAL BRACING AT A MAXIMUM OF 20'-0" O.C. AND A MINIMUM OF (2) CROSS BRACES PER CONTINUOUS BRACE.

ALL TRUSS CONNECTION HARDWARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

PROVIDE HURRICANE TIES ON ALL RAFTERS AND TRUSSES AS REQ'D PER ENGINEER OR CODE.

## ELECTRICAL NOTES

### 1. GENERAL ELECTRICAL NOTES:

ALL CIRCUITS IN BEDROOMS SHALL BE ARC FAULT PROTECTED.

CLOSETS MUST HAVE 12" BETWEEN AN INCANDESCENT LIGHT AND A SHELF AND 6" FOR A FLOURESCENT LIGHT.

CEILING FANS EXCEEDING 35LBS. MUST BE INDEPENDENTLY SUPPORTED OF THE OUTLET BOX.

A SWITCH CONTROLLED LIGHT MUST BE PROVIDED AT ALL HALLWAYS, STAIRWAYS, EXITS AND EACH ROOM.

INSTALL A SECONDARY GROUNDING SYSTEM WHEN USING THE WATER SERVICES AS THE PRIMARY GROUND.

ELECTRICAL CENTRAL HEATING EQUIPMENT, OTHER THAN FIXED ELECTRIC SPACE HEATING EQUIPMENT, SHALL BE SUPPLIED WITH AN INDIVIDUAL BRANCH CIRCUIT.

### 2. OUTLETS:

ELECTRICAL CONVENIENCE OUTLETS SHALL BE SPACED SUCH THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET. SMALL WALL SEC. 2'-0" OR WIDER (INCLUDES BETWEEN DOORS) REQUIRE AN OUTLET.

GFCI PROTECTION MUST BE PROVIDED FOR ANY RECEPTACLE OUTLET IN THE FOLLOWING: OUTSIDE, BATHROOM, ANY COUNTERTOP KITCHEN/LAUNDRY, UNFINISHED SPACE, GARAGE OUTLETS MIN. 18" ABOVE FINISHED FLOOR HEIGHT.

A RECEPTACLE OUTLET MUST BE PROVIDED AT EACH SECTION OF THE KITCHEN COUNTERTOP 12" OR WIDER. THERE MUST ALSO BE A MIN. OF TWO (2) DETECTOR COUNTERTOP CIRCUITS.

OUTSIDE FRONT AND REAR OUTLETS MUST HAVE WATERPROOF COVERPLATE.

### 3. SMOKE & CARBON MONOXIDE DETECTORS:

CARBONMONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A HOME.

A HARD WIRED WITH BATTERY BACKUP SMOKE DETECTOR MUST BE INSTALLED IN ALL BEDROOMS (NEW & EXISTING) IN THE ACCESS AREA TO ALL BEDROOMS, AND AT LEAST ONE PER FLOOR.

TWO (2) FOOT CHANGES IN CEILING HEIGHT REQUIRE AN ADDITIONAL SMOKE DETECTOR.

ALARM SOUND MUST BE AUDIBLE IN ALL AREAS OF HOME. WHEN BEDROOMS OCCUR ON 2ND STORIES, THE DETECTOR SHOULD BE LOCATED AT THE TOP OF THE STAIRWAY.

### 4. ELECTRICAL PANEL

ELECTRICAL PANEL TO BE 200 AMP.

CLEARANCE FOR ELECTRICAL PANEL SHALL BE 30" WIDE BY 36" DEEP BY 6'-8" TALL MIN.

ELECTRICAL PANEL IS NOT TO BE INSTALLED IN BATHROOMS, FIRE RATED GARAGE WALLS, CLOSETS, BEHIND A DOOR, OR IN A ROOM THAT MAY BE LOCKED.

### 5. ELECTRICAL METER

MAIN ELECTRICAL SERVICE ENTRANCE MUST BE ON SIDE OF HOUSE WITHIN 10'-0" OF THE FRONT CORNER OF THE HOUSE.

ELECTRICAL SERVICE ENTRANCE CANNOT BE LOCATED OVER A WINDOW WELL OR WITHIN 3'-0" OF GAS METER.

## FIRE PROTECTION NOTES

ATTIC ACCESS TO BE 22" X 30" FINISH MIN. AND NOT LOCATED ABOVE A SHELF IN CLOSETS. 30" HEADROOM REQ. ABOVE ACCESS. 1 HOUR FIRE RESISTANT CONSTRUCTION AND LATCH IN GARAGES. PER IRC R607.1

PROVIDE 1 HR. SEPERATION BETWEEN GARAGE AND LIVING SPACES. 5/8" TYPE X GYP WALLS, CEILING & BEAMS. (1) LAYER 5/8" TYPE "X" ON CEILING WHEN LIVING SPACE IS ABOVE. SEE 2015 IRC.

DOORS FROM DWELLING TO GARAGE AREAS TO BE 1 3/4" SOLID CORE WOOD OR 20 MIN. RATED W/ CLOSURE. SEE FLOOR PLANS FOR LOCATIONS.

ALLOW 30" MIN. CLEARANCE BETWEEN RANGE TOP AND COMBUSTIBLE MATERIALS. ALLOW SIDE CLEARANCE PER MANUFACTURER SPECS ON APPLIANCE. RANGE HOOD SHALL VENT TO OUTSIDE WITH SINGLE WALL PIPE WITH A 1" MIN. CLEARANCE FROM COMBUSTIBLE MATERIALS.

FIREBLOCK STUD SPACES OVER 10'-0" IN HEIGHT, FURRED SPACES, SOFFITS, DROP CEILINGS, COVE CEILINGS, STAIR STRINGERS AT TOP AND BOTTOM OF RUN, BEARING WALLS AND CEILING JOIST LINES, ETC. FIRE STOPPING SHALL CONSIST OF 2" NOMINAL LUMBER, FIRESTOP OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED NON COMBUSTIBLE MATERIALS.

## FRAMING AND SHEATHING NOTES

### FRAMING AND SHEATHING NOTES:

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON (OR EQUIV.) METAL CONNECTORS.

SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES.

INSTALL JOIST, RAFTER AND BEAM HANGERS AND POST CAPS PER MANUFACTURERS SPECIFICATIONS.

USE BALOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EACH END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

TREATED WOOD OR REDWOOD IS REQUIRED WHEN WOOD IS IN CONTACT WITH CONCRETE. GRADE MUST BE 6" BELOW SIDING AND 18" BELOW FLOOR JOIST.

JOISTS UNDER PARALLEL BEARING PARTITIONS TO BE DOUBLED. JOISTS UNDER PARALLEL NON BEARING WALLS SHALL BE DOUBLED IF WALL EXCEEDS 1/3 THE LENGTH OF JOISTS 12" AND LONGER. 3/4" PLYWOOD OR O.S.B. SHALL BE USED FOR SUBFLOOR IF JOIST SPACING IS 24"

SOLID BLOCK BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER BEARING WALLS. SAID BLOCKING TO BE 2" NOMINAL THICKNESS AND FULL DEPTH OF JOIST, RAFTER OR TRUSS.

UNLESS OTHERWISE NOTED, BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS WITH MIN. 7/16" O.S.B OR EQUIVALENT PLYWOOD WITH 8d NAILS @ 6" O.C. ON PANEL EDGES AND 12" O.C. IN FIELD OF PANEL. (UNLESS OTHERWISE NOTED)

PROVIDE MINIMUM OF 2 INCH THICK REDWOOD PLANKS FOR DECK IF DECK JOIST SPACING IS 16" ON CENTER OR GREATER. NOMINAL 1" THICK PLANKING SHALL NOT BE USED WHERE DECK JOISTS ARE SPACED GREATER THAN 12" ON CENTER.

PROVIDE A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON EXTERIOR WALLS AND ROOF CEILINGS.

ALL EIFS STUCCO SYSTEMS MUST HAVE A WATER WAY OR CHANNEL SYSTEM INSTALLED BETWEEN THE FOAM AND WOOD SHEATHING.

## STAIR AND HANDRAIL NOTES

### STAIR AND HANDRAIL NOTES:

#### 1. STAIR NOTES:

STAIR RISERS NOT TO EXCEED 8" HIGH WITH STAIR TREADS TO BE MINIMUM OF 9" WITH NO MORE THAN 3/8" VARIATION.

A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. IF THE TREAD IS 11" OR DEEPER, NO NOSING IS REQUIRED.

PROVIDE HEADROOM CLEARANCE OF 68" MIN.

#### 2. HANDRAIL NOTES:

HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING (2) OR MORE RISERS.

HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" HIGH.

HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO NEWEL POSTS OR SAFETY TERMINALS.

HANDRAIL SHALL HAVE A DIAMETER NOT LESS THAN 1 1/8" AND NO MORE THAN 2-5/8". HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHERSIDE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THAT WALL AND THE HANDRAIL.

GUARDRAILS (36" + ) ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS MORE THAN 30" ABOVE FINISHED GRADE.

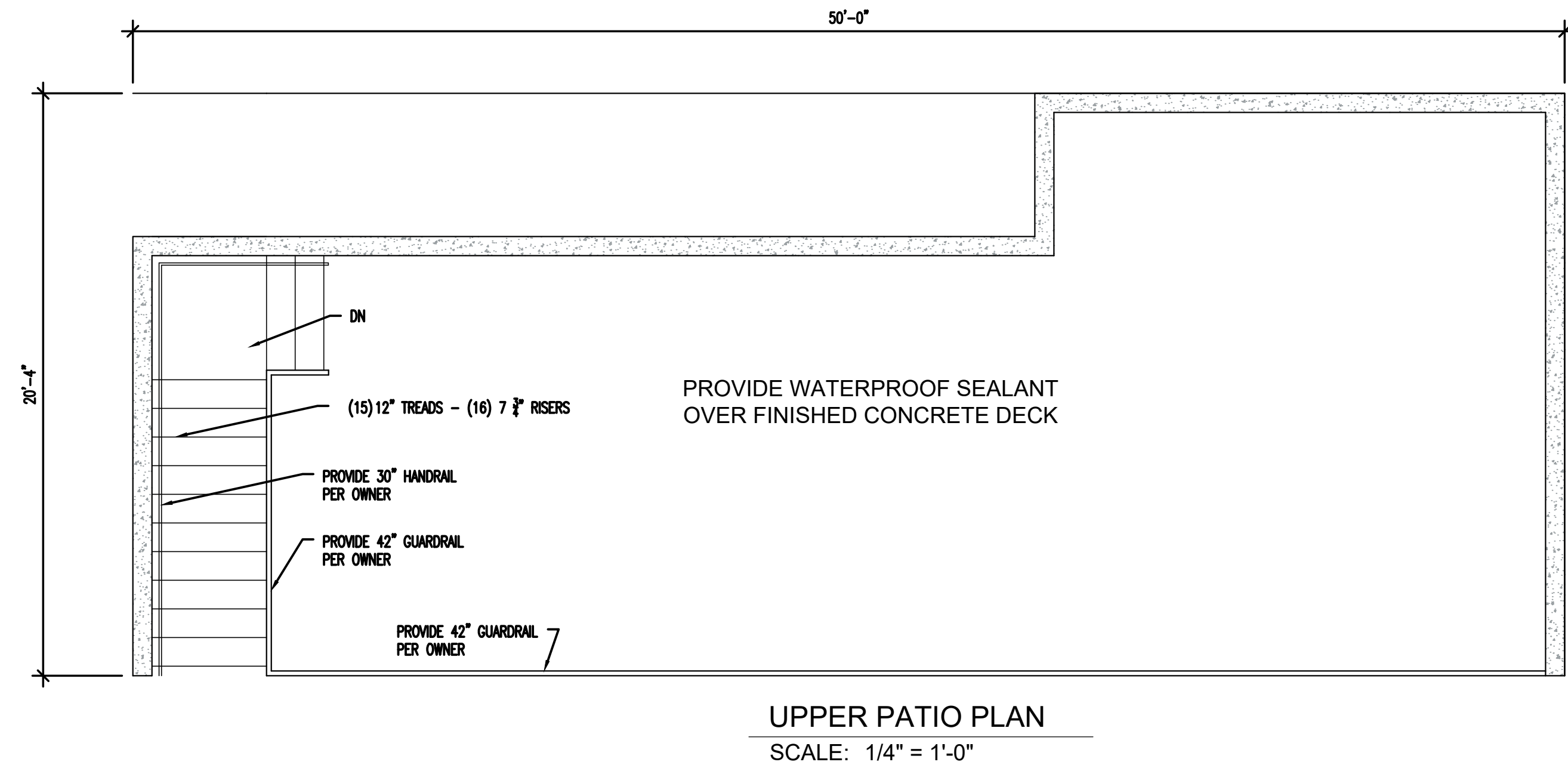
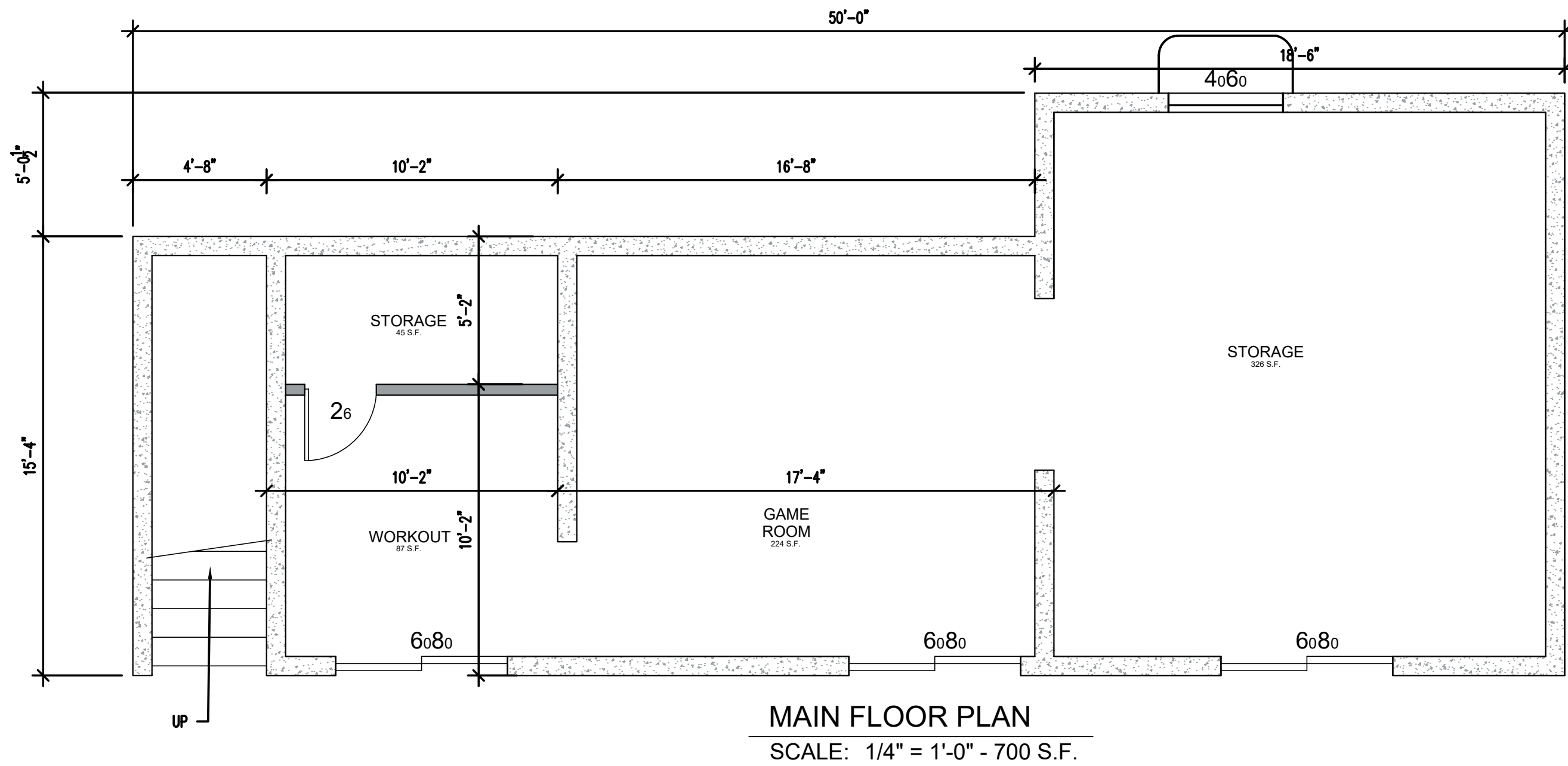
BALLUSTERS FOR HANDRAILS AND GUARDRAILS SHALL BE SPACED NO MORE THAN 4" APART AND SHALL NOT HAVE LADDER EFFECT.

