PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 28, 2025

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/87087333912

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from May 14, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATION

5.A. **1300 Park Avenue – Condominium Plat Amendment** – The Applicant Proposes a Condominium Plat Amendment to Accommodate a Remodel and Roof Extension in the Historic Residential – Medium Density Zone. PL-24-06180 (15 mins.)
(A) Public Hearing; (B) Continue to a Date Uncertain

6. WORK SESSION

6.A. **General Plan Update -** Consultants Design Workshop Will Provide a Project Update. (60 mins.)

7. REGULAR AGENDA

7.A. **7955 Red Tail Court – Plat Amendment** – The Applicant Proposes to Amend the Building Envelope for Unit 44 of the Bald Eagle Club at Deer Valley to Allow for the Construction of a Single-Family Dwelling. PL-25-06422 (10 mins.)
(A) Public Hearing; (B) Action

7.B. **233 Norfolk Avenue – Plat Amendment** – The Applicant proposes to Combine Lot 26, Lot 27 and Lot 34 of Block 78 of the Millsite Reservation to Park City to Create a 4,335.17 Square Foot Lot in the Historic Residential – 1 Zoning District to Construct a Duplex Dwelling. PL-25-06448 (15 mins.)
(A) Public Hearing; (B) Action

7.C. **3995 Quinns Drive – Plat Amendment** – The Applicant Proposes Amending the Studio Crossing Subdivision Lot 1 to Create Lot A for Phase III of the Studio Crossing Master Planned Development, to Develop 50 Condominium Townhome Units in the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay, and the Entry Corridor Protection Overlay. PL-25-06541 (5 mins.)
(A) Public Hearing; (B) Action

7.D. **3995 Quinns Drive – Condominium Plat** – The Applicant Proposes the Studio Crossing Condominium Plat for 50 Condominium Townhome Units as Part of Phase III of the Studio Crossing Master Planned Development in the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay, and the Entry Corridor Protection Overlay. PL-25-06460 (25 mins.)
(A) Public Hearing; (B) Action

7.E. **36 Prospect Avenue – Conditional Use Permit** – The Applicant Requests a Setback Exception to Construct a Basement Addition In the Footprint of the Existing Landmark Historic Structure in the Historic Residential -1 Zoning District. PL-25-06490 (20 mins.)
(A) Public Hearing; (B) Action

7.F. **36 Prospect Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a Detached Accessory Building on a Steep Slope on a Landmark Historic Site in the Historic Residential -1 Zoning District. PL-25-06469 (20 mins.)
(A) Public Hearing; (B) Action

7.G. **3672 West Deer Crest Estates Drive – Conditional Use Permit** – The Applicant Proposes to Construct a Private Recreation Facility Including Two Pickleball Courts, One Tennis Court, a Playground, Four Parking Spaces, a 375-Square-Foot Building for Storage and Restrooms, a Ten-Foot-Tall Fence Surrounding the Tennis Court, and an Eight-Foot-Tall Retaining Wall in the Front Setback in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-24-06308 (20 mins.)
(A) Public Hearing; (B) Action

8. ADJOURNMENT

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

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

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
MAY 14, 2025

COMMISSIONERS IN ATTENDANCE: Vice-Chair Christin Van Dine, Laura Suesser, Bill Johnson, Grant Tilson, Rick Shand

EX OFFICIO: Michelle Kellogg, City Recorder; Rebecca Ward, Planning Director; Mark Harrington, Senior City Attorney; Elissa Martin, Planning Project Manager; Rhoda Stauffer, Affordable Housing Project Manager; Chris Eggleton, Director of Economic Development and Housing; Meredith Covey, Planner I; Virgil Lund, Planner II

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1. ROLL CALL

In the absence of Chair Sarah Hall, Chair Pro Tempore Christin Van Dine called the meeting to order at 5:30 p.m.

2. SWEARING-IN CEREMONY

A. Swearing-In Ceremony for Bill Johnson and Grant Tilson.

Commissioners Johnson and Tilson were sworn in by City Recorder, Michelle Kellogg.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. Planning Commission Chair Election – The Planning Commission will Elect One of Its Members to Serve as Chair for a Term of One Year.

Planning Director, Rebecca Ward, reported that the Planning Commission is scheduled to elect a new Chair to serve a one-year term along with a Chair Pro-Tempore.

Chair Hall opened the floor to nominations.

MOTION: Commissioner Suesser moved to NOMINATE Commissioner Van Dine to serve as Chair and Commissioner Johnson as Chair Pro-Tempore. Commissioner Shand seconded the motion. The motion passed with the unanimous consent of the Commission.

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Chair Van Dine assumed the Chair.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from April 9, 2025.

MOTION: Commissioner Suesser moved to APPROVE the Planning Commission Meeting Minutes from April 9, 2025. Commissioner Johnson seconded the motion. The motion passed with the unanimous consent of the Commission.

B. Consideration to Approve the Planning Commission Meeting Minutes from April 23, 2025.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from April 23, 2025. Commissioner Shand seconded the motion. The motion passed with the unanimous consent of the Commission.

6. CONTINUATIONS

A. Bonanza Park – Land Management Code Amendments – Proposed Land Management Code Amendments Implement the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District to Create a Vibrant and Pedestrian-Oriented Mixed-Use Neighborhood. PL-24-06302.

The above matter was scheduled for City Council discussion on May 22, 2025. The Commission was asked to conduct a public hearing and continue the discussion to June 11, 2025.

Chair Van Dine opened the public hearing.

Jamie Peters reported that she has commented on the zoning changes on a few occasions and submitted a written proposal, however, the Homeowners Association's ("HOA") Attorney submitted a letter in opposition to the zoning to apply to Home Stake right before tonight's meeting. She asked that the letter not go unnoticed. Chair Hall agreed to make those comments available for the June 11, 2025 discussion.

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

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Director Ward stated that the matter is scheduled to be heard by the City Council on May 22 and will return to the Commission on June 11.

MOTION: Commissioner Shand moved to CONTINUE the public hearing and discussion on the Bonanza Park Land Management Code ("LMC") until June 11, 2025. Commissioner Johnson seconded the motion. The motion passed with the unanimous consent of the Commission.

B. 3995 Quinns Drive – Plat Amendment and Condominium Plat – The Applicant Proposes Amending the Studio Crossing Subdivision Lot 1 to Create Lot A for the Studio Crossing Condominiums Plat for 50 Condominium Townhome Units as Part of Phase III of the Studio Crossing Master Planned Development in the Community Transition (CT) Zoning District, Regional Commercial Overlay (RCO), Sensitive Land Overlay, and the Entry Corridor Protection Overlay. PL-25-06460.

Director Ward recommended that the Planning Commission conduct a public hearing and continue the above matter to May 28 to provide the applicant with time to refine their proposal.

Chair Van Dine opened the public hearing. There were no public comments. The public hearing was continued.

MOTION: Commissioner Suesser moved to CONTINUE the 3995 Quinns Drive Plat Amendment, Condominium Plat, and public hearing to May 28, 2025. Commissioner Shand seconded the motion. The motion passed with the unanimous consent of the Commission.

7. WORK SESSION

A. 2110 Webster Drive – Plat Amendment – The Applicant Proposes Amending the Thaynes Canyon Subdivision No. 2, Lot 42 to Create Two Lots in the Single-Family Zoning District. PL-25-06467.

Chair Van Dine reported that no public comment will be taken but there will be future notice at which point public input will be allowed.

Planning Project Manager, Elissa Martin, reported that the proposal is to amend Lot 42 of the Thaynes Canyon Subdivision #2 Plat. This would essentially split Lot 42 into two 0.22-acre and 0.73-acre lots. The intention of the lot split is for the proceeds of the sale to fund future repairs to the tennis courts, which have been in existence for decades. The zoning is single-family throughout the area. Lot 42 is owned by the Thaynes Canyon Tennis Club III, a Utah non-profit corporation.

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Ms. Martin reported that the property was annexed into Park City in 1971 as part of the Treasure Mountain Annexation. In 1975, the Thaynes Canyon Subdivision #2 Planned Unit Development ("PUD") and the Tennis Center were approved through a Conditional Use Permit ("CUP"). In 1976, the final plat was recorded. Later that year, the zoning was amended and the area went from Recreational Commercial zoning to Residential Development. As a result, the density changed slightly. When the subdivision was approved, the Recreation Commercial zoning allowed for four units per 5,000-square-foot lot density and was the zoning at the time. When the zoning changed after the subdivision was approved and the final plat recorded later in 1976, the residential density was reduced to 12,000 square foot minimum lot sizes. At the time, it was within the allowed density.

Ms. Martin reported that to approve a plat amendment, the Planning Commission must find good cause. Staff conducted extensive research to better understand what took place in 1975 and 1976. They found that while it complied at the time, the density did not meet the City's single-family zoning requirements for a maximum of three units per acre. Currently, the subdivision has a density of four units per acre. Splitting Lot 42 would actually increase the density. As a result, staff did not recommend approval of the plat amendment. A possible path forward was to evaluate whether the proposal could include a single-family use without increasing density. Staff recommended that the Planning Commission review the proposed Thaynes Canyon Subdivision #2 Lot 42 plat amendment to subdivide Lot 42 into two lots and provide input to the applicant regarding whether there is good cause to approve the plat.

The applicant, Michael Pfeiffer, identified himself as the President of the Association. He also serves as Director of the Thaynes Canyon Tennis Club III which operates and manages the Tennis Center. He shared the perspective of the Tennis Club relative to the request and explained that there are 33 member families. When the association was created, it was a voluntary association where people who joined paid a membership fee and an annual fee. The dues have always been low to accommodate the small expenses they have had over the years. At this point, the courts are in desperate need of replacement. They have used multiple sources to obtain bids to repair the courts but because they are asphalt, they are falling apart and each of the bidders indicated that they are not worth repairing. Alternatives were explored with the cost of repairing the courts estimated at $350,000 to $400,000. With 33 members, the assessment was not acceptable.

The other trustees reached out to the membership and asked for recommendations. This was the suggestion put forward. The intent was to split a small lot to create access to capital to make the needed repairs. Those in the neighborhood need to keep as much open space as possible. The concern for the community was that if they did not raise the money, the property would fall into significant disrepair and be an eyesore to both the community and Park City at large. The request is to take the identified lot that is equal in

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size to others in the neighborhood. What is proposed would equate to one house within the one-acre area and keep the open space.

Commissioner Shand asked about the current density of the neighborhood. Ms. Martin reported that it is four units per acre with an average lot size being .25-acre. She explained that the City uses net density for the subdivision and that is how the maximum density requirement is presented in the SF zoning district. Commissioner Shand asked if, of the 33 families, there is a majority of support for each to contribute $10,000 to repair the courts. Mr. Pfeiffer confirmed that they have been working with the Planning Department for over one year and a survey was conducted. Some of the initial members are still involved and do not have the resources to cover the cost. The amount seemed to be untenable.

With regard to density, Mr. Pfeiffer stated that when they initially spoke to the Planning Department about the request, there was some question as to whether the golf course should be included in the open space determination. They were unable to find that information in their research; however, if they were to include the golf course in the density calculation, they would be under that.

Craig Elliott identified himself as the Vice President of the Thaynes Canyon Tennis Club and invited input from the Commission. He explained that the lot size is exactly the same as the homes, which ensures that consistency is maintained in the neighborhood.

Commissioner Suesser commented that had the subdivision not already exceeded the density, they probably could have gotten behind adding the additional density. However, the fact that it already exceeds it caused her to lean toward agreeing with staff that the request was not appropriate.

Mr. Elliott stated that if they were to do the overall calculation of the entire subdivision, including all of the roads and elements, they would be closer to a density of three units per acre. The density of four units per acre was from the previous Code. He explained that Thaynes was done through a process with the Treasure Mountain transfer and the annexation. At the time, the notes and Exhibit C show that they are well below the allowable density. It can be looked at in the following three ways:

1. Looking at the lot itself. If divided into two it is still less than three units per acre.

2. If looked at as the overall subdivision, it is one more than 3 units per acre.

3. The total Development Plan including the golf course, was all done together. The total acreage for the area is well under what is allowed.

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Mr. Elliott had not looked at staff's numbers but stated that there was a comment about four units per acre being in the Code previously that was later changed to three. If considering the entire subdivision, his understanding was that it is closer to three units per acre. Commissioner Suesser pointed out that staff dug deep into the matter before making that analysis, which she tended to agree with.

Commissioner Johnson agreed with the Staff Report. He noted that the information provided in the packet shows the Preliminary Site Plan and all of the residential surrounded by open space for the neighborhood. It was designed intentionally for that common area. He noted that the applicant has the opportunity to come back and provide additional information.

Commissioner Suesser asked the applicant to explore the issue further and report back to the Commission. Another question was whether Lot 42 is developable for a single-family home. If it is, they could put restrictions on the tennis court that do not exist currently. It was reported that the matter came up two years ago when the County decided to tax the property as if it were a residential lot. It is necessary to know if it is buildable as one lot. The other option was to carve out this one lot and take the remainder of Lot 42 and restrict its use over time so that there are the same number of residential lots on the property. It would be important to know if the lot is developable as a residence.

A question was raised as to whether there were minutes from 1975 that could be referred to. Ms. Martin was unable to locate the minutes. With regard to the question of whether the lot is developable, Ms. Martin wanted to understand whether the discussion pertained to not subdividing and just being allowed to build a single-family dwelling on Lot 42. In that case, that question would need to be answered to further evaluate the issue. Staff agreed to investigate further and report back to the Commission.

Concern was expressed with the fact that they are creating increased non-conformity from a density that is already non-conforming. The thought was that the argument must be compelling to justify what is proposed. Setting a precedent was also of concern.

A property owner commented that with regard to the HOA, he purchased his lot in 1994 and built the house in 1995. The HOA did not exist at that time. The family joined the club shortly thereafter.

Mr. Pfeiffer appreciated the information and agreed to come back to the Commission. They were doing their best to find a way to make what was proposed work. They like the open space but are afraid that it will turn into a nuisance in the community if they fail to come up with an option that works.

Commissioner Suesser mentioned the possibility of dedicating the property to the City. Ms. Martin agreed to speak with the applicants further about that possibility.

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8. REGULAR AGENDA

A. Moderate Income Housing Plan – The Planning Commission Will Review Updates to the Moderate-Income Housing Plan Consistent with the Utah Code that will Become the Housing Element of the General Plan. PL-25-06507.

Affordable Housing Project Manager, Rhoda Stauffer, was present with Director of Economic Development and Housing, Chris Eggleton. She provided background information since the matter was last discussed in 2022. Ms. Stauffer reported that the state requires a Moderate-Income Housing Plan to be updated every five years. It is considered the Housing Element of the General Plan. For that reason, it is important that the Commission review and approve it and provide feedback. The State dictates certain implementation strategies that are key to the components of the Moderate-Income Housing Plan. The State provides a list of 29 options and jurisdictions that pick five or more can get priority for future state transportation funding. As a result, Park City has always chosen six to provide a cushion for years when there are unforeseen circumstances. In the past, there has been a goal to provide a Mortgage Assistance Program for City employees. There is already a Mortgage Assistance Program in place for City employees but they were looking to refine it. The financial analysis in the current market makes no sense since a Mortgage Assistance Program would require millions of dollars due to the cost of property in the area. Fortunately, the City chose six strategies so the fact that they could not fulfill that strategy did not have an impact.

On August 1, the New Updated Moderate-Income Housing Plan is due to the State. It was submitted in 2022 and the next plan is not due until 2027. Because the City wants to change its strategy choices, they are required to update the plan. They want to change implementation strategies and the City Council has determined that they need to focus more on the workforce. The State's definition of Moderate-Income Housing is 80% of the Area Median Income (“AMI”) but they want to target 50% to 60% workforce wage, which is the reality of those who cannot afford to live here. Ms. Stauffer reported that the AMI is determined by the Department of Housing and Urban Development (“HUD”) and is based on who lives here. As expected, it is very high for Park City and is very unrealistic. Income levels in the City are the reason the workforce cannot afford to live here.

Ms. Stauffer explained that in the future plan, they are changing their focus to workforce wage and continue to make changes to Affordable Master Plan Development to provide enhanced incentives for private partners to build affordable housing. There is also a numeric goal to reconfirm that they want 15% of the workforce to be able to live in the City. Currently, it is only 12.1%.

Commissioner Suesser asked what types of workers are being referred to. Ms. Stauffer stated that it pertains to workers of all types. Rental property will focus on 60% of AMI, which involves much more of the workforce that involves housekeeping and retail and

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restaurant workers. With regard to for-sale properties, they are looking to focus on the next level of 60% to 80%. That encompasses the management level of teachers, doctors, and police officers. They will still have an attainable category as well that includes doctors and hospital employees who cannot afford to buy property in Park City.

Ms. Stauffer explained that the terms “attainable” and “affordable” are confusing because the State considers moderate-income housing to be 80% of AMI. To her, that is middle income. The workforce is skewed toward lower income because of the number of employees who are in the category of housekeeping, landscaping, retail, and restaurant. They make up the largest number of jobs that people commute into town for. It was clarified that the AMI is based on full-time year-round residents.

Ms. Stauffer identified the following categories and stated that they are working on all of them currently.

1. The City is presently rehabilitating 516 Marsac Avenue for employee housing.

2. Amending land use regulations to allow for higher density. This is very similar to rezoning but the intent is to ensure that affordable housing is built in mixed-use zones and near transit.

3. Land use regulations were proposed to reduce parking requirements. These have been discussed by the Commission in relation to the AMPDs.

4. Reduce, waive, or eliminate impact fees. This is already being done for affordable housing projects.

5. Demonstrate utilization of moderate-income housing set aside from the Community Reinvestment Agency Redevelopment Agency or Community Development and Renewal Agency.

A question was raised regarding item number 4 above and whether it is a good strategy to pursue in light of more density and people being added while underfunding the impact on water, utilities, and wastewater. There was concern raised about penalizing those entities. Ms. Stauffer explained that the waiver of fees is actually adoption for the community good and is something the City already does with other projects for affordable housing. She explained that they need every tool possible to make the units affordable. The waiver of fees is one option.

A comment was made on the demographic and economic changes using the ACS 2023 data where Park City’s median age increased from 40 to 46.8. The recollection was that the General Plan data wasn't much higher. Director Ward believed that it was and stated that it was tied to the latest Kem Gardner Report for the Housing Assessment. A

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Commissioner recalled that they have approved some that are online but they will not be actualized until they are built. 674 existing units have been approved. Ms. Stauffer explained that the City Council decided not to add additional units until they are entitled. It was reported that Studio Crossing has 208 units affordable units, Engine House has 99 affordable, and Hopa has 205.

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

A comment was made that the number of workers working in the City exceeds the population. Commissioner Suesser asked what percentage of the workforce that commutes works at the resorts. She felt strongly about the City putting its energy toward housing people who work in the City, such as teachers rather than try to fill a housing gap that is caused by people who work at the resorts. She thought it would be helpful to have more information on that breakdown and suggested the City receive more support from the resorts. She wanted to incentivize the resorts to house their employees and provide housing for them.

The comment was made that the ski resorts are making a concerted effort to help solve the regional challenges. At the previous day's Wasatch Back Economic Summit, the two counties came together to discuss the matter, which was a main topic of concern. The Economic Development Offices from Summit and Wasatch Counties focused on how to tackle some of those challenges, particularly as the East Village Resort base builds out.

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation on the Moderate-Income Housing Plan for City Council consideration on June 5, 2025. Commissioner Suesser seconded the motion. The motion passed with the unanimous consent of the Commission.

B. APWA and 2025 Park City Supplemental Standard Plans and Specifications – The Planning Commission will Consider Forwarding a Recommendation to the City Council Regarding an Ordinance Updating the Park City Supplemental Standard Plans and Specifications Pursuant to the Land Use, Development, and Management Act Found in Title 10, Chapter 9a, of the Utah Code (Commonly Referred to as LUDMA).

Public Improvements Engineer, Becky Gutknecht was present along with City Engineer, John Robertson. They were present to discuss a possible recommendation to the City Council to adopt the most current version of the American Public Works Association ("APWA") Standard Plans and Specifications, as well as the Park City 2025 Supplemental Standard Plans and Specifications. Ms. Gutknecht reported that the APWA produces a set of standards by which most municipalities can form. They are produced to improve quality standards as well as consistency throughout different systems. The standards are produced for roadways, storm drain systems, and water standards. The City's Water

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Department specifically wants to set its own standards because Park City's system is so unique. That is one of the reasons they have the Park City 2025 Supplemental Standards and Specifications. There are several unique conditions in Park City and the specific standards help to address those unique situations that the general standards of APWA do not necessarily cover.

Some of the specifics include the water standards. Ms. Gutknecht reported that the APWA does not produce telecom standards in the same way, so the City is adopting its own that conform with the Utah Department of Transportation's ("UDOT") telecom standards. Some of the specifics include the type of curbs that are frequently used in the City to avoid all six different types of curbs that are available through the APWA standards. Instead, the City conforms to a few to provide more consistency throughout the City.

A question was raised regarding how often the APWA updates its standards. Mr. Robertson reported that they were last updated in 2017. There have, however, been addendums since that time that were sent to all APWA members. He expected another update in the next one or two years.

Commissioner Suesser asked if the APWA addresses steep slopes, which exist in Park City. Ms. Gutknecht stated that they do not really address that and it pertains more to the installation of utilities and roadways. It does not supersede the Land Management Code ("LMC") and how it requires steep slopes to be addressed.

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

MOTION: Commissioner Shand moved to recommend to the City Council ADOPTION of the most current version of the American Public Works Association, Utah Chapter Standards, and the Park City 2025 Supplemental Standard Plans. The motion was seconded by Commissioner Suesser. The motion passed with the unanimous consent of the Commission.

C. 15 King Road – Plat Amendment – The Applicant Proposes to Amend the Plat to Incorporate a 91-Square-Foot Deed Gap Into a Non-Complying Lot to Create a 4,395 Square-Foot Lot in the Historic Residential - 1 Zoning District. On April 15, 2025, the Board of Adjustment Approved a Variance to Correct the Deed Gap. PL-24-06363.

Planner I, Meredith Covey reported that 15 King Road is a 4,304-square-foot lot in the HR-1 zoning district. There is an existing single-family home on the property that is non-historic that was constructed in 2007. The applicant applied for a plat amendment to incorporate a 91-square-foot deed gap into the lot to create a 4,395-square-foot lot. In 2004, the property underwent a plat amendment and as a result, a survey gap was noted

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on the 2003 Existing Condition Survey. On November 6, 2024, the property owner at 24 Daly conveyed the 91-square-foot deed gap to the property owner at 15 King Road. He is now the owner of both properties.

On April 15, 2025, the Board of Adjustment approved the applicant's request for a variance to the maximum lot size in the HR-1 zoning district to address this deed gap. A condition of approval was included that limited the building footprint to 1,716 square feet, which is based on the existing lot size. Staff found good cause that the application complies with this section of the Code because the plat amendment resolves a deed gap from the previous plan amendment, limits the building footprint so that all future development is compliant with the regulations of the zoning district, and no public street right-of-way easement is vacated as a result of the plat amendment.

The conditions of approval were reviewed. Planner Covey reported that the City Attorney and City Engineer will review and approve the final form of the plat amendment. The applicant has one year to record the plat amendment with the County and a plat note will state that the maximum building footprint for the lot is limited to 1,716 square feet. Staff found that the proposed plat amendment complies with the requirements of the HR-1 zoning district regulations and the plat amendment regulations as outlined in the LMC. The staff recommendation was to review the application, conduct a public hearing, and consider approving the plat amendment.

A question was raised as to whether there is an existing snow storage easement on the plat. Planner Covey stated that it could be added as a condition of approval.

In response to a question raised, Planner Covey stated that the applicant's decision to close the deed gap was the result of them working on an expansion to their deck where they ran into issues with the rear setback. At that time they determined that there was a deed gap and wanted to correct it. It was noted that any future construction on the lot will need to comply with the zoning district requirements and they will not be allowed to enclose any area of the deck or expand the building footprint.

Chair VanDine opened the public hearing.

Ryan Marshall, the property owner, had a question regarding the Snow Storage Easement and asked if it is a different requirement than what currently exists. He was informed that the Commission is simply memorializing it in the updated plat. Senior City Attorney, Mark Harrington confirmed that the current recorded plat is shown on Exhibit B, which does not appear to have a Snow Storage Easement. Mr. Marshall stated that they have plenty of snow that gets pushed onto his property when snow plows come down King Road. He wanted to understand what is being required of him. Director Ward explained that in the zone, the front setbacks are 10 to 15 feet. The Snow Storage Easement is generally located within the front setback and already exists. Commissioner

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Suesser explained that the conditional approval would memorialize that the Snow Storage Easement runs along the new parcel that closes that gap.

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

MOTION: Commissioner Johnson moved to APPROVE the plat amendment at 15 King Road based on the following:

Findings of Fact

1. 15 King Road (Parcel No. 10-DALY-1 AM-2) is a 4,304-square-foot Lot in the HR-1 Zoning District with a non-historic Single-Family Dwelling (SFD) constructed in 2007.

2. On October 21, 2004, the City Council adopted Ordinance No. 04-48 approving the 10 Daly Avenue Subdivision First Amended to subdivide the 10 Daly Avenue Subdivision into two Lots.

3. 15 King Road is Lot 2 of the 10 Daly Avenue Subdivision First Amended.

4. When the property was subdivided in 2004 there was a 91-square-foot triangle parcel between 15 King Road and adjacent 24 Daly Avenue that was noted as a deed gap on the 2003 submitted boundary survey.

5. On November 6, 2024, the property owner of 24 Daly Avenue conveyed the deed gap triangle parcel to the Applicant.

6. The Applicant is now the owner of 15 King Road and the 91-square-foot remnant deed gap.

7. The Applicant submitted a Plat Amendment to incorporate the 91-square-foot remnant deed gap into the 4,304-square-foot Lot to create a 4,395-square-foot Lot.

8. On October 26, 2023, the City Council adopted Ordinance No. 2023-50 to establish a maximum lot size for Single-Family Dwellings in the Historic Residential Districts of 3,750 square feet.

9. Lots over the maximum Lot Area that were approved prior to the establishment of a Maximum Lot Size in the Historic Residential Districts are Non-Complying pursuant to LMC Chapter 15-9. 15 King Road is a Non-Complying Lot.

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10. Pursuant to LMC § 15-9-6 no Non-Complying Structure may not be enlarged.

11. The Applicant requested a Variance from the Maximum Lot Size.

12. On April 15, 2025, the Board of Adjustment approved the Variance from the maximum Lot Area for 15 King Road, finding the request met the criteria in LMC § 15-10-8, conditioning the approval on Building Footprint restrictions.

13. LMC § 15-2.2-3(E) establishes that the Building Footprint of a Lot shall be calculated according to the following formula: MAXIMUM FP = (A/2) x 0.9A/1875 where FP = maximum Building Footprint and A= Lot Area.

14. The existing Lot is 4,304 square feet and yields a maximum Building Footprint of 1,716 square feet. The inclusion of the 91-square-foot deed gap into the 15 King Road Lot does not allow for an increase in the Building Footprint. Rather, the maximum Building Footprint of the Lot is not permitted to increase beyond 1,716 square feet.

15. Condition of Approval 4 requires the Applicant to include a Plat Note stating that the Building Footprint of the Lot is limited to 1,716 square feet.

16. The Development Review Committee reviewed the proposal on March 18, 2025, and confirmed the proposal complies with required standards.

17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it resolves a 91-square-foot deed gap.

2. On April 15, 2025, the Board of Adjustment approved a Variance from the Maximum Lot Size established in LMC § 15-2.2-3.

3. The Plat Amendment complies with all other requirements of LMC Chapter 15-2.2 Historic Residential – 1 Zoning District.

4. The Plat Amendment complies with LMC § 15-7.1-3(B) Plat Amendment, as conditioned.

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

Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the Plat Amendment for compliance with State Law, the LMC, and the conditions of approval as a condition precedent to plat recordation.

2. The Applicants will record the Plat Amendment at the County within one year from the date of Planning Commission approval. If the recordation has not occurred within one year, the approval will be void unless the Applicant submits an extension request in writing to the Planning Department prior to the expiration of the approval.

3. A Plat Note shall state the Maximum Building Footprint for the Lot is limited to 1,716 square feet.

4. The applicant shall include a 10-foot snow storage easement as approved by the City Attorney and City Engineer.

The motion was seconded by Commissioner Suesser. The motion passed with the unanimous consent of the Commission.

D. 9300 Marsac Avenue – Condominium Plat Amendment – The Applicant Proposes the First Amended Sommet Blanc Condominiums Plat to Reflect Changes to Common Area Mechanical Rooms, to Define Common Area for the Outdoor Pool and Plaza, and to Reduce the Size of Limited Common Area Decks for Units A302, A303, A402, A403, and A502 in the Residential Development Zoning District. PL-25-06431.

Planner II, Virgil Lund, reported that the above request is for a first amended condominium plat for the Sommet Blanc Condominiums. On July 13, 2022, the first condominium plat was approved for the Sommet Blanc Condominiums. It approved three multi-unit dwellings with 49 residential units and a 3,600-square-foot restaurant. On March 9, 2022, the Planning Commission approved a Master Planned Development ("MPD") amendment to the Flagstaff Development Agreement, the Empire Pass Pod B2 MPD, and a Conditional Use Permit for the Sommet Blanc Project. The proposal is to amend and update easements that have been recorded since the original plat was approved to clarify the common area for the pool and event lawn areas, adjust the common areas for mechanical equipment, and reduce the size of five decks to comply with setback requirements. The proposed plat amendment complies with all governing documents for Sommet Blanc, including the CUP and the MPD amendments. Staff found good cause

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for the plat amendment because the non-compliant decks were corrected. Staff recommended the Planning Commission hold a public hearing and consider approving the plat amendment based on the Draft Final Action Letter. The applicant was online and available to answer clarifying questions.

Commissioner Suesser asked for additional information on the amended easements being requested. Planner Lund referenced Exhibit B, which provides a more detailed breakdown of what specifically is being amended and updated. There are certain water line easements, power easements, and an easement with Deer Valley for the ski run that runs through the lot. Those are some of the easements that have been recorded since the project was approved. The record easement numbers were to be added to the plat for clarification.

The applicant, Douglas Ogilvy, reported that the Deer Valley Ski Easement was recorded prior to any design work being done on the current project. Once the project was approved with a Building Permit, they determined that they could widen the ski run to a point where there is a bottleneck. They gave Deer Valley an extra Ski Easement where needed and pulled the Buffer Easement off the patios for the restaurant and Tower C. In the process of going through the final utility design, there were slight changes to alignments for water, electrical, and gas in and out of the buildings, which represented minor changes.

In terms of the pool, the applicant reviewed the plat with prior planners and the absence of items like the pool on the plat caused confusion. They have mainly shown the pool for reference and changed the event lawn. It is the same size but went from a common area to a limited common area.

A question was raised regarding the number of units involved in the deck expansion. Mr. Ogilvy explained that five units face the roundabout on Marsac Avenue and during the Building Permit review, the Planning Department identified the decks within the front yard setback. Per City Code, the applicant is allowed a maximum protrusion into the front yard setback of five feet with a maximum width of 10 feet. Mr. Ogilvy's recollection was that the decks were previously 20 feet long and have been reduced to eight or nine feet. The biggest change to the patio was to Tower C. They wanted to ensure that the patio drains properly. It made more sense to plat the entire area that is concrete below as patio. It did not make sense to install heavy landscaping there because they would have drainage problems. He identified the area shown on sheet 14 of 18, Level 2 of Tower C. That one is that one has grown significantly in size on the plat but the structure beneath has not changed at all.

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

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A question was raised as to whether there is a mechanism for preventing skiers on the Lucky Jack ski run from colliding with the pool, event lawn, or any outdoor areas on the plat. Mr. Ogilvy reported that on the plat there are two easements in favor of Deer Valley. There is a ski easement and a buffer easement. Under the terms of the Buffer Easement entered into with Deer Valley eight years earlier, it is typically a 20-foot widening of the ski run followed by a 20-foot buffer where there cannot be hard structures or landscaping that is not approved by Deer Valley. They are in close coordination with the Deer Valley operations to ensure that what they are doing is safe. He explained that the intent of the buffer easement is to allow Deer Valley to make sure they do not build anything dangerous on the side of their ski run.

Commissioner Suesser recalled a wall or fence closer to the subject property beyond the ski buffer. Mr. Ogilvy explained that they are for a pool a six-foot barrier is required. On this property, it is more of a moat since the grade drops. The pool has an infinity edge toward the swimming pool but there is a six-foot drop-off from the end of the pool to the bottom of an area that slopes up to the edge of the ski easement. In that area, there will typically be five feet of snow.

MOTION: Commissioner Suesser moved to APPROVE the 9300 Marsac Avenue Sommet Blanc Condominium Plat Amendment subject to the following:

Findings of Fact

1. On July 13, 2022, the Planning Commission approved the Sommet Blanc Condominiums Plat for three Multi-Unit Dwellings with 49 residential Units and a 3,600-square-foot restaurant.

2. The Applicant proposes the First Amended Sommet Blanc Condominiums Plat to:

    a. Amend power and ski easements.
    b. Update storm drain, water, conservation, access, and parking easements.
    c. Clarify Pool and event lawn areas.
    d. Adjust common areas for mechanical equipment.
    e. Reduce limited common areas for the decks of five Units to comply with Setback requirements3.

3. The Sommet Blanc Condominiums are governed by the:

    a. 2007 Empire Pass Pod B-2 Master Planned Development (MPD),.
    b. 2007 Amended Flagstaff Development Agreement (DA), including 14 technical reports, and
    c. 2017 B2 East Subdivision approval (Ordinance No. 2017-07).

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4. On March 9, 2022, the Planning Commission approved amendments to the 2007 Flagstaff DA and Empire Pass Pod B2 MPD and approved a Conditional Use Permit (CUP) for the Sommet Blanc Condominiums.

5. On September 1, 2022, the City Council approved the Sommet Blanc Condominiums Plat (Ordinance No. 2022-33).

6. On December 9, 2024, the Building Department issued Permit #24-2196 for the Sommet Blanc Condominiums. The Planning Department approved the building permit with a Condition of Approval requiring the Applicant to record a Plat Amendment to accurately reflect the proposed building permit plans.

7. The proposed Plat Amendment complies with the governing documents for Sommet Blanc.

    a. The amended Flagstaff DA, amended Empire Pass Pod B2 MPD, and CUP approved by the Planning Commission on March 9, 2022, established 81 Unit Equivalents (UEs), or 162,000 square feet for Multi-Unit Dwellings, and 3,600 square feet of support commercial space for a Restaurant for the Sommet Blanc project.
    b. The proposed Plat Amendment does not alter residential or support commercial space allocated and approved for Sommet Blanc.

8. The proposed Plat Amendment complies with the Residential Development Zoning District Requirements.

    a. The Applicant proposes the Plat Amendment in part to correct encroachments in the Setbacks.
    b. The decks shown on the proposed Plat for Units A302, A303, A402, A403, and A502 comply with the Setback requirements outlined in LMC § 15-2.13-3(C)(2)(c) (see images below). Decks encroaching into the Front Setback must not exceed 10 feet in length and cannot encroach more than five feet into the Front Setback. The amended decks have the following dimensions:

        i. Unit A302: Eight feet one inch wide, encroaching four feet four inches into the Front Setback.
        ii. Unit A303: Seven feet 11 inches wide, encroaching four feet three inches into the Front Setback.
        iii. Unit A402: Eight feet wide, encroaching four feet five inches into the Front Setback.
        iv. Unit A403: Seven feet 11 inches wide, encroaching four feet five inches into the Front Setback.

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v. Unit A502: Eight feet wide, encroaching three feet nine inches into the Front Setback.

c. Amend power and ski easements.

i. Complies: The amended easements comply with all RD Zoning District requirements. No Structures are proposed or approved within the amended easement areas.

d. Update storm drain, water, conservation, access, and parking easements.

i. Complies: The easements comply with all RD Zoning District requirements. No Structures are proposed or approved within the easement areas.

e. Clarify pool and event lawn areas.

i. Complies: The proposed pool and event lawn areas comply with all RD Zoning District requirements and Setbacks. The pool and event lawn areas are approximately 50 feet from the south Lot line.

f. Adjust common areas for mechanical equipment.

i. Complies: All proposed common areas for mechanical equipment are within the existing platted Building Footprint and comply with all RD Zoning District requirements and Setbacks

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

a. Changes to platted elements including conversion of common area/limited common area within a condominium requires a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7.1-3(B) and approval shall require a finding of Good Cause.

b. LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character

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of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

c. Staff finds Good Cause for the proposed Plat Amendment because the amended Plat corrects encroachments in the Setbacks.

10. The Development Review Committee reviewed the proposal on March 4, 2025, and confirmed the proposal conforms to their requirements.

11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025.

12. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025. *The Park Record* published courtesy notice on April 30, 2025.

Conclusions of Law

1. There is Good Cause for this plat amendment.

2. The plat amendment is consistent with LMC Chapter 15-2.13 Residential Development District and LMC § 15-7.1-3 Subdivision Procedures.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.

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

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs prior to recordation of the plat.

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

3. Conditions of Approval from the 2007 Empire Pass Pod B-2 Master Planned Development, the 2007 Amended Flagstaff Development Agreement including the 14 technical reports, Ordinance 2017-07, the Sommet Blanc Condominiums CUP, and Ordinance 2022-33 shall apply.

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4. The Plat Amendment will not change or alter the amount of residential or support commercial space allocated and approved for the Sommet Blanc Condominiums.

The motion was seconded by Commission Johnson. The motion passed with the unanimous consent of the Commission.

E. 2668 Aspen Springs Drive – Conditional Use Permit – The Applicant Proposes to Construct a 1,500-Square-Foot Guest House in the Single-Family Zoning District and Sensitive Land Overlay. PL-25-06416.

Planner Lund reported that the request is for a Conditional Use Permit for a guest house on the lot at 2668 Aspen Springs Drive. The applicant, Ryan Swintec, participated remotely. Planner Lund reported that Lot 48 is a vacant lot in the Aspen Springs Ranch Subdivision. A Building Permit for the single-family dwelling was currently under review with the Building Department concurrent with the Building Permit. The proposal is a 1,500-square-foot guest house connected by a covered walkway to the main dwelling. The proposal complies with the Single-Family zoning district requirements including the subdivision plat notes, the Sensitive Land Overlay, and the CUP and guest house criteria.

After further review, staff recommended an amendment to Condition of Approval #8 to correct typos and further clarify the changes to Condition of Approval #8 are shown in red. The guest house is for non-rent paying guests of the primary single-family dwelling. The guest house is not a lodging use where typical lodging services are provided. Payment for use of the guest house is not allowed. Nightly rental of the guest house is prohibited as well as nightly rental of the single-family dwelling.

Staff recommended that the Planning Commission open a public hearing and consider approving the CUP based on the Amended Final Action Letter.

Mr. Swintec reported that they have a hot tub that he was told needed to be applied for because it is 10’ x 12’, or 120 square feet in size. The hot tub size was supposedly limited to 81 square feet. He did not see that on the materials presented and wanted to make sure that was addressed. Planner Lund explained that the size of the hot tub did not need to be included in the CUP and would be reviewed as part of the Building Permit.

Commissioner Suesser asked about the condition regarding non-paying guests and asked about the thinking behind the prohibition of a long-term rental. Director Ward explained that in the LMC definitions section, for the guest house approval, one of the requirements is that it not be rented out as a long-term rental and limited in terms of use. It was confirmed that a nearby property with a guest house was held to a similar requirement.

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Commissioner Van Dine opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Commissioner Johnson moved to approve the Conditional Use Permit for a guest house at 2668 Aspen Springs Drive subject to the following:

Findings of Fact

1. 2668 Aspen Springs Drive is Lot 48 of the Aspen Springs Ranch Subdivision Phase II recorded June 26, 1992 (Summit County Recorder Entry No. 361321).

2. On April 1, 2025, the Applicant submitted a building permit for the construction of a Single-Family Dwelling (SFD) on Lot 48 (PLAN25-0414).

3. The Applicant proposes constructing a 1,500-square-foot Guest House.

4. Land Management Code (LMC) § 15-15-1 defines a Guest House as an Accessory Building and dwelling intended for non-rent paying guests of the primary Dwelling Unit's residents. Guest Houses are not a lodging use where typical lodging services are provided. Payment is not allowed. Nightly rental of the Guest House is not allowed.

5. The proposed Guest House complies with the Single Family (SF) Zoning District Requirements outlined in LMC Chapter 15-2.11.

    a. LMC § 15-2.11-3 outlines the Lot and Site Requirements for the Guest House.
    b. Density: The maximum Density is three (3) units per acre.

        i. Complies: Lot 48 is two acres. The proposed Guest House will add one Unit to the Lot, for a total of two Units on Lot 48.

    c. Setbacks: Front Setback – 20 feet, Rear Setback – 15 feet, Side Setback – 12 feet.

        i. Complies: The proposed Guest House is greater than 50 feet from all Lot Lines.

    d. LMC § 15-2.11-4 outlines the Building Height requirements for the Guest House.
    e. Accessory Structures and Guest Houses in the SF Zoning District shall not exceed a maximum height of 18 feet from Existing Grade.

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i. Complies: The Applicant's roof-over-topography plan shows the highest roof ridge of the Guest House is 17 feet 11 inches above Existing Grade.

f. LMC § 15-2.11-4(A) outlines Building Height exceptions: "Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements."

i. Complies: The Applicant proposes a chimney that is 20 feet 1 inch above Existing Grade, one foot 1 inch above the maximum 18-foot height allowance.

6. The proposed Guest House complies with the Aspen Springs Ranch Subdivision Phase II Plat Notes.

a. Plat note 10 outlines the maximum Gross Residential Floor Area for Lot 48, which is 8,250 square feet, including the SFD and the Guest House. The Applicant's building permit for the SFD indicates a total Gross Residential Floor Area of 6,481 square feet. The total Gross Residential Floor Area for the SFD and Guest House is 7,981 square feet.

b. Lot 48 is subject to the "Special Design Restrictions" outlined in plat note 11:.

i. Maximum dwelling height: 25 feet

1. Complies: The SF Zoning District limits accessory building height to 18 feet. The height of the Guest House is 17 feet 11 inches from Existing Grade.

ii. Maximum height of dwelling's ridgeline: 30 feet, with no more than 50% of a dwelling's total ridgeline at or within three feet of this height

1. Complies: The SF Zoning District limits accessory building height to 18 feet. The maximum height of the Guest House's ridgeline is 17 feet 11 inches.

iii. Floor level height: Not more than two feet higher than natural grade at the point of the dwelling's primary entrance, except for attic or loft space above the garage

1. Complies: The Guest House's floor level is not located more than two feet higher than natural grade.

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iv. Exterior wall height: 23 feet, measured from the overhanging eave line to the lesser in elevation of natural grade or finished grade

1. Complies: The exterior walls of the Guest House range in height from 12 feet to 16 feet.

v. Exterior wall plane length: No more than 30 feet without a change in depth of at least three feet for exterior wall planes parallel to or within 45 degrees of parallel to Highway 224

1. Complies: The north elevation drawing shows a change in depth at 16 feet 10 inches along the exterior wall plane.

c. Plat note two states that Lot 48 is limited to a 10,000-square-foot Limits of Disturbance (LOD) area. The LOD includes the total footprint of the SFD and the Guest House, including any patios, decks, or pathways.
Driveways and landscaped areas are exempt from the LOD calculations.

7. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

a. Size and location of the Site.

i. The proposed Guest House complies with the special design requirements, maximum Floor Area, and LOD of the Aspen Springs Ranch Subdivision.

b. Traffic considerations including capacity of the existing Streets in the Area.

i. The proposed Guest House will not increase the amount of traffic on the surrounding streets. The Guest House will be used by the property owners and their guests.

c. Utility capacity, including Storm Water run-off.

i. The Development Review Committee (DRC) reviewed the proposal on April 15, 2025. The Water Department requires that the water lines be located at a minimum of 10 feet from

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the sewer line and a minimum depth of five feet below Final Grade.

d. Emergency vehicle Access.

i. The DRC reviewed the proposal on April 15, 2025, and confirmed the proposal conforms with all emergency vehicle access requirements.

e. Location and amount of off-Street parking.

i. LMC § 15-3-6 requires one Parking Space for a Guest House, in addition to the required Off-Street parking for the SFD. The Applicant proposes a 29-foot-deep 16-foot-wide garage with one Parking Space for the Guest House.

f. Internal vehicular and pedestrian circulation system.

i. The Applicant proposes a driveway to the Guest House Garage for vehicles, and a covered walkway from the SFD to access the Guest House.

g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.

i. The Applicant does not propose fencing or screening. The Applicant's landscape plan will be reviewed with the building permit for the SFD.

h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.

i. The proposed Guest House complies with all plat notes for total Floor Area and LOD as established in the Aspen Springs Ranch Subdivision Phase II Plat.

i. Useable Open Space.

i. The proposed Guest House will not impact any of the dedicated Open Space parcels in the Aspen Springs Ranch Subdivision.

j. Signs and Lighting.

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i. The Applicant does not propose signs or exterior lighting.

k. Physical Design and Compatibility with Surrounding Structures.

i. The proposed Guest House complies with the Special Design Requirements of the Aspen Springs Ranch Subdivision and all requirements found in LMC § 15-5-5.

l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors.

i. The Guest House must comply with Municipal Code Chapter 6-3, Noise.

m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas.

i. All deliveries and service vehicles will use the main entrance and driveway to the SFD.

n. Expected Ownership and Management.

i. The Guest House will be under the same ownership as the SFD.

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. The proposed Guest House is in the Sensitive Land Overlay (SLO) on Lot 48 of the Aspen Springs Ranch Subdivision Phase II Plat. The Guest House is not on a Steep Slope and the Site does not contain any physical mine hazards or waste.

p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan.

i. The General Plan states the Thaynes neighborhood is one where primary residents choose to live and that the neighborhood should remain a quiet residential area dominated by Single-Family Dwellings, preserving the neighborhood aesthetic. The proposed Guest House is in the Single-Family Zoning District wherein Nightly Rentals are

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prohibited. Additionally, the Guest House is within the allotted Limits of Disturbance and restraints established by the plat.

8. The proposed Guest House complies with the Sensitive Land Overlay requirements.

    a. The Guest House is on Lot 48 of the Aspen Springs Ranch Subdivision Phase II. The Subdivision approval and platting of the Lots considered SLO principles, such as Steep Slopes, proximity to Open Space and wetlands, ridgelines, and visual analysis from Highway 224. The Guest House is not proposed near Steep Slopes, wetlands, or a ridgeline. Lots 40 – 48 of the Aspen Springs Ranch Subdivision are visible from SR-224 and Mcpolin Barn. The Subdivision Plat established special design restrictions for Structures that are parallel to SR-224 to minimize visual impacts. The proposed Guest House complies with the special design restrictions and will be screened by Significant Vegetation and landscaping that will be installed by the Applicant.

9. The proposed Guest House complies with the Guest House criteria outlined in LMC § 15-4-6.

    a. Guest Houses are a Conditional Use in Zoning Districts where they are permitted and must be reviewed against the Conditional Use permit regulations in LMC Chapter 15-1-10.
    b. Guest Houses are only permitted on Lots of one acre or greater.

        i. Complies: Lot 48 is two acres.

    c. Guest Houses are not allowed in the HRL, HR-2, HCB, ROS, POS, RCO, GC, or LI Zoning Districts.

        i. Complies: 2668 Aspen Springs Drive is in the SF Zoning District.

    d. Guest Houses may be no larger than one-third of the size of the main dwelling, in terms of floor Area, and shall be limited to a maximum floor Area of 1,500 square feet.

        i. Complies: The main dwelling is proposed to be 6,481 square feet. One-third of the main dwelling's square footage would be 2,160 square feet. The Applicant proposes a Guest House that is 1,500 square feet.

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e. A Guest House may not increase the floor Area or Building Footprint as specified in the LMC or any specific Subdivision approval.

f. Guest Houses may be attached or detached from the main house and may not be sold or leased separate from the main house. Prior to Building Permit or Certificate of Occupancy issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office.

i. Complies: The Guest House will be attached to the main dwelling by a covered walkway.

10. The Development Review Committee reviewed the proposal on April 15, 2025 and requires Conditions of Approval.

11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025.

12. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025. *The Park Record* published courtesy notice on April 30, 2025.

Conclusions of Law

1. The proposed Guest House complies with the LMC requirements pursuant to Section 15-1-10 Conditional Use Review Process, Chapter 15-2.11 Single Family Zoning District, Chapter 15-2.21 Sensitive Land Overlay, and Section 15-4-6 Guest Houses.

2. The Use will be compatible with surrounding Structures in Use, scale, mass, and circulation.

3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final buildings plans and construction details shall reflect substantial compliance with the final plans dated April 16, 2025, submitted to the Planning Department and reviewed May 14, 2025, by the Planning Commission.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for

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review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.

3. The Applicant shall adhere to the Municipal Code of Park City Chapter 6-3, Noise.

4. The Water Department requires that the water lines are located at a minimum 10 feet from the sewer line, and a minimum depth of five feet below Final Grade.

5. The Applicant must submit a building permit for the proposed Guest House.

6. The Guest House must not be sold or leased separate from the main dwelling at 2668 Aspen Springs Drive.

7. Prior to Building Permit issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office.

8. The Guest House is for non-rent paying guests of the primary Single-Family Dwelling residents. The Guest Houses is not a lodging use where typical lodging services are provided. Payment is not allowed. Nightly rental of the Guest House is not allowed.

Commissioner Shand seconded the motion. The motion passed with the unanimous consent of the Commission.

F. 103 Alice Court – Steep Slope Conditional Use Permit Modification – The Applicant Proposes to Modify a Steep Slope Conditional Use Permit to Increase the Height of a Retaining Wall in the Front Setback in the Historic Residential - 1 Zoning District. PL-2506429.

The above Application was withdrawn.

9. ADJOURNMENT

MOTION: Commissioner Johnson moved to adjourn. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 7:20 PM.

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Planning Commission
Continuation Report

Subject: **1300 Park Avenue**
Coalition Lodge Condos
Application: **PL-24-06180**
Author: **Jacob Klopfenstein, Planner I**
Date: **May 28, 2025**
Type of Item: **Plat Amendment**

Recommendation

Staff recommends the Planning Commission open a public hearing and continue the item to a date uncertain. The Applicant requested revisions to the proposed Plat Amendment.

Description

Applicant:	Chris Hardy Diamond Ridge Development Group
Location:	1300 Park Avenue Coalition Lodge Condos
Zoning District:	Historic Residential – Medium Density (HRM)
Adjacent Land Uses:	Residential, City Park
Reason for Review:	The Planning Commission reviews and takes Final Action on Plat Amendments.[1]

[1] LMC § 15-1-8

Planning Commission
Staff Report

Subject: **7955 Red Tail Court**
Bald Eagle Club at Deer Valley Unit 44
Application: **PL-25-06422**
Author: **Virgil Lund, Planner II**
Date: **May 28, 2025**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the Bald Eagle Club at Deer Valley Unit 44 Amended Plat to modify the Building Envelope, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Red Tail Ct LLC Applicant Representative: Alliance Engineering
Location:	7955 Red Tail Court Bald Eagle Club at Deer Valley Unit 44
Zoning District:	Residential Development; Sensitive Land Overlay
Adjacent Land Uses:	Open Space, Single-Family Dwellings
Reason for Review:	The Planning Commission reviews and takes Final Action on Condominium Plat Amendments.[1]

HOA	Homeowners Association
LMC	Land Management Code
RD	Residential Development
SFD	Single-Family Dwelling

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

Summary

The Applicant proposes amending the 10,022-square-foot platted Building Envelope for Unit 44 of Bald Eagle Club at Deer Valley to construct a Single-Family Dwelling (SFD). The Plat Amendment does not increase the Building Envelope square footage but rather shifts it to comply with current Front Setback requirements of the Zoning District and to reduce the construction on Steep Slope areas.

[1] LMC § 15-1-8

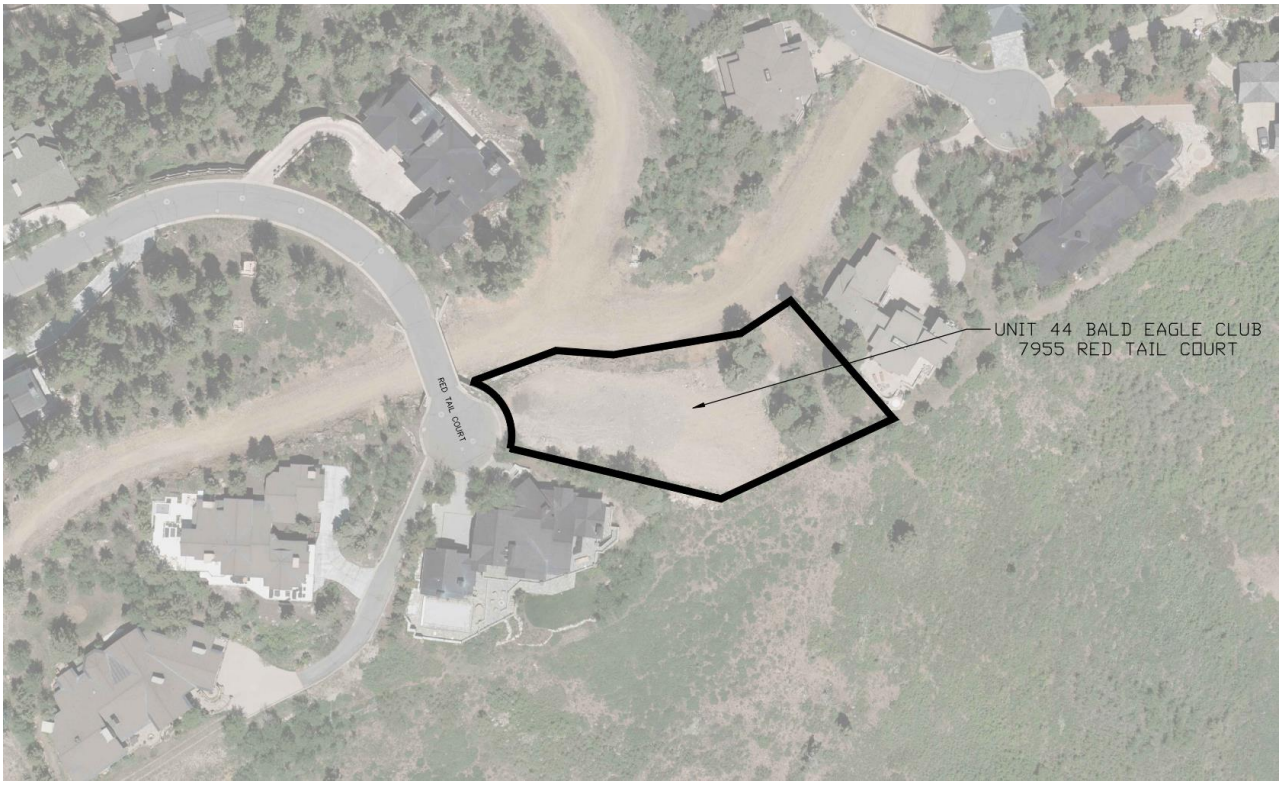


Figure 1: Applicant's Aerial Photo showing Bald Eagle Club Unit 44

The image below shows the existing Building Envelope in blue and the proposed in red:

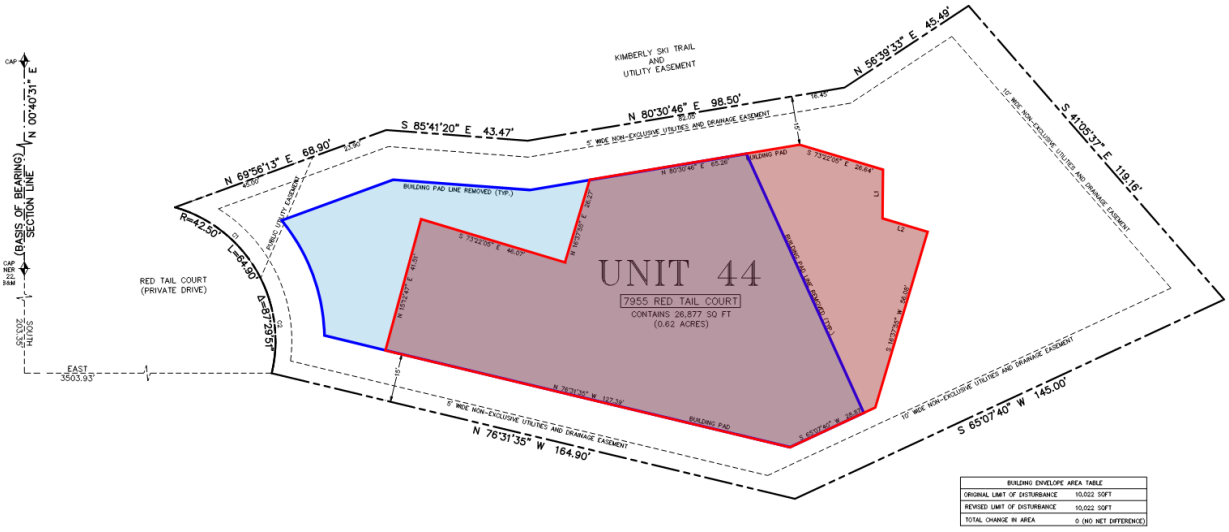


Figure 2: Existing Building Envelope in Blue, Proposed Building Envelope in Red

Background

On May 3, 1989, the Planning Commission approved the Bald Eagle Club at Deer Valley Master Planned Development (MPD) for the construction of 53 SFDs (Exhibit D).

7955 Red Tail Court is Unit 44 of the First Amended Bald Eagle Club at Deer Valley Condominium Plat recorded April 20, 1990 (Summit County Recorder Entry No. 323408).

On August 9, 1990, the Building Department issued permit #5296-90 for a SFD on Unit 44 (Exhibit B).

On May 12, 2022, the City approved permit #22-430 to demolish the SFD and 7955 Red Tail Court is now vacant.

LMC § 15-15-1 defines "Building Envelope" as "[t]he Building Pad, Building Footprint, and Height restrictions that defines the maximum Building Envelope in which all Development must occur." The Applicant proposes to amend the Building Envelope to construct a SFD on slopes that are less steep than the existing Building Envelope and to shift it to comply with the Front Setback required under today's LMC. The image below shows the portion of the existing Building Envelope that encroaches into the current Residential Development (RD) Front Setback of 20 feet.

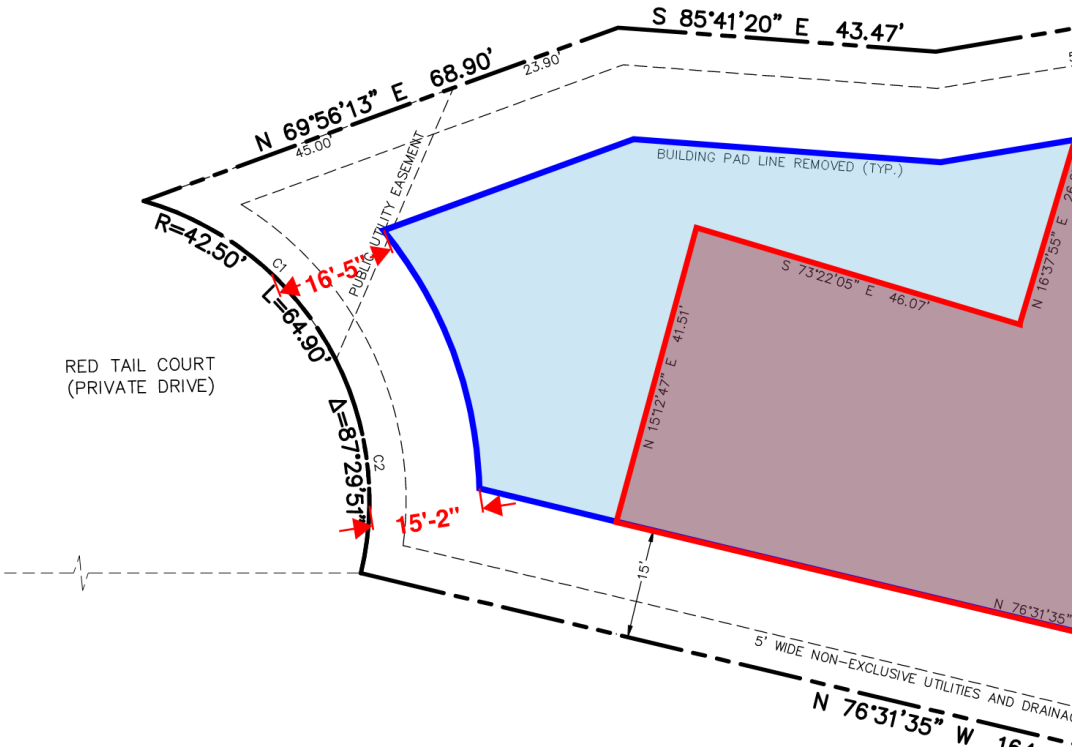


Figure 3: Existing Front Setback Encroachment of the Platted Building Envelope

The City Council approved a similar Plat Amendment on February 16, 2023, when the Council adopted Ordinance No. 2023-08, amending the Building Envelope for Unit 9 of the Bald Eagle Club at Deer Valley to reflect as-built conditions and allow the construction of an addition to the SFD (Packet, Item VII 5; Meeting Minutes, p. 20).

On February 7, 2025, the Bald Eagle Club Homeowners Association (HOA) approved the proposed amendment to the Building Envelope (Exhibit G).

See Exhibit C for the Applicant's Photo Exhibit.

Analysis

(I) The proposed Plat Amendment complies with the Residential Development Zoning District requirements in LMC Chapter 15-2.13.

When the Bald Eagle Club at Deer Valley MPD was approved in 1989, LMC Section 7.5.3(c) at that time established Planning Commission requirements to reduce the Front Setback in the RD Zoning District:

> Front Yard. The minimum depth of the front yard for all buildings shall be 25 feet. In subdivisions allowing single family structures, the Planning Commission may designate specific single family lots on which the front yard set back is 10 feet for the main building and 5 feet for the garage (and habitable space above the garage). This exception to the front yard set back minimum shall be granted by the Planning Commission when it is appropriate or reasonably necessary to solve access problems to lots with relatively steep grades, to preserve vegetation, or eliminate or minimize cut and fill areas. Lots to which this exception applies, shall be so designated on the subdivision plat at the time the plat is approved by the Planning Commission.

The existing Front Setback for the Unit 44 Building Envelope is 15 feet, as shown on the recorded plat. Since 1989, the LMC has been updated to require the following Front Setbacks in the RD Zoning District, outlined in LMC § 15-2.13-3:

Front Setback: 20 feet
Side Setback: 15 feet
Rear Setback: 15 feet

Complies – The proposed Building Envelope is greater than 30 feet from the Front and Rear Lot Lines and is 15 feet from all side Lot Lines.

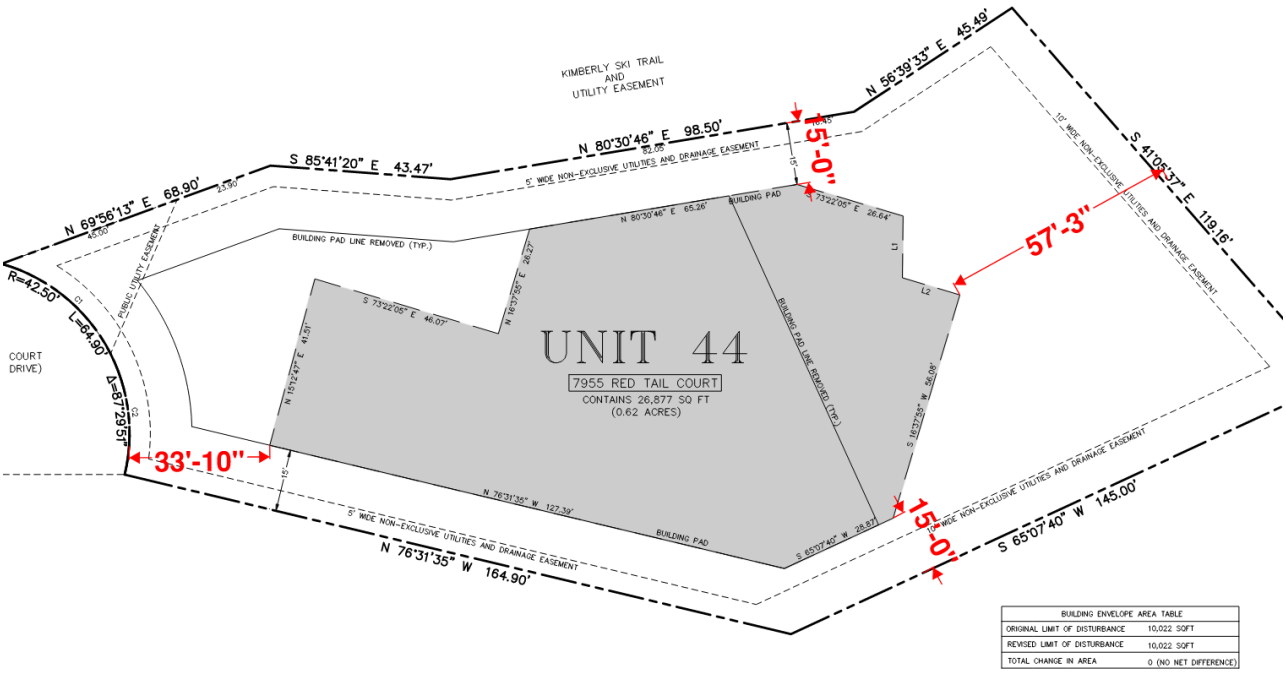


Figure 4: Proposed Building Envelope Setbacks

LMC § 15-2.13-10 outlines requirements for vegetation protection:
"The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground."

The Applicant proposes to remove two coniferous trees in the proposed Building Envelope measuring 15 and 18 inches in diameter.

On December 12, 2024, the Bald Eagle Club HOA approved the proposed tree removal.

On May 1, 2025, the Forestry Board reviewed the proposed tree removal and determined the Applicant is not required to replace the trees due to the Wildland Urban Interface requirements and wildfire mitigation.

(II) The proposed Plat Amendment complies with the Sensitive Land Overlay requirements in LMC Chapter 15-2.21 and the Deer Valley MPD.

The Bald Eagle community is part of the Deer Valley Resort 12th Amended and Restated Large Scale MPD. Section E of the Large Scale MPD states: "For projects within the Deer Valley Large Scale MPD, the density limitations of the Sensitive Area Overlay Zone do not apply because MPDs approved prior to the 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 equivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply."

The 12th Amended Deer Valley MPD allows 58 Units for the Bald Eagle Club Development, and 58 Units have been platted. No additional Units are proposed or

approved as part of this Plat Amendment.

LMC § 15-2.21-4 outlines development restrictions for Steep Slopes: No Development is allowed on or within 50 feet, map distance, of Very Steep Slopes. Very Steep Slopes are defined as any slope greater than 40 percent.

The proposed Building Envelope reduces the impacts to Steep Slopes. There are no Wetlands or Streams within 50 feet of the proposed Building Envelope. The image below shows the proposed Building Envelope in blue and the existing Building Envelope in green. The proposed Building Envelope is within the area previously disturbed by the demolition of the pre-existing SFD. No additional site disturbance will occur.

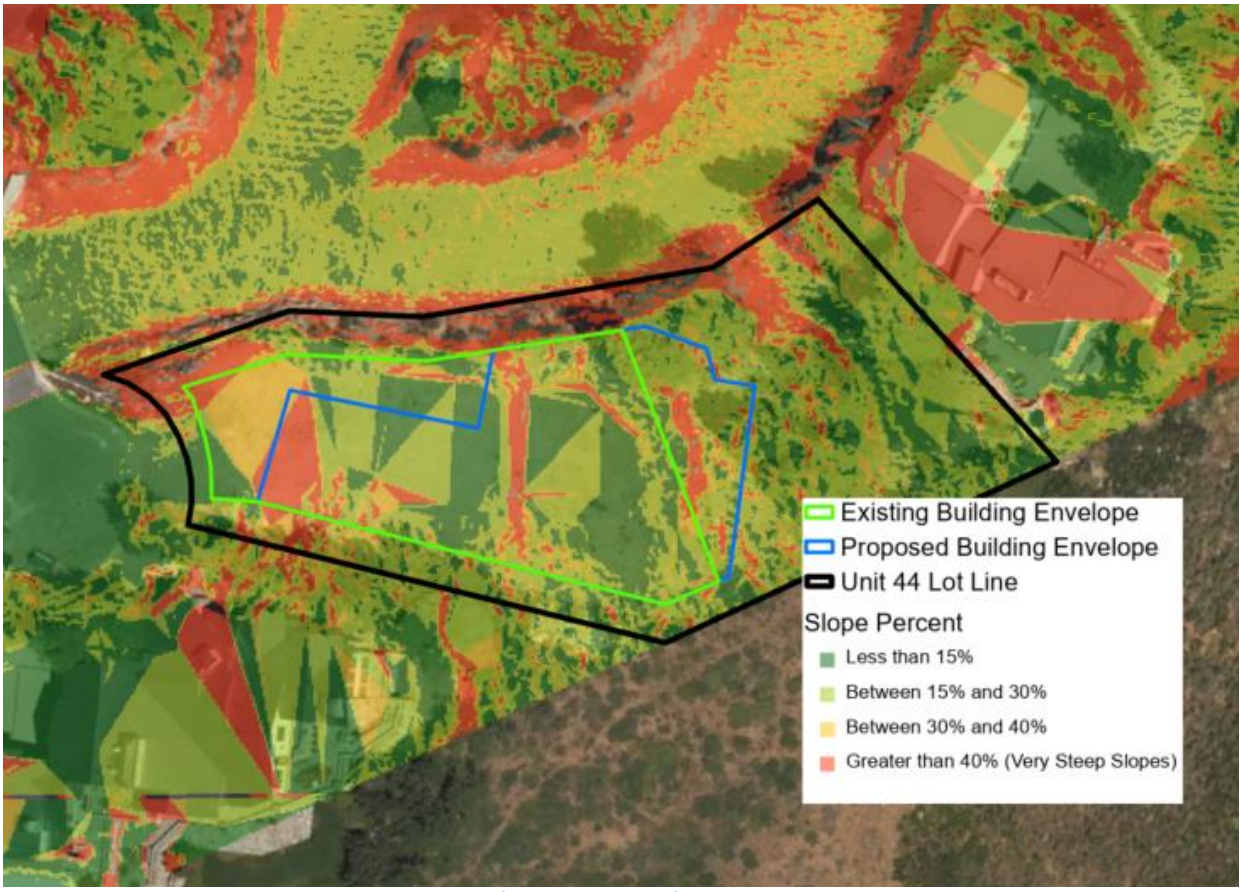


Figure 5: Steep Slope Map



Figure 6: Proposed Building Envelope and Existing Conditions

See Exhibit E for the Applicant's Geotechnical Report.

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

Changes to platted elements including adjustments to Building Envelopes require a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7.1-3(B) and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as "Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

There is Good Cause for this Plat Amendment because the proposed Building Envelope complies with the Deer Valley MPD, does not amend any easements, platted trails, or private roads, corrects Front Setback non-conformities of the existing Building

Envelope, and avoids Steep Slopes greater than 30% for the construction of a SFD.

(IV) The Development Review Committee reviewed the proposal on April 15, 2025 and confirmed the proposal conforms to their requirements.[2]

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025. The *Park Record* published courtesy notice on May 14, 2025.[3]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the amended Plat for Unit 44.
- Deny the amended Plat for Unit 44 and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
    Attachment 1: Proposed Plat
B: Building Permit 5296-90
C: Applicant's Photo Exhibit
D: Bald Eagle MPD Approval
E: Applicant's Geotechnical Report
F: Bald Eagle Club Phase II Approval
G: HOA Approval

[2] 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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[3] LMC § 15-1-21

Planning Department

May 28, 2025

Alliance Engineering
7955 Red Tail Court

CC: Red Tail Ct LLC

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7955 Red Tail Court
Zoning District:	Residential Development, Sensitive Land Overlay
Application:	Plat Amendment
Project Number:	PL-25-06422
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 28, 2025
Project Summary:	The Applicant proposes to shift the 10,022-square-foot Building Envelope for Unit 44 of the Bald Eagle Club at Deer Valley.

Action Taken

On May 28, 2025, the Planning Commission conducted a public hearing and approved the Bald Eagle Club at Deer Valley Unit 44 Amended Plat according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On May 3, 1989, the Planning Commission approved the Bald Eagle Club at Deer Valley Master Planned Development (MPD). The MPD approved the construction of 53 Single-Family Dwellings.
2. When the Bald Eagle Club at Deer Valley MPD was approved in 1989, Land Management Code (LMC) Section 7.5.3(c) at that time established Planning Commission requirements to reduce the Front Setback in the RD Zoning District. The Front Setback for the Bald Eagle Club at Deer Valley Unit 44 Building Envelope is 15 Feet, which is 5 feet less than required under today's LMC.

3. 7955 Red Tail Court is Unit 44 of the First Amended Bald Eagle Club at Deer Valley Condominium Plat recorded April 20, 1990 (Summit County Recorder Entry No. 323408).
4. On August 9, 1990, the Building Department issued permit #5296-90 for the construction of a SFD on Unit 44.
5. On May 12, 2022, the City issued permit #22-430 to demolish the SFD on Unit 44.
6. The Applicant proposes to shift the Bald Eagle Club at Deer Valley Platted Building Envelope for Unit 44 for the construction of a new Single-Family Dwelling (SFD).
7. The proposed Building Envelope is 10,022 square feet. The Plat Amendment does not increase the Building Envelope square footage.
8. The Applicant proposes to shift the 10,022-square-foot Building Envelope to comply with current Residential Development (RD) Zoning District Front Setback requirements and to reduce construction of a SFD on Steep Slopes.
9. On February 7, 2025, the Bald Eagle Club Homeowners Association (HOA) approved the proposed amendment to the Building Envelope.
10. The proposed Plat Amendment complies with the RD Zoning District requirements in LMC Chapter 15-2.13.
11. LMC § 15-2.13-3 outlines the Lot and Site requirements for the RD Zoning District:
    a. Front Setback – 20 feet, Side Setback – 15 feet, Rear Setback – 15 feet.
        i. The proposed Building Envelope is greater than 30 feet from the Front and Rear Lot Lines, exceeding the required Setbacks, and is 15 feet from all side Lot Lines, meeting the required Setbacks.
    b. LMC § 15-2.13-10 outlines requirements for vegetation protection:
        i. “The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground.”
        ii. The Applicant proposes to remove two coniferous trees in the proposed Building Envelope measuring 15 and 18 inches in diameter.
        iii. On May 1, 2025, the Forestry Board reviewed the proposed tree removal and determined the Applicant is not required to replace the

trees due to the Wildland Urban Interface requirements and wildfire mitigation.

12. The proposed Plat Amendment complies with the Sensitive Land Overlay requirements in LMC Chapter 15-2.21 and the Deer Valley MPD.
    a. The Bald Eagle community is part of the Deer Valley Resort 12th Amended and Restated Large Scale MPD. Section E of the Large Scale MPD states: “For projects within the Deer Valley Large Scale MPD, the density limitations of the Sensitive Area Overlay Zone do not apply because MPDs approved prior to the 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 equivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.”
    b. The 12th Amended Deer Valley MPD allows 58 Units for the Bald Eagle Club Development, and 58 Units have been platted. No additional Units are proposed or approved as part of this Plat Amendment.
    c. LMC § 15-2.21-4 outlines development restrictions for Steep Slopes: No Development is allowed on or within 50 feet, map distance, of Very Steep Slopes. Very Steep Slopes are defined as any slope greater than 40 percent.
    d. The proposed Building Envelope reduces the impacts to Steep Slopes.
    e. There are no Wetlands or Streams within 50 feet of the proposed Building Envelope.
13. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.
    a. Changes to platted elements including adjustments to Building Envelopes require a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7.1-3(B) and approval shall require a finding of Good Cause.
    b. LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

c. There is Good Cause for this Plat Amendment because the proposed Building Envelope complies with the Deer Valley MPD, does not amend any easements, platted trails, or private roads, corrects Front Setback non-conformities of the existing Building Envelope, and avoids Steep Slopes greater than 30% for the construction of a SFD.

14. The Development Review Committee reviewed the proposal on April 15, 2025, and confirmed the proposal conforms to their requirements.
15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025. The *Park Record* published courtesy notice on May 14, 2025.

Conclusions of Law

1. There is Good Cause for this plat amendment.
2. The plat amendment is consistent with LMC Chapter 15-2.13 Residential Development District and LMC § 15-7.1-3 Subdivision Procedures.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code and the Conditions of Approval.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. Conditions of Approval from the Bald Eagle Club at Deer Valley Master Planned Development and the Deer Valley 12th Amended and Restated Large Scale Master Planned Development shall apply.

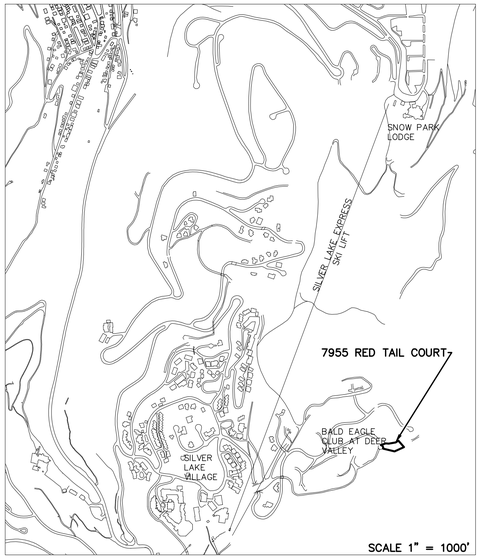
If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Virgil Lund

VICINITY MAP



SURVEYOR'S CERTIFICATE

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

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this plat amendment of the property described hereon, hereafter to be known as THE BALD EAGLE CLUB AT DEER VALLEY UNIT 44 AMENDED.

LEGAL DESCRIPTION

Unit 44, The Bald Eagle Club at Deer Valley, Amended, an expandable Utah condominium project, together with an undivided appurtenant ownership interest in and to the common areas and facilities of the project as the same are identified and established in the record of survey map recorded August 3, 1989 as Entry No. 311265 of the official records in the office of the Summit County Recorder, and recorded August 3, 1989 as Entry No. 149482 in Book 210 at Page 359 of the official records in the office of the Wasatch County Recorder; and the Declaration of Condominium for The Bald Eagle Club at Deer Valley recorded August 3, 1989 as Entry No. 311266 in the Book 530 at Page 295 of the official records in the office of the Summit County Recorder and recorded August 3, 1989 as Entry No. 149483 in Book 210 at Page 389 of the official records in the office of the Wasatch County Recorder; and the First Amendment to Record of Survey Map recorded April 18, 1990 as Entry No. 151947 in Book 217 at Page 479 of the official records in the office of the Wasatch County Recorder and recorded April 20, 1990 as Entry No. 323408 of the official records in the office of the Summit County Recorder and the First Amendment to Condominium Declaration Recorded April 18, 1990 as Entry No. 151948 in Book 217 at Page 499 of the official records in the office of the Wasatch County Recorder and recorded April 20, 1990 as Entry No. 323409 in Book 561 at Page 653 of the official records in the office of the Summit County Recorder and the First Amendment to Record of Survey Map for an expandable condominium project called The Bald Eagle Club at Deer Valley recorded August 21, 1990 as Entry No. 153081 in Book 221 at Page 230 of the official records in the office of the Wasatch County Recorder and recorded August 21, 1990 as Entry No. 328322 and the Second Amendment to Record of Survey Map recorded May 12, 1992 as Entry No. 358862 in Book 662 at Page 269 of the official records in the office of the Summit County Recorder.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, Laurie Platek, as manager and on behalf of Red Tail Ct LLC, a Deleware limited liability company, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this condominium plat amendment.

Red Tail Ct LLC, a Deleware limited liability company

By: _____
Laurie Platek, Manager

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2025, Laurie Platek personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that she is the manager of Red Tail Ct, LLC, a Deleware limited liability company, and that she signed the above Consent to Record for and on behalf of Red Tail Ct LLC, a Deleware limited liability company, and that she acknowledged to me that she executed THE BALD EAGLE CLUB AT DEER VALLEY UNIT 44 AMENDED.

By: _____
Notary Public

A Notary Public Commissioned in _____

_____
Printed Name

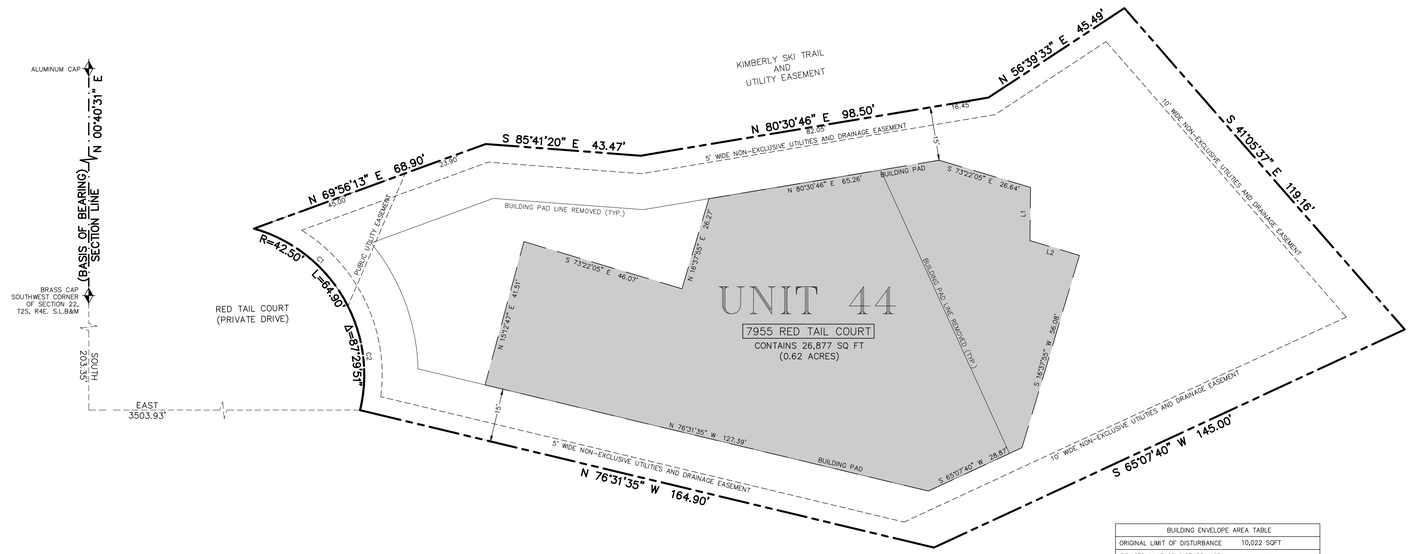
Residing in: _____

My commission expires: _____

Commission No.: _____

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	42.50'	35.00'	47°11'05"
C2	42.50'	29.90'	40°18'46"

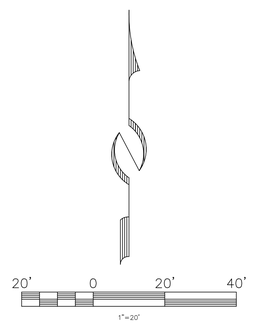
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 73°22'05" E	14.44'
L2	S 0°37'55" W	14.85'



BUILDING ENVELOPE AREA TABLE	
ORIGINAL LIMIT OF DISTURBANCE	10,022 SQFT
REVISED LIMIT OF DISTURBANCE	10,022 SQFT
TOTAL CHANGE IN AREA	0 (NO NET DIFFERENCE)

NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated _____, and on file with the Planning Department (PL-25-_____).
2. All Conditions of Approval of The Bald Eagle Club at Deer Valley, recorded August 3, 1989, as Entry No. 311265 shall continue to apply and remain in full force and effect.
3. All Conditions of Approval of the First Amendment to Record of Survey Map for an expandable condominium project called The Bald Eagle Club at Deer Valley, recorded April 20, 1990 shall continue to apply and remain in full force and effect.
4. See recorded survey S-_____.



THE BALD EAGLE CLUB AT DEER VALLEY
UNIT 44 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT & WASATCH COUNTIES, UTAH

2/19/25 JOB NO.: 2-1-25 FILE: X:\BaldEagle\dwg\srv\plat2025\020125.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025
BY _____

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2025
BY _____
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2025
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2025
BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY OF _____, 2025
BY _____
SUMMIT COUNTY GIS COORDINATOR

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

SKI RUN

RED TAIL COURT

E.P.

PROPOSED CUL-DE-SAC

RAD. = 32.50'

8410

8400

8390

8380

8370

N 69° 56' 13" E 68.90'

S 85° 41' 20" E 43.47'

N 80° 30' 46" E 98.50'

N 56° 39' 33" E 45.49'

L 13.15'

CLUMP (7)

PROPOSED STORM DRAIN

PROPOSED 8" WATER

PROPOSED WING WALL

TWIN 5" & 10"

TWIN 10" & 12"

6" TWIN

TWIN 12" & 14"

TWIN 4" & 14"

TWIN 8" & 14"

TWIN 12" & 14"

ROOF OVERHANG

SEE ALTERNATE #1 SHEET # M-2

MATCH LINE

CLUMP (6)

PATIO FIN. FL. EL. 8402.5

PATIO FIN. FL. EL. 8393.5

PATIO FIN. FL. EL. 8389

GARAGE LEVEL T.O. SLAB EL. 8412

LOWER LEVEL BELOW FIN. FL. EL. 8392.5

LIVING ROOM LEVEL FIN. FL. EL. 8402.5

LOWER LEVEL FIN. FL. EL. 8385

MBR LEVEL FIN. FL. EL. 8395

APPROX. EDGE OF SMALL ASPENS & CONIFERS

SEWER EJECTION PUMP

DRIVEWAY

PROPOSED SANITARY SEWER LATERAL

INVERT EL. 8401

PROPOSED WATER SERVICE

ELECTRIC METER

GAS METER

4" SEWER

1" WATER

GAS LINE

PROPOSED POWER BOX

UNDER GROUND POWER

T.O. ASPHALT 8413.51

T.O. ASPHALT 8414

DRAIN

LOT 44

LOT 43

LOT 43 PROPOSED STRUCTURE

S 76° 31' 39" E 164.90'

S 65° 07' 40" W 145.00'

25.0'

LIMIT OF DISTURBANCE W/ CONSTRUCTION FENCE

NOTE: COORDINATE FILL W/ LOT 43 PROPOSED FILL PLANS IN THIS AREA

3097
544
200
110
108
145
95

LANDSCAPING NOTES

1. ALL DISTURBED NATURAL VEGETATION SHALL BE REPLACED WITH MATERIAL THAT CLOSELY MATCHES THE VEGETATION & SURFACE CONDITION IN ITS VIRGIN STATE.
2. SPECIFIC LANDSCAPING @ TRANSITION BETWEEN LOTS 43, THE RED TAIL CT. AND LOT 44 SHALL BE PROVIDED UPON COMPLETION OF GRADING IN THOSE AREAS. LANDSCAPING SHALL BE COORDINATED WITH THE PLANS FOR LOT 43.
3. COMPLY W/ MAINTENANCE & SOIL COVER PROVISIONS OF ORDINANCE NO. 88-11 IN PROSPECTOR.

SQUARE FOOTAGE

TOTAL LIVING AREA	4600
TOTAL SERVICE	1206
TOTAL DECK AREA	873

SITE PLAN

SCALE 1/8" = 1'-0"

PARK CITY BUILDING INSPECTION APPROVED AUG 9, 1990

1" = 8'-0"

PLAN NORTH

GRID

von m. white, a.i.a. architect
430 deer valley loop • park city, utah 84711
(801) 649-7323

project: A MOUNTAIN RESIDENCE FOR MR.& MRS. WILLIAM GROSS

location: LOT 44 BALD EAGLE CLUB, DEER VALLEY, UTAH

date: JUNE 90

sheet no. 1



7955 Red Tail Court - Looking west



7955 Red Tail Court - Looking easterly



7955 Red Tail Court - Looking easterly



7955 Red Tail Court - Looking southerly



7955 Red Tail Court - Looking southeast



7955 Red Tail Court - Looking northerly

PARK CITY
1884

Community Development/Engineering
Building and Planning Departments

RECEIVED
JUN 19 1989

June 16, 1989

Mr. Michael M. Vance
Jack Johnson Company
1910 Prospector, Suite 200
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Name: Conceptual Master Planned Development Approval for the Bald Eagle Community, Condominium Project

Date of Meeting: May 3, 1989

Action Taken By Planning Commission: APPROVAL

*Revised Conditions of Approval:

The approval of the Bald Eagle Community Condominiums is preliminary and conceptual. Prior to construction of any phase of the project, further approvals will be necessary to be granted by the Planning Commission in the form of condominium plat approvals. The following conditions of approval are hereby placed on this conceptual approval:

1. This approval is for the Bald Eagle Community, which will consist of ~~three~~ two or more phases and will be recorded as an ~~expandable~~ condominium ~~plats.~~. The single family community is approved to contain a total of 53 units, as shown on the Preliminary Record of Survey Map. Some units will be initially platted as "expandable land" with the development of those units and their addition to the condominium dependent upon annexation to the City and annexation and/or other arrangements with applicable service districts to provide sewer and fire services. ~~45 of which shall be in a first phase, and 8 of which will be platted in a subsequent phase, once annexation to the City and applicable service districts is completed. The third component of the project is~~The project will also contain a multifamily site which is designated as containing a maximum of 25 units and a total of 18,000 sq ft of commercial and recreational space. Each phase ~~portion~~ of the project including addition of the expandable land area, must receive condominium plat approval by the Planning Commission and the City Council.

2. In order for the City to approve a development which contains only one access to the project~~,~~ in excess of standard cul-de-sac lengths, a number of special arrangements have been made. These special circumstances deal primarily with insuring that emergency access is adequately maintained. The special arrangements which have been agreed to are outlined in attachment A, Maintenance Covenant. The agreement ~~will~~ shall be finalized and signed by the developer and the City. This agreement is made a part of this approval and these conditions of approval by this reference.

3. This approval is preliminary in nature. Prior to any further approvals, additional information will be required to be submitted and approved by the City.

4. The Bald Eagle Community Condominiums is approved with only one road access. The road system will be entirely in private ownership and will be included in the common area which the homeowners association will be responsible for maintaining. The City will not consider accepting the roads at any time. The short term and long term maintenance of the road occur consistent with Attachment A, the Maintenance Covenant.

5. The roads shall be built to City Standards. Portions of the road may be permitted to exceed the 10% grade standard if necessary to provide safe intersections. Those area in excess of 10% grade will be required to be treated with Verglimit in accordance with manufacturer's recommendations~~.~~ at Bald Eagle's expense.

6. The Guardsman connection road shall be improved consistent with the existing agreement with Deer Valley.

7. The Bald Eagle Community has several unusual circumstances with the supply of water to the proposed units. A portion of the Community has to be serviced through a pressurized water system. The elevation of the Community as a whole creates demands for maintenance of a water system which are greater than what can be considered "normal maintenance." For these reasons, the water system is subject to the special conditions as outlined in attachment A, Maintenance Covenant.

8. The water system will be a public system, built to public standards. Design of the system will require approval by the City Engineer and the Public Works Director. ~~It~~ The water system up to and including meter vaults is considered a public improvement which will be covered in the security which is required to be posted prior to plat recordation.

9. The construction of the Bald Eagle Tank is required under separate agreement. In no case, however, will a full building permit be issued for any habitable structure until the Bald Eagle Tank is completed by Deer Valley and accepted by Park City.

10. Adequate physical and legal access to both the Bald Eagle and Silver Lake Water Tanks will be required to be provided.

11. Because of the single access and the remoteness of this community, ~~the developer will be required to provide a fast response vehicle outlined in Attachment A, Maintenance Agreement.~~ Bald Eagle will obtain certification by the Park City Fire Marshal that the project carries its proportionate share of the burden of compliance with the 1986 Deer Valley/Park City Municipal Corporation/Fire District Agreement for manning and equipping the Silver Lake Fire Station.

12. All structures will be required to be fire sprinkled with alarm response to a centralized alarm location.

13. Prior to any plat approval for units within the "expandable area" or issuance of construction ~~for~~ permits in the "expandable area", annexation to the City shall be approved.

14. Prior to or concurrent with annexation to the City, annexation must also occur to the Fire District, School District and Sewer District. If annexation to these special service districts is not possible, appropriate interlocal agreements will be coordinated by the developer.

15. As a condition of annexation, the Bald Eagle Tank will be required to be upsized 250,000 gallons to a total of 1 million gallons. The City will contribute $50,000 to the cost of upsizing and the balance will be paid by Bald Eagle and/or Deer Valley Resort Company.

16. As a condition of annexation, the City will require a waiver that will relieve the City from additional responsibility to provide access to the balance of the Keith property.

17. Prior to annexation, the plans and plats for the single family units shall include temporary turnarounds to be approved by the City Engineer and Fire Marshal.

18. The Bald Eagle Community shall provide 2 employee housing units. The balance of the original requirement, or 12 units will have to be provided elsewhere by Deer Valley.

19. A trails plan shall be formulated and approved by the City prior to any plat recordation.

20. Prior to plat recordation or permit issuance, the City Engineer shall review and approve the final utility, grading and drainage plans. These plans must address storm drainage to the satisfaction of the City Engineer.

21. The Snyderville Basin Sewer Improvement District must review and approve the sewerage prior to any plat recordation.

22. A Limits of Disturbance and Erosion Control Plan will be submitted and approved prior to any plat approval or issuance of building permits.

23. Prior to plat recordation, a security in accordance with City Ordinance will be required to be posted to cover all public improvements and impacts on existing public improvements.

24. Prior to plat recordation for any portion of the Bald Eagle Community, CC&Rs will be required to be formulated which will include maintenance provisions as outlined in Attachment A. The CC&Rs shall also include architectural guidelines consistent with Park City and Deer Valley Design Guidelines. The Guidelines shall include minimum and maximum building sizes.

25. Any plat for single family units shall include building envelopes and limits of disturbance to ensure maintenance of existing vegetation to the extent possible. CC&Rs shall also include water conservation measures.

26. The Final Conditions of Approval and Maintenance Agreement ~~will be reviewed~~ shall have been reviewed ~~and approved~~ by the applicable Service Districts, City Staff and Planning Commission ~~prior to plat approval.~~

Date of Expiration: May 3, 1990

Nora L. Seltenrich
Planning Director

6/16/89
Date

ACKNOWLEDGEMENT

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

Michael M. Vance for
Mark O. Kaplan

Date 6/26/89

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.

*These conditions have been revised slightly and shall supersede the previous letter of approval dated May 4, 1989.

Applied GeoTech

PRELIMINARY GEOTECHNICAL INVESTIGATION

SCOTT RESIDENCE
LOT 44, BALD EAGLE CLUB

7955 RED TAIL COURT
PARK CITY, UTAH

PREPARED FOR:

UPWALL DESIGN ARCHITECTS
1930 SOUTH 1100 EAST
SALT LAKE CITY, UTAH 84106

ATTENTION: JOSH ARRINGTON

PROJECT NO. 1230152 **MARCH 20, 2023**

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FIGURE

SITE PLAN. . . . . Figure 1

EXECUTIVE SUMMARY

1. An engineer from AGEC visited the property on January 6, 2023. It is difficult to access the property because there is up to approximately 10 feet of snow on the property. We have previously provided geotechnical engineering services for several nearby residences. Based on previous experience in the area, we have assumed that the subsurface materials at the site consist of clayey gravel overlying bedrock. A geology map of the area indicates the bedrock consists of quartzite.

   Subsurface exploration should be conducted when the property is accessible to a trackhoe. An engineer from AGEC should observe the soil and bedrock in the foundation excavation at the time of construction to determine whether they are similar to what has been assumed.

2. Based on construction plans, the residence is planned to consist of a four-level building. The basement level of the residence is planned to be constructed at an elevation of approximately 8,369 feet.

   We have assumed that structural loads for the residence will consist of wall loads less than 5 kips per lineal foot and column loads less than 100 kips.

3. Footings bearing on the undisturbed natural clayey gravel or compacted structural fill may be designed using a net allowable bearing pressure of 3,500 pounds per square foot. Footings bearing on bedrock may be designed using a net allowable bearing pressure of 5,000 pounds per square foot.

   If a footing would bear partially on bedrock and partially on compacted structural fill, at least 2 feet of structural fill should be provided below the footing or the footing extended down to bear entirely on the bedrock.

4. We anticipate that excavation at the site will be difficult due to the bedrock. Excavation will likely require heavy-duty excavation equipment. Jack-hammering and other rock excavation methods will likely be needed for excavations that extend into bedrock. Increased difficulty should be expected for confined excavations such as for utility trenches.

EXECUTIVE SUMMARY (continued)

5. Based on previous experience in the area, there is a potential for subsurface water to flow through more permeable layers of the subsurface materials in a perched condition. A subsurface drain should be constructed around the below-grade portion of the residence.

6. We anticipate temporary shoring may be constructed to facilitate construction of the residence. Temporary shoring could consist of soil nails with a shotcrete facing, soldier piles and lagging or other types of shoring. Recommendations for shoring design are presented in the report.

7. Geotechnical information related to the building foundation, subgrade preparation, compaction and materials is included in the report.

SCOPE

This report presents the results of a preliminary geotechnical investigation for the Scott residence to be constructed on Lot 44 in the Bald Eagle Club subdivision. The property is located at 7955 Red Tail Court in Park City, Utah. The report presents the conditions observed at the time of our site visit and presents preliminary geotechnical recommendations based on our past experience in the area.

Subsurface conditions have been assumed based on previous experience in the area and based on observations at the site. The assumed subsurface conditions were used for our engineering analysis and to develop recommendations for the proposed building foundation. We should be requested to perform subsurface exploration when the property is accessible to a trackhoe and pickup truck. AGEC should also be requested to visit the site during excavation for foundations to determine whether the subsurface conditions encountered are similar to what has been assumed.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the assumed subsurface conditions. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

An engineer from AGEC visited the site on March 9, 2023 to observe conditions on the property. There is up to approximately 10 feet of snow on the property. The snow is deeper near the road where it has been plowed.

A review of aerial photographs indicate a residence was previously on the property. It appears the residence was demolished and removed from the property in about May 2022. An aerial photograph from August 2022 shows the residence has been removed. The ground surface of the property appears to have been graded relatively smooth with a gentle slope down to the east. There is a pile of boulders in the south portion of the property. A rockery had been constructed along a portion of the north side of the property. A steep slope extends along a portion of the north side of the property, along a ski run.

A ski run extends along the north side of the property. There is a vehicle bridge (skier tunnel) northwest of the property. There is an asphalt-paved cul-de-sac west of the property. There are residences to the east and south.

Vegetation in the west portion of the property consists of trees. Although covered with snow, aerial photographs indicate vegetation in the east portion of the property likely consists of grass and shrubs.

ANTICIPATED SUBSURFACE CONDITIONS

Based on previous experience in the area, we have assumed that the subsurface materials at the site consist of clayey gravel overlying bedrock. The bedrock in the area is mapped to consist of quartzite.

SUBSURFACE WATER

Based on previous experience in the area, we anticipate subsurface water will flow through more permeable layers of the subsurface materials in a perched condition. Typically, subsurface water occurs during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

Based on construction plans, the residence is planned to consist of a four-level building. The lowest level of the residence is planned to be constructed at an elevation of approximately 8,369 feet.

We have assumed that structural loads for the residence will consist of wall loads less than 5 kips per lineal foot and column loads less than 100 kips.

If the assumed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate our recommendations.

RECOMMENDATIONS

Assuming the subsurface conditions consist of clay and clayey gravel layers and the proposed construction is as described above, the following recommendations are given:

A. Site Grading

We anticipate that excavation for the residence will consist of a cut of up to approximately 30 feet.

1. Temporary Excavation Slopes

Temporary excavation slopes up to 30 feet in height in the natural clayey gravel may be constructed at 1 horizontal to 1 vertical or flatter. Temporary excavation slopes in bedrock may be constructed at ½ horizontal to 1 vertical or flatter. Flatter excavation slopes may be needed, depending on the orientation and frequency of discontinuities in the bedrock.

The excavator is responsible to provide safe working conditions around temporary excavation slopes.

Chain-link fencing should be placed on temporary excavation slopes to reduce the potential for rocks and other material to ravel or fall off the slope.

2. Long-term Slopes

Long-term cut and fill slopes may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats or other methods.

3. Shoring

If there is not sufficient horizontal distance to construct temporary excavation slopes, shoring may be needed. We anticipate shoring would likely consist of soil nails with a shotcrete face. Other types of shoring may be considered.

Shoring should be designed to retain the load of the soil and bedrock, along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping excavations above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

4. Subgrade Preparation

Prior to placing fill, unsuitable fill, topsoil, organic material, and other deleterious materials should be removed from the area of the proposed residence and building addition, concrete flatwork and driveway. Properly compacted structural fill may be placed in these areas, if needed.

5. Excavation

We anticipate that excavation at the site will be difficult due to the bedrock. Excavation will likely require heavy-duty excavation equipment. Jack-hammering and other rock excavation methods will likely be needed for excavations that extend into bedrock. Increased difficulty should be expected for confined excavations such as for utility trenches.

Care should be taken to not disturb the bedrock to remain below the proposed residence.

6. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the natural soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 4 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 4 inches

b. On-Site Materials

The clayey gravel and broken-down bedrock may be considered for use as structural fill below footings and floor slabs if they meet the criteria given in the table above. Material larger than 4 inches in size should be broken down or removed from the clayey gravel prior to use as fill.

The clay is not suitable for use as structural fill, but may be considered for use as utility trench backfill, foundation wall backfill and grading fill in areas of concrete flatwork and landscape areas.

Topsoil, organic material, oversize material and other deleterious material should be removed from the materials described above that will be used as structural fill, utility trench backfill and below concrete flatwork.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the materials may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

7. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

8. Drainage

The ground surface surrounding the proposed residence should be sloped to drain away from the residence in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

With the proposed construction and the assumed subsurface conditions, the residence may be supported on spread footings bearing on the undisturbed natural clayey gravel, bedrock or on compacted structural fill that extends down to the natural clayey gravel or bedrock. Structural fill placed below foundations should extend out away from the edge of the footings at least a distance equal to the depth of fill beneath the footings.

If a footing would bear partially on bedrock and partially on compacted structural fill, at least 2 feet of structural fill should be provided below the footing or the footing extended down to bear entirely on the bedrock.

Topsoil, organic material, unsuitable fill and other deleterious materials should be removed from the area of the proposed residence.

2. Bearing Pressure

Footings bearing on the undisturbed natural clayey gravel or compacted structural fill may be designed using a net allowable bearing pressure of 3,500 pounds per square foot. Footings bearing on bedrock may be designed using a net allowable bearing pressure of 5,000 pounds per square foot.

3. Settlement

We estimate that total and differential settlement will be less than 1 inch for footings supported on the undisturbed natural clayey gravel, bedrock or on compacted structural fill extending down to the natural clayey gravel or bedrock.

Care should be taken to minimize the disturbance of the natural soil and bedrock to remain below footings so that settlement can be maintained within tolerable limits. Loose soil in the base of the foundation excavation should be removed or be properly compacted.

4. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

5. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

6. Foundation Base

The base of foundation excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

7. Construction Observation

A representative of the geotechnical engineer should observe footing excavations prior to structural fill or concrete placement. The subsurface conditions should be observed at the time of foundation excavation.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the natural soil, bedrock or on compacted structural fill extending down to the natural soil or bedrock. Topsoil, organics, and other deleterious material should be removed from proposed floor slab areas.

2. Underslab Sand and/or Gravel

A 4-inch layer of free-draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the floor slab for ease of construction and to promote even curing of the floor slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for spread footings is controlled by sliding resistance between the footing and the foundation material. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings bearing on the clayey gravel, bedrock or structural fill.

2. Foundation Walls and Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed assume that the material adjacent the foundation walls is relatively level.

Material Adjacent Wall	Active	At-Rest	Passive
Clayey Gravel or Bedrock	45 pcf	60 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 20 pcf for the active condition, increased by 5 pcf for the at-rest condition and decreased by 20 pcf for the passive condition. This assumes a horizontal ground acceleration

of 0.35g which represents a 2 percent probability of exceedance in a 50-year period (ICC, 2017).

4. Safety Factors

The values recommended above for active and passive pressures assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Geofoam Backfill

We understand that geofoam may be considered for use as foundation wall backfill for portions of the residence. The following recommendations are given regarding the use of geofoam as foundation wall backfill:

1. Geofoam Description

Geofoam consists of blocks of expanded polystyrene foam and are typically produced in blocks that are 3 to 4 feet tall, 4 feet wide and 8 feet long. Geofoam is produced with different densities ranging from approximately 0.9 to 2.4 pounds per cubic foot. Denser geofoam has greater stiffness and strength than lower density geofoam.

The following types of geofoam are available from a local manufacturer:

Geofoam Type	Geofoam Density (pcf)
EPS 15	0.9
EPS 19	1.15
EPS 22	1.35
EPS 29	1.80
EPS 39	2.40

2. Estimated Lateral Earth Pressure

Based on the information provided above, the lateral earth pressure on the foundation wall can be estimated using an equivalent fluid pressure of 26 and 21 pounds per cubic foot, respectively for geofoam widths of at least 6 feet and 8 feet that are provided between the side of the excavation and the foundation wall. The geofoam should extend from the base of the foundation wall up to within approximately 2 feet of the finished ground surface.

The lateral pressures given above are for static conditions. Seismic lateral loads presented in the geotechnical report should be used in addition to these loads.

3. The following items should be followed for placing the geofoam and fill:

a. Loose soil, snow, ice, debris and other deleterious material should be removed from areas where geofoam is planned to be placed. The ground surface should be excavated relatively level.

b. Free-draining gravel should be placed up to approximately ½ foot above the top of the footing. The gravel should be densified using vibratory compaction equipment.

Geofoam blocks should be placed on the free-draining gravel. Care should be taken to provide good contact between the gravel and geofoam.

c. Geofoam should be placed in level layers. The initial layer of geofoam blocks should be checked often to verify that they are placed level. Geofoam blocks should be well-fitted together. We anticipate that some blocks will need to cut or shaped to provide a tight fit.

d. Structural loads, such as footings, retaining walls or other settlement-sensitive structures should not be placed on the geofoam.

e. Free-draining gravel should be placed between the geofoam and the excavated slope. The gravel should connect to the drainage pipe near the base of the footing. The gravel should be separated from adjacent fill and soil with a filter fabric.

f. The density of the geofoam needed for the project depends on the depth at which it will be placed. The following minimum geofoam densities should be placed at the depth intervals in the following table. A higher density geofoam may be substituted for a lower density.

Depth Range (feet)	Geofoam Type	Geofoam Density (pcf)
0 - 10	EPS 15	0.9
10 - 18	EPS 19	1.15
18 - 26	EPS 22	1.35
26 - 40	EPS 29	1.80
40 - 50	EPS 39	2.40

g. A maximum thickness of 2 feet of topsoil may be placed above the geofoam in landscaping and grass areas. A filter fabric should be placed to separate the geofoam and free-draining gravel from the topsoil.

h. Approximately 1½ to 2 feet of free-draining gravel should be placed above the geofoam in areas where concrete flatwork is planned to be constructed.

i. AGEC should observe subgrade preparation and placement of the geofoam blocks.

F. Seismic Design Considerations

1. Building Code Parameters

Listed below is a summary of the site parameters that may be used with the 2018 International Building Code:

Description	Value[1]
Site Class	C[2]
S_s - MCE_R ground motion (period=0.2s)	0.58g
S_1 - MCE_R ground motion (period=1.0s)	0.21g
F_a - Site amplification factor at 0.2s	1.27
F_v - Site amplification factor at 1.0s	1.5
PGA - MCE_G peak ground acceleration	0.25g
PGA_M - Site modified peak ground acceleration	0.30g

[1]Values obtained from information provided by the Applied Technology Council at https://hazards.atcouncil.org

[2]Site Class C was selected based on our experience and understanding of the geology in the area. Site Class B may be used if the shear wave velocity of the subsurface soil is measured and found to be high enough.

2. Potential Seismic Sources

No active faults are mapped as being located on the property. The Wasatch fault is considered the closest potentially active fault to the site and is located approximately 16½ miles to the west (Utah Geological Survey, 2023).

3. Liquefaction

Based on our experience in the area, liquefaction is not a potential hazard at the site.

G. Water Soluble Sulfates

Based on previous experience in the area and published literature, the natural soil and bedrock in the area generally possess a negligible sulfate attack potential on concrete. No special cement type would be required for concrete placed in contact with the bedrock and soil for such conditions. Other conditions may dictate the type of cement to be used for the project.

H. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below grade portion of the residence. The subsurface drain system should consist of at least the following items:

1. The subsurface drain system should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the residence. The gravel should extend up foundation walls to within 3 feet of the finished ground surface adjacent the foundation wall. A geotextile drain could be considered for the portion of the drain which extends up the foundation wall.

2. The flow line of the pipe should be placed at least 14 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow. Sump pumps should have sufficient capacity to remove the anticipated volume of water that may occur.

3. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1 horizontal to 1 vertical so as not to disturb the soil below the residence.

4. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.

5. Consideration should be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

I. Additional Services

It is important that AGEC be involved during design and construction of the project. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient and help reduce the risk to the design team and the owner.

We recommend that at least the following additional services be provided:

1. Attend a preconstruction meeting with the contractor and architect to discuss the planned construction and the information presented in this report.
2. Perform subsurface exploration at the property when there is access for a trackhoe.
3. Review shoring designs.
4. Evaluate temporary excavation slopes at the time of construction.
5. Observe the foundation excavation for the residence.
6. Observe fill placement and compaction during construction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from a visit to the site and our experience in the area. Variations in the subsurface conditions will not become evident until exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate the recommendations given.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Scott D. Anderson, P.E.

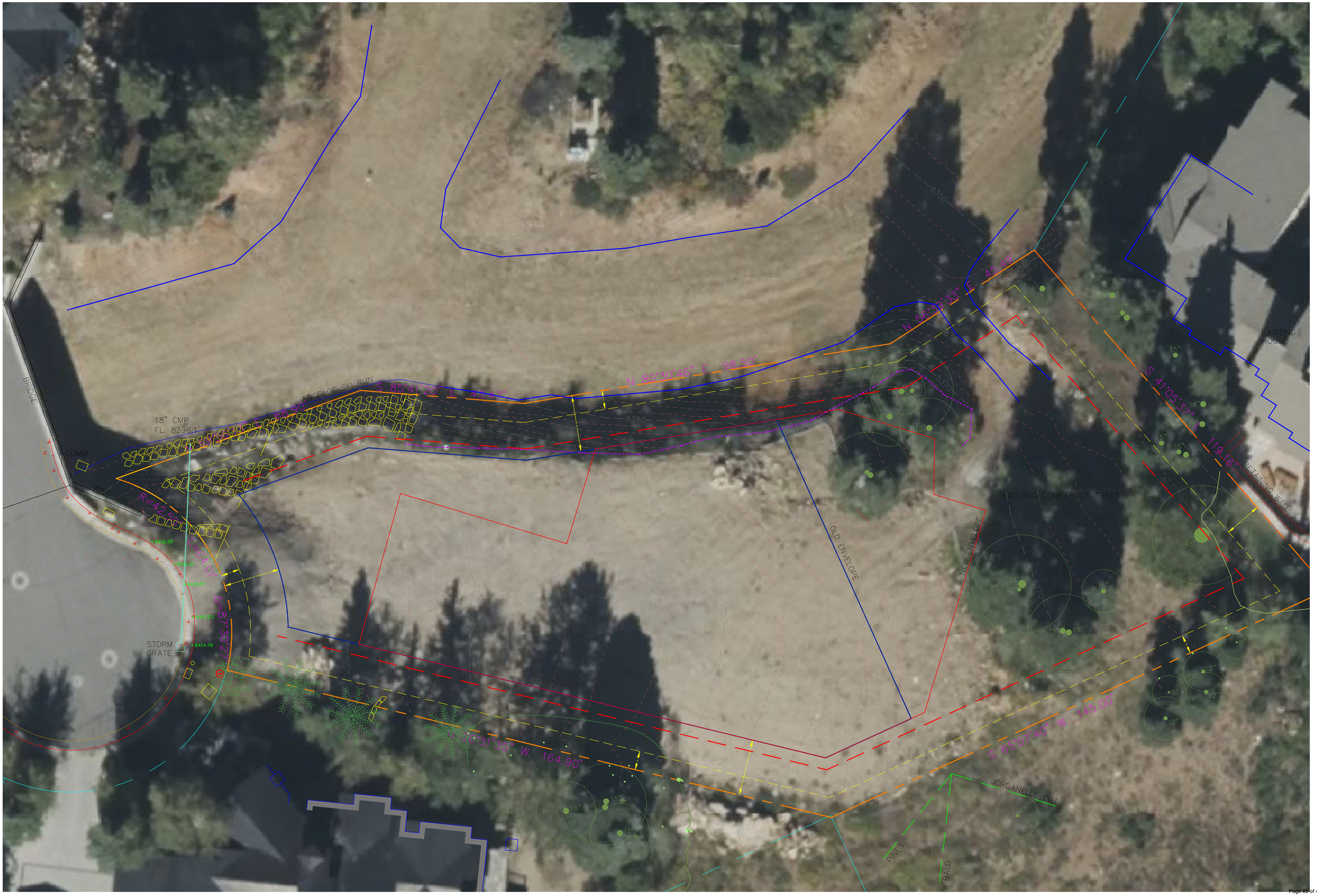
Reviewed by Douglas R. Hawkes, P.E., P.G.

SDA/rs

REFERENCES

International Code Council 2017, 2018 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2023; Utah Quaternary Fault and Fold Database, http://geology.utah.gov/resources/data-databases/qfaults/ accessed February 14, 2023.


BRIDGE
COMM.
WING WALL
18" CMP
FL. 8396.1'
EDGE OF SKI RUN
S 85°41'20" E 43.47'
N 80°30'46" E 98.50'
N 56°33'33" E 45.49'
S 41°05'37" E 119.16'
RETAINING WALL
EXISTING HOUSE
TOP OF CUT
OLD ENVELOPE
NEW ENVELOPE
EXISTING CONIFEROUS TREES
R=42.50'
L=64.57'
Δ=87°02'27"
STORM GRATE
N 16°31'35" W 164.90'
S 65°07'40" W 145.00'
JORDANELLE CUT
PINES
BALD
8350
8360
8370
8380
8390
8400
8410

and had received a packet of information which had been routed to Jim Carter. She stated that Sally Elliott had also contacted the Staff regarding this parcel. She indicated that the Staff had been researching the history of the parcel and the Commission would review the application during work session on May 27th.

Commissioner Alison Child asked the Staff why the City Council had called up the Aspen Springs Ranch approval. Ms. Seltenrich explained that the Council was concerned about house sizes and associated limits of disturbance on the parcels along the meadow areas and they wished to review the revised concept.

V. PUBLIC HEARING

1. <u>Bald Eagle Club Expansion Parcel A, Request for Plat Revision - Sno-Engineering</u>.

Senior Planner Suzanne McIntyre did not review the Staff Report in detail. She stated that the Planning Staff had reviewed the request for a change in concept and density on the Bald Eagle Club Expansion Parcel "A" from a 25-unit condo/lodge with commercial to a 5-unit single family condo plus 5000-6000 square foot clubhouse, and recommended the Planning Commission APPROVE the request subject to Conditions of Approval. She reviewed amendments to Conditions 1 and 2 regarding employee housing, and added Condition 6 which addressed maximum house and garage sizes.

1. The original Bald Eagle Club MPD Conditions of Approval **which are applicable and which included an employee housing requirement based upon the Deer Valley SEP and Annexation Agreement** shall apply to the revised MPD.

2. **Prior to recordation of the revised record of survey** the applicant shall provide two employee housing units on site or pay the Housing Authority $49,000 for the cost of **each of** the units (as established recently by the Calumet/Morning Star Annexation) **or otherwise resolve the employee housing requirement to the satisfaction of the Community Development Director.**

6. **The project shall be approved with maximum house sizes of 10,000 square feet, and an additional 600 square feet for garages. Garages larger than 600 square feet shall have the additional square footage taken out of the maximum permitted for the house.**

Bob Furman, Sno-Engineering, indicated that Mr. Kaplan, the developer, requested that the Commission waive the employee housing requirement in lieu of the benefits to be derived from the revisions in the project, namely the elimination of multi-family

as modified. Chuck Klingenstein seconded the motion which was unanimously approved.

VIII. OLD BUSINESS

1. **Aspen Springs Ranch, Hwy. 224, Request for Conditional Use Permit for Subdivision Sign in Frontage Protection Zone - Aspen Springs Ranch Corp.**

Chairman Erickson stated that the applicant had withdrawn the request and no further action was required on the item.

IX. NEW BUSINESS

1. **Bald Eagle Club Expansion Parcel A, Request for Plat Revision - Sno-Engineering.**

Senior Planner McIntyre stated that the Staff recommended approval as outlined during the Public Hearing.

Commissioner Dean Berrett stated that the revision to Condition 1 allowed the Community Development Director to approve an alternate solution for the employee housing requirement; however, during Work Session the Commissioners had discussed the employee housing issue and had determined that the applicant should either provide two units, or $49,000 per unit. He emphasized the importance of the employee housing issue and stated that the condition should be consistent with that discussion and the reference to the Community Development Director's approval of an alternate solution should be deleted. Commissioner Alison Child concurred.

Commissioner Chris Erickson commented that their discussions in work session were in-depth and were not always restated for the official record. He felt the intent of the Deer Valley Special Exception Permit was to mitigate the impacts of the Deer Valley Annexation on the rest of the town and even though the Bald Eagle community might not need employees within its own bounds, it still needed to provide something for the rest of the community (i.e., housing for the schoolteacher who will teach the children who live in the Bald Eagle community). He felt that the requirement for employee housing should stand and he supported the Staff's recommendation as modified by Commissioner Berrett.

Commissioner Chuck Klingenstein concurred and felt that employee housing should be provided regardless of the final outcome of the entire project. He stated there were impacts upon the community and Bald Eagle had the responsibility to provide two employee housing units. He, too, supported the condition with Commissioner Berrett's modification.

Commissioner Dean Berrett questioned the City's ability to enforce Condition 4 which prohibited tree cutting for the purpose of providing view corridors. He noted that this was the first time this requirement had been imposed on a a project.

Senior Planner McIntyre stated the Staff had received requests from people who wanted to remove very significant vegetation strictly for the purpose of creating view corridors and the inclusion of this requirement in the CC&Rs and as a notation on the Record of Survey would put them on notice.

Planner Lykes mentioned that as part of the sensitive lands effort there was a clause in the implementation strategies that prohibited the removal of trees for the creation of view corridors. She indicated that in the near future the Staff would have the ability to enforce that condition.

Commissioner Ron Whaley asked if the Staff was comfortable with an absolute prohibition on tree removal for view corridors.

Planner Lykes responded that an absolute prohibition was the best approach in this case. She pointed out that the Record of Survey would not show definite lines for limits of disturbance and the lot owner, architectural committee and City would establish limits of disturbance which could end up affording a view corridor without increasing the area of disturbance.

Senior Planner McIntyre stated that when the Staff reviewed the change of concept on this project, Community Development Director Lewis requested a condition of approval that specifically prohibited tree cutting for view corridors because they had received so many requests during the last building season.

Chairman Erickson stated that in view of the way limits of disturbance were designed the Staff would be negotiating for limits of disturbance and the onus for protecting the trees remained on the Community Development Department staff. He asked Commissioner Berrett if he would feel more comfortable modifying the condition to state that no tree removal would be a goal and tree removal would be subject to approval of the Community Development Department. Commissioner Berrett declined to amend the condtiion.

MOTION: Alison Child moved to APPROVE the Bald Eagle Club Master Planned Development revision with the conditions outlined by the Staff. She requested that Condition 2 be amended, pursuant to Commissioner Berrett's comments during the discussion, to delete reference to the Community Development Director being able to approve out an alternate solution for the employee housing requirement. Chuck Klingenstein seconded the motion.

Bob Furman stated it was his understanding that they had two choices: put the units on site, or pay $49,000 per unit. He asked if they had flexibility of providing one unit and one in lieu payment. The Commissioners stated that the Staff Report allowed that flexibility and the developer could fulfill the employee housing requirement by construction of two units; construction of one unit and payment in lieu of one; or, payment in lieu for both.

Mr. Furman went on to say that the developer had not approached Deer Valley regarding the absorption of two employee housing units and the statement that Deer Valley would not accept the units was based on his discussion with one of the parties. Ms. McIntyre interjected that Bob Wells had indicated that he had no interest in handling those additional units.

Chairman Erickson stated the plat revision would go to the City Council and there would be opportunity for the applicant to re-discuss these items with the political body. He called for a vote.

VOTE: Chuck Klingenstein, Dean Berrett, Alison Child, Chris Erickson and Fred Jones voted in favor of the motion. Ron Whaley abstained due to potential conflict of interest. The motion carried.

Conditions of Approval:

1. The original Bald Eagle Club MPD Conditions of Approval which are applicable and which included an employee housing requirement based upon the Deer Valley SEP and Annexation Agreement shall apply to the revised MPD.

2. Prior to recordation of the revised record of survey the applicant shall provide either two employee housing units on site or pay the Housing Authority $49,000 for the cost of each of the units (as established recently by the Calumet/Morning Star Annexation).

3. Prior to recordation of the revised Record of Survey the City Attorney and City Engineer shall have reviewed and approved the Record of Survey and CC&Rs.

4. All structures within Expansion Area "A" shall comply with the Limits of Disturbance. No tree cutting for the purpose of providing view corridors shall be permitted.

5. The clubhouse facility shall require its own separate review as a Conditional Use by the Planning Commission and shall be a maximum of 6000 square feet.

6. The project shall be approved with maximum house sizes of

10,000 square feet, and an additional 600 square feet for garages. Garages larger than 600 square feet shall have the additional square footage taken out of the maximum permitted for the house.

2. **Four Aces Subdivision, 119 Daly, Request for Preliminary and Final Plat - James Wickerink.**

Planner Susan Lykes stated that the Staff recommended approval of the Four Aces Subdivision subject to one condition which addressed the fact that it is in a flood zone and flood plain issues need to be addressed before building permit issuance.

MOTION: Alison Child moved to CONTINUE discussion with the intent of the Staff pursuing with the applicant the possibility of dividing the property into four separate lots to provide similar shapes and sizes that are found historically in the Historic District. Ron Whaley seconded the motion.

Commissioner Chris Erickson concurred with Ms. Child and stated that the layout of Old Town should affect the buildout of Old Town as much as the design of the buildings of Old Town. He felt it was appropriate to retain the option to construct four single family homes, yet it would also allow the applicant to construct two duplexes as requested. He felt it would be appropriate in the future to consider other means of reducing FAR's for duplexes or encouraging more smaller single family homes in Old Town.

VOTE: The motion was unanimously approved.

Commissioner Ron Whaley asked to Staff to discuss the City Council's direction regarding rental appendages in single family residences. Ms. McIntyre responded that some Council members were adamantly opposed to the concept of separately leasable accessory apartments. She indicated that issue could be discussed at the next work session when the Commission reviews the Council List of Priorities.

At 8:45 P.M. Chuck Klingenstein moved to Adjourn. Ron Whaley seconded the motion which was unanimously approved.

Minutes approved by Planning Commission: _____

TO: Park City Municipal Corporation DATE: 2-7-25
FROM: The Bald Eagle Club
RE: Authorization – Architectural Committee

This letter is confirmation that The Bald Eagle Club (BEC) Architectural committee approved building plans and a request for an adjustment (plat amendment) to the building pad that is internal to BEC Lot 44 for:

Laurie & Robert Platek
7955 Red Tail Court
Park City, UT 84060

The BEC CC&Rs delegate to the Architectural committee the authority to review and approve building plans and building pad adjustment requests. In the case of requests for an adjustment to a building pad, the Architectural committee contacts adjacent neighbors to obtain their input prior to approving or rejecting a requested building pad adjustment. This practice is not required by our CC&Rs, but assures our members that any adjustment to a platted building pad will not compromise a neighbor's view corridor.

The Bald Eagle Club Architectural Committee

Mike Vertner
The Bald Eagle Club
Association Manager
435-649-1751

Bald Eagle
CLUB
7711 Bald Eagle Drive
P.O. Box 894
Park City, Utah 84060-0894
Gate House: (435) 649-1751
Fax: (435) 655-7119

Planning Commission
Staff Report

Subject: **233 Norfolk Avenue**
Application: **PL-25-06448**
Author: **Meredith Covey, Planner I**
Date: **May 28, 2025**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the proposed Plat Amendment for 233 Norfolk Avenue to create one Lot for a Duplex, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Draft Final Action Letter (Exhibit A).

Description

Applicant:	Hyrax Highway, LLC Representatives: Doug Ogilvy Megan Blosser, Alliance Engineering
Location:	233 Norfolk Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Plat Amendments.[1]

CUP	Conditional Use Permit
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.

Summary

The Applicant proposes combining Lots 26, 27, and 34 of Block 78 of the Millsite Reservation to Park City to create a 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District to construct a Duplex (Attachment 1 – Proposed Plat). There was previously a Single-Family Dwelling (SFD) constructed circa 1980 at 233 Norfolk Avenue

[1] LMC § 15-7.1-2

that straddled the Lots and was demolished in 2024 (permit 24-990). Portions of the 1980 SFD foundation remains on the site (Exhibit B – Existing Conditions Survey).

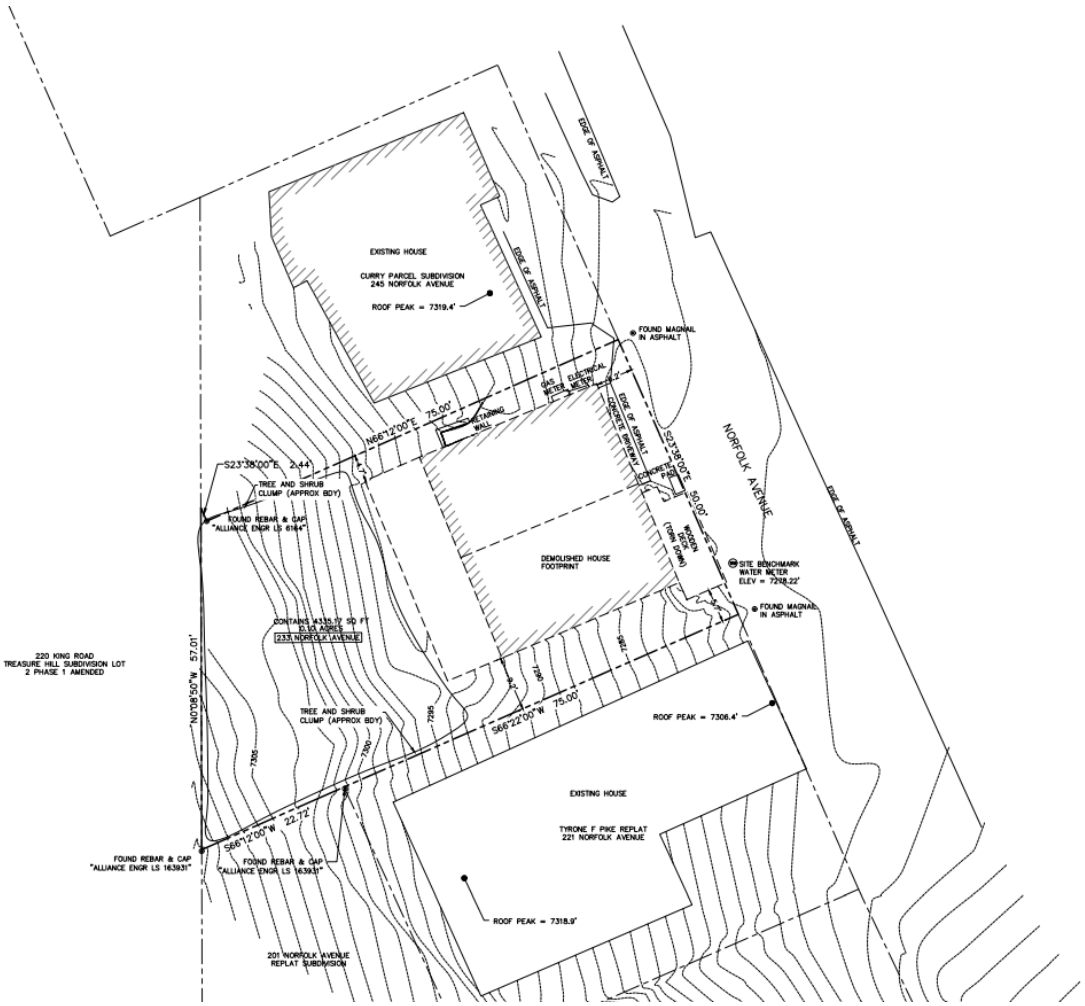


Figure 1: Applicant's Existing Conditions Survey showing the demolished Single-Family Dwelling footprint

Background

The Applicant proposes combining the Lots to create one 4,335.17-square-foot Lot to construct a Duplex. The Applicant submitted a Conditional Use Permit (CUP) (PL-25-06453) and Steep Slope Conditional Use Permit (SSCUP) (PL-25-06455) for the Duplex to be reviewed by the Planning Commission. Additionally, the Applicant submitted a Historic District Design Review (HDDR) application to be reviewed by the Planning Department (PL-24-06324).

Currently, the Applicant requests approval of the Plat Amendment to begin the redline process to prepare for recordation so that process may begin while the CUP and SSCUP are reviewed. Conditions of Approval in the draft Final Action Letter require Planning Commission approval of a CUP and SSCUP pursuant to the requirements of the CUP criteria, the HR-1 Zoning District regulations, and SSCUP criteria, as well as staff approval of the HDDR, prior to building permit submittal.



Figure 2: The SFD built in the 1980s at 233 Norfolk Avenue prior to demolition; the SFD was constructed across lot lines



Figure 3: 233 Norfolk Avenue currently, with existing foundation wall and trees towards the rear of the property.

Analysis

(I) The proposed Plat Amendment complies with the requirements of LMC Chapter 15-2.2 *Historic Residential – 1 Zoning District*.

LMC § 15-2.2-1 *Purpose* establishes the following for the HR-1 Zoning District:

A. Preserve present land Uses and character of the Historic residential Areas of Park City;
B. Encourage the preservation of Historic Buildings and/or Structures;
C. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
D. Define Development parameters that are consistent with the General Plan policies for the Historic core; and
E. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

LMC § 15-2.2-3 *Lot and Site Requirements* are outlined in the table below:

Requirement	Analysis of Proposal
Lot Size: The minimum Lot Area for a Duplex is 3,750 square feet and the maximum Lot Area is 7,500 square feet.	**Complies:** The proposed Lot is 4,335.17 square feet and is compliant for the proposed Duplex. Condition of Approval 1 requires that the Applicant receive CUP and SSCUP approval from the Planning Commission, and HDDR approval from staff, prior to building permit submittal.
Lot Width: The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line**.**	**Complies:** The existing Lot is a minimum width of 50 and is compliant.

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

Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as:

providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

Since the 1980s, the 4,335.17-square-foot Parcel has contained a single structure, previously a SFD that straddled the Lot lines. The Plat Amendment allows for a Duplex on the 4,335.17-square-foot Lot, retaining the single structure on the property. Regardless of the use as a SFD or Duplex, the Building Footprint for future development is regulated by the Maximum Building Footprint formula outlined in LMC § 15-2.2-3(E)[2] and is 1,698.95.

To provide context for the requested Plat Amendment, staff included analysis of Lot sizes in the neighborhood:



Figure 4: 233 Norfolk is highlighted in yellow. Parcels that are 1,875 square feet or less are shown in dark blue, Parcels that are between 1,875 square feet and 3,750 square feet are shown in light blue, Parcels that are between 3,750 square feet and 7,500 square feet are shown in orange, and parcels over 7,500 feet are shown in red.

[2] The formula that regulates Building Footprint: Maximum Footprint= (Lot Area/2) x $0.9^{\text{Lot Area}/1875}$

Norfolk Avenue north of the intersection with Sampson Avenue is a platted 50 foot Right-of-Way. However, due in part to topography, Norfolk Avenue splits into an upper and lower portion and is not fully built across the 50-foot Right-of-Way.



Figure 5: Where Norfolk Avenue splits to an upper (left) and lower (right) portion.

The proposed Plat Amendment is in an area of Old Town with Lots of varying sizes. 233 Norfolk Avenue is accessed by the upper portion of Norfolk Avenue that splits to the west to access seven properties. Of these seven properties, five have undergone plat amendments and these Lots range from 2,812 square feet to 3,750 square feet. The two remaining properties include 209 and 233 Norfolk Avenue. 209 Norfolk Avenue is a single parcel with four Lots that are each 1,875 square feet (the parcel is 7,500 square feet in total). There is a pending plat amendment application to combine the four Lots to create two 3,750-square-foot Lots (PL-24-06189).

The Lots directly to the west of 233 Norfolk Avenue exceed 7,500 square feet and the proposed 4,335.17-square-foot Lot at 233 Norfolk Avenue is substantially smaller.

The proposed Lot width of 50 feet is compatible with adjacent Lots along the upper portion of Norfolk Avenue that range from 40 to 100 feet.



Figure 6: Lot Widths Along Upper Norfolk Avenue ranging from 40 feet to 100 feet.

Staff finds Good Cause for this Plat Amendment because it creates a Lot that complies with the requirements of the HR-1 Zoning District and Plat Amendment regulations, brings the existing/prior construction across lot lines into compliance, addresses the partial remnant lot which is separately non-developable, and results in two smaller Duplex units on a lot width compatible with the existing street scape. No Public Street, Right of Way, or easement is vacated or amended.

Future development must comply with the HR-1 Zoning District requirements and LMC § 15-13-8 *Regulations for New Residential Infill*. Additionally, prior to development, the Applicant must obtain CUP and SSCUP approval from the Planning Commission and HDDR approval from staff.

(III) The Development Review Committee reviewed the proposal on May 6, 2025, and confirmed the proposal complies with required standards.[3]

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

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

Notice
Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025.[4]

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

Alternatives
The Planning Commission may:

- Approve the Plat Amendment.
- Deny the Plat Amendment and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits
A: Final Action Letter

Attachment 1: 233 Norfolk Avenue Plat Amendment

B: Existing Conditions Survey

[4] LMC § 15-1-21

Planning Department

May 28, 2025

Hyrax Highway, LLC
Doug Ogilvy
Megan Blosser, Alliance Engineering

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	233 Norfolk Avenue
Zoning District:	Historic Residential – 1
Application:	Plat Amendment
Project Number:	PL-25-06448
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 28, 2025
Project Summary:	The Applicant proposes to combine Lot 26, Lot 27 and Lot 34 of Block 78 of the Millsite Reservation to Park City to create a 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District to construct a Duplex.

Action Taken

On May 28, 2025, the Planning Commission conducted a public hearing and approved the 233 Norfolk Avenue Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 233 Norfolk Avenue (PC-718-B) consists of Lots 26, 27, and 34 of Block 78 of the Millsite Reservation to Park City.
2. There was previously a Single-Family Dwelling (SFD) constructed circa 1980 at 233 Norfolk Avenue that straddled the Lots and was demolished in 2024 (permit 24-990). Portions of the 1980 SFD foundation remains on the site.
3. The Applicant proposes to combine the Lots to create one Lot that is 4,335.17 square feet to construct a Duplex.
4. The property is in the Historic Residential – 1 (HR-1) Zoning District.

5. Land Management Code (LMC) § 15-2.2-2(B)(1) requires a Conditional Use Permit (CUP) for Duplexes in the HR-1 Zoning District.
6. The Applicant submitted a CUP application for the Duplex for Planning Commission review (PL-25-06453).
7. The property contains Steep Slopes. The Applicant submitted a Steep Slope Conditional Use Permit (SSCUP) to be reviewed by the Planning Commission (PL-25-06455).
8. The Applicant submitted a Historic District Design Review (HDDR) application for construction in the Historic District to be reviewed by the Planning Department (PL-24-06324).
9. LMC § 15-2.2-3 requires that the minimum Lot Area for a Duplex in the HR-1 Zoning District is 3,750 square feet and the maximum Lot Area is 7,500 square feet. The proposed Lot size is 4,335.17 square feet and is compliant for the use as a Duplex.
10. LMC § 15-2.2-3 requires that the minimum width of a Lot in the HR-1 Zoning District is 25 feet when measured 15 feet back from the Front Lot Line. The existing Lot is a minimum width of 50 and is compliant.
11. Plat Amendments are reviewed according to the requirements of LMC § 15-7-1.6 and approval requires a finding of Good Cause.
12. LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”
13. Since the 1980s, the 4,335.17-square-foot Parcel has contained a single structure, previously a SFD that straddled the Lot lines. The Plat Amendment allows for a Duplex on the 4,335.17-square-foot Lot, retaining the single structure on the property. Regardless of the use as a SFD or Duplex, the Building Footprint for future development is regulated by the HR-1 Zoning District Maximum Building Footprint formula outlined in LMC § 15-2.2-3(E) and is 1,698.95.
14. The proposed Plat Amendment is in an area of Old Town with Lots of varying sizes. 233 Norfolk Avenue is accessed by the upper portion of Norfolk Avenue that splits to the west to access seven properties. Of these seven properties, five

have undergone plat amendments and these Lots range from 2,812 square feet to 3,750 square feet. The two remaining properties include 209 and 233 Norfolk Avenue. 209 Norfolk Avenue is a single parcel with four Lots that are each 1,875 square feet (the parcel is 7,500 square feet in total). There is a pending plat amendment application to combine the four Lots to create two 3,750-square-foot Lots (PL-24-06189).

15. The Lots directly to the west of 233 Norfolk Avenue exceed 7,500 square feet and the proposed 4,335.17-square-foot Lot at 233 Norfolk Avenue is substantially smaller.
16. The proposed Lot width of 50 feet is compatible with adjacent Lots along the upper portion of Norfolk Avenue that range from 40 to 100 feet.
17. There is Good Cause for this Plat Amendment because it creates a Lot that complies with the requirements of the HR-1 Zoning District and Plat Amendment regulations, brings the existing/prior construction across lot lines into compliance, addresses the partial remnant lot which is separately non-developable, and results in two smaller Duplex units on a lot width compatible with the existing streetscape. No Public Street, Right of Way, or easement has been vacated or amended. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
18. The Development Review Committee reviewed the proposal on May 6, 2025, and confirmed the proposal complies with required standards.
19. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025.

Conclusions of Law

1. The Plat Amendment complies with the requirements of LMC Chapter 15-2.2 *Historic Residential – 1 Zoning District*.
2. The proposal complies with LMC § 15-7.1-3(B) *Plat Amendment*, as conditioned.
3. There is Good Cause for this 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.

Conditions of Approval

1. The Applicant must obtain Planning Commission approval of a CUP and SSCUP prior to submitting a building permit for the Duplex.

2. The Applicant must obtain Planning staff approval of a HDDR prior to submitting a building permit for the Duplex.
3. The Final Plat shall include a Plat Note stating future development is limited to a Duplex Use.
4. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
5. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one 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 Planning Director.

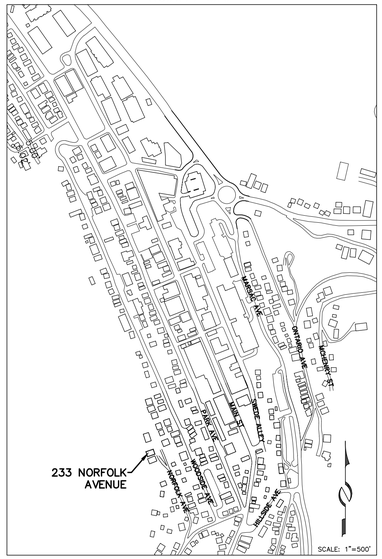
If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org.

Sincerely,

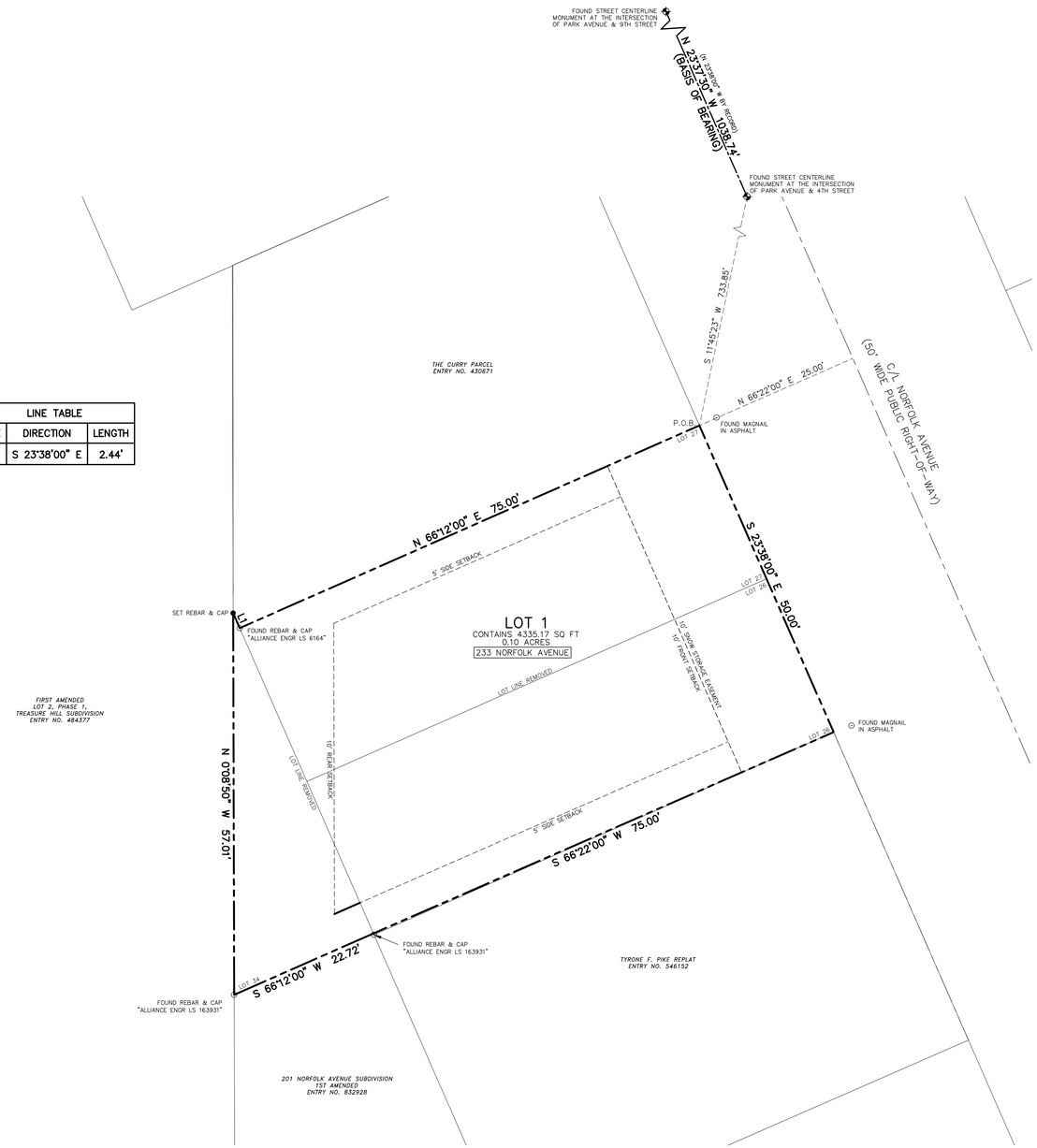
Christin VanDine
Planning Commission Chair

CC: Meredith Covey

VICINITY MAP



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 23°38'00" E	2.44'



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17–23–17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as 233 NORFOLK AVENUE PLAT AMENDMENT.

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

LEGAL DESCRIPTION

Lots 26, 27 and 34, Block 78 Millsite Reservation to Park City, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

AS–SURVEYED DESCRIPTION

Beginning at the southeast corner of The Curry Parcel, recorded as Entry No. 430671 in the office of the Summit County Recorder, said point being located South 11°45'23" West 733.85 feet from the street centerline monument found at the intersection of Park Avenue and Fourth Street, running thence along the southwest right–of–way of Norfolk Avenue South 23°38'00" East 50.00 feet to the northeast corner of the Tyrone F. Pike Replat, recorded as Entry No. 546152 in the office of the Summit County Recorder; thence South 66°22'00" West 75.00 feet along the Tyrone F. Pike Plat to the northeast corner of the 201 Norfolk Avenue Subdivision First Amended recorded as Entry No. 832928 in the office of the Summit County Recorder; thence South 66°12'00" West 22.72 feet along the 201 Norfolk Avenue Subdivision First Amended to the easterly boundary of First Amended, Lot 2 Phase 1, Treasure Hill Subdivision, recorded as Entry No. 484377 in the Office of the Summit County Recorder; thence North 00°08'50" West 57.01 feet along the First Amended, Lot 2 Phase 1, Treasure Hill Subdivision, to the southwest corner of The Curry Parcel; thence along the boundary of The Curry Parcel the following two (2) courses: 1) South 23°38'00" East 2.44 feet; 2) thence North 66°12'00" East 75.00 feet to the point of beginning.

Contains 4335.17 square feet or .10 acres more or less.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of HYRAX HIGHWAY, LLC, a Utah limited liability company, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this subdivision plat amendment.

HYRAX HIGHWAY, LLC, a Utah limited liability company

By: _____
(Manager)

ACKNOWLEDGMENT

State of _____)
: ss
County of _____)

On this _____ day of _____, 2025,_____ personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the manager of HYRAX HIGHWAY, LLC, a Utah limited liability company, and that he signed the above Consent to Record for and on behalf of HYRAX HIGHWAY, LLC, a Utah limited liability company, and that he acknowledged to me that he executed 233 NORFOLK AVENUE PLAT AMENDMENT.

By: _____
Notary Public

A Notary Public Commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No.: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the _____ day of _____, 2025, and on file with the Planning Department (PL–25–_____).
2. Fire sprinklers are required for all new construction, to be approved by the Chief Building Official.
3. See Record of Survey S–_____ on file with the Summit County Surveyor's Office.

10' 0 10' 20'
1" = 10'

233 NORFOLK AVENUE PLAT AMENDMENT

WITHIN BLOCK 78, MILLSITE RESERVATION,
LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

2/25/2025 JOB NO.: 14–4–24 FILE: X:\ParkCitySurvey\dwg\srv\plat2024\020524.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025
BY _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025
BY _____
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2025
BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY OF _____, 2025
BY _____
SUMMIT COUNTY GIS COORDINATOR

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





10' 0 10' 20'

SCALE: 1" = 10'

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — 7/16/2024 — STATE OF UTAH

I, Michael Demkowicz, certify that I am a Professional Land Surveyor and that I hold License No. 4857264, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

Lots 26, 27, and 34, Block 78 Millsite Reservation to Park City, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

NOTES/NARRATIVE:

1. Site Benchmark: Water Meter: Elevation 7278.22'.

435-649-9467

ALLIANCE ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

STAFF:
RICHARD STEPHENS
MEGAN BLOSSER
BO VALKO

DATE: 7/16/2024

EXISTING CONDITIONS
233 NORFOLK AVENUE
PARK CITY, UTAH

FOR: DOUG OGILVY
JOB NO.: 2-5-24
FILE: X:\ParkCitySurvey\dwg\srv\topo2024\020524 233 Norfolk 2-25-25.dwg

SHEET 1 **OF** 1

Planning Commission
Staff Report

Subject: **3995 Quinns Drive**
3957 Front Street
Application: **PL-25-06541**
Authors: **Elissa Martin, Jaron Ehlers, Virgil Lund**
Date: **May 28, 2025**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the Studio Crossing Subdivision 1st Amended Plat, creating Lot A for development of a 50-unit market-rate condominium development and amending Lot 1 for future Phase IV condominium development, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Gary Crandall, Studio Crossing, LLC Trent Smith, Applicant Representative
Location:	3995 Quinns Drive
Zoning District:	Community Transition (CT), Regional Commercial Overlay (RCO), Sensitive Land Overlay (SLO), Entry Corridor Protection Overlay (ECPO)
Adjacent Land Uses:	Film Studio, Open Space, Institutional, Residential
Reason for Review:	The Planning Commission reviews and provides Final Action on Plat Amendments[1]

ACUP	Administrative Conditional Use Permit
ECPO	Entry Corridor Protection Overlay
CT	Community Transition Zoning District
LMC	Land Management Code
MPD	Master Planned Development
RCO	Regional Commercial Overlay
ROW	Right-of-Way
SLO	Sensitive Land Overlay

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

[1] LMC § 15-1-8

Summary

The Applicant proposes to amend Lot 1 of the Studio Crossing Subdivision to develop a 50-unit townhome condominium project consistent with the Quinn Capital Partners' Studio Crossing Annexation and Master Planned Development (MPD) Development Agreement. The Condominium development is Phase III of the Studio Crossing MPD located in the Community Transition (CT) Zoning District, Regional Commercial Overlay (RCO), Sensitive Land Overlay (SLO), and the Entry Corridor Protection Overlay (ECPO).

The proposed amendment to Lot 1 of the Studio Crossing Subdivision creates Lot A for the Phase III Studio Crossing Condominium Plat, which is being processed concurrently. The remaining portion of Lot 1 is the site for the future Phase IV condominium project.

The Studio Crossing development is accessed from Kearns Boulevard (SR 248).



Figure 1: Vicinity Map of the Studio Crossing Development, Blue Arrow Indicating the Location of the Proposed Townhomes.

Background

The Studio Crossing property was annexed into Park City in 2012 (Ordinance No.12-12) and the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development (MPD) was approved by the City Council in the same year, for the purpose of constructing 374,000 square feet of a motion picture studio and media campus.

In 2022, the City Council adopted Ordinance No. 2022-06, approving the Park City Film Studios First Amended Subdivision (Staff Report, Minutes p.11), which subdivided the 29-acre property into two (2) Lots, Lot 1A (the Film Studio as currently developed) and 1B (the present site of the Studio Crossing MPD, a Mixed-Use Development).

The following is a timeline of events associated with the Studio Crossing MPD:

- November 9, 2022 – The Planning Commission approved amendments to the Quinn's Junction Partnership Annexation Master Planned Development Agreement to allow for a mixed-use project on Lot 1B of the Park City Film Studios First Amended Subdivision. The Planning Commission forwarded a positive recommendation to the City Council to amend Ordinance 12-12, , to allow exceptions to the Zone Height for development on Lot 1B (Staff Report, Minutes).
- December 15, 2022 – The City Council approved Ordinance No. 2022-47, (Staff Report, Minutes) amending Ordinance 12-12 to allow a mixed-use development and exceptions to the Zone Height for Lot 1B of the Park City Film Studios First Amended Subdivision.
- December 15, 2022 - The City's Housing Authority approved the Applicant's Housing Mitigation Plan for a mixed-use development on Lot 1B, per Ordinance 2022-47 (Staff Report, Minutes).
- October 25, 2023 - The Planning Commission ratified the Quinn Capital Partners' Studio Crossings Annexation and MPD Development Agreement (referred to in this staff report as the 'Studio Crossing MPD') for Lot 1B of the Park City Film Studios First Amended Subdivision (Staff Report, Minutes).
- January 12, 2024, the Mayor and Applicant signed the Quinn Capital Partners' Studio Crossings Annexation and MPD Development Agreement, which was recorded with Summit County on January 17, 2024 (Recorder Entry No.

01214657).



Figure 2: Studio Crossing MPD conceptual site plan

- On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County (Recorder Entry No. 1218425), amending Lot 1B to create Lot 1 (shaded in blue in figure 3 below) and Lot 2 in which five Building Pods are platted for the mixed-use and commercial retail buildings.