STAIRWAYS SHALL NOT BE LESS THAT 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.

#### 3. LANDINGS:

ALL EXTERIOR DOORS SHALL HAVE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE FLOOR OR LANDING AT A DOOR SHALL NOT BE MORE THAN 1





**PARK CITY**  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Turnblom  
07/03/2023

**JEFF KIMBELL**  
**ADDITION**  
950 AIRIE DR.  
PARK CITY UT

231 W 600 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801 . 487 . 8040 FX: 801 . 487 . 9668

CLIENT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
JOB \_\_\_\_\_  
DATE \_\_\_\_\_  
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 1/4" = 1'-0". DIMENSIONS AND NOTES TAKE PRECEDENCE.

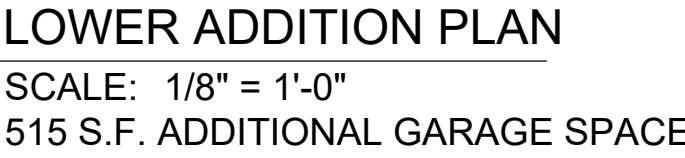
DRAWN: Auditor \_\_\_\_\_  
DESIGN: Designer \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED: Checker \_\_\_\_\_  
DATE: 03/01/2019

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |

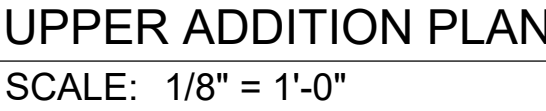
**FLOOR PLAN**

SHEET  
**A100**





NOTE: CONTRACTOR TO FIELD  
VERIFY ALL DIMENSIONS PRIOR TO  
ANY FABRICATION



**Ward Engineering Group**  
Planning Engineering Surveying

CLIENT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 JOB \_\_\_\_\_  
 No. \_\_\_\_\_

DRAWN Author  
BY:

DESIGN Designer  
BY:

CHECKED Checker  
BY:

DATE 09/06/2022

[illegible]

10

## HOUSE ADDITION PLANS

SHEET

**A101**



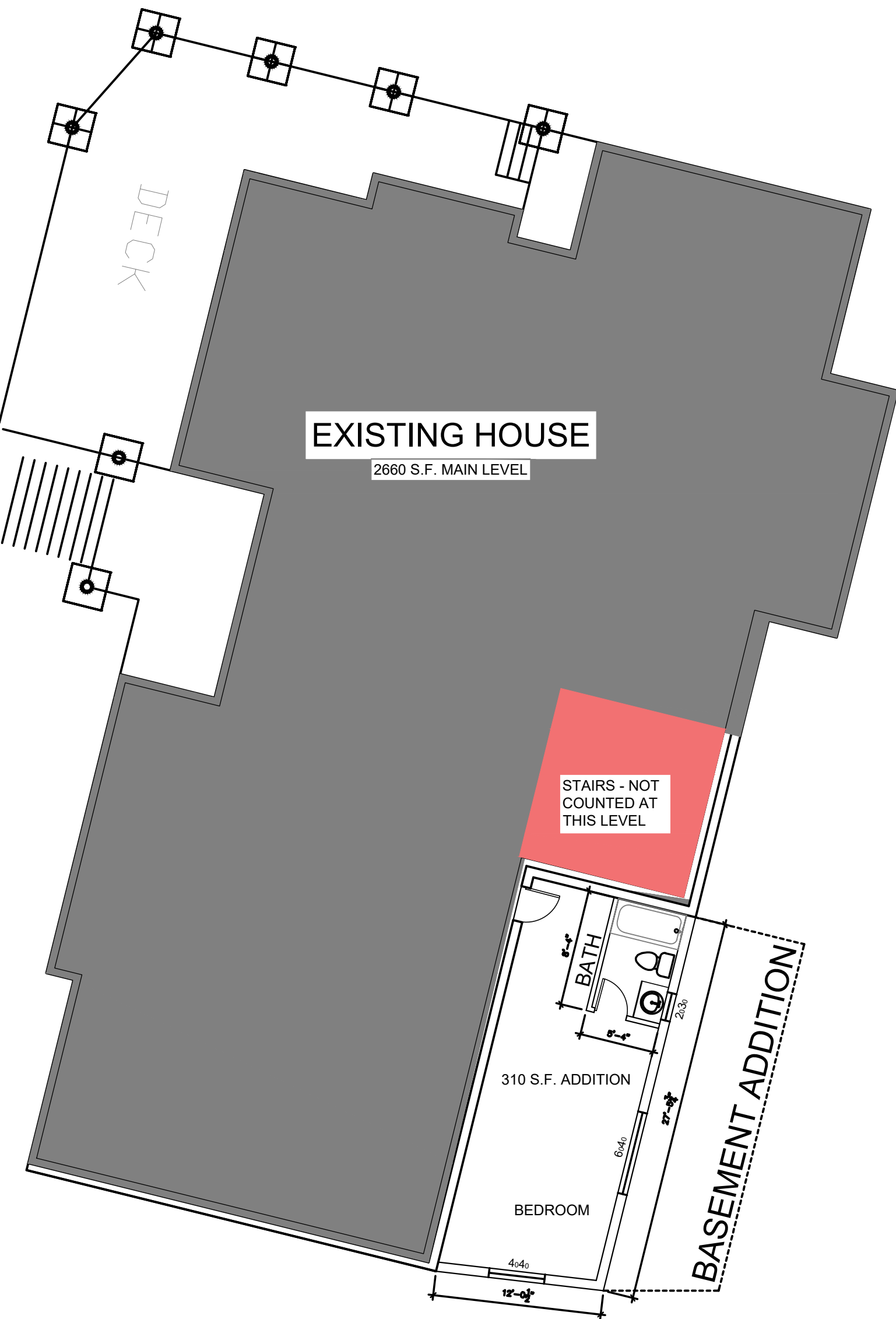
PARK CITY  
UTAH  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Turblom  
07/03/2023

PER THE SECOND AMENDED PLAT  
HEARTHSTONE SUBDIVISION PLAT  
NOTE 3: "THE MAXIMUM HOUSE SIZE  
FOR LOT 2 IS 5,000 SQUARE FEET  
OF GROSS RESIDENTIAL FLOOR  
AREAS AS DEFINED BY THE LMC.



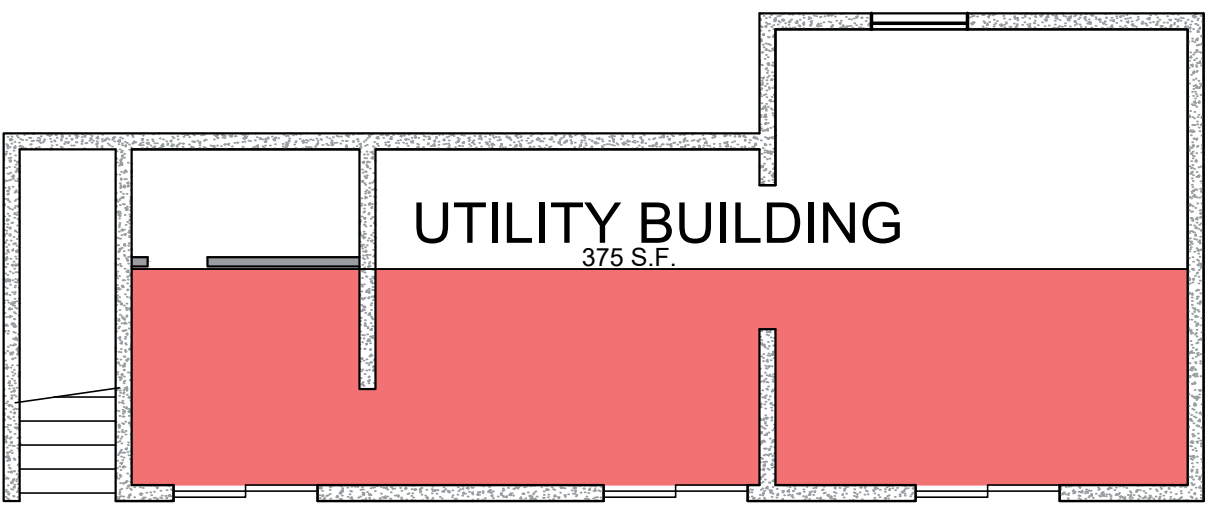
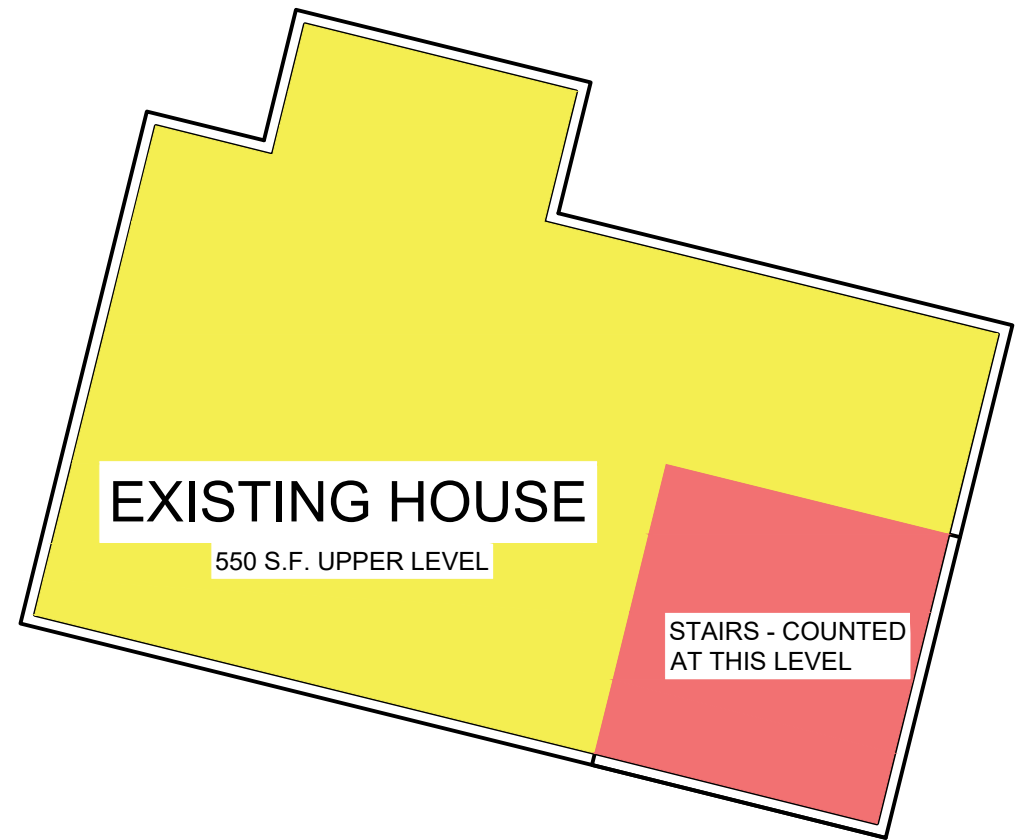
LOWER ADDITION PLAN  
SCALE: 1/8" = 1'-0"  
515 S.F. ADDITIONAL GARAGE SPACE

NOTE: TOTAL BUILDING FOOTPRINT  
2660 EXISTING MAIN FLOOR (NO STAIRS)  
310 BEDROOM ADDITION  
610 BASEMENT WALKOUT  
550 UPPER FLOOR  
STAIRS - 115x2 = 230  
SUBTOTAL - 2660+310+610+550+230 = 4360 SF - MAIN HOUSE  
375 S.F. UTILITY BUILDING  
4735 TOTAL FINISHED S.F.  
840 S.F. EXISTING GARAGE



MAIN LEVEL ADDITION PLAN  
SCALE: 1/8" = 1'-0"

EXISTING HABITABLE SQUARE FOOTAGE:  
BASEMENT 1,820  
MAIN FLOOR 2,660  
UPPER LEVEL 550  
TOTAL 5,030  
UTILITY BUILDING 375  
MAIN FLOOR ADDITION 310  
PROPOSED SQUARE FOOTAGE TOTAL 5,715



JEFF KIMBELL  
ADDITION

231 W 800 South Suite A Salt Lake City, Utah 84101  
Ward Engineering Group  
Planning Engineering Surveying  
PH: 801.487.8040 FX: 801.487.8668