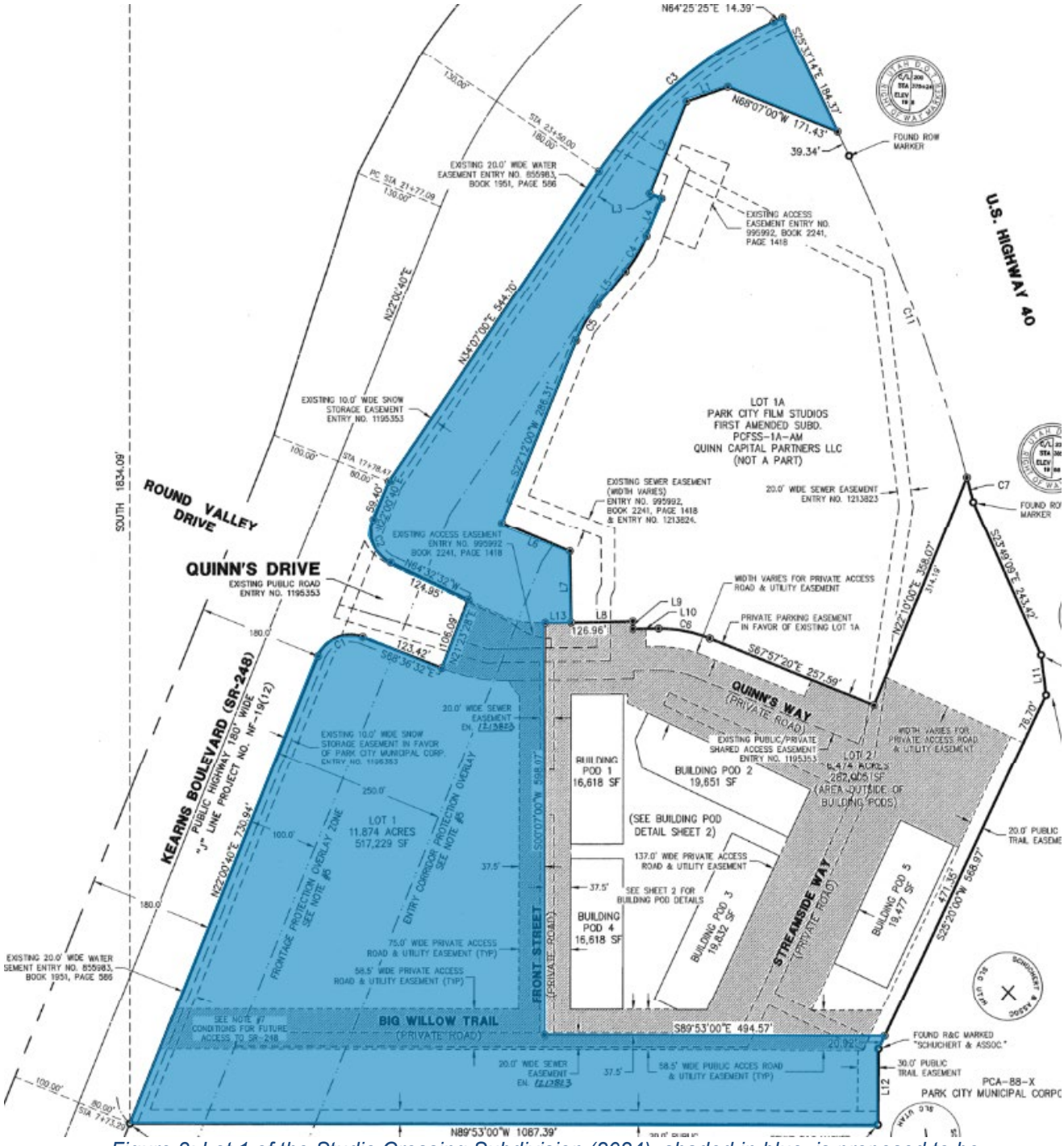


Figure 3: Lot 1 of the Studio Crossing Subdivision (2024), shaded in blue, is proposed to be amended.

- On June 13, 2024, the Planning Director approved an ACUP for Studio Crossing Phase I for 60,000 square feet of mixed use development, including 104 deed restricted affordable dwelling units distributed across Building Pods 2 and 3, (Staff Report).

- On November 7, 2024, the Planning Director approved an ACUP for Studio Crossing Phase II for 30,000 square feet of commercial retail distributed across Building Pods 1 and 4 (Staff Report).

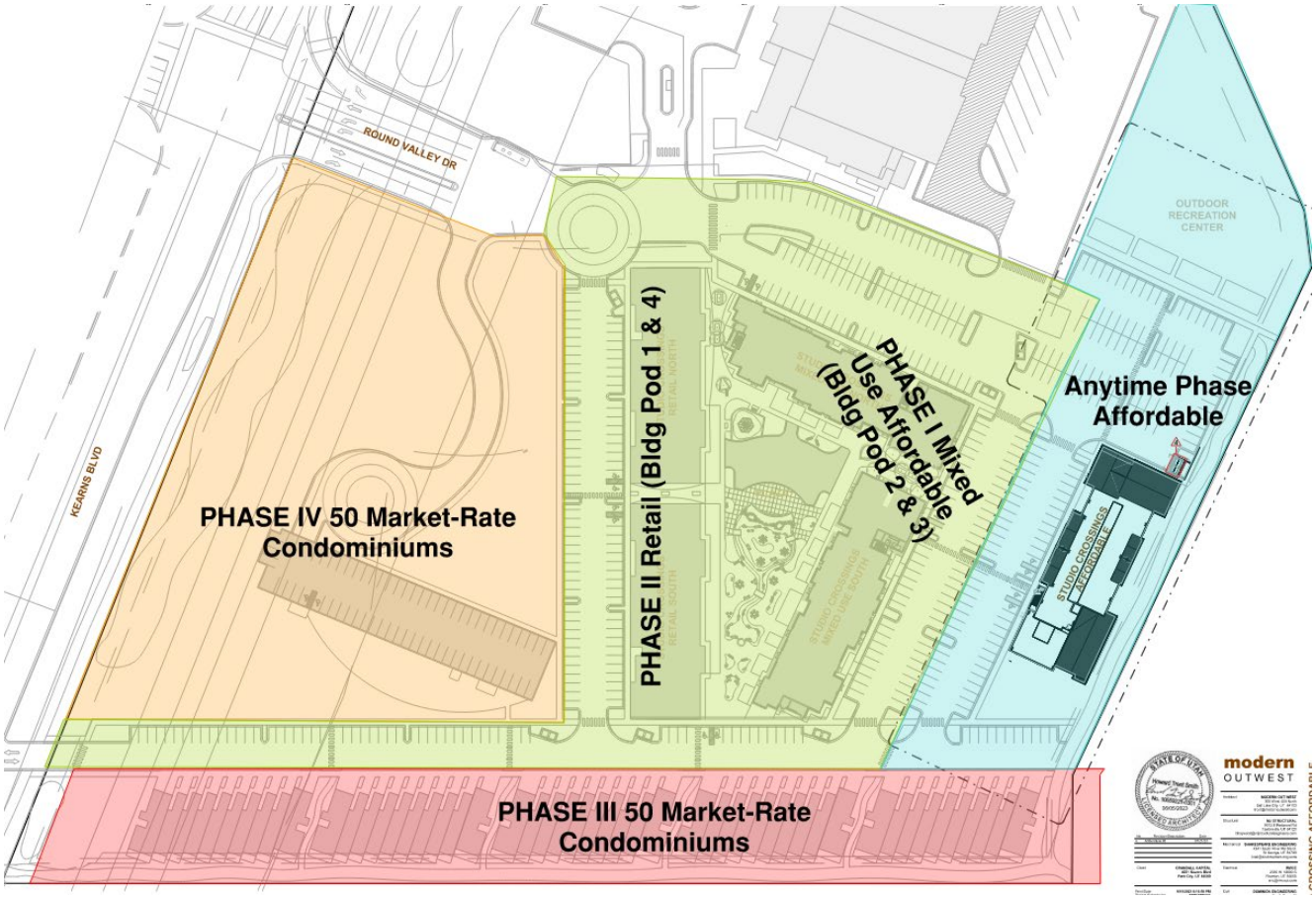


Figure 4: Studio Crossing Site Plan showing Phase I – Phase IV and the Anytime Phase

The proposed Plat Amendment would create Lot A and amend Lot 1 of the Studio Crossing Subdivision (previously part of Lot 1B of the Park City Film Studios First Amended Subdivision) as depicted below:

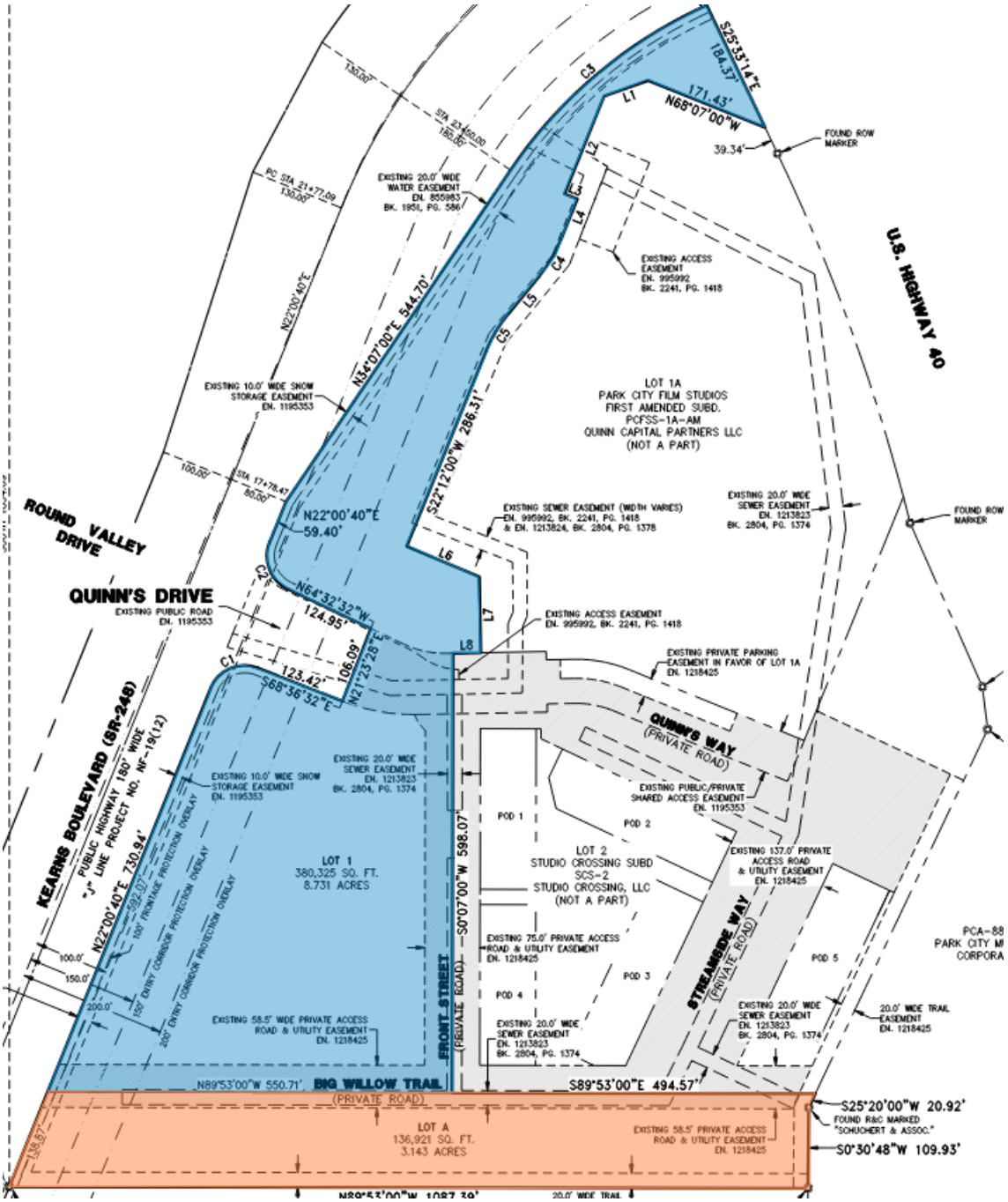


Figure 5: Proposed Studio Crossing Subdivision Lot 1 Amended. Lot A, shaded in orange, will contain the Phase III 50 market-rate condominium units. Lot 1, shaded in blue, is reserved for future Phase IV condominiums.

Contemporaneously with the construction of the Phase III condominium townhomes, the Applicant will construct the sections of trail associated with Lot A and begin construction of the connection to the rail trail. The Applicant will also construct the alternative access point for Highway 248 that is referred to on the plat as Big Willow Trail. This access point has been approved by the Utah Department of Transportation.

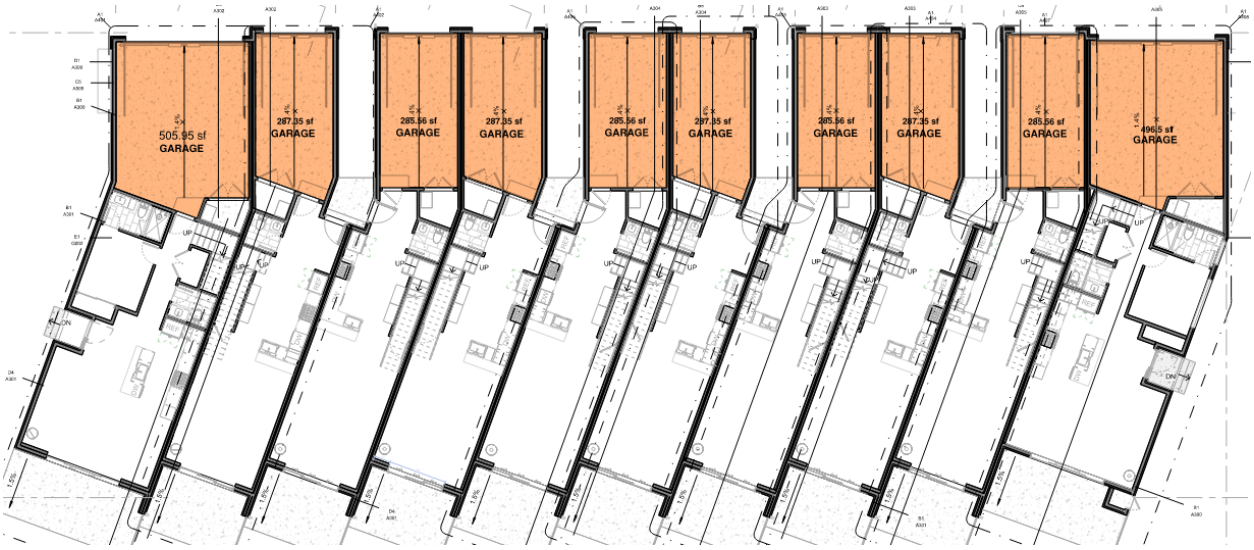


Figure 6: Studio Crossing Phase III - condominium building; first floor

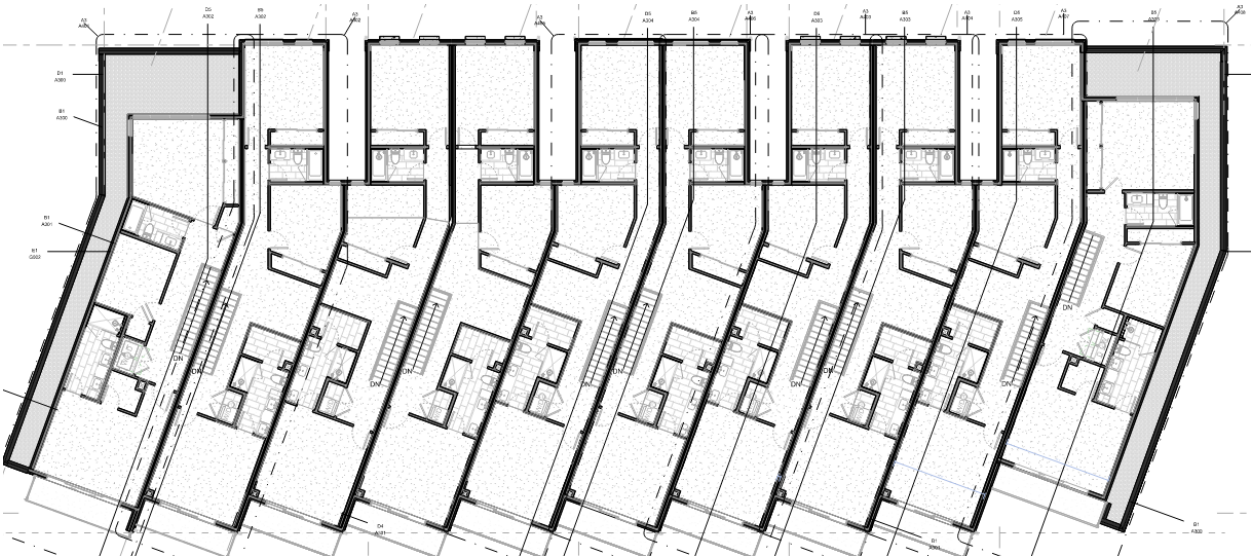


Figure 7: Studio Crossing Phase III - condominium building; second floor

Additional infrastructure improvements, including sewer and water for the townhomes, and connection for utilities on the horizontal boring underneath Kearns are planned. Multi-modal trail infrastructure and grading, cross walks, and sidewalks will be completed in Phase III.

The Affordable Housing Mitigation plan (dated 12/15/2022) for the Studio Crossing MPD requires a total of 185 affordable housing units, 65 of which are required to be completed in Phase I and the remaining in a later phase. The Phase I ACUP (2024) was for 104 Affordable Deed Restricted Units within the Mixed-Use Building Pods 2 and 3. To date, the Phase 1 affordable units are under construction and are expected to be completed in Fall 2025 or Spring 2026. The developer plans to construct 104 remaining affordable units as part of the “Anytime Phase” which includes the all-affordable Building Pod 5.

Pursuant to the approved Housing Mitigation Plan, a minimum of 65 of the Phase I required affordable units must receive Certificate of Occupancy prior to any market-rate unit. Additionally, a certificate of occupancy will be withheld for the Phase 4 market rate condominium units until the "Anytime Phase" deed restricted affordable housing is completed.

For the full Analysis of the Phase III required improvements, phasing plan, and affordable housing requirements see the Studio Crossing Condominium Plat being processed concurrently.

Analysis

(I) The proposed Plat Amendment complies with the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay, and Entry Corridor Preservation Overlay, consistent with the Quinn's Junction Partnership Annexation Master Planned Development Agreement and the Studio Crossing MPD Development Agreement.

The following table provides an evaluation of the proposed Plat Amendment for compliance with the CT Zoning District and the ECPO.

Requirement	Analysis of Proposal
Community Transition Zoning District, **15-2.23-3 Lot And Size Requirements**: No minimum Lot Size.	**COMPLIES:** The proposed plat amendment creates a 3.14-acre Lot (Lot A) and amends Lot 1, reducing its size from 11.87 acres to 8.73 acres.
Community Transition Zoning District, **15-2.23-4 Density**: base Density of the CT District is one (1) unit per twenty (20) acres. Residential Uses cannot exceed one (1) unit/acre.	**COMPLIES:** Pursuant to the Studio Crossing MPD Development Agreement, Phase III density is limited to 50 dwelling units totaling 82,000 square feet. The proposed plat amendment will allow for construction of the 50 townhomes on Lot A. *(See Condominium Plat Staff Report for full analysis of compliance with the MPD required Density*).
15-2.20-5 Entry Corridor Protection Overlay (ECPO): A Setback in the Entry Corridor Protection Overlay shall be established by the Planning Department based upon a visual assessment of the Property.	**COMPLIES:** The subject property lies within the ECPO, a sub-zone within the Frontage Protection Zone that applies to all development along SR-248 east of Wyatt Earp Way. The intent of the ECPO is to maintain the visual character of Park City.

However, in no case shall the Setback be less than one hundred feet (100') from the nearest entry roadway Right-of-Way.	The proposed plat amendment shows the Frontage Protection and ECPO boundaries on the Plat. The condominium development is required to be set back at least 150 feet from the public ROW, according to the Studio Crossing MPD Development Agreement, which outlines the following setback requirements: • ECPO 100-foot Setback is a no build Zone • 150-foot Setback requires a max building height of 20 feet • 200-foot Setback requires a max building height of 25 feet The condominium buildings are evaluated for compliance with the ECPO in the Studio Crossing Condominium Plat staff report, being processed concurrently.

Regional Commercial Overlay (RCO) District Requirements per LMC Chapter 15-2.17:
The purpose of the RCO District is to allow for regional Commercial Uses on Properties not otherwise zoned for Commercial Uses. Ordinance 12-12 approving the 2012 Quinn's Partnership Annexation, established the RCO District for the Studio Crossing property. The Film Studio development and site met the criteria for Commercial Development, per LMC § 15-2.17-4, having a minimum Lot size of five acres and the Film Studio on Lot 1A as the required commercial anchor of at least 30,000 square feet (Ordinance 2022-47, Finding of Fact 32).

Sensitive Land Overlay (SLO) Requirements per LMC Chapter 15-2.21.
The Studio Crossing development is within the SLO boundary, per the Park City Zoning Map. The Planning Commission's November 9, 2022 Final Action Letter approving the Studio Crossing MPD includes a Conclusion of Law that that the MPD "meets the Sensitive Lands requirements of the LMC and is designed to place development on the most developable land and least visually obtrusive portions of the Site."

(II) The proposed Plat Amendment complies with the Studio Crossing MPD Development Agreement and Conditions of Approval of Ordinance 2022-47.

The Plat Amendment complies with the Studio Crossing MPD Development Agreement and Conditions of Approval of Ordinance 2022-47 because it is consistent with the approved phasing plan attached as Exhibit F to the 2024 Development Agreement and allows for the Phase III allotted 82,000 square feet of density, approved in the Studio Crossing MPD, to be developed as planned, with 50-market-rate Condominiums.

(III) The proposed Plat Amendment complies with LMC Chapter 15-7.1 *Subdivision Procedures*.

Pursuant to LMC § 15-7.1-3, a Plat Amendment shall be reviewed according to the requirements of § 15-7.1-6, Final Subdivision Plat and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Good Cause.
Pursuant to LMC § 15-15-1, Good Cause is defined as:

> *Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.*[2]

There is Good Cause for this Plat Amendment as it is consistent with the Studio Crossing MPD Development Agreement, and the plan for Phase III development of the Studio Crossing MPD. Additionally, no Public Street, Right-of-Way, or easement has been vacated or amended because of the Plat Amendment.

(IV) The Development Review Committee reviewed the proposal on April 1, 2025, and did not require additional Conditions of Approval.[3]

The Development Review Committee reviewed the proposal and confirmed the proposal complies with their required standards.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025 for the May 14, 2025 Planning Commission public hearing. Staff mailed courtesy notice to property owners within 300 feet on April 29, 2025. At the May 14, 2025 Planning Commission meeting, the Plat Amendment application was continued to May 28, 2025, to allow the Applicant additional time to submit required materials. Courtesy notice was again published on

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

May 14, 2025, for the May 28, 2025 Planning Commission public hearing.[4]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Studio Crossing Subdivision Lot 1 Amended, with conditions.
- Deny the Studio Crossing Subdivision Lot 1 Amended and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
    Attachment 1: Proposed Plat Amendment
B: Recorded Studio Crossing Subidivsion Plat (2024)

[4] LMC § 15-1-21

Planning Department

May 28, 2025

Gary Crandall
Studio Crossing, LLC

CC: Trent Smith, Applicant Representative

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	3995 Quinns Drive 3957 Front Street
Zoning District:	Community Transition (CT), Regional Commercial Overlay (RCO), Sensitive Land Overlay (SLO), Entry Corridor Protection Overlay (ECPO)
Application:	Plat Amendment
Project Number:	PL-25-06541
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 28, 2025
Project Summary:	Studio Crossing Subdivision 1st Amended plat, creating Lot A for development of 50 market-rate condominium units as part of Phase III of the Studio Crossing MPD.

Action Taken

On May 28, 2025, the Planning Commission conducted a public hearing and approved the Studio Crossing Subdivision 1st Amended plat according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On May 24, 2012, the City Council adopted Ordinance No.12-12 approving the Quinn's Partnership Annexation, annexing 29.55 acres of land at the southwest corner of SR248 and the US40 Interchange in the Quinn's Junction Area, and zoning the property Community Transition (CT) and Regional Commercial

Overlay (RCO), within the Sensitive Land Overlay (SLO) and Entry Corridor Preservation Overlay (ECPO).

2. In June of 2012, the City Council approved the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 square feet of a motion picture studio and media campus.
3. On November 9, 2022, the Planning Commission approved amendments to the Quinn's Junction Partnership Annexation Master Planned Development Agreement to allow for a mixed-use project on Lot 1B of the Park City Film Studios First Amended Subdivision and forwarded a recommendation to the City Council to amend Ordinance 12-12 approving the Quinn's Partnership Annexation to allow exceptions to the Zone Height for development on Lot 1B.
4. On December 15, 2022, the City Council adopted Ordinance 2022-47, amending Ordinance 12-12 to allow a mixed-use development and exceptions to the Zone Height for Lot 1B of the Park City Film Studios First Amended Subdivision.
5. December 15, 2022, the City's Housing Authority approved the Applicant's Housing Mitigation Plan for a mixed-use development on Lot 1B, per Ordinance 2022-47.
6. October 25, 2023, the Planning Commission ratified the Quinn Capital Partners' Studio Crossings Annexation and MPD Development Agreement for Lot 1B of the Park City Film Studios First Amended Subdivision.
7. January 12, 2024, the Mayor and Applicant signed the Quinn Capital Partners' Studio Crossings Annexation and MPD Development Agreement, which includes an approved phasing plan.
8. On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County (Recorder Entry No. 1218425), amending Lot 1B to create two Lots, Lot 1 (site of Phase III and IV townhomes/condominiums) and Lot 2, in which five Building Pods are platted for the mixed use and commercial retail buildings.
9. Section 2.1 of the Studio Crossing Development Agreement requires an Administrative Conditional Use Permit (ACUP) prior to any construction activity.
10. On June 13, 2024, the Planning Director approved an ACUP for Studio Crossing Phase I 60,000 square feet of mixed use development, including 104 deed restricted affordable dwelling units distributed across Building Pods 2 and 3.

11. On November 7, 2024, the Planning Director approved an ACUP for Studio Crossing Phase II 30,000 square feet of commercial retail distributed across Building Pods 1 and 4.
12. On March 5, 2025 a Plat Amendment and Condominium Plat Application as well as an ACUP Application were submitted for Phase III of the Studio Crossing MPD.
13. The Community Transition Zoning District does not require a minimum Lot size.
14. The proposed plat amendment creates a 3.14-acre Lot (Lot A) and amends Lot 1, reducing its size from 11.97 acres to 8.73 acres.
15. The Studio Crossing MPD met the Regional Commercial Overlay District minimum five-acre Lot requirement at the time of approval.
16. The proposed Plat Amendment is within the Entry Corridor Protection Overlay (ECPO) and is consistent with the approved Studio Crossing Site Plan (Exhibit C of the Studio Crossing MPD Development Agreement), which indicates the ECPO 100-foot Setback is a no build Zone, the 150-foot Setback requires a max building height of 20 feet and the 200-foot Setback requires a max building height of 25 feet. The ECPO setbacks are indicated on the proposed plat.
17. The Planning Commission's November 9, 2022 Final Action Letter approving the Studio Crossing MPD includes a Conclusion of Law that that the MPD "meets the Sensitive Lands requirements of the LMC and is designed to place development on the most developable land and least visually obtrusive portions of the Site.
18. Pursuant to LMC § 15-7.1-3, a Plat Amendment shall be reviewed according to the requirements of § 15-7.1-6, Final Subdivision Plat and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Conclusions of Law

1. There is Good Cause for this Plat Amendment as it is consistent with the Studio Crossing MPD Development Agreement, and the plan for Phase III development of the Studio Crossing MPD.
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.
4. No Public Street, Right-of-Way, or easement has been vacated or amended as a result of the Plat Amendment.

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 Amendment within one year from the date of Planning Commission approval. If recordation has not occurred within one year, this approval will be void, unless the applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the Planning Commission.
3. The property is not within the Soils Ordinance. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
4. The undulating berm required by Conditions of Approval of Ordinance No.12-12 shall be constructed and maintained, consistent with the original Quinn's Junction Partnership Annexation MPD.
5. The Applicant shall install sanitary sewer facilities in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD) construction standards and specifications, SBWRD shall review and approve plans prior to the issuance of any utility or building permits; all items required under the Line Extension Agreement must be completed prior to the issuance of any building permits.
6. The Applicant shall coordinate all utility connections and ensure APWA and Park City Supplemental Standards and Specifications are followed for all Water connections.
7. Improvements shall be designed to meet all Engineering Department requirements.
8. The Park City Fire District shall review and approve final plans prior to the issuance of any utility or building permits.
9. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Trails and Open Space Division and within the timeline in the approved Phasing Plan. The alternative access point for SR 248, referred to on the Studio Crossing Condominium plat as Big Willow Trail, shall be constructed according to the approved Phasing Plan.
10. Conditions of Approval included the November 9, 2022 Planning Commission Final Action Letter, and Ordinance No. 2022-47, approving the Studio Crossing MPD, as well as Ordinance No. 2023-43, approving the Studio Crossing Subdivision continue to apply.

11. All development on Lot 1 and newly created Lot A of the Studio Crossing Subdivision 1st Amended plat shall comply with the terms of the Studio Crossing MPD Development Agreement, County Recorder Entry No. 01214657.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org.

Sincerely,

Planning Commission Chair

CC: Virgil Lund
Attachment: Studio Crossing Subdivision 1st Amended Plat

STUDIO CROSSING SUBDIVISION 1ST AMENDED

AMENDING LOT 1, STUDIO CROSSING SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NOTES

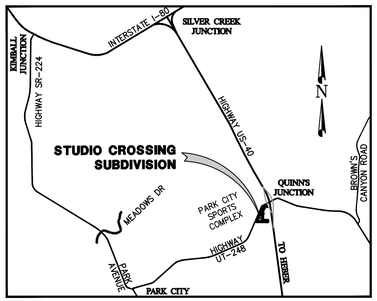
1. This subdivision is subject to conditions of approval set forth in Park City Ordinance No. 2022–06, 2022–47 & 2023–43.
2. Conditions of Approval of the May 12, 2012, Zoning and Annexation Agreement, Ordinance 2012–12 and Ordinance 2014–16 continue to apply to this subdivision, as amended.
3. Conditions of approval of the May 24, 2012, Development Agreement Master Planned Development (MPD) continue to apply to this subdivision, as amended 12/15/2022.
4. The land depicted on this plat is subject to the following declarations of Covenants, Conditions and Restrictions:
   A. Declarations of Park City Film Studios Subdivision, recorded May 23, 2014 as Entry No. 995939 in Book 2241 at Page 1251. (Superseded by 4B below)
   B. Master Declaration of Covenants, Conditions, Restrictions and Easements for Studio Crossing, recorded April 19, 2024 as Entry No. 1218426 in Book 2815 at Page 1640.
5. The Frontage Protection Overlay Zone and Entry Corridor Protection Overlay requirements shall apply to the subdivision.
6. The existing private access road & utility easements as granted by Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 are also for fire access, parking and utilities (public utilities, water & sewer).
7. If this subdivision is not developed in accordance with the zoning and annexation Ordinance 2012–12, the City's current Affordable Housing Resolution shall apply.
8. The Quinn's Junction Film Studio MPD berming requirements shall continue to apply to this subdivision.
9. The units of this development are served by a Common Private Lateral Wastewater Line. The Studio Crossing's Building Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.

REFERENCES

1. Studio Crossing Subdivision recorded as Entry No. 1218425, April 19, 2024.
2. Park City Film Studios First Amended Subdivision recorded as Entry No. 1195353, September 20, 2022.
3. Park City Film Studios Subdivision recorded as Entry No. 995940, May 23, 2014.
4. Record of Survey File No. S0010788.

SHEET INDEX

Sheet 1 Certificate, Owner's Dedication, Boundary Description, Notes, Vicinity Map
Sheet 2 Overall Subdivision Dimensions, Easements, Line & Curve Tables



VICINITY MAP
NTS

ADDRESS TABLE	
LOT/UNIT NO.	ADDRESS
LOT 1 (NORTH)	3995 QUINN'S DRIVE
LOT 1 (SOUTH)	3957 FRONT STREET
LOT A	3948 BIG WILLOW TRAIL

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Licensed Professional Land Surveyor holding Certificate No. 171546 as prescribed by the laws of the State of Utah, and do further certify that I have surveyed the Summit County, Utah tract of land shown hereon, the external boundaries of which are described as follows:

All of Lot 1, Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 in the Office of the Summit County Recorder, being more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 1, Studio Crossing Subdivision, located 1557.29 feet South 89°53'00" East along the Section line and 1834.09 feet South from the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°53'00" East 5320.82 feet between the Northwest and Northeast corners of said Section 2); and running thence North 22°00'40" East 730.94 feet to a point of curvature with a 50.00 foot radius to the right; thence northeasterly 78.00 feet along the arc of said curve through a central angle of 89°22'48" (chord bears North 66°42'04" East 70.33 feet); thence South 68°36'32" East 123.42 feet; thence North 21°23'28" East 106.09 feet; thence North 64°32'32" West 124.95 feet to a point of curvature with a 50.00 foot radius to the right; thence northerly 75.53 feet along the arc of said curve through a central angle of 86°33'12" (chord bears North 21°15'56" West 68.55 feet); thence North 22°00'40" East 59.40 feet; thence North 34°07'00" East 544.70 feet to a point on a 638.50 foot radius non–tangent curve to the right; thence northeasterly 338.83 feet along the arc of said curve through a central angle of 30°24'18" (chord bears North 49°20'26" East 334.87 feet); thence North 64°25'25" East 14.39 feet; thence South 25°33'14" East 184.37 feet; thence North 68°07'00" West 171.43 feet; thence South 70°33'00" West 63.66 feet; thence South 22°00'00" West 143.52 feet; thence South 68°00'00" East 18.64 feet; thence South 22°00'00" West 58.86 feet to a point of curvature with a 198.00 foot radius to the right; thence southwesterly 60.13 feet along the arc of said curve through a central angle of 17°24'00" (chord bears South 30°42'00" West 59.90 feet); thence South 39°24'00" West 63.89 feet to a point of curvature with a 202.00 foot radius to the left; thence southwesterly 60.64 feet along the arc of said curve through a central angle of 17°12'00" (chord bears South 30°48'00" West 60.41 feet); thence South 22°12'00" West 286.31 feet; thence South 67°15'00" East 107.26 feet; thence South 01°01'45" East 103.31 feet; thence South 88°58'15" West 37.71 feet; thence South 00°07'00" West 598.07 feet; thence South 89°53'00" East 494.57 feet; thence South 25°20'00" West 20.92 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

Contains 11.874 acres, more or less.
2 Lots

Date: *May 12, 2025*

James D. Pitkin, PLS.
License No. 171546

PROFESSIONAL LAND SURVEYOR
No. 171546
JAMES DALE PITKIN
STATE OF UTAH

5/12/2025

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the tract of land described above, having caused the same to be subdivided into lots to be hereafter known as

STUDIO CROSSING SUBDIVISION 1ST AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, hereby consent and give approval of the recording of this plat.

In witness whereof, I have hereunto set my hand this _____ day of _____ 2025.

STUDIO CROSSING, LLC, a Utah limited liability company

By:_____
Gary C. Crandall, Manager

ACKNOWLEDGMENT

STATE OF _____ }
:ss
COUNTY OF _____ }

On this _____ day of _____, 2025,

__Gary C. Crandall__, personally appeared before me, who being by me duly sworn, did acknowledge that __he__ is the __Manager__ of STUDIO CROSSING, LLC, a Utah limited liability company, and that the foregoing Owner's Dedication was signed by __him__ on behalf of said entity.

Commission Number:_____ _____

Commission Expires:_____ Print Name: _____
A Notary Public Commissioned in Utah

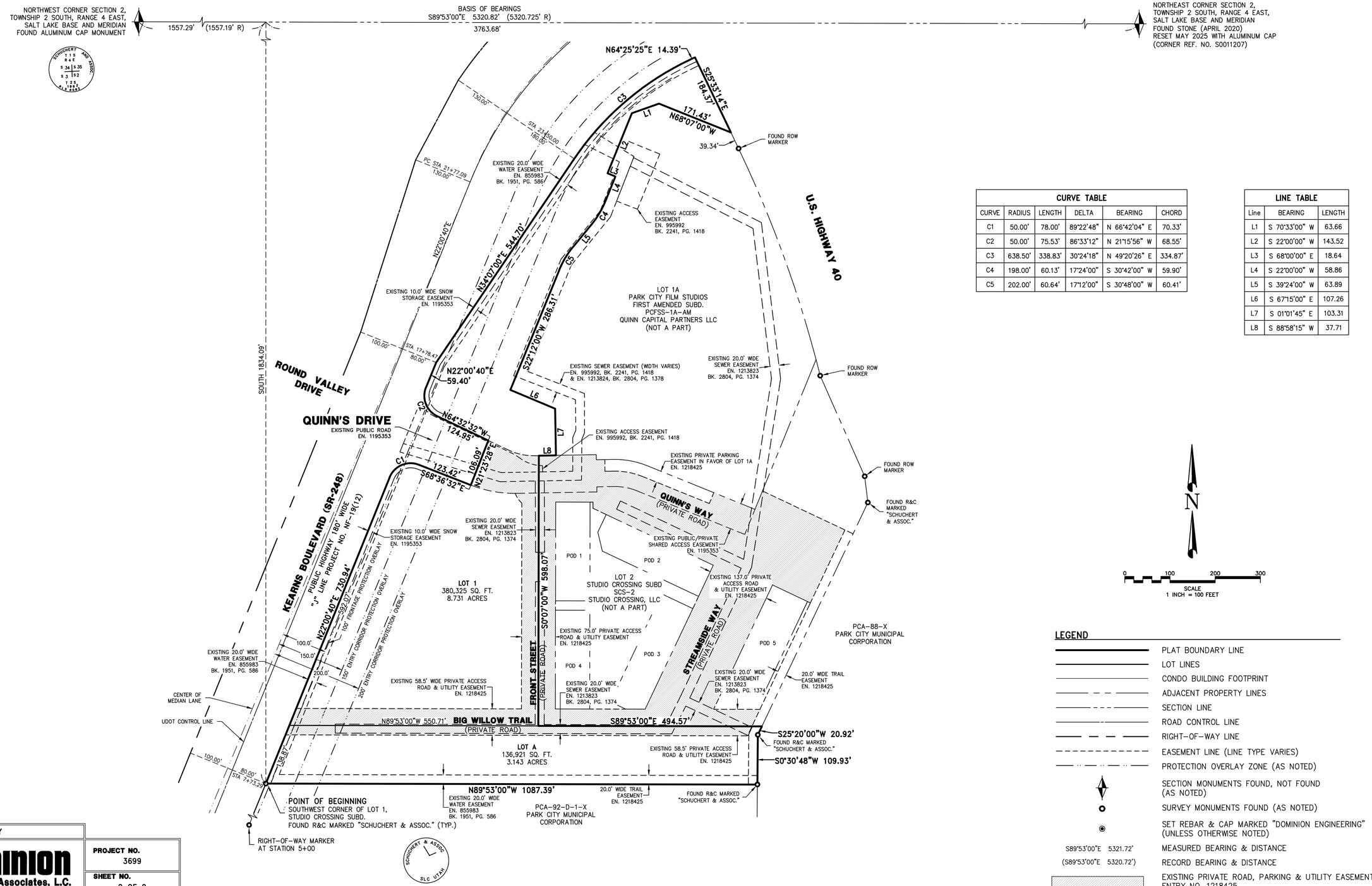
PROJECT NO.	
3699	
SHEET NO.	
1 OF 2	
FILE NAME: 1ST AMEND	SCALE: N/A

PREPARED BY	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL & ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	SUMMIT COUNTY RECORDER
DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801–713–3000	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2025 BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 2025 BY: CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY ATTORNEY	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2025 BY: MAYOR	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY RECORDER	APPROVED THIS _____ DAY OF _____ A.D. 2025 BY: SUMMIT COUNTY GIS COORDINATOR	RECORDED # STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF _____ Date _____ Time _____ Book _____ Page _____ $ _____ Fee SUMMIT COUNTY RECORDER

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossing 1st Amend Plat.dwg | plot date: May 12, 2025 | plotted by: brett

STUDIO CROSSING SUBDIVISION 1ST AMENDED

AMENDING LOT 1, STUDIO CROSSING SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	78.00'	89°22'48"	N 66°42'04" E	70.33'
C2	50.00'	75.53'	86°33'12"	N 21°15'56" W	68.55'
C3	638.50'	338.83'	30°24'18"	N 49°20'26" E	334.87'
C4	198.00'	60.13'	17°24'00"	S 30°42'00" W	59.90'
C5	202.00'	60.64'	17°12'00"	S 30°48'00" W	60.41'

LINE TABLE		
Line	BEARING	LENGTH
L1	S 70°33'00" W	63.66
L2	S 22°00'00" W	143.52
L3	S 68°00'00" E	18.64
L4	S 22°00'00" W	58.86
L5	S 39°24'00" W	63.89
L6	S 67°15'00" E	107.26
L7	S 01°01'45" E	103.31
L8	S 88°58'15" W	37.71

LEGEND

- PLAT BOUNDARY LINE
- LOT LINES
- CONDO BUILDING FOOTPRINT
- ADJACENT PROPERTY LINES
- SECTION LINE
- ROAD CONTROL LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE (LINE TYPE VARIES)
- PROTECTION OVERLAY ZONE (AS NOTED)
- SECTION MONUMENTS FOUND, NOT FOUND (AS NOTED)
- SURVEY MONUMENTS FOUND (AS NOTED)
- SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
- S89°53'00"E 5321.72' — MEASURED BEARING & DISTANCE
- (S89°53'00"E 5320.72') — RECORD BEARING & DISTANCE
- EXISTING PRIVATE ROAD, PARKING & UTILITY EASEMENT ENTRY NO. 1218425

PREPARED BY

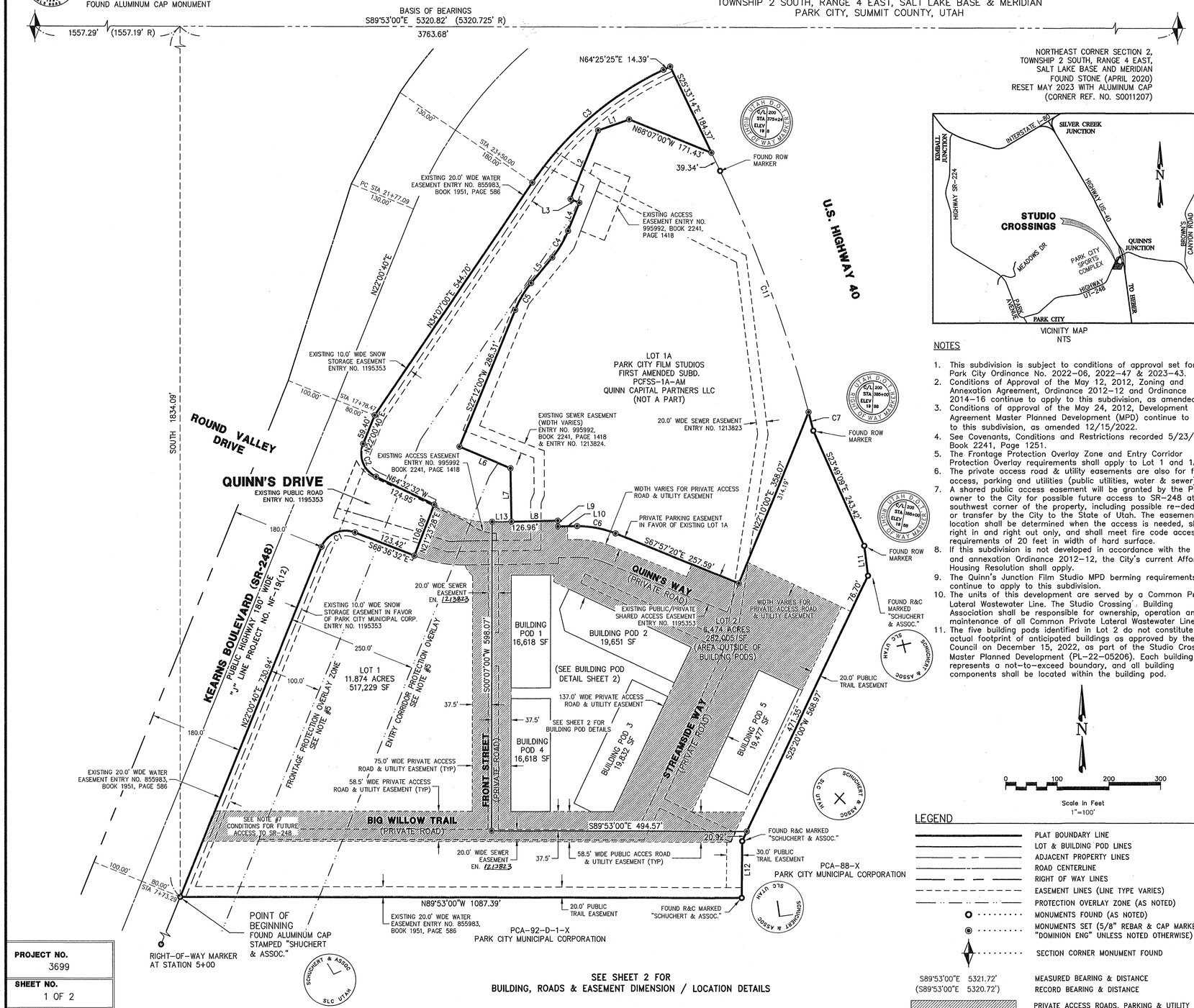
DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO. 3699	
SHEET NO. 2 OF 2	
FILE NAME: 1ST AMEND	SCALE: 1" = 100'

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossing 1st Amend Plat.dwg | plot date: May 12, 2025 | plotted by: brett

STUDIO CROSSING SUBDIVISION

"COMMERICAL LOTS & BUILDINGS PODS"
AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



VICINITY MAP
NTS

NOTES

1. This subdivision is subject to conditions of approval set forth in Park City Ordinance No. 2022-06, 2022-47 & 2023-43.
2. Conditions of Approval of the May 12, 2012, Zoning and Annexation Agreement, Ordinance 2012-12 and Ordinance 2014-16 continue to apply to this subdivision, as amended.
3. Conditions of approval of the May 24, 2012, Development Agreement Master Planned Development (MPD) continue to apply to this subdivision, as amended 12/15/2022.
4. See Covenants, Conditions and Restrictions recorded 5/23/2014, Book 2241, Page 1251.
5. The Frontage Protection Overlay Zone and Entry Corridor Protection Overlay requirements shall apply to Lot 1 and 1A.
6. The private access road & utility easements are also for fire access, parking and utilities (public utilities, water & sewer).
7. A shared public access easement will be granted by the Property owner to the City for possible future access to SR-248 at the southwest corner of the property, including possible re-dedication or transfer by the City to the State of Utah. The easement location shall be determined when the access is needed, shall be right in and right out only, and shall meet fire code access requirements of 20 feet in width of hard surface.
8. If this subdivision is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply.
9. The Quinn's Junction Film Studio MPD berming requirements shall continue to apply to this subdivision.
10. The units of this development are served by a Common Private Lateral Wastewater Line. The Studio Crossing Building Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.
11. The five building pods identified in Lot 2 do not constitute the actual footprint of anticipated buildings as approved by the City Council on December 15, 2022, as part of the Studio Crossings Master Planned Development (PL-22-05206). Each building pod represents a not-to-exceed boundary, and all building components shall be located within the building pod.

LEGEND

- PLAT BOUNDARY LINE
- LOT & BUILDING POD LINES
- ADJACENT PROPERTY LINES
- ROAD CENTERLINE
- RIGHT OF WAY LINES
- EASEMENT LINES (LINE TYPE VARIES)
- PROTECTION OVERLAY ZONE (AS NOTED)
- MONUMENTS FOUND (AS NOTED)
- MONUMENTS SET (5/8" REBAR & CAP MARKED "DOMINION ENG" UNLESS NOTED OTHERWISE)
- SECTION CORNER MONUMENT FOUND
- S89°53'00"E 5321.72' — MEASURED BEARING & DISTANCE
- (S89°53'00"E 5320.72') — RECORD BEARING & DISTANCE
- PRIVATE ACCESS ROADS, PARKING & UTILITY EASEMENT

SEE SHEET 2 FOR
BUILDING, ROADS & EASEMENT DIMENSION / LOCATION DETAILS

PROJECT NO.	
3699	
SHEET NO.	
1 OF 2	
FILE NAME: STUDIO XING PLAT	SCALE: 1"=100'

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and building pods hereafter to be known as

STUDIO CROSSING SUBDIVISION

and that the same has been surveyed and monuments have been placed on the ground as represented on this plat. I further certify that the requirements of all applicable statutes and ordinances of the Park City Land Use Code have been complied with.

BOUNDARY DESCRIPTION

All of Lot 1B, Park City Film Studios First Amended Subdivision, recorded September 20, 2022 as Entry No. 1195353 in the Office of the Summit County Recorder, being more particularly described as follows:

Beginning on the Easterly line of State Highway 248 at a point which is South 89°53'00" East 1557.19 feet along the Section line (Basis of Bearings) and South 00°00'00" East 1834.09 feet from an aluminum pipe monument at the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian from which Section corner the GLO Stone Monument at the Northeast corner of said Section 2 bears South 89°53'00" East 5320.73 feet; and running thence North 22°00'40" East 730.94 feet to a point of curvature with a 50.00 foot radius to the right; thence northeasterly 78.00 feet along the arc of said curve through a central angle of 89°22'48" (chord bears North 66°42'04" East 70.33 feet); thence South 68°36'32" East 123.42 feet; thence North 21°23'28" East 106.09 feet; thence North 64°32'32" West 124.95 feet to a point of curvature with a 50.00 foot radius to the right; thence northerly 75.53 feet along the arc of said curve through a central angle of 86°33'12" (chord bears North 21°15'56" West 68.55 feet); thence North 22°00'40" East 59.40 feet; thence North 34°07'00" East 544.70 feet to a point on a 638.50 foot radius non-tangent curve to the right; thence northeasterly 338.83 feet along the arc of said curve through a central angle of 30°24'18" (chord bears North 49°20'26" East 334.87 feet); thence North 64°25'25" East 14.39 feet; thence South 25°33'14" East 184.37 feet; thence North 68°07'00" West 171.43 feet; thence South 70°33'00" West 63.66 feet; thence South 22°00'00" West 143.52 feet; thence South 68°00'00" East 18.64 feet; thence South 22°00'00" West 58.86 feet to a point of curvature with a 198.00 foot radius to the right; thence southwesterly 60.13 feet along the arc of said curve through a central angle of 17°24'00" (chord bears South 30°42'00" West 59.90 feet); thence South 39°24'00" West 63.89 feet to a point of curvature with a 202.00 foot radius to the left; thence southwesterly 60.64 feet along the arc of said curve through a central angle of 17°12'00" (chord bears South 30°48'00" West 60.41 feet); thence South 22°12'00" West 286.31 feet; thence South 67°15'00" East 107.26 feet; thence South 01°01'45" East 103.31 feet; thence North 88°58'15" East 89.25 feet; thence South 01°01'45" East 11.23 feet; thence North 88°58'15" East 37.45 feet to a point of curvature with a 190.00 foot radius to the right; thence easterly 76.51 feet along the arc of said curve through a central angle of 23°04'24" (chord bears South 79°29'33" East 76.00 feet); thence South 67°57'20" East 257.59 feet ; thence North 22°10'00" East 358.07 feet to a point on a 2664.79 foot radius non-tangent curve to the right; thence southerly 37.06 feet along the arc of said curve through a central angle of 00°47'48" (chord bears South 14°24'06" East 37.06 feet); thence South 23°49'09" East 243.42 feet; thence South 07°02'43" East 58.38 feet; thence South 25°20'00" West 568.97 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

Contains 20.464 acres, more or less.

2 Lots & 5 Building Pods

Date: January 18, 2024

James D. Pitkin, PLS.
License No. 171546

PROFESSIONAL LAND SURVEYOR — No. 171546 — JAMES DALE PITKIN — STATE OF UTAH — 1/18/2024

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the tracts of land described above, having caused the same to be subdivided into lots and building pods to be hereafter known as

STUDIO CROSSING SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. hereby consent and give approval to the recording of this plat.

In witness whereof, I have hereunto set my hand this 24 day of Jan. 2024.

Quinn Capital Partners, LLC, a Utah limited liability company

By: _____
Gary Crandall, Manager

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Summit } :ss

On this 24 day of January, 2024,

Gary Crandall, personally appeared before me, who being by me duly sworn, did acknowledge that he is the Manager of Quinn Capital Partners, LLC, a Utah limited liability company, and that the foregoing Owner's Dedication was signed by him on behalf of said entity.

Commission Number: 72 9385
Commission Expires: 02.10.2027

A. Fo_____gh
Print Name: Ava-Fairclough-Lafave
A Notary Public Commissioned in Utah

NOTARY PUBLIC AVA FAIRCLOUGH LAFAVE 729385 MY COMMISSION EXPIRES FEBRUARY 10, 2027 STATE OF UTAH

SHEET INDEX

Sheet 1) Certificate, Owner's Dedication, Boundary Description, Notes, Overall Subdivision Dimensions, Vicinity Map

Sheet 2) Easement Dimensions, Building Pod Dimensions, Line & Curve Tables

REFERENCES

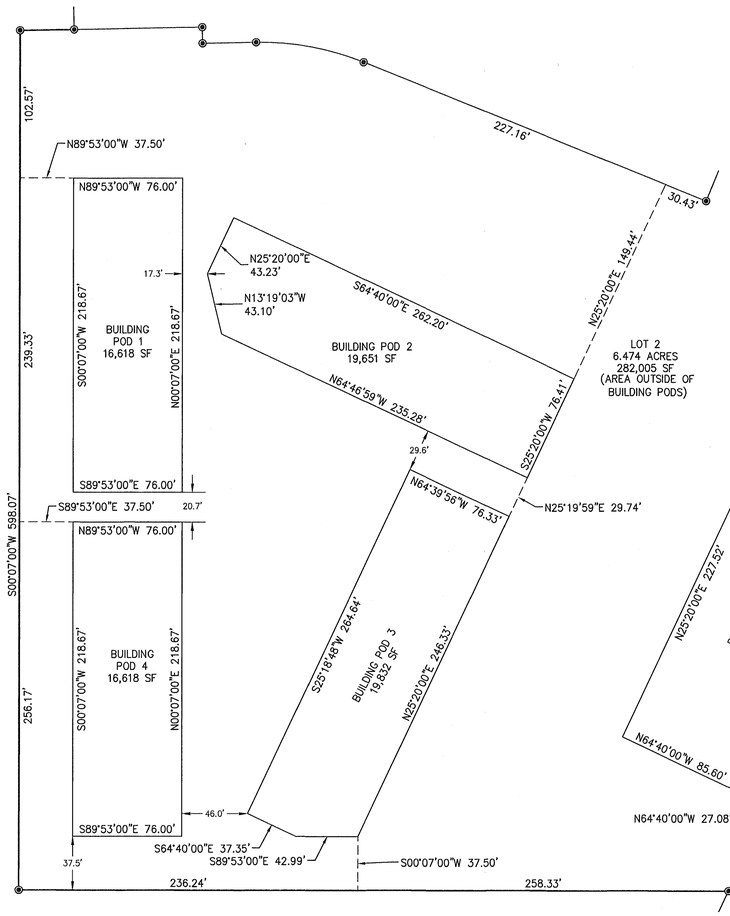
1. Park City Film Studios First Amended Subdivision recorded as Entry No. 1195353, September 20, 2022.
2. Park City Film Studios Subdivision recorded as Entry No. 995940, May 23, 2014.
3. Record of Survey File No. S0010788.

PREPARED BY	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL & ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	SUMMIT COUNTY RECORDER
DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 5 DAY OF FEBRUARY A.D. 2024 BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 9th DAY OF AUGUST A.D. 2023 BY: CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 7 DAY OF February A.D. 2024 BY: PARK CITY ENGINEER	APPROVED AS TO FORM THIS 29th DAY OF February A.D. 2024 BY: PARK CITY ATTORNEY	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 14th DAY OF SEPTEMBER A.D. 2023 BY: MAYOR	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 9th DAY OF April A.D. 2024 BY: PARK CITY RECORDER	APPROVED THIS 17th DAY OF April A.D. 2024 BY: SUMMIT COUNTY GIS COORDINATOR	RECORDED #1218425 STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF HIGH COUNTRY TITLE Date 4/19/24 Time 2:30PM Book — Page — $ 104.00 Fee — Deputy SUMMIT COUNTY RECORDER

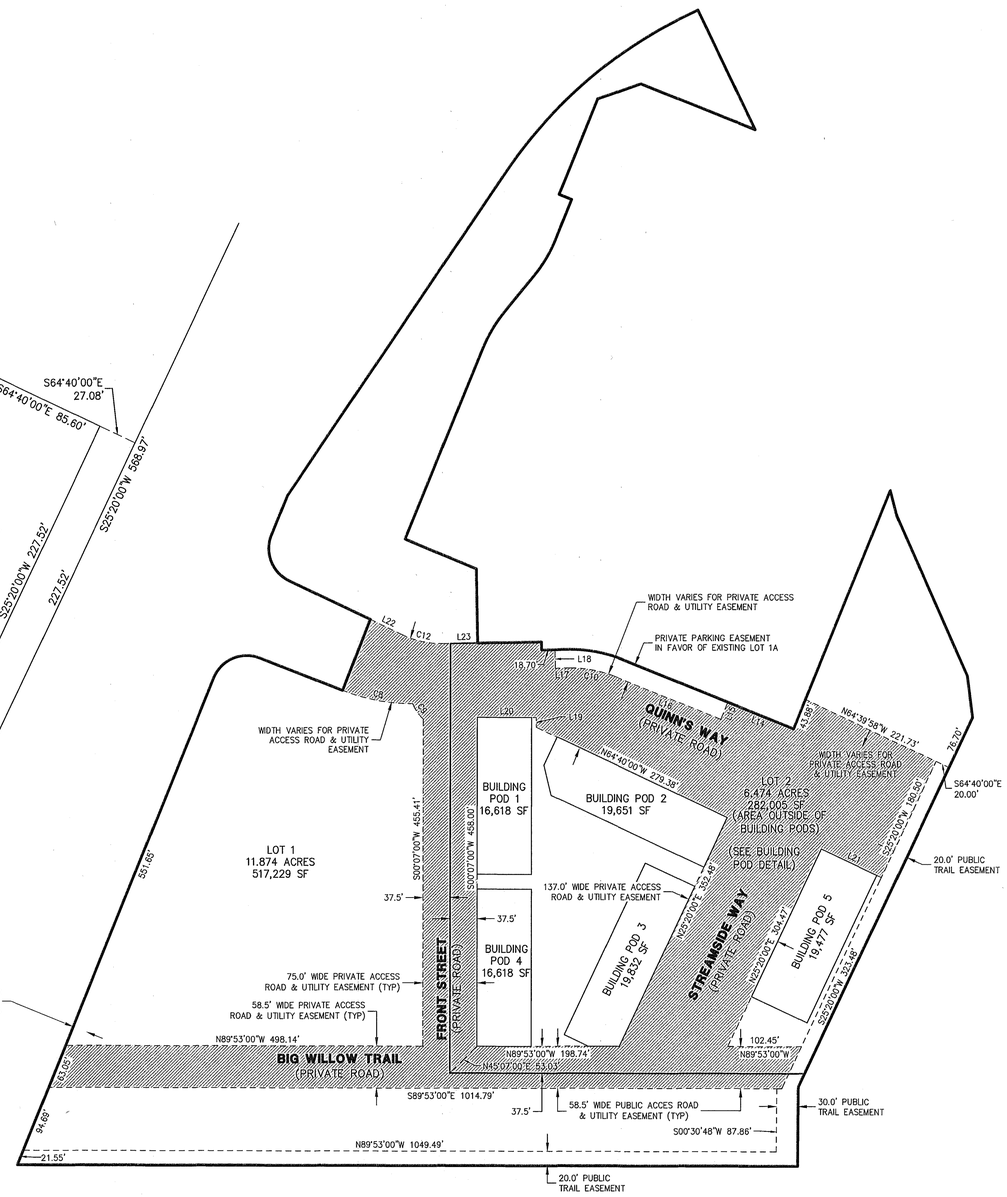
Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossings Plat.dwg | plot date: January 18, 2024 | plotted by: bryan

STUDIO CROSSING SUBDIVISION

"COMMERICAL LOTS & BUILDINGS PODS"
AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



LOT 2 BUILDING POD DETAIL
1"=50'



PRIVATE ACCESS, ROAD & PARKING EASEMENT DETAIL
1"=100'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	50.00'	78.00'	89°22'48"	N 66°42'04" E	70.33'	49.46'
C2	50.00'	75.53'	86°33'12"	N 21°15'56" W	68.55'	47.08'
C3	638.50'	338.83'	30°24'18"	N 49°20'26" E	334.87'	173.51'
C4	198.00'	60.13'	17°24'00"	S 30°42'00" W	59.90'	30.30'
C5	202.00'	60.64'	17°12'00"	S 30°48'00" W	60.41'	30.55'
C6	190.00'	76.51'	23°04'24"	S 79°29'33" E	76.00'	38.78'
C7	2664.79'	37.06'	0°47'48"	S 14°24'06" E	37.06'	18.53'
C8	265.00'	100.37'	21°42'02"	S 79°27'33" E	99.77'	50.79'
C9	56.00'	26.40'	27°00'27"	S 34°20'24" E	26.15'	13.45'
C10	164.00'	66.04'	23°04'24"	N 79°29'33" W	65.60'	33.48'
C11	2664.79'	498.14'	10°42'38"	N 20°09'19" W	497.42'	249.80'
C12	130.00'	60.10'	26°29'13"	S 77°47'08" E	59.56'	30.60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 70°33'00" W	63.66
L2	S 22°00'00" W	143.52
L3	S 68°00'00" E	18.64
L4	S 22°00'00" W	58.86
L5	S 39°24'00" W	63.89
L6	S 67°15'00" E	107.26
L7	S 01°01'45" E	103.31
L8	N 88°58'15" E	89.25
L9	S 01°01'45" E	11.23
L10	N 88°58'15" E	37.45
L11	S 07°02'43" E	58.38
L12	S 00°30'48" W	109.93
L13	N 88°58'15" E	37.71
L14	N 67°57'20" W	98.40
L15	S 22°02'40" W	26.00
L16	N 67°57'20" W	159.19
L17	S 88°58'15" W	18.74
L18	S 01°01'45" E	26.00
L19	N 00°07'00" E	13.63
L20	S 89°53'00" E	82.45
L21	S 64°40'00" E	92.69
L22	S 64°32'32" E	49.11
L23	N 88°58'15" E	37.71

ADDRESS TABLE	
LOT 1 (NORTH)	3995 QUINN'S DRIVE
LOT 1 (MIDDLE)	3957 FRONT STREET
LOT 1 (SOUTH)	3948 BIG WILLOW TRAIL
BUILDING POD 1	3958 FRONT STREET
BUILDING POD 2	3980 QUINN'S DRIVE
BUILDING POD 3	3965 STREAMSIDE WAY
BUILDING POD 4	3952 FRONT STREET
BUILDING POD 5	3968 STREAMSIDE WAY

LEGEND

- PLAT BOUNDARY LINE
- LOT & BUILDING POD LINES
- EASEMENT LINES (LINE TYPE VARIES)
- PRIVATE ACCESS ROADS, PARKING & UTILITY EASEMENT

ENTRY NO. 01218425
04/19/2024 02:30:36 PM B: 2815 P: 1639
Plat PAGE 1/1
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 104.00 BY HIGH COUNTRY TITLE

PREPARED BY

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO.	3699
SHEET NO.	2 OF 2
FILE NAME: STUDIO XING PLAT	SCALE: VARIES

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossings Plat.dwg | plot date: January 18, 2024 | plotted by: bryon

Planning Commission
Staff Report

Subject: **3995 Quinns Drive**
3957 Front Street
Application: **PL-25-06460**
Author: **Elissa Martin, Jaron Ehlers, Virgil Lund**
Date: **May 28, 2025**
Type of Item: **Condominium Plat**

Recommendation

(I) Review the Studio Crossing Condominium Plat for 50 market-rate townhome units on Lot A of the Studio Crossing Subdivision 1st Amended Plat, (II) conduct a public hearing, and (III) consider approving the Condominium Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Gary Crandall, Studio Crossing, LLC Trent Smith, Applicant Representative
Location:	3995 Quinns Drive / 3957 Front Street
Zoning District:	Community Transition (CT), Regional Commercial Overlay (RCO), Sensitive Land Overlay (SLO), Entry Corridor Protection Overlay (ECPO)
Adjacent Land Uses:	Film Studio, Open Space, Institutional, Residential
Reason for Review:	The Planning Commission reviews and provides Final Action on Condominium Plats[1]

ACUP	Administrative Conditional Use Permit
ECPO	Entry Corridor Protection Overlay
CT	Community Transition Zoning District
LMC	Land Management Code
MPD	Master Planned Development
RCO	Regional Commercial Overlay
ROW	Right-of-Way
SLO	Sensitive Land Overlay

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

[1] LMC § 15-1-8

Summary

The Applicant proposes to develop a 50-unit townhome condominium project consistent with the Quinn Capital Partners' Studio Crossing Annexation and Master Planned Development (MPD) Development Agreement (Exhibit D). The Condominium Plat is Phase III of the Studio Crossing MPD located in the Community Transition (CT) Zoning District, Regional Commercial Overlay (RCO), Sensitive Land Overlay (SLO), and the Entry Corridor Protection Overlay (ECPO).

The proposed Condominium Plat is located on newly created Lot A of the Studio Crossing Subdivision Plat 1st Amended, being processed concurrently (Exhibit B).

Lot A of Studio Crossing Subdivision Plat 1st Amended is accessed via Quinn's Way and Front Street, which are private Rights-of-Way (ROW) internal to the Studio Crossing Development and are currently under construction.

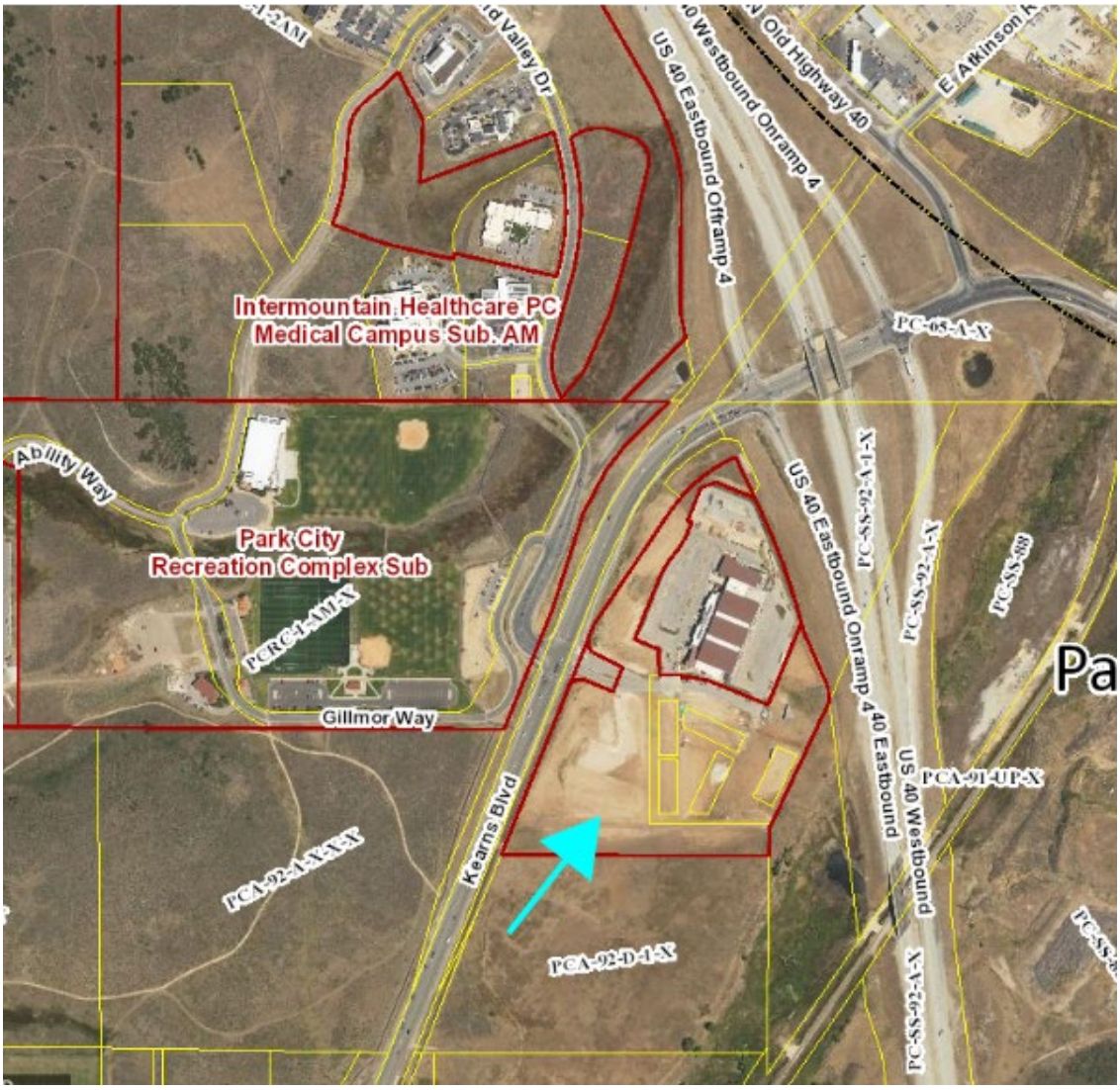


Figure 1: Vicinity Map of the Studio Crossing Development, Blue Arrow Indicating the Location of the Proposed Townhomes.

Background

See Background Section in the Staff Report for the Studio Crossing Subdivision 1st Amended Plat, being processed concurrently.

Analysis

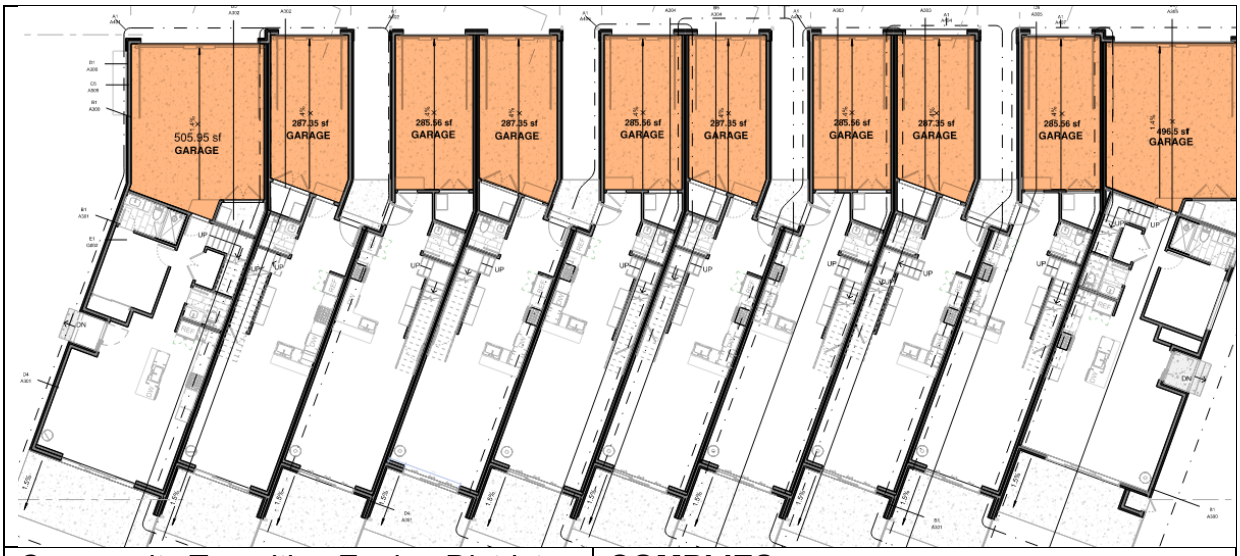
Phase III of the Studio Crossing MPD includes the development of 50 market rate townhome condominium units on Lot A of the proposed Studio Crossing Subdivision 1st Amended plat, being processed concurrently, and is subject to the CT and RCO Zoning Districts, the SLO and ECPO as well as the Quinn's Partnership Annexation MPD and Studio Crossing MPD.

(I) The proposed Condominium Plat complies with the Community Transition Zoning District, Regional Commercial Overlay, Sensitive Land Overlay and Entry Corridor Preservation Overlay, consistent with the Quinn's Junction Partnership Annexation Master Planned Development Agreement and the Studio Crossing MPD Development Agreement.

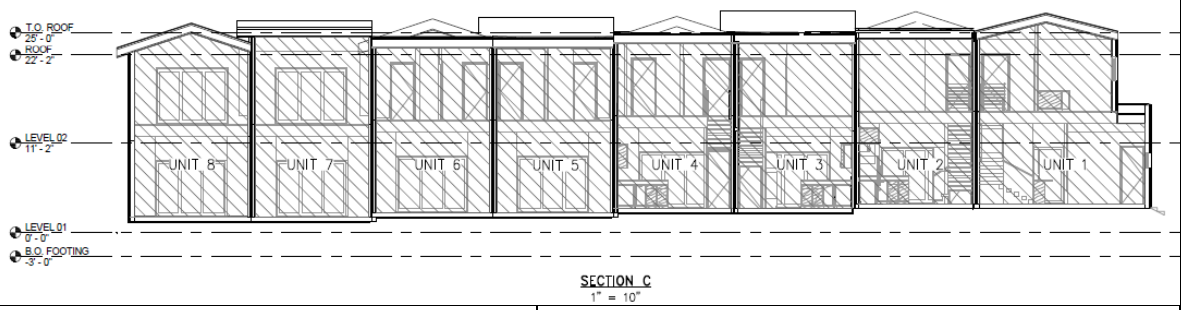
The following table provides an evaluation of the proposed Condominium Plat for compliance with the Community Transition Zoning District and the Entry Corridor Protection Zone, consistent with the Studio Crossing MPD and Annexation MPD.

Requirement	Analysis of Proposal
Community Transition Zoning District, **15-2.23-2 Uses**: A Multi-Unit Dwelling is a Conditional Use in the CT Zoning District, permitted with an approved MPD.	**COMPLIES:** The proposed 50-unit condominium development was approved as part of the Studio Crossing MPD. Per the Studio Crossing MPD Development Agreement, each phase of development requires approval of an Administrative Conditional Use Permit (ACUP). The ACUP for the proposed Studio Crossing Condominium Plat is pending approval of the Condominium Plat application.
Community Transition Zoning District, **15-2.23-3 Lot And Size Requirements**: No minimum Lot Size. The minimum front, rear and side setbacks in the CT Zoning District are 25 feet, with variations approved by the Planning Commission for MPDs No visual obstruction in excess of two feet (2') in height above Road Grade	**COMPLIES:** The proposed townhome condominium buildings are sited at least 25 feet from front, rear and side property boundaries. **See Analysis below for additional setback requirements of the ECPO.**

shall be placed on any Corner Lot within the Site Distance Triangle.	
Community Transition Zoning District, **15-2.23-4 Density**: base Density of the CT District is one (1) unit per twenty (20) acres. Residential Uses cannot exceed one (1) unit/acre. Pursuant to the Studio Crossing MPD Development Agreement, Phase III density is limited to 50 dwelling units totaling 82,000 square feet of Gross Floor Area.	**COMPLIES:** The proposed townhomes are clustered in five condominium buildings with 10 dwelling units each, totaling 82,000 square feet of Gross Residential Floor Area consistent with Ordinance No. 12-12, the Quinns Junction Partnership Annexation Development Agreement and the Studio Crossing MPD. Per Ordinance No. 12-12, Total Development Activity for the Quinns Junction Partnership property is limited to 374,000 square feet of Gross Floor Area. The Studio Crossing MPD Development Agreement describes the "vested rights of 282,575 gross square feet of development for Lot 1B" (Studio Crossing MPD property). LMC § 15-15-1 defines Gross Residential Floor Area as: "The Area of a Building, including all enclosed Areas, consisting of the Area of all floors located under a ceiling that is above Final Grade, measured in square feet. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Residential Floor Area. Garages, up to a maximum Area of 600 square feet, are not considered Floor Area." The garages and decks in the townhomes proposed in the Studio Crossing Condominium plat do not count towards total Gross Residential Floor Area.
2.6. The market-rate residential units shall consist of no more than fifty (50) market-rate townhomes in five clusters of ten (10) units totaling 82,000 square feet and one market-rate building of 60,000 square feet. Developer shall ensure that any negative impacts such as parking or noise caused by the nightly rental allowance are mitigated through the CC&Rs recorded against the market-rate units.	

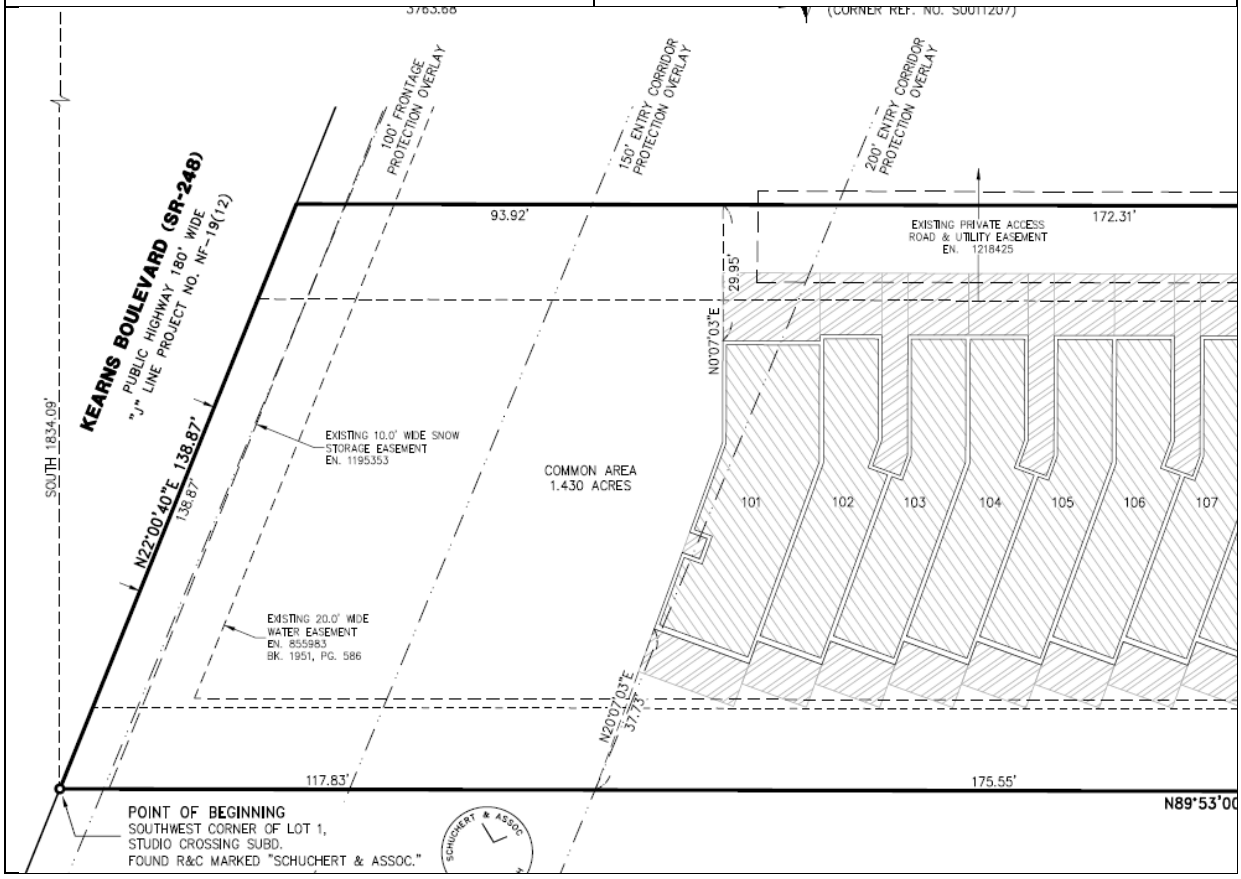


Community Transition Zoning District, **15-2.23-5 Maximum Building Height**: maximum zone Building height is twenty-eight feet (28') from Existing Grade. The November 9, 2022 Planning Commission Final Action Letter, approving amendments to the Quinn's Junction Partnership Annexation Master Planned Development Agreement, Finding of Fact 12 provides that Phase III market-rate townhomes have a proposed building height of 25 feet.	**COMPLIES:** The proposed condominium buildings are 25 feet in height, consistent with the November 9, 2022 Planning Commission Final Action Letter and the CT maximum Zone Height.



15-2.20-5 Entry Corridor Protection Overlay (ECPO): A Setback in the Entry Corridor Protection Overlay shall be established by the Planning Department based upon a visual	**COMPLIES:** The subject property lies within the ECPO, a sub-zone within the Frontage Protection Zone that applies to all development along SR-248 east of Wyatt Earp Way. The intent of the ECPO is to

assessment of the Property. However, in no case shall the Setback be less than one hundred feet (100') from the nearest entry roadway Right-of-Way. Pursuant to the approved Studio Crossing MPD Site Plan, the Phase III condominiums are required to be set back at least 150 feet from the public ROW: • ECPO 100-foot Setback is a no build Zone • Between the 100-foot Setback and the150-foot Setback, max building height is 20 feet • Between the 150 Setback and the 200-foot Setback max building height is 25 feet	maintain the visual character of Park City. Finding of fact 28 in the November 9, 2022 Final Action Letter approving the Studio Crossing MPD states the following: “The proposed townhomes and commercial building meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the ECPO 150-foot Setback requirement.” The condominium buildings are 25 feet in height and do not encroach within the 150-foot ECPO Setback. A small portion of unit 101 extends into the 200-foot ECPO setback and meets the 25-foot height requirement for buildings within the 200-foot ECPO setback.



Regional Commercial Overlay (RCO) District Requirements per LMC Chapter 15-2.17:
The purpose of the RCO District is to allow for regional Commercial Uses on Properties

not otherwise zoned for Commercial Uses. Ordinance 12-12 approving the 2012 Quinn's Partnership Annexation, established the RCO District for the Studio Crossing property. The Film Studio development and site met the criteria for Commercial Development, per LMC § 15-2.17-4, having a minimum Lot size of five acres and the Film Studio on Lot 1A as the required commercial anchor of at least 30,000 square feet (Ordinance 2022-47, Finding of Fact 32).

The RCO District outlines criteria for Drive-Up Windows, Bed and Breakfast Inns, neither of which are proposed as part of the Studio Crossing MPD. Additionally, LMC § 15-2.17-8 *Goods and Uses to Be Within Enclosed Building*, prohibits "outdoor display of goods" for commercial purposes.

The Studio Crossing Phase III condominium plat does not include commercial uses that would be regulated under the RCO standards.

Sensitive Land Overlay (SLO) Requirements per LMC Chapter 15-2.21.
The Studio Crossing development is within the SLO boundary, per the Park City Zoning Map. The Planning Commission's November 9, 2022 Final Action Letter approving the Studio Crossing MPD includes a Conclusion of Law that that the MPD "meets the Sensitive Lands requirements of the LMC and is designed to place development on the most developable land and least visually obtrusive portions of the Site.".

(II) As conditioned, the proposed Condominium Plat complies with the Quinns Junction Partnership Annexation, Studio Crossing MPD Development Agreement and Conditions of Approval of Ordinance 2022-47.

Studio Crossing MPD Development Agreement Section 6.1, *Project Phasing*.
Per Development Agreement section 6.1, "if any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining Density to ensure that the remaining development is still in the best interest of Park City and immediate neighborhood." (Exhibit D).

The first building permits issued for the Studio Crossing MPD were in 2024, for the Phase I mixed use buildings and commercial buildings. COA 4 includes the above requirement.

Studio Crossing MPD Development Agreement Section 2.4 *Affordable Housing Obligation*.
The Affordable Housing Mitigation plan (dated 12/15/2022) for the Studio Crossing MPD requires a total of 185 affordable housing units, 65 of which are required to be completed in Phase I and the remaining in a later phase. Pursuant to Condition of Approval 8 of Ordinance 2022-47 as well as Condition of Approval 6 in the Housing Mitigation Plan, the 65 required affordable Phase I units must receive Certificate of Occupancy prior to any market-rate unit.

Additionally, section 2.4 requires that a certificate of occupancy shall not be granted on the Phase 4 market rate condominium units until the deed restricted affordable housing is completed.

COMPLIES as conditioned: The Phase 1 ACUP, approved on June 13, 2024 includes 104 Affordable Deed Restricted Units within the Mixed-Use Building Pods 2 and 3 of the Studio Crossing Subdivision. To date, the Phase 1 affordable units are under construction and aren't expected to be completed until Fall 2025 or Spring 2026. The developer plans to construct 104 remaining affordable units as part of the "Any-time Phase" which includes the all-affordable Building Pod 5.

COA 3 for the proposed Studio Crossing Condominium Plat re-states the requirement for the minimum required 65 Phase I affordable units to receive certificate of occupancy prior to any market rate townhome condominium unit.

Studio Crossing MPD Development Agreement Section 2.7

2.7. Developer shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer, and Park City Transit, with input from High Valley Transit.

COMPLIES: The developer has initiated discussions with Park City Transit and High Valley Transit to locate a bus stop on site. According to the developer, the bus stop is planned to be installed in the Spring of 2026.

Condition of Approval 13 of Ordinance 2022-47 requires the installation of a bike share and bike fix-it station:

13. The applicant shall provide a bike share and bike fix it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access around the station.

COMPLIES: The developer has been coordinating with the Summit County Transportation Planning Department to finalize the bikeshare license agreement. The agreement is for the installation of two bikeshare and bike fixit stations, located adjacent to the rail trail trailhead and one near the plaza/transit center. They are planned to be installed by Spring of 2026.

(III) The proposed Condominium Plat complies with LMC Chapter 15-7.1 *Subdivision Procedures*, and Utah code Chapter 57-8, Condominium Ownership Act.

Good Cause.

Pursuant to LMC § 15-7.1-6, the Planning Commission shall make a finding as to Good Cause prior to taking Final Action. Good Cause is defined as:

> *Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.*[2]

There is Good Cause for this Condominium Plat as it is consistent with the Studio Crossing MPD Development Agreement, and the plan for Phase III development of the Studio Crossing MPD. Additionally, no Public Street, Right-of-Way, or easement has been vacated or amended as a result of the Condominium Plat.

Utah Condominium Ownership Act.
Utah Code Chapter 57-8 requires Common areas and facilities be identified in a declaration and maintained by an association of unit owners. Utah Code § 57-8-13 outlines specific requirements for Condominium Plats including the condominium declaration must be recorded with the Condominium Plat, and the plat must include diagrammatic floor plans of the building that identify each convertible space and physical unit contained within a building.

COMPLIES: Common areas within the Studio Crossing Condominium will be managed by a homeowner's association and a declaration of covenants outlining the maintenance of common areas and facilities will be recorded with the Condominium Plat. The proposed plat includes the floor plans of the 10-unit condominium buildings, indicating the physical units contained within the building.

(IV) The proposed condominium plat complies with LMC Chapter 15-3 *Off-Street Parking* requirements.
Pursuant to LMC § 15-3-6, Parking Ratio Requirements for Specific Land Use Categories, a Multi-Unit Dwelling requires one dedicated parking space per Unit.

COMPLIES: The proposed condominium development includes compliant garage parking for each townhome dwelling unit.

[2] LMC § 15-15-1



Figure 2: Excerpt from Studio Crossing Phase III townhome plans

(IV) The Development Review Committee reviewed the proposal on April 1, 2025 and did not require additional Conditions of Approval.[3]

The Development Review Committee reviewed the proposal and confirmed the proposal complies with their required standards.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025 for the May 14, 2025 Planning Commission public hearing. Staff mailed courtesy notice to property owners within 300 feet on April 29, 2025. At the May 14, 2025 Planning Commission meeting, the Condominium Plat application was continued to May 28, 2025, to allow the Applicant additional time to submit required materials. Courtesy notice was again published on May 14, 2025, for the May 28, 2025 Planning Commission public hearing.[4]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Studio Crossing Condominiums Plat, with conditions.
- Deny the Studio Crossing Condominiums Plat and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

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

Exhibits

A: Draft Final Action Letter

Attachment 1: Proposed Condominium Plat

B: Studio Crossing Subdivision 1st Amended Plat

C: Condominium Building floorplans

D: Development Agreement Studio Crossings MPD

E: Approved MPD Phasing Plan and Site Plan attached to recorded DA

Planning Department

May 28, 2025

Gary Crandall
Studio Crossing, LLC

CC: Trent Smith, Applicant Representative

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	3995 Quinns Drive / 3957 Front Street
Zoning District:	Community Transition (CT), Regional Commercial Overlay (RCO), Sensitive Land Overlay (SLO), Entry Corridor Protection Overlay (ECPO)
Application:	Condominium Plat
Project Number:	PL-25-06460
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 28, 2025
Project Summary:	The Studio Crossing Condominium Plat for 50 market-rate condominium units on newly created Lot A of the Studio Crossing Subdivision 1st Amended Plat, as part of Phase III of the Studio Crossing Master Planned Development.

Action Taken

On May 28, 2025, the Planning Commission conducted a public hearing and approved the Studio Crossing Condominium Plat according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. On May 24, 2012 the City Council adopted Ordinance No.12-12 approving the Quinn's Partnership Annexation, annexing 29.55 acres of land at the southwest corner of SR248 and the US40 Interchange in the Quinn's Junction Area, and zoning the property Community Transition (CT) and Regional Commercial

Overlay (RCO), within the Sensitive Land Overlay (SLO) and Entry Corridor Preservation Overlay (ECPO).

2. In June of 2012, the City Council approved the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 gross square feet of a motion picture studio and media campus.
3. On November 9, 2022 the Planning Commission approved amendments to the Quinn's Junction Partnership Annexation Master Planned Development Agreement to allow for a mixed-use project on Lot 1B of the Park City Film Studios First Amended Subdivision and forwarded a recommendation to the City Council to amend Ordinance 12-12 approving the Quinn's Partnership Annexation to allow exceptions to the Zone Height for development on Lot 1B.
4. On December 15, 2022 the City Council adopted Ordinance 2022-47, amending Ordinance 12-12 to allow a mixed-use development and exceptions to the Zone Height for Lot 1B of the Park City Film Studios First Amended Subdivision.
5. December 15, 2022 - The City's Housing Authority approved the Applicant's Housing Mitigation Plan for a mixed-use development on Lot 1B, per Ordinance 2022-47.
6. October 25, 2023 - The Planning Commission ratified the Quinn Capital Partners' Studio Crossings Annexation and MPD Development Agreement for 282,575 gross square feet of development for Lot 1B of the Park City Film Studios First Amended Subdivision.
7. January 12, 2024, the Mayor and Applicant signed the Quinn Capital Partners' Studio Crossings Annexation and MPD Development Agreement, which includes an approved phasing plan.
8. On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County (Recorder Entry No. 1218425), amending Lot 1B to create two Lots, Lot 1 (site of Phase III and IV townhomes/condominiums) and Lot 2, in which five Building Pods are platted for the mixed use and commercial retail buildings.
9. Section 2.1 of the Studio Crossing Development Agreement requires an Administrative Conditional Use Permit (ACUP) prior to any construction activity.
10. On June 13, 2024, the Planning Director approved an ACUP for Studio Crossing Phase I 60,000 square feet of mixed use development, including 104 deed restricted affordable dwelling units distributed across Building Pods 2 and 3.

11. On November 7, 2024, the Planning Director approved an ACUP for Studio Crossing Phase II 30,000 square feet of commercial retail distributed across Building Pods 1 and 4.
12. On March 5, 2025 a Plat Amendment and Condominium Plat Application as well as an ACUP Application were submitted for Phase III of the Studio Crossing MPD.
13. The proposed Condominium Plat complies with the Community Transition Zoning District and Regional Commercial Overlay District based on the following findings:
    a. The proposed Building Height of the Condominium Buildings in the Studio Crossing Condominium Plat is 25 feet, consistent with the November 9, 2022 Planning Commission Final Action Letter Findings of Fact and the CT Zone Height of 28 feet.
    b. Proposed townhome condominium buildings are sited at least 25 feet from front, rear and side property boundaries.
    c. The Studio Crossing MPD supersedes the CT base density requirement of one unit per 20 acres.
    d. Pursuant to the Studio Crossings MPD Development Agreement, Section 2.6, the Phase III market-rate residential units shall consist of no more than 50 market-rate townhomes in five clusters of 10 units totaling 82,000 square feet.
    e. The Quinn's Junction Partnership Annexation Development Agreement describes the total development activity for the property being limited to 374,000 square feet of Gross Floor Area.
    f. The proposed townhomes are clustered in five condominium buildings with 10 dwelling units each, totaling 82,000 square feet of Gross Residential Floor Area consistent with the Studio Crossing MPD Development Agreement.
    g. The Studio Crossing Phase III condominium plat does not include commercial uses that would be regulated under the RCO standards.
14. The proposed Condominium Plat is within the Entry Corridor Protection Overlay (ECPO) and meets the minimum required setback for buildings, as depicted in the Studio Crossing Site Plan, which indicates the ECPO 100-foot Setback is a no build Zone, the 150-foot Setback requires a max building height of 20 feet and the 200-foot Setback requires a max building height of 25 feet.

15. The Planning Commission's November 9, 2022 Final Action Letter approving the Studio Crossing MPD includes a Conclusion of Law that that the MPD "meets the Sensitive Lands requirements of the LMC and is designed to place development on the most developable land and least visually obtrusive portions of the Site.
16. Studio Crossing Development Agreement Section 6.1, Project Phasing, requires "if any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining Density to ensure that the remaining development is still in the best interest of Park City and immediate neighborhood".
    a. The first building permits issued for the Studio Crossing MPD were in 2024, for Phase I mixed use commercial and affordable housing units.
17. The Affordable Housing Mitigation plan (dated 12/15/2022) for the Studio Crossing MPD requires a total of 185 affordable housing units, 65 of which are required to be completed in Phase I and the remaining in a later phase; Condition of Approval 6 of the Affordable Housing Mitigation plat requires the 65 affordable Phase I units must receive Certificate of Occupancy prior to any market-rate unit.
18. At the time of this application 104 affordable housing units are under construction as part of Phase I; pursuant to the Studio Crossing MPD, no affordable housing units are required for Phase III of the development.
19. Utah Code Chapter 57-8 requires Common areas and facilities be identified in a declaration and maintained by an association of unit owners and Utah Code § 57-8-13 outlines specific requirements for Condominium Plats including the condominium declaration must be recorded with the Condominium Plat, and the plat must include diagrammatic floor plans of the building that identify each convertible space and physical unit contained within a building
    a. The Studio Crossing Condominiums HOA is responsible for the common facilities within Lot A of the proposed plat.
    b. The proposed plat includes floor plans delineating each individual unit in the 10-unit condominium buildings.
20. The Applicant has submitted a construction mitigation plan, utility plan, stormwater drainage and grading plan and a landscape plan to the Engineering Department.
21. The Studio Crossing MPD Development Agreement (Recorder Entry No. 01214657) Section 2.6 requires that any negative impacts such as parking or

noise caused by the nightly rental allowance for the market-rate units are mitigated through the CC&Rs recorded against the market-rate units.

Conclusions of Law

1. There is Good Cause for this Studio Crossing Condominium Plat as it is consistent with the Studio Crossing MPD Development Agreement, and the plan for Phase III development of the Studio Crossing MPD.
2. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
3. Approval of the Condominium Plat, 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 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 Condominium Plat at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one year, this approval will be void, unless the applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the Planning Commission.
3. Pursuant to the Studio Crossing MPD Development Agreement, a minimum of the 65 required affordable Phase I units must receive Certificate of Occupancy prior to any market-rate unit.
4. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining Density to ensure that the remaining development is still in the best interest of Park City and immediate neighborhood.
5. The property is not within the Soils Ordinance. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
6. The undulating berm required by Conditions of Approval of Ordinance No.12-12 shall be constructed and maintained, consistent with the original Quinn’s Junction Partnership Annexation MPD.
7. The Applicant shall install sanitary sewer facilities in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD) construction standards

and specifications, SBWRD shall review and approve plans prior to the issuance of any utility or building permits; all items required under the Line Extension Agreement must be completed prior to the issuance of any building permits.

8. The Applicant shall coordinate all utility connections and ensure APWA and Park City Supplemental Standards and Specifications are followed for all Water connections.
9. Where a Guarantee has been required for a Subdivision, no Certificate of Occupancy for any Building in the Subdivision shall be issued prior to the completion of the Public Improvements.
10. The Park City Fire District shall review and approve final plans prior to the issuance of any utility or building permits.
11. The CC&Rs recorded against the market rate units shall include measures to mitigate negative impacts of nightly rentals, such as noise, and parking impacts, and the Studio Crossing Condominiums HOA shall ensure enforcement of the nightly rental mitigation measures recorded in the CC&Rs.
12. The condominium buildings shall adhere to the standards outlined in the Architectural Design Guidelines approved in the 2012 Annexation Agreement.
13. Rooftop mechanical equipment shall be architecturally screened from public view.
14. Trash and recycling enclosures shall be screened with landscaping or fencing.
15. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Trails and Open Space Division and within the timeline in the approved Phasing Plan. The alternative access point for SR 248, referred to on the Studio Crossing Condominium plat as Big Willow Trail, shall be constructed according to the approved Phasing Plan.
16. Development of the Studio Crossing Condominiums Plat shall conform to the approved plans included as Exhibit F to the recorded Studio Crossing MPD Development Agreement (Recorder Entry No. 01214657).
17. Conditions of Approval included the November 9, 2022 Planning Commission Final Action Letter, and Ordinance No. 2022-47, approving the Studio Crossing MPD, as well as Ordinance No. 2023-43, approving the Studio Crossing Subdivision continue to apply.
18. All development on newly created Lot A shall comply with the terms of the Studio Crossing MPD Development Agreement, County Recorder Entry No. 01214657.

If you have questions or concerns regarding this Final Action Letter, please call 385-

481-2036 or email virgil.lund@parkcity.org.

Sincerely,

Planning Commission Chair

CC: Virgil Lund

Attachments: Studio Crossing Condominium Plat

STUDIO CROSSING CONDOMINIUMS

"A UTAH CONDOMINIUM PROJECT"
VACATING AND AMENDING LOT A, STUDIO CROSSING SUBDIVISION 1ST AMENDED
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NOTES

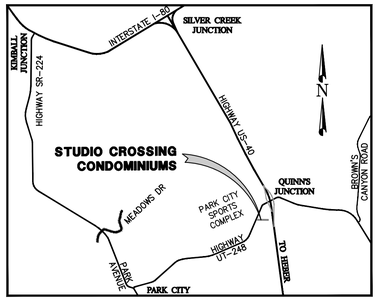
1. This subdivision is subject to conditions of approval set forth in Park City Ordinance No. 2022-06, 2022-47 & 2023-43.
2. Conditions of Approval of the May 12, 2012, Zoning and Annexation Agreement, Ordinance 2012-12 and Ordinance 2014-16 continue to apply to this subdivision, as amended.
3. Conditions of approval of the May 24, 2012, Development Agreement Master Planned Development (MPD) continue to apply to this subdivision, as amended 12/15/2022.
4. The land depicted on this plat is subject to the following declarations of Covenants, Conditions and Restrictions:
   A. Declarations of Park City Film Studios Subdivision, recorded May 23, 2014 as Entry No. 995939 in Book 2241 at Page 1251. (Superseded by 4B below)
   B. Master Declaration of Covenants, Conditions, Restrictions and Easements for Studio Crossing, recorded April 19, 2024 as Entry No. 1218426 in Book 2815 at Page 1640.
   C. Declaration of Covenants, Conditions, Restrictions and Easements for Studio Crossing Condominiums, recorded _____ as Entry No. _____ in Book _____ at Page _____.
5. The Frontage Protection Overlay Zone and Entry Corridor Protection Overlay requirements shall apply to the subdivision.
6. The existing private access road & utility easements as granted by Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 are also for fire access, parking and utilities (public utilities, water & sewer).
7. If this subdivision is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply.
8. The Quinn's Junction Film Studio MPD berming requirements shall continue to apply to this subdivision.
9. The units of this development are served by a Common Private Lateral Wastewater Line. The Studio Crossing's Building Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.

REFERENCES

1. Studio Crossing Subdivision recorded as Entry No. 1218425, April 19, 2024.
2. Park City Film Studios First Amended Subdivision recorded as Entry No. 1195353, September 20, 2022.
3. Park City Film Studios Subdivision recorded as Entry No. 995940, May 23, 2014.
4. Record of Survey File No. S0010788.

SHEET INDEX

Sheet 1 Certificate, Owner's Dedication, Boundary Description, Notes, Vicinity Map
Sheet 2 Condominium Building Detail & Ties
Sheet 3 Typical Condominium Building, Unit and Limited Common Dimensions
Sheet 4 Typical Condominium Building Sections



VICINITY MAP
NTS

SITE AREA TABULATIONS

PRIVATE OWNERSHIP	1.166	ACRES
LIMITED COMMON AREA	0.547	ACRES
COMMON AREA	1.430	ACRES
PLAT TOTAL	3.143	ACRES

ADDRESS TABLE	
LOT/UNIT NO.	ADDRESS
101	_____ BIG WILLOW TRAIL
102	_____ BIG WILLOW TRAIL
103	_____ BIG WILLOW TRAIL
104	_____ BIG WILLOW TRAIL
105	_____ BIG WILLOW TRAIL
106	_____ BIG WILLOW TRAIL
107	_____ BIG WILLOW TRAIL
108	_____ BIG WILLOW TRAIL
109	_____ BIG WILLOW TRAIL
110	_____ BIG WILLOW TRAIL
201	_____ BIG WILLOW TRAIL
202	_____ BIG WILLOW TRAIL
203	_____ BIG WILLOW TRAIL
204	_____ BIG WILLOW TRAIL
205	_____ BIG WILLOW TRAIL
206	_____ BIG WILLOW TRAIL
207	_____ BIG WILLOW TRAIL
208	_____ BIG WILLOW TRAIL
209	_____ BIG WILLOW TRAIL
210	_____ BIG WILLOW TRAIL
301	_____ BIG WILLOW TRAIL
302	_____ BIG WILLOW TRAIL
303	_____ BIG WILLOW TRAIL
304	_____ BIG WILLOW TRAIL
305	_____ BIG WILLOW TRAIL
306	_____ BIG WILLOW TRAIL
307	_____ BIG WILLOW TRAIL
308	_____ BIG WILLOW TRAIL
309	_____ BIG WILLOW TRAIL
310	_____ BIG WILLOW TRAIL
401	_____ BIG WILLOW TRAIL
402	_____ BIG WILLOW TRAIL
403	_____ BIG WILLOW TRAIL
404	_____ BIG WILLOW TRAIL
405	_____ BIG WILLOW TRAIL
406	_____ BIG WILLOW TRAIL
407	_____ BIG WILLOW TRAIL
408	_____ BIG WILLOW TRAIL
409	_____ BIG WILLOW TRAIL
410	_____ BIG WILLOW TRAIL
501	_____ BIG WILLOW TRAIL
502	_____ BIG WILLOW TRAIL
503	_____ BIG WILLOW TRAIL
504	_____ BIG WILLOW TRAIL
505	_____ BIG WILLOW TRAIL
506	_____ BIG WILLOW TRAIL
507	_____ BIG WILLOW TRAIL
508	_____ BIG WILLOW TRAIL
509	_____ BIG WILLOW TRAIL
510	_____ BIG WILLOW TRAIL

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Licensed Professional Land Surveyor holding Certificate No. 171546 as prescribed by the laws of the State of Utah, and do further certify that I have surveyed the Summit County, Utah tract of land shown hereon, the external boundaries of which are described as follows:

All of Lot A, Studio Crossing Subdivision 1st Amended, according to the Official Plat thereof as recorded in the Office of the Summit County Recorder, being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 1, Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 in the Office of the Summit County Recorder, located 1557.29 feet South 89°53'00" East along the Section line and 1834.09 feet South from the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°53'00" East 5320.82 feet between the Northwest and Northeast corners of said Section 2); and running thence North 22°00'40" East 138.87 feet; thence South 89°53'00" East 1045.28 feet; thence South 25°20'00" West 20.92 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

Contains 3.143 acres, more or less.

I further certify that the reference markers shown on this Condominium Plat are located as indicated and are sufficient to readily retrace or re-establish this survey, that the information shown herein is sufficient to accurately establish the lateral boundaries of the above-described tract, and of the Buildings located or to be located on said tract, that the information shown herein is sufficient to accurately establish the horizontal and vertical boundaries of each of the Units located or to be located on said tract, and this Condominium Plat complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-60 (2010 Replacement, Supp. 2022).

Date: *May 12, 2025*

PROFESSIONAL LAND SURVEYOR
No. 171546
JAMES DALE PITKIN
STATE OF UTAH

James D. Pitkin, PLS.
License No. 171546

5/12/2025

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the tract of land described hereon as

STUDIO CROSSING CONDOMINIUMS

Utah Condominium Project located on said tract of land have caused a survey to be made and this condominium plat to be prepared and does hereby give consent to the recordation of this condominium plat, and submits this property to the Utah Condominium Ownership Act, and does hereby dedicate all streets as shown on this plat to said condominium development, unless otherwise indicated, and all ingress and egress easements for common use of the owner(s).

Executed this _____ day of _____ 2025.

STUDIO CROSSING, LLC, a Utah limited liability company

By:_____
Gary C. Crandall, Manager

ACKNOWLEDGMENT

STATE OF _____ }
} :ss
COUNTY OF _____ }

On this _____ day of _____, 2025,

Gary C. Crandall, personally appeared before me, who being by me duly sworn, did acknowledge that he is the Manager of STUDIO CROSSING, LLC, a Utah limited liability company, and that the foregoing Owner's Dedication was signed by him on behalf of said entity.

Commission Number:_____ _____

Commission Expires:_____ Print Name: _____
A Notary Public Commissioned in Utah

PROJECT NO.	3699
SHEET NO.	1 OF 4
FILE NAME: CONDO	SCALE: N/A

PREPARED BY	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL & ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	SUMMIT COUNTY RECORDER
DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2025 BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 2025 BY: CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY ATTORNEY	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2025 BY: MAYOR	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY RECORDER	APPROVED THIS _____ DAY OF _____ A.D. 2025 BY: SUMMIT COUNTY GIS COORDINATOR	RECORDED # STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF _____ Date _____ Time _____ Book _____ Page _____ $ _____ Fee SUMMIT COUNTY RECORDER

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossing Condo Plat.dwg | plot date: May 12, 2025 | plotted by: brett

STUDIO CROSSING CONDOMINIUMS

"A UTAH CONDOMINIUM PROJECT"
VACATING AND AMENDING LOT A, STUDIO CROSSING SUBDIVISION 1ST AMENDED
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NORTHWEST CORNER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN FOUND ALUMINUM CAP MONUMENT

BASIS OF BEARINGS
S89°53'00"E 5320.82' (5320.725' R)

NORTHEAST CORNER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN FOUND STONE (APRIL 2020) RESET MAY 2025 WITH ALUMINUM CAP (CORNER REF. NO. S0011207)

1557.29' (1557.19' R)

3763.68'

SCHUCHERT AND ASSOC. T 1 S R 4 E S 34 S 35 S 3 S 2 1 2 5 1 9 2 3 6 5 3

SOUTH 1834.09'

KEARNS BOULEVARD (SR-248)
PUBLIC HIGHWAY 180' WIDE
"J" LINE PROJECT NO. NF-19(12)

N22°00'40"E 138.87'
138.87'

100' FRONTAGE PROTECTION OVERLAY

150' ENTRY CORRIDOR PROTECTION OVERLAY

200' ENTRY CORRIDOR PROTECTION OVERLAY

LOT 1
STUDIO CROSSING SUBD
1ST AMEND
STUDIO CROSSING, LLC
(NOT A PART)

BIG WILLOW TRAIL
(PRIVATE ROAD)

S89°53'00"E 1045.28'

93.92' | 172.31' | 13.94' | 172.31' | 13.87'

EXISTING PRIVATE ACCESS ROAD & UTILITY EASEMENT EN. 1218425

EXISTING 20.0' WIDE SEWER EASEMENT EN. 1213823 BK. 2804, PG. 1374

EXISTING PRIVATE ACCESS ROAD & UTILITY EASEMENT EN. 1218425

COMMON AREA 1.430 ACRES

29.95' | 29.70' | 29.95' | 29.70' | 29.95'

N0°07'03"E

EXISTING 10.0' WIDE SNOW STORAGE EASEMENT EN. 1195353

COMMON AREA 1.430 ACRES

101 102 103 104 105 106 107 108 109 110 201 202 203 204 205 206 207 208 209 210 301

10.1' | 10.0'

EXISTING 20.0' WIDE WATER EASEMENT EN. 855983 BK. 1951, PG. 586

N20°07'03"E 37.73'

26.63'

117.83' | 175.55' | 10.69' | 175.55' | 10.63'

N89°53'00"W 1087.39'

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 1, STUDIO CROSSING SUBD.
FOUND R&C MARKED "SCHUCHERT & ASSOC."

SCHUCHERT & ASSOC. SLC UTAH

PCA-92-D-1-X
PARK CITY MUNICIPAL CORPORATION

EXISTING 20.0' WIDE WATER EASEMENT EN. 855983 BK. 1951, PG. 586

18.0' WIDE TRAIL EASEMENT

COMMON AREA 1.430 ACRES

MATCH LINE - SEE BELOW LEFT

N

SCALE
0 20 40 60
1 INCH = 20 FEET

MATCH LINE - SEE ABOVE RIGHT

LOT 1
STUDIO CROSSING SUBD
1ST AMEND
STUDIO CROSSING, LLC
(NOT A PART)

BIG WILLOW TRAIL
(PRIVATE ROAD)

LOT 2
STUDIO CROSSING SUBD
SCS-2
STUDIO CROSSING, LLC
(NOT A PART)

S89°53'00"E 1045.28'

13.87' | 84.37' | 87.94' | 13.88' | 172.31' | 13.90' | 172.31' | 34.23'

EXISTING PRIVATE ACCESS ROAD & UTILITY EASEMENT EN. 1218425

EXISTING 20.0' WIDE SEWER EASEMENT EN. 1213823 BK. 2804, PG. 1374

COMMON AREA 1.430 ACRES

EXISTING PRIVATE ACCESS ROAD & UTILITY EASEMENT EN. 1218425

20.0' WIDE SEWER EASEMENT EN. 1213823 BK. 2804, PG. 1374

EXISTING 20.0' WIDE TRAIL EASEMENT EN. 1218425

29.70' | 29.95' | N0°07'03"E

210 301 302 303 304 305 306 307 308 309 310 401 402 403 404 405 406 407 408 409 410 501 502 503 504 505 506 507 508 509 510

10.0'

N20°07'03"E 37.73'

26.63'

10.63' | 175.55' | 10.64' | 175.55' | 10.65' | 175.55' | 49.20'

R=5.00'

S25°20'00"W 20.92'

FOUND R&C MARKED "SCHUCHERT & ASSOC."

18.0' WIDE TRAIL EASEMENT

S0°30'48"W 109.93'

N89°53'00"W 1087.39'

EXISTING 20.0' WIDE WATER EASEMENT EN. 855983 BK. 1951, PG. 586

PCA-92-D-1-X
PARK CITY MUNICIPAL CORPORATION

COMMON AREA 1.430 ACRES

18.0' WIDE TRAIL EASEMENT

FOUND R&C MARKED "SCHUCHERT & ASSOC."

LEGEND

- PLAT BOUNDARY LINE
- LOT LINES
- ADJACENT PROPERTY LINES
- RIGHT OF WAY LINES
- EASEMENT LINES (LINE TYPE VARIES)
- PROTECTION OVERLAY ZONE (AS NOTED)
- CONDO BUILDING LINE
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON

PREPARED BY

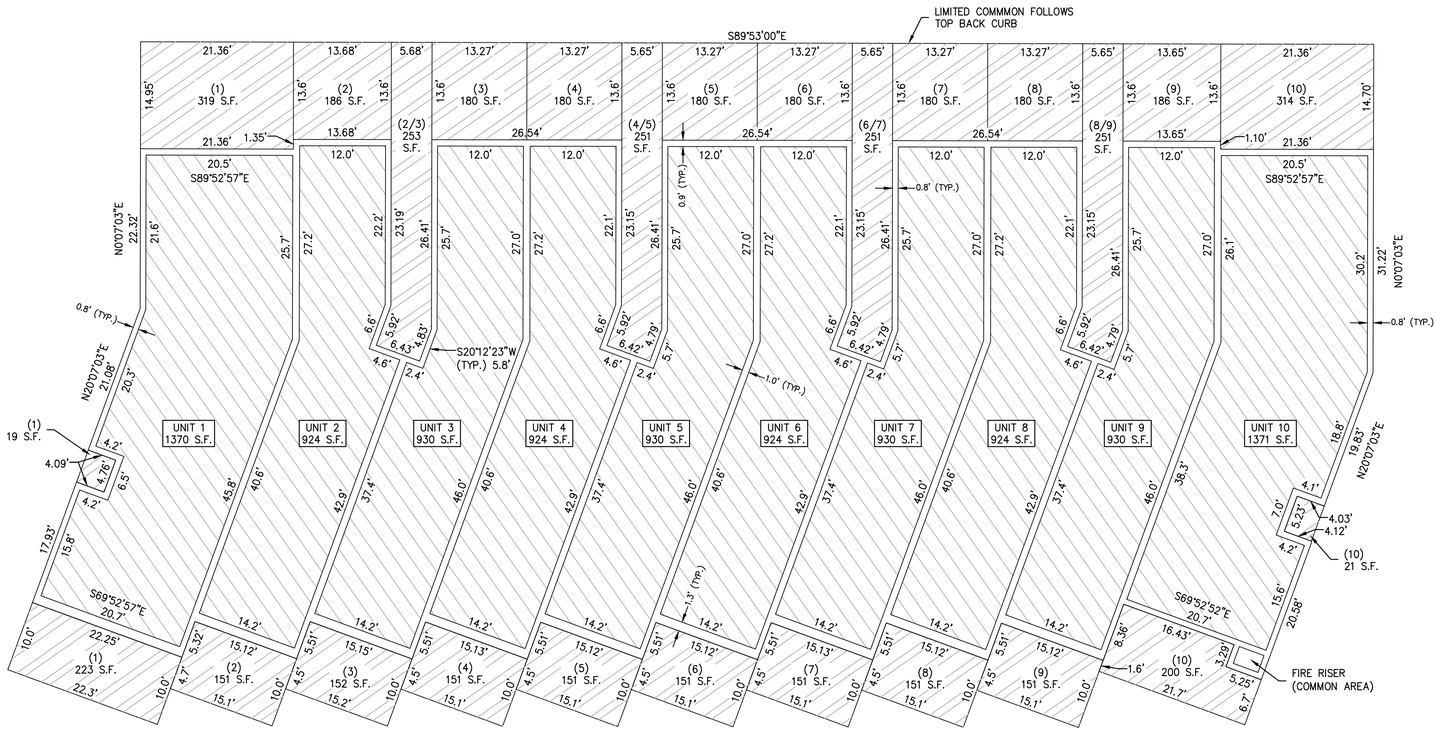
DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO.	
3699	
SHEET NO.	
2 OF 4	
FILE NAME: CONDO	SCALE: 1" = 20'

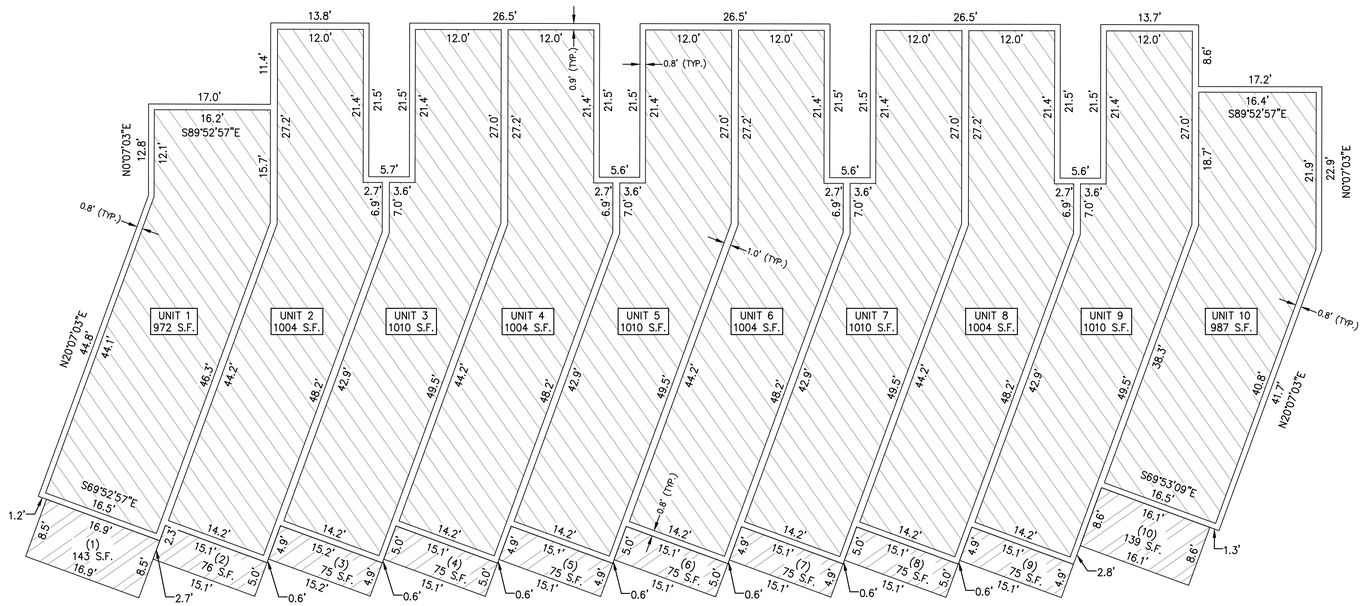
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STUDIO CROSSING CONDOMINIUMS

"A UTAH CONDOMINIUM PROJECT"
VACATING AND AMENDING LOT A, STUDIO CROSSING SUBDIVISION 1ST AMENDED
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



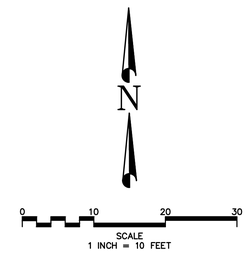
TYPICAL BUILDING DIMENSIONS – FIRST LEVEL
1" = 10'



TYPICAL BUILDING DIMENSIONS – SECOND LEVEL
1" = 10'

NOTES:

1. Unit numbers listed on the typical building dimensions shown on this sheet correspond with the units numbers of each building (i.e. Unit 1 = Unit 101, 201, 301, etc.)
2. (101) = example of a number identifying a Limited Common Element appurtenant to a specific Unit bearing the same number as the number identifying such Limited Common Element.
3. All interior dimensions running to a wall between Units are to the interior surface of that wall. Unless otherwise shown, all other interior dimensions are to the interior surface of the wall concerned.
4. All dimensions are parallel or perpendicular to the reference bearings shown, unless noted otherwise.
5. Typical wall thickness dimensions, as shown, are approximate.
6. The manner of computing the square footage of the Units as shown in the Condominium Declaration and this Condominium Plat may differ from the method used in connection with the sale of a Unit.
7. Construction of the Building(s) is not completed. Building(s) are shown as designed, not constructed.



LEGEND

UNIT 101	UNIT NUMBER
(101)	LIMITED COMMON APPURTENANT TO UNIT NUMBER
	COMMON AREA
	PRIVATE OWNERSHIP
	LIMITED COMMON

PREPARED BY

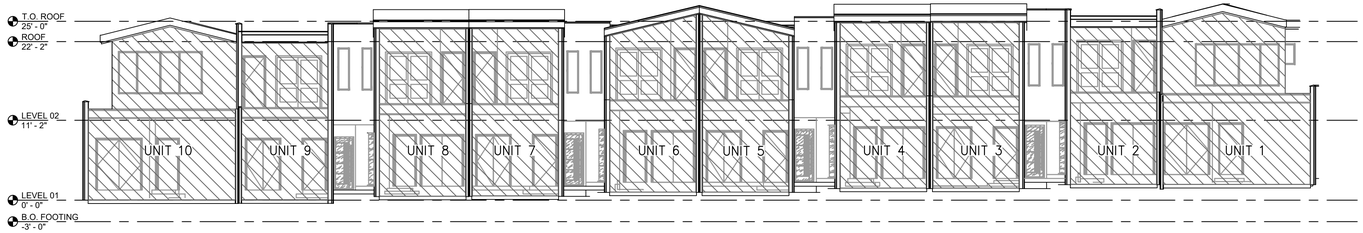
DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO. 3699	
SHEET NO. 3 OF 4	
FILE NAME: CONDO	SCALE: 1" = 10'

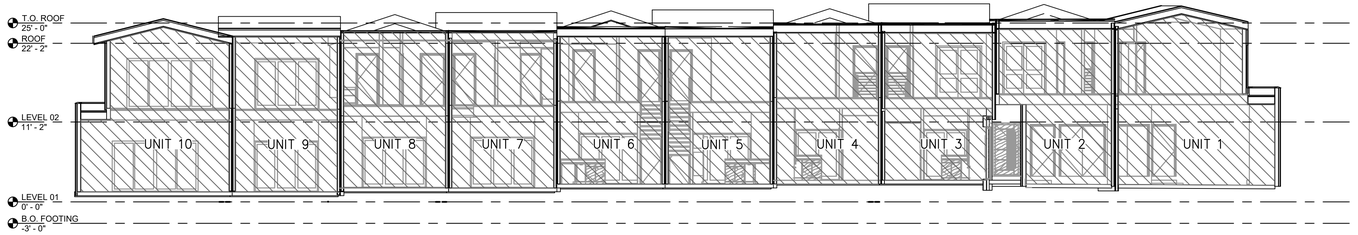
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STUDIO CROSSING CONDOMINIUMS

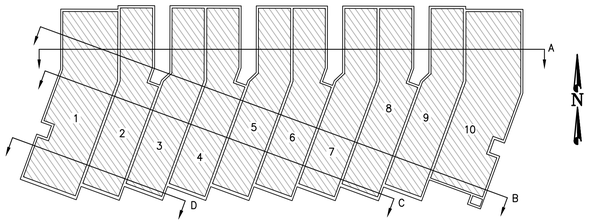
"A UTAH CONDOMINIUM PROJECT"
VACATING AND AMENDING LOT A, STUDIO CROSSING SUBDIVISION 1ST AMENDED
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



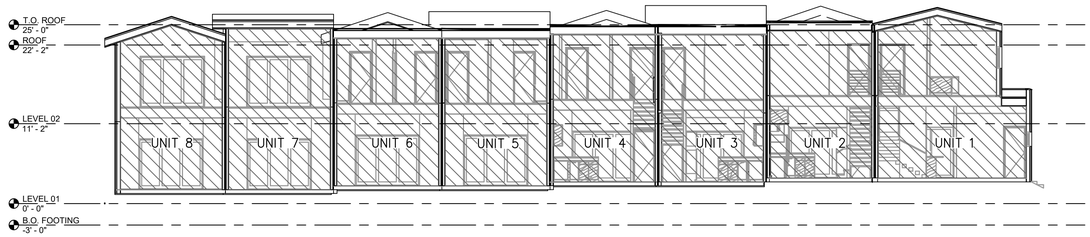
SECTION A
1" = 10"



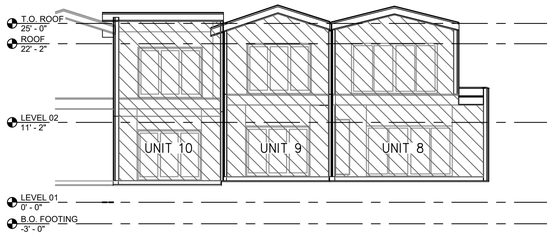
SECTION B
1" = 10"



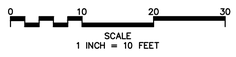
BUILDING SECTION DETAIL
NTS



SECTION C
1" = 10"



SECTION D
1" = 10"



SCALE
1 INCH = 10 FEET

LEGEND

UNIT 1	UNIT NUMBER
	COMMON AREA
	PRIVATE OWNERSHIP

NOTES:

1. Unit numbers listed on the typical building sections shown on this sheet correspond with the units numbers of each building (i.e. Unit 1 = Unit 101, 201, 301, etc.)

PREPARED BY

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO.	3699
SHEET NO.	4 OF 4
FILE NAME: CONDO	SCALE: 1" = 10'

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossing Condo Plat.dwg | plot date: May 12, 2025 | plotted by: brett

STUDIO CROSSING SUBDIVISION 1ST AMENDED

AMENDING LOT 1, STUDIO CROSSING SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NOTES

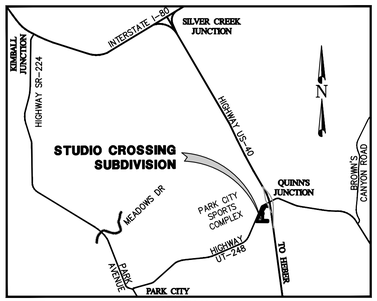
1. This subdivision is subject to conditions of approval set forth in Park City Ordinance No. 2022–06, 2022–47 & 2023–43.
2. Conditions of Approval of the May 12, 2012, Zoning and Annexation Agreement, Ordinance 2012–12 and Ordinance 2014–16 continue to apply to this subdivision, as amended.
3. Conditions of approval of the May 24, 2012, Development Agreement Master Planned Development (MPD) continue to apply to this subdivision, as amended 12/15/2022.
4. The land depicted on this plat is subject to the following declarations of Covenants, Conditions and Restrictions:
   A. Declarations of Park City Film Studios Subdivision, recorded May 23, 2014 as Entry No. 995939 in Book 2241 at Page 1251. (Superseded by 4B below)
   B. Master Declaration of Covenants, Conditions, Restrictions and Easements for Studio Crossing, recorded April 19, 2024 as Entry No. 1218426 in Book 2815 at Page 1640.
5. The Frontage Protection Overlay Zone and Entry Corridor Protection Overlay requirements shall apply to the subdivision.
6. The existing private access road & utility easements as granted by Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 are also for fire access, parking and utilities (public utilities, water & sewer).
7. If this subdivision is not developed in accordance with the zoning and annexation Ordinance 2012–12, the City's current Affordable Housing Resolution shall apply.
8. The Quinn's Junction Film Studio MPD berming requirements shall continue to apply to this subdivision.
9. The units of this development are served by a Common Private Lateral Wastewater Line. The Studio Crossing's Building Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.

REFERENCES

1. Studio Crossing Subdivision recorded as Entry No. 1218425, April 19, 2024.
2. Park City Film Studios First Amended Subdivision recorded as Entry No. 1195353, September 20, 2022.
3. Park City Film Studios Subdivision recorded as Entry No. 995940, May 23, 2014.
4. Record of Survey File No. S0010788.

SHEET INDEX

Sheet 1 Certificate, Owner's Dedication, Boundary Description, Notes, Vicinity Map
Sheet 2 Overall Subdivision Dimensions, Easements, Line & Curve Tables



VICINITY MAP
NTS

ADDRESS TABLE	
LOT/UNIT NO.	ADDRESS
LOT 1 (NORTH)	3995 QUINN'S DRIVE
LOT 1 (SOUTH)	3957 FRONT STREET
LOT A	3948 BIG WILLOW TRAIL

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Licensed Professional Land Surveyor holding Certificate No. 171546 as prescribed by the laws of the State of Utah, and do further certify that I have surveyed the Summit County, Utah tract of land shown hereon, the external boundaries of which are described as follows:

All of Lot 1, Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 in the Office of the Summit County Recorder, being more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 1, Studio Crossing Subdivision, located 1557.29 feet South 89°53'00" East along the Section line and 1834.09 feet South from the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°53'00" East 5320.82 feet between the Northwest and Northeast corners of said Section 2); and running thence North 22°00'40" East 730.94 feet to a point of curvature with a 50.00 foot radius to the right; thence northeasterly 78.00 feet along the arc of said curve through a central angle of 89°22'48" (chord bears North 66°42'04" East 70.33 feet); thence South 68°36'32" East 123.42 feet; thence North 21°23'28" East 106.09 feet; thence North 64°32'32" West 124.95 feet to a point of curvature with a 50.00 foot radius to the right; thence northerly 75.53 feet along the arc of said curve through a central angle of 86°33'12" (chord bears North 21°15'56" West 68.55 feet); thence North 22°00'40" East 59.40 feet; thence North 34°07'00" East 544.70 feet to a point on a 638.50 foot radius non–tangent curve to the right; thence northeasterly 338.83 feet along the arc of said curve through a central angle of 30°24'18" (chord bears North 49°20'26" East 334.87 feet); thence North 64°25'25" East 14.39 feet; thence South 25°33'14" East 184.37 feet; thence North 68°07'00" West 171.43 feet; thence South 70°33'00" West 63.66 feet; thence South 22°00'00" West 143.52 feet; thence South 68°00'00" East 18.64 feet; thence South 22°00'00" West 58.86 feet to a point of curvature with a 198.00 foot radius to the right; thence southwesterly 60.13 feet along the arc of said curve through a central angle of 17°24'00" (chord bears South 30°42'00" West 59.90 feet); thence South 39°24'00" West 63.89 feet to a point of curvature with a 202.00 foot radius to the left; thence southwesterly 60.64 feet along the arc of said curve through a central angle of 17°12'00" (chord bears South 30°48'00" West 60.41 feet); thence South 22°12'00" West 286.31 feet; thence South 67°15'00" East 107.26 feet; thence South 01°01'45" East 103.31 feet; thence South 88°58'15" West 37.71 feet; thence South 00°07'00" West 598.07 feet; thence South 89°53'00" East 494.57 feet; thence South 25°20'00" West 20.92 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

Contains 11.874 acres, more or less.
2 Lots

Date: *May 12, 2025*

James D. Pitkin, PLS.
License No. 171546

PROFESSIONAL LAND SURVEYOR
No. 171546
JAMES DALE PITKIN
STATE OF UTAH

5/12/2025

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the tract of land described above, having caused the same to be subdivided into lots to be hereafter known as

STUDIO CROSSING SUBDIVISION 1ST AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, hereby consent and give approval of the recording of this plat.

In witness whereof, I have hereunto set my hand this _____ day of _____ 2025.

STUDIO CROSSING, LLC, a Utah limited liability company

By:_____
Gary C. Crandall, Manager

ACKNOWLEDGMENT

STATE OF _____ }
:ss
COUNTY OF _____ }

On this _____ day of _____, 2025,

__Gary C. Crandall__, personally appeared before me, who being by me duly sworn, did acknowledge that __he__ is the __Manager__ of STUDIO CROSSING, LLC, a Utah limited liability company, and that the foregoing Owner's Dedication was signed by __him__ on behalf of said entity.

Commission Number:_____ _____

Commission Expires:_____ Print Name: _____
A Notary Public Commissioned in Utah

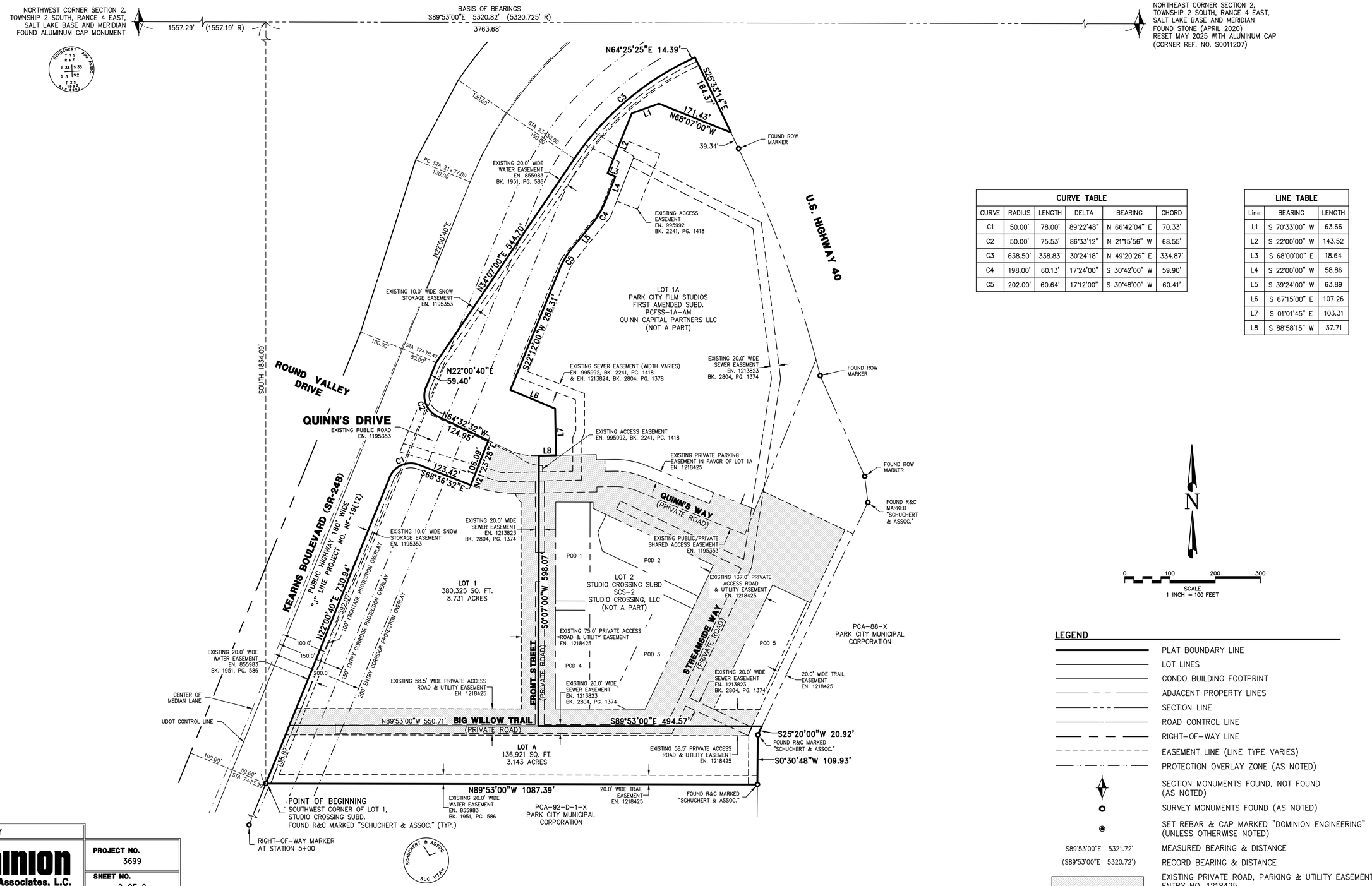
PROJECT NO.	
3699	
SHEET NO.	
1 OF 2	
FILE NAME: 1ST AMEND	SCALE: N/A

PREPARED BY	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL & ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	SUMMIT COUNTY RECORDER
DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801–713–3000	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2025 BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 2025 BY: CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY ATTORNEY	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2025 BY: MAYOR	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2025 BY: PARK CITY RECORDER	APPROVED THIS _____ DAY OF _____ A.D. 2025 BY: SUMMIT COUNTY GIS COORDINATOR	RECORDED # STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF _____ Date _____ Time _____ Book _____ Page _____ $ _____ Fee SUMMIT COUNTY RECORDER

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossing 1st Amend Plat.dwg | plot date: May 12, 2025 | plotted by: brett

STUDIO CROSSING SUBDIVISION 1ST AMENDED

AMENDING LOT 1, STUDIO CROSSING SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	78.00'	89°22'48"	N 66°42'04" E	70.33'
C2	50.00'	75.53'	86°33'12"	N 21°15'56" W	68.55'
C3	638.50'	338.83'	30°24'18"	N 49°20'26" E	334.87'
C4	198.00'	60.13'	17°24'00"	S 30°42'00" W	59.90'
C5	202.00'	60.64'	17°12'00"	S 30°48'00" W	60.41'

LINE TABLE		
Line	BEARING	LENGTH
L1	S 70°33'00" W	63.66
L2	S 22°00'00" W	143.52
L3	S 68°00'00" E	18.64
L4	S 22°00'00" W	58.86
L5	S 39°24'00" W	63.89
L6	S 67°15'00" E	107.26
L7	S 01°01'45" E	103.31
L8	S 88°58'15" W	37.71

LEGEND

- PLAT BOUNDARY LINE
- LOT LINES
- CONDO BUILDING FOOTPRINT
- ADJACENT PROPERTY LINES
- SECTION LINE
- ROAD CONTROL LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE (LINE TYPE VARIES)
- PROTECTION OVERLAY ZONE (AS NOTED)
- SECTION MONUMENTS FOUND, NOT FOUND (AS NOTED)
- SURVEY MONUMENTS FOUND (AS NOTED)
- SET REBAR & CAP MARKED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
- S89°53'00"E 5321.72' — MEASURED BEARING & DISTANCE
- (S89°53'00"E 5320.72') — RECORD BEARING & DISTANCE
- EXISTING PRIVATE ROAD, PARKING & UTILITY EASEMENT ENTRY NO. 1218425

PREPARED BY

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO.	3699
SHEET NO.	2 OF 2
FILE NAME: 1ST AMEND	SCALE: 1" = 100'

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossing 1st Amend Plat.dwg | plot date: May 12, 2025 | plotted by: brett

STUDIO CROSSING CONDOMINIUMS

"A UTAH CONDOMINIUM PROJECT"
VACATING AND AMENDING LOT A, STUDIO CROSSING SUBDIVISION 1ST AMENDED
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NOTES

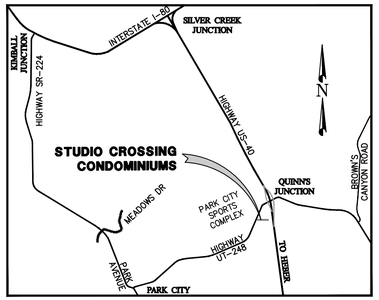
1. This subdivision is subject to conditions of approval set forth in Park City Ordinance No. 2022-06, 2022-47 & 2023-43.
2. Conditions of Approval of the May 12, 2012, Zoning and Annexation Agreement, Ordinance 2012-12 and Ordinance 2014-16 continue to apply to this subdivision, as amended.
3. Conditions of approval of the May 24, 2012, Development Agreement Master Planned Development (MPD) continue to apply to this subdivision, as amended 12/15/2022.
4. The land depicted on this plat is subject to the following declarations of Covenants, Conditions and Restrictions:
   A. Declarations of Park City Film Studios Subdivision, recorded May 23, 2014 as Entry No. 995939 in Book 2241 at Page 1251. (Superseded by 4B below)
   B. Master Declaration of Covenants, Conditions, Restrictions and Easements for Studio Crossing, recorded April 19, 2024 as Entry No. 1218426 in Book 2815 at Page 1640.
   C. Declaration of Covenants, Conditions, Restrictions and Easements for Studio Crossing Condominiums, recorded _____ as Entry No. _____ in Book _____ at Page _____.
5. The Frontage Protection Overlay Zone and Entry Corridor Protection Overlay requirements shall apply to the subdivision.
6. The existing private access road & utility easements as granted by Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 are also for fire access, parking and utilities (public utilities, water & sewer).
7. If this subdivision is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply.
8. The Quinn's Junction Film Studio MPD berming requirements shall continue to apply to this subdivision.
9. The units of this development are served by a Common Private Lateral Wastewater Line. The Studio Crossing's Building Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.

REFERENCES

1. Studio Crossing Subdivision recorded as Entry No. 1218425, April 19, 2024.
2. Park City Film Studios First Amended Subdivision recorded as Entry No. 1195353, September 20, 2022.
3. Park City Film Studios Subdivision recorded as Entry No. 995940, May 23, 2014.
4. Record of Survey File No. S0010788.

SHEET INDEX

Sheet 1 Certificate, Owner's Dedication, Boundary Description, Notes, Vicinity Map
Sheet 2 Condominium Building Detail & Ties
Sheet 3 Typical Condominium Building, Unit and Limited Common Dimensions
Sheet 4 Typical Condominium Building Sections



VICINITY MAP
NTS

SITE AREA TABULATIONS

PRIVATE OWNERSHIP	1.166	ACRES
LIMITED COMMON AREA	0.547	ACRES
COMMON AREA	1.430	ACRES
PLAT TOTAL	3.143	ACRES

ADDRESS TABLE	
LOT/UNIT NO.	ADDRESS
101	_____ BIG WILLOW TRAIL
102	_____ BIG WILLOW TRAIL
103	_____ BIG WILLOW TRAIL
104	_____ BIG WILLOW TRAIL
105	_____ BIG WILLOW TRAIL
106	_____ BIG WILLOW TRAIL
107	_____ BIG WILLOW TRAIL
108	_____ BIG WILLOW TRAIL
109	_____ BIG WILLOW TRAIL
110	_____ BIG WILLOW TRAIL
201	_____ BIG WILLOW TRAIL
202	_____ BIG WILLOW TRAIL
203	_____ BIG WILLOW TRAIL
204	_____ BIG WILLOW TRAIL
205	_____ BIG WILLOW TRAIL
206	_____ BIG WILLOW TRAIL
207	_____ BIG WILLOW TRAIL
208	_____ BIG WILLOW TRAIL
209	_____ BIG WILLOW TRAIL
210	_____ BIG WILLOW TRAIL
301	_____ BIG WILLOW TRAIL
302	_____ BIG WILLOW TRAIL
303	_____ BIG WILLOW TRAIL
304	_____ BIG WILLOW TRAIL
305	_____ BIG WILLOW TRAIL
306	_____ BIG WILLOW TRAIL
307	_____ BIG WILLOW TRAIL
308	_____ BIG WILLOW TRAIL
309	_____ BIG WILLOW TRAIL
310	_____ BIG WILLOW TRAIL
401	_____ BIG WILLOW TRAIL
402	_____ BIG WILLOW TRAIL
403	_____ BIG WILLOW TRAIL
404	_____ BIG WILLOW TRAIL
405	_____ BIG WILLOW TRAIL
406	_____ BIG WILLOW TRAIL
407	_____ BIG WILLOW TRAIL
408	_____ BIG WILLOW TRAIL
409	_____ BIG WILLOW TRAIL
410	_____ BIG WILLOW TRAIL
501	_____ BIG WILLOW TRAIL
502	_____ BIG WILLOW TRAIL
503	_____ BIG WILLOW TRAIL
504	_____ BIG WILLOW TRAIL
505	_____ BIG WILLOW TRAIL
506	_____ BIG WILLOW TRAIL
507	_____ BIG WILLOW TRAIL
508	_____ BIG WILLOW TRAIL
509	_____ BIG WILLOW TRAIL
510	_____ BIG WILLOW TRAIL

SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Licensed Professional Land Surveyor holding Certificate No. 171546 as prescribed by the laws of the State of Utah, and do further certify that I have surveyed the Summit County, Utah tract of land shown hereon, the external boundaries of which are described as follows:

All of Lot A, Studio Crossing Subdivision 1st Amended, according to the Official Plat thereof as recorded in the Office of the Summit County Recorder, being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 1, Studio Crossing Subdivision, recorded April 19, 2024 as Entry No. 1218425 in the Office of the Summit County Recorder, located 1557.29 feet South 89°53'00" East along the Section line and 1834.09 feet South from the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°53'00" East 5320.82 feet between the Northwest and Northeast corners of said Section 2); and running thence North 22°00'40" East 138.87 feet; thence South 89°53'00" East 1045.28 feet; thence South 25°20'00" West 20.92 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

Contains 3.143 acres, more or less.

I further certify that the reference markers shown on this Condominium Plat are located as indicated and are sufficient to readily retrace or re-establish this survey, that the information shown herein is sufficient to accurately establish the lateral boundaries of the above-described tract, and of the Buildings located or to be located on said tract, that the information shown herein is sufficient to accurately establish the horizontal and vertical boundaries of each of the Units located or to be located on said tract, and this Condominium Plat complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act, Utah Code Annotated Sections 57-8-1 through 57-8-60 (2010 Replacement, Supp. 2022).

Date: *May 12, 2025*

PROFESSIONAL LAND SURVEYOR
No. 171546
JAMES DALE PITKIN
STATE OF UTAH

James D. Pitkin, PLS.
License No. 171546

5/12/2025

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the tract of land described hereon as

STUDIO CROSSING CONDOMINIUMS

Utah Condominium Project located on said tract of land have caused a survey to be made and this condominium plat to be prepared and does hereby give consent to the recordation of this condominium plat, and submits this property to the Utah Condominium Ownership Act, and does hereby dedicate all streets as shown on this plat to said condominium development, unless otherwise indicated, and all ingress and egress easements for common use of the owner(s).

Executed this _____ day of _____ 2025.

STUDIO CROSSING, LLC, a Utah limited liability company

By:_____
Gary C. Crandall, Manager

ACKNOWLEDGMENT

STATE OF _____ }
} :ss
COUNTY OF _____ }

On this _____ day of _____, 2025,

Gary C. Crandall, personally appeared before me, who being by me duly sworn, did acknowledge that he is the Manager of STUDIO CROSSING, LLC, a Utah limited liability company, and that the foregoing Owner's Dedication was signed by him on behalf of said entity.

Commission Number:_____ _____

Commission Expires:_____ Print Name: _____
A Notary Public Commissioned in Utah

PROJECT NO.	3699
SHEET NO.	1 OF 4
FILE NAME: CONDO	SCALE: N/A

PREPARED BY	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL & ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	SUMMIT COUNTY RECORDER
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STUDIO CROSSING CONDOMINIUMS

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VACATING AND AMENDING LOT A, STUDIO CROSSING SUBDIVISION 1ST AMENDED
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NORTHWEST CORNER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN FOUND ALUMINUM CAP MONUMENT

BASIS OF BEARINGS
S89°53'00"E 5320.82' (5320.725' R)

NORTHEAST CORNER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN FOUND STONE (APRIL 2020) RESET MAY 2025 WITH ALUMINUM CAP (CORNER REF. NO. S0011207)

1557.29' (1557.19' R)

3763.68'

SCHUCHERT AND ASSOC. T 1 S R 4 E S 34 S 35 S 3 S 2 1 2 5 2 1 9 2 5 8 5 3

SOUTH 1834.09'

KEARNS BOULEVARD (SR-248)
PUBLIC HIGHWAY 180' WIDE
"J" LINE PROJECT NO. NF-19(12)

N22°00'40"E 138.87'
138.87'

100' FRONTAGE PROTECTION OVERLAY
150' ENTRY CORRIDOR PROTECTION OVERLAY
200' ENTRY CORRIDOR PROTECTION OVERLAY

EXISTING 10.0' WIDE SNOW STORAGE EASEMENT EN. 1195353

EXISTING 20.0' WIDE WATER EASEMENT EN. 855983 BK. 1951, PG. 586

LOT 1
STUDIO CROSSING SUBD
1ST AMEND
STUDIO CROSSING, LLC
(NOT A PART)

BIG WILLOW TRAIL
(PRIVATE ROAD)

S89°53'00"E 1045.28'

93.92' | 172.31' | 13.94' | 172.31' | 13.87'

EXISTING PRIVATE ACCESS ROAD & UTILITY EASEMENT EN. 1218425

EXISTING 20.0' WIDE SEWER EASEMENT EN. 1213823 BK. 2804, PG. 1374

EXISTING PRIVATE ACCESS ROAD & UTILITY EASEMENT EN. 1218425

COMMON AREA
1.430 ACRES

29.95' | 29.70' | 29.95' | 29.70' | 29.95'

N0°07'03"E

101 102 103 104 105 106 107 108 109 110 201 202 203 204 205 206 207 208 209 210 301

10.1' | 10.0'

N20°07'03"E 37.73'

26.63'

117.83' | 175.55' | 10.69' | 175.55' | 10.63'

N89°53'00"W 1087.39'

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 1, STUDIO CROSSING SUBD.
FOUND R&C MARKED "SCHUCHERT & ASSOC."

SCHUCHERT & ASSOC. SLC UTAH

PCA-92-D-1-X
PARK CITY MUNICIPAL CORPORATION

EXISTING 20.0' WIDE WATER EASEMENT EN. 855983 BK. 1951, PG. 586

18.0' WIDE TRAIL EASEMENT

MATCH LINE - SEE BELOW LEFT

N

0 20 40 60
SCALE
1 INCH = 20 FEET

MATCH LINE - SEE ABOVE RIGHT

LOT 1
STUDIO CROSSING SUBD
1ST AMEND
STUDIO CROSSING, LLC
(NOT A PART)

BIG WILLOW TRAIL
(PRIVATE ROAD)

LOT 2
STUDIO CROSSING SUBD
SCS-2
STUDIO CROSSING, LLC
(NOT A PART)

S89°53'00"E 1045.28'

13.87' | 84.37' | 87.94' | 13.88' | 172.31' | 13.90' | 172.31' | 34.23'

EXISTING PRIVATE ACCESS ROAD & UTILITY EASEMENT EN. 1218425

EXISTING 20.0' WIDE SEWER EASEMENT EN. 1213823 BK. 2804, PG. 1374

COMMON AREA
1.430 ACRES

20.0' WIDE SEWER EASEMENT EN. 1213823 BK. 2804, PG. 1374

EXISTING 20.0' WIDE TRAIL EASEMENT EN. 1218425

S25°20'00"W 20.92'

FOUND R&C MARKED "SCHUCHERT & ASSOC."

18.0' WIDE TRAIL EASEMENT

S0°30'48"W 109.93'

29.70' | 29.95' | N0°07'03"E

210 301 302 303 304 305 306 307 308 309 310 401 402 403 404 405 406 407 408 409 410 501 502 503 504 505 506 507 508 509 510

10.0'

N20°07'03"E 37.73'

26.63'

10.63' | 175.55' | 10.64' | 175.55' | 10.65' | 175.55' | 49.20'

R=5.00

N89°53'00"W 1087.39'

EXISTING 20.0' WIDE WATER EASEMENT EN. 855983 BK. 1951, PG. 586

PCA-92-D-1-X
PARK CITY MUNICIPAL CORPORATION

COMMON AREA
1.430 ACRES

18.0' WIDE TRAIL EASEMENT

FOUND R&C MARKED "SCHUCHERT & ASSOC."