CLIENT :  
ADDRESS :  
JOB No :  
DATE : 03/06/2022  
DRAWN BY :  
DESIGN BY :  
CHECKED BY :  
DATE : 03/06/2022

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |

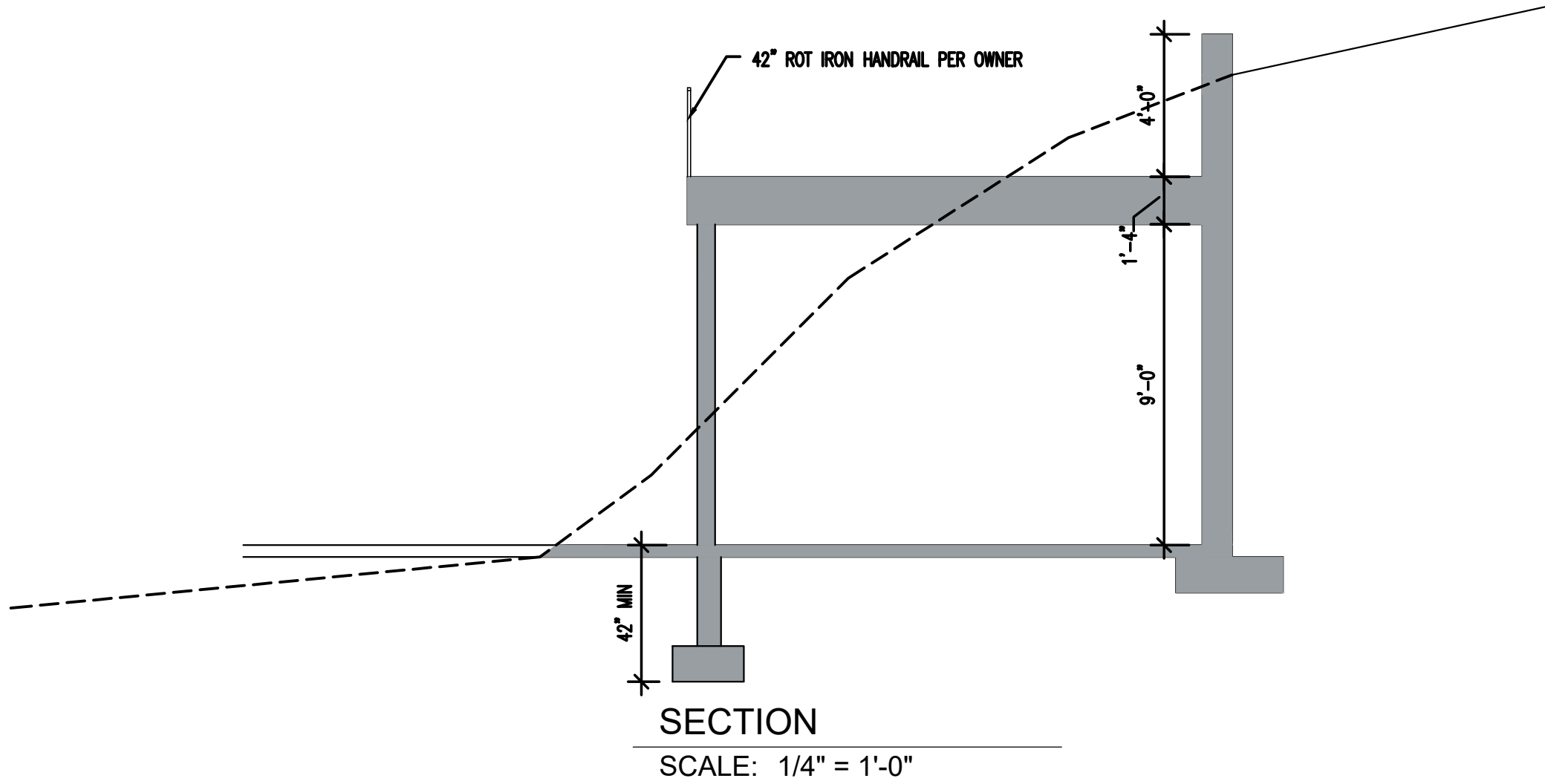
HOUSE S.F.  
PLANS

SHEET  
A102

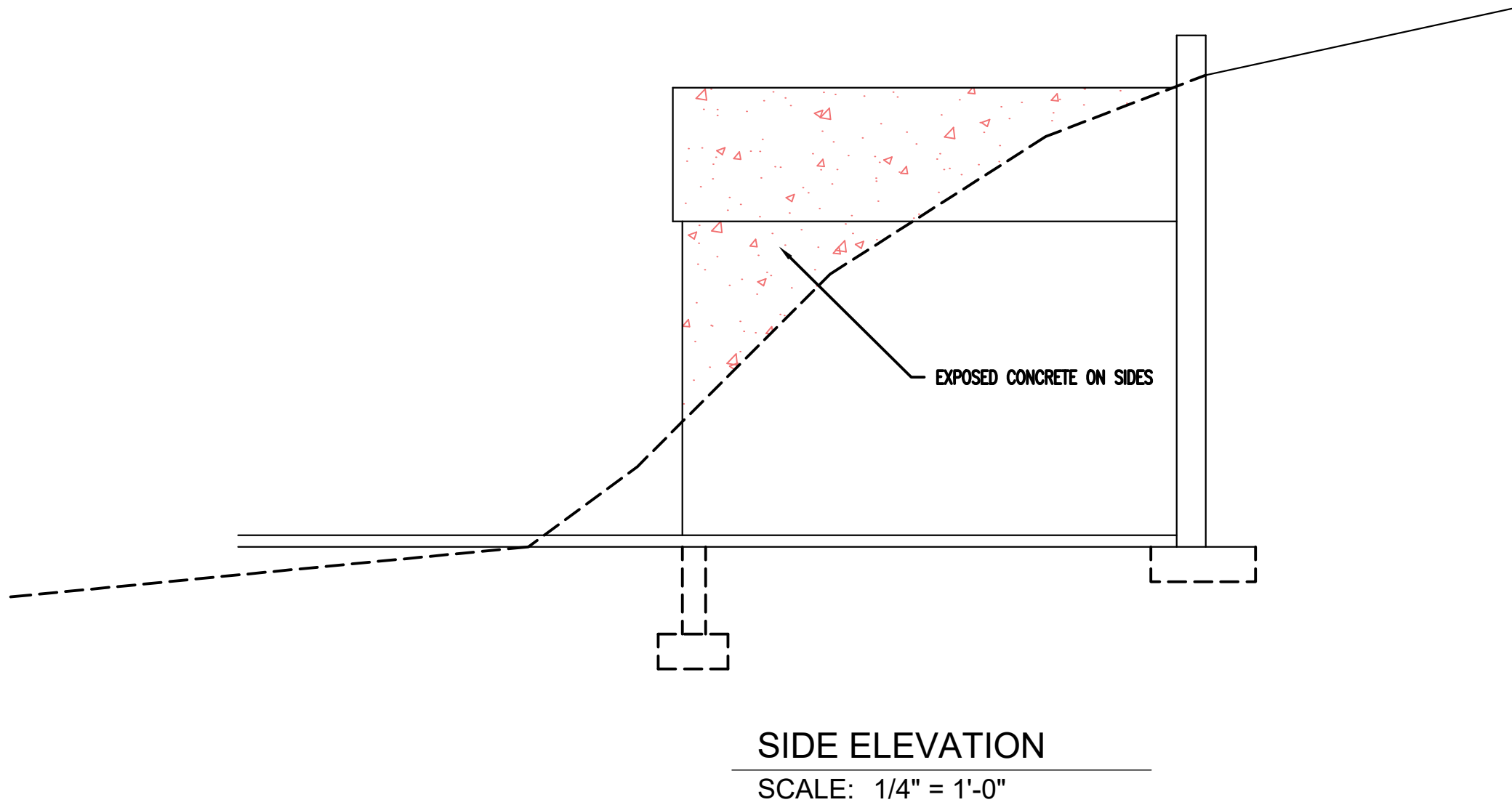




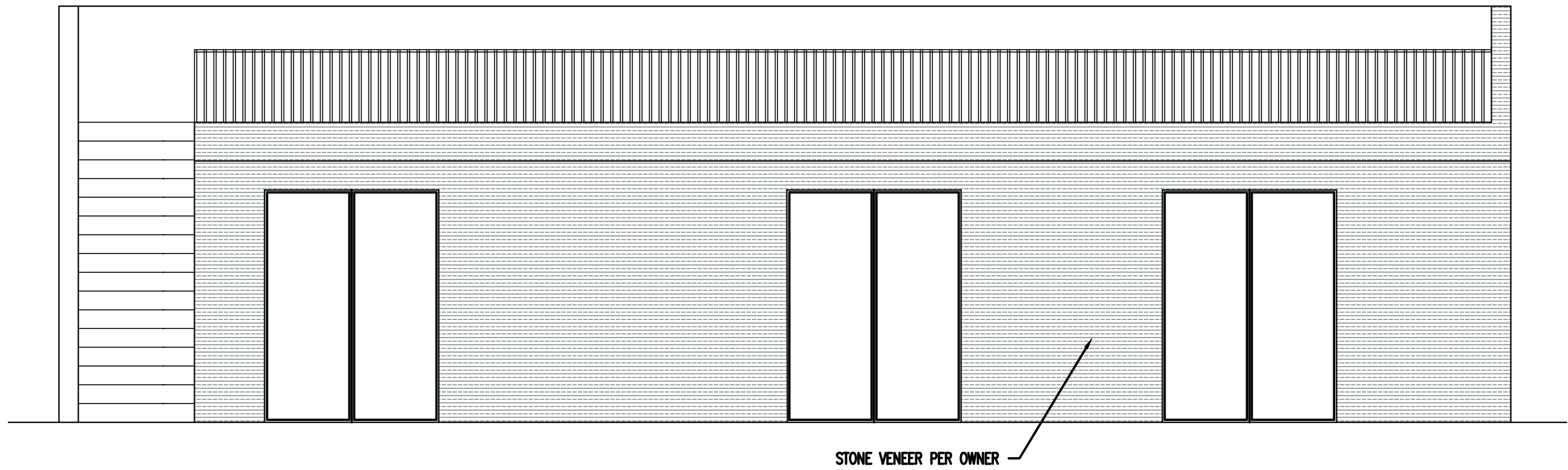
1-800-662-4111  
208-2100  
1000 N. 1000 E.  
SALT LAKE CITY, UT 84143



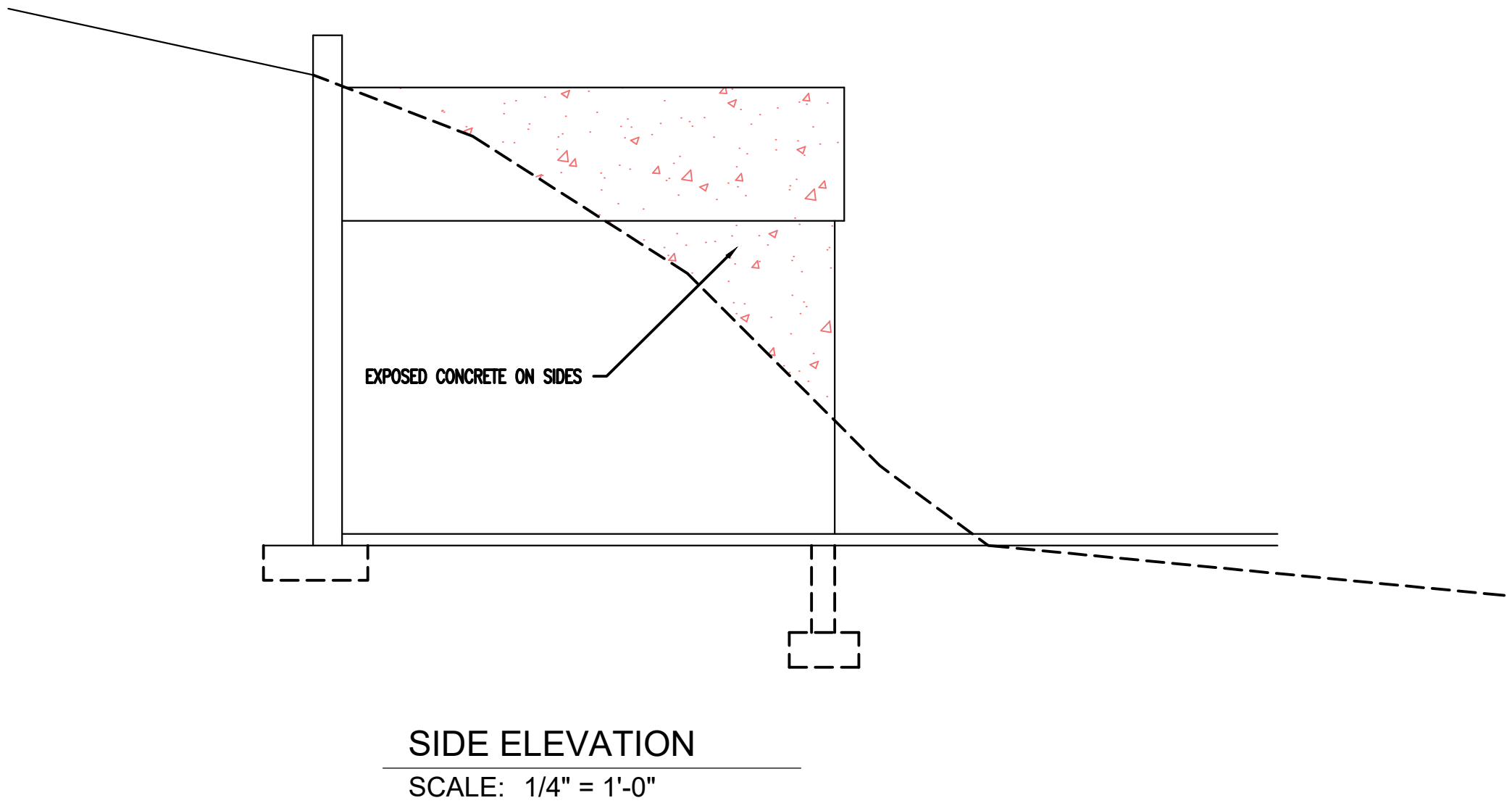
SECTION  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**PARK CITY**  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Turnblom  
07/03/2023

**JEFF KIMBELL**  
**ADDITION**  
950 AIRE DR.  
PARK CITY UT

231 W 800 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801.487.8040 FX: 801.487.8668

CLIENT :  
ADDRESS :  
JOB :  
NO. :  
**DO NOT SCALE THIS DRAWING** DRAWINGS ARE REPRODUCED FROM THE ORIGINAL DRAWING. ANY CHANGES TO THE ORIGINAL DRAWING WILL BE INDICATED BY A REVISION.

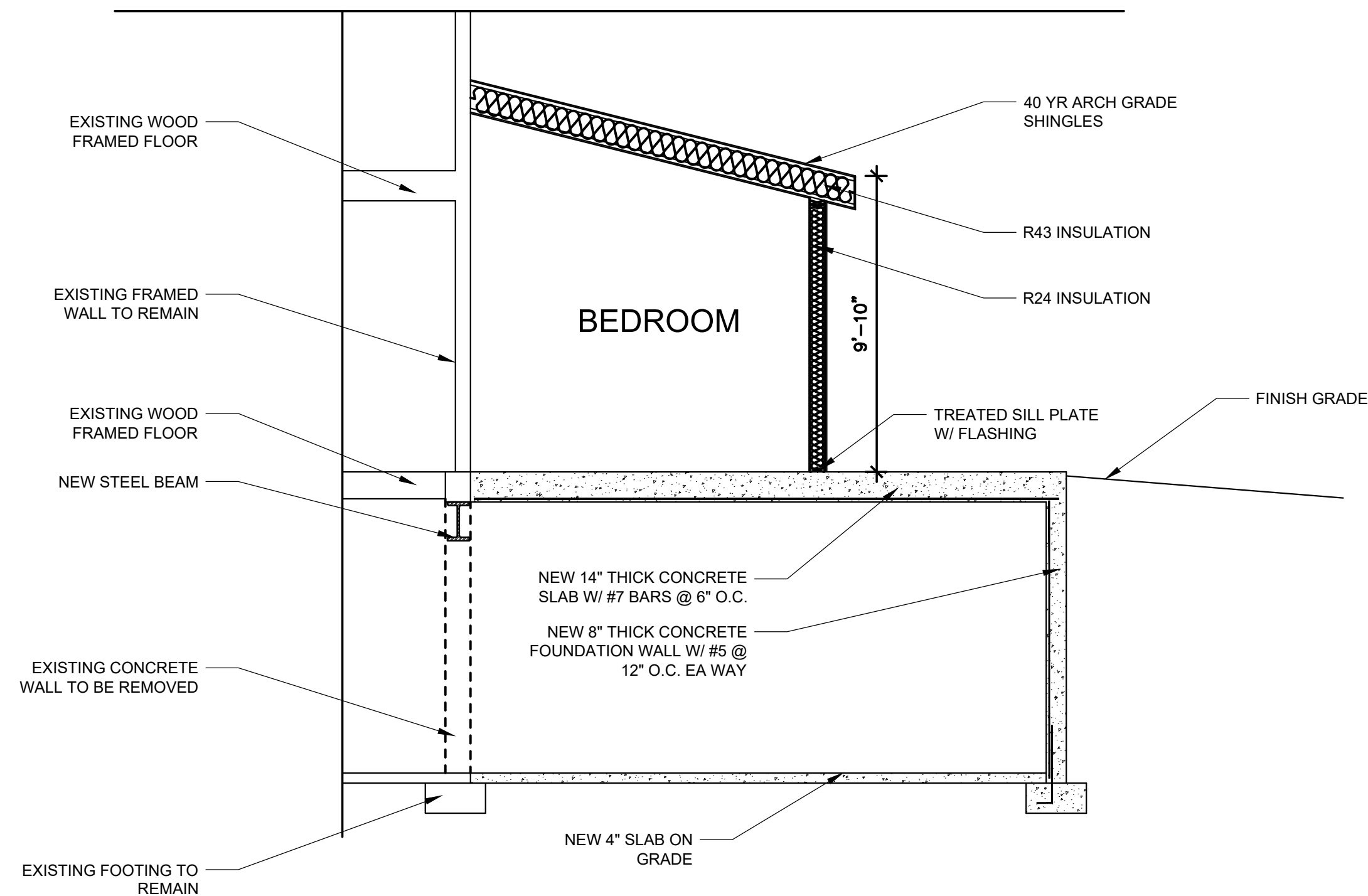
DRAWN BY: Author  
DESIGN BY: Designer  
CHECKED BY: Checker  
DATE: 03/01/2019