LEGEND

- PLAT BOUNDARY LINE
- LOT LINES
- ADJACENT PROPERTY LINES
- RIGHT OF WAY LINES
- EASEMENT LINES (LINE TYPE VARIES)
- PROTECTION OVERLAY ZONE (AS NOTED)
- CONDO BUILDING LINE
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON

PREPARED BY

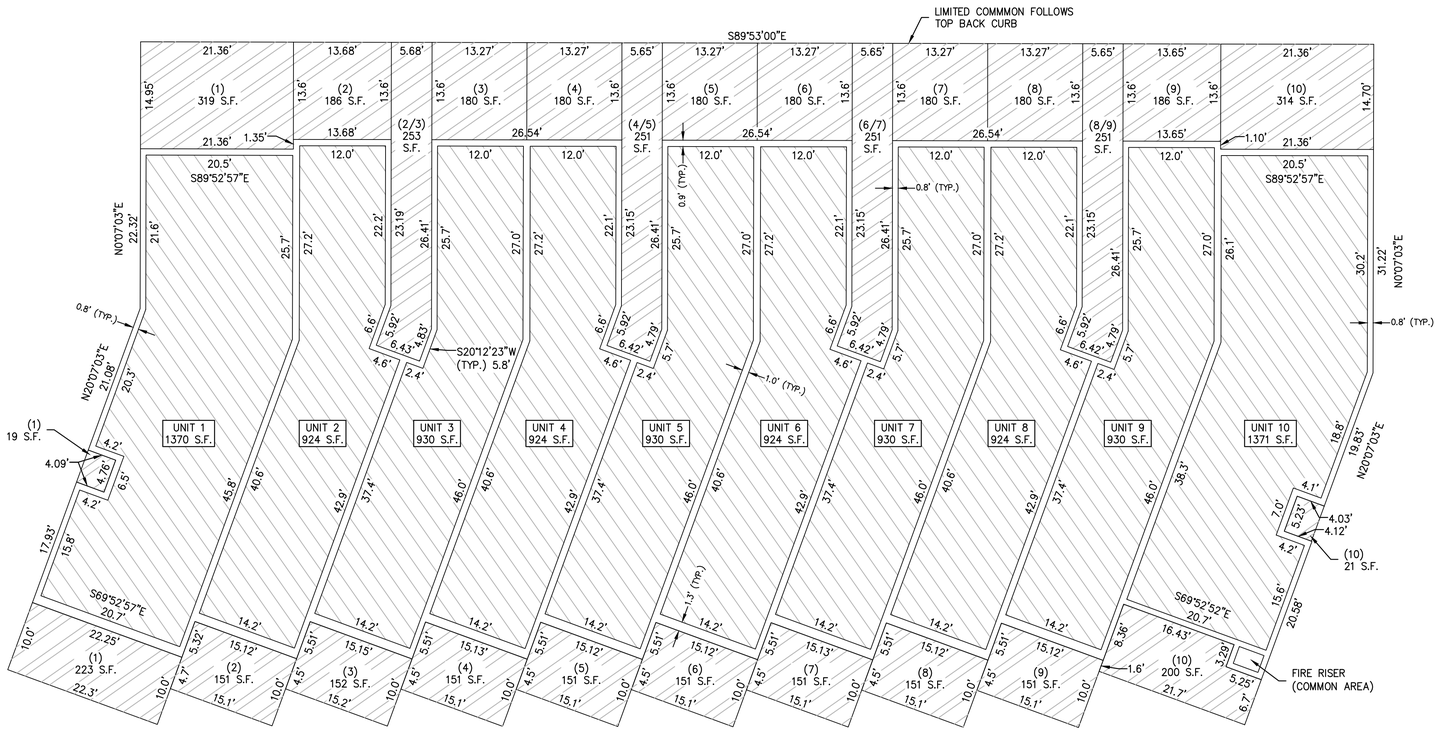
DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO.	
3699	
SHEET NO.	
2 OF 4	
FILE NAME: CONDO	SCALE: 1" = 20'

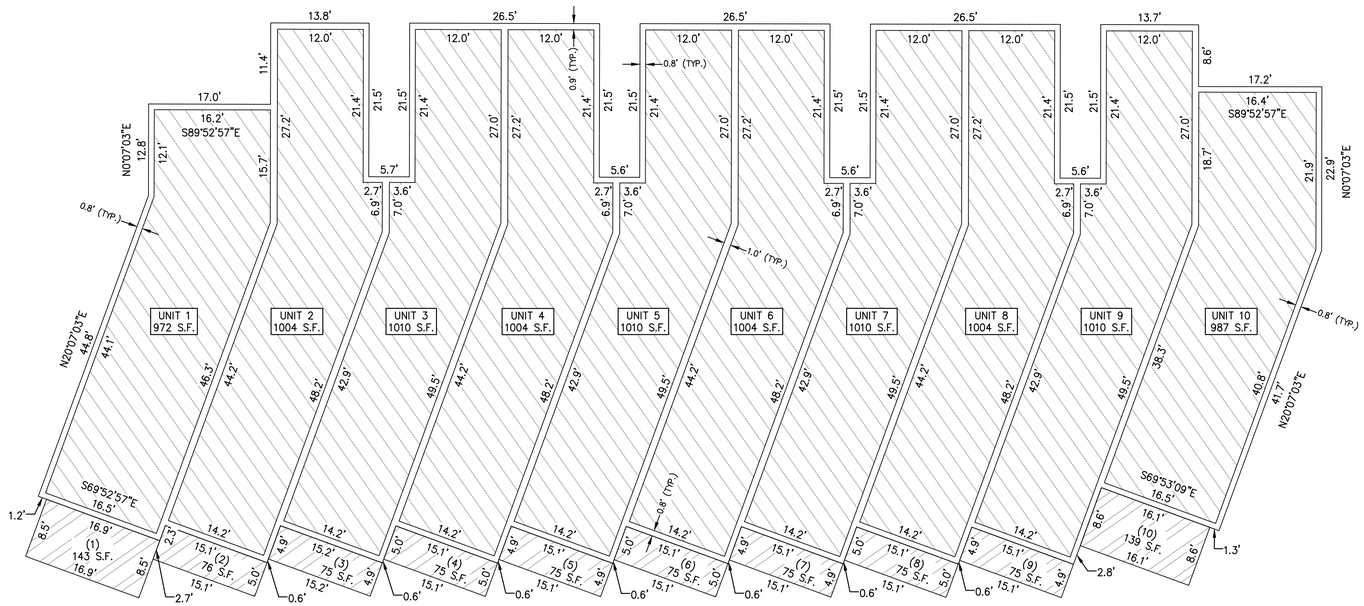
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STUDIO CROSSING CONDOMINIUMS

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VACATING AND AMENDING LOT A, STUDIO CROSSING SUBDIVISION 1ST AMENDED
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



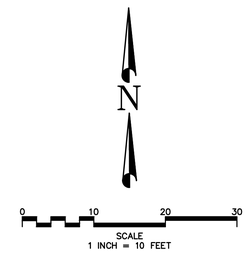
TYPICAL BUILDING DIMENSIONS – FIRST LEVEL
1" = 10'



TYPICAL BUILDING DIMENSIONS – SECOND LEVEL
1" = 10'

NOTES:

1. Unit numbers listed on the typical building dimensions shown on this sheet correspond with the units numbers of each building (i.e. Unit 1 = Unit 101, 201, 301, etc.)
2. (101) = example of a number identifying a Limited Common Element appurtenant to a specific Unit bearing the same number as the number identifying such Limited Common Element.
3. All interior dimensions running to a wall between Units are to the interior surface of that wall. Unless otherwise shown, all other interior dimensions are to the interior surface of the wall concerned.
4. All dimensions are parallel or perpendicular to the reference bearings shown, unless noted otherwise.
5. Typical wall thickness dimensions, as shown, are approximate.
6. The manner of computing the square footage of the Units as shown in the Condominium Declaration and this Condominium Plat may differ from the method used in connection with the sale of a Unit.
7. Construction of the Building(s) is not completed. Building(s) are shown as designed, not constructed.



LEGEND

UNIT 101	UNIT NUMBER
(101)	LIMITED COMMON APPURTENANT TO UNIT NUMBER
	COMMON AREA
	PRIVATE OWNERSHIP
	LIMITED COMMON

PREPARED BY

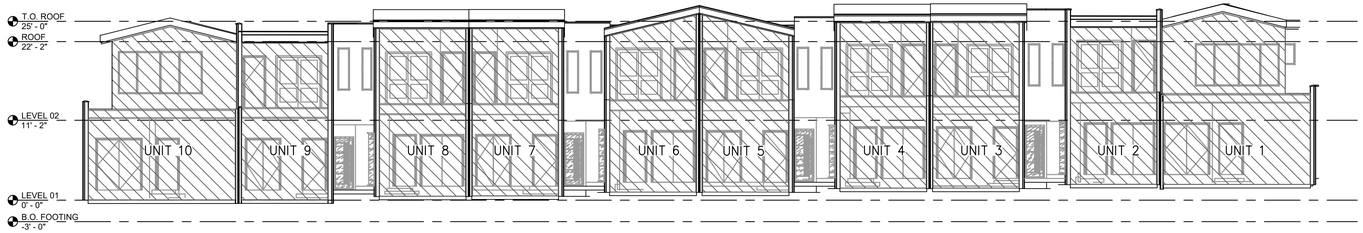
DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT NO.	3699
SHEET NO.	3 OF 4
FILE NAME: CONDO	SCALE: 1" = 10'

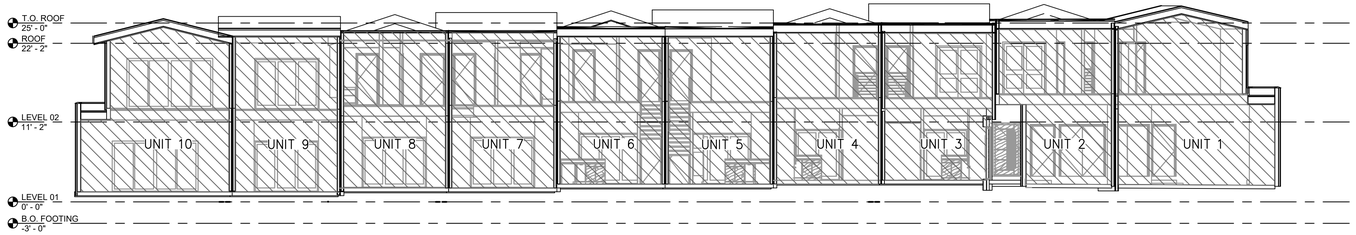
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STUDIO CROSSING CONDOMINIUMS

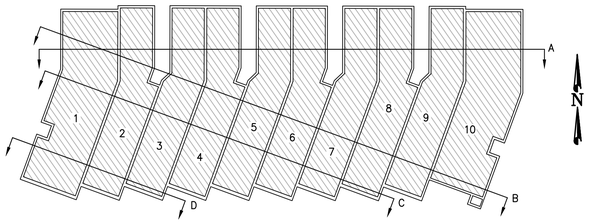
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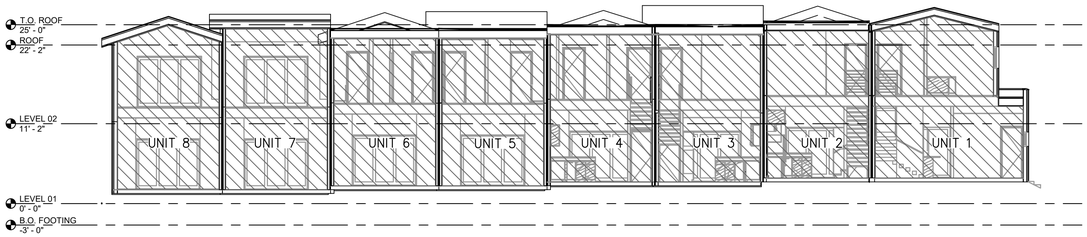
SECTION A
1" = 10'



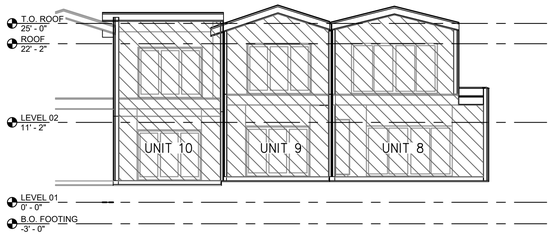
SECTION B
1" = 10'



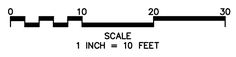
BUILDING SECTION DETAIL
NTS



SECTION C
1" = 10'



SECTION D
1" = 10'



SCALE
1 INCH = 10 FEET

LEGEND

UNIT 1	UNIT NUMBER
	COMMON AREA
	PRIVATE OWNERSHIP

NOTES:

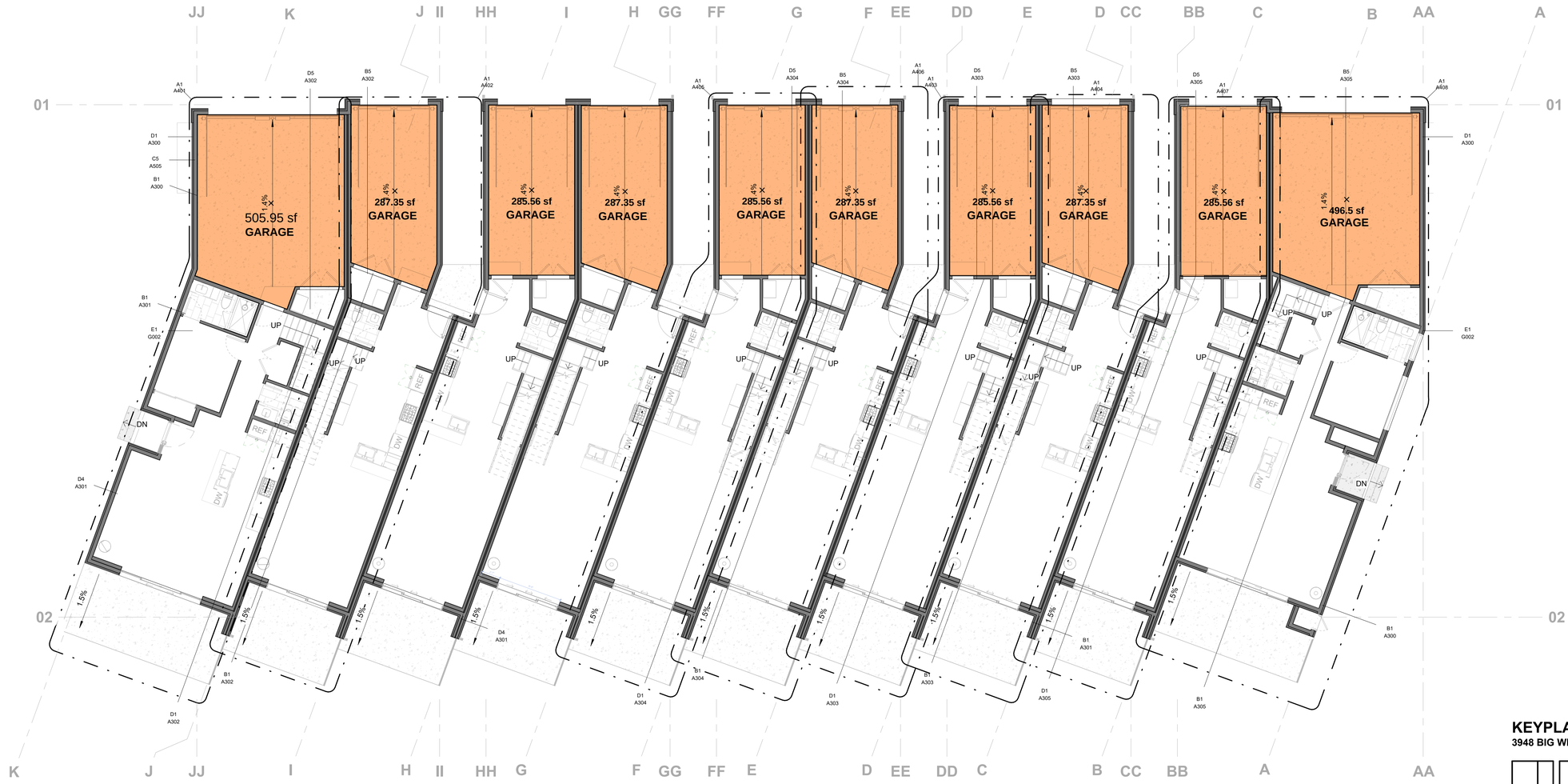
1. Unit numbers listed on the typical building sections shown on this sheet correspond with the units numbers of each building (i.e. Unit 1 = Unit 101, 201, 301, etc.)

PREPARED BY

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

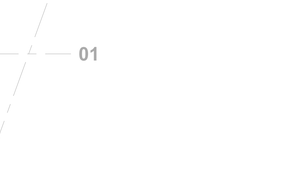
PROJECT NO.	3699
SHEET NO.	4 OF 4
FILE NAME: CONDO	SCALE: 1" = 10'

Path: P:\STUDIO CROSSINGS\SURVEY 3699\DRAWINGS\Studio Crossing Condo Plat.dwg | plot date: May 12, 2025 | plotted by: brett



B1 LEVEL 01 OVERALL PLAN

1/8" = 1'-0"



SCALE: 1/8" = 1' - 0"

0' 4' 8' 16' 32'

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STATE OF UTAH
Howard Trent Smith
No. 10559221-4301
02/01/2025
LICENSED ARCHITECT

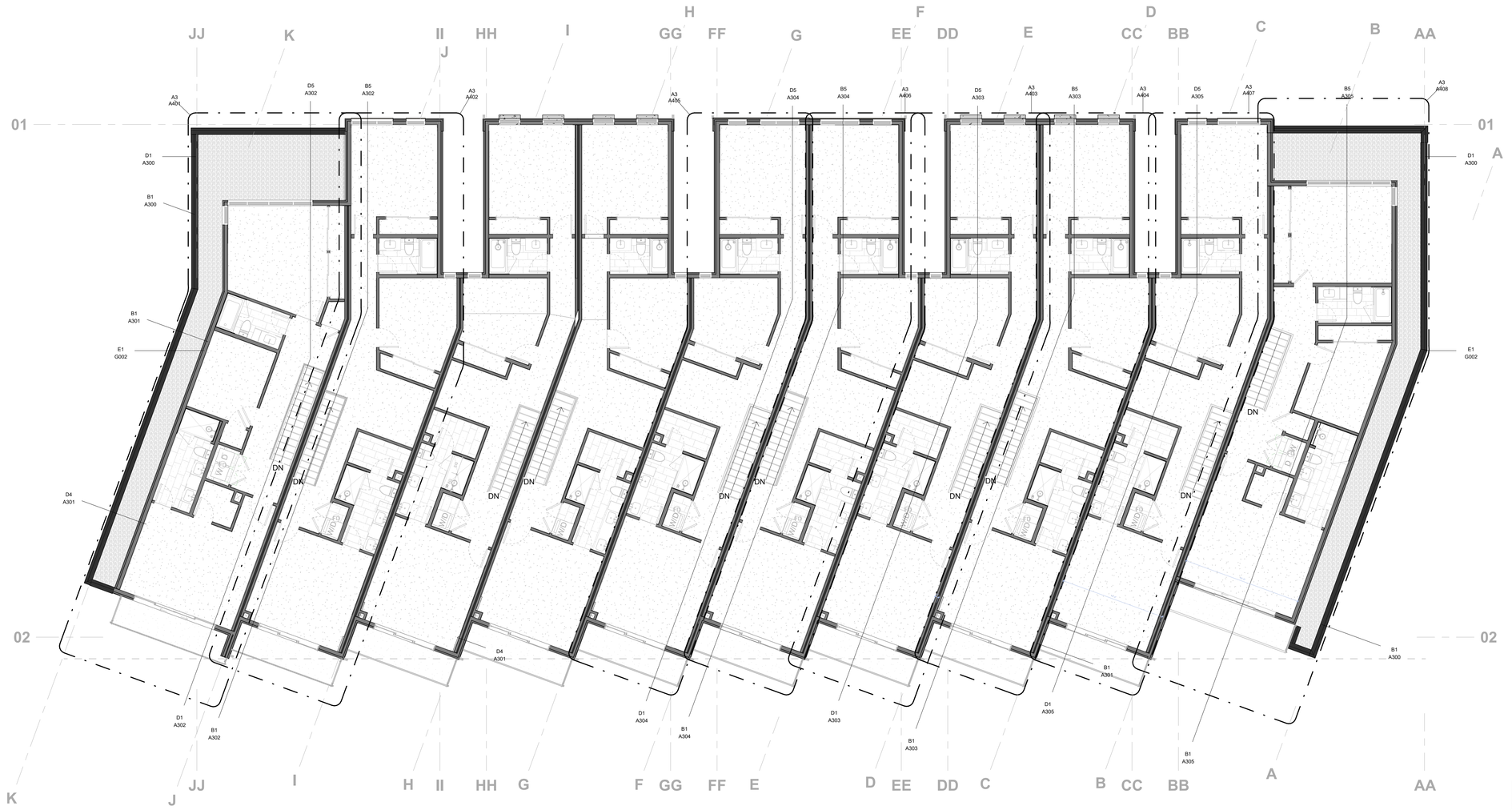
No.	Revision Description	Date

Client	**CRANDALL CAPITAL** **4001 KEARNS BLVD.** **PARK CITY, UTAH, 84060**
Print Date	**4/22/2025 3:43:16 PM**
Project Submission	**PERMIT**
Project Number	**2235**
Drawn by	**J. OHLS & H. ASHABOGLU**
Checked by	**HOWARD TRENT SMITH**

modern OUTWEST

Architect	**MODERN OUT WEST** 380 West 400 North Salt Lake City, UT 84103 trent@modernoutwest.com
Structural	**YORK ENGINEERING** 14203 Minute Man Drive, Suite 202 Draper, UT 84020 tanner.clements@yorkengineering.com
Mechanical	**SHAKESPEARE ENGINEERING** 4241 South River Rd Ste B, St George, UT 84790 brad@shakespeare-eng.com
Electrical	**ELEMENTAL ENGINEERING** 76 W 1375 S, Ste 3 Draper, UT 84020 eric@elementalelectricalengineers.com
Civil	**DOMINION ENGINEERING** South Green St Murray, UT 84123 jeremyh@dominioneng.net
Landscape	**GREAT BASIN ENGINEERING** 5746 S 1475 E #200 South Ogden, UT 84403 jzaugg@greatbasineng.com

STUDIO CROSSING TOWNHOMES
A111 OVERALL PLAN LEVEL 01

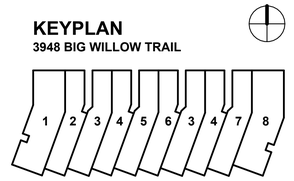


B1 LEVEL 02 OVERALL PLAN

1/8" = 1'-0"

KEYPLAN

3948 BIG WILLOW TRAIL



SCALE: 1/8" = 1' - 0"

0' 4' 8' 16' 32'

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STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
02/01/2025
LICENSED ARCHITECT

No.	Revision Description	Date

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modern OUTWEST

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STUDIO CROSSING TOWNHOMES

A112 OVERALL PLAN LEVEL 02

01214657 B: 2806 P: 1314
Page 1 of 132
Rhonda Francis Summit County Recorder
01/17/2024 01:09:18 PM Fee $40.00
By PARK CITY TITLE
Electronically Recorded

DEVELOPMENT AGREEMENT FOR THE QUINN CAPITAL PARTNERS' STUDIO CROSSINGS ANNEXATION AND MASTER PLANNED DEVELOPMENT PARK CITY, SUMMIT COUNTY, UTAH

This Development Agreement is entered into as of this 12th day of January, 2024, by and between QUINN CAPITAL PARTNERS, LLC ("Developer"), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as Studio Crossings (formerly known as the Quinn's Junction Partnership Annexation Planned Development), and PARK CITY MUNICIPAL CORPORATION, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

A. Developer is the owner of two legal lots of record totaling approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit C and incorporated herein by reference (the "Property").

B. The Property is located in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO).

C. As a compromise of claims and in settlement of litigation with a prior owner of the Property, Park City recognized that the property in question has a vested development right to commercial uses and entered into that certain "Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development" on May 24, 2012 (the "2012 Development Agreement") (attached hereto as Exhibit B). The 2012 Development Agreement is recorded at Summit County Entry No. 00949721.

D. Park City also previously entered into an annexation agreement wherein Park City recognized the property has vested development rights to the commercial uses, densities, and configuration as part of a motion picture studio and media campus as stated in the "Annexation Agreement entered into by Quinns Junction Partnership and Park City" on January 18, 2012 (the "2012 Annexation Agreement") (attached hereto as part of Exhibit B).

E. Under the 2012 Development Agreement and 2012 Annexation Agreement, Developer is entitled to build a 374,000 square foot mixed-use development on the Property consisting of a Motion Picture Studio and Media Campus; and ancillary and support commercial and lodging, including a one hundred (100) key hotel (the "Film Studio").

F. Beginning in 2014, Developer constructed the first phase of the Film Studio, including an approximately 91,000 square foot film studio building, with three stages, studio workshops, and support offices.

G. On February 2, 2022, via Ordinance 2022-06, Developer obtained Park City's approval to subdivide the Property into two lots: Lot 1A consisting of 8.622 acres containing the existing developed Film Studio (generally north of Round Valley Drive) and Lot 1B consisting of 20.464 acres containing the remainder of the site (generally south of Round Valley Drive).

H. Developer subsequently applied to modify the 2012 Development Agreement and 2012 Annexation Agreement as it applies to Lot 1B. Under the Developer's application, Lot 1A remains subject to the 2012 Development Agreement and 2012 Annexation Agreement existing terms.

I. Developer seeks to modify the 2012 Development Agreement as it pertains to Lot 1B to allow for the construction of a mixed-use development with a substantial affordable housing component.

J. Under the 2012 Development Agreement and 2012 Annexation Agreement no affordable housing is required; however, as part of the subdivision approval of Lot 1B, the City Council included a plat note requiring that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply.

K. Park City requires development agreements under its Park City Land Management Code ("LMC") for all Master Planned Developments.

L. Following a lawfully advertised public hearing, Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, ***et seq.,*** and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, elected to approve this Development Agreement, amending the 2012 Annexation and 2012 Development Agreements for the Studio Crossing portion of the site only.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Park City hereby agree as follows:

1. Definitions:

1.1. "Approved Uses" means the approved uses which are shown on the Site Plan and detailed in this Development Agreement.

1.2. "Additional Property" means any adjoining property that may be subject to Annexation into this Development Agreement as more fully described below.

1.3. "Building Permit" means a permit issued pursuant to the requirements of the Code, International Building Code, and related building codes as applicable in the Park City Planning District, including permits for grading, footings, foundations, and construction of other improvements.

1.4. "Code" means the Park City Land Management Code.

1.5. ***"City"*** means Park City Municipal Corporation, a political subdivision of the State of Utah, through its Park City City Council.

1.6. ***"Developer"*** means Quinn Capital Partners, LLC, a Utah limited liability company, and its assignees or transferees.

1.7. ***"Development Agreement"*** means this Development Agreement.

1.8. ***"Effective Date"*** is the date first set forth in the first paragraph of this Development Agreement.

1.9. ***"Final Site Plan"*** means the Final Site Plan which is included as Exhibit C to this Development Agreement including the legal description of the Property, the establishment of the Approved Uses, development layout, architectural, landscaping, lighting, and other development details of the Project.

1.10. ***"Planning Commission"*** means the Park City Planning Commission.

1.11. ***"Permitted Uses"*** means the uses allowed as set forth in the Planning Commission Final Action Letter.

1.12. ***"Project"*** means the vested entitlements and rights to build consistent with this Development Agreement on Lot 1B, which is known generally as the "***Studio Crossings***".

1.13. ***"Property"*** means the two legal lots of record totaling approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit C.

1.14. ***"Public Facilities"*** means those arterial and access roads and the other public infrastructure or public service facilities serving the Property.

1.15. ***"Recordation Date"*** mans the date on which this Development Agreement is recorded in the Office of the County Recorder, Summit County, Utah, as stamped and shown on the recorded Development Agreement.

2. ***Project Conditions:***

2.1. The (i) Findings of Fact, Conclusions of Law and Conditions of Approval of the Planning Commission's Final Action Letter dated November 9, 2022, and Ordinance 2022-47, dated December 15, 2022, attached hereto as Exhibit E, and (ii) Studio Crossing Master Planned Development, prepared by Modern Out West, and reviewed by the Planning Commission on November 9, 2022 and the City Council on December 15, 2022, attached hereto as Exhibit F, together with related documents attached thereto, are hereby incorporated herein by reference (the "Approval Documents") and shall govern the development of Project, subject to the provisions of the Development Agreement and

Annexation Agreement including the vested rights of 282,575 gross square feet of development for Lot 1B specifically set forth in this Development Agreement. The Project is located in the CT Zoning District, with an RCO. Development Applications for an Administrative Conditional Use Permit and a Park City Building Department building permit are required prior to the commencement of any construction in connection with the Project and shall be processed and granted as set forth in this Development Agreement.

2.2. Developer agrees to pay the then-current impact fees lawfully imposed and uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future, unless otherwise made unlawful.

2.3. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.

2.4. Developer shall build the affordable housing as approved in the Affordable Housing Mitigation Plan dated 12/15/22 and attached as Exhibit I. Developer agrees to construct sixty-five (65) deed restricted affordable units (equaling 42.4 Affordable Unit Equivalents) in the first phase of the project. Additionally, Developer will construct a minimum of one hundred twenty (120) additional deed restricted affordable units to be delivered partially in phase 1, and partially in phase 4 or earlier. Developer agrees that a certificate of occupancy will not be granted on the phase 4 condominium building until the deed restricted affordable housing is completed.

2.5. The 60,000 square feet of Commercial Uses in the Project shall be limited to smaller-scale community-oriented Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a Conditional Use Permit (CUP) unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or ChildCare Centers. A detailed parking analysis shall be submitted at the time of CUP application. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP. The Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or a Gasoline Service Station. Nightly Rentals are allowed (subject to business licensing requirements) in the market-rate residential units only. See LMC § 15-2.17-2.

2.6. The market-rate residential units shall consist of no more than fifty (50) market-rate townhomes in five clusters of ten (10) units totaling 82,000 square feet and one market-rate building of 60,000 square feet. Developer shall ensure that any negative impacts such as parking or noise caused by the nightly rental allowance are mitigated through the CC&Rs recorded against the market-rate units.

2.7. Developer shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer, and Park City Transit, with input from High Valley Transit.

2.8. Developer and its successors agree that the following are required to be entered into and approved by Park City prior to the issuance of a Building Permit: (a) a construction mitigation plan; (b) a utility plan; (c) a storm water plan; (d) a grading plan; and (e) a landscape plan. Approvals by Park City shall not be unreasonably withheld.

3. Development Applications.

3.1. Timeliness. Development applications shall be approved by the City within a reasonable time if they comply with the Annexation Agreement and the City's vested rights laws and conform to this Development Agreement.

3.2. City's Denial of a Development Application. If the City denies any Development Application, the City shall provide a written determination advising the Applicant of the reasons for denial, including the specific reasons why the City believes that the Development application is not consistent with this MPD or the City's vested rights laws.

3.3. Meet and Confer regarding Development Application Denials. The City and Applicant shall meet within fifteen (15) business days of a denial to resolve the issues specified in the denial of a Development Application.

3.4. City Denials of Development Applications Based on Denials from Non-City Agencies. If the City's denial of a Development Application is based on the denial of the Development Application by a non-city agency, Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

3.5. Mediation of Development Application Denials.

3.5.1. Issues Subject to Mediation. Issues resulting from the City's denial of a Development Application may be mediated pursuant to Section 1.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development.

3.5.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the issue in dispute. If the parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding of the parties.

3.6. Compliance with local laws. Developer is responsible for compliance with all local, state,

and federal regulations regarding the soils and environmental conditions on the Property. Furthermore, Developer is responsible for receiving any required Army Corp of Engineer Permits related to the riparian zone of Silver Creek if it is required.

4. ***Master Plan Approval and Reserved Legislative Powers***

4.1. MPD. Subject to the provisions of this Development Agreement, Developer is hereby granted the right to develop and construct the Project in accordance with the general uses, densities, massing, intensities, and general configuration of development approved in the Annexation Agreement and this Development Agreement, in accordance with, and subject to, the terms and conditions of the Approval Documents, and subject to compliance with the other applicable ordinances and regulations of Park City. Both parties acknowledge the Site Plan attached as Exhibit C and the Approval Documents supersede and replace the Site Plan attached as Attachment A to the 2012 Annexation Agreement with respect to Lot 1A, the Film Studio Lot.

4.2. Additional Property. If the Developer acquires any additional property contiguous to the Property and located within the bounds of Park City or the City Annexation Declaration area, then Developer may petition to annex or apply to add such future property within this Development Agreement. Park City will reasonably process and consider such petition or application in accordance with applicable state law and the Land Management Code in effect at that time.

4.3. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the power of the City to enact legislation under the police powers vested in a city, such exercise of power through legislation shall only be applied to modify land use and zoning regulations which are applicable to the Project in conflict with the terms of this Development Agreement based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Development Agreement under the above specific limitations and applicable to the Project shall be of general application to all development activity in the City of Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine. Nothing in this section shall limit the future legislative amendment of more specific ordinances or codes for which the Developer does not yet have a vested right, and except as otherwise provided in this agreement, no such rights will vest until such time as a complete application is filed in conformance with the applicable code(s), including but not limited to building and energy, lighting, sign, and subdivision codes.

4.4. Application Under City's Future Laws. Without waiving any rights granted by the Annexation Agreement or this Development Agreement, Developer may at any time

choose to submit a Development Application for some or all of the Project under the City's Future Laws in effect at the time of the Development Application. Any Development Application filed for consideration under the City's Future Laws shall be governed by all portions of the City's Future Laws related to the Development Application so applied for. The election by the Developer at any time to submit a Development Application under the City's Future Laws shall not be construed to prevent Developer from relying on prior Development Applications or the City's Vested right Law as they pertain thereto.

5. ***General Terms and Conditions.***

5.1. Term of Agreement. The Master Planned Development is subject to Section 15-6-4(J) of the Land Management Code. Unless a delay is a result of delay of process by the City for a complete, pending application, a building permit for the first phase of the Project must be approved within two years of the execution of this Development Agreement. If a building permit for any phase of the Project is not issued within six years of the issuance of the first building permit, the Developer shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.

5.2. Binding Effect; Agreement to Run With the Land. This Development Agreement shall be recorded against the Property as described on Exhibit A hereto and shall be deemed to run with the land, provided it remains effective, and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

5.3. Provision of Municipal Services. Except as otherwise provided in the Annexation Agreement, Park City shall provide all City services to the Project that it provides from time-to-time to other residents and properties within the City including but not limited to police and other emergency services. The services shall be provided to the Project at the same level of services, on the same terms, and at the same rates as provided to other residents and properties in the City or applicable service district. Prior to the issuance of a building permit, the Developer shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water Distribution Company has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the Developer to submit responsive information regarding LMC § 15-7.3-6.

5.4. Assignment. Neither this Development Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual or entity without (i) assigning the rights as well as the responsibilities under this Development Agreement and (ii) obtaining the prior written consent of the City directed to the City Recorder, which consent shall not unreasonably withheld. Any such request for assignment may be made by letter addressed to the City, and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns. If no response

is given by the City within fourteen (14) calendar days following Developer's delivery of a request for consent, the City consent will be deemed to have been granted. This restriction on assignment shall not prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Development Agreement.

5.5. No Joint Venture. Partnership or Third Party Rights. This Development Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto. Nor does it create any rights or benefits to third parties.

5.6. Integration. This Development Agreement and the Approval Documents collectively contain the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

5.7. Severability. If any part or provision of this Development Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Development Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Development Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

5.8. Attorney's Fees. If either party commences litigation regarding this Development Agreement, any of the Exhibits hereto or the Approval Documents, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to reasonable attorney's fees and all costs paid by the other party.

5.9. Minor Administrative Modification. Minor administrative modifications to the site plan shall be reviewed and approved by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.

5.10. No Waiver. Failure to enforce any rights under this Development Agreement or applicable laws shall not be deemed to constitute a waiver of such right.

5.11. Default.

5.11.1. Notice. If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. If the City believes that the Default has been committed by a subdeveloper, then the City shall also provide a courtesy copy of the Notice to Developer.

5.11.2. Contents of the Notice of Default. The Notice of Default shall:

5.11.2.1. Specific Claim. Specify the claimed event of Default;

5.11.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Development Agreement (including exhibits) under which the claimed Default has occurred;

5.11.2.3. Materiality. Identify why the Default is claimed to be material; and

5.11.2.4. Optional Cure. If the City chooses, in its discretion, propose a method and time for curing the Default which shall be of no less than sixty (60) days duration.

5.11.3. Meet and Confer; Mediation. Upon the issuance of a Notice of Default the parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Sections 1.4.3- 1.4.5.

5.11.4. Remedies. If the parties are not able to resolve the Default by "Meet and Confer" or by Mediation, then the parties may have the following remedies:

5.11.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance, and/or damages.

5.11.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

5.11.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for development of the Project in the case of a default by the Developer, or, in the case of a default by a subdeveloper, development of those Parcels owned by the subdeveloper until the Default has been cured.

5.11.5. Public Meeting. Before any remedy in Section 3.11.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development may be imposed by the City, the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the Claimed Default.

5.11.6. Emergency Defaults. Anything in this Development Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City, then the City may impose the remedies of Section 3.11.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development without the

requirements of Section 3.11.5. The City shall give Notice to the Developer and/or any applicable subdeveloper of any public meeting at which an emergency default is to be considered, and the Developer and/or any applicable subdeveloper shall be allowed to address the City Counsel at that meeting regarding the claimed emergency Default.

5.11.7. Extended Cure Period. If any Default cannot be reasonably cured within sixty (60) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

5.11.8. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

5.11.9. Default of Assignee. A default of any obligations assumed by an assignee shall not be deemed a default of Developer.

6. Phasing; Access.

6.1. Project Phasing. The Project shall be constructed in phases in accordance with the phasing plan approved together with this Development Agreement (the "Phasing Plan") (attached hereto as Exhibit G), and in accordance with the LMC. Developer may proceed by constructing the Project all at one time or by phase within this approved project Phasing Plan. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining Density to ensure that the remaining development is still in the best interest of the City and immediate neighborhood. Any major modifications or elaborations to the approved Phasing Plan must be approved by the City Council prior to the commencement of construction of the applicable phase. If such proposed major modifications or elaborations are substantial as determined by the Chief Building Official and the Planning Director, such modifications or elaborations will come before the City Council for approval.

6.2. Construction of Access. Developer may commence grading access to the Project as approved by the City Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of the LMC, the International Building Code (or if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to City standards and accepted by the City.

6.3. Form of Ownership Anticipated for Project. The Project will consist of commercial buildings and related improvements; mixed-use commercial and residential buildings; a market rate condominium building and townhomes totaling no more than one hundred (100) units and related improvements; and several residential buildings consisting entirely of deed restricted affordable housing. Developer anticipates that the commercial portions and the affordable housing units will be owned by Developer, or its assigns. Any condominimization of the Project for private ownership, fractional ownership, and

common ownership of land and common facilities requires additional approvals and shall be in compliance with applicable ordinances and state code.

6.4. **Open Space.** Pursuant to the 2012 Annexation Agreement, no definable open space is required. As part of this modification, Developer has increased the overall amount of open space over the 2012 Development Agreement. Any future amendments shall comply with the Code in effect at the time of application, unless otherwise reduced by the Planning Commission in accordance with such Code.

6.5. **Physical Mine Hazards.** If any, a list and map of all known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Owner as well as a description and OPS coordinates of those Physical Mine Hazards are hereby attached and incorporated as Exhibit H.

6.6. **Notices.** All notices, requests, demands, and other communications hereunder shall be in writing and shall be given (i) by Federal Express, UPS, or other established express delivery service which maintains delivery records, (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Developer:

Gary Crandall
1776 Park Avenue, #145
Park City, UT 84060

With a copy to:

Justin J. Keys
Hoggan Lee Hutchinson
1225 Deer Valley Drive Suite 201
Park City, Utah 84060

To Park City:

445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Attn: City Attorney

Such communications may also be given by facsimile or email transmission, provided any such communication is concurrently given by one of the above methods. Notices shall be deemed effective upon receipt, or upon attempted delivery thereof if delivery is refused by

the intended recipient or if delivery is impossible because the intended recipient has failed to provide a reasonable means for accomplishing delivery.

7. No Undisclosed Rights. Developer acknowledges that this Development Agreement does not restrict any rights that Developer holds under clearly established state law. This Agreement is expressly authorized by Utah Code Section 10-9a-532. The Parties have had the opportunity to obtain legal counsel and have them review this Agreement. Due to Developer incentives and requirements consistent with Utah Code Section 10-9a-535 (1 and 3) including City approval of Ordinance 22-47, amending the City zoning and the prior annexation, settlement agreements and ordinances regarding the project, the Parties acknowledge that this Agreement may remove, replace, or modify certain rights and responsibilities under the Utah Municipal Land Use, Development, and Management Act (the Act), the Park City Land Management Code and applicable common law. Notwithstanding any legal rights afforded to the Parties under the Act, the terms of this Agreement shall govern. Developer expressly agrees that Park City has met any obligation it may owe under Utah Code Section 10-9a-532(2)(c).

List of Exhibits.

Exhibit A - Legal Description
Exhibit B – 2012 Development Agreement including 2012 Annexation Agreement
Exhibit C – Site Plan
Exhibit D – Planning Commission Final Action Letter dated November 9, 2022
Exhibit E – Ordinance 2022-47 dated December 15, 2022
Exhibit F - Master Planned Development Plans Approved on December 15, 2022
Exhibit G - Phasing Plan
Exhibit H - List of all known Physical Mine Hazards on the property (None)
Exhibit I – Housing Authority Final Action Letter and Applicant's Housing Mitigation Plan

[Signatures to follow on next page]

IN WITNESS WHEREOF, this Development Agreement has been executed by Developer by a person duly authorized to execute the same, and by Park City acting by and through its City Council, as of the 10th day of January, 2024.

"Developer"

By: Gary Crawdall
Its: Manager

PAIGE GALVIN
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 726549
COMM. EXP. 09-06-2026

Acknowledgement

STATE OF UTAH)
:ss
COUNTY OF SUMMIT)

On this 10th day of January, 2024, before me, the undersigned notary, personally appeared, personally known to me/proved to me through identification document allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose as manager (*title*) for Quinn Capital Partners LLC, a Utah .

Notary Public

PAIGE GALVIN
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 726549
COMM. EXP. 09-06-2026

"Park City"

PARK CITY MUNICIPAL CORPORATION

By: Nann Worel: Mayor

ATTEST:

By: Michelle Kellogg, Recorder

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

APPROVED AS TO FORM:

Mark D. Harrington, City Attorney

ROUND VALLEY DR

KEARNS BLVD

PHASE V
COMPLETION TBD

PHASE II
COMPLETION Q4 2025

PHASE I
COMPLETION Q4 2025

STUDIO CROSSINGS RETAIL NORTH

STUDIO CROSSINGS MIXED USE NORTH

PLAZA

STUDIO CROSSINGS RETAIL SOUTH

STUDIO CROSSINGS MIXED USE SOUTH

OUTDOOR RECREATION CENTER

PHASE IV
COMPLETION TBD

STUDIO CROSSINGS AFFORDABLE

DN

PHASE III CLUSTER 05
COMPLETION Q4 2026

PHASE III CLUSTER 04
COMPLETION Q4 2026

PHASE III CLUSTER 03
COMPLETION Q3 2026

PHASE III CLUSTER 02
COMPLETION Q3 2026

PHASE III CLUSTER 01
COMPLETION Q2 2026

A1 OVERALL SITE PLAN
1" = 40'-0"

NORTH

SCALE: 1" = 40'

0' 25' 50' 100' 200'

STATE OF UTAH
Howard Trent Smith
No. 10559221-0301
LICENSED ARCHITECT
06/05/2023

No.	Revision Description	Date
4	Addendum 06	07/21/23

Client: **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **9/19/2023 6:16:50 PM**
Project Submission: **PERMITTING**
Project Number: **2237**

Drawn by: **Jamie Ohls**
Checked by: **Trent Smith**

modern OUTWEST

Architect: **MODERN OUT WEST**
380 West 400 North
Salt Lake City, UT 84103
trent@modernoutwest.com

Structural: **MJ STRUCTURAL**
5673 S Redwood Rd
Taylorsville, UT 84123
bhaywood@mjstructuralengineers.com

Mechanical: **SHAKESPEARE ENGINEERING**
4241 South River Rd Ste B
St George, UT 84790
brad@shakespeare-eng.com

Electrical: **RMCE**
2335 W 12600 S
Riverton, UT 84065
eric@rmceut.com

Civil: **DOMINION ENGINEERING**
South Green St
Murray, UT 84123
jeremyh@dominioneng.net

Landscape: **GREAT BASIN ENGINEERING**
5746 S 1475 E #200
South Ogden, UT 84403
jzaugg@greatbasineng.com

STUDIO CROSSING AFFORDABLE
AS101 OVERALL SITE PLAN

SITE AND BUILDING LEGEND:

01 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING

02 TRANSIT STOP & E-BIKE PARKING BUS STOP AND PICKUP CENTER

03 COMMUNITY FOCUSED COMMERCIAL 1-STORY

04 COMMUNITY POCKET PARKS

05 60%, 70 & 80% AMI AFFORDABLE HOUSING 3 STORY BUILDING WITH COMMERCIAL

06 COMMUNITY PLAZA FEATURE AND DINING AREAS

07 E-BIKE DOCKING STATION

08 HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID

09 80% AMI AFFORDABLE HOUSING 4 STORY ALL HOUSING

10 RESIDENT USE AMENITY MULTI-USE SPORTS COURT

11 MARKET RATE TOWNHOMES 2-STORY WITH GARAGE

12 CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS

13 ELECTRIC CAR CHARGING STATIONS

14 UDOT MEDIAN, RIGHT TURN ONLY

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

14 RIGHT TURN ENTRY/EXIT

SR248

STOPLIGHT INTERCHANGE

12' WIDE TRAIL SYSTEM ALONG PROPERTY

EXISTING PC FILM STUDIOS

HWY 189

N

Planning Commission
Staff Report

Subject: **36 Prospect Avenue**
Application: **PL-25-06490**
Author: **Meredith Covey, Planner I**
Date: **May 28, 2025**
Type of Item: **Conditional Use Permit**

Recommendation

(I) Review the Conditional Use Permit (CUP) to construct a basement addition under a Landmark Historic Structure at 36 Prospect Avenue that encroaches in the Front and Side Setbacks, (II) conduct a public hearing, and (III) consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Erin Kryszak
Location:	36 Prospect Avenue, a Landmark Historic Structure
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on CUPs.[1]

CUP	Conditional Use Permit
HDDR	Historic District Design Review
HR-1	Historic Residential - 1
LMC	Land Management Code
ROW	Right-of-Way
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

36 Prospect Avenue, constructed circa 1889 on a 4,169-square-foot Lot, is a Landmark Historic Site in the Historic Residential – 1 (HR-1) Zoning District.

The Historic Structure was constructed over 3 lot lines. On November 29, 2023, the Planning Commission approved the 36 Prospect Avenue Plat Amendment to create a Lot for the Historic Site (Staff Report; Minutes, p. 25-27). On September 4, 2024, the Historic Preservation Board approved the lifting of the Historic Structure to construct basement foundation upgrades (Staff Report; Minutes).

[1] LMC § 15-2.2-6(A)(1)



Figure 1: 36 Prospect Avenue highlighted in yellow on an excerpt from the Zoning map.



Figure 2: 36 Prospect Avenue as viewed from Prospect Avenue circa 1940



Figure 3: 36 Prospect Avenue as viewed from Prospect Avenue as seen currently

Analysis

(I) The proposal, as conditioned, to construct a basement addition under the Landmark Historic Structure complies with LMC Chapter 15-2.2 *Historic*

***Residential – 1 Zoning District Regulations*.**

LMC § 15-2.2-4(A) establishes a CUP process with Planning Commission review wherein an Applicant may propose a basement addition under a Historic Structure, outlined in Section II below.



Figure 4: The existing rear façade of the Structure; the proposed basement addition is to be located under the foundation behind the porch, where the lattice is currently. The existing Historic Structure and porch encroach into the Side Setback.

The Applicant proposes constructing a basement addition under the footprint of the Landmark Historic Structure that encroaches 4 feet 6 inches into the Front Setback and 8 feet 6 inches into the Side Setback.

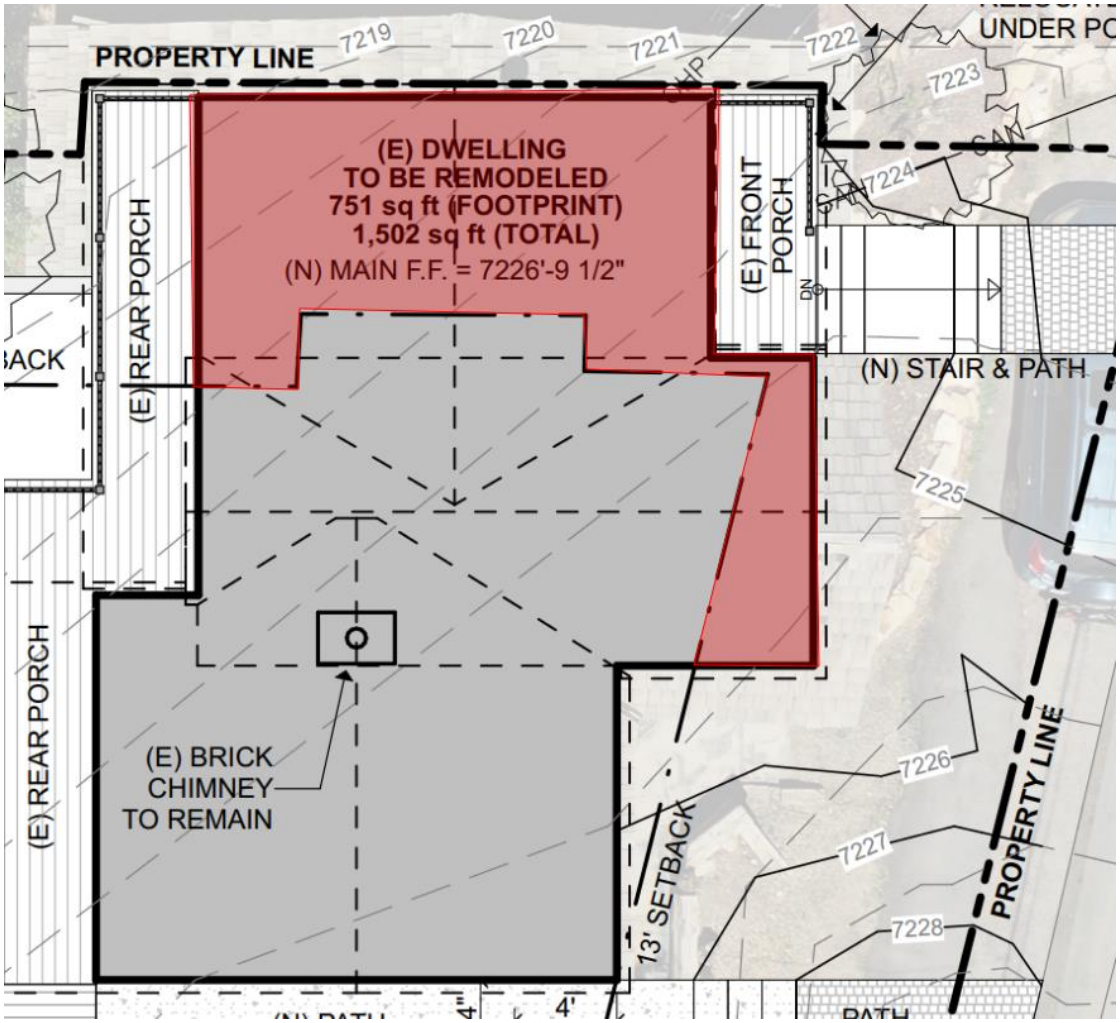


Figure 5: Existing Building Footprint of the Historic Structure. The portion of the Structure that encroaches into the Side and Rear Setbacks is shown in red.

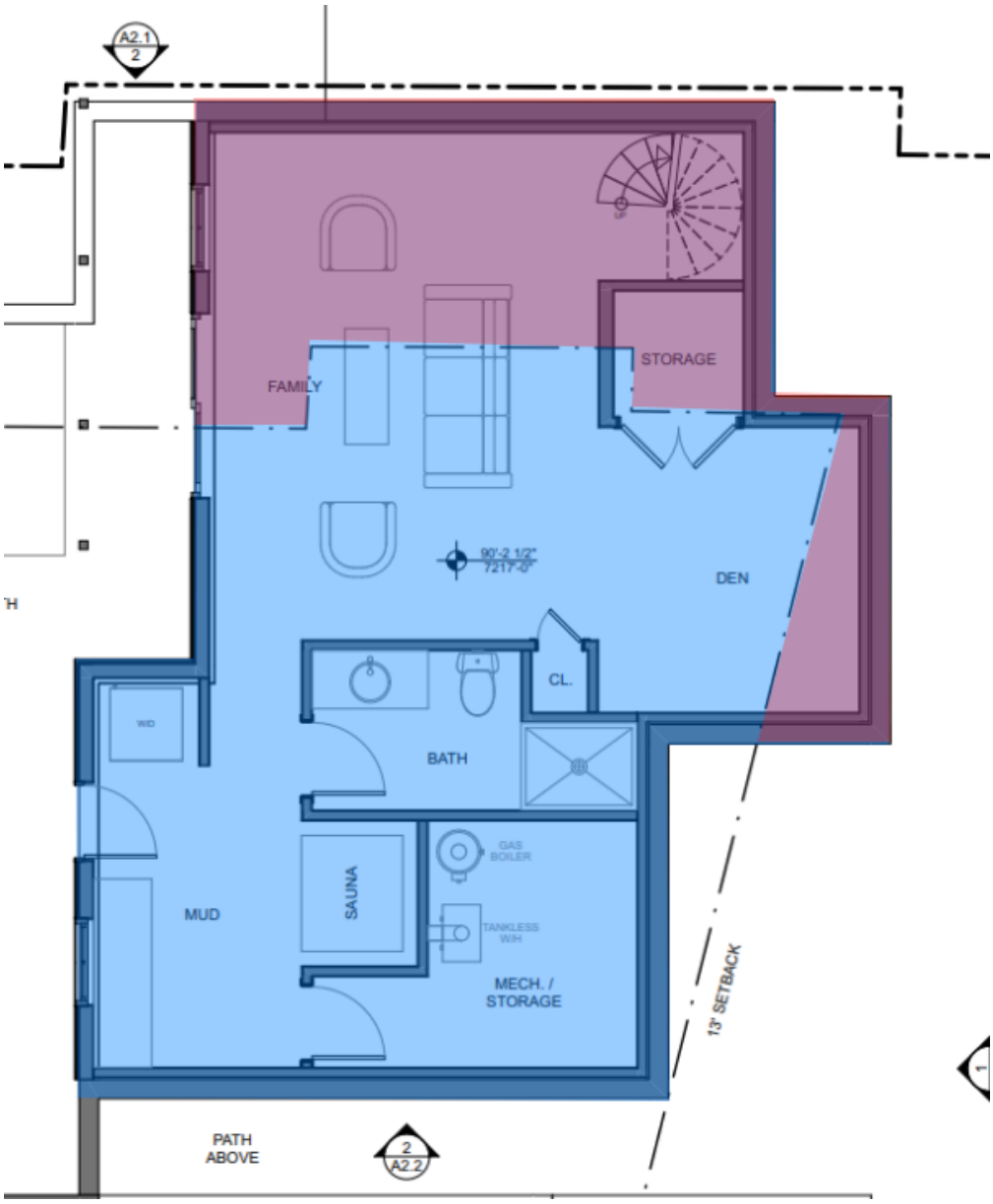


Figure 6: Proposed basement addition is shown in blue, the portion located within the Front and Side Setbacks is shown in purple.

LMC § 15-2.2-3(F) requires that the Front and Rear Setbacks on the Lot be either 12 or 13 feet but total 25 feet. LMC § 15-2.2-3(G) states, “the Front Setback must be open and free of any Structure.” Pursuant to LMC § 15-2.2-4, Landmark Historic Sites that do not comply with Setbacks are valid Non-Complying Structures.

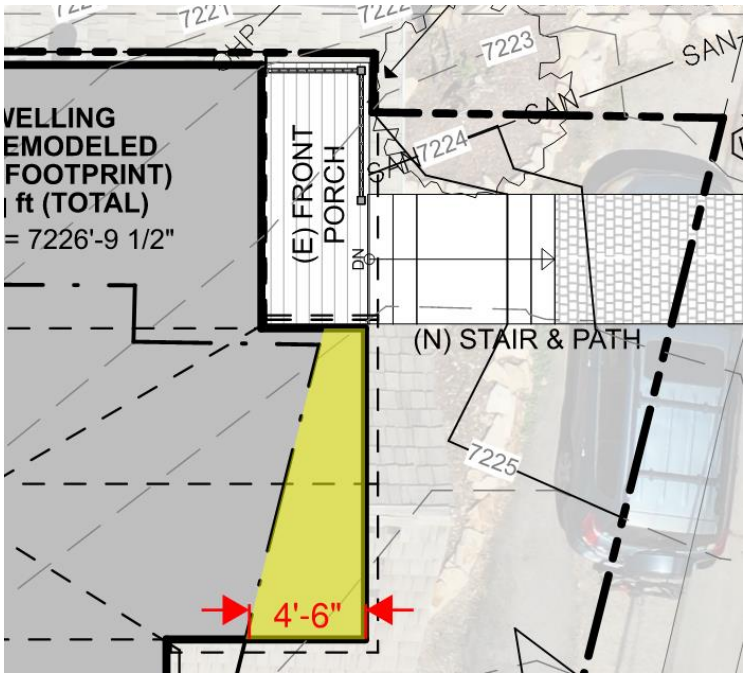


Figure 7: Excerpt from the site plan, showing the portion of the Historic Structure that encroaches into the Front Setback.

LMC § 15-2.2-3(I) requires a 5-foot Side Setback in the HR-1 Zoning District for a lot of this size. LMC § 15-2.2-3(J) states the "Side Setback must be open and free of any Structure." Pursuant to LMC § 15-2.2-4, Landmark Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. The Historic Structure and Historic porches encroach eight and a half feet into the Side Setback and are allowed pursuant to LMC § 15-2.2-4.

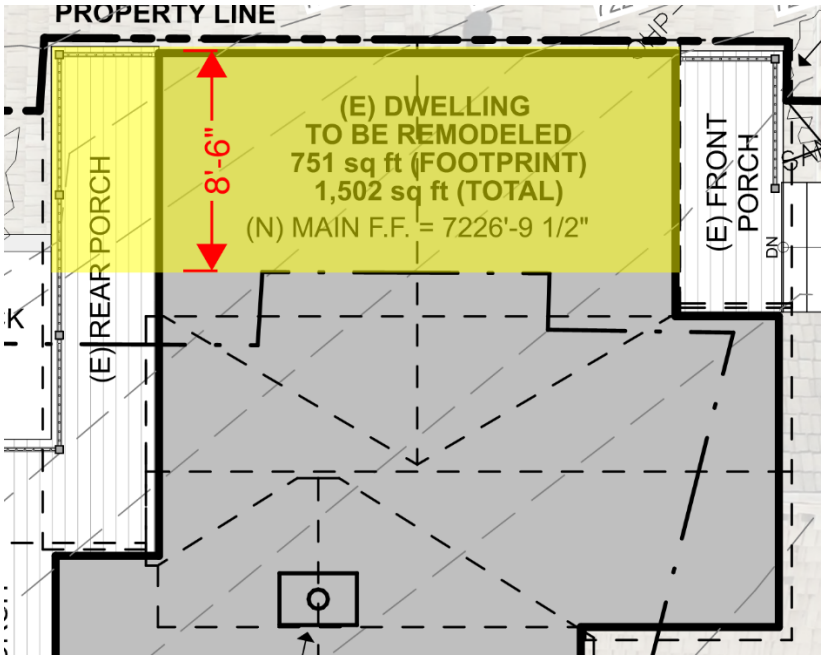


Figure 8: Excerpt from the site plan, showing the portion of the Historic Structure that encroaches into the Side Setback.



Figure 9: 36 Prospect when viewed from the rear of the property. The portion of the Historic Structure that encroaches into the Side Setback is on the left side of the Structure. The neighboring Structure to the north is also seen on the far lefthand side of the image.

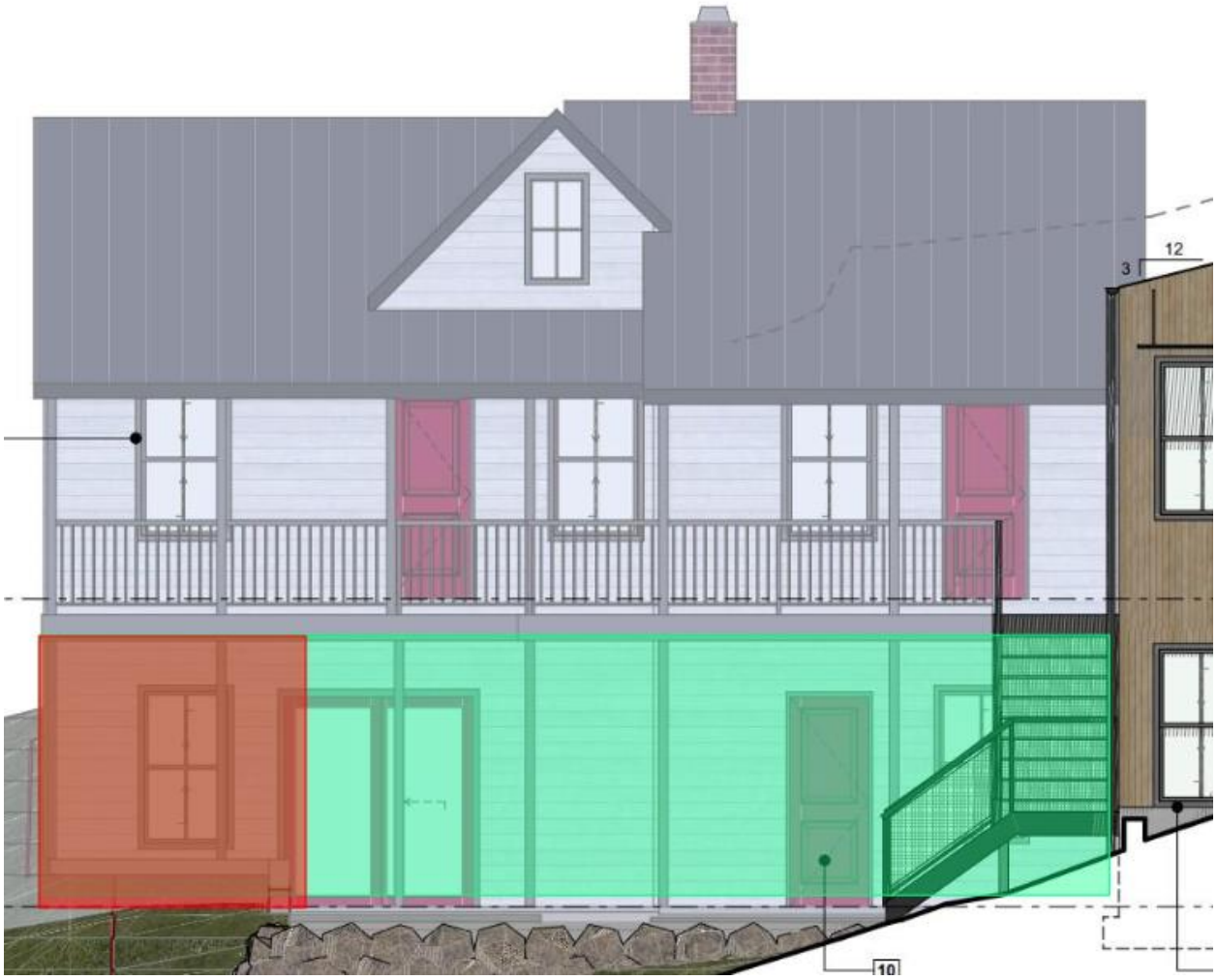


Figure 10: Excerpt from the elevation plan, showing the proposed basement addition in green, the portion of the addition that encroaches into the Side Setback is shown in red.

The proposed plans follow the Footprint of the existing Historic Structure. Pursuant to LMC § 15-2.2-4, additions must comply with Building Setbacks, unless the Planning Commission grants an exception to the Setbacks to achieve construction consistent with the Design Regulations, outlined in Section (II) below.

(II) The proposal, as conditioned, to construct a basement addition under the Landmark Historic Structure complies with LMC § 15-2.2-4(A) *Exceptions for Existing Historic Buildings and/or Structures*.

LMC § 15-2.2-4 *Exceptions for Existing Historic Buildings and/or Structures* states that additions to Historic Sites may be granted a Setback exception from the Planning Commission if the proposal complies with the following:

Approval of a Conditional Use Permit

Please see Section III below for CUP criteria.

The scale of the addition is Compatible with the Historic Structure.

The proposed basement addition is compliant with LMC § 15-2.2-4(A)(2) *Exceptions for Existing Historic Buildings and/or Structures*. The proposed basement is not visible from the primary public right-of-way and does not increase the height of the Landmark Historic Structure. The proposed addition does not increase the footprint of the existing Historic Structure and is compatible with the Historic Structure.

The addition complies with all other provisions of this Chapter.

Please see the analysis in Section I of this report for compliance with LMC Chapter 15-2.2.

The addition complies with the adopted Building and Fire Codes.

The Building Department and Fire Marshall require the following Conditions of Approval:

8. Access and Snow Shed Agreements must be obtained and completed by the Homeowner and the applicable neighboring properties prior to Building Permit submittal.
9. A geotechnical soils report indicating site stability and temporary shoring and drainage must be submitted and approved prior to Building Permit submittal.
10. A representative of the geotechnical engineer shall observe footing excavations prior to structural fill or concrete placement and provide an excavation observation letter.
11. Exterior wall fire resistance rating and separation distance must comply with Table R302.1(1) of the 2021 IRC.
12. Landscaping of the Ignition Zones and Home Hardening must comply with the Park City Wildland Urban Interface Code.

The addition complies with the Design Guidelines for Historic Districts and Historic Sites.

The Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06186). The proposed basement addition must comply with LMC § 15-13-2, *Regulations For Historic Residential Sites.*

Basement additions without a garage are regulated by LMC § 15-13-2(B)(5)(a) *Regulations for a Basement Addition Without a Garage,* and must be compliant with the following:

A basement addition shall not raise the historic structure generally more than two feet (2') from its original floor elevation	Condition of Approval 14 requires that the basement addition shall not raise the Historic Structure more than 2 feet from

above grade prior to construction.	its original floor elevation above grade.
The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, no more than two feet (2') of the new foundation shall be visible above final grade on the primary and secondary facades.	Condition of Approval 15 requires that the Historic Site be returned to original grade following construction of a foundation, if original grade cannot be achieved no more than 2 feet of the new foundation shall be visible above grade.
The exterior walls on an inline basement addition shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades.	The walls of the proposed basement addition do not extend beyond the exterior wall plans of the primary or secondary façade of the Historic Structure and are compliant.
Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.	The proposed basement addition does not have any windows located on the secondary façade. The Applicant submitted a landscaping plan that includes retaining the existing tree and installation of grasses along the rear façade to screen the rear of the Structure.
After construction of the basement, the site shall be re-graded to approximate the grading prior to construction of the addition.	Condition of Approval 16 requires that the site be re-graded to the grading prior to construction of the addition.

(III) The proposal to construct a basement addition complies with the criteria outlined in LMC § 15-1-10(E) *Conditional Use Permit Criteria.*

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.

The Planning Commission 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. The Planning Commission 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.[2]

[2] LMC § 15-1-10

1. **Size and Location of the Site:** *No unmitigated impacts*

The proposed exception to the Front and Side Setbacks for the basement addition do not alter the size or location of the site. The proposed basement addition is to be located within the same Building Footprint as the existing Structure.

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

The proposed basement addition will not impact the traffic or capacity of the existing Streets.

3. **Utility capacity, including Storm Water run-off:** *No unmitigated impacts*

On April 25, 2025, DRC reviewed the proposed basement addition and confirmed utility capacity. The Engineering Department requires Condition of Approval 17 that the City Engineer review all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards prior to Building Permit issuance.

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

The proposed basement addition will not impact emergency vehicle access.

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

LMC § 15-3-6(A) requires two parking spaces for a SFD. Pursuant to LMC § 15-2.2-4, "[a]dditions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment." The proposed basement addition does not create a Lockout Unit or Accessory Apartment.

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

The proposed basement addition does not impact vehicular or pedestrian circulation.

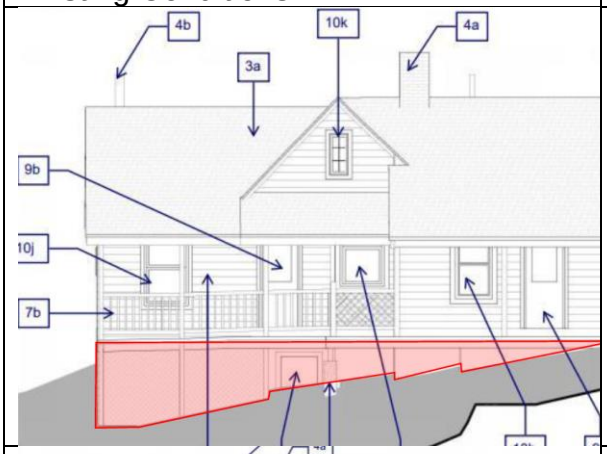
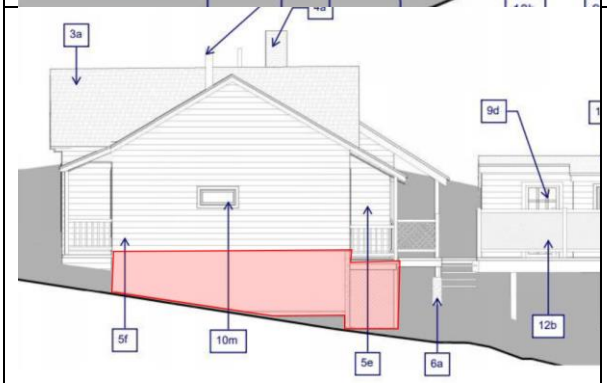
7. **Fencing, Screening, and landscaping to separate the Use from adjoining Uses:** *No unmitigated impacts*

The proposed basement addition is located within the Side Setback and is adjacent to the neighboring property. The proposed addition is within the same footprint as the existing Historic Structure and will not further encroach into the Side Setback or be located closer to the adjacent property.

8. **Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots:** *No unmitigated impacts*

The proposed basement addition is subordinate to the Historic Structure. It is located under the existing Historic Site Footprint and is not visible from the primary public right-of-way. The proposed basement addition will be visible from adjacent properties, primarily the property to the north.

The below figures show the existing conditions with the foundation area currently visible from the side and rear of the property highlighted in red. The proposed basement addition is highlighted in green on the figures in the righthand column.

Existing Conditions	Proposed Plans
	
	

The primary visual impact will occur on the rear of the Structure which is visible from the rear (west) of the property. The visual impact on the side (north) elevation of the Structure is not substantially larger than what is visible currently.

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

The proposed basement addition is located within the same Building Footprint as the Historic Structure. There are no changes in usable open space.

10. **Signs and lighting:** *Condition of Approval recommended*

There are no signs or lighting proposed as part of this application.

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

The proposed basement addition is subordinate to the Historic Structure. Condition of Approval 9 requires that the addition and any new construction on site comply with LMC § 15-13-2 *Regulations for Historic Residential Sites*. Please see Section II of this staff report for analysis of the proposed basement addition's compliance with LMC § 15-13-2(B)(5) *Regulations for a Basement Addition Without a Garage.* Additional details on the design and architectural detailing will be reviewed by the Planning Department during the Historic District Design Review process.

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

There are no impacts from noise, odors, steam or other such factors from this proposal.

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

There are no impacts on delivery, unloading zones, or screening of trash as part of this application.

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*

The proposed basement addition is associated with the Primary Structure. Nightly Rentals are allowed in the HR-1 Zoning District subject to business license approval and compliance with the Municipal Code of Park City § 4-5-3 *Regulation of Nightly Rentals.*

15. **Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes:** *No unmitigated impacts*

36 Prospect Avenue contains Steep Slopes to the south of the property. The proposed basement addition is to the north of the property and is not on a Steep Slope.

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.**

Goal 15B of the General Plan is to main the character, context, and scale of local

Historic Districts with compatible infill development and additions. The proposed basement addition is under the existing Historic Structure Footprint and does not increase the Building Footprint nor Height.

(IV) The Development Review Committee reviewed the proposal on April 15, 2025 and confirmed the proposal complies with their required standards.[3]

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025. The *Park Record* published courtesy notice on May 14, 2025.[4]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the CUP.
- Deny the CUP and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: Proposed Plans

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

Planning Department

May 28, 2025

Erin Kryszak
36 Prospect Avenue
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	36 Prospect Avenue
Zoning District:	Historic Residential - 1
Application:	Conditional Use Permit
Project Number:	PL-25-06490
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 28, 2025
Project Summary:	The Applicant proposes to construct a basement addition under a Landmark Historic Structure at 36 Prospect Avenue that encroaches in the Front and Side Setbacks

Action Taken

On May 28, 2025, the Planning Commission conducted a public hearing and approved the Conditional Use Permit (CUP) for an exception to the Front and Side Setback for a basement addition at 36 Prospect Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 36 Prospect Avenue, constructed circa 1889 on a 4,169-square-foot Lot, is a Landmark Historic Site in the Historic Residential – 1 (HR-1) Zoning District. The Historic Structure was constructed over 3 lot lines.
2. On November 29, 2023, the Planning Commission approved the 36 Prospect Avenue Plat Amendment.
3. On September 4, 2024, the Historic Preservation Board approved the lifting of the Historic Structure to construct basement foundation upgrades.
4. Additions to Historic Structures must comply with LMC regulations. However, LMC § 15-2.2-4(A) establishes a Conditional Use Permit process with Planning

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Commission review wherein an Applicant may propose a basement addition under a Historic Structure.

5. The Applicant proposes constructing a basement addition under the footprint of the Landmark Historic Structure that encroaches 4 feet 6 inches into the Front Setback and 8 feet 6 inches into the Side Setback.
6. LMC § 15-2.2-3(F) requires that the Front and Rear Setbacks on the Lot be either 12 or 13 feet but total 25 feet.
7. LMC § 15-2.2-3(G) states, “the Front Setback must be open and free of any Structure.” Pursuant to LMC § 15-2.2-4, Landmark Historic Sites that do not comply with Setbacks are valid Non-Complying Structures.
8. LMC § 15-2.2-3(I)requires a 5-foot Side Setback in the HR-1 Zoning District for a lot of this size.as LMC § 15-2.2-3(J) states the “Side Setback must be open and free of any Structure.”
9. Pursuant to LMC § 15-2.2-4, Landmark Historic Sites that do not comply with Setbacks are valid Non-Complying Structures. The Historic Structure and Historic porches encroach eight and a half feet into the Side Setback and are allowed pursuant to LMC § 15-2.2-4.
10. The proposed plans follow the Footprint of the existing Historic Structure. Pursuant to LMC § 15-2.2-4, additions must comply with Building Setbacks, unless the Planning Commission grants an exception to the Setbacks to achieve construction consistent with the Design Regulations.
11. LMC § 15-2.2-4 *Exceptions for Existing Historic Buildings and/or Structures* states that additions to Historic Sites may be granted a Setback exception from the Planning Commission if the proposal complies with the following:
    a. Approval of a Conditional Use Permit
        i. Please see CUP analysis in the below section
    b. The scale of the addition and/or driveway is Compatible with the Historic Building and/or Structure.
        i. The proposed basement addition is compliant with LMC § 15-2.2-4(A)(2) Exceptions for Existing Historic Buildings and/or Structures. The proposed basement is not visible from the primary public right-of-way and does not increase the height of the Landmark Historic Structure. The proposed addition does not increase the footprint of the existing Historic Structure and is compatible with the Historic Structure.
    c. The addition complies with all other provisions of this Chapter.
        i. Please see the Steep Slope Conditional Use Permit (PL-25-06469) Staff Report for additional in depth analysis.

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d. When the addition complies with the adopted Building and Fire Codes
    i. The Building Department and Fire Marshall require the following Conditions of Approval:
        1. Access and Snow Shed Agreements will need to be obtained and completed by the Homeowner and the applicable neighboring properties prior to Building Permit submittal.
        2. A geotechnical soils report indicating site stability and temporary shoring and drainage will need to be submitted and approved prior to Building Permit submittal.
        3. A representative of the geotechnical engineer shall observe footing excavations prior to structural fill or concrete placement and provide an excavation observation letter.
        4. Exterior wall fire resistance rating and separation distance to comply with Table R302.1(1) of the 2021 IRC.
        5. Landscaping of the Ignition Zones and Home Hardening must comply with the Park City Wildland Urban Interface Code.
e. The addition complies with the Design Guidelines for Historic Districts and Historic Sites.
    i. The Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06186). The proposed basement addition must comply with LMC § 15-13-2, Regulations For Historic Residential Sites.
    ii. Basement additions without a garage are regulated by LMC § 15-13-2(B)(5)(a) Regulations for a Basement Addition Without a Garage, the proposed addition has been reviewed and is compliant with LMC § 15-13-2(B)(5)(a).

12. 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.
13. The Planning Commission 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. The Planning Commission 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.

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a. The proposed exception to the Front and Side Setbacks for the basement addition do not alter the size or location of the site. The proposed basement addition is to be located within the same Building Footprint as the existing Structure.
b. The proposed basement addition will not impact the traffic or capacity of the existing Streets.
c. On April 25, 2025 DRC reviewed the proposed basement addition and confirmed utility capacity. The Engineering Department requires that the City Engineer review all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards prior to Building Permit issuance.
d. The proposed basement addition will not impact emergency vehicle access.
e. LMC § 15-3-6(A) requires two parking spaces for a SFD. Pursuant to LMC § 15-2.2-4, "[a]dditions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment." The proposed basement addition does not create a Lockout Unit or Accessory Apartment.
f. The proposed basement addition does not impact vehicular or pedestrian circulation.
g. The proposed basement addition is located within the Side Setback and is adjacent to the neighboring property. The proposed addition is located in the same footprint as the existing Historic Structure and will not further encroach into the Side Setback or be located closer to the adjacent property.
h. The proposed basement addition is subordinate to the Historic Structure. It is located under the existing Historic Site Footprint and is not visible from the primary public right-of-way. The proposed basement addition will be visible from adjacent properties, primarily the property to the north. The primary visual impact will occur on the rear of the Structure which is visible from the rear (west) of the property. The visual impact on the side (north) elevation of the Structure is not substantially larger than what is visible currently.
i. The proposed basement addition is located within the same Building Footprint as the Historic Structure. There are no changes in usable open space.
j. There are no signs or lighting proposed as part of this application.

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k. The proposed basement addition is subordinate to the Historic Structure. Condition of Approval 9 requires that the addition and any new construction on site comply with LMC § 15-13-2. Please see Section II of this staff report for analysis of the proposed basement addition's compliance with LMC § 15-13-2(B)(5) Regulations for a Basement Addition Without a Garage. Additional details on the design and architectural detailing will be reviewed by the Planning Department during the Historic District Design Review process.
l. There are no impacts from noise, odors, steam or other such factors from this proposal.
m. There are no impacts on delivery, unloading zones, or screening of trash as part of this application.
n. The proposed basement addition is associated with the Primary Structure. Nightly Rentals are allowed in the HR-1 Zoning District subject to business license approval and compliance with Park City Municipal Code § 4-5-3 Regulation of Nightly Rentals.
o. 36 Prospect Avenue contains Steep Slopes to the south of the property. The proposed basement addition is to the north of the property and is not on a Steep Slope.
p. Goal 15B of the General Plan is to main the character, context, and scale of local Historic Districts with compatible infill development and additions. The proposed basement addition is under the existing Historic Structure Footprint and does not increase the Building Footprint nor Height.

14. The proposed basement addition is has been reviewed for substantial mitigation of the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards and is compliant with LMC § 15-1-10(E).
15. The analysis of the Staff Report is incorporated herein.
16. Staff published notice on the City's website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on May 14, 2025. The Park Record published notice on May 14, 2025.

Conclusions of Law

1. The proposal complies with the LMC requirements in Chapter 15-2.2, Historic Residential - 1 (HR-1) Zoning District.
2. The proposal complies with the LMC requirements in Chapter 15-2.2-4(A) *Exceptions for Existing Historic Buildings and/or Structures*
3. The proposal complies with the criteria outlined in LMC § 15-1-10(E) *Conditional Use Permit Criteria.*

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Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed May 28, 2025, by the Planning Commission, pending design modifications required for Historic District Design Review compliance. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a building permit within one year of the date of this approval, this CUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work, 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.
6. Residential fire sprinklers are required for all new construction on this lot, per requirements of the Chief Building Official.
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. Access and Snow Shed Agreements will need to be obtained and completed by the Homeowner and the applicable neighboring properties prior to Building Permit submittal.
9. A geotechnical soils report indicating site stability and temporary shoring and drainage will need to be submitted and approved prior to Building Permit submittal.
10. A representative of the geotechnical engineer shall observe footing excavations prior to structural fill or concrete placement and provide an excavation observation letter.
11. Exterior wall fire resistance rating and separation distance to comply with Table R302.1(1) of the 2021 IRC.
12. Landscaping of the Ignition Zones and Home Hardening must comply with the Park City Wildland Urban Interface Code.

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13. All construction shall comply with LMC § 15-13-2 *Regulations for Historic Residential Sites.*
14. The basement addition shall not raise the Historic Structure more than 2 feet from its original floor elevation above grade.
15. The Historic Site shall be returned to original grade following construction of a foundation, if original grade cannot be achieved no more than 2 feet of the new foundation shall be visible above grade.
16. The site shall be re-graded to the grading prior to construction of the addition.
17. The City Engineer review all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards prior to Building Permit issuance.

If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email meredith.covey@parkcity.org.

Sincerely,

Christin VanDine
Planning Commission Chair

CC: Meredith Covey, Planner I

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CONDITIONAL USE & ADMINISTRATIVE PERMIT APPLICATION PLAN SET

BARRETT HOUSE

36 PROSPECT AVE
PARK CITY, UT 84060

Blue Stakes of UTAH811 Bluestakes.org

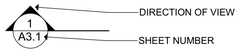
ABBREVIATIONS & GRAPHICS

DRAWING SYMBOLS:

ELEVATION



BUILDING SECTION



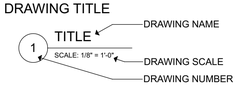
WALL/STAIR SECTION



INTERIOR ELEVATION



DRAWING TITLE



GRAPHIC SYMBOLS:

- CONCRETE
- PLYWOOD
- STEEL
- EARTH
- EPS/XPS INSULATION
- SPRAY FOAM INSULATION
- RIGID INSULATION
- STANDING SEAM METAL
- STUCCO/EIFS FINISH
- GYPSUM BOARD
- FIBERGLASS INSULATION
- CONTINUOUS STUD/BEAM
- BLOCKING

PROJECT RENDERING



VICINITY PLAN



PROJECT DESCRIPTION

1. REMODEL EXISTING HISTORIC BARRETT HOUSE (36 PROSPECT AVE)
- RAISE EXISTING HOUSE 2' AND BUILD NEW BASEMENT UNDER MAIN FLOOR FOOTPRINT
- REPLACE EXTERIOR FINISHES (SIDING, ROOF, WINDOWS, DOORS)

2. BUILD NEW DETACHED ACCESSORY BUILDING TO SOUTH OF EXISTING BARRETT HOUSE
- EAST PART OF BUILDING TO CONTAIN SINGLE CAR GARAGE
- WEST PART OF BUILDING TO CONTAIN ACCESSORY BUILDING
- BUILDING SHALL BE NO LESS THAN 3' FROM SOUTH PROPERTY LINE AND NO MORE THAN 18' ABOVE EXISTING GRADE

GENERAL PROJECT INFO

PROJECT ADDRESS:	36 PROSPECT AVE PARK CITY, UT 84060
ZONING DISTRICT:	HR-1
GOVERNING BUILDING CODES:	2021 IRC 2015 IRC CHAPTER 11 2021 IPC 2021 IMC 2021 IFGC 2020 NEC 2015 IECC RESIDENTIAL PROVISIONS 2021 IEBC
CONSTRUCTION:	TYPE VB
OCCUPANCY:	GROUP R-3
OWNER:	ERIN KRYSZAK-CROZIER 505-231-9280 ecrozier@tierrarealty.com
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com
LANDSCAPE ARCHITECT:	PKJ DESIGN GROUP ABBY ROBERTS aroberts@pkjdesigngroup.com
CIVIL ENGINEER:	BENCHMARK ENGINEERING & LAND SURVEYING, LLC CHRIS POULSEN, PE chris@benchmarkcivil.com

SHEET INDEX

PREFIX	ID	SHEET NAME
	A0.1	COVER SHEET
	A0.3	TOPOGRAPHIC SURVEY
	A0.4	SLOPE ANALYSIS
	A0.5	EXISTING SITE PHOTOS
	A0.6	EXISTING SITE PLAN
	A0.7	PROPOSED SITE PLAN
	A0.8	LANDSCAPE PLAN - EXISTING
	A0.9	LANDSCAPE PLAN - PROPOSED
	CGD.01	GRADING PLAN
	A1.1	FIRST FLOOR PLAN (EXISTING-DEMOLITION)
	A1.2	FIRST FLOOR PLAN (NEW)
	A1.3	BASEMENT FLOOR PLAN (NEW)
	A1.4	3D OVERVIEW
	A1.5	3D OVERVIEW
	A1.6	BULK CONFORMANCE DIAGRAM
	A1.7	BULK CONFORMANCE DIAGRAM
	A2.1	NEW ELEVATIONS
	A2.2	NEW ELEVATIONS
	A2.3	PROPOSED MATERIALS
	A3.1	BUILDING SECTIONS
	A3.2	BUILDING SECTIONS
	A4.1	CONTEXTUAL ANALYSIS
	A4.2	CONTEXTUAL ANALYSIS
	A4.3	CONTEXTUAL ANALYSIS
	A4.4	CONTEXTUAL ANALYSIS

BD ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#:	REVISION DATE:

PROJECT NO:

DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

COVER SHEET
A0.1

N

E

S

SYMBOL LEGEND	
—— ——— ——	DEED LINE
	SURVEY BOUNDARY
——x——x——	FIELD FENCE
△	FOUND REBAR (AS NOTED)
▲	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A ANDERSON - PLS DATE

REGISTERED LAND SURVEYOR
7736336
CHAD A. ANDERSON
10/09/23
STATE OF UTAH

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN THE DESIGN OF A NEW RESIDENCE. SURVEY WAS PERFORMED IN OCTOBER OF 2023. I WAS HIRED BY KLIMA ARCHITECTS TO SURVEY THE SOUTHERLY 10' OF THE PROPERTY AND THE NORTHERLY PORTION OF THE NEIGHBORS PROPERTY. THE MAJORITY OF THIS SURVEY WAS PERFORMED BY ALLIANCE ENGINEERING AND THEIR SURVEY WAS PROVIDED TO ME BY MY CLIENT.

DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 AND THE NORTHERLY 5 FEET OF LOT 3, BLOCK 18; PARK CITY SURVEY OF BUILDING LOTS; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD INTHE SUMMIT COUNTY RECORERS OFFICE.

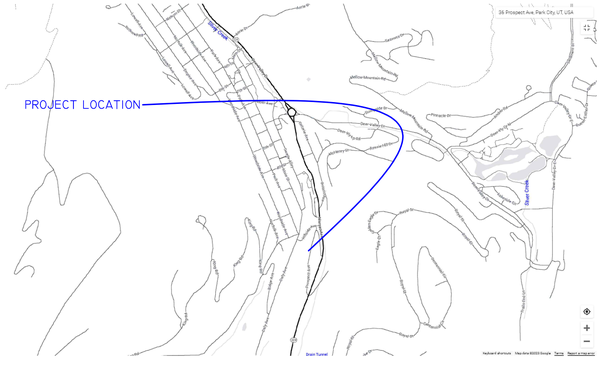
PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°57'00" EAST 36.84 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 19, PARK CITY SURVEY AMENDED PLAT; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD INT HE SUMMIT COUNTY RECORDERS OFFICE; SAID POINT IS ALSO BEING ON THE SOUTH LINE OF SAID LOT 9; THENCE LEAVING SAID SOUTH LINE NORTH 21°40' WEST 2.79 FEET; THENCE SOUTH 89°31'10" EAST 29.07 FEET; THENCE SOUTH 00°28'50" WEST 2.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 89°57'00" WEST ALONG SAID SOUTH LINE 29.03 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BASIS OF BEARINGS: N43°53'48"W MEASURED BETWEEN FOUND MONUMENTS ON THE NORTHEAST SIDE OF SURVEYED LOT AS SHOWN HEREON.

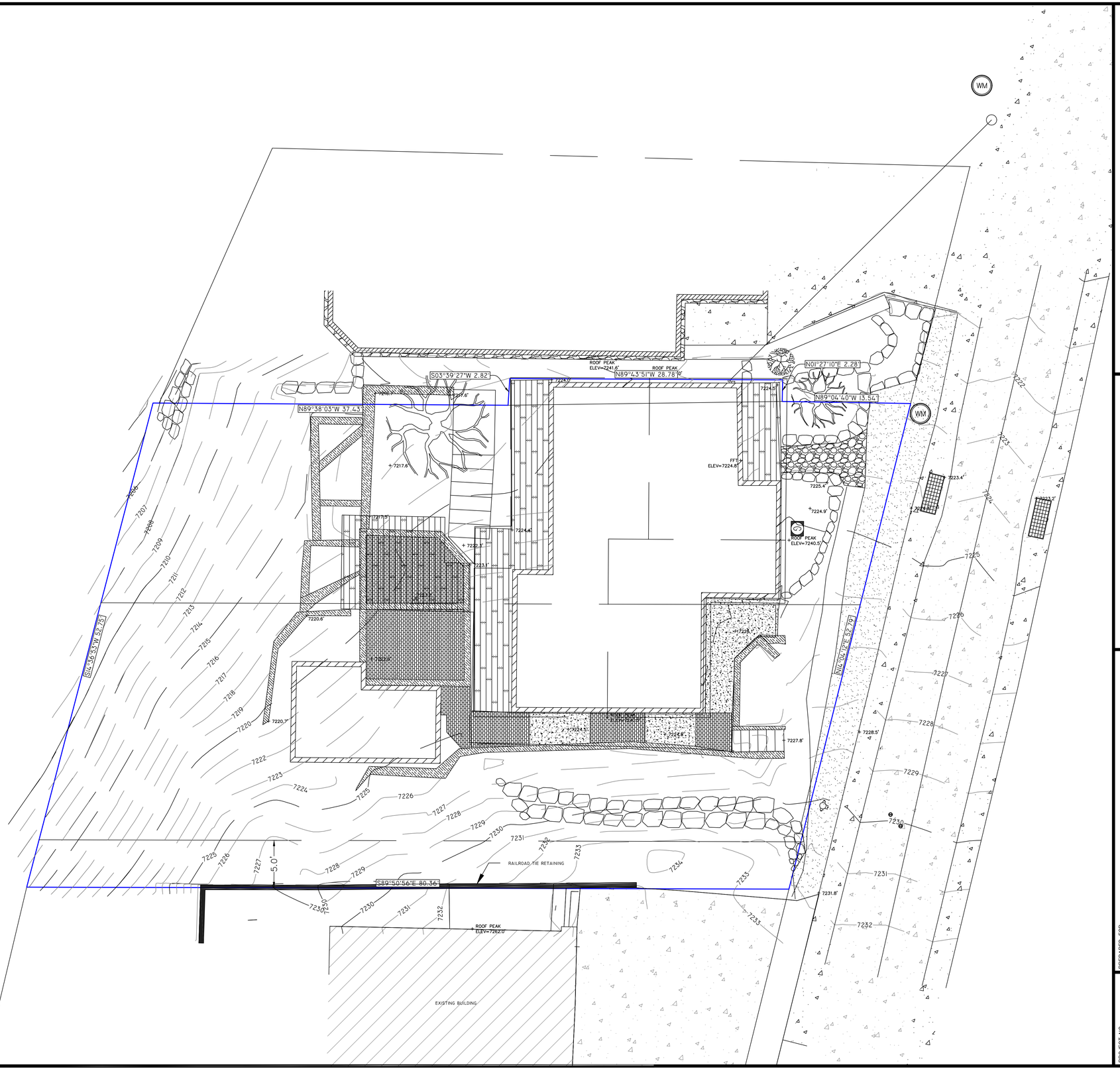
VICINITY MAP



GRAPHIC SCALE

5 0 5 10 20

(IN FEET)
1 inch = 5 ft.



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748

TOPOGRAPHIC SURVEY
SUMMIT COUNTY
IN SEC. 16, T2S, R4E, SLB&M

PREPARED FOR: KLIMA

PROJECT: 36 PROSPECT TOPO

PROJECT NO. 23-10-377

SHEET 1 OF 1

2024 11:02:47 AM

N

E

S

SYMBOL LEGEND	
— ——— —	DEED LINE
———————	SURVEY BOUNDARY
———x———x———	FIELD FENCE
△	FOUND REBAR (AS NOTED)
▲	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A ANDERSON - PLS _____ DATE

REGISTERED LAND SURVEYOR
7736336
CHAD A. ANDERSON
10/09/23
STATE OF UTAH

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN THE DESIGN OF A NEW RESIDENCE. SURVEY WAS PERFORMED IN OCTOBER OF 2023. I WAS HIRED BY KLIMA ARCHITECTS TO SURVEY THE SOUTHERLY 10' OF THE PROPERTY AND THE NORTHERLY PORTION OF THE NEIGHBORS PROPERTY. THE MAJORITY OF THIS SURVEY WAS PERFORMED BY ALLIANCE ENGINEERING AND THEIR SURVEY WAS PROVIDED TO ME BY MY CLIENT.

DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 AND THE NORTHERLY 5 FEET OF LOT 3, BLOCK 18; PARK CITY SURVEY OF BUILDING LOTS; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD INTHE SUMMIT COUNTY RECORERS OFFICE.

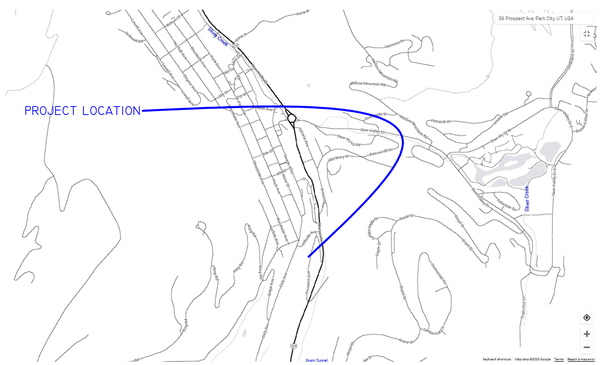
PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°57'00" EAST 36.84 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 19, PARK CITY SURVEY AMENDED PLAT; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD INT HE SUMMIT COUNTY RECORDERS OFFICE; SAID POINT IS ALSO BEING ON THE SOUTH LINE OF SAID LOT 9; THENCE LEAVING SAID SOUTH LINE NORTH 21°40' WEST 2.79 FEET; THENCE SOUTH 89°31'10" EAST 29.07 FEET; THENCE SOUTH 00°28'50" WEST 2.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 89°57'00" WEST ALONG SAID SOUTH LINE 29.03 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BASIS OF BEARINGS: N43°53'48"W MEASURED BETWEEN FOUND MONUMENTS ON THE NORTHEAST SIDE OF SURVEYED LOT AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE

5 0 5 10 20

(IN FEET)
1 inch = 5 ft.

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	15.00%	30.00%	
3	30.00%	40.00%	
4	40.00%	99999900.00%	



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SLOPE ANALYSIS

SUMMIT COUNTY
IN SEC 16, T2S, R4E, SLB&M

PREPARED FOR: KLIMA

PROJECT: 36 PROSPECT TOPO

PROJECT NO. 23-10-377

SHEET 1 OF 1

EXISTING SITE PHOTOS



STREET VIEW OF PROJECT LOCATION



AERIAL VIEW OF PROSPECT STREET



WEST VIEW OF PROJECT LOCATION



WEST VIEW OF PROJECT LOCATION & CONTEXT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#:	REVISION DATE:

PROJECT NO:

DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

EXISTING SITE PHOTOS

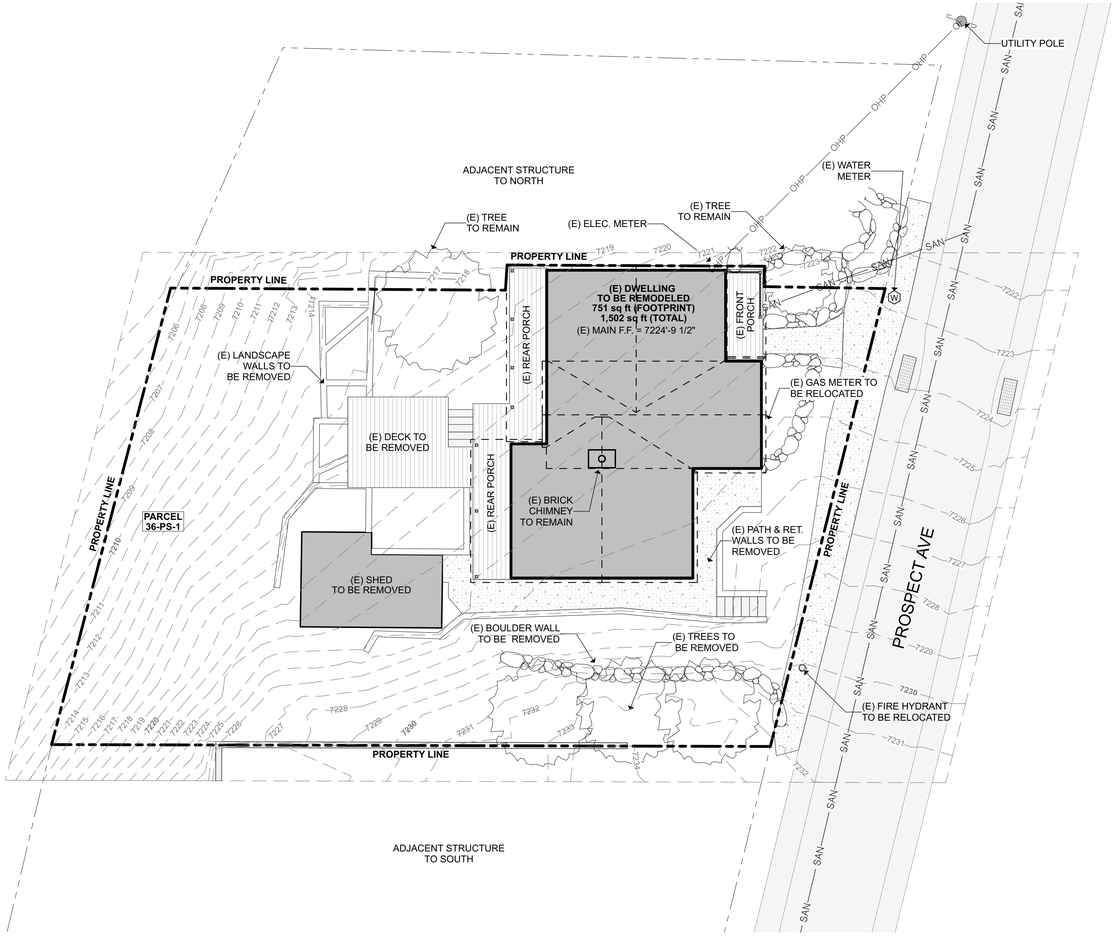
A0.5

LINETYPE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	STORM SURFACE DRAINAGE
GAS GAS GAS GAS GAS	GAS LINE
WAT WAT WAT WAT WAT	WATER LINE
SAN SAN SAN SAN SAN	SANITARY SEWER
STM STM STM STM STM	STORM DRAIN/SEWER
POW POW POW POW POW	BURIED POWER
OHP OHP OHP OHP OHP	OVERHEAD POWER
	OVERHEAD ROOF LINE
	JOIST CENTERLINE
	BEAM CENTERLINE
	HIDDEN LINE
	PERFORATED FOOTING/FND DRAIN
	STRAW WATTLE
	TREE PROTECTION FENCE
	SILT FENCE
	FENCE

Blue Stakes of UTAH811 Bluestakes.org

N



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#:	REVISION DATE:

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SCALE: AS NOTED IN DRAWING

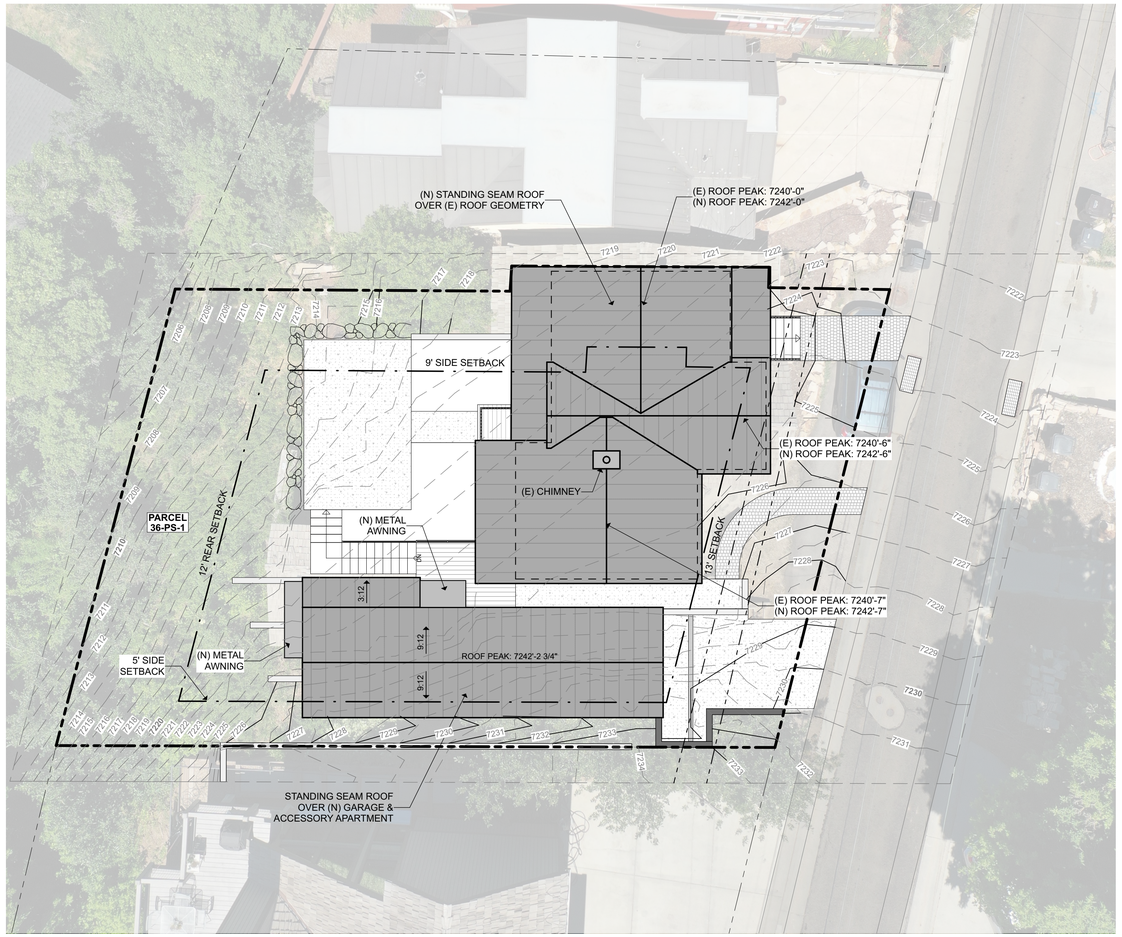
EXISTING SITE PLAN
A0.6

LINETYPE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	STORM SURFACE DRAINAGE
GAS GAS GAS GAS GAS	GAS LINE
WAT WAT WAT WAT WAT	WATER LINE
SAN SAN SAN SAN SAN	SANITARY SEWER
STM STM STM STM STM	STORM DRAIN/SEWER
POW POW POW POW POW	BURIED POWER
OHP OHP OHP OHP OHP	OVERHEAD POWER
	OVERHEAD ROOF LINE
	JOIST CENTERLINE
	BEAM CENTERLINE
	HIDDEN LINE
	PERFORATED FOOTING/FND DRAIN
	STRAW WATTLE
	TREE PROTECTION FENCE
	SILT FENCE
	FENCE

Blue Stakes of UTAH811 Bluestakes.org

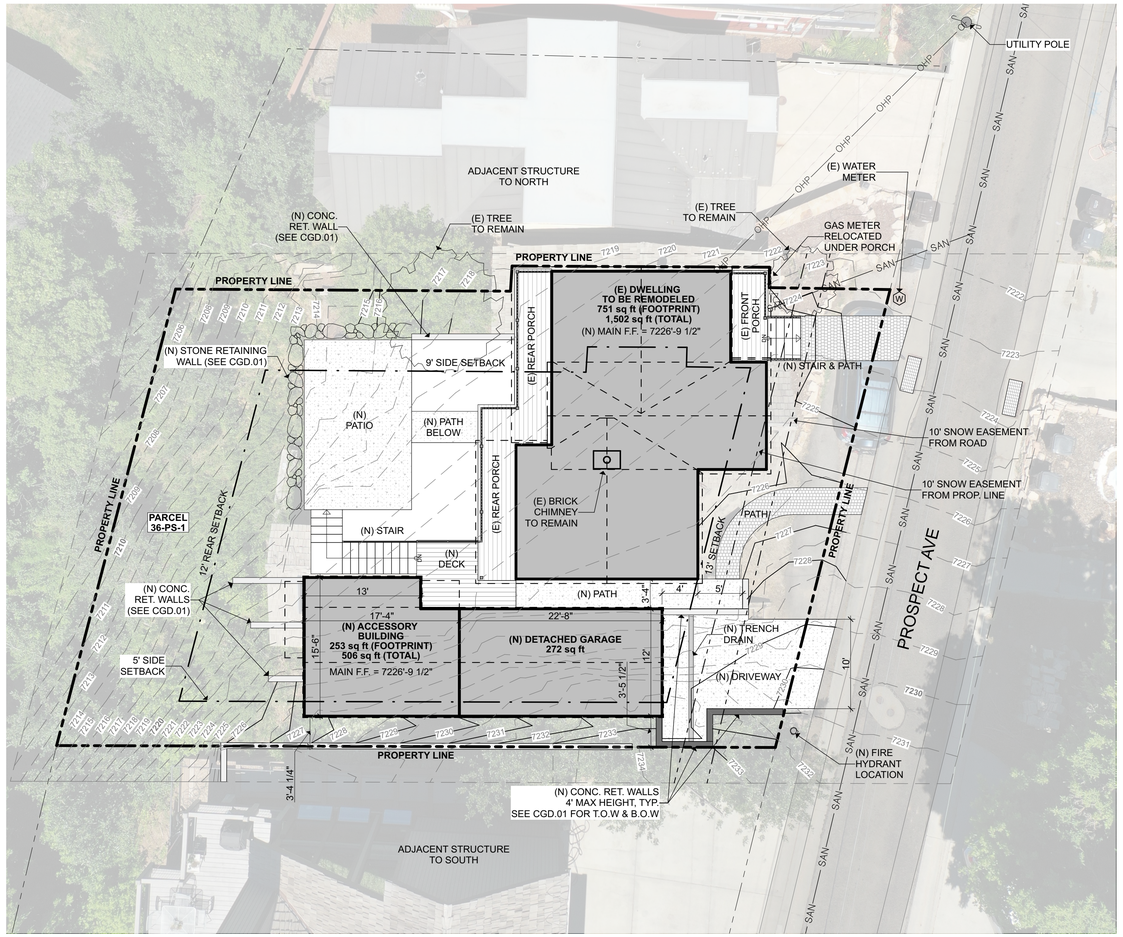
N



2 PROPOSED SITE ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BD ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN ARCHITECTURE
801-865-7648
dave@brachdesign.com

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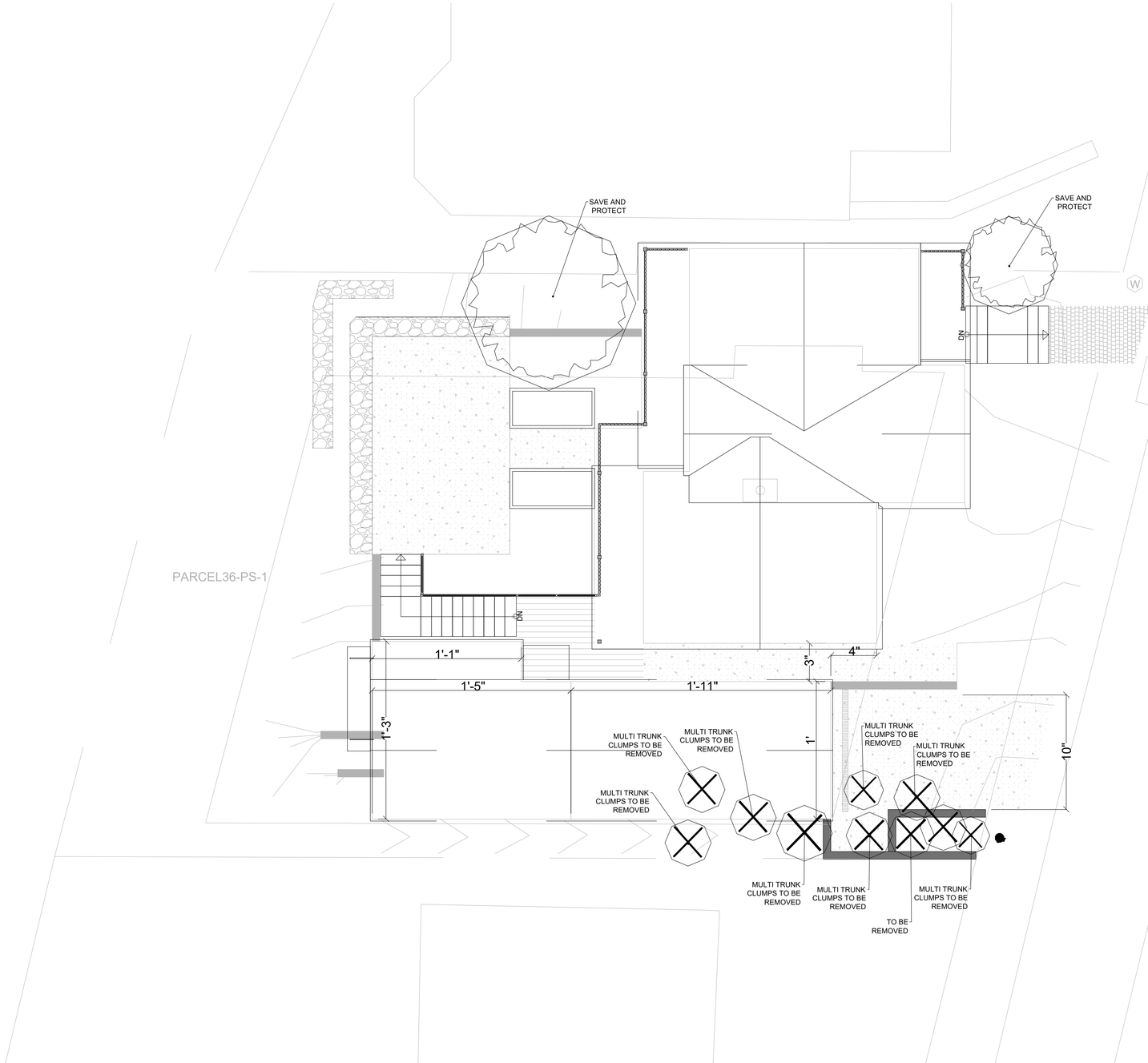
DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

PROPOSED SITE PLAN

A0.7



EXISTING AND NEW LANDSCAPE AREA

SYMBOL	SITE MATERIAL
	EXISTING TREES TO REMAIN AND TO PROTECT
	EXISTING TREES TO BE REMOVED

EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL, PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
10. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
11. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
12. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
13. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
14. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
15. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
16. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
17. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
18. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B. UNDERGROUND UTILITY WORK

1. TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
2. TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
3. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
4. THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
5. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH, AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

C. GENERAL STANDARDS FOR TREE PRUNING

1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF THE PROJECT.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETED, UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
9. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

D. TREES SHALL BE REMOVED IF:

1. THE TREE INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER.
2. THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
3. THE TREE IS SPECIFIED TO BE REMOVED ON THIS PLAN.
4. THE OWNER REQUESTS REMOVAL OF TREE. IN THIS CASE THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SO AS TO REVISE THE PROPOSED PLANTING PLAN TO MEET CITY/COUNTY REQUIREMENTS FOR TREE REPLACEMENT.

E. STUMP REMOVAL REQUIREMENTS AND STANDARDS

1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

ISSUE DATE	PROJECT NUMBER
5/22/2025	RUT25006

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 2.5 5' 10' 20'
GRAPHIC SCALE: 1" = 5'

THE BARRETT HOUSE
36 PROSPECT AVENUE
PARK CITY, UTAH

ERIN KRYSZAK-CROZIER
505-231-9280
ECROZIER@TIERRAREALTY.COM

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PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JERYN AINSWORTH 8128421-5301 PROFESSIONAL 5/22/2025 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ALR
CHECKED:	JMA
PLOT DATE:	5/22/2025

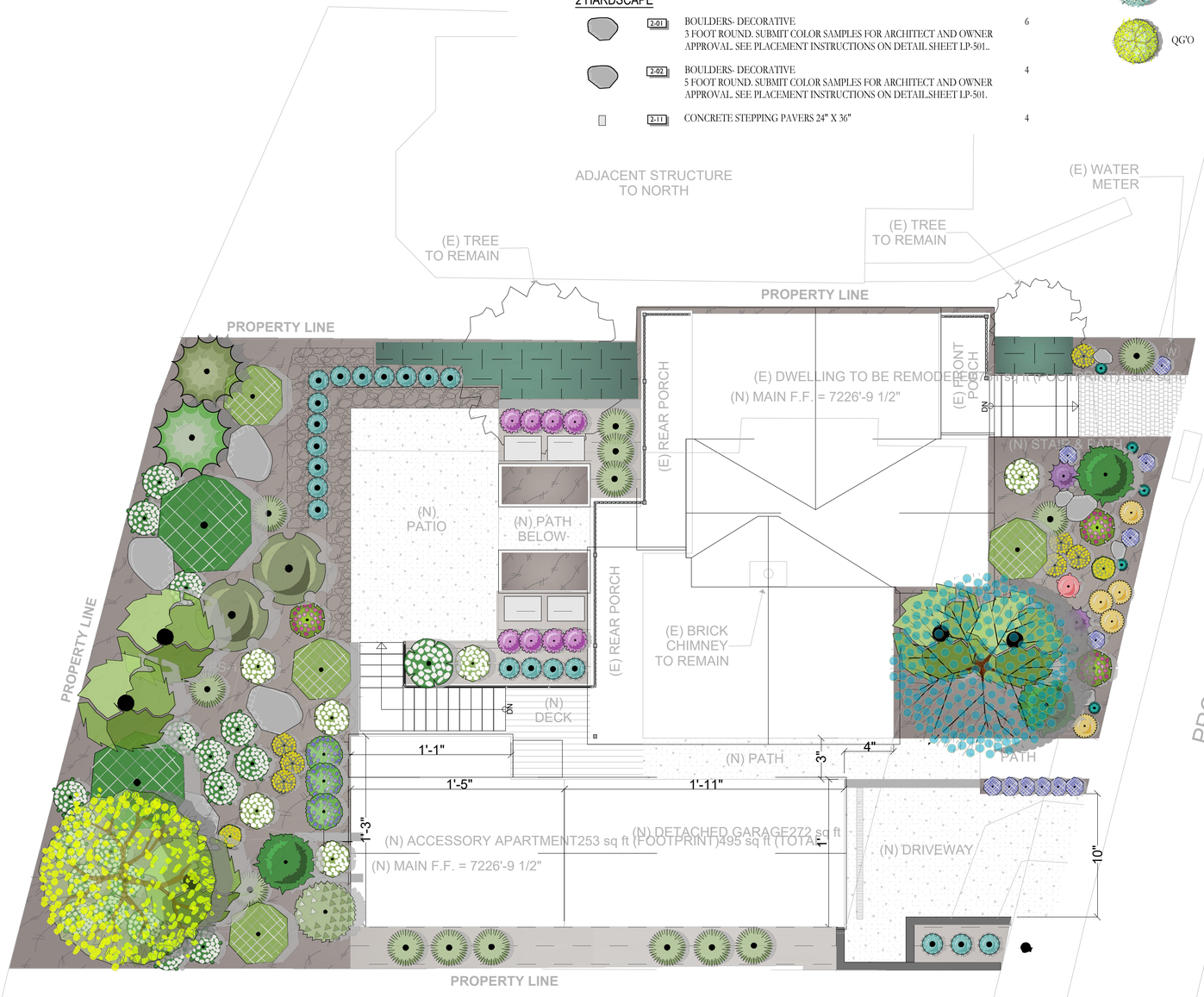
EXISTING PLANTING PLAN

PERMIT SET

LP-EXISTING

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-13	SOIL PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	1,689 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	294 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	6
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL.SHEET LP-501.	4
	2-11	CONCRETE STEPPING PAVERS 24" X 36"	4



PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PI'E	1	Pinus heldreichii `Emerald Arrow` Emerald Arrow Bosnian Pine Moderate; 15' x 8'; sun; z5	B & B		5`-6`
	PN'A	1	Pinus nigra `Arnold Sentinel` Arnold Sentinel Austrian Pine moderate; 25x7; sun; z4	B & B		6`
DECIDUOUS TREES						
	PI'P	1	Populus tremuloides `NE Arb` Prairie Gold Aspen moderate; 40x15; sun to part shade; z4, Utah Lake water tolerant	B & B	2"Cal	
	QG'O	1	Quercus gambelii Gambel Oak Td1; 15-20x15-20; AV 176; sun; z4; Utah Lake water tolerant	15 gal	1.25"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	AA'R	1	Amelanchier alnifolia 'Regent' Regent Serviceberry Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	AM'G	19	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry Sd3; 14"x36"; AV28; sun to part shade; z3; Utah Lake water tolerant	5 gal
	CF'G	4	Caragana frutex `Globosa` Globe Peashrub Sd1; 5x5; AV28; sun to part sun; z2; Utah Lake water tolerant	5 gal
	CM'F	6	Chamaebatiaria millefolium Fernbush Sd0; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal
	CN'N	2	Chrysothamnus nauseosus var. nauseosus Baby Blue Rabbitbrush Sd0; 2x2; AV 7; sun; z4; Utah Lake water tolerant	5 gal
	RG'L	5	Rhus aromatica `Gro-Low` Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal
	SA'W	1	Symphoricarpos albus laevigatus 'White Hedge' White Hedge Snowberry Low; 6'x4'; sun to part sun; z3-7; Utah Lake water tolerant	3 gal
	SD'C	3	Symphoricarpos x doorenbosii 'Kolmcan' TM First Editions Candy Coralberry Sd2; 2x3; AV 19.5; sun to part sun; z4; Utah Lake water tolerant; do not ingest berries	5 gal
	VT'A	2	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal
EVERGREEN SHRUBS				
	AC'M	3	Arctostaphylos x coloradoensis Mock Bearberry Manzanita Se1; 2x5; AV 28; sun to light shade; z4;	5 gal
	JP'W	2	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal
	LA'H	3	Lavandula angustifolia `Hidcote Blue` Hidcote Blue Lavender P2; 1.5x3; AV 3; sun; z4; Utah Lake water tolerant	1 gal
GRASSES				
	CA'K	14	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	FE'CI	6	Festuca x `Cool as Ice` Cool as Ice Blue Fescue Tw2; 1x1; AV 3; sun to light shade; Utah Lake water tolerant	1 gal
	SS'M	20	Schizachyrium scoparium `MinnblueA` Blue Heaven Little Bluestem Tw1; 3x2; AV 4.5; sun; z3; Utah Lake water tolerant	1 gal
PERENNIALS				
	E'KR	1	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower Moderate; 12-18"x24"; sun; z4; Utah Lake water tolerant	1 gal
	EU'K	5	Eriogonum umbellatum `Kannah Creek` Kannah Creek Sulphur Flower low; 2x2; sun; z5; Utah Lake water tolerant	1 gal
	LW'O	11	Lavandula angustifolia 'Wee One' Wee One English Lavender	1 gal
	PM'M	2	Penstemon x 'Midnight Masquerade' Midnight Masquerade Beardtongue 2.5' x 2.5' Low water	1 gal
	RF'G	7	Rudbeckia fulgida `Goldsturm` Black-eyed Susan P3; 3x2; AV 3; sun; z3; Utah Lake water tolerant	1 gal
	SO'T	8	Salvia officinalis 'Tricolor' Tricolored Garden Sage 1-2' X 1-2', Low water use when established	5 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	CP'D	97	Ceratostigma plumbaginoides Dwarf Plumbago low; 9-12" x 12-15"; sun to shade; z5; Utah Lake water tolerant	4"pot

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

3/17/2025 RUT25006

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 2.5' 5' 10' 20'
GRAPHIC SCALE: 1" = 5'

THE BARRETT HOUSE
36 PROSPECT AVENUE
PARK CITY, UTAH

ERIN KRYSZAK-CROZIER
505-231-9280
ECROZIER@TIERRAREALTY.COM

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PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

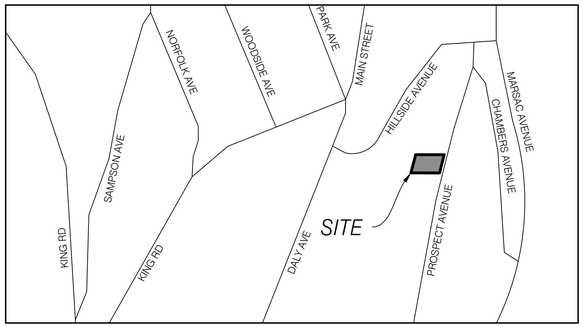
REGISTERED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8130177-5301 PROFESSIONAL 3/17/2025 LICENSING BOARD STATE OF UTAH

PM: JTA
DRAWN: ALR
CHECKED: JMA
PLOT DATE: 3/17/2025

COLOR ILLUSTRATION
PERMIT SET

LP-COLOR

THE BARRET HOUSE



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
ERIN CROZIER
(505)-230-9280
ecrozier@tierrarealty.com

NORTH

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10ft.

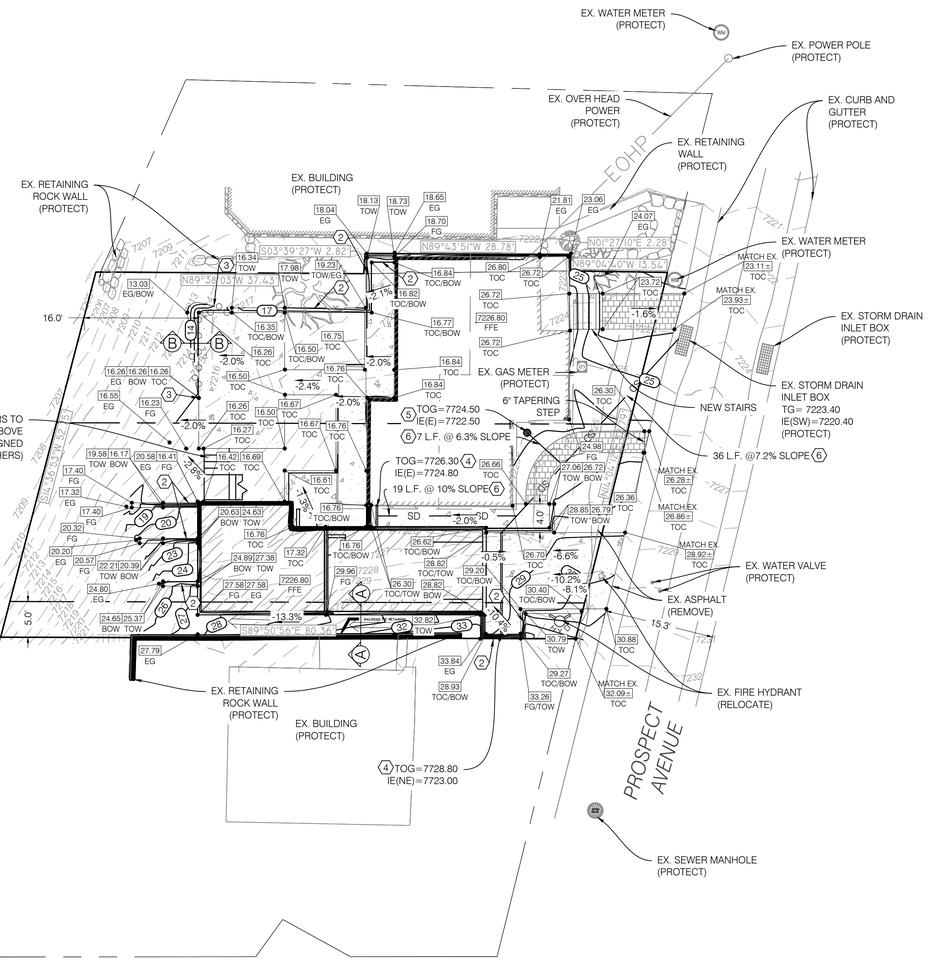
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1	05/02/25	REVISED FRONT SETBACK PER CITY

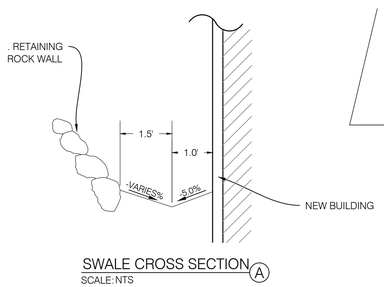
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY FAC/JHO
CHECKED BY MCP
FIELD CREW ELEMENT L.S
DATE 03/14/2025
DWG FILE 2412189 SITE

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	4' MAX. CONCRETE RETAINING WALL (DESIGN BY OTHERS)	
3	ROCK OR BLOCK PROTECTED SLOPE	B/CGD.01
4	6" TRENCH DRAIN (ZURN OR EQUAL)	
5	12" LAND DRAIN (NYLOPLAST OR EQUAL)	
6	6" HDPE STORM DRAIN PIPE	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS





SWALE CROSS SECTION (A)
SCALE: NTS

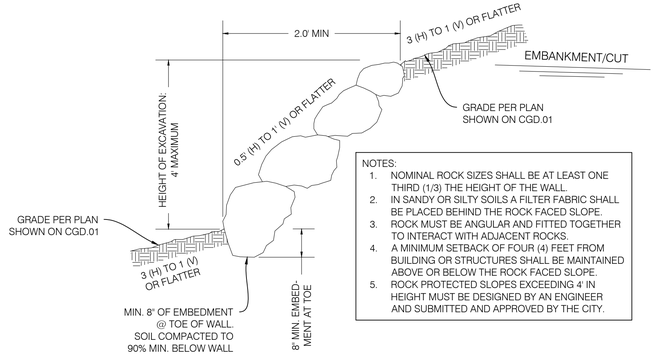
NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH PARK CITY STANDARDS AND SPECIFICATIONS

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNER'S AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



NOTES:
1. NOMINAL ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDING OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE.
5. ROCK PROTECTED SLOPES EXCEEDING 4' IN HEIGHT MUST BE DESIGNED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY.

TYPICAL ROCK PROTECTED SLOPE (B)
SCALE: NTS

Blue Stakes of UTAH 811 Bluestakes.org

PROFESSIONAL ENGINEER
5/2/25
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

THE BARRET HOUSE
36 PROSPECT AVE
PARK CITY, UTAH

PROJECT NO. 2412189

GRADING & DRAINAGE PLAN

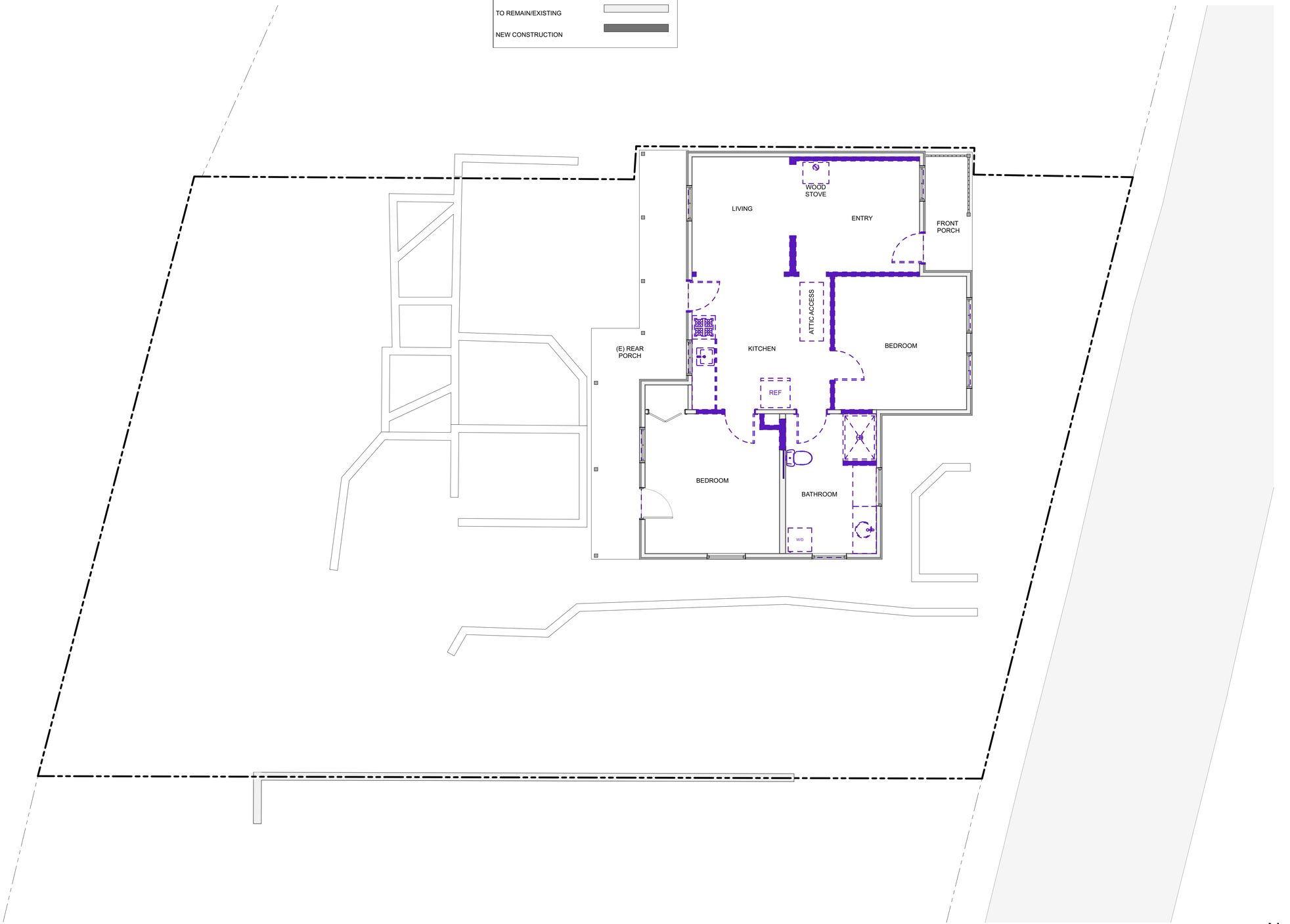
CGD.01
1 OF 1

DEMO LEGEND & KEYNOTES

TO BE DEMOLISHED

TO REMAIN/EXISTING

NEW CONSTRUCTION



1 FIRST FLOOR PLAN EXISTING/DEMOLITION

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

N

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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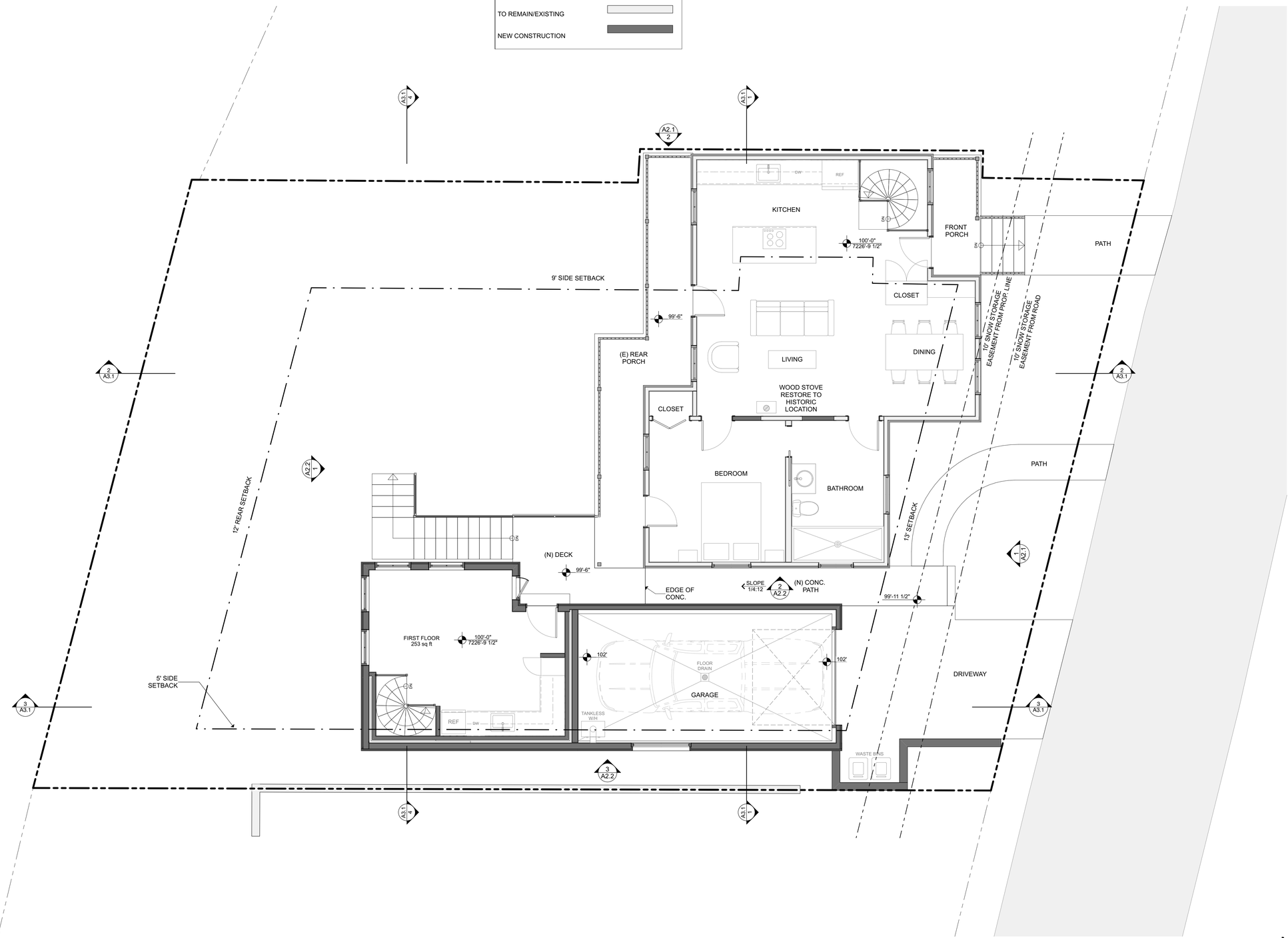
DRAWN BY:

SCALE: AS NOTED IN DRAWING

FIRST FLOOR PLAN (EXISTING-DEMOLITION)

A1.1

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	



1 FIRST FLOOR PLAN NEW

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

N

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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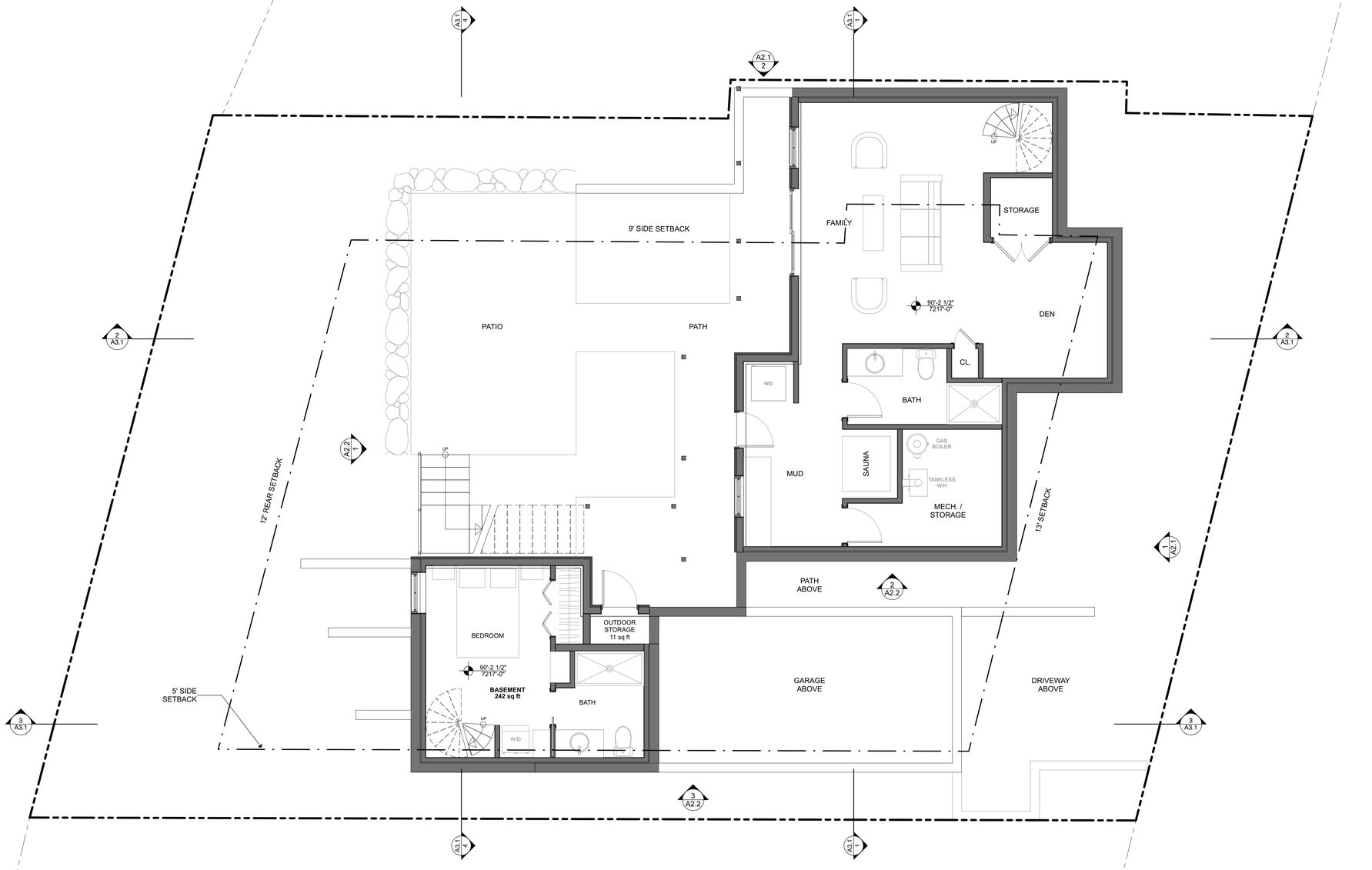
DRAWN BY:

SCALE: AS NOTED IN DRAWING

FIRST FLOOR PLAN (NEW)

A1.2

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	



1 BASEMENT FLOOR PLAN NEW
SCALE: 1/4" = 1'-0"

N

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BASEMENT FLOOR PLAN (NEW)

A1.3



3D OVERVIEW - NORTHWEST BIRD'S EYE VIEW

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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3D OVERVIEW

A1.5



3D OVERVIEW - EAST ELEVATION

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DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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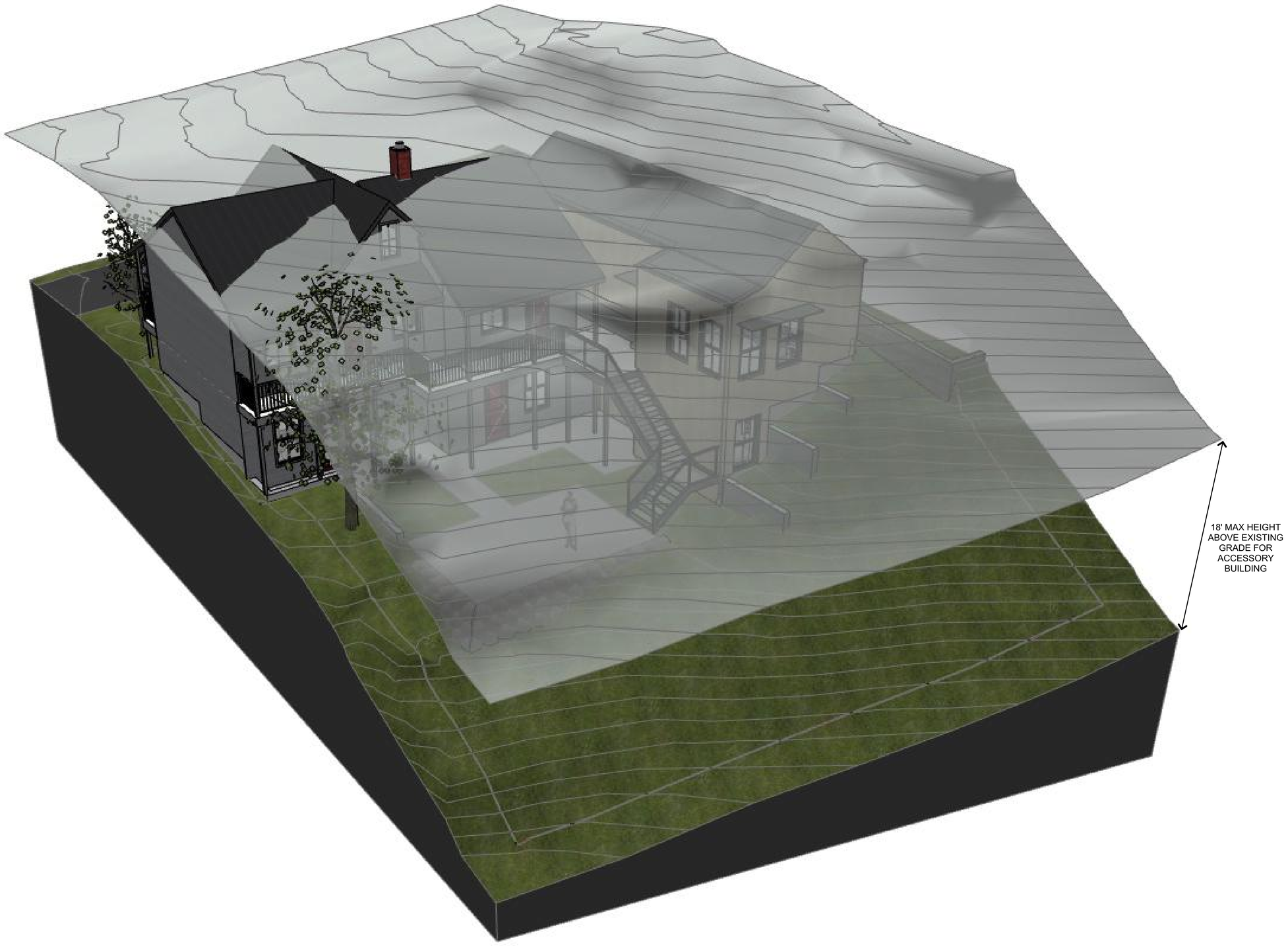
PROJECT NO:

DATE: 5/22/25

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SCALE: AS NOTED IN DRAWING

3D OVERVIEW
A1.4



BULK CONFORMANCE DIAGRAM

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SCALE: AS NOTED IN DRAWING

BULK CONFORMANCE DIAGRAM

A1.6



BULK CONFORMANCE DIAGRAM

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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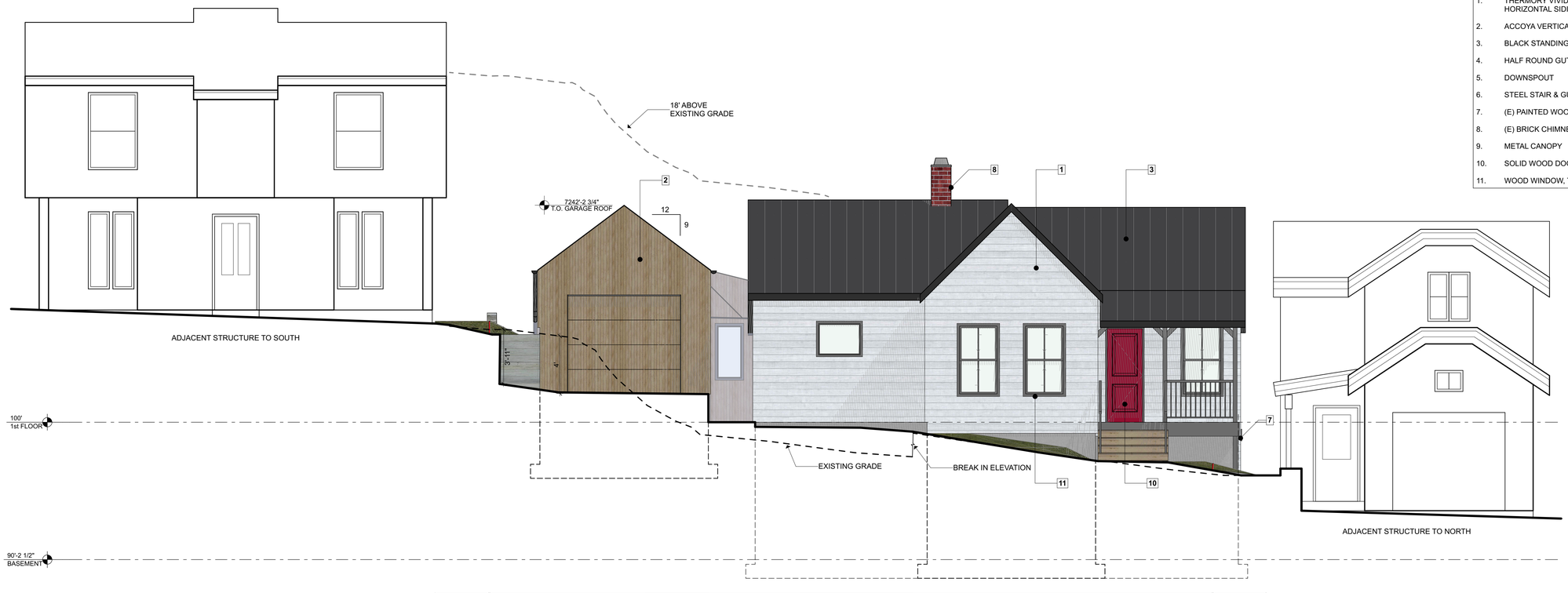
DRAWN BY:

SCALE: AS NOTED IN DRAWING

BULK CONFORMANCE DIAGRAM

A1.7

ELEVATION KEYNOTES	
1.	THERMORY VIVID OPAQUE THERMO-SPRUCE HORIZONTAL SIDING, RAL-7045 COLOR
2.	ACCOYA VERTICAL SIDING
3.	BLACK STANDING SEAM METAL ROOF
4.	HALF ROUND GUTTER
5.	DOWNSPOUT
6.	STEEL STAIR & GUARDRAIL
7.	(E) PAINTED WOOD PORCH TO REMAIN
8.	(E) BRICK CHIMNEY TO REMAIN
9.	METAL CANOPY
10.	SOLID WOOD DOOR, TYP.
11.	WOOD WINDOW, TYP.



1 EAST ELEVATION

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

0 2' 4' 8'



2 NORTH ELEVATION

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

0 2' 4' 8'

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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PARK CITY, UT 84060

REVISION#:	REVISION DATE:

PROJECT NO:

DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

NEW ELEVATIONS

A2.1

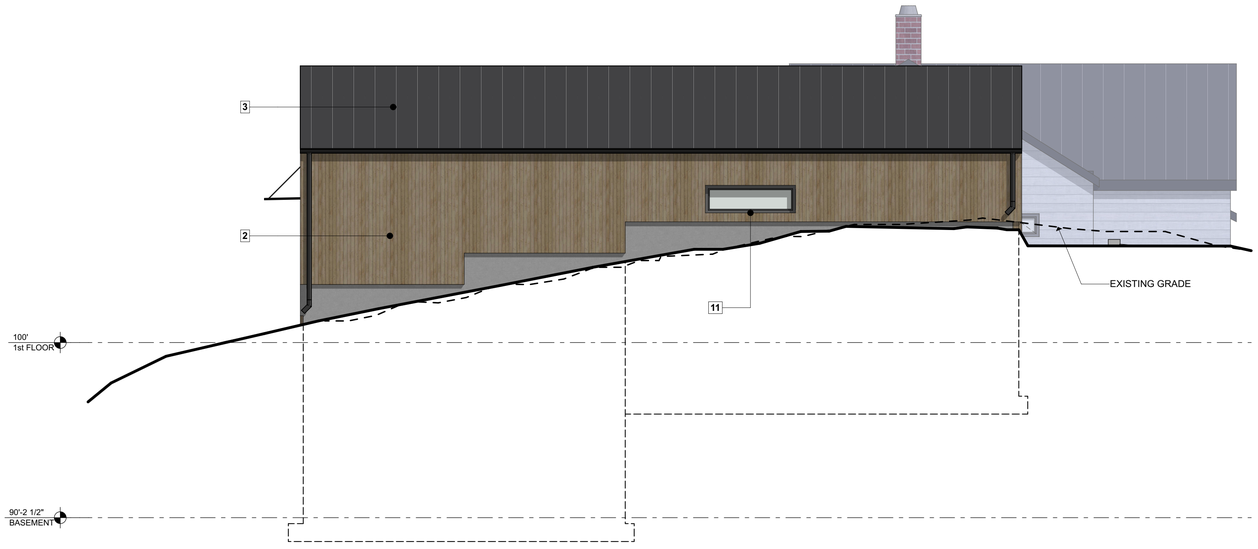
ELEVATION KEYNOTES

1.	THERMORY VIVID OPAQUE THERMO-SPRUCE HORIZONTAL SIDING, RAL-7045 COLOR
2.	ACCOYA VERTICAL SIDING
3.	BLACK STANDING SEAM METAL ROOF
4.	HALF ROUND GUTTER
5.	DOWNSPOUT
6.	STEEL STAIR & GUARDRAIL
7.	(E) PAINTED WOOD PORCH TO REMAIN
8.	(E) BRICK CHIMNEY TO REMAIN
9.	METAL CANOPY
10.	SOLID WOOD DOOR, TYP.
11.	WOOD WINDOW, TYP.