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |

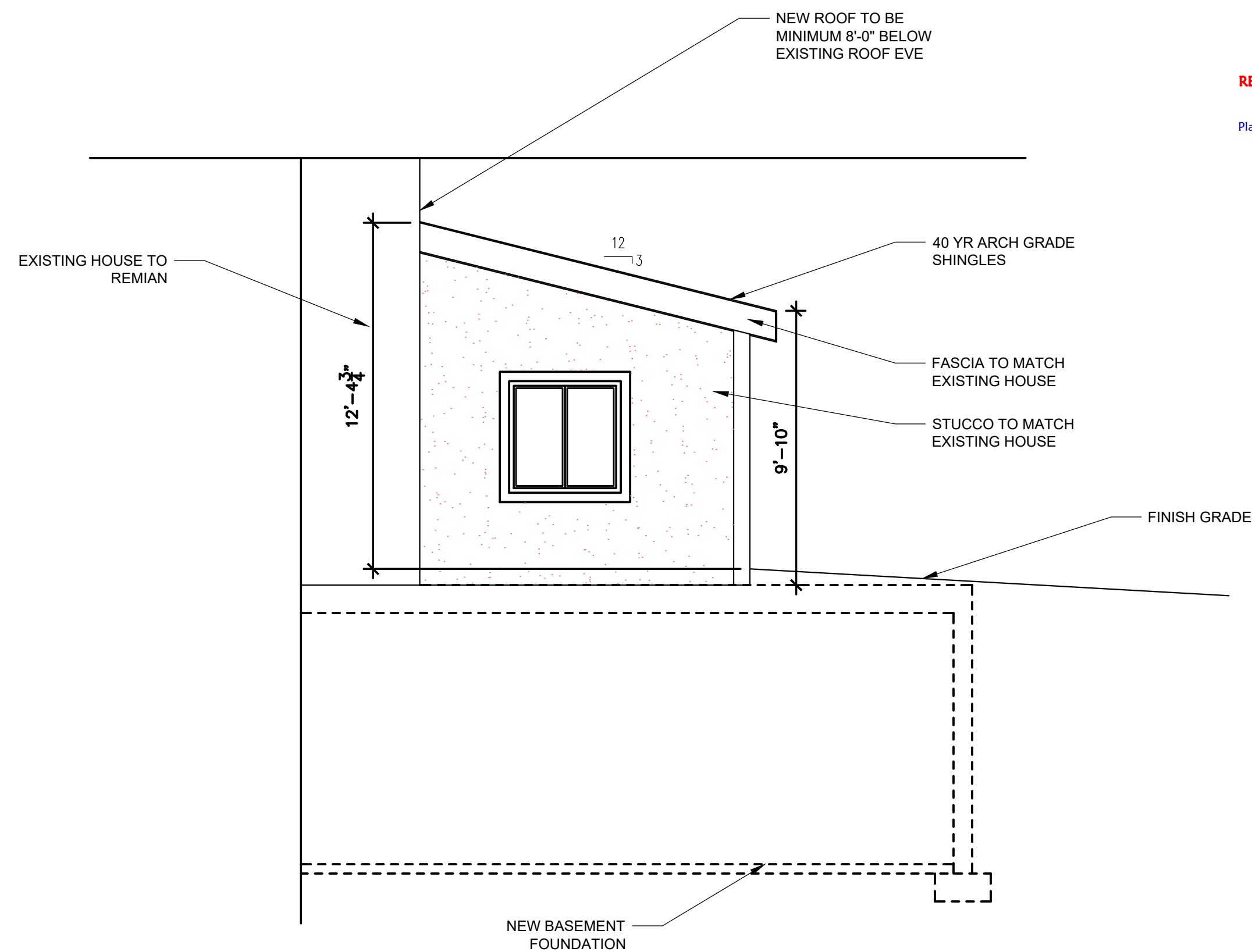
**ELEVATION /SECTION**

SHEET  
**A200**

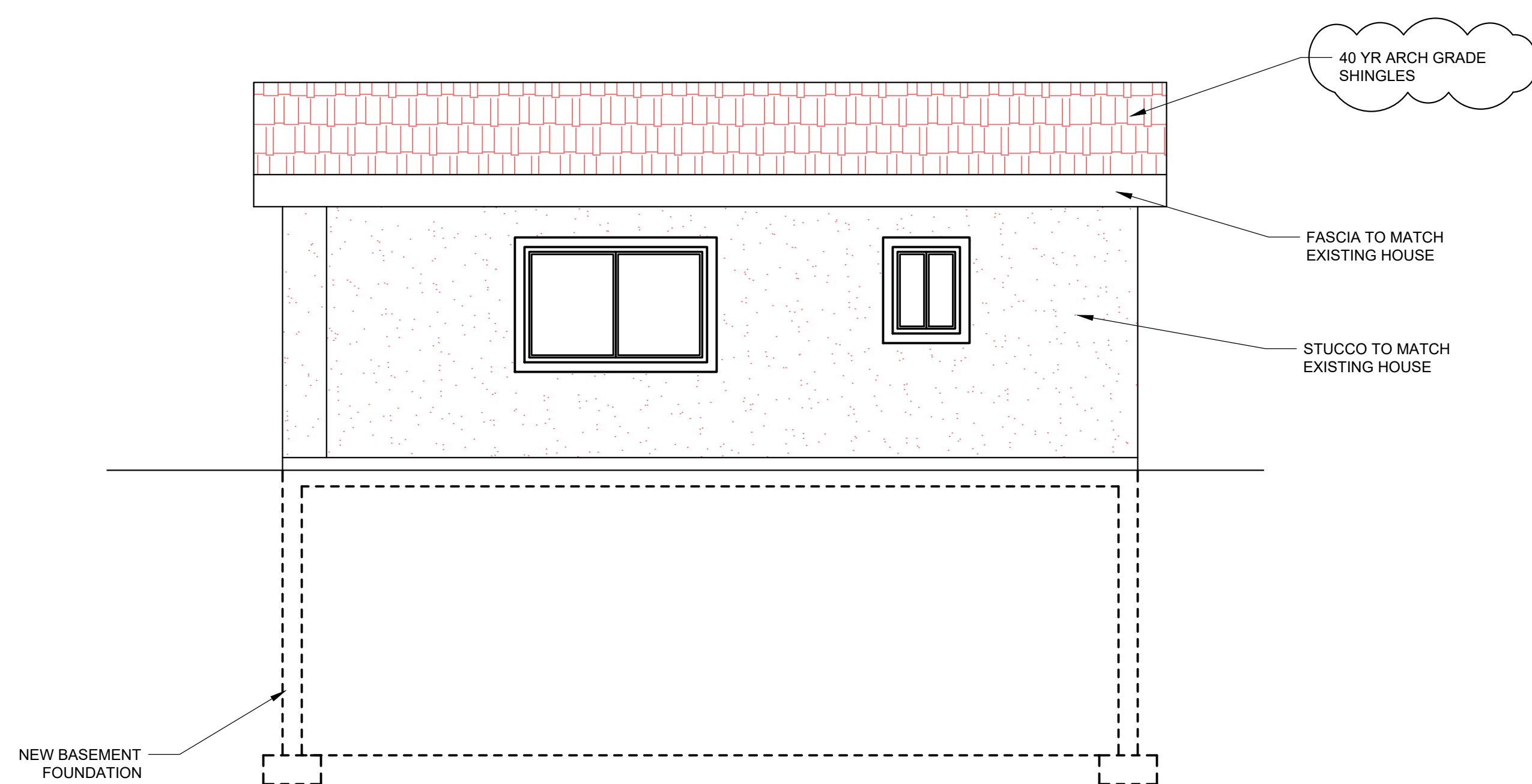




SECTION  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**PARK CITY**  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Turnbull  
07/03/2023

**JEFF KIMBELL**  
**ADDITION**  
950 AIRIE DR.  
PARK CITY UT

231 W 800 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

CLIENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
JOB: \_\_\_\_\_  
DATE: 09/06/2022  
DRAWING IS REDUCED IF LESS THAN 24" X 36" DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: \_\_\_\_\_  
DESIGN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 09/06/2022

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |

**HOUSE  
ADDITION  
SECTIONS**

SHEET  
**A202**





**JEFF KIMBELL  
ADDITION**

100 South Suite A Salt Lake City, Utah 84101

---

***Ward Engineering Group***

---

Planning Engineering Surveying

231 W 800 South Suite A Salt Lake City, Utah 84101

PH: 801.487.8040 FX: 801.487.8668

CLIENT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
JOB \_\_\_\_\_  
No. \_\_\_\_\_

**DO NOT SCALE THIS DRAWING.** DRAWING IS REDUCED IF LESS THAN 22 IN. x 34 IN. DIMENSIONS, AND NOTES TAKE PREFERENCE.

DRAWN BY: \_\_\_\_\_  
 DESIGN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE 09/06/2022

REVISIONS

## HOUSE ADDITION PLANS

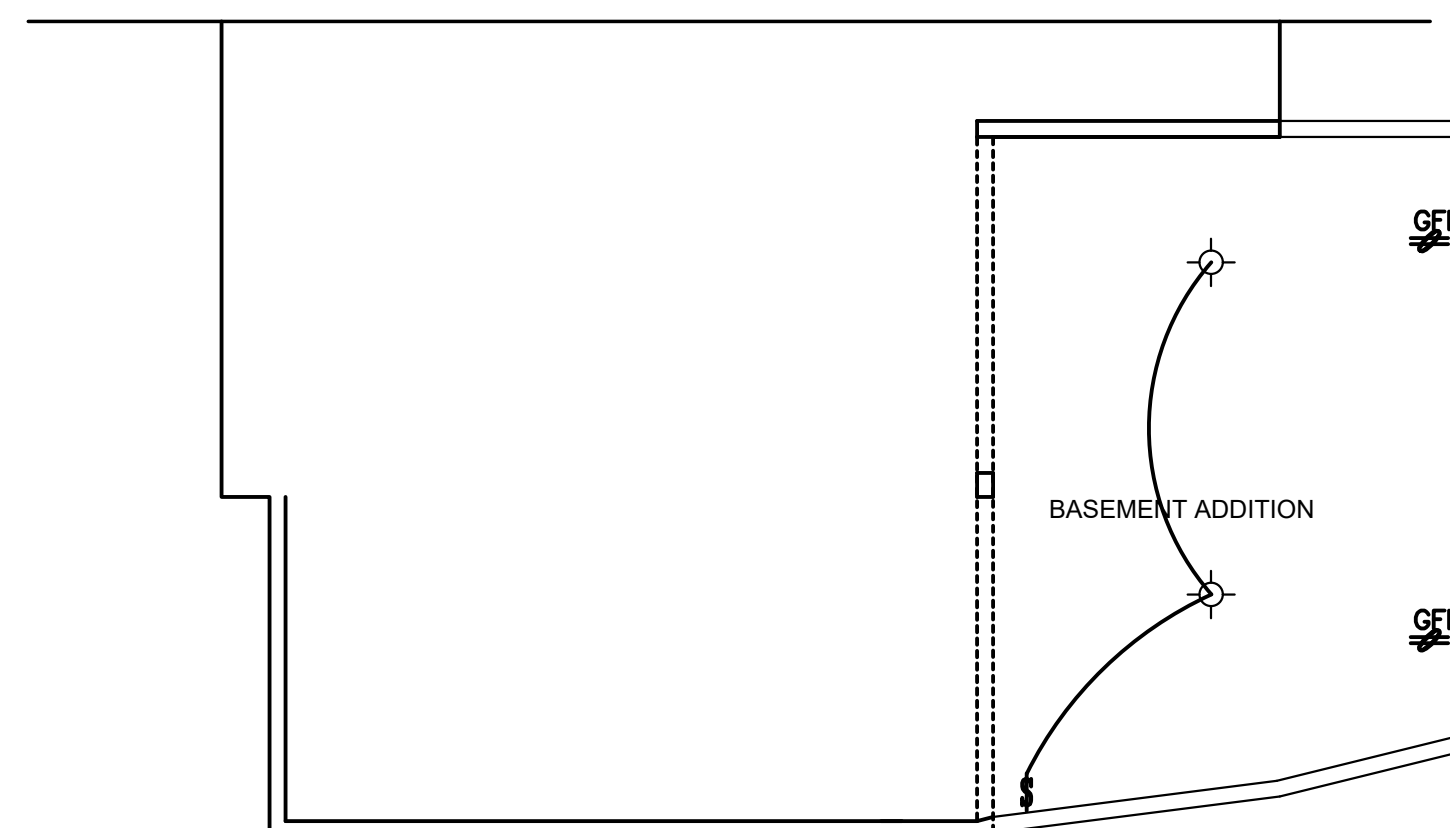
SHEET

E100

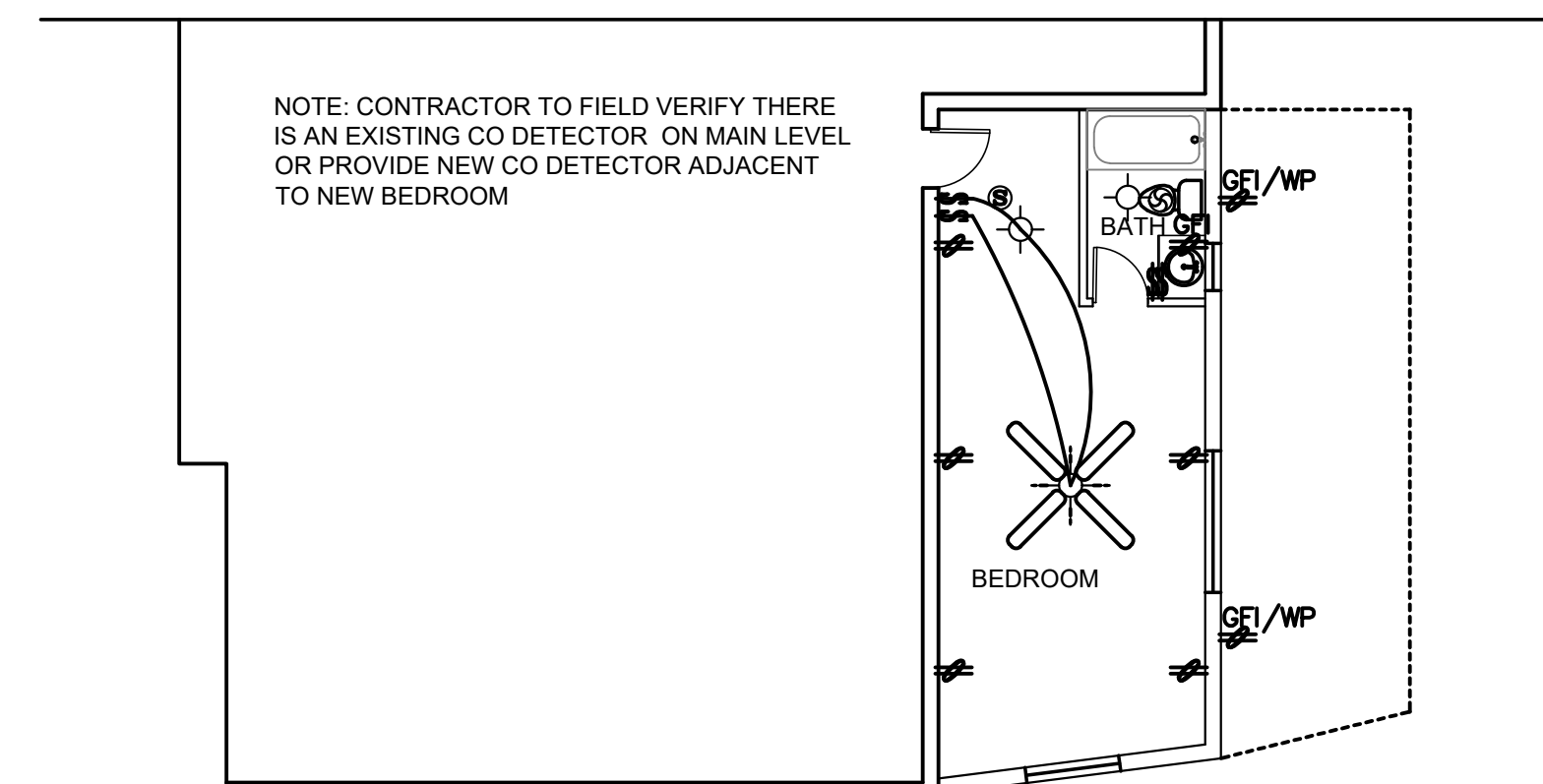
1. FURNACE DUCTS FROM THE GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL, WITH NO OPENINGS INTO THE GARAGE, FIRE STOP AND SEAL AROUND DUCT PENETRATION.
2. APPLIANCES GENERATING A SPARK, GLOW OR FLAME, INSTALLED IN GARAGES, MUST KEEP PIPES, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE THE FLOOR.
3. DRYER, KITCHEN AND BATH FANS AND GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
4. ALL PLUMBING VENTS TO REAR OF RIDGE.
5. PLUMB FOR ICE MAKER AT FREEZER.
6. AC PAD SHOWN AT APPROXIMATE LOCATION. PAD SUPPLIED BY MECHANICAL CONTRACTOR.
7. DRYER TO VENT THROUGH ROOF ON ONE STORY PLANS AND TO SECOND FLOOR JOIST AND OUT SIDE WALL ON TWO STORY PLAN.
8. HOSE BIBS TO BE ANTI-FREEZE AND BACKFLOW PROTECTED.
9. MINIMUM OF ONE HOSE BIB TO BE ALIGNED WITH INTERIOR WALL AND SET MINIMUM OF 2'-0" ABOVE GRADE.

1. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP.
2. ALL BEDROOM WITH SMOKE DETECTORS TO COMPLY WITH NATIONAL ELECTRICAL CODE.
3. SMOKE DETECTORS REQUIRED IN HALL TO BEDROOMS.
4. CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
5. ELECTRICAL PANEL WILL NOT BE IN FIRE WALL OR STAIR WAY.
6. PLASTIC ELECTRICAL BOXES IN GARAGE TO BE A MINIMUM 2 HR FIRE RATED.
7. ALL BEDROOM OUTLETS SHALL BE ARC-FAULT PROTECTED.
8. PLUG RECEPTACLES ARE REQUIRED AT 12" O.C. MAXIMUM SPACING.
9. KITCHEN COUNTER TOP PLUGS ARE REQUIRED AT 4' O.C. MAXIMUM SPACING AND ALSO LOCATED WITHIN 2' OF COUNTER END.
10. ELECTRICAL CLOTHES WASHERS SHALL BE SUPPLIED AN INDIVIDUAL CIRCUIT.
11. KITCHEN TO BE PROVIDED WITH AT LEAST 2, 20 AMP CIRCUIT.
12. ELECTRICAL SERVICE METER 5'-0" AWAY FROM CORNER.

- 110 RECEPTICAL
- 220 RECEPTICAL
- WATER-PROOF / PROTECTED WHILE IN USE
- 110 HALF HOT SWITCH
- 3-WAY SWITCH
- CEILING MOUNTED LIGHT
- ⊗ EXHAUST FAN
- WALL MOUNTED LIGHT
- ⊗ SMOKE DETECTOR
- ⊗ EXHAUST FAN/LIGHT
- ▽ TELEPHONE OUTLET
- PS LIGHT W/PULL SWITCH
- ▽ CAT 5 OUTLET
- TV TELEVISION
- RECESSED LIGHT
- ⊗ SMOKE DETECTOR/CARBON MONOXIDE
- ⊗ CEILING MOUNTED FAN/LIGHT



LOWER ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



UPPER ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"





MECHANICAL NOTES

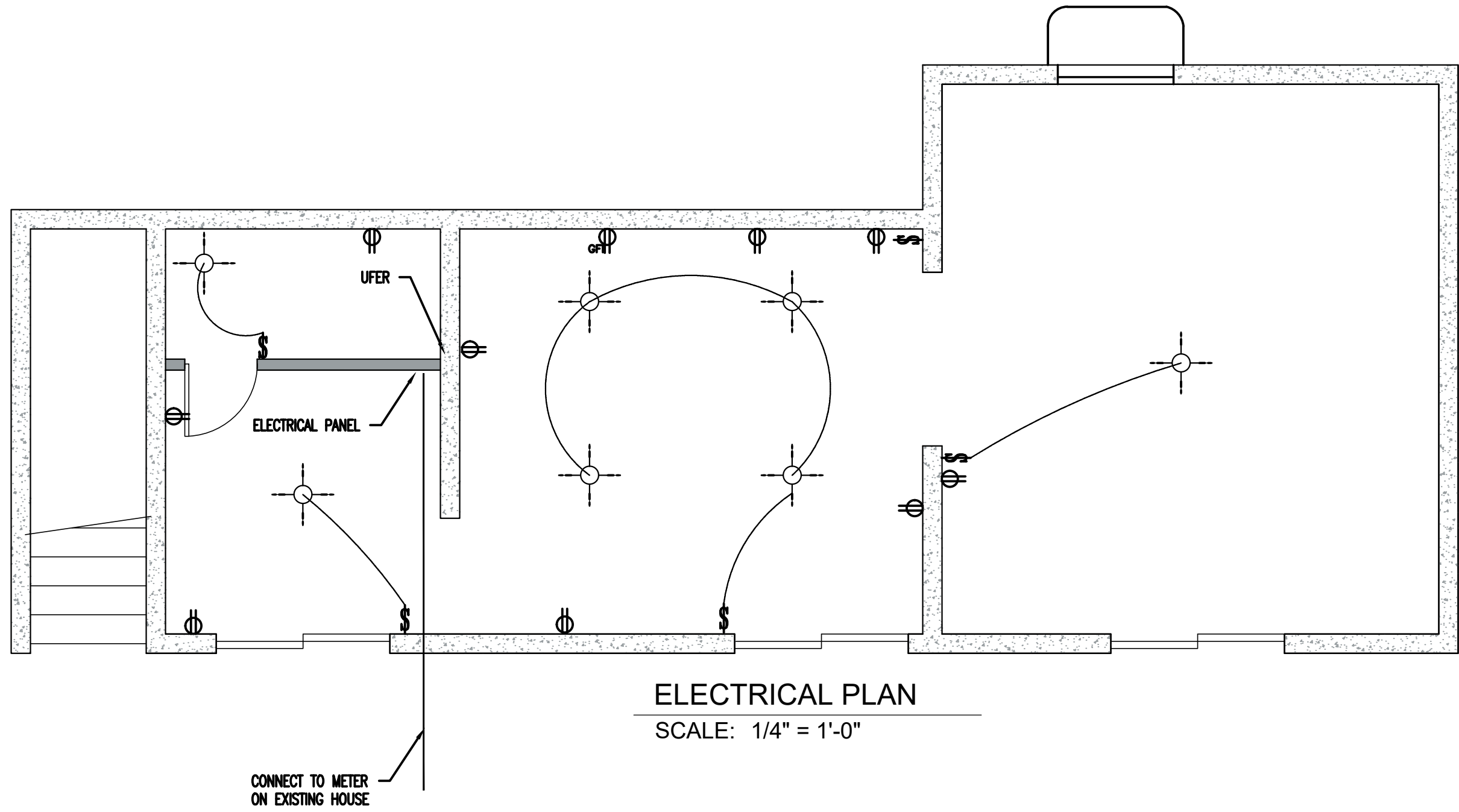
1. ALL MECHICAL TO BE MINI SPLIT SYSTEMS IN INDIVIDUAL ROOMS - NO DUCT WORK
2. APPLIANCES GENERATING A SPARK, GLOW OR FLAME, MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE THE FLOOR.
3. DRYER, KITCHEN AND BATH FANS AND GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
4. ALL PLUMBING VENTS TO REAR OF RIDGE.
5. PLUMB FOR ICE MAKER AT REFRIGERATOR.
6. AC PAD SHOWN AT APPROXIMATE LOCATION. PAD SUPPLIED BY MECHANICAL CONTRACTOR.
7. HOSE BIBS TO BE ANTI-FREEZE AND BACKFLOW PROTECTED.
8. MINIMUM OF ONE HOSE BIB TO BE ALIGNED WITH INTERIOR WALL AND SET MINIMUM OF 2'-0" ABOVE GRADE.

ELECTRICAL NOTES

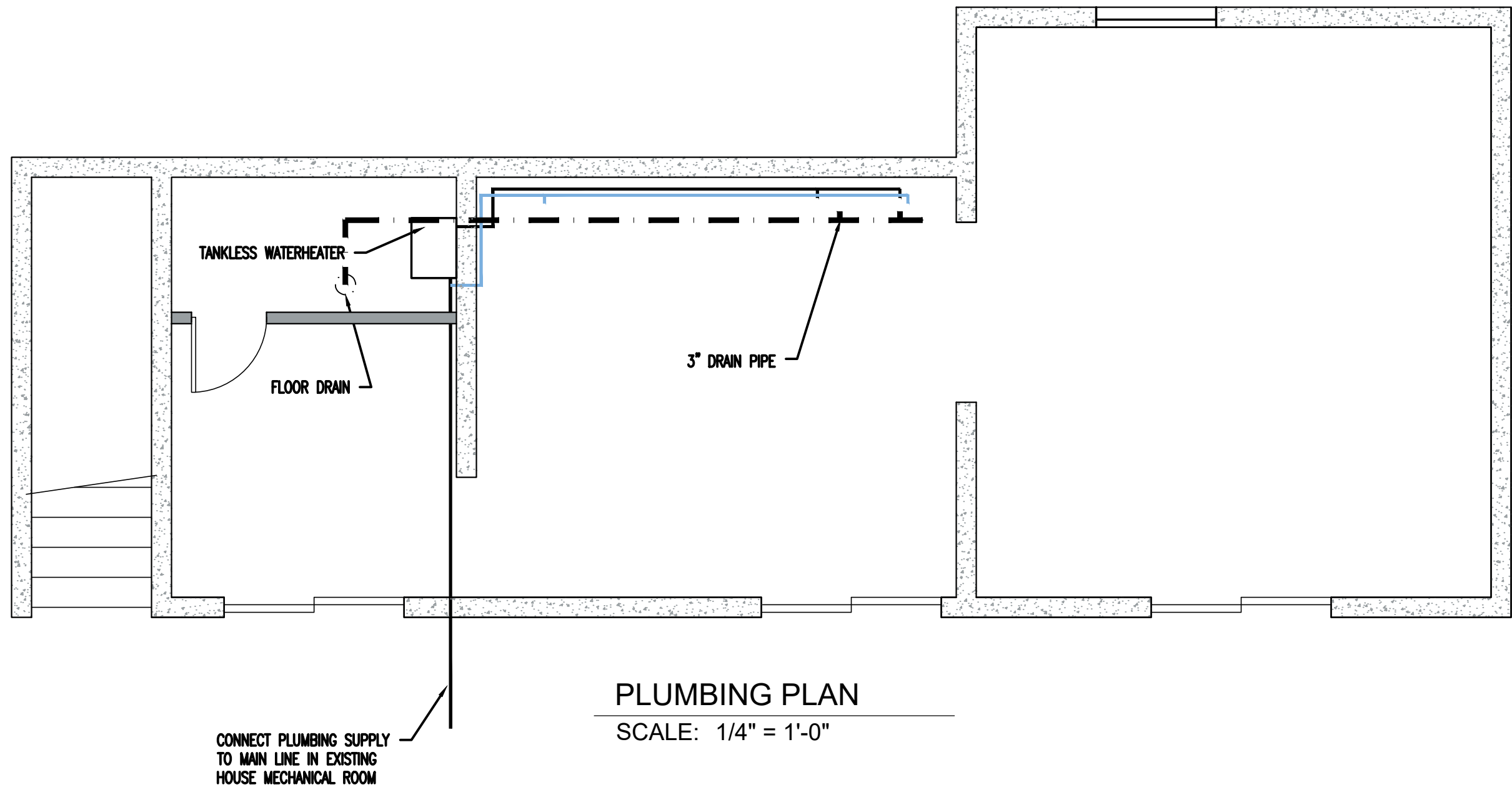
1. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACKUP.
2. ALL BEDROOM WITH SMOKE DETECTORS TO COMPLY WITH NATIONAL ELECTRICAL CODE.
3. SMOKE DETECTORS REQUIRED IN HALL TO BEDROOMS.
4. CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
5. ELECTRICAL PANEL WILL NOT BE IN FIRE WALL OR STAIR WAY.
6. PLASTIC ELECTRICAL BOXES IN GARAGE TO BE A MINIMUM 2 HR FIRE RATED.
7. ALL BEDROOM OUTLETS SHALL BE ARC-FAULT PROTECTED.
8. PLUG RECEPTACLES ARE REQUIRED AT 12' O.C. MAXIMUM SPACING.
9. KITCHEN COUNTER TOP PLUGS ARE REQUIRED AT 4' O.C. MAXIMUM SPACING AND ALSO LOCATED WITHIN 2' OF COUNTER END.
10. ELECTRICAL CLOTHES WASHERS SHALL BE SUPPLIED AN INDIVIDUAL CIRCUIT.
11. KITCHEN TO BE PROVIDED WITH AT LEAST 2, 20 AMP CIRCUIT.
12. ELECTRICAL SERVICE METER 5'-0" AWAY FROM CORNER.

- 110 RECEPTICAL
- 220 RECEPTICAL
- WATER-PROOF / PROTECTED WHILE IN USE
- 110 HALF HOT
- SWITCH
- 3-WAY SWITCH
- CEILING MOUNTED LIGHT
- EXHAUST FAN
- WALL MOUNTED LIGHT
- SMOKE DETECTOR
- EXHAUST FAN/LIGHT
- TELEPHONE OUTLET
- LIGHT W/PULL SWITCH
- CAT 5 OUTLET
- TELEVISION
- RECESSED LIGHT
- SMOKE DETECTOR/CARBON MONOXIDE
- CEILING MOUNTED FAN/LIGHT

**PARK CITY**  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Turblom  
07/03/2023



ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

The new utility building is not permitted to be used as Dwelling Unit. **THE UTILITY BUILDING CANNOT CONTAIN A 200V OUTLET FOR A RANGE OR OVEN.**

**JEFF KIMBELL**  
**ADDITION**

950 AIRE DR.  
PARK CITY UT

231 W 800 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801.487.8040 FX: 801.487.8668

CLIENT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
JOB \_\_\_\_\_  
DATE \_\_\_\_\_  
DO NOT SCALE THIS DRAWING. DRAWINGS IS REDUCED IF LESS THAN 24" X 36". CONDITIONS AND NOTES TAKE PRECEDENCE

DRAWN BY \_\_\_\_\_  
DESIGN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
DATE 03/01/2019

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |

**ELECTRICAL /MECH PLAN**

SHEET  
**EP100**



## GENERAL

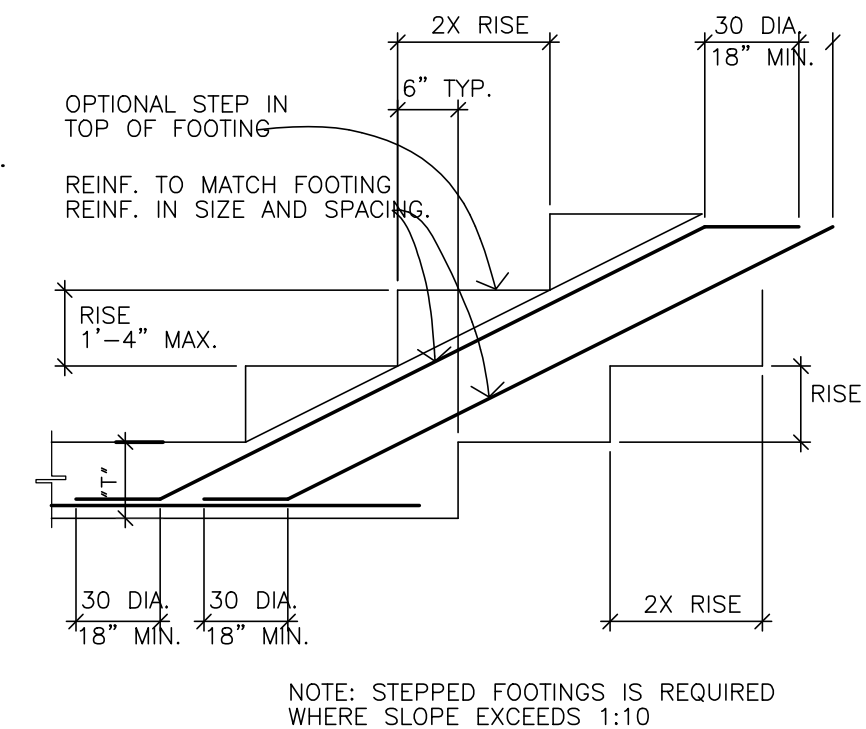
1. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN IN THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS.
3. OMISSIONS OR CONFLICTS BETWEEN THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT/ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY CHANGES, SUBSTITUTIONS OR MODIFICATIONS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING WRITTEN APPROVAL WILL BE AT THE CONTRACTORS RISK.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES ANY ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM SUCH AS OPENINGS, PENETRATIONS, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC. SIZES AND LOCATIONS OF MECHANICAL AND OTHER EQUIPMENT THAT DIFFERS FROM THOSE SHOWN ON THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR HIS METHOD OF ERECTION. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FINAL CONNECTIONS FOR THE PERMANENT MEMBERS ARE COMPLETED. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETED. WALLS SHALL NOT BE CONSIDERED SELF-SUPPORTING AND SHALL BE BRACED UNTIL THE FLOOR/ROOF SYSTEM IS COMPLETED.
7. SITE OBSERVATIONS BY THE STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS APPROVAL OF CONSTRUCTION PROCEDURES NOR SPECIAL INSPECTION.
8. REVIEW OF SHOP DRAWING SUBMITTALS BY STRUCTURAL ENGINEER IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED FOR APPROVAL. THE SHOP DRAWING REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF COMPLETING THE PROJECT ACCORDING TO THE CONTRACT DOCUMENTS.