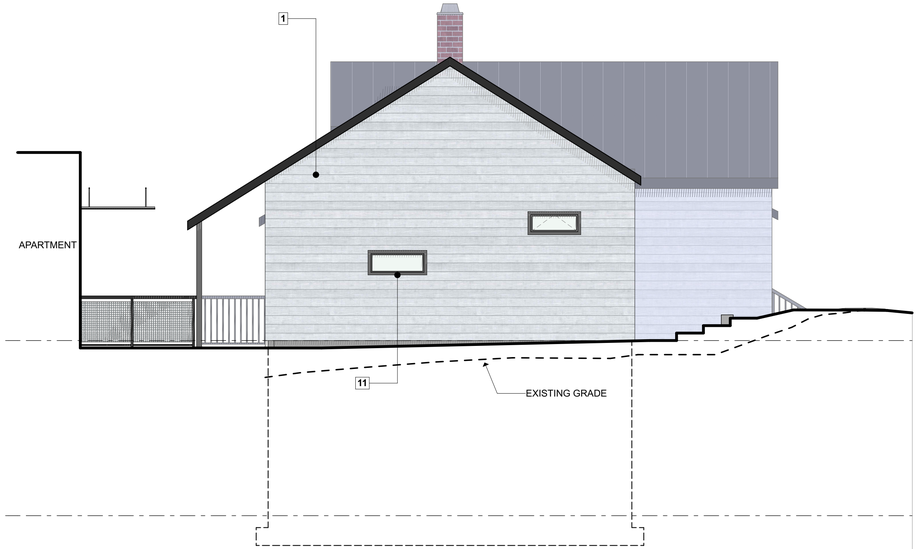
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 SOUTH ELEVATION (GARAGE / ADU)
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 SOUTH ELEVATION (HOUSE)
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#: REVISION DATE:

PROJECT NO:

DATE: 5/22/25

DRAWN BY:

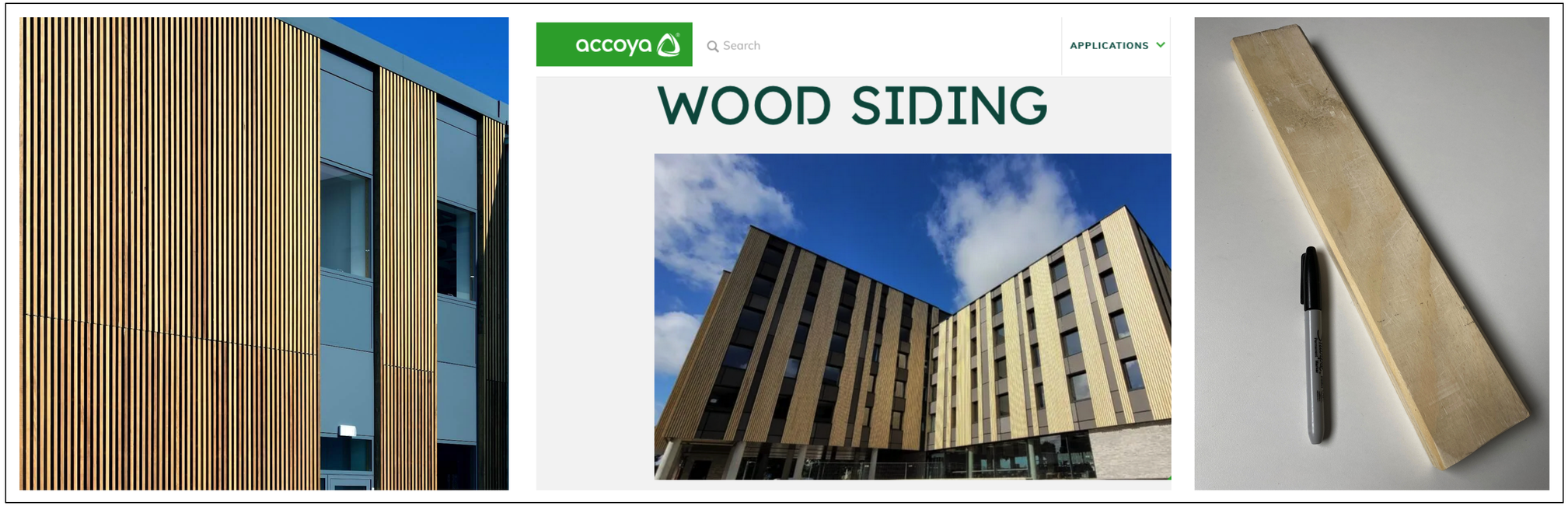
SCALE: AS NOTED IN DRAWING

NEW ELEVATIONS
A2.2

PROPOSED SIDING FOR EXISTING BARRETT HOUSE



PROPOSED SIDING FOR NEW ACCESSORY BUILDING



ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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PARK CITY, UT 84060

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PROPOSED MATERIALS

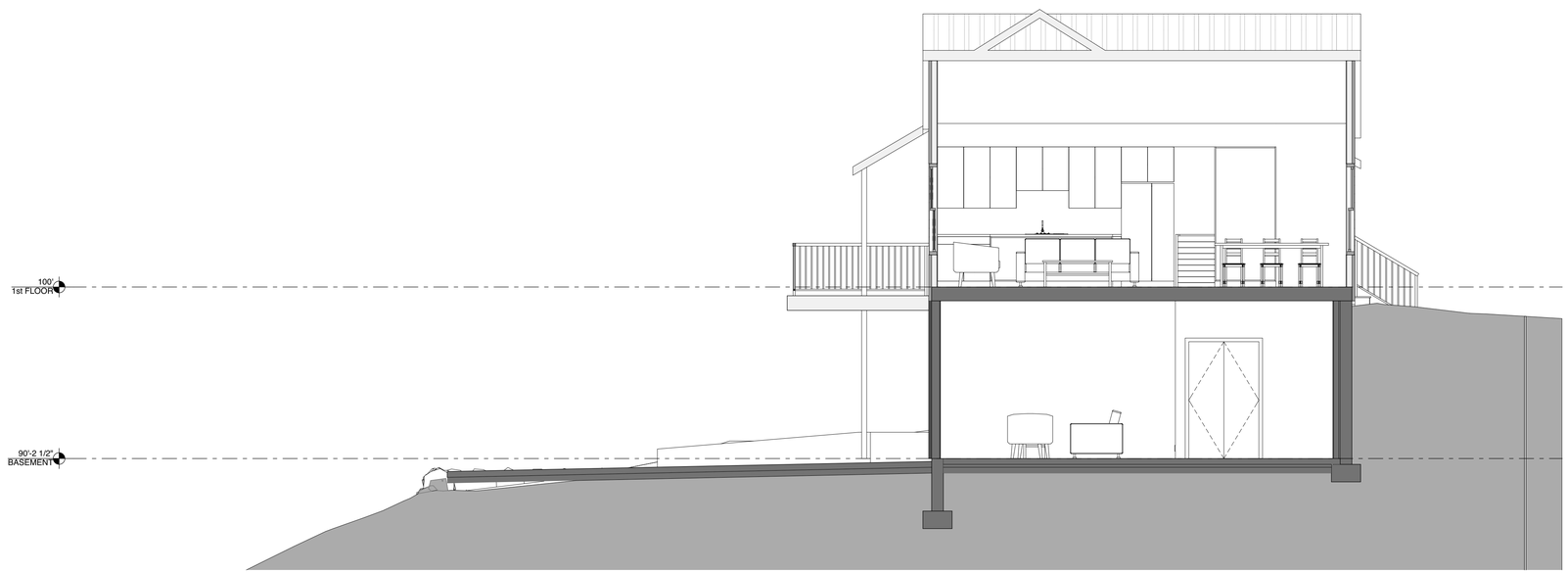
A2.3



1 NS BUILDING SECTION

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

0 2' 4' 8'



2 EW BUILDING SECTION

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

0 2' 4' 8'

ARCHITECTURE

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PARK CITY, UT 84060

REVISION#:	REVISION DATE:

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BUILDING SECTIONS

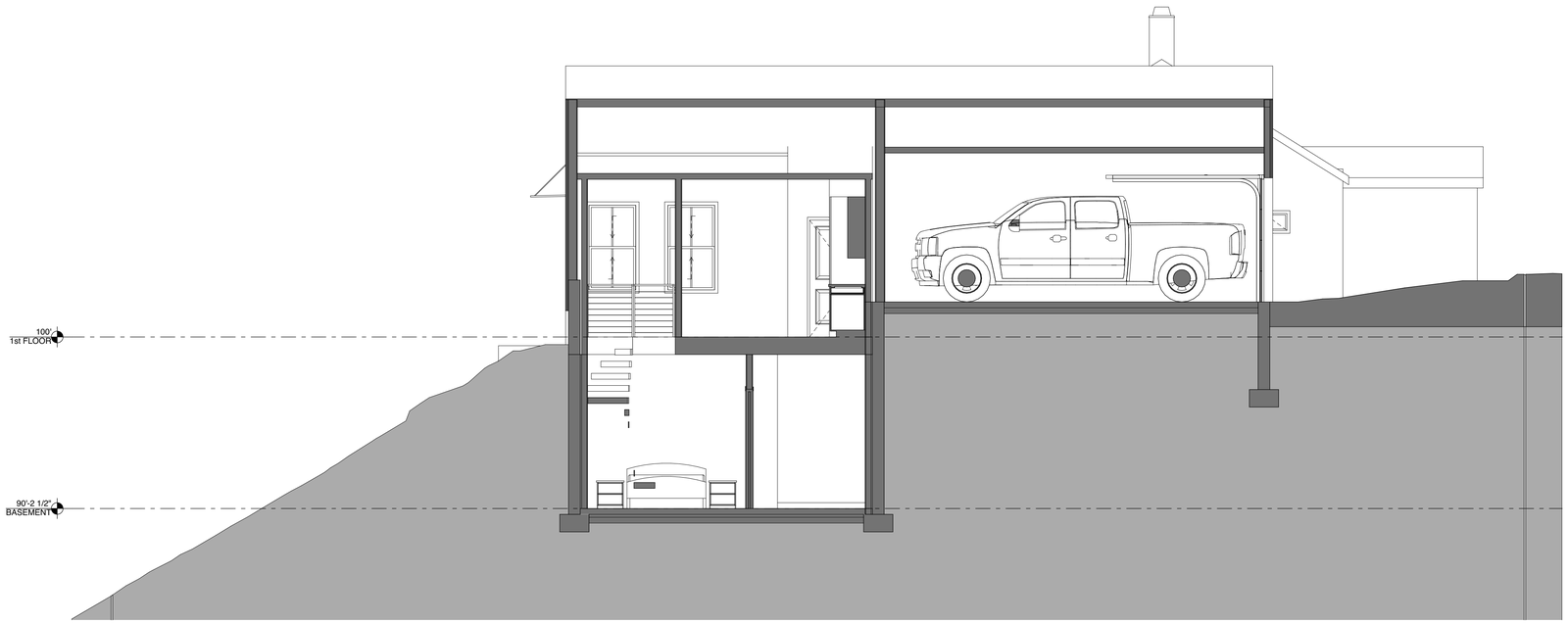
A3.1



2 NS BUILDING SECTION

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

0 2' 4' 8'



1 EW BUILDING SECTION

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

0 2' 4' 8'

ARCHITECTURE

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BRACH DESIGN
ARCHITECTURE
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dave@brachdesign.com

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BUILDING SECTIONS

A3.2

STREET (EAST) VIEW OF PROPOSED GARAGE



ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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CONTEXTUAL ANALYSIS

A4.1

REAR (WEST) VIEW OF PROPOSED GARAGE / ACCESSORY BUILDING



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DAVID BRACH
No. 6714252-0301
5/05/2025
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BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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CONTEXTUAL ANALYSIS

A4.2

VIEW FROM KING ROAD



ARCHITECTURE

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DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SCALE: AS NOTED IN DRAWING

CONTEXTUAL ANALYSIS

A4.3

VIEW FROM SAMPSON AVE.



ARCHITECTURE

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dave@brachdesign.com

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CONTEXTUAL ANALYSIS

A4.4

Planning Commission
Staff Report

Subject: **36 Prospect Avenue**
Application: **PL-25-06469**
Author: **Lillian Zollinger, Planner III**
Date: **May 28, 2025**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) for 36 Prospect Avenue to construct a detached garage and Accessory Building, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Erin Kryszak
Location:	36 Prospect Avenue, a Landmark Historic Structure
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on SSCUPs.[1]

HDDR	Historic District Design Review
HR-1	Historic Residential - 1
LMC	Land Management Code
ROW	Right-of-Way
SSCUP	Steep Slope Conditional Use Permit

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

Summary

The Applicant proposes constructing a detached garage and Accessory Building on a Steep Slope at 36 Prospect Avenue, a Landmark Historic Site, to the south of the Historic Structure.



Figure 1: 36 Prospect Avenue viewed from Prospect Avenue, image from Google Maps.

Background

36 Prospect Avenue is a 4,169-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District. The Landmark Historic Structure was constructed circa 1889.

[1] LMC § 15-2.2-6(A)(1)

The west and south portions of 36 Prospect Avenue contain Steep Slopes and construction of the detached garage and Accessory Building requires a Steep Slope Conditional Use Permit (SSCUP).



Figure 2: 36 Prospect Avenue highlighted in yellow on an excerpt from the Zoning map.

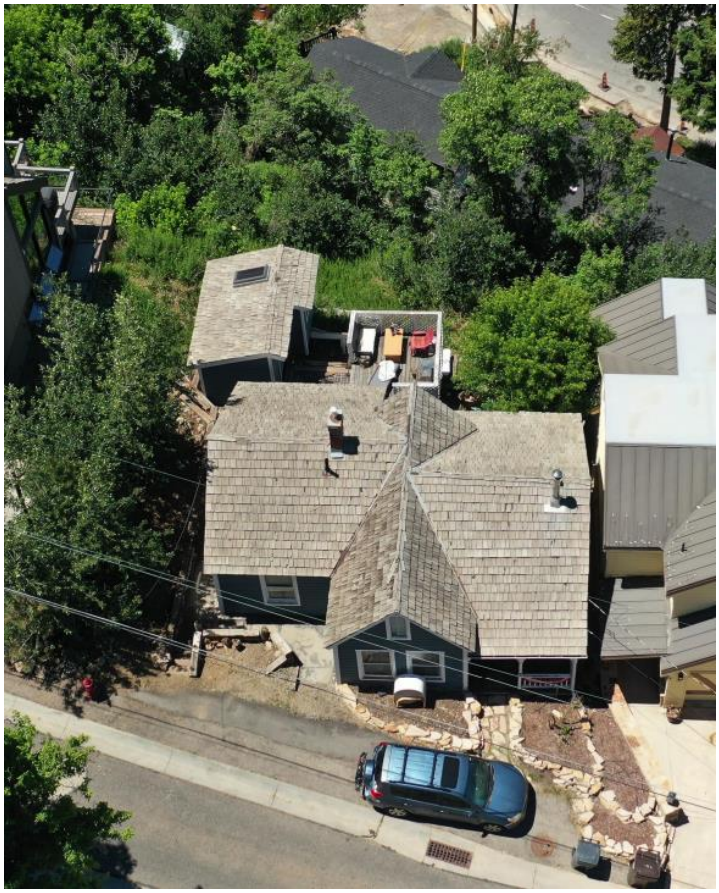
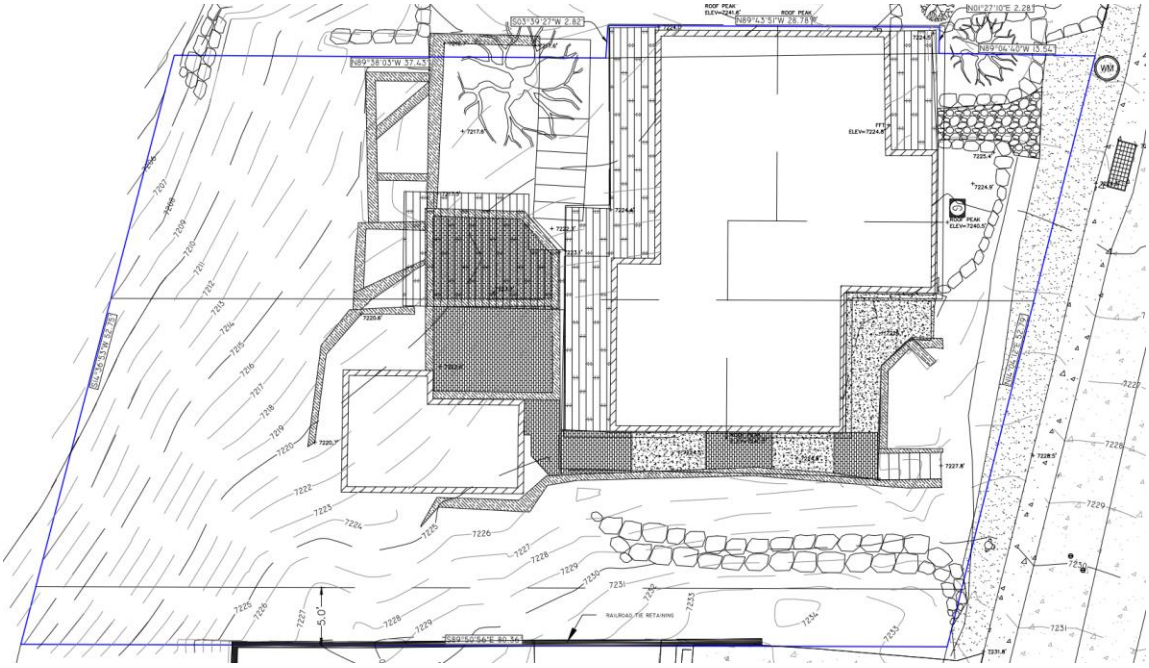
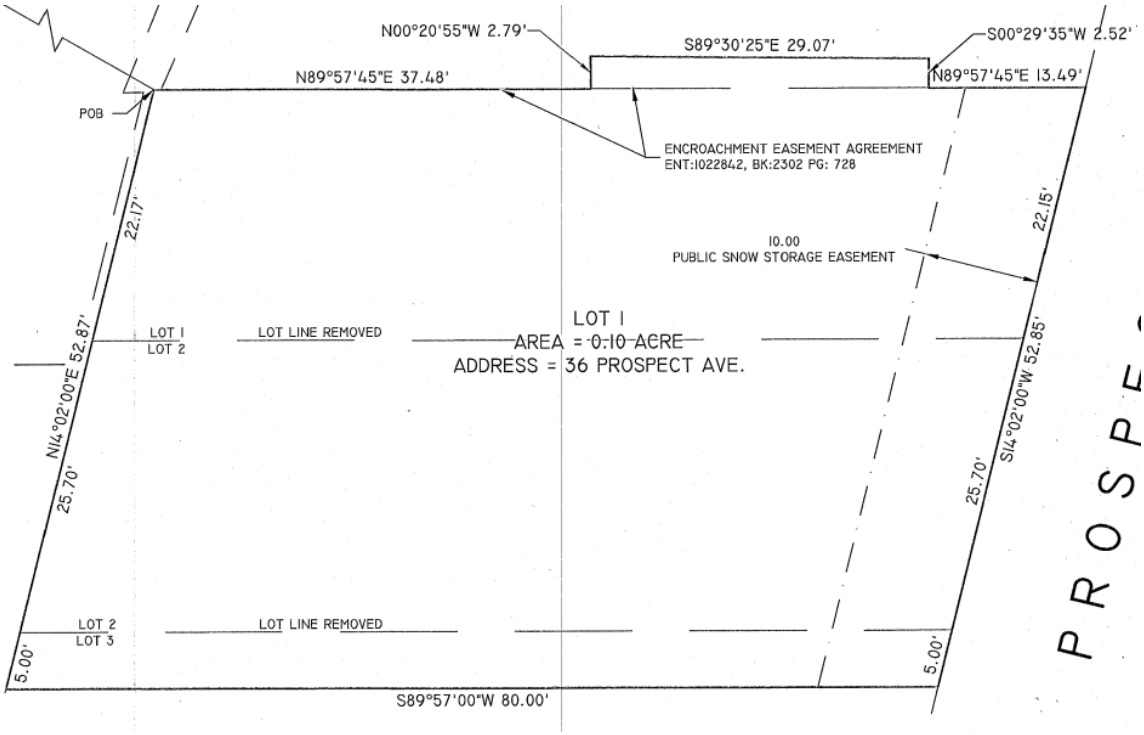


Figure 3: 36 Prospect Avenue from above, image from Applicant.

The Applicant submitted a survey that shows the site boundaries as follows:



On November 29, 2023, the Planning Commission approved the 36 Prospect Avenue Plat Amendment to create a Lot for the Landmark Historic Site (Staff Report; Minutes, p. 25-27). The Plat shows the site boundaries as follows:



Element Land Survey completed both the current survey and the recorded Plat. The

surveyor, Chad Anderson, provided this comment regarding the slight discrepancy in the boundaries, “Regarding the discrepancy observed between the topographic survey and the plat, there are two primary reasons for the difference. Firstly, there appears to be a rotational variance between the two. For the plat, we adhered to city monuments and followed published bearings, which consequently resulted in a rotation of the entire survey. Secondly, the encroachment area has a recorded dimension, and we matched the recorded information rather than the field measurements taken on site.”

On September 4, 2024, the Historic Preservation Board approved lifting the Historic Structure to construct basement foundation upgrades (Staff Report; Minutes).

Staff has been working with the Applicant to bring the proposal into compliance with code. An initial submittal is shown below:



Figure 4: A previous version of the plans submitted by the Applicant.

The proposed detached garage and Accessory Structure are shown below:



Figure 5: Proposed project

Analysis

(I) The proposal, as conditioned, to construct a detached garage and Accessory Building complies with Historic Residential - 1 Zoning District requirements outlined in LMC Chapter 15-2.2.

The purposes of the HR-1 Zoning District are to:

- preserve present land Uses and character of the Historic residential Areas of Park City;
- encourage the preservation of Historic Buildings and/or Structures;
- encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- define Development parameters that are consistent with the General Plan policies for the Historic core; and
- establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2]

LMC § 15-2.2-3 outlines Lot and site requirements for the HR-1 Zoning District, shown in the table below:

Requirement	Analysis
Minimum Lot Size – 1,875 square feet	**Complies:** 4,169 square feet

[2] LMC § 15-2.2-1

Maximum Lot Size – 3,750 square feet	**Existing Non-Complying Site**: 4,169 square feet allowed pursuant to LMC § 15-2.2-4, wherein, "Landmark Historic Sites that exceed the maximum Lot Area … are valid Non-Complying Structures."
Minimum Lot Width measured 15 feet back from the Front Lot Line- 25'	**Complies –** 53 feet
Maximum Building Footprint – 1,649 square feet[3]	**Complies:** 1,276 square feet total 751 square feet - Historic Structure 525 square feet - Detached garage and Accessory Building
Front and Rear Setbacks for Lots from 75 feet up to 100 feet in depth – 12/13 feet each[4]	**Complies:** **13-foot Front Setback –** The detached Accessory Building is set back 13 feet, four inches from the front property line. **12-foot Rear Setback –** The detached Accessory Building is set back 22 feet, seven inches from the rear property line.
Side Setbacks for Lots up to 62.5 feet in width – 5 foot minimum each, 14 feet total[5]	**Complies** **5-foot South Side Setback** LMC § 15-2.2-3(J) states the Side Setback must be open and free of any Structure except "[d]etached Accessory Buildings, not more than eighteen feet (18') in height . . . located a minimum of five feet (5') behind the Front facade of the Main Building, maintaining a minimum Side Setback of three feet (3')." The proposed detached Accessory Building is 18 feet in height, 11 feet behind the Front façade of the Main Building, maintains a 3-foot Side Setback, and is compliant with the Side Setback exception. **9-foot North Side Setback -** The detached Accessory Building is approximately 32 feet from the north Side Setback.

LMC § 15-2.2-5 outlines the HR-1 Zoning District height requirements, shown in the table below:

Zoning Requirement	**Analysis**
Building Height- 18 feet above Existing Grade[6]	**Complies:** 18 feet
Maximum interior height of 35 feet	**Complies:** Accessory Building: 20 feet and 1 inch

[3] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.
[4] LMC § 15-2.2-3(F)
[5] LMC § 15-2.2-3(I)
[6] LMC § 15-4-7(A)(8)(d)

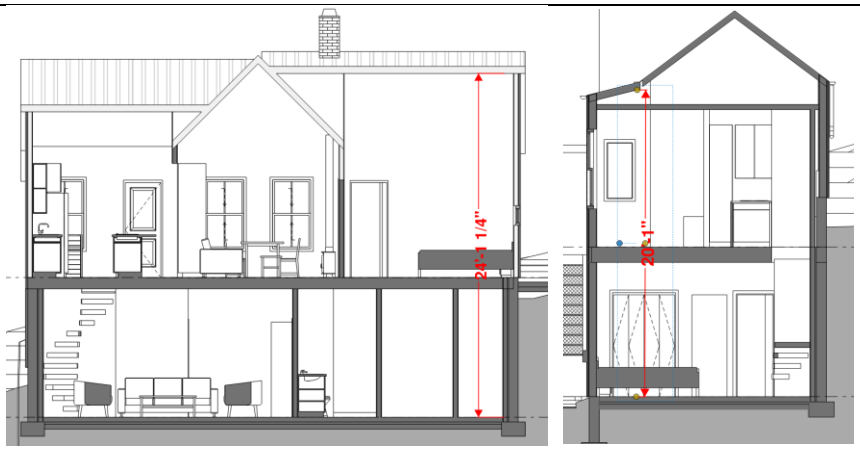
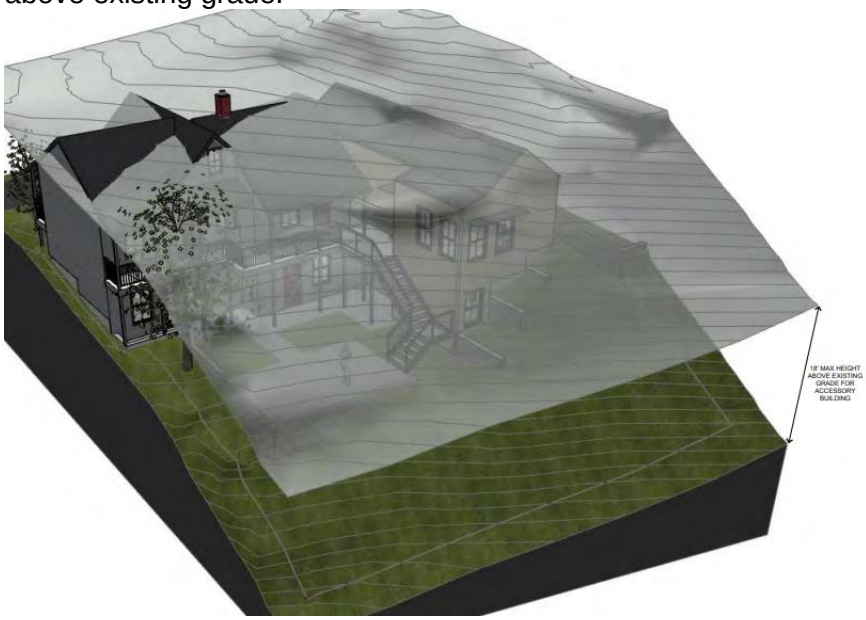
	 *Figure 6: Interior side elevation plans provided by the Applicant.*
Step-back- Required at a height of 23 feet for 10 feet back	**Complies:** The proposed Accessory Building is no higher than 18 feet above existing grade.  *Figure 7: Rendering depicting the 18-foot Accessory Building height limit above Existing Grade provided by the Applicant.*
Roof Pitch- 7:12 - 12:12	**Complies:** Pursuant to LMC § 15-2.2-5(C), "[t]he roof pitch of a Structure's Contributing Roof Form shall be between seven:twelve (7:12) and twelve:twelve (12:12)." The Historic roof form is 12:12. The Accessory Building's roof pitch is 9:12 and compliant.
Final Grade within 4 feet of Existing Grade	**Complies:** The Final Grade is within four feet of Existing Grade.



Figure 8: Exterior east side elevation plans provided by the Applicant.



Figure 9: Exterior west side elevation plans provided by the Applicant.



Figure 10: Exterior north side elevation plans provided by the Applicant.

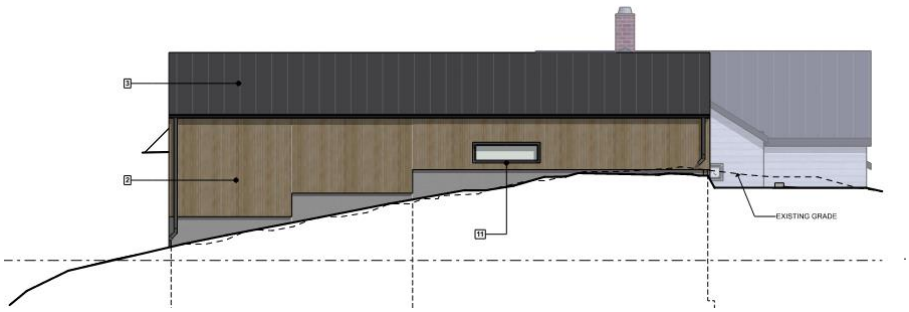


Figure 11: Exterior east side elevation plans provided by the Applicant.

(II) The proposal to construct a detached garage and Accessory Building complies with Steep Slope development criteria outlined in LMC § 15-2.2-6.

One of the purposes of the HR-1 Zoning District is to establish development review criteria for new development on Steep Slopes which mitigate impacts to mass and scale and the environment.[7]
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.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Regulations for Historic Districts.[8]

Since the detached garage and Accessory Building are greater than 200 square feet and on a Slope 30% or greater, ranging from 40% to 65%, the SSCUP application is required, as outlined in LMC § 15.2-2.6(A)(1).[9]

Pursuant to LMC § 15-2.2-6, SSCUP applications are subject to the following criteria:

1. ***LOCATION OF DEVELOPMENT*** *– Development is located and designed to reduce visual and environmental impacts of the Structure.*

   Complies: The proposed detached garage and Accessory Building are closer to Prospect Avenue to avoid the steeper slope at the rear of the site and step down the south side slope, to follow the contour of the site.

[7] LMC § 15-2.2-1
[8] LMC § 15-2.2-6
[9] The basement addition is proposed to be constructed on slopes under 20% and is not under the scope of the SSCUP review.



Figure 12: Rear rendering provided by the Applicant.

2. ***VISUAL ANALYSIS*** *– The Applicant must provide a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*



Figure 13: 36 Prospect Avenue viewed from Sampson Avenue, with the rendering added by the Applicant and outlined in yellow by Staff.



Figure 14: 36 Prospect Avenue viewed from King Road, with the rendering added by the Applicant and outlined in yellow by Staff.

Complies: Due to the steep slope and proposed vegetation, 36 Prospect Avenue is not very visible from Old Town. The Applicant provided cross-canyon images which show the proposed height in a similar pattern to the existing structures on Prospect Avenue. Some existing vegetation will be removed that is dead, dying, or in the location of the proposed Accessory Building. The Applicant proposes to replace and plant vegetation in the rear (west side) of the Lot, where they are not disturbing the slope for structure construction. Due to the downhill slope, the vegetation will not initially screen the structures, but as the vegetation grows, more of the structure will be screened.

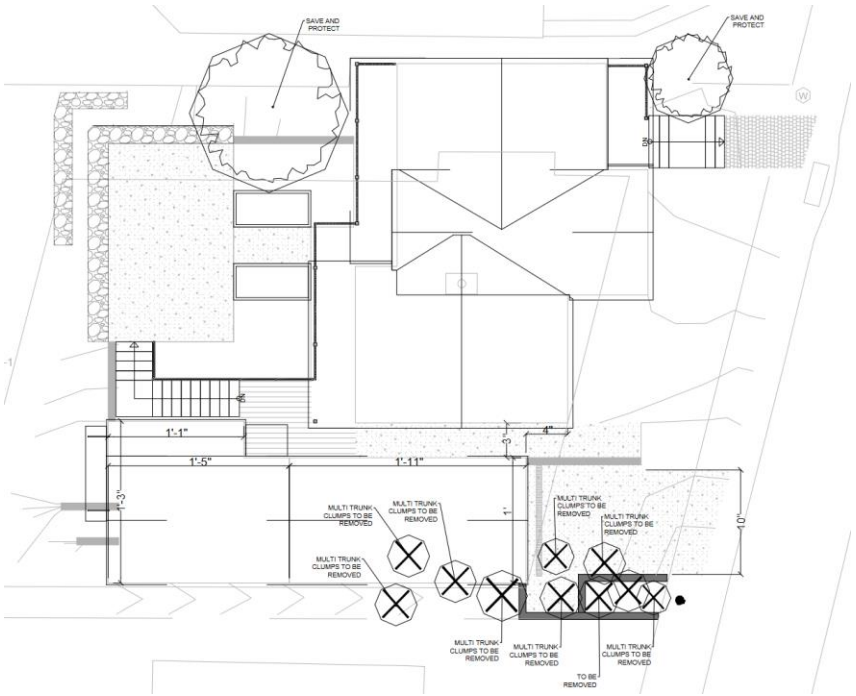


Figure 15: Proposed landscape demo plan.

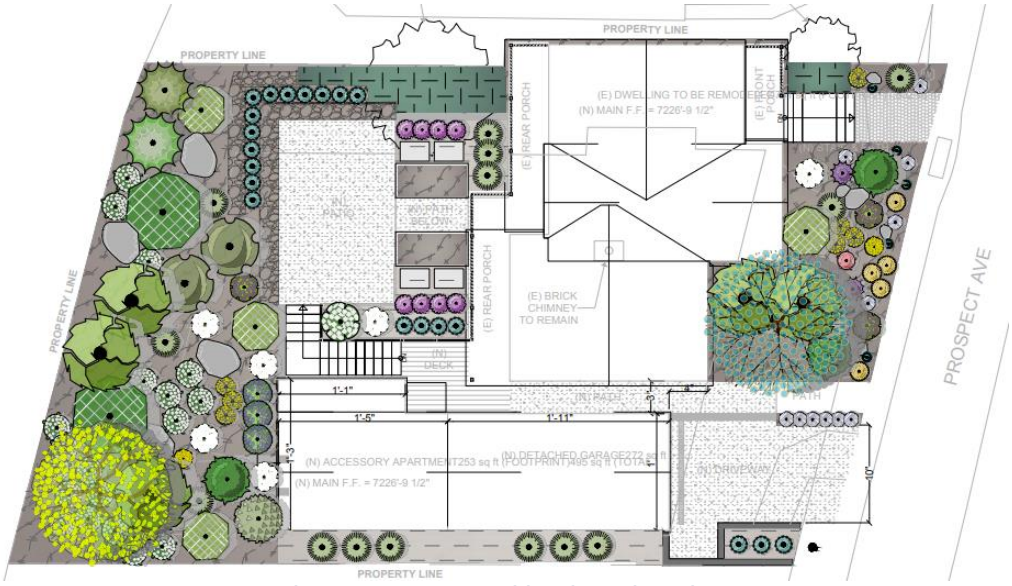


Figure 16: Proposed landscaping plan.

3. ***ACCESS*** *– Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

Complies: The front of the site is currently paved for parking. Historic Structures are exempt from Parking requirements and the proposed work includes building a garage. Parking shall be limited to the garage (see Condition of Approval 18 and Section III of this report), and the paved parking area in front of the Historic

Structure must be landscaped as proposed. Parking within the landscaped area is prohibited.



Figure 17: 36 Prospect Avenue, image provided by the Applicant from Google.

The Applicant proposes a 10-foot-wide driveway. The amount of impervious surface in the front of the structure will be limited to the driveway and paths leading to the structures.

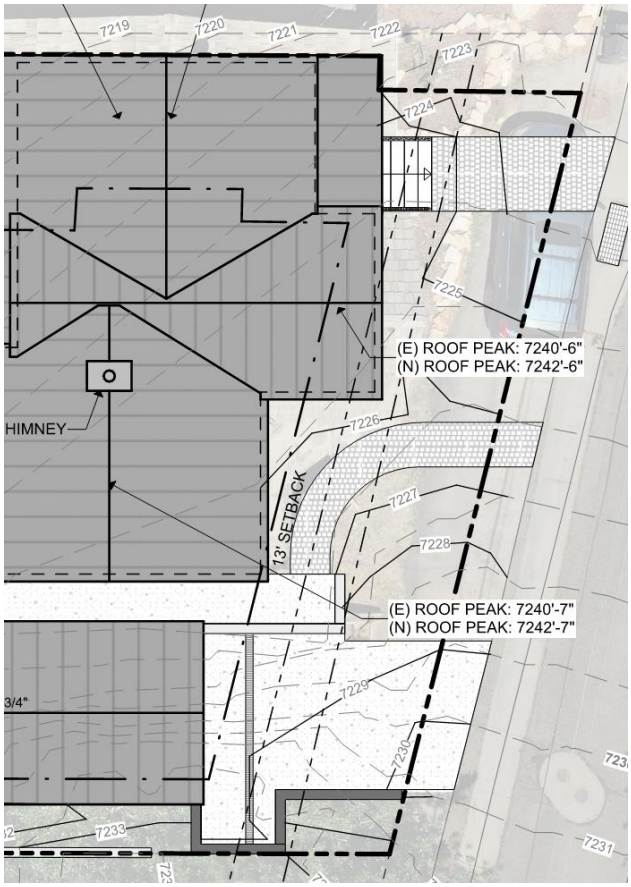


Figure 18: Proposed site plan for 36 Prospect Avenue, provided by the Applicant.

Pursuant to LMC § 15-2.2-5, the Final Grade must be within four vertical feet of Existing Grade. The plans show Final Grade within four feet of Existing Grade, as shown on the plans below.

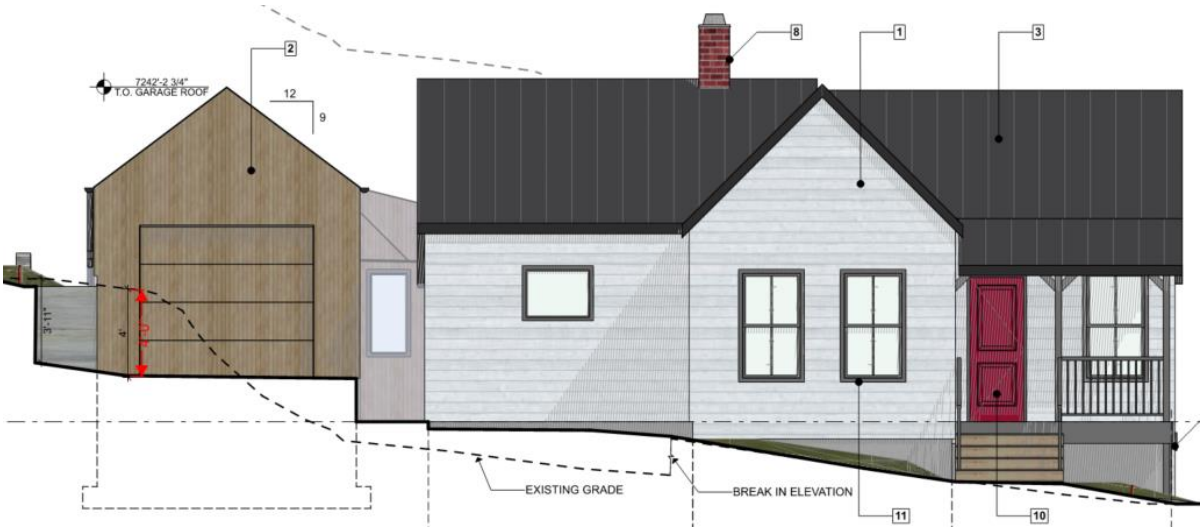


Figure 19: Proposed east elevation.



Figure 20: Proposed west elevation.

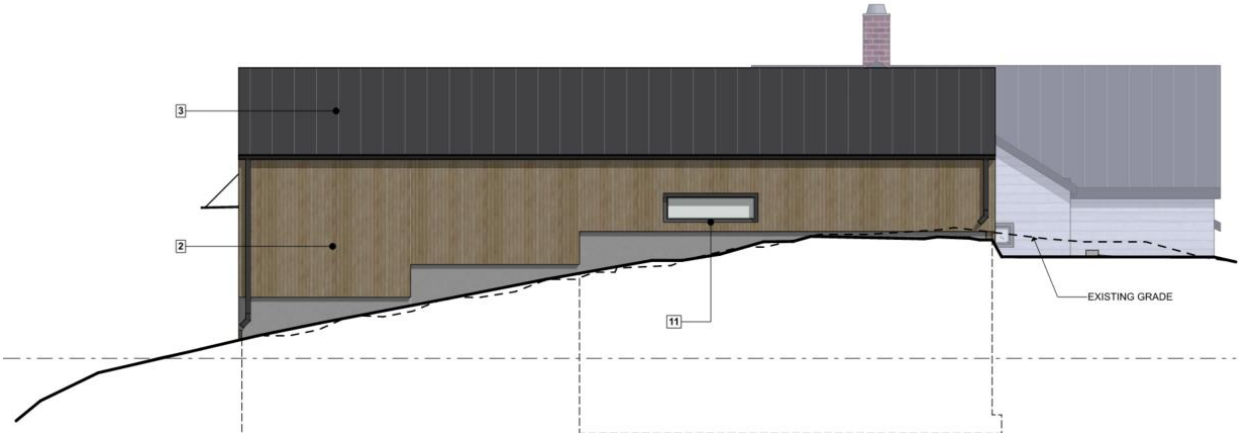


Figure 21: Proposed south elevation.



Figure 22: Proposed north elevation.

4. ***TERRACING*** *– The project may include terraced retaining Structures if necessary to regain Natural Grade.*

   Complies: The Applicant proposes five concrete retaining walls and one stone retaining wall, all less than four feet in height, around the site. The concrete walls range from four to fourteen feet in length. The longest portion of the stone wall is 19 feet in length. The structures themselves will retain most of the grade. The terraced retaining walls are not visible from Prospect Avenue. The retaining walls allow the grade to stay within four feet of existing grade, as show in the plans above.



Figure 23: Rendering of the rear yard of 36 Prospect Avenue, provided by the Applicant, showing proposed retaining walls.

5. ***BUILDING LOCATION*** *– Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard*.

   Complies: The detached garage and Accessory Building are set back from the front facade of the Landmark Historic Structure by approximately 11 feet. The detached garage has a limited driveway. The proposed location for the Accessory Building is on a Steep Slope to the south, however it avoids Steep Slopes on the west and is set back at least 21 feet from the rear property line. Vegetation on the Steep Slope is proposed to be removed to construct the Accessory Building, but there is open space proposed in the Front, Side, and Rear for new plantings.



Figure 24: Existing slope map, provided by the Applicant.

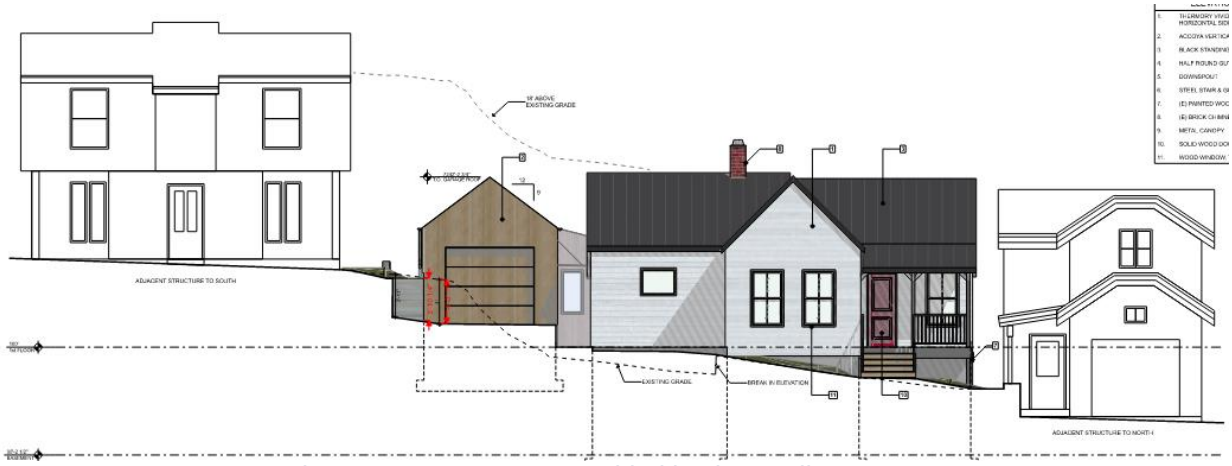


Figure 25: Streetscape provided by the Applicant.

6. ***BUILDING FORM AND SCALE*** *– Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. To decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.*

Complies: The Applicant proposes a smaller Building Footprint than the maximum allowed. The detached garage and Accessory Building step down towards the west side, as the grade steps down. The detached garage is a part of the Accessory Building and separate from the Historic Building.



Figure 26: Proposed west elevation.

The proposed detached Accessory Building is one-story and low profile, as viewed from Prospect Avenue. The Accessory Building is less wide than and simple and subordinate in design to the Historic Structure.

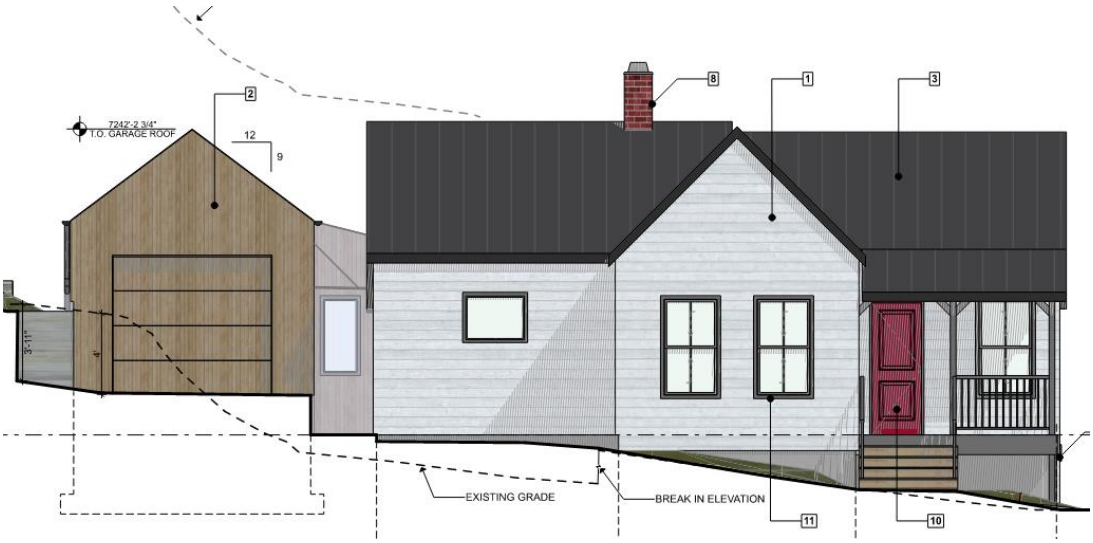


Figure 27: Proposed east elevation.

7. ***SETBACKS –*** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

   Complies: The proposed detached garage and Accessory Building are set apart and back from the front facade of the Landmark Historic Structure to reduce the wall effect. The detached garage and Accessory Building are proposed to be constructed closer to Prospect Avenue to avoid the steeper slopes at the rear of the property.

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

   Complies: As seen from Prospect Avenue, the structure is viewed as a one-story structure. The proposed final external and internal structural heights are equal to or less than the maximum allowed, and compliant as conditioned with the HR-1 Zoning District requirements as outlined in Section I above.



Figure 28: Rendering showing the proposed fronts of the structures, provided by the Applicant.

9. ***BUILDING HEIGHT | STEEP SLOPE*** *– The Maximum Height for Detached Accessory Buildings is 18 feet. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

   Complies: The proposed maximum height of the Accessory Building is 18 feet. The tallest portion of the structure is at the rear of the Lot, not visible from Prospector Avenue, and steps down the hillside like the adjacent properties.



Figure 29: Rendering showing the proposed rear of the structures, provided by the Applicant.

(III) The proposal to construct an addition and detached garage and Accessory Building complies with the criteria outlined in LMC Chapter 15-3, *Off-Street Parking.*

LMC § 15-3-6(A) requires two parking spaces for a SFD. Pursuant to LMC § 15-2.2-4, "[a]dditions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Building." While parking is not required for the Landmark Historic Site, the Applicant proposes one garage Parking Space that is 11 feet by 21 feet.

(IV) The Development Review Committee reviewed the proposal on April 15, 2025, and confirmed the proposal complies with their required standards.[10]

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025. The *Park Record* published courtesy notice on May 14, 2025.[11]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the SSCUP.
- Deny the SSCUP and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: Proposed Plans
C: Geotechnical Report

[10] 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).
[11] LMC § 15-1-21

Planning Department

May 28, 2025

Erin Kryszak
36 Prospect Avenue
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	36 Prospect Avenue
Zoning District:	Historic Residential - 1
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-25-06469
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 28, 2025
Project Summary:	The Applicant proposes to construct a basement addition and detached Accessory Building on a Landmark Historic Structure on a Steep Slope.

Action Taken

On May 28, 2025, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit (SSCUP) for a detached Accessory Building at 36 Prospect Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 36 Prospect Avenue is a 4,169-square-foot Lot.
2. The site is in the Historic Residential – 1 (HR-1) Zoning District.
3. The Landmark Historic Structure on the Site was constructed circa 1889.
4. On November 29, 2023, the Planning Commission approved the 36 Prospect Avenue Plat Amendment.
5. On September 4, 2024, the Historic Preservation Board approved the lifting of the Historic Structure to construct basement foundation upgrades.
6. The Applicant proposes to construct a detached Accessory Building on a Steep Slope at 36 Prospect Avenue, a Landmark Historic Structure.

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7. The Applicant applied for the SSCUP in conjunction with a Conditional Use Permit (CUP) for an exception to the Building Setback for the addition.
8. The applicant proposed constructing an Accessory Building approximately 525 square feet on an existing Slope of thirty percent (30%) or greater. Therefore, pursuant to § 15-2.2-6, a SSCUP application is required.
9. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06186). The HDDR Application approval is subject to the approval of this SSCUP.
10. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. The Lot is 4,169 square feet and complies.
11. The maximum Lot size in the HR-1 Zoning District is 3,750 square feet. The Lot is 4,169 square feet and is Existing Non-Complying pursuant to LMC § 15-2.2-4.
12. The minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot is 53 feet in width and complies.
13. The maximum Building Footprint in the HR-1 Zoning District for a Lot that is 4,169 square feet is 1,649 square feet. The proposed Building Footprint is 1,276 square feet and complies.
14. The minimum Front and Rear Setbacks for Lots 75 feet up to 100 feet depth in the HR-1 Zoning District is 12 or 13 feet minimum, totaling 25 feet. The Applicant proposes a 13-foot Front Setback and a 12-foot Rear Setback.
15. Minimum Side Setbacks for Lots up to 62.5’ in width are three feet each in the HR-1 Zoning District. The Applicant proposes a nine-foot north Side Setback and a five-foot south Side Setback.
16. The maximum building height is 27 feet from Existing Grade in the HR-1 Zoning District. The proposed maximum building height is 22’ from Existing Grade and complies. The proposed Accessory Building is 18 feet tall at its highest point above Existing Grade.
17. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade, at 23 feet or less. The entire Existing Historic Structure is a maximum of 22 feet tall above Existing Grade and compliant.
18. Structures cannot exceed 35 feet from the lowest floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The Landmark Historic Structure’s addition will have an interior height of approximately 24 feet. The Accessory Building will have an interior height of approximately 20 feet.
19. 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

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measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. The Historic roof form is 12:12. The Accessory Structure's roof pitch is 9:12. The roof pitches extend beyond 20 feet and are compliant.

20. Per Land Management Code (LMC) § 15-2.2-6, SSCUP applications are subject to the following criteria:

1) ***LOCATION OF DEVELOPMENT*** *– Development is located and designed to reduce visual and environmental impacts of the Structure.*

Complies: The proposed detached garage and Accessory Building are closer to Prospect Avenue to avoid the steeper slope at the rear of the site and step down the south side slope, to follow the contour of the site.

2) ***VISUAL ANALYSIS*** *– The Applicant must provide a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

Complies: Due to the steep slope and proposed vegetation, 36 Prospect Avenue is not very visible from Old Town. The Applicant provided cross-canyon images which show the proposed height in a similar pattern to the existing structures on Prospect Avenue. Some existing vegetation will be removed that is dead, dying, or in the location of the proposed Accessory Building. The Applicant proposes to replace and plant vegetation in the rear (west side) of the Lot, where they are not disturbing the slope for structure construction. Due to the downhill slope, the vegetation will not initially screen the structures, but as the vegetation grows, more of the structure will be screened.

3) **ACCESS –** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.

Complies: The front of the site is currently paved for parking. Historic Structures are exempt from Parking requirements and the proposed work includes building a garage. Parking shall be limited to the garage (see Condition of Approval 18 and Section III of this report), and the paved parking area in front of the Historic Structure must be landscaped as proposed. Parking within the landscaped area is prohibited. The Applicant proposes a 10-foot-wide driveway. The amount of impervious surface in the front of the structure will be limited to the driveway and paths leading to the structures. Pursuant to LMC § 15-2.2-5, the Final Grade must be within four vertical feet of Existing Grade. The plans show Final Grade within four feet of Existing Grade, as shown on the plans.

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4) ***TERRACING*** *– The project may include terraced retaining Structures if necessary to regain Natural Grade.*

Complies: The Applicant proposes five concrete retaining walls and one stone retaining wall, all less than four feet in height, around the site. The concrete walls range from four to fourteen feet in length. The longest portion of the stone wall is 19 feet in length. The structures themselves will retain most of the grade. The terraced retaining walls are not visible from Prospect Avenue. The retaining walls allow the grade to stay within four feet of existing grade, as show in the plans above.

5) ***BUILDING LOCATION*** *– Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard*.

Complies: The detached garage and Accessory Building are set back from the front facade of the Landmark Historic Structure by approximately 11 feet. The detached garage has a limited driveway. The proposed location for the Accessory Building is on a Steep Slope to the south, however it avoids Steep Slopes on the west and is set back at least 21 feet from the rear property line. Vegetation on the Steep Slope is proposed to be removed to construct the Accessory Building, but there is open space proposed in the Front, Side, and Rear for new plantings.

6) ***BUILDING FORM AND SCALE*** *– Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. To decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.*

Complies: The Applicant proposes a smaller Building Footprint than the maximum allowed. The detached garage and Accessory Building step down towards the west side, as the grade steps down. The detached garage is a part of the Accessory Building and separate from the Historic Building. The proposed detached Accessory Building is one-story and low profile, as viewed from Prospect Avenue. The Accessory Building is less wide than and simple and subordinate in design to the Historic Structure.

7) ***SETBACKS –*** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

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Complies: The proposed detached garage and Accessory Building are set apart and back from the front facade of the Landmark Historic Structure to reduce the wall effect. The detached garage and Accessory Building are proposed to be constructed closer to Prospect Avenue to avoid the steeper slopes at the rear of the property.

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

Complies: As seen from Prospect Avenue, the structure is viewed as a one-story structure. The proposed final external and internal structural heights are equal to or less than the maximum allowed, and compliant as conditioned with the HR-1 Zoning District requirements as outlined above.

9) ***BUILDING HEIGHT | STEEP SLOPE*** *– The Maximum Height for Detached Accessory Buildings is 18 feet. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

Complies: The proposed maximum height of the Accessory Building is 18 feet. The tallest portion of the structure is at the rear of the Lot, not visible from Prospector Avenue, and steps down the hillside like the adjacent properties.

21. The analysis of the Staff Report is incorporated herein.
22. Staff published notice on the City's website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on May 14, 2025. The Park Record published notice on May 14, 2025.

Conclusions of Law

1. The proposal complies with the LMC requirements in Chapter 15-2.2, Historic Residential - 1 (HR-1) Zoning District.
2. The proposal complies with the LMC requirements in Chapter 15-2.2-6, Development on Steep Slopes in the HR-1 Zoning District.
3. The proposal complies with the LMC requirements in Chapter 15-3, Off-Street Parking.

Conditions of Approval

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1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed May 28, 2025, by the Planning Commission, pending design modifications required for Historic District Design Review compliance. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work, 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.
6. Residential fire sprinklers are required for all new construction on this lot, per requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
8. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade.
9. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
10. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
11. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is

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below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

12. The Applicant shall submit 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. 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.
15. Retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.
16. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department for the heated driveway.
17. If the Applicant proposes additional retaining walls not approved under this SSCUP, the Applicant must file a modification application and return to the Planning Commission for review and approval prior to submitting a revised building permit.
18. The front yard landscape plan shall not include additional impervious surfaces than what is outlined on the May 28, 2025 plans. Onsite parking is limited to the garage. Landscaping of the Ignition Zones and Home Hardening must comply with the Park City Wildland Urban Interface Code.
19. Access and Snow Shed Agreements will need to be obtained and completed by the Homeowner and the applicable neighboring properties prior to Building Permit submittal.
20. A geotechnical soils report indicating site stability and temporary shoring and drainage will need to be submitted and approved prior to the Building Permit submittal.
21. A representative of the geotechnical engineer shall observe footing excavations prior to structural fill or concrete placement and provide an excavation observation letter.
22. Exterior wall fire resistance rating and separation distance to comply with Table R302.1(1) of the 2021 IRC.

If you have questions or concerns regarding this Final Action Letter, please call 435-

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615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Christin VanDine.
Planning Commission Chair

CC: Lillian Zollinger, Planner III

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CONDITIONAL USE & ADMINISTRATIVE PERMIT APPLICATION PLAN SET

BARRETT HOUSE

36 PROSPECT AVE
PARK CITY, UT 84060

Blue Stakes of UTAH811 Bluestakes.org

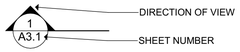
ABBREVIATIONS & GRAPHICS

DRAWING SYMBOLS:

ELEVATION



BUILDING SECTION



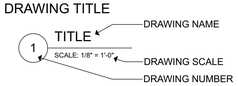
WALL/STAIR SECTION



INTERIOR ELEVATION



DRAWING TITLE



GRAPHIC SYMBOLS:

- CONCRETE
- PLYWOOD
- STEEL
- EARTH
- EPS/XPS INSULATION
- SPRAY FOAM INSULATION
- RIGID INSULATION
- STANDING SEAM METAL
- STUCCO/EIFS FINISH
- GYPSUM BOARD
- FIBERGLASS INSULATION
- CONTINUOUS STUD/BEAM
- BLOCKING

PROJECT RENDERING



VICINITY PLAN



PROJECT DESCRIPTION

1. REMODEL EXISTING HISTORIC BARRETT HOUSE (36 PROSPECT AVE)
- RAISE EXISTING HOUSE 2' AND BUILD NEW BASEMENT UNDER MAIN FLOOR FOOTPRINT
- REPLACE EXTERIOR FINISHES (SIDING, ROOF, WINDOWS, DOORS)

2. BUILD NEW DETACHED ACCESSORY BUILDING TO SOUTH OF EXISTING BARRETT HOUSE
- EAST PART OF BUILDING TO CONTAIN SINGLE CAR GARAGE
- WEST PART OF BUILDING TO CONTAIN ACCESSORY BUILDING
- BUILDING SHALL BE NO LESS THAN 3' FROM SOUTH PROPERTY LINE AND NO MORE THAN 18' ABOVE EXISTING GRADE

GENERAL PROJECT INFO

PROJECT ADDRESS:	36 PROSPECT AVE PARK CITY, UT 84060
ZONING DISTRICT:	HR-1
GOVERNING BUILDING CODES:	2021 IRC 2015 IRC CHAPTER 11 2021 IPC 2021 IMC 2021 IFGC 2020 NEC 2015 IECC RESIDENTIAL PROVISIONS 2021 IEBC
CONSTRUCTION:	TYPE VB
OCCUPANCY:	GROUP R-3
OWNER:	ERIN KRYSZAK-CROZIER 505-231-9280 ecrozier@tierrarealty.com
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com
LANDSCAPE ARCHITECT:	PKJ DESIGN GROUP ABBY ROBERTS aroberts@pkjdesigngroup.com
CIVIL ENGINEER:	BENCHMARK ENGINEERING & LAND SURVEYING, LLC CHRIS POULSEN, PE chris@benchmarkcivil.com

SHEET INDEX

PREFIX	ID	SHEET NAME
	A0.1	COVER SHEET
	A0.3	TOPOGRAPHIC SURVEY
	A0.4	SLOPE ANALYSIS
	A0.5	EXISTING SITE PHOTOS
	A0.6	EXISTING SITE PLAN
	A0.7	PROPOSED SITE PLAN
	A0.8	LANDSCAPE PLAN - EXISTING
	A0.9	LANDSCAPE PLAN - PROPOSED
	CGD.01	GRADING PLAN
	A1.1	FIRST FLOOR PLAN (EXISTING-DEMOLITION)
	A1.2	FIRST FLOOR PLAN (NEW)
	A1.3	BASEMENT FLOOR PLAN (NEW)
	A1.4	3D OVERVIEW
	A1.5	3D OVERVIEW
	A1.6	BULK CONFORMANCE DIAGRAM
	A1.7	BULK CONFORMANCE DIAGRAM
	A2.1	NEW ELEVATIONS
	A2.2	NEW ELEVATIONS
	A2.3	PROPOSED MATERIALS
	A3.1	BUILDING SECTIONS
	A3.2	BUILDING SECTIONS
	A4.1	CONTEXTUAL ANALYSIS
	A4.2	CONTEXTUAL ANALYSIS
	A4.3	CONTEXTUAL ANALYSIS
	A4.4	CONTEXTUAL ANALYSIS

BD ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#:	REVISION DATE:

PROJECT NO:

DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

COVER SHEET
A0.1

N

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S

SYMBOL LEGEND	
—— ——— ——	DEED LINE
	SURVEY BOUNDARY
——x——x——	FIELD FENCE
△	FOUND REBAR (AS NOTED)
▲	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A ANDERSON - PLS DATE

REGISTERED LAND SURVEYOR
7736336
CHAD A. ANDERSON
10/09/23
STATE OF UTAH

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN THE DESIGN OF A NEW RESIDENCE. SURVEY WAS PERFORMED IN OCTOBER OF 2023. I WAS HIRED BY KLIMA ARCHITECTS TO SURVEY THE SOUTHERLY 10' OF THE PROPERTY AND THE NORTHERLY PORTION OF THE NEIGHBORS PROPERTY. THE MAJORITY OF THIS SURVEY WAS PERFORMED BY ALLIANCE ENGINEERING AND THEIR SURVEY WAS PROVIDED TO ME BY MY CLIENT.

DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 AND THE NORTHERLY 5 FEET OF LOT 3, BLOCK 18; PARK CITY SURVEY OF BUILDING LOTS; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD INTHE SUMMIT COUNTY RECORERS OFFICE.

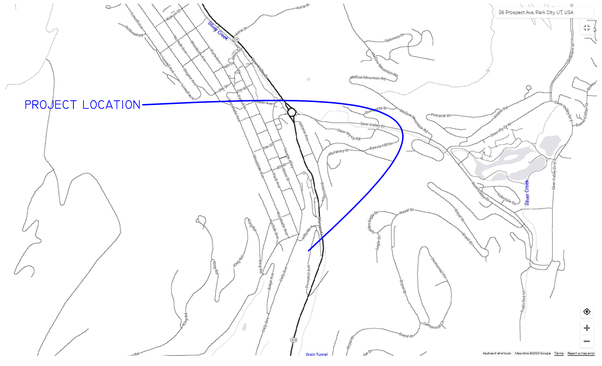
PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°57'00" EAST 36.84 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 19, PARK CITY SURVEY AMENDED PLAT; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD INT HE SUMMIT COUNTY RECORDERS OFFICE; SAID POINT IS ALSO BEING ON THE SOUTH LINE OF SAID LOT 9; THENCE LEAVING SAID SOUTH LINE NORTH 21°40' WEST 2.79 FEET; THENCE SOUTH 89°31'10" EAST 29.07 FEET; THENCE SOUTH 00°28'50" WEST 2.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 89°57'00" WEST ALONG SAID SOUTH LINE 29.03 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BASIS OF BEARINGS: N43°53'48"W MEASURED BETWEEN FOUND MONUMENTS ON THE NORTHEAST SIDE OF SURVEYED LOT AS SHOWN HEREON.

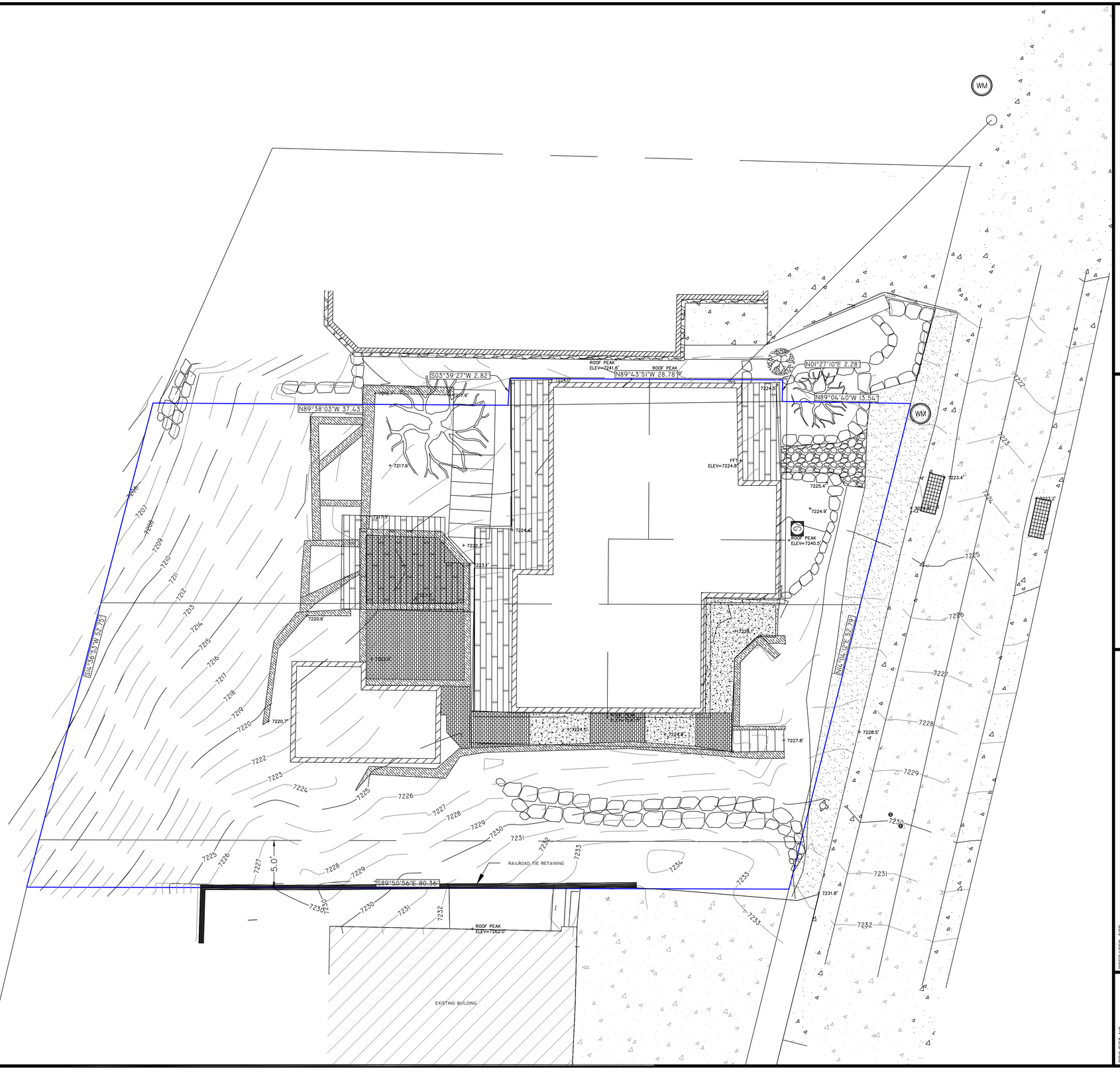
VICINITY MAP



GRAPHIC SCALE

5 0 5 10 20

(IN FEET)
1 inch = 5 ft.



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748

TOPOGRAPHIC SURVEY
SUMMIT COUNTY
IN SEC. 16, T2S, R4E, SLB&M

PREPARED FOR: KLIMA

PROJECT: 36 PROSPECT TOPO

PROJECT NO. 23-10-377

SHEET 1 OF 1

2024 11:02:47 AM

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E

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SYMBOL LEGEND	
— ——— —	DEED LINE
———————	SURVEY BOUNDARY
———x———x———	FIELD FENCE
△	FOUND REBAR (AS NOTED)
▲	SET REBAR WITH CAP (7736336)

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CHAD A ANDERSON - PLS _____ DATE

REGISTERED LAND SURVEYOR
7736336
CHAD A. ANDERSON
10/09/23
STATE OF UTAH

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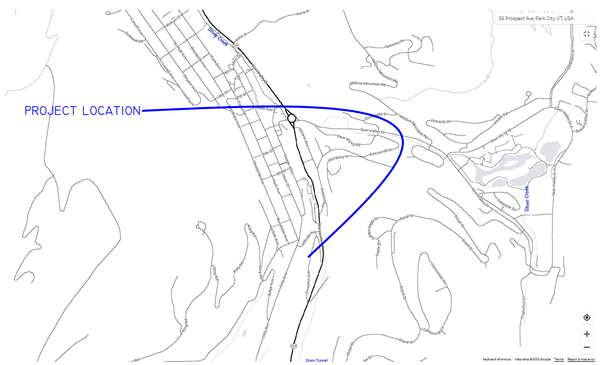
PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°57'00" EAST 36.84 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 19, PARK CITY SURVEY AMENDED PLAT; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD INT HE SUMMIT COUNTY RECORDERS OFFICE; SAID POINT IS ALSO BEING ON THE SOUTH LINE OF SAID LOT 9; THENCE LEAVING SAID SOUTH LINE NORTH 21°40' WEST 2.79 FEET; THENCE SOUTH 89°31'10" EAST 29.07 FEET; THENCE SOUTH 00°28'50" WEST 2.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE SOUTH 89°57'00" WEST ALONG SAID SOUTH LINE 29.03 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

BASIS OF BEARINGS: N4.3°53'48"W MEASURED BETWEEN FOUND MONUMENTS ON THE NORTHEAST SIDE OF SURVEYED LOT AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE

5 0 5 10 20

(IN FEET)
1 inch = 5 ft.

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	15.00%	30.00%	
3	30.00%	40.00%	
4	40.00%	99999900.00%	



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748

SLOPE ANALYSIS

SUMMIT COUNTY
IN SEC 16, T2S, R4E, SLB&M

PREPARED FOR: KLIMA

PROJECT: 36 PROSPECT TOPO

PROJECT NO. 23-10-377

SHEET 1 OF 1

EXISTING SITE PHOTOS



STREET VIEW OF PROJECT LOCATION



AERIAL VIEW OF PROSPECT STREET



WEST VIEW OF PROJECT LOCATION



WEST VIEW OF PROJECT LOCATION & CONTEXT

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#:	REVISION DATE:

PROJECT NO:

DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

EXISTING SITE PHOTOS

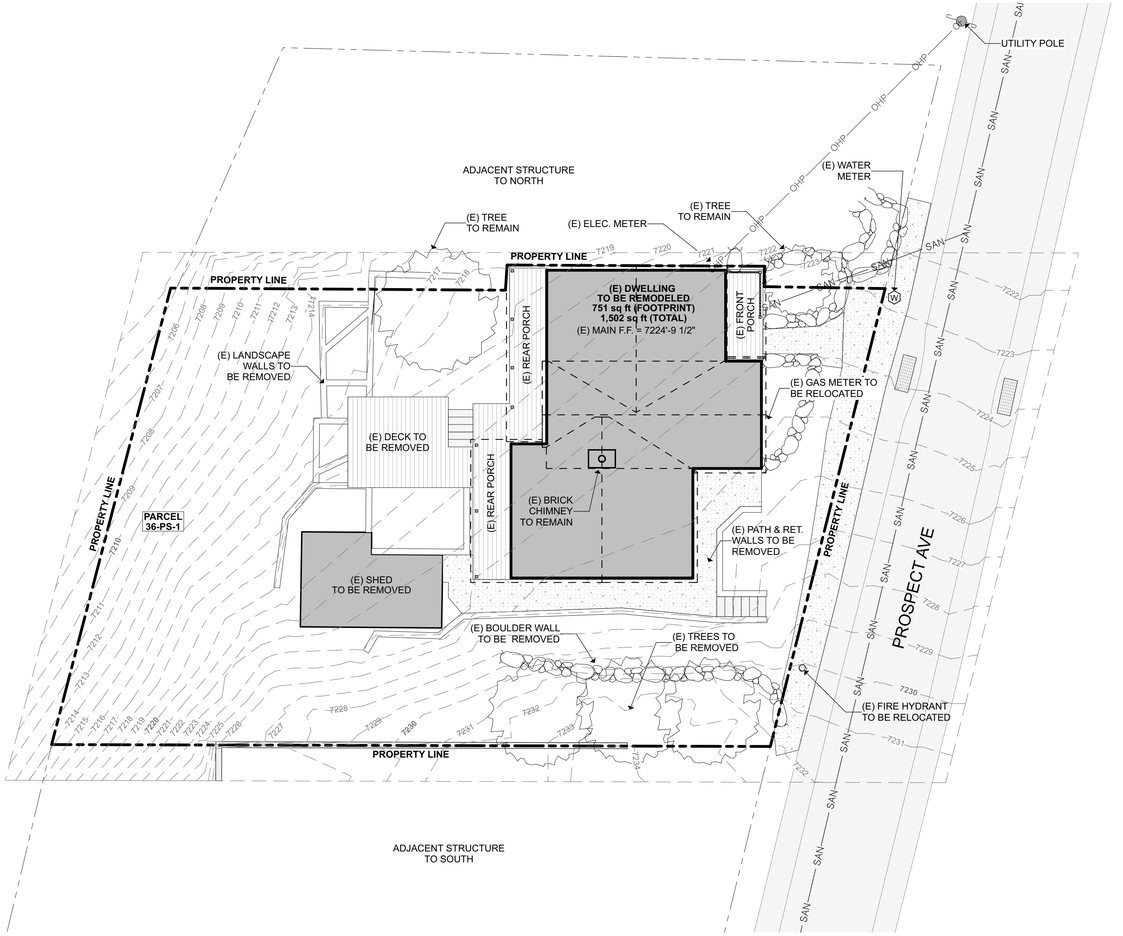
A0.5

LINETYPE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	STORM SURFACE DRAINAGE
GAS GAS GAS GAS GAS	GAS LINE
WAT WAT WAT WAT WAT	WATER LINE
SAN SAN SAN SAN SAN	SANITARY SEWER
STM STM STM STM STM	STORM DRAIN/SEWER
POW POW POW POW POW	BURIED POWER
OHP OHP OHP OHP OHP	OVERHEAD POWER
	OVERHEAD ROOF LINE
	JOIST CENTERLINE
	BEAM CENTERLINE
	HIDDEN LINE
	PERFORATED FOOTING/FND DRAIN
	STRAW WATTLE
	TREE PROTECTION FENCE
	SILT FENCE
	FENCE

Blue Stakes of UTAH811 Bluestakes.org

N



1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#:	REVISION DATE:

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SCALE: AS NOTED IN DRAWING

EXISTING SITE PLAN

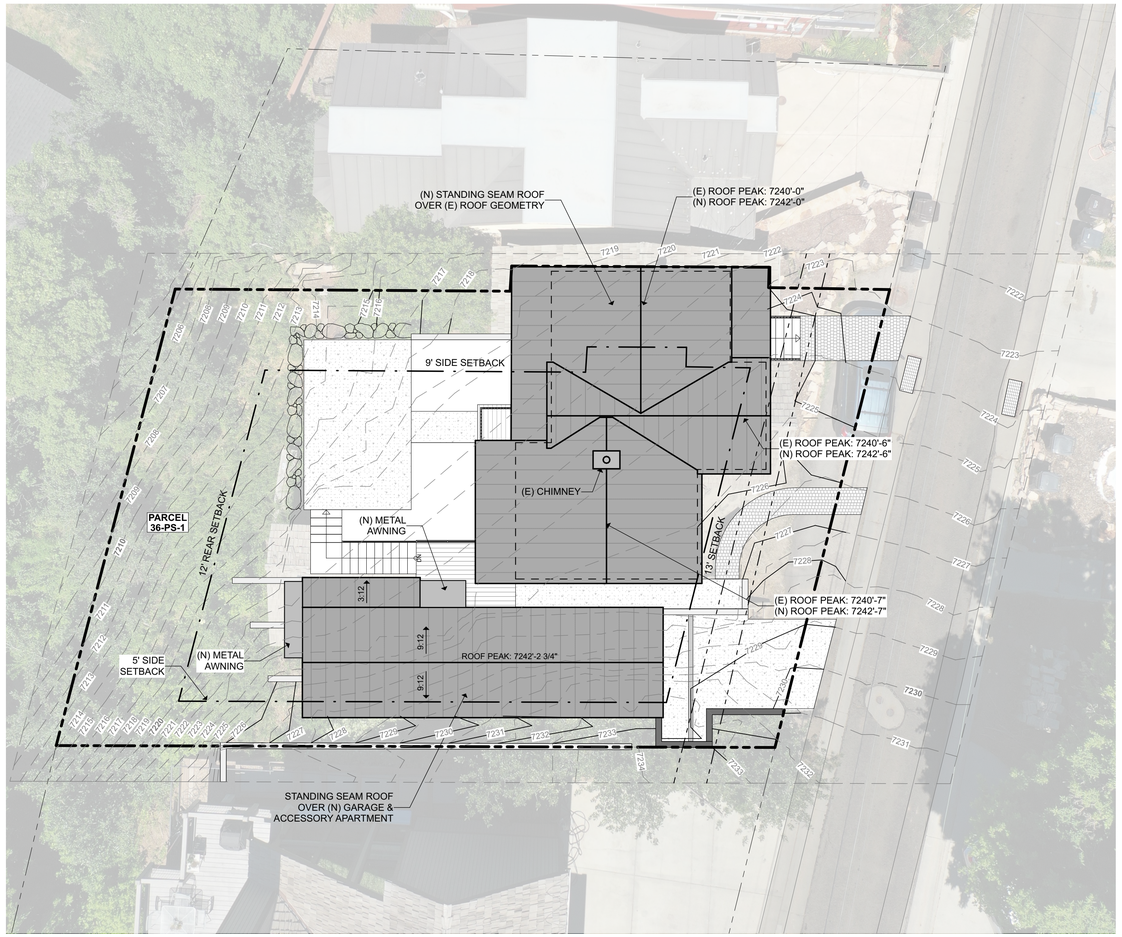
A0.6

LINETYPE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	STORM SURFACE DRAINAGE
GAS GAS GAS GAS GAS	GAS LINE
WAT WAT WAT WAT WAT	WATER LINE
SAN SAN SAN SAN SAN	SANITARY SEWER
STM STM STM STM STM	STORM DRAIN/SEWER
POW POW POW POW POW	BURIED POWER
OHP OHP OHP OHP OHP	OVERHEAD POWER
	OVERHEAD ROOF LINE
	JOIST CENTERLINE
	BEAM CENTERLINE
	HIDDEN LINE
	PERFORATED FOOTING/FND DRAIN
	STRAW WATTLE
	TREE PROTECTION FENCE
	SILT FENCE
	FENCE

Blue Stakes of UTAH811 Bluestakes.org

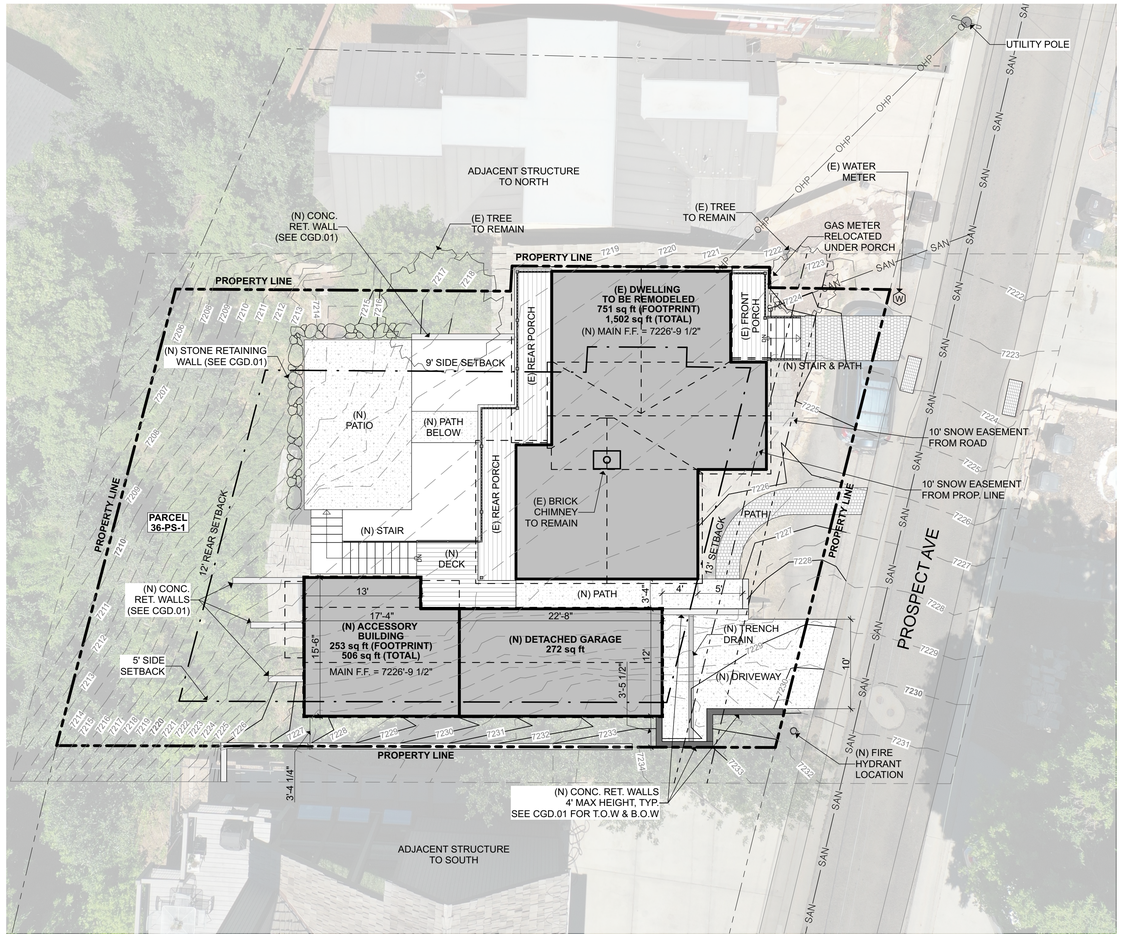
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2 PROPOSED SITE ROOF PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BD ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN ARCHITECTURE
801-865-7648
dave@brachdesign.com

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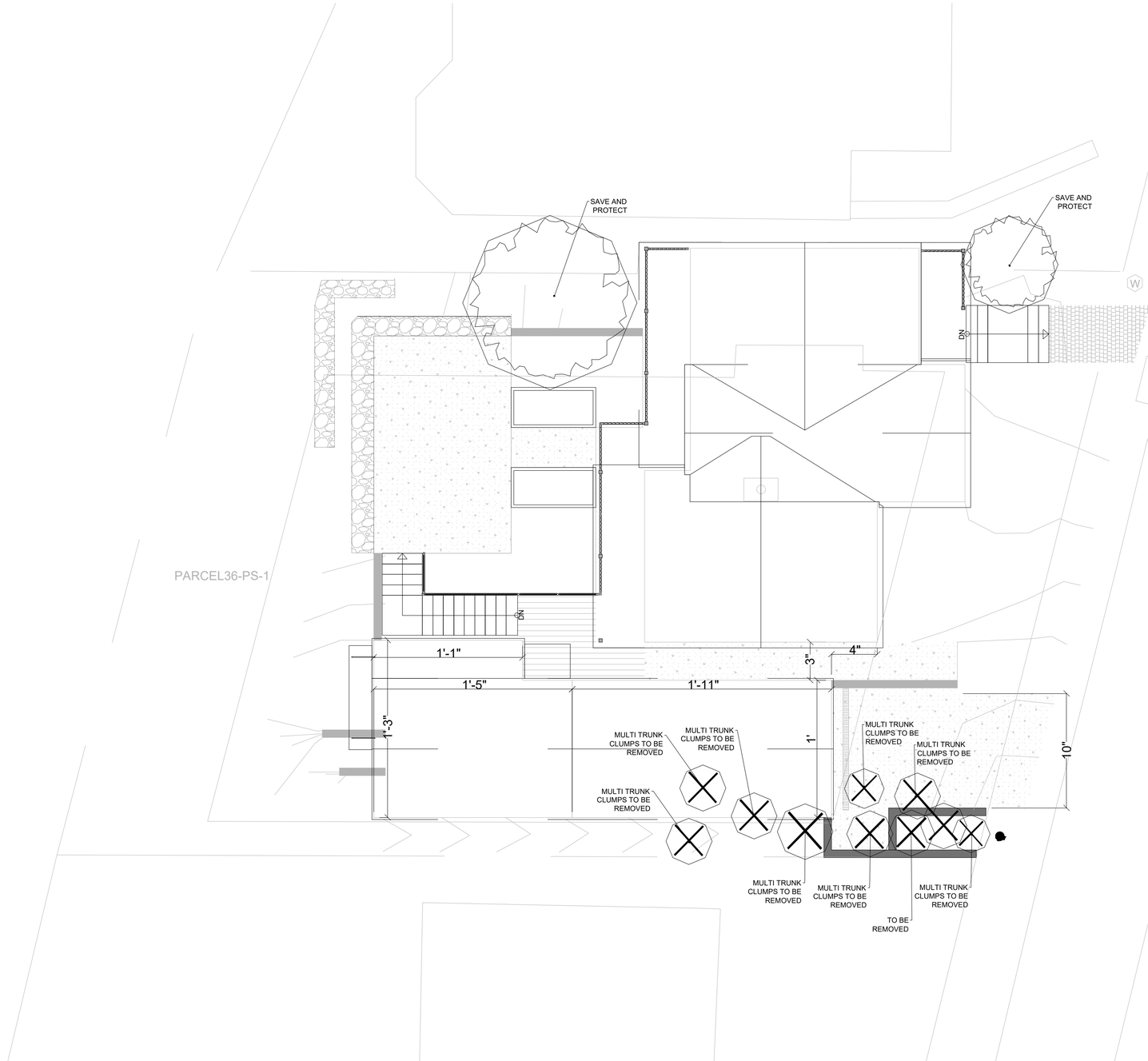
DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

PROPOSED SITE PLAN

A0.7



EXISTING AND NEW LANDSCAPE AREA

SYMBOL	SITE MATERIAL
	EXISTING TREES TO REMAIN AND TO PROTECT
	EXISTING TREES TO BE REMOVED

EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL, PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
10. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
11. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
12. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
13. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
14. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
15. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
16. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
17. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
18. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B. UNDERGROUND UTILITY WORK

1. TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
2. TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
3. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
4. THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
5. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH, AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

C. GENERAL STANDARDS FOR TREE PRUNING

1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF THE PROJECT.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETED, UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
9. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

D. TREES SHALL BE REMOVED IF:

1. THE TREE INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER.
2. THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
3. THE TREE IS SPECIFIED TO BE REMOVED ON THIS PLAN.
4. THE OWNER REQUESTS REMOVAL OF TREE. IN THIS CASE THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SO AS TO REVISE THE PROPOSED PLANTING PLAN TO MEET CITY/COUNTY REQUIREMENTS FOR TREE REPLACEMENT.