## EPOXY

1. EPOXY SHALL BE SET-XP EPOXY-TIE BY SIMPSON STRONG TIE OR APPROVED EQUAL.
2. ALL DRILLED HOLES FOR BARS OR ANCHORS RODS 1" DIAMETER AND SMALLER SHALL BE 1/8 INCH LARGER THAN THE BAR OR ANCHOR ROD BEING INSTALLED. FOR BARS OR ANCHOR RODS GREATER THAN 1" DIAMETER SHALL BE SMALLER 1/4 INCH LARGER THAN THE BAR OR ANCHOR ROD BEING INSTALLED.
3. AFTER DRILLING THE PROPER SIZE HOLE, CLEAN THE WALLS AND BOTTOM OF THE DRILLED HOLE OF ALL DUST AND DEBRIS USING A NYLON BRUSH IN CONJUNCTION WITH OIL FREE COMPRESSED AIR. THE HOLE SHALL BE FREE OF DUST, DEBRIS AND STANDING WATER.
4. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR EPOXY INSTALLATION.
5. MINIMUM EMBEDMENT SHALL BE 3"

| CONCRETE SPECIAL INSPECTION                                                                                                                                              |            |          |                                  |                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------------------------------|-----------------------------|
| VERIFICATION AND INSPECTION                                                                                                                                              | CONTINUOUS | PERIODIC | REFERENCED STANDARD              | IBC REFERENCE               |
| 2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B                                                                                      | -          | -        | AWS D14<br>ACI 318: 3.5.2        | -                           |
| 3. INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED. | X          | -        | ACI 318:<br>8.1.3, 21.2.8        | 1911.5,<br>1912.1           |
| 4. INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE.                                                                                                                 | -          | X        | ACI 318:<br>3.0.6, 8.1.3, 21.2.8 | 1912.1                      |
| 5. VERIFYING USE OF REQUIRED DESIGN MIX.                                                                                                                                 | -          | X        | ACI 318: CH<br>4.5.2-5.4         | 1904.2.2, 1913.2,<br>1913.3 |
| 8. INSPECTION FOR MAINTENANCE OF SPECIFIED DURING TEMPERATURE AND TECHNIQUES.                                                                                            | -          | X        | ACI 318: 5.11-5.13               | 1913.9                      |
| 12. INSPECT FORMWORK FOR SHAPE, LOCATION AND IMPOSING ON THE CONCRETE MEMBER BEING FORMED.                                                                               | -          | X        | ACI 318: 6.1.1                   | -                           |

| SOIL SPECIAL INSPECTION                                                              |                               |                                 |
|--------------------------------------------------------------------------------------|-------------------------------|---------------------------------|
| VERIFICATION AND INSPECTION TASK                                                     | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
| 2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. | -                             | -                               |
| 3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.                   | X                             | X                               |



TYPICAL STEPPED FOOTING

N.T.S.

## CONCRETE

1. MATERIALS, UNLESS NOTED OTHERWISE:
  - a. NORMAL WEIGHT AGGREGATES: ASTM C 33
  - b. REINFORCING STEEL: ASTM 615 GRADE 60 (F<sub>y</sub>=60 ksi) USE GRADE 40 (F<sub>y</sub>=40 ksi) FOR FIELD BENT DOWELS WITH SPACINGS INDICATED REDUCED BY 1/3. ASTM F1554, GRADE 36, WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS GRADE A
  - c. ANCHOR RODS
  - d. ADMIXTURES
    - i. AIR-ENTRAINING ADMIXTURES COMPLY WITH ASTM C 260 (WHEN USED).
    - ii. CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX.
    - iii. TYPE I/II CEMENT COMPLYING WITH ASTM C-150 SHALL BE USED FOR ALL CONCRETE.
  - f. THE WATER/CEMENT RATIOS SHALL MEET THE REQUIREMENTS OF ACI 318.
  - g. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318.
  - h. NO ALUMINUM CONDUIT OR PRODUCT CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.
2. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:
  - a. FOOTINGS: 3,000 psi
  - b. INTERIOR SLABS ON GRADE: 3,000 psi
  - c. FOUNDATION WALLS: 3,000 psi
  - d. ALL SITE CONCRETE: 4,000 psi2500 psi DESIGN STRENGTH WITH NO SPECIAL INSPECTION REQUIRED
3. ONLY ONE GRADE OR TYPE OF CONCRETE SHALL BE POURED ON THE SITE AT ANY GIVEN TIME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORES.
  - a. SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMEBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED. IN NO CASE, HOWEVER, SHALL FORMS AND SHORING BE REMOVED IN LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT.
5. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:
  - a. CAST-IN-PLACE CONCRETE: 3"
  - b. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
  - c. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 2" #6 THRU #18 BARS; 1-1/2" #5 AND SMALLER BARS.
  - d. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS: #11 BARS AND SMALLER: 3/4" REES, STIRRUPS, SPIRALS: 3/4"
6. CONSTRUCTION JOINTS AND CONTROL JOINTS:
  - a. PROVIDE A FORMED AND BEVELED 2x4 CONTINUOUS KEYWAY IN ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS INCLUDING BETWEEN TOP OF FOOTING AND FOUNDATION WALLS, UNLESS NOTED OTHERWISE. IN ADDITION, ALL JOINTS SHALL BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH.
  - b. CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1:25:1. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
  - c. CONTROL JOINTS MAY BE INSTALLED BY:
    - i. SAW CUT A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
    - ii. TOOLED JOINTS A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
  - e. INSTALL CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR UNREINFORCED SLABS AND 75 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR REINFORCED SLABS, UNLESS NOTED OTHERWISE. CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 25'-0" O.C. IN ANY DIRECTION.
7. CONSTRUCTION
  - a. USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT THE REINFORCEMENT BARS AND WWF PRIOR TO PLACING CONCRETE. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C. MAXIMUM. REINFORCING STEEL FOR SLABS ON GRADE SHALL BE ADEQUATELY SUPPORTED ON PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF THE GRADE DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.
  - b. CONCRETE TO BE MECHANICALLY CONSOLIDATED DURING PLACEMENT PER ACI STANDARDS.
  - c. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
  - d. ALL EMBEDS AND DOWELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
  - e. NO PIPES, DUCTS, SLEEVES, ETC SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS UNLESS DETAILED. PIPING SHALL BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.
  - f. REINFORCING BARS SHALL NOT BE WELDED.
8. DETAILING
  - a. LAP SPICE LENGTHS SHALL BE DETAILED TO COMPLY WITH THE "CONCRETE REINFORCING BAR LAP SPICE SCHEDULE". SPICES MAY BE MADE WITH MECHANICAL SPICES CAPABLE OF 125% TENSION CAPACITY OF THE BAR BEING SPICED. MECHANICAL SPICES SHALL BE THE POSITIVE CONNECTING TYPE COUPLER AND SHALL MEET ALL UNIFORM BUILDING CODE REQUIREMENTS. USE "CAWELD", "LENTON" STANDARD COUPLERS, "BAR-LOCK" OR EQUAL WITH INTERNAL PROTECTOR. IF MECHANICAL SPICES ARE USED, SPICES OR COUPLERS ON ADJACENT BARS SHALL BE STAGGERED A MINIMUM OF 24" APART ALONG THE LONGITUDINAL AXIS OF THE REINFORCING BARS.
  - b. AT JOINTS PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING. UNLESS NOTED OTHERWISE.
  - c. AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION SLAB ON GRADE JOINTS, PROVIDE 2-#4x48 INCHES.
  - d. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
  - e. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS, OR TO THE STRUCTURE BELOW WITH THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING FOR THE ELEMENT ABOVE. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEGREE STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS.
  - f. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90-DEGREE STANDARD HOOK PLUS A 6 BAR DIAMETER EXTENSION.
  - g. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS.

## DEFERRED SUBMITTALS

FOR THE PURPOSE OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS PER SECTION 106.3.4.2 OF THE IBC. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR THEIR REVIEW FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE:

2. STAIRS AND HANDRAIL CONNECTIONS

## FOOTING FOUNDATION, & SLABS ON GRADE

- a. 1. SOILS REPORT BY: xxxx 1,500
  - b. SOIL BEARING PRESSURE: ACTIVE
  - c. LATERAL EARTH PRESSURE: 36 pcf AT REST, 55 pcf PASSIVE, 330 pcf COEFFICIENT OF FRICTION: 0.35
1. ALL FOOTINGS ARE DESIGNED BASED ON AN ALLOWABLE SOIL BEARING PRESSURE SPECIFIED IN THE SOIL'S REPORT (IF AVAILABLE) OR INDICATED IN THE BUILDING CODE ADAPTED BY THE LOCAL BUILDING OFFICIAL. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS AND IN SOIL'S REPORT (IF AVAILABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
  2. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
  3. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH "TOSH" SAFETY STANDARDS.
  5. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
  6. ALL SLABS ON GRADE SHALL BE OVER 4 IN. OF 3/4 IN. FREE-DRAINING GRANULAR FILL.
  7. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.

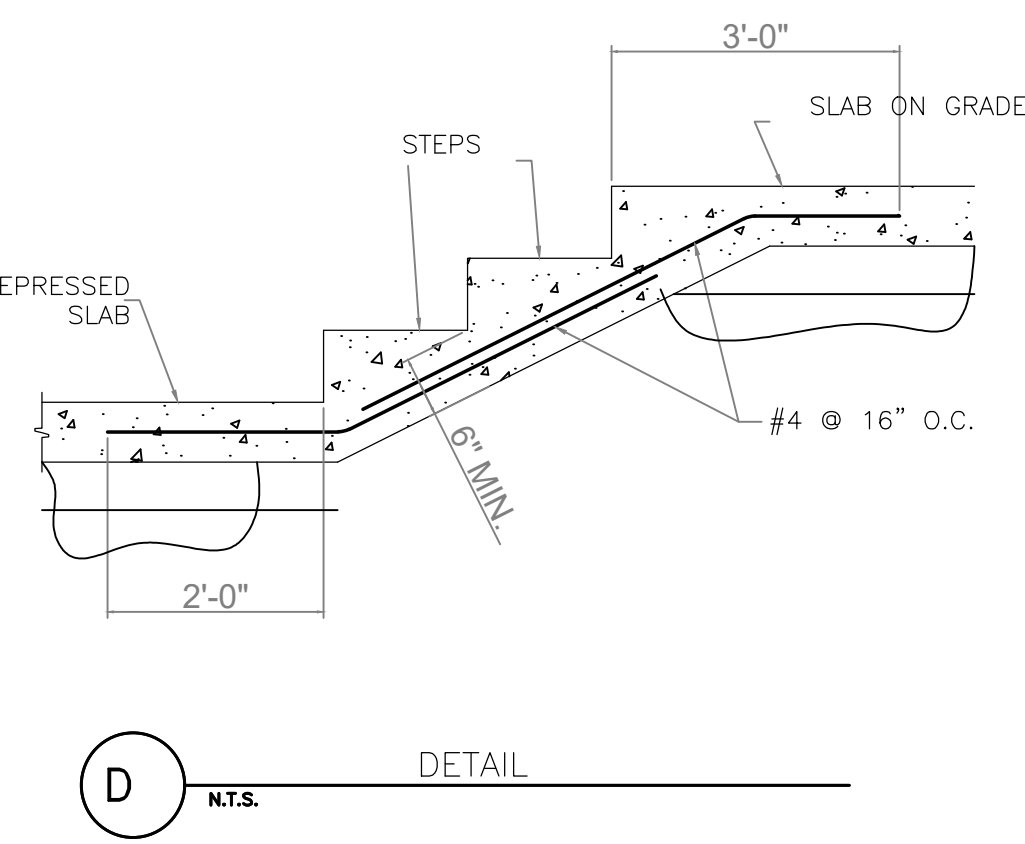
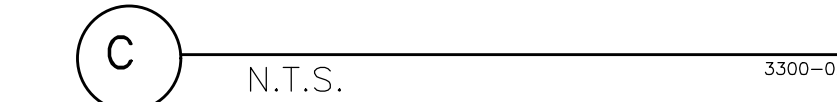
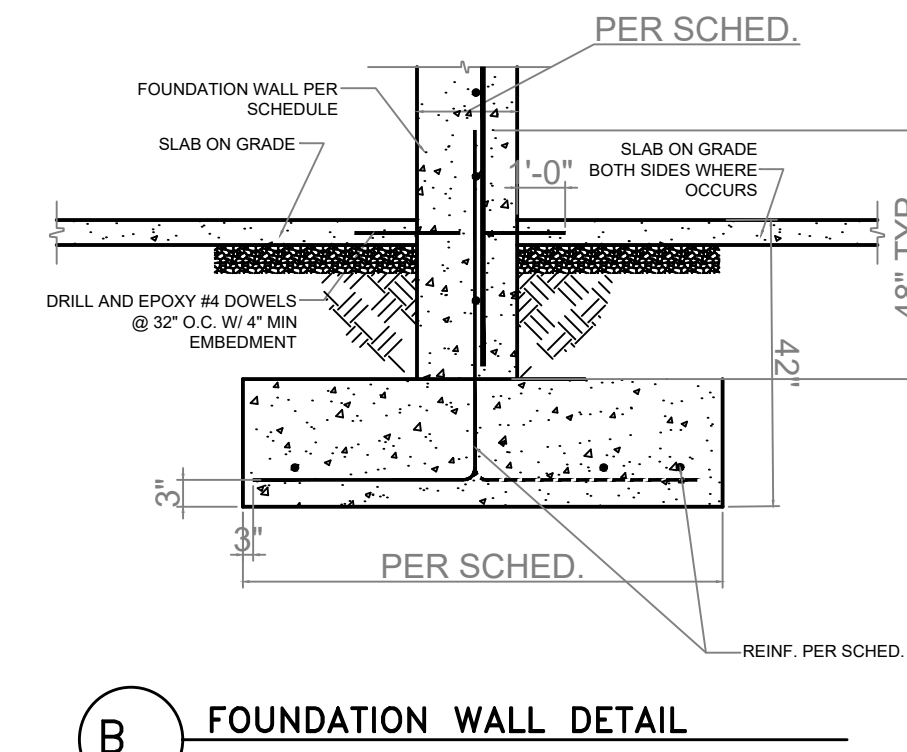
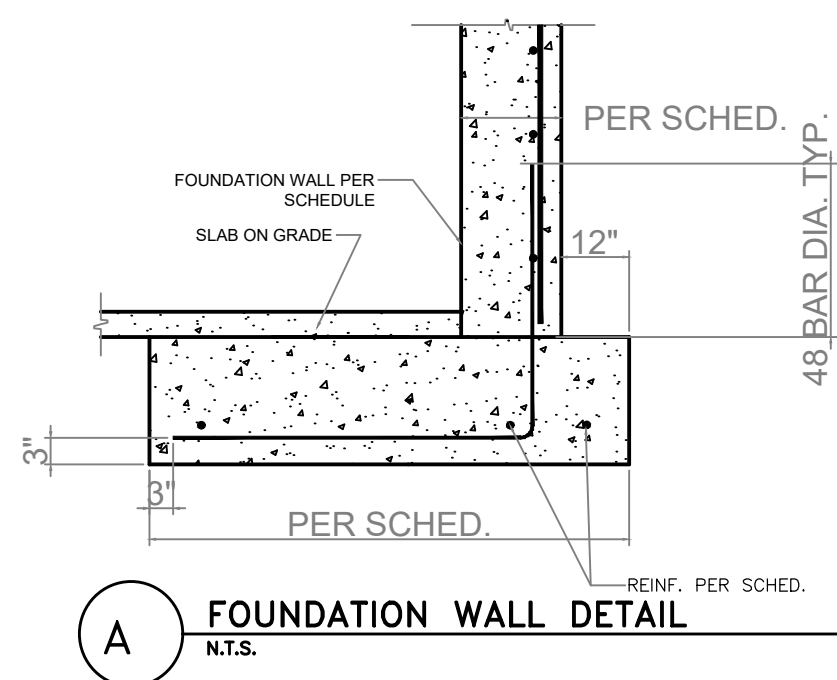
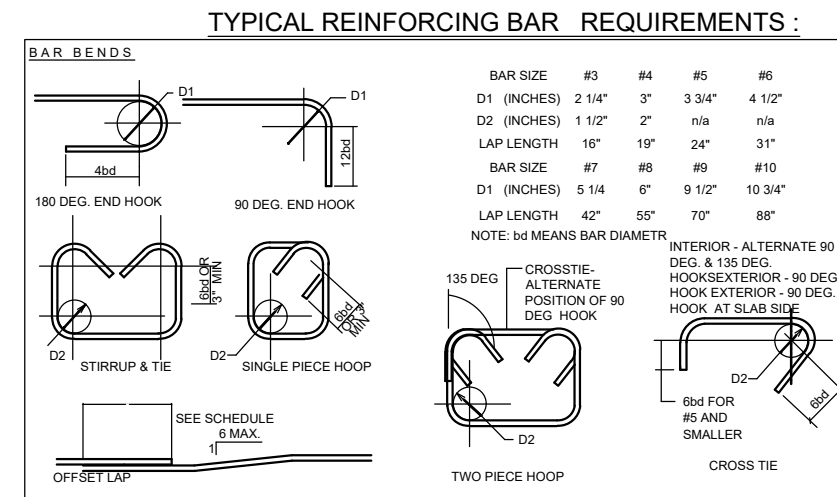
## SPECIAL INSPECTION AND QUALITY ASSURANCE

SPECIAL INSPECTION AND QUALITY ASSURANCE, AS REQUIRED BY SECTION 1704 OF THE IBC, SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS. ALL TESTING AND INSPECTION REPORTS SHALL BE SENT WITHIN 24 HOURS OF THE TEST TO THE ARCHITECT, ENGINEER AND CONTRACTOR FOR REVIEW. SPECIAL INSPECTION DURING FABRICATION IS NOT REQUIRED IF THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITH OUT SPECIAL INSPECTION. ITEMS REQUIRING SPECIAL INSPECTION AND QUALITY ASSURANCE ARE:

1. SOILS (IBC 1704.7)
  - a. PRIOR TO PLACEMENT OF THE PREPARED FILL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
  - b. DURING PLACEMENT AND COMPACTION OF THE FILL MATERIAL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH THE SOILS REPORT.
  - c. THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL MATERIAL COMPLIES WITH THE SOILS REPORT.
2. EPOXY ANCHORS (IBC SECTION 1704.1.3)
  - a. SPECIAL INSPECTION SHALL VERIFY ALL DRILLED HOLES SIZE AND DEPTH PRIOR TO INSTALLATION OF EPOXY AND ANCHOR ROD.

## STRUCTURAL OBSERVATIONS

- 1) FOUNDATIONS
- 2) FINAL FRAMING



JEFF KIMBALL  
ADDITION

950 AIRIE DR.  
PARK CITY UT

231 W 600 South Suite A Salt Lake City, Utah 84107

Ward Engineering Group  
Planning Engineering Surveying

PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

CLIENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
JOB: \_\_\_\_\_  
NO. OF SHEETS: \_\_\_\_\_  
DATE: 03/01/2019

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 03/01/2019

REVISIONS

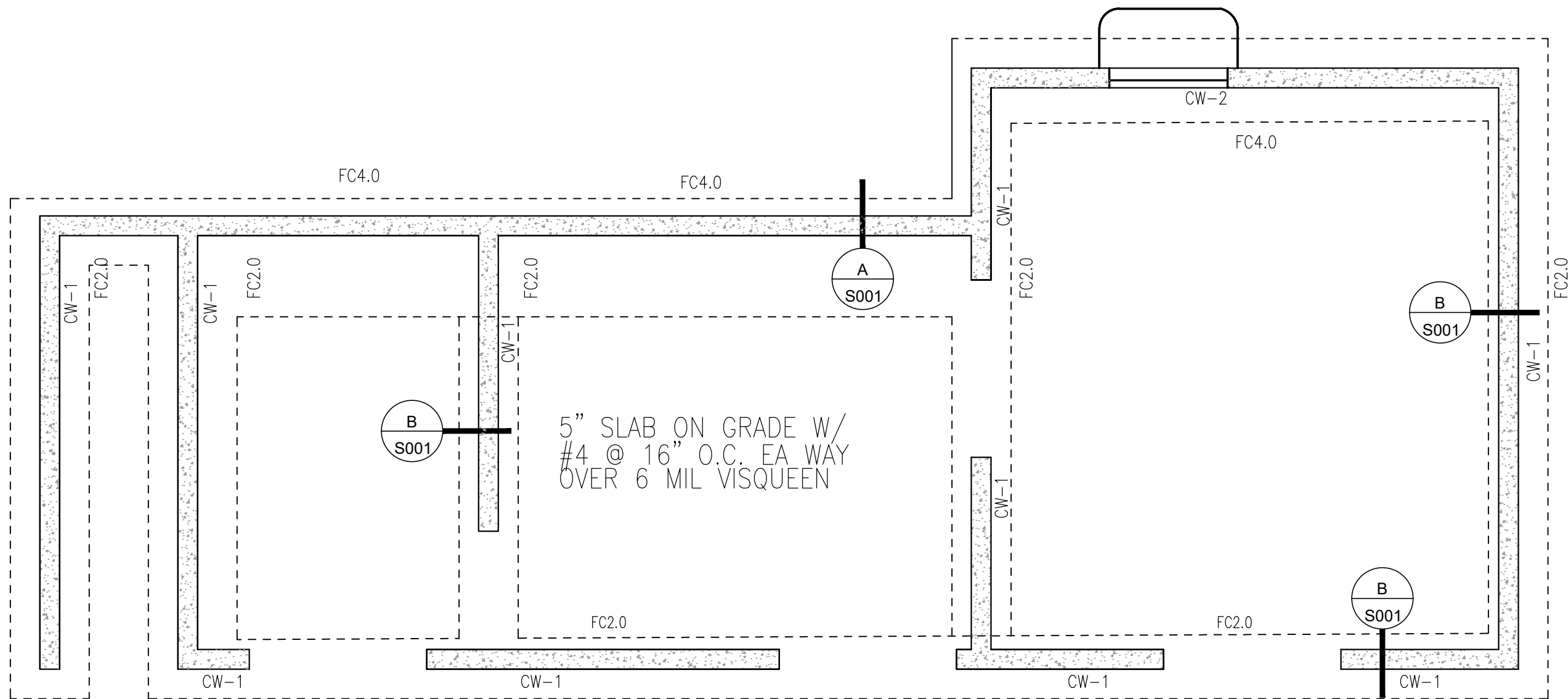
PROFESSIONAL ENGINEER  
5049018-2202  
DAVID H. PLATT  
5/25/23  
STATE OF UTAH

STRUCTURAL  
NOTES

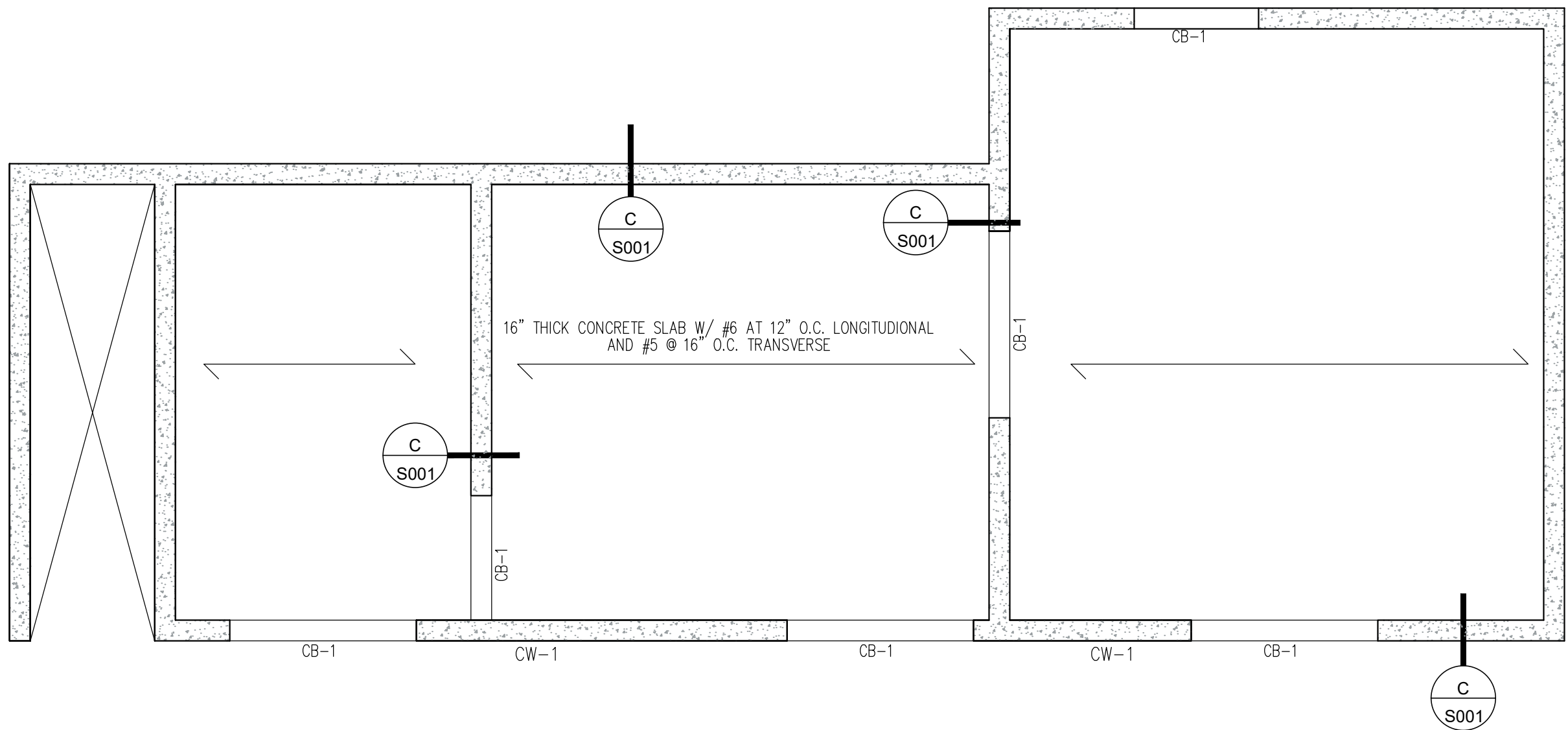
SHEET

S001





FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



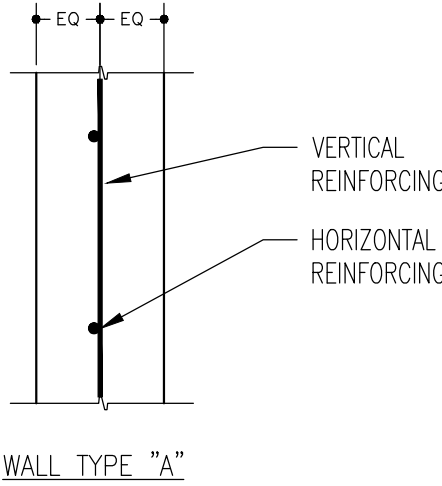
SUSPENDED SLAB PLAN  
SCALE: 1/4" = 1'-0"

**PARK CITY**  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Turnbull  
07/03/2023

| FOOTING SCHEDULE |       |        |       |                            |      |        |         |                         |      |        |         |
|------------------|-------|--------|-------|----------------------------|------|--------|---------|-------------------------|------|--------|---------|
| MARK             | WIDTH | LENGTH | THICK | LONGITUDINAL REINFORCEMENT |      |        |         | CROSSWISE REINFORCEMENT |      |        |         |
|                  |       |        |       | NO.                        | SIZE | LENGTH | SPACING | NO.                     | SIZE | LENGTH | SPACING |
| FC2.0            | 2'-0" | CONT.  | 12"   | 3                          | #4   | CONT   | EQ      |                         |      |        |         |
| FC4.0            | 4'-0" | CONT.  | 12"   | 4                          | #6   | CONT   | EQ      |                         | #6   | 3'-6"  | 12"     |

| CONCRETE WALL SCHEDULE |           |               |               |                |           |          |
|------------------------|-----------|---------------|---------------|----------------|-----------|----------|
| WALL MARK              | THICKNESS | REINFORCING   |               |                | WALL TYPE | COMMENTS |
|                        |           | VERTICAL      | HORIZONTAL    | TOP AND BOTTOM |           |          |
| CW-1                   | 8"        | #4 @ 16" O.C. | #4 @ 12" O.C. | (1) #5         | "A"       |          |
| CW-2                   | 10"       | #5 @ 12" O.C. | #5 @ 12" O.C. | (1) #5         | "A"       |          |
|                        |           |               |               |                |           |          |

- NOTES:
- SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - CONCRETE WALLS NOT DESIGNATED ON PLANS SHALL BE CW-1



CONCRETE WALL SCHEDULE  
SCALE: NTS

| CONCRETE BEAM SCHEDULE |       |       |                            |      |        |         |                     |      |        |         |
|------------------------|-------|-------|----------------------------|------|--------|---------|---------------------|------|--------|---------|
| MARK                   | WIDTH | DEPTH | LONGITUDINAL REINFORCEMENT |      |        |         | SHEAR REINFORCEMENT |      |        |         |
|                        |       |       | NO.                        | SIZE | LENGTH | SPACING | NO.                 | SIZE | LENGTH | SPACING |
| CB-1                   | 8"    | 12"   | 2                          | #6   | CONT   | EQ      |                     |      |        |         |

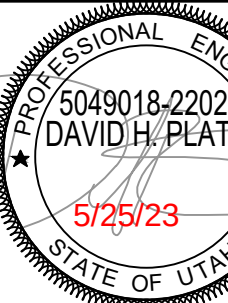
**JEFF KIMBELL**  
**ADDITION**  
950 AIRIE DR.  
PARK CITY UT

231 W 800 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

CLIENT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
JOB \_\_\_\_\_  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 11" X 17". DIMENSIONS AND NOTES TAKE PRECEDENCE.

DRAWN BY: \_\_\_\_\_  
AUTHOR: \_\_\_\_\_  
DESIGN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: 03/01/2019

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |



**STRUCTURAL PLANS**

SHEET  
**S100**



| FOOTING SCHEDULE |       |        |       |                            |      |        |         |                         |      |        |         |
|------------------|-------|--------|-------|----------------------------|------|--------|---------|-------------------------|------|--------|---------|
| MARK             | WIDTH | LENGTH | THICK | LONGITUDINAL REINFORCEMENT |      |        |         | CROSSWISE REINFORCEMENT |      |        |         |
|                  |       |        |       | NO.                        | SIZE | LENGTH | SPACING | NO.                     | SIZE | LENGTH | SPACING |
| F22.0            | 2'-0" | CONC.  | 12"   | 3                          | #4   | CONC.  | EQ.     | 5                       | #4   | 2'-0"  | EQ.     |
| F23.0            | 2'-0" | 2'-0"  | 12"   | 5                          | #4   | 2'-0"  | EQ.     | 5                       | #4   | 2'-0"  | EQ.     |

| SHEAR WALL SCHEDULE |              |       |           |                     |          |          |
|---------------------|--------------|-------|-----------|---------------------|----------|----------|
| MARK                | NAILING REQ. | NOTES | REINFORC. | ANCHOR BOLT SPACING | COMMENTS |          |
|                     | FIELD        |       | SEISMIC   | WIND                |          |          |
| SW1                 | 1"           | 12"   | 1.2,3,4   | 200                 | 300      | 32" O.C. |
| SW2                 | 4"           | 12"   | 1.2,3,4,5 | 300                 | 300      | 32" O.C. |
| SW3                 | 7"           | 12"   | 1.2,3,4,5 | 400                 | 600      | 24" O.C. |
| SW4                 | 2"           | 12"   | 1.2,3,4,5 | 600                 | 600      | 16" O.C. |

NOTES

1) 16" O.C. STUD BRACING (AWC SPANNS) (SEE NOTE 2)

2) 2" APA RATED OSB PANEL

3) 8" COMMON OR GALVANIZED BOX NAILING. PROVIDE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, BLACK BRONZE OR COPPER NAILS AT PRESERVATIVELY TREATED AND FIRE-RETARDANT TREATED WOOD LOCATIONS.

4) BLOCK ALL EDGES

5) 2" NOMINAL FRAMING AT ADJUTING PANEL EDGES (SEE NOTES 6 & 8)

6) ANCHOR BOLTS TO BE ASTM F1554 GR. 36, 5/8" x 12" EMBED W/ 6" HOOK

7) (2) SW. INDICATES SHEATHING AT BOTH SIDES OF WALL

8) AT DOUBLE SHEATHED WALLS, USE 2" NOMINAL FRAMING AT ADJUTING PANEL EDGES

9) ALL EXTERIOR WALLS SHALL BE FRAMED AS SHEAR WALLS TYPE SW1, TYP. U.N.O.

10) USE F1554W/250P WASHER AT SHEAR WALL ANCHOR BOLTS

11) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

12) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

13) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

14) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

15) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

16) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

17) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

18) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

19) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

20) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

21) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

22) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

23) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

24) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

25) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

26) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

27) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

28) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

29) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

30) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

31) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

32) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

33) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

34) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

35) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

36) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

37) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

38) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

39) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

40) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

41) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

42) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

43) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

44) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

45) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

46) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

47) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

48) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

49) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

50) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

51) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

52) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

53) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

54) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

55) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

56) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

57) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

58) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

59) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

60) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

61) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

62) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

63) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

64) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

65) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

66) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

67) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

68) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

69) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

70) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

71) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

72) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

73) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

74) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

75) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

76) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

77) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

78) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

79) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

80) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

81) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

82) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

83) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

84) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

85) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

86) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

87) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

88) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

89) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

90) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

91) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

92) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

93) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

94) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

95) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

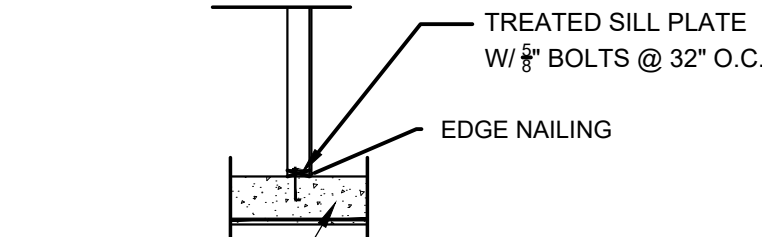
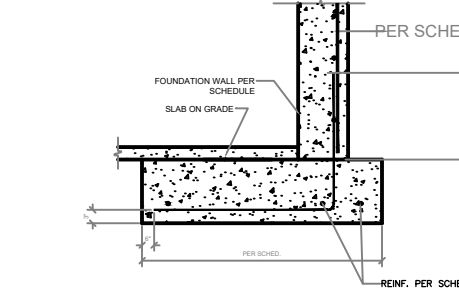
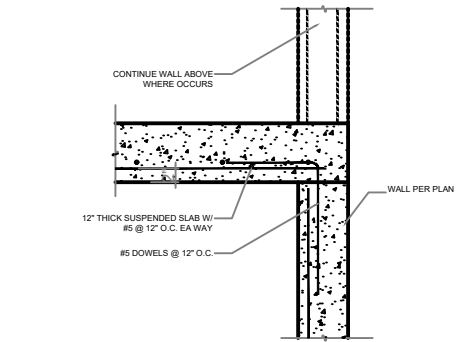
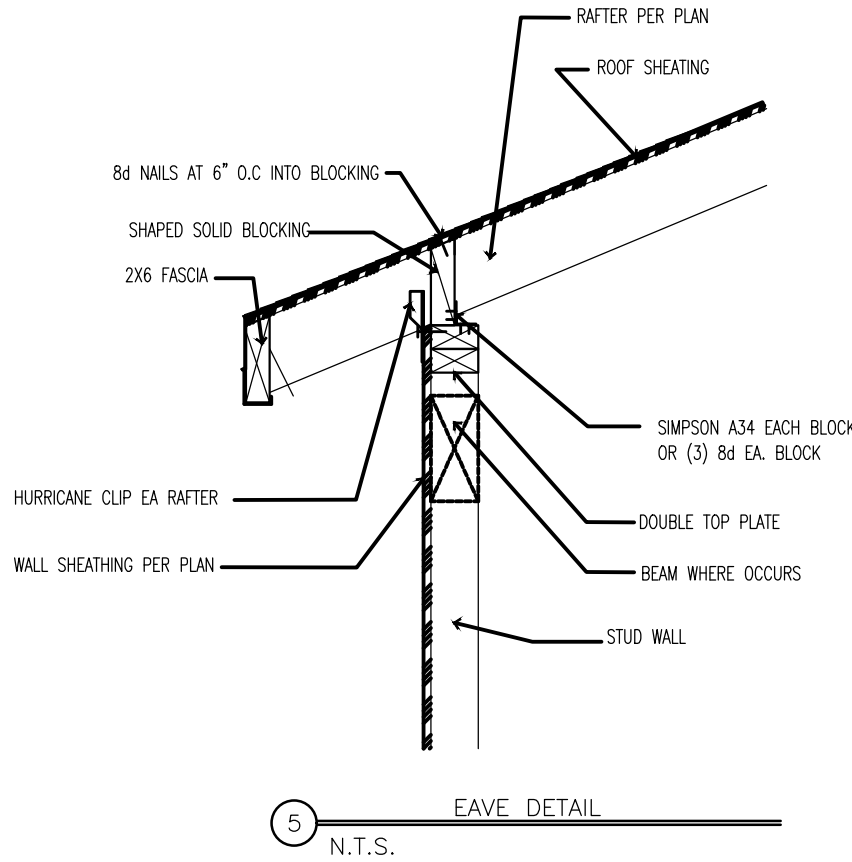
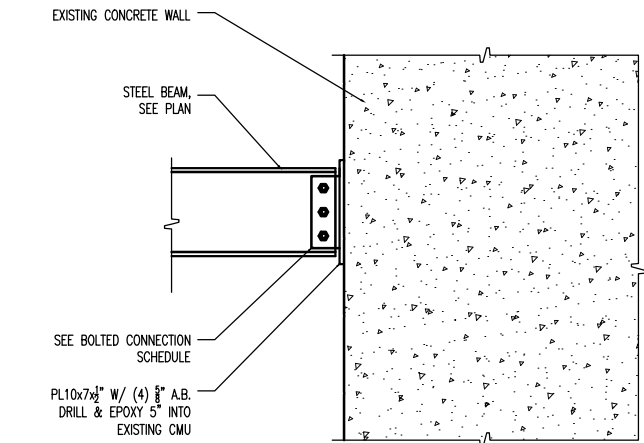
96) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

97) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

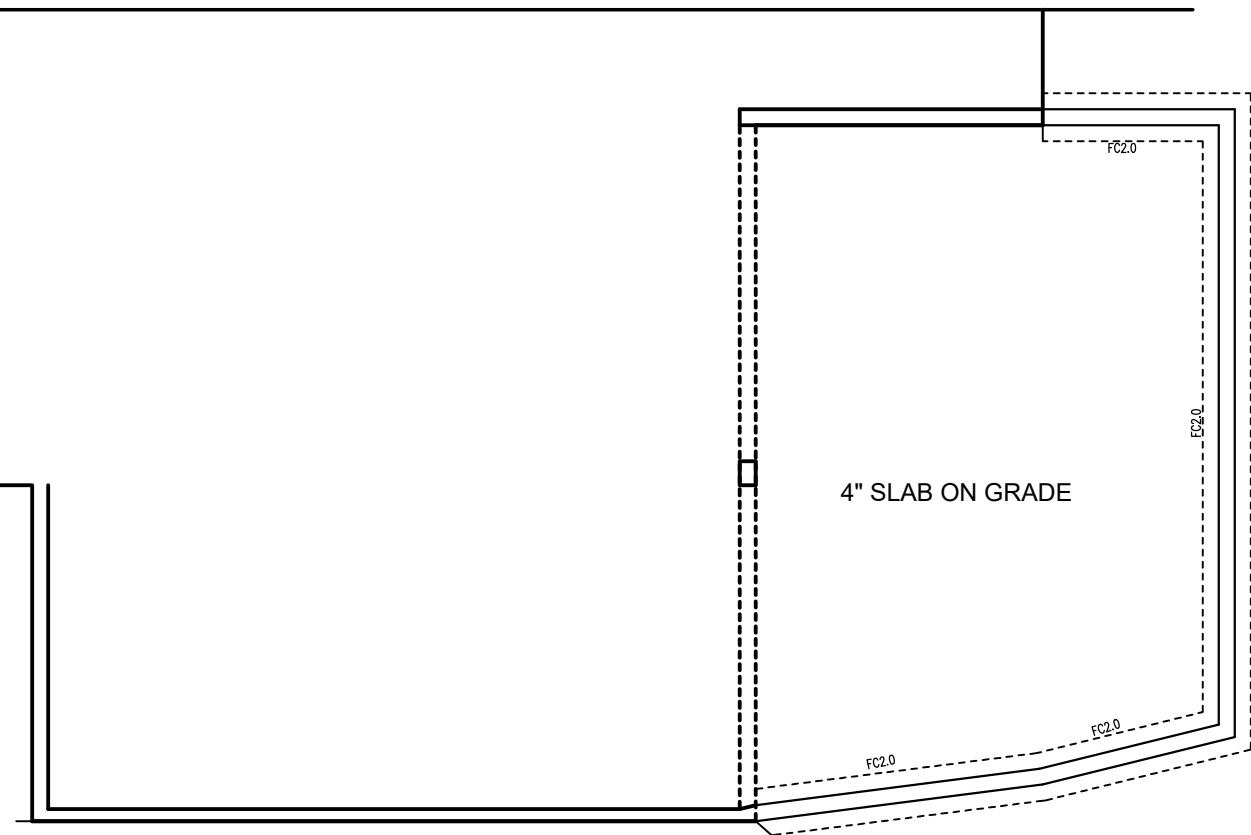
98) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

99) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)

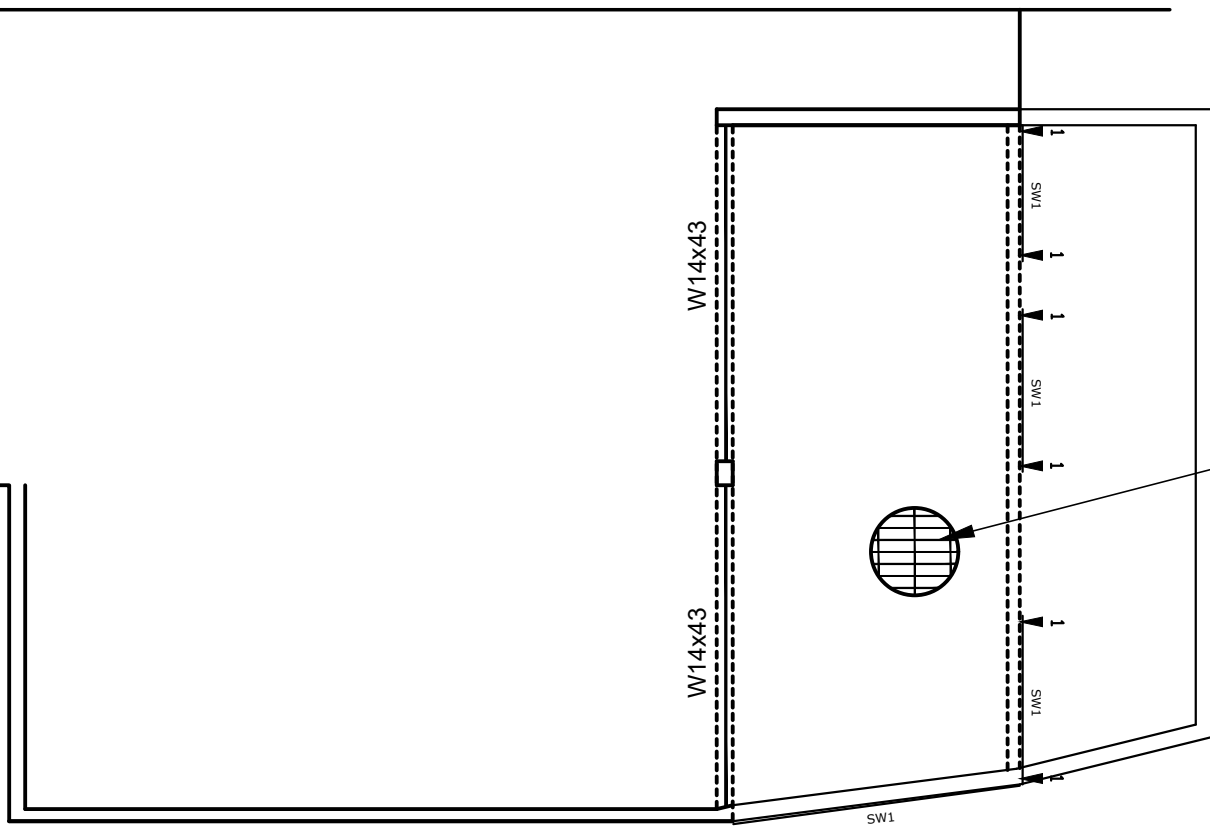
100) WIND CONNECTIONS INDICATED IN 40% W/ 40% (20% SECTION 200.3)



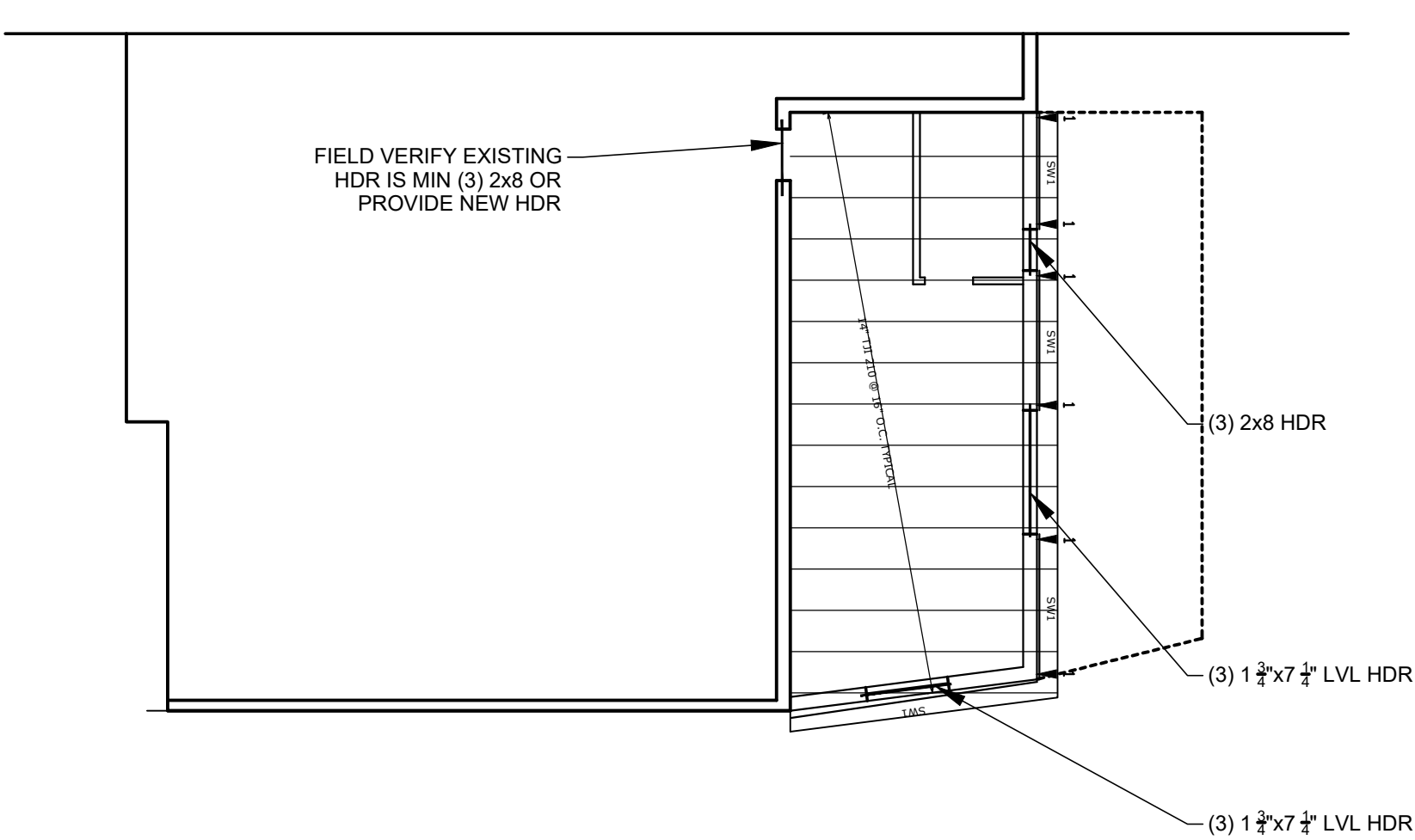
NEW 14" THICK CONCRETE SLAB W/ #7 BARS @ 6" O.C.



FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"

**PARK CITY**  
REVIEWED FOR CODE COMPLIANCE  
PARK CITY BUILDING DEPT.  
Plan Check Coordinator - Brenda Tumbloom  
07/03/2023

**JEFF KIMBELL**  
**ADDITION**  
950 AIRIE DR.  
PARK CITY UT

231 W 800 South Suite A, Salt Lake City, Utah 84101  
**Ward Engineering Group**  
Planning Engineering Surveying  
PH: 801.487.8040 FX: 801.487.8668

CLIENT :  
ADDRESS :  
JOB No :  
DATE : 09/06/2022  
DRAWN BY :  
DESIGN :  
CHECKED :  
DATE : 09/06/2022

REVISIONS  
1. 09/06/2022  
2. 09/06/2022  
3. 09/06/2022  
4. 09/06/2022  
5. 09/06/2022  
6. 09/06/2022  
7. 09/06/2022  
8. 09/06/2022  
9. 09/06/2022  
10. 09/06/2022

PROFESSIONAL ENGINEER  
6049018-2202  
DAVID H. PLATT  
5/25/23  
STATE OF UTAH

**HOUSE  
ADDITION  
PLANS**

SHEET

**S101**