E. STUMP REMOVAL REQUIREMENTS AND STANDARDS

1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

ISSUE DATE	PROJECT NUMBER
5/22/2025	RUT25006

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 2.5 5' 10' 20'
GRAPHIC SCALE: 1" = 5'

PROJECT INFORMATION

THE BARRETT HOUSE
36 PROSPECT AVENUE
PARK CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ERIN KRYSZAK-CROZIER
505-231-9280
ECROZIER@TIERRAREALTY.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture // Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8139421-5301
5/22/2025
ELECTRONIC
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ALR
CHECKED:	JMA
PLOT DATE:	5/22/2025

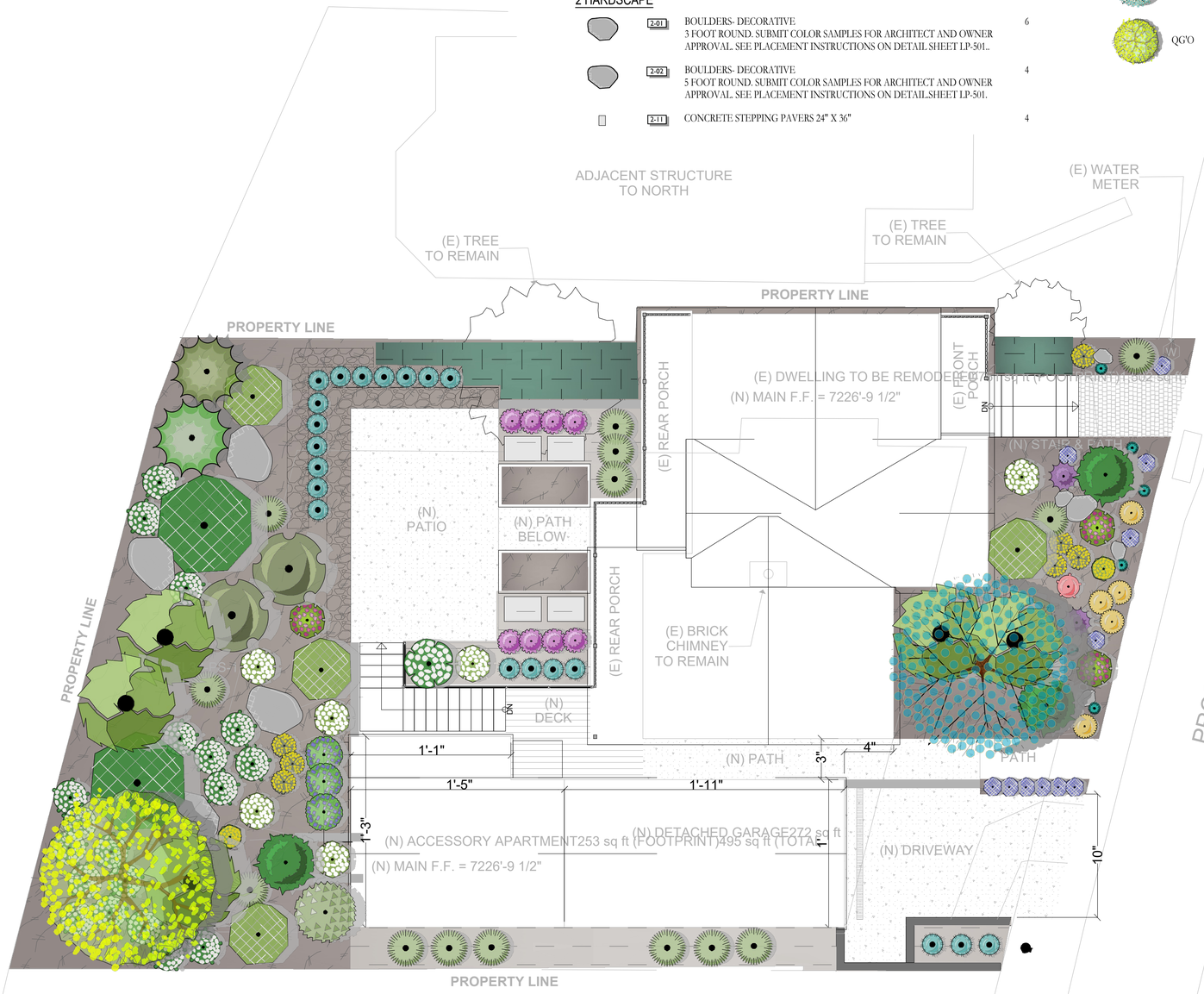
EXISTING PLANTING PLAN

PERMIT SET

LP-EXISTING

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-13	SOIL PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	1,689 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	294 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	6
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL.SHEET LP-501.	4
	2-11	CONCRETE STEPPING PAVERS 24" X 36"	4



PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PH'E	1	Pinus heldreichii `Emerald Arrow` Emerald Arrow Bosnian Pine Moderate; 15' x 8'; sun; z5	B & B		5`-6`
	PN'A	1	Pinus nigra `Arnold Sentinel` Arnold Sentinel Austrian Pine moderate; 25x7; sun; z4	B & B		6`
DECIDUOUS TREES						
	PT'P	1	Populus tremuloides `NE Arb` Prairie Gold Aspen moderate; 40x15; sun to part shade; z4, Utah Lake water tolerant	B & B	2"Cal	
	QG'O	1	Quercus gambelii Gambel Oak Td1; 15-20x15-20; AV 176; sun; z4; Utah Lake water tolerant	15 gal	1.25"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	AA'R	1	Amelanchier alnifolia 'Regent' Regent Serviceberry Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	AM'G	19	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry Sd3; 14"x36"; AV28; sun to part shade; z3; Utah Lake water tolerant	5 gal
	CF'G	4	Caragana frutex `Globosa` Globe Peashrub Sd1; 5x5; AV28; sun to part sun; z2; Utah Lake water tolerant	5 gal
	CM'F	6	Chamaebatiaria millefolium Fernbush Sd0; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal
	CN'N	2	Chrysothamnus nauseosus var. nauseosus Baby Blue Rabbitbrush Sd0; 2x2; AV 7; sun; z4; Utah Lake water tolerant	5 gal
	RG'L	5	Rhus aromatica `Gro-Low` Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal
	SA'W	1	Symphoricarpos albus laevigatus 'White Hedge' White Hedge Snowberry Low; 6'x4'; sun to part sun; z3-7; Utah Lake water tolerant	3 gal
	SD'C	3	Symphoricarpos x doorenbosii 'Kolmcan' TM First Editions Candy Coralberry Sd2; 2x3; AV 19.5; sun to part sun; z4; Utah Lake water tolerant; do not ingest berries	5 gal
	VT'A	2	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal
EVERGREEN SHRUBS				
	AC'M	3	Arctostaphylos x coloradoensis Mock Bearberry Manzanita Se1; 2x5; AV 28; sun to light shade; z4;	5 gal
	JP'W	2	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal
	LA'H	3	Lavandula angustifolia `Hidcote Blue` Hidcote Blue Lavender P2; 1.5x3; AV 3; sun; z4; Utah Lake water tolerant	1 gal
GRASSES				
	CA'K	14	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	FE'CI	6	Festuca x `Cool as Ice` Cool as Ice Blue Fescue Tw2; 1x1; AV 3; sun to light shade; Utah Lake water tolerant	1 gal
	SS'M	20	Schizachyrium scoparium `MinnblueA` Blue Heaven Little Bluestem Tw1; 3x2; AV 4.5; sun; z3; Utah Lake water tolerant	1 gal
PERENNIALS				
	E'KR	1	Echinacea x 'TNECHKR' Kismet® Raspberry Coneflower Moderate; 12-18"x24"; sun; z4; Utah Lake water tolerant	1 gal
	EU'K	5	Eriogonum umbellatum `Kannah Creek` Kannah Creek Sulphur Flower low; 2x2; sun; z5; Utah Lake water tolerant	1 gal
	LW'O	11	Lavandula angustifolia 'Wee One' Wee One English Lavender	1 gal
	PM'M	2	Penstemon x 'Midnight Masquerade' Midnight Masquerade Beardtongue 2.5' x 2.5' Low water	1 gal
	RF'G	7	Rudbeckia fulgida `Goldsturm` Black-eyed Susan P3; 3x2; AV 3; sun; z3; Utah Lake water tolerant	1 gal
	SO'T	8	Salvia officinalis 'Tricolor' Tricolored Garden Sage 1-2' X 1-2', Low water use when established	5 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	CP'D	97	Ceratostigma plumbaginoides Dwarf Plumbago low; 9-12" x 12-15"; sun to shade; z5; Utah Lake water tolerant	4"pot

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

3/17/2025

RUT25006

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 2.5' 5' 10' 20'
GRAPHIC SCALE: 1" = 5'

THE BARRETT HOUSE
36 PROSPECT AVENUE
PARK CITY, UTAH

ERIN KRYSZAK-CROZIER
505-231-9280
ECROZIER@TIERRAREALTY.COM

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PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

REGISTERED LANDSCAPE ARCHITECT JEREMY AINSWORTH 7301 3/17/2025 LICENSING BOARD STATE OF UTAH

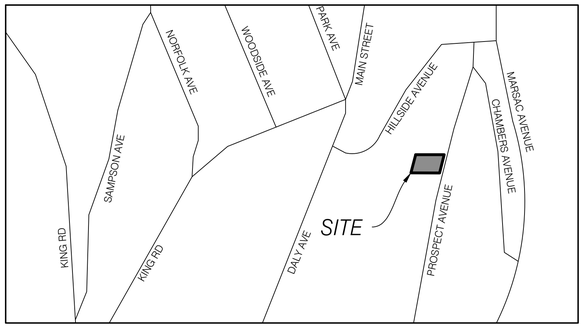
PM: JTA
DRAWN: ALR
CHECKED: JMA
PLOT DATE: 3/17/2025

COLOR ILLUSTRATION

PERMIT SET

LP-COLOR

THE BARRET HOUSE



VICINITY MAP
N.T.S

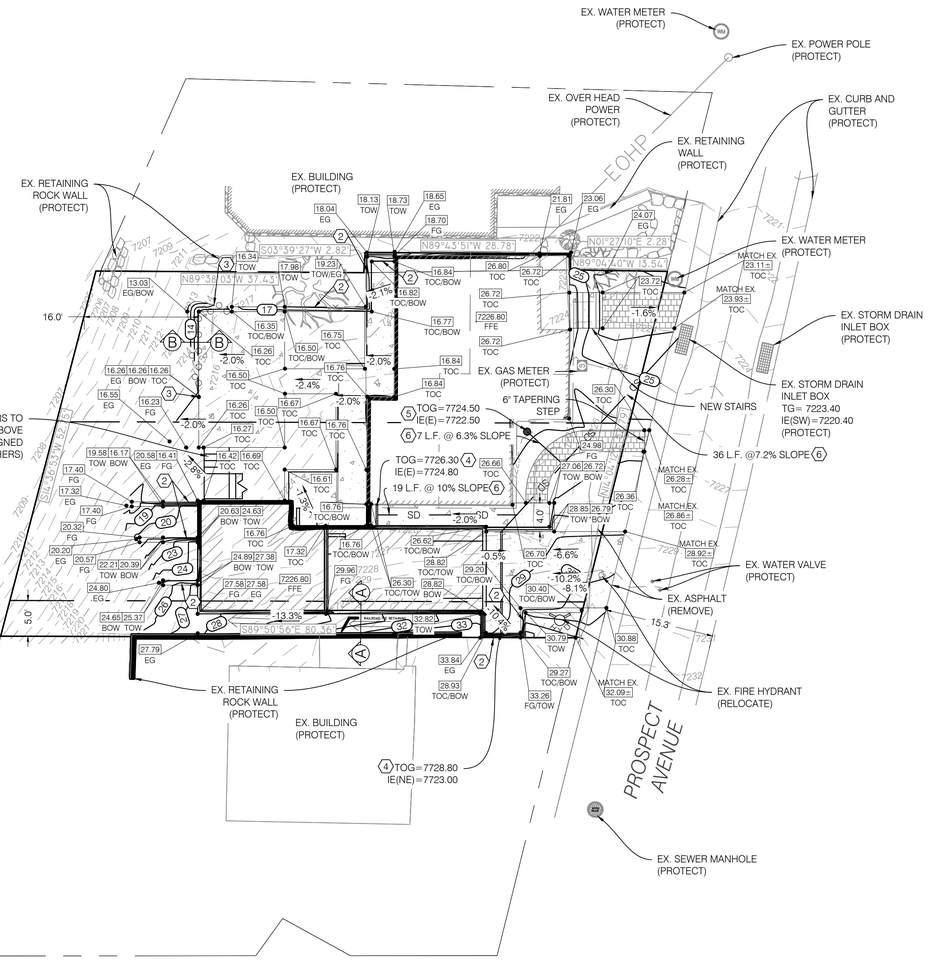
OWNER/DEVELOPER:
ERIN CROZIER
(505)-230-9280
ecrozier@tierrarealty.com

NORTH

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	4' MAX. CONCRETE RETAINING WALL (DESIGN BY OTHERS)	
3	ROCK OR BLOCK PROTECTED SLOPE	B/CGD.01
4	6" TRENCH DRAIN (ZURN OR EQUAL)	
5	12" LAND DRAIN (NYLOPLAST OR EQUAL)	
6	6" HDPE STORM DRAIN PIPE	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS



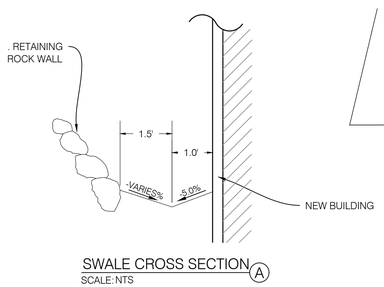
NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH PARK CITY STANDARDS AND SPECIFICATIONS

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

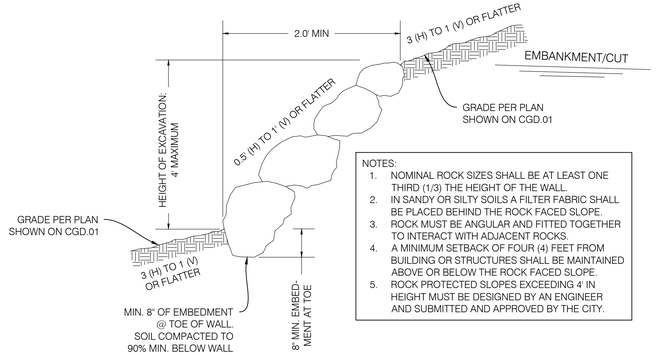
EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNER'S AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



SWALE CROSS SECTION (A)
SCALE: NTS



NOTES:
1. NOMINAL ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH ADJACENT ROCKS.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDING OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE.
5. ROCK PROTECTED SLOPES EXCEEDING 4' IN HEIGHT MUST BE DESIGNED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY.

TYPICAL ROCK PROTECTED SLOPE (B)
SCALE: NTS

Blue Stakes of UTAH 811 Bluestakes.org

No.	DATE	DESCRIPTION
1	05/02/25	REVISED FRONT SETBACK PER CITY

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC/JHO
CHECKED BY: MCP
FIELD CREW: ELEMENT L.S
DATE: 03/14/2025
DWG FILE: 2412189 SITE

PROFESSIONAL ENGINEER
5/2/25
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

THE BARRET HOUSE
36 PROSPECT AVE
PARK CITY, UTAH

PROJECT NO. 2412189

GRADING & DRAINAGE PLAN

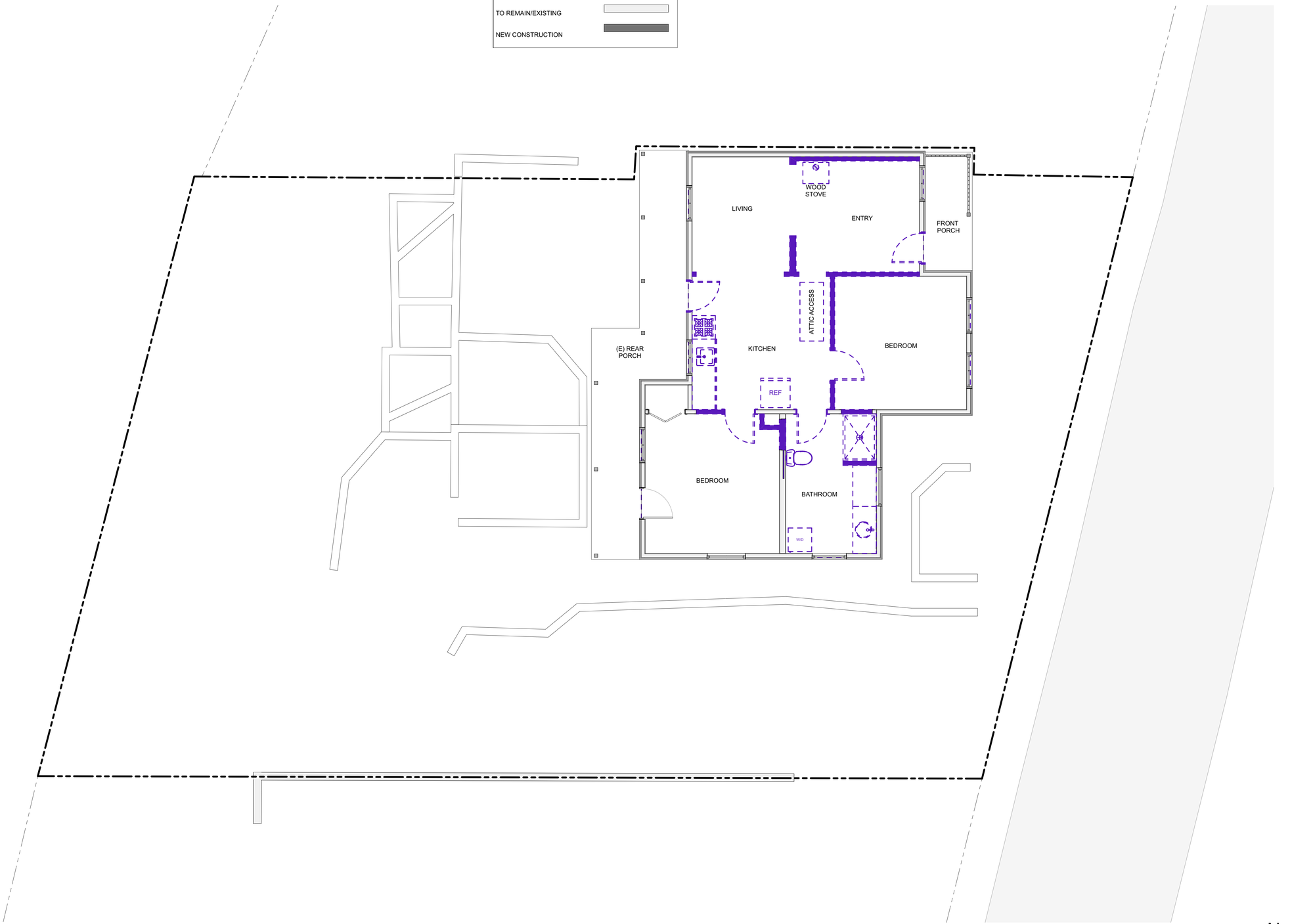
CGD.01
1 OF 1

DEMO LEGEND & KEYNOTES

TO BE DEMOLISHED

TO REMAIN/EXISTING

NEW CONSTRUCTION



1 FIRST FLOOR PLAN EXISTING/DEMOLITION

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

N

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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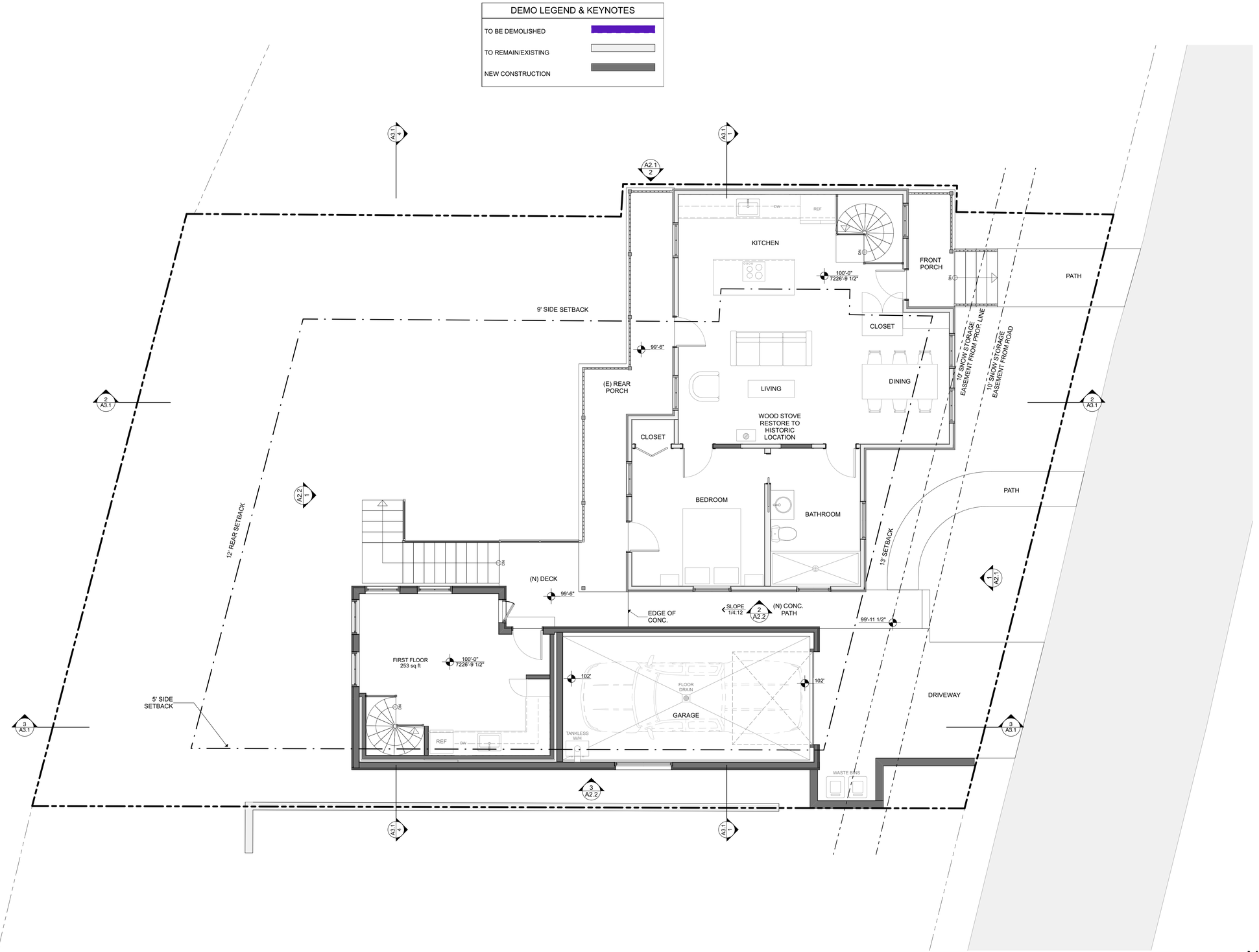
DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

FIRST FLOOR PLAN (EXISTING-DEMOLITION)

A1.1



1 FIRST FLOOR PLAN NEW

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

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DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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DATE: 5/22/25

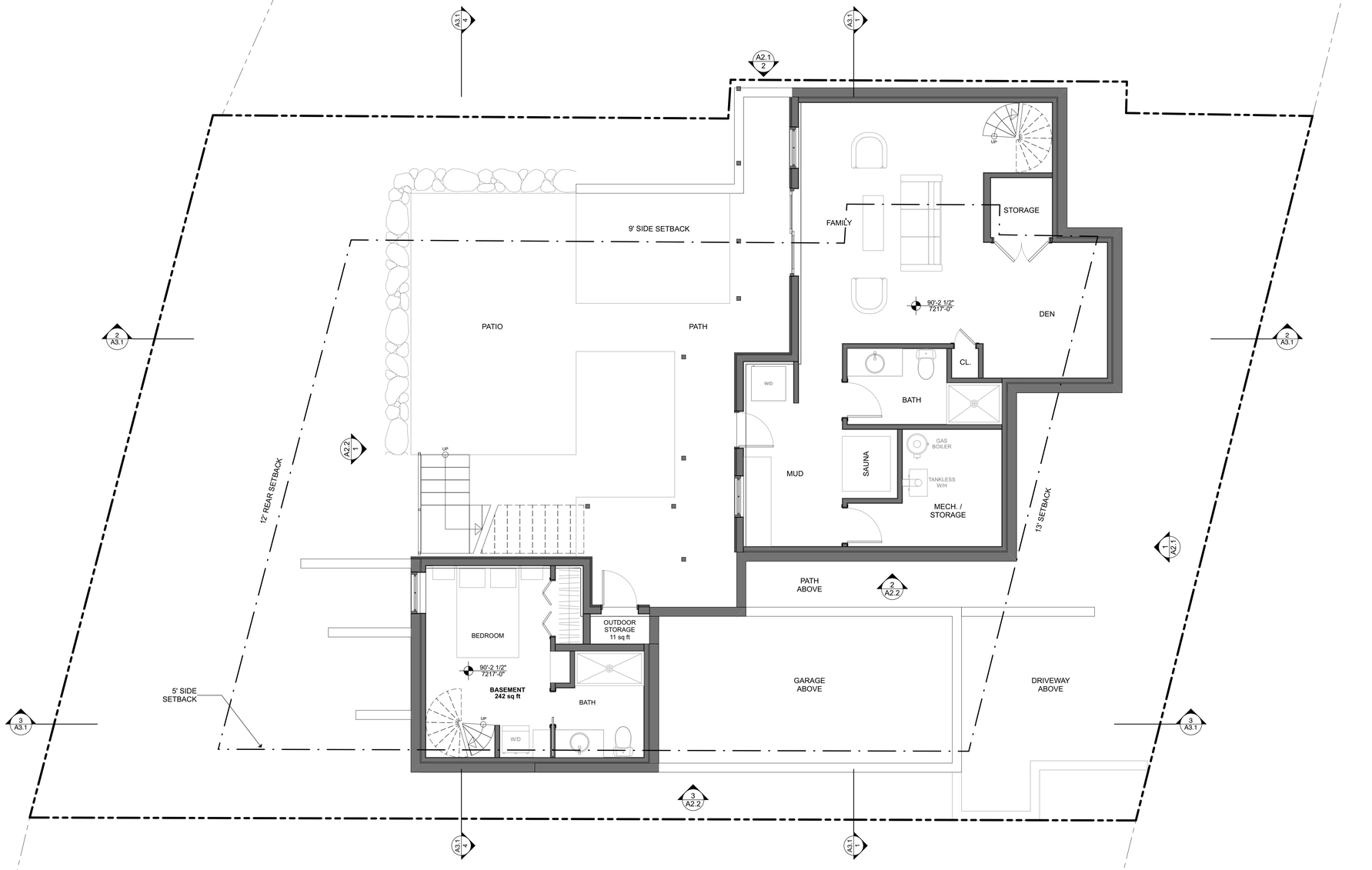
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SCALE: AS NOTED IN DRAWING

FIRST FLOOR PLAN (NEW)

A1.2

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	



1 BASEMENT FLOOR PLAN NEW
SCALE: 1/4" = 1'-0"

N

0 2' 4' 8'

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ARCHITECTURE
801-865-7648
dave@brachdesign.com

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PROJECT NO:

DATE: 5/22/25

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BASEMENT FLOOR PLAN (NEW)

A1.3



3D OVERVIEW - NORTHWEST BIRD'S EYE VIEW

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DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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DRAWN BY:

SCALE: AS NOTED IN DRAWING

3D OVERVIEW

A1.5



3D OVERVIEW - EAST ELEVATION

ARCHITECTURE

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No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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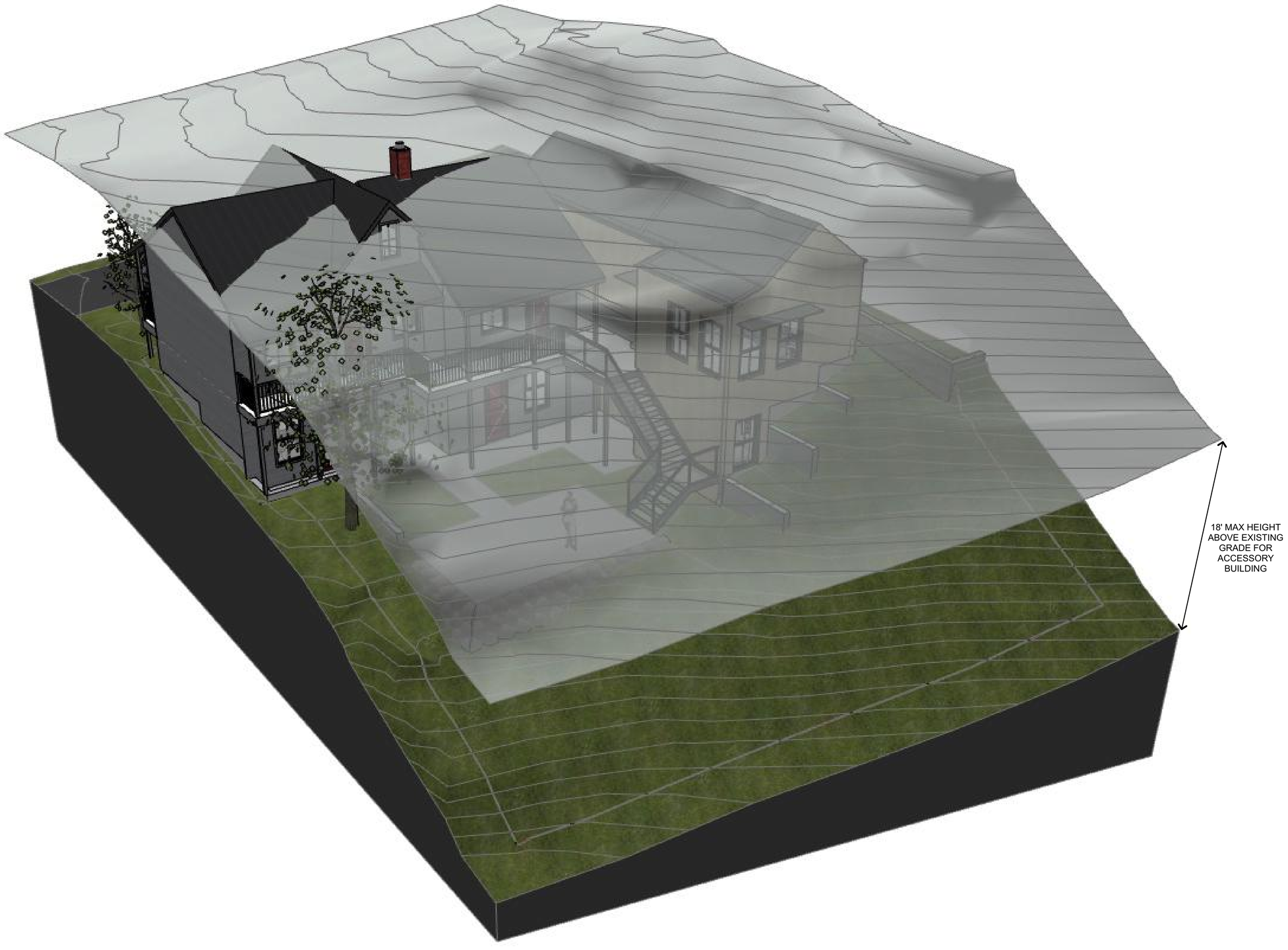
PROJECT NO:

DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

3D OVERVIEW
A1.4



BULK CONFORMANCE DIAGRAM

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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PROJECT NO:

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SCALE: AS NOTED IN DRAWING

BULK CONFORMANCE DIAGRAM

A1.6



BULK CONFORMANCE DIAGRAM

ARCHITECTURE

STATE OF UTAH
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ARCHITECTURE
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dave@brachdesign.com

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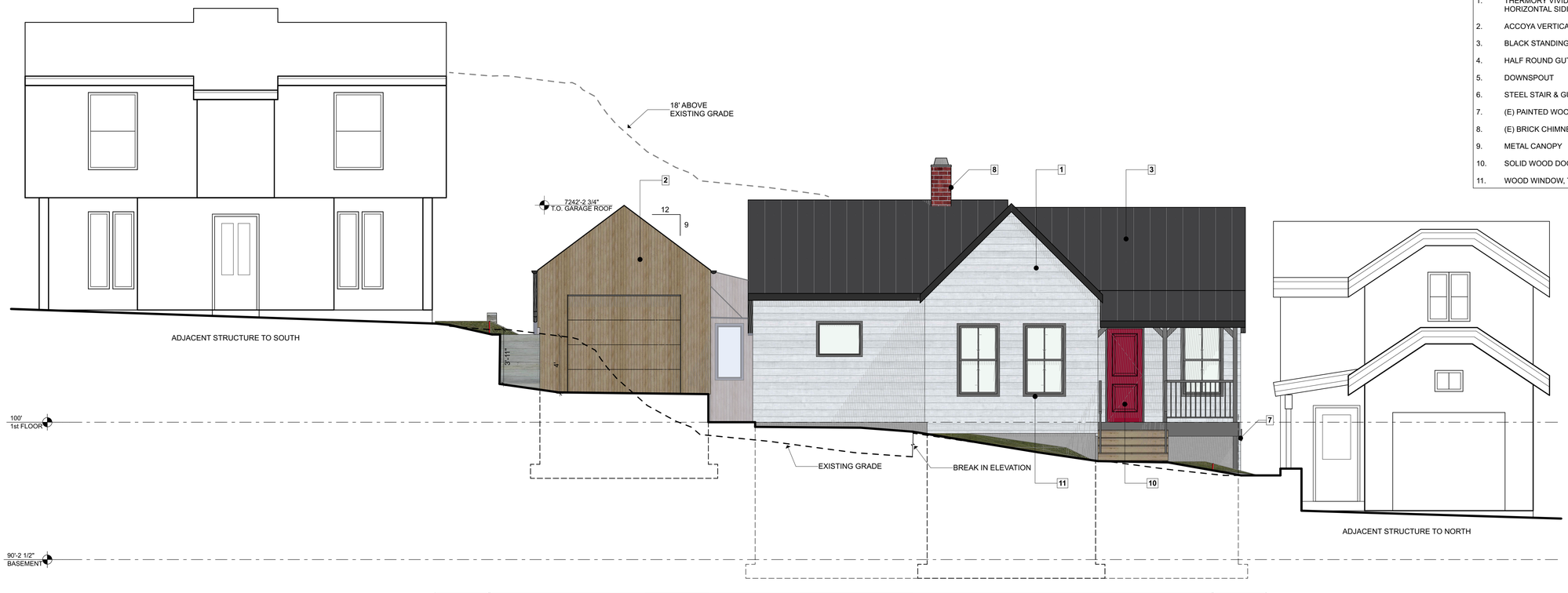
DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

BULK CONFORMANCE DIAGRAM

A1.7



ELEVATION KEYNOTES

1.	THERMORY VIVID OPAQUE THERMO-SPRUCE HORIZONTAL SIDING, RAL-7045 COLOR
2.	ACCOYA VERTICAL SIDING
3.	BLACK STANDING SEAM METAL ROOF
4.	HALF ROUND GUTTER
5.	DOWNSPOUT
6.	STEEL STAIR & GUARDRAIL
7.	(E) PAINTED WOOD PORCH TO REMAIN
8.	(E) BRICK CHIMNEY TO REMAIN
9.	METAL CANOPY
10.	SOLID WOOD DOOR, TYP.
11.	WOOD WINDOW, TYP.

1 EAST ELEVATION

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

0 2' 4' 8'



2 NORTH ELEVATION

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

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
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5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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PARK CITY, UT 84060

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SCALE: AS NOTED IN DRAWING

NEW ELEVATIONS

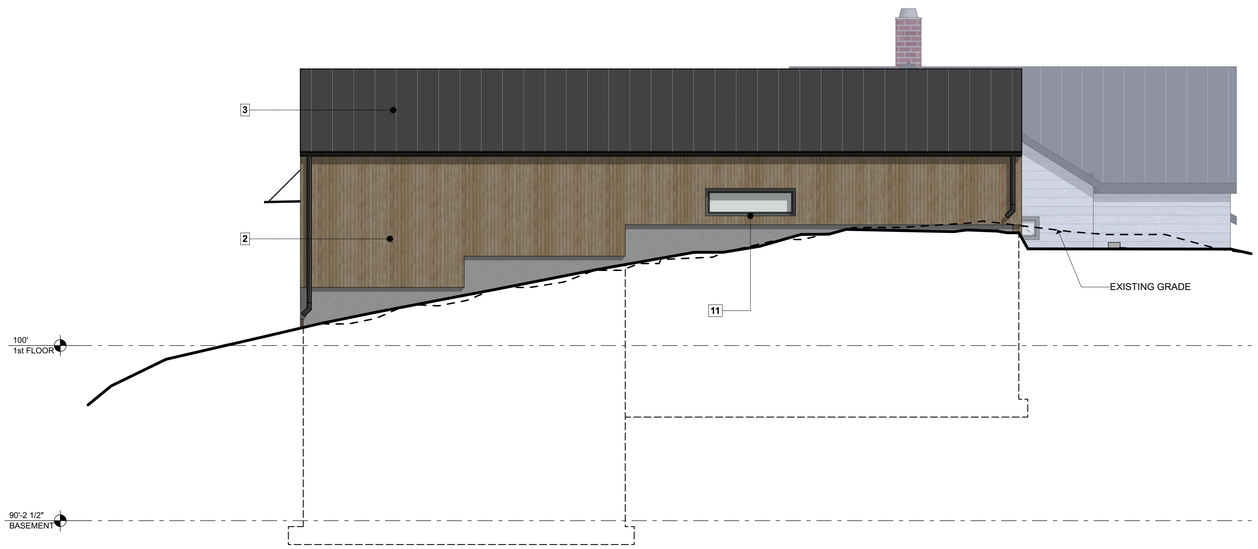
A2.1

ELEVATION KEYNOTES	
1.	THERMORY VIVID OPAQUE THERMO-SPRUCE HORIZONTAL SIDING, RAL-7045 COLOR
2.	ACCOYA VERTICAL SIDING
3.	BLACK STANDING SEAM METAL ROOF
4.	HALF ROUND GUTTER
5.	DOWNSPOUT
6.	STEEL STAIR & GUARDRAIL
7.	(E) PAINTED WOOD PORCH TO REMAIN
8.	(E) BRICK CHIMNEY TO REMAIN
9.	METAL CANOPY
10.	SOLID WOOD DOOR, TYP.
11.	WOOD WINDOW, TYP.



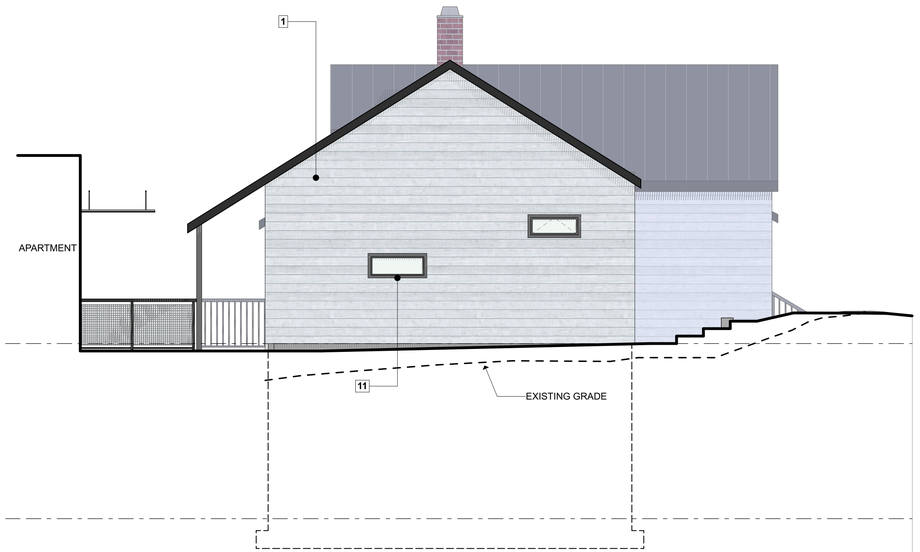
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 SOUTH ELEVATION (GARAGE / ADU)
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 SOUTH ELEVATION (HOUSE)
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
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5/05/2025
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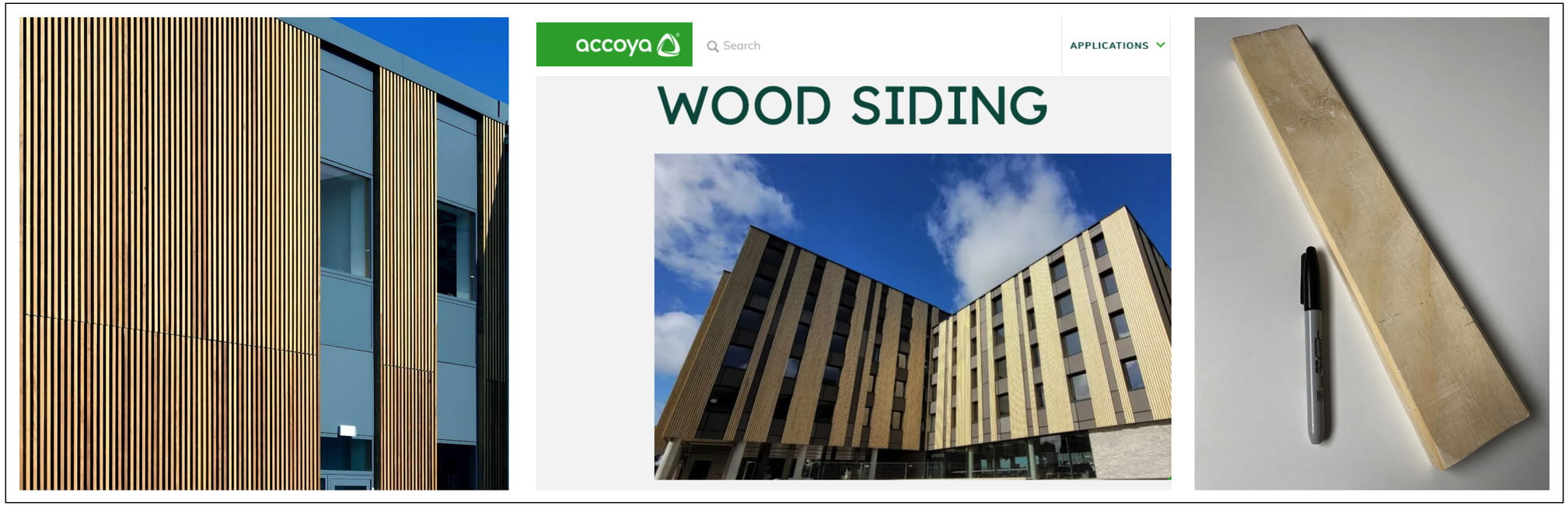
PROJECT NO:
DATE: 5/22/25
DRAWN BY:
SCALE: AS NOTED IN DRAWING

NEW ELEVATIONS
A2.2

PROPOSED SIDING FOR EXISTING BARRETT HOUSE



PROPOSED SIDING FOR NEW ACCESSORY BUILDING



ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
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PARK CITY, UT 84060

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PROJECT NO:

DATE: 5/22/25

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SCALE: AS NOTED IN DRAWING

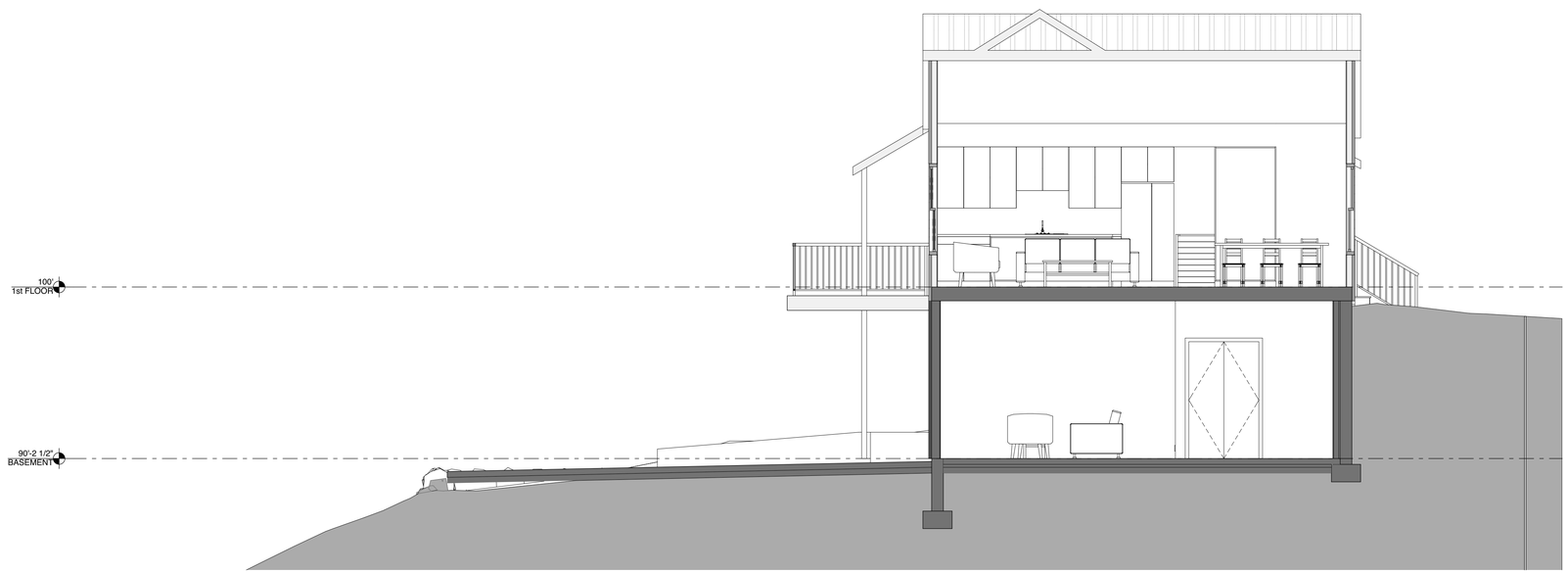
PROPOSED MATERIALS
A2.3



1 NS BUILDING SECTION

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

0 2' 4' 8'



2 EW BUILDING SECTION

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

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
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36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#: REVISION DATE:

PROJECT NO:

DATE: 5/22/25

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SCALE: AS NOTED IN DRAWING

BUILDING SECTIONS

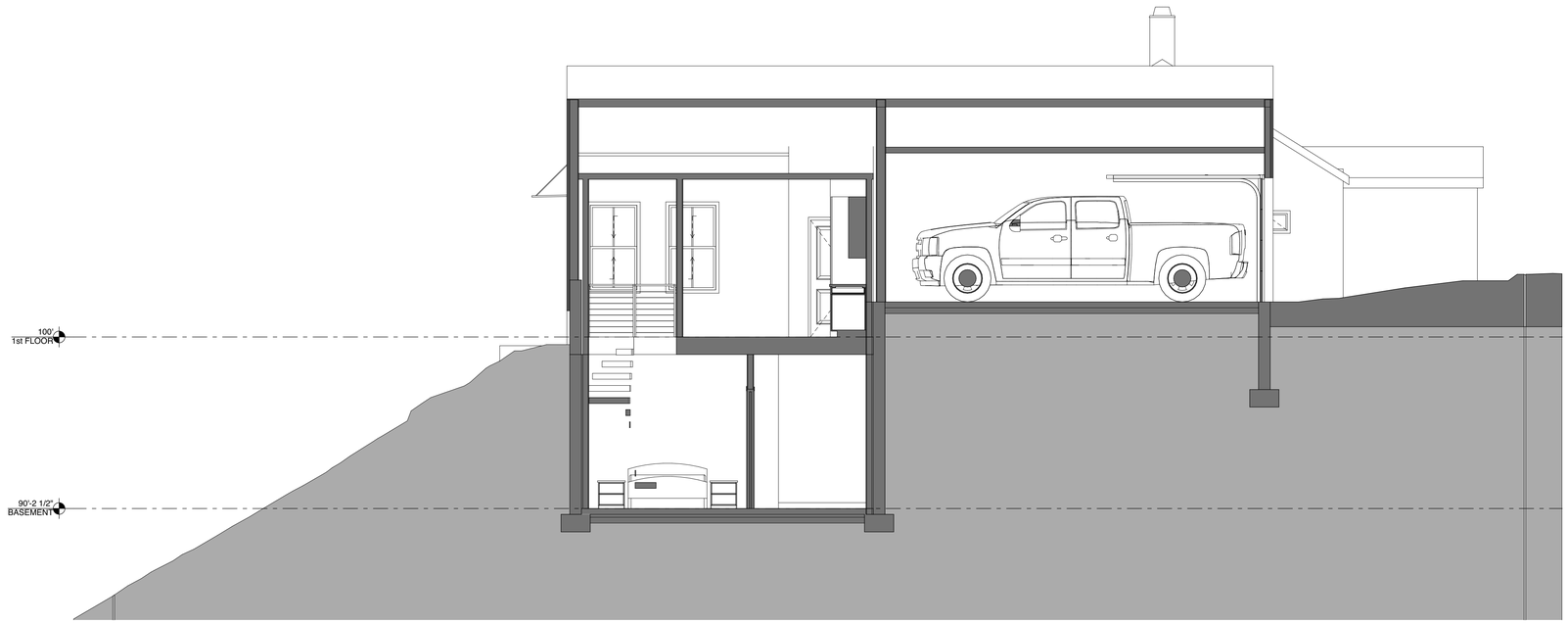
A3.1



2 NS BUILDING SECTION

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

0 2' 4' 8'



1 EW BUILDING SECTION

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

0 2' 4' 8'

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

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ARCHITECTURE
801-865-7648
dave@brachdesign.com

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BARRETT HOUSE
36 PROSPECT AVE
PARK CITY, UT 84060

REVISION#: REVISION DATE:

PROJECT NO:

DATE: 5/22/25

DRAWN BY:

SCALE: AS NOTED IN DRAWING

BUILDING SECTIONS

A3.2

STREET (EAST) VIEW OF PROPOSED GARAGE



ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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PROJECT NO:

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CONTEXTUAL ANALYSIS

A4.1

REAR (WEST) VIEW OF PROPOSED GARAGE / ACCESSORY BUILDING



ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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CONTEXTUAL ANALYSIS

A4.2

VIEW FROM KING ROAD



ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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PARK CITY, UT 84060

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DATE: 5/22/25

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SCALE: AS NOTED IN DRAWING

CONTEXTUAL ANALYSIS

A4.3

VIEW FROM SAMPSON AVE.



ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
5/05/2025
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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CONTEXTUAL ANALYSIS

A4.4

GEOTECHNICAL INVESTIGATION

BARRETT HOUSE ADDITION
36 PROSPECT AVENUE
PARK CITY, UTAH 84060



PREPARED FOR:

ERIN KRYSZAK-CROZIER
PO BOX 2015
PARK CITY, UTAH 84060

October 24, 2024

Epic Project No.: 24SM5640

Erin Kryszak-Crozier
PO Box 2015
Park City, Utah 84060
505-231-9280
ecrozier@tierrarealty.com

Re: Geotechnical Investigation – Accessory Residential Structure
36 Prospect Avenue
Park City, Utah
Epic Project No.: 24SM5407.01

Dear Ms. Kryszak-Crozier,

Presented herein is our Geotechnical Investigation report for the aforementioned project. The investigation was performed in general accordance with geotechnical engineering practices and our proposal.

This report presents Epic Engineering, P.C.'s understanding of the project's scope, the methodology we employed in executing the work, and the conclusions we reached to the limitations discussed in the report.

It has been a pleasure to work with you on this project and we greatly appreciated the opportunity to be of service. Epic Engineering, P.C. offers a variety of services available to you for future projects such as architectural design, environmental site assessments, wetlands, surveying, structural engineering, MEP, GIS services, construction management, materials testing, etc. Please let us know if you have any questions or comments, or if we can be of further assistance.

Sincerely,
Epic Engineering, P.C.
Not Official Unless Stamped and Dated





Jacob W. Smith, PG, EIT
Geotechnical Project Engineer

Michael D. Jensen, S.E.
Structural Engineer

Copies Submitted: 1 electronic

The following lists the pages which complete the report:

- Report Text – 21 pages
- Plates – 11 pages
- Appendix A – 3 pages
- Appendix B – 7 pages
- Appendix C – 2 pages
- Appendix D – 4 pages
- Appendix E – 5 pages
- Appendix F – 4 pages

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EXECUTIVE SUMMARY

Epic Engineering, P.C. (Epic Engineering) was contracted by Erin Kryszak-Crozier to conduct a Geotechnical Investigation for an accessory structure at 36 Prospect Avenue in Park City, Utah herein known as the Subject Project Area.

Epic Engineering conducted this Geotechnical Investigation in general accordance with standard geotechnical engineering practices. The purpose of this investigation was to determine the recommended types and depths of foundations, allowable soil-bearing pressures, and other geotechnical related construction details as influenced by the subsurface soil and groundwater conditions.

This Geotechnical Investigation report includes the following:

- A review of the geological setting of the Subject Project Area including, if any, areas of faulting and wetlands;
- A literature search and review of geological hazards including, but not limited to, flooding, liquefaction, problematic soils and rocks, debris flows, radon potential, landslides, and seiches/earthquake-induced flooding;
- A historical review of aerial photographs, topographic maps, and LIDAR imaging of the Subject Project Area;
- Field investigation and laboratory analysis to characterize the subsurface conditions of the Subject Project Area;
- Preliminary design considerations including, but not limited to, seismic design criteria, site grading, excavations, structural fill, fill placement and compaction, preliminary foundations, estimated settlement, floor slabs, lateral Earth pressures, separation fabric, soil stabilization, surface and subsurface drainage, and pavement design (if applicable); and
- Descriptions of quality control measures regarding field observations, fill compaction, concrete quality, and asphalt.

The Subject Project Area is located in a historic residential district in Park City, Utah. The site is near the top of a ridgeline and slopes steeply to the west. Summarized below are the site findings based on the geotechnical investigation:

1. Based on the two (2) test pits excavated for this investigation, the site is covered with 1 to 2-feet of topsoil and undocumented FILL underlain by native soils. Native soils below the topsoil consisted of SILTY SAND with GRAVEL (SM) and CLAYEY GRAVEL with SAND (GC). Groundwater was not encountered at the time of the site visit.
2. The geological history of the site is mapped as older glacial till (Qgmb) deposits. The is near the top of a ridgeline and is steeply sloped to the west. Subject Project Area is at an elevation of approximately 7235-feet with a moderate downward gradient to the southwest. A review of faults was made from geologic literature. Based on our review, the Subject Project Area is located approximately 0.82-miles west of the Frog Valley fault and 3.7 miles south of the Parleys Peak fault. The Wasatch Fault – Salt Lake City section is located approximately 15.6-miles east of the Subject Project Area and may pose a greater risk of producing earthquakes (<7.5 Ma) and ground shaking events. See Plate 2.
3. This Geotechnical Investigation did not map or delineate wetlands. Only information gathered from the literature was used for our interpretation of the Subject Project Area. No wetlands or standing pools of water were noted at the time of the site visit or through historical aerial photographs reviewed for the Subject Project Area. According to the Wetlands map (Plate 3), a riverine wetland feature is located east of the Subject Project Area. However, based on aerial imagery, this feature appears to have been buried or filled by the construction of Marsac Avenue.

4. Based on Epic Engineering's understanding of the geology of the upper 100-feet, soils are most likely comprised of alluvial silts, gravels, sands, and clays, and therefore would be classified as Site Class D according to the 2015 IBC and 2015 NEHRP.
5. Review of the FEMA map shows the Subject Project Area to be part of the unshaded Zone X described as "an area of minimal flood hazard potential" (Plate 4).
6. Due to the minimal depths investigated, liquefaction for the Subject Project Area was not evaluated. Based on the Liquefaction Potential map (Plate 5), the potential for liquefaction to occur is considered LOW.
7. Based on the soils encountered during the field investigation (SILTY SAND with GRAVEL, GRAVEL with SILT, and CLAYEY GRAVEL), the potential for encountering problematic soils is MODERATE.
8. This Subject Project Area is located in an area marked as MODERATE potential for radon with levels likely between 2 pCi/L and 4 pCi/L (Plate 6). Proper ventilation should be installed for all structures.
9. Based on the soils encountered during the field investigation and the distance from a hillslope channel, the potential for debris flow is evaluated to be LOW (Plate 8).
10. Due to the sloped topography of the Subject Project Area the potential for landslide is expected to be MODERATE (Plate 7).
11. As observed in the test pits, variable depths of undocumented FILL and topsoil should be expected across the site and should be assessed during all foundation excavations and site grading. Epic Engineering recommends that the structure has an individual Geotechnical Excavation Observation to determine if all topsoil has been removed, the bearing ability of native soils is consistent with recommendations in this report, and amount of recommended structural fill is adequate based on the individual design of the structure and the placement on the lot.
12. Due to the nature of the Subject Project Area's soils, Epic Engineering recommends the construction of temporary slopes for excavations into the native soils deeper than 4-feet in depth, not be made steeper than 1½:1 (Horizontal: Vertical) or be shored prior to anyone entering the excavation. All excavations should meet applicable OSHA Health and Safety Standards for Type C soils (Granular soils including gravel, sand, and loamy sand). If a shoring plan is needed, please contact Epic Engineering for details and plans.
13. Unless a more restrictive criterion is given, structural fill should consist of imported structural material meeting the following criteria: imported structural fill material should consist of an A-1-a material with maximum particle size of 3-inch, maximum of 15 percent fines (materials passing the No.200 sieve) and maximum plasticity index of 6 or a free-draining aggregate that has a maximum particle size of 1-inch.
14. Structural Fill, below the foundations, should be placed in lifts suitable to the compaction equipment used and compacted to at least 95 percent of the maximum dry density using procedures found in ASTM D1557, Standard Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (Modified Proctor).
15. Preliminary conventional shallow foundation systems are expected to consist of strip and spot footings for support of the proposed structures on this site. For preliminary estimations, conventional shallow foundation systems placed entirely on the native GRAVEL or entirely on a minimum of 1-foot of STRUCTURAL FILL soils at foundation design depths, and be designed for an allowable net bearing capacity of 2,000 psf.
16. At no time should footings be placed on soils of different engineering properties or soil types (for example CLAY and SILT soils), this will exacerbate problems that are often associated with differential settlement. ALL footings should be placed entirely on the native GRAVEL or entirely on a minimum of 1-foot of STRUCTURAL FILL soils.
17. Exterior footings should be placed below frost depth, which is a minimum of 36-inches at this site. Interior footings not subject to frost (i.e., in a heated structure) should extend at least 20-inches below the lowest adjacent final grade for confinement purposes and be placed on the same material as the exterior footings.

18. This investigation was performed with test pits. If a structure is constructed over an uncompacted test pit, significant amounts of differential settlement may occur. A test pit typically disturbs an area 8 to 12-feet long and 3 to 4-feet wide extending to the depth indicated in the field log. Test pit locations were selected, based on the anticipated structure locations, indicated on the site plan. If a structure is to be placed within 15-feet of a test pit location, Epic Engineering should be contacted to verify the structure is not placed over an uncompacted test pit. If a test pit is encountered in a building pad, the disturbed test pit soils should be completely removed, and properly placed and compacted structural fill should be used to return the test pit location to design grade.
19. For slab design and slabs not subjected to frost, Epic Engineering recommends a modulus of subgrade reaction of 200 psi/in be used for contact with the GRAVEL soils.
20. The ground surface should be graded to drain away from the structures in all directions. We recommend a minimum fall of 6-inches in the first 10-feet for landscaped areas and 2-inches in the first 10-feet for paved surfaces.

1.0 INTRODUCTION

1.1 Project Objective and Purpose

Epic Engineering, P.C. (Epic Engineering) was contracted by Erin Kryszak-Crozier to conduct a Geotechnical Investigation for the Subject Project Area shown on Plate 1.

Epic Engineering conducted this Geotechnical Investigation in general accordance with geotechnical engineering practices. The purpose of this investigation was to determine the recommended types and depths of foundations, allowable soil-bearing pressures, and other geotechnical related construction details as influenced by the subsurface soil and groundwater conditions.

1.2 Project Scope

The following tasks were performed for this Geotechnical Investigation:

1. Field investigation by means of two (2) test pits excavated below current site grade using an auger and other hand tools provided by Epic Engineering.
2. Laboratory testing conforming to ASTM Standard Practice D2216 Standard Test Methods for Laboratory Determination of Water (moisture) Content of Soil and Rock by Mass; ASTM D6913 Standard Test Methods for Particle-Size (gradation) of Soils Using Sieve Analysis; and ASTM D4318 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.
3. Available geologic literature was reviewed to characterize the geologic setting and geologic hazards of the Subject Project Area including flood potential maps, liquefaction potential maps, radon potential maps, wetlands maps, aerial photographs, topographic maps, and Light Detection and Ranging (LIDAR) imaging.
4. Preliminary design considerations including, but not limited to, seismic design criteria, site grading, excavations, structural fill, fill placement and compaction, preliminary foundations, estimated settlement, floor slabs, lateral earth pressures, separation fabric, soil stabilization, surface and subsurface drainage, and pavement design (if applicable).
5. Descriptions of quality control measures regarding field observations, fill compaction, concrete quality, and asphalt.

This report was prepared to document the Geotechnical Investigation and summarizes our findings and results, conclusions, and recommendations. The recommendations contained in this report are subject to the limitations presented in the "Limitations of Your Geotechnical Report" document located at the end of the report in Appendix A.

1.3 Authorization

Tyler Rowe authorized this Geotechnical Investigation via phone to Epic Engineering's Geotechnical representative, Jacob Smith in September 2024.

2.0 SITE DESCRIPTION

2.1 Project Location

The Subject Project Area is shown on Plate 1 and is located within a historic residential district in Park City, Utah.

A search of the Summit County Parcel Map identified the Subject Project Area as Tax ID: PC-230.

2.2 Project Description

Epic Engineering understands that the proposed project will consist of a new 2-story accessory structure and associated utilities on the south portion of the site. The structure will consist of a garage with living space above ground level and a basement below.

3.0 LITERATURE REVIEW

3.1 Physical Setting

Geology and Soil Characteristics. From a review of the "Geologic Map of the Park City East Quadrangle, Summit and Wasatch Counties, Utah. 2022" (Biek., 2022), Quaternary Fault Geodatabase, fieldwork, and other sources, the geological history of the site is mapped as older glacial till (Qgmb) containing poorly sorted clay, silt, sand, gravel, and cobbles to boulders. The east side of Subject Project Area faces the top of a ridgeline at an elevation of approximately 7235-feet with a steep downward gradient to the west. A copy of the most recent topographic map reviewed is located in Appendix B.

Geologic Faulting. A review of faults was made from geologic literature and in-house records from previous Geotechnical Investigations. Based on our review, the Subject Project Area is located approximately 0.82-miles west of the Frog Valley fault and 3.7 miles south of the Parleys Peak fault. The Wasatch Fault – Salt Lake City section is located approximately 15.6-miles east of the Subject Project Area and may pose a greater risk of producing earthquakes (<7.5 Ma) and ground shaking events. See Plate 2 for details.

Wetlands. Data from the United States Fish and Wildlife Service's "National Standards and Support Team, US Wetlands GIS Layer" and Utah AGRC Imagery were reviewed to determine the potential for wetlands impacting the Subject Project Area. This Geotechnical Investigation did not map or delineate wetlands. Only information gathered from the literature was used for our interpretation of the Subject Project Area. No wetlands or standing pools of water were noted at the time of the site visit or through historical aerial photographs. Based on the wetlands map provided by the United States Fish and Wildlife Service, a riverine wetland feature is located east of the Subject Project Area. However, based on aerial imagery, this feature appears to have been buried or filled by the construction of Marsac Avenue. (Plate 3).

Groundwater Characteristics. Groundwater was not encountered in any of the test pits as part of this study. It should be noted that groundwater levels on site may fluctuate seasonally, in response to precipitation and runoff, and exhibit yearly variation due to long-term factors such as climate and groundwater withdrawal.

3.2 Historical Review

Epic Engineering reviewed available aerial photographs, topographic maps, and LIDAR imaging of the Subject Project Area. This review shows that the Subject Project Area has remained open and undeveloped since the 1950's.

Historical Aerial Photographs. The following aerial photographs were reviewed as part of this investigation: 1953, 1971, 1990, and 2006. These photographs show the site, and the neighboring properties to the north and south, have been developed since the 1950's. The slope has remained vegetation and resembled its current state since that time. Copies of all aerial photographs reviewed are provided in Appendix B.

LIDAR Maps. The most recent 2020 LIDAR map was reviewed and shows the slope to the west Subject Project Area. No ground surface anomalies were observed. Copies of the LIDAR map reviewed are provided in Appendix B.

3.3 Geologic Hazards and Considerations

Geologic hazards can be defined as an event or condition in or upon the crust of the earth that pose a threat to life and/or property. These hazards may include, but not limited to, earthquakes, flooding, debris flows, landslides, and liquefaction.

3.3.1 Flooding

Flooding is a phenomenon where more precipitation occurs than what the soils can absorb causing high amounts of water runoff and water levels to increase dramatically particularly along rivers or canals. This phenomenon will stimulate above normal groundwater results in areas prone to flooding or close to open waters. The potential for flooding is based on several factors, including: 1) the grain size distribution of the soil, 2) the permeability of the soil, 3) location to open water areas, 4) historical knowledge of flooding in the areas, and 5) expert interpolation. Review of the Federal Emergency Management Agency (FEMA) map shows the Subject Project Area to be part of the unshaded Zone X described as "an area of minimal flood hazard potential" (Plate 4).

3.3.2 Liquefaction

Liquefaction is a phenomenon where soils lose their intergranular strength due to an increase of pore pressure during a dynamic event such as an earthquake. The potential for liquefaction is based on several factors, including: 1) the grain size distribution of the soil, 2) the plasticity of the fine fraction of the soil (material passing the No. 200 sieve), 3) relative density of the soil, 4) earthquake strength (magnitude) and duration, and 5) overburden pressures. In addition, the soils must be near saturation for liquefaction to occur. Due to the minimal depths investigated, liquefaction risk of the Subject Project Area was not investigated and the potential for liquefaction to occur is LOW. The Utah Geological Survey's (UGS) Liquefaction Potential Map is shown in Plate 5.

3.3.3 Problematic Soil and Rock

Problematic soils include, but are not limited to, collapsible soils, expansive soils, soluble soils, organic soils, erodible soils, piping soils, and corrosive soils. Based on the native soils encountered during the field investigation (SILTY SAND with GRAVEL, and CLAYEY GRAVEL with SAND), the potential for encountering problematic soils is MODERATE.

Expansive soils are soils that expand when water is added, and shrink when they dry out. This continuous change in soil volume can cause homes built on this soil to move unevenly and crack. Typical expansive soils consist of clays with a Liquid Limit greater than 50. Based on the laboratory testing conducted for this investigation, the native soils have a Liquid Limit of between 0 and 58. The site soils may have an increased potential for expansion.

Collapsible soils are those unsaturated soils that can withstand relatively high pressure without showing significant change in volume, however upon wetting; they are susceptible to a large and sudden reduction in volume. Such soils typically have a porous structure ("pin-holed" silts), honeycomb soil structures, low dry unit weight, dry silty soils, loess and other wind-blown sediments. During field investigation, a porous, open soil structure was not observed.

3.3.4 Debris Flow

Debris flow is a phenomenon where a moving mass of loose mud, sand, soil, rock, and water travel down a slope under the influence of gravity. The potential for debris flows include: 1) An abundant source of moisture, 2) an abundant supply of fine-grained sediments, and 3) relatively steep slopes. Based on the soils encountered during the field investigation and mapped debris flow deposits, the potential for debris flow is evaluated to be LOW (Plate 8).

3.3.5 Radon

Radon is a naturally occurring gas generated from the decomposition of geologic materials such as: uranium ores, uranium enriched rocks such as volcanic and metamorphic rocks (shale, granite, gneiss, schist) and soils derived from these uranium enriched rocks. This gas when inhaled, has been linked as cause of lung cancer according to research done since the 1980's. The accumulation of radon gas indoor happens through the lowest level in contact with the ground and may find its way into the building through areas such as: construction joints, cracks, and gaps around service pipes. Based on the Radon Potential Map provided by the Utah Department of Environmental Quality, the Subject Project Area is found to be in an area of MODERATE radon potential with levels likely between 2 pCi/L and 4 pCi/L. Proper ventilation should be installed for all structures (Plate 6).

3.3.6 Landslides

Landslides are the downward movement of a mass of earth or rock from a steep slope. Landslides may occur during seismic activities or when moisture has been introduced to the soil in a quantity large enough to decrease the soil strength causing failure of the overlying materials. Due to the absence of mapped landslide deposits, but steeply sloped topography, the potential for landslides is expected to be MODERATE (Plate 7).

3.3.7 Seiches/Earthquake-Induced Flooding

Seiches are a standing wave that oscillates in an enclosed or partially enclosed body of water. Seiches may be caused by earthquakes, strong winds, and rapid changes in atmospheric pressure. Based on the location of the Subject Project Area in relation to a body of water, the potential for a seiche to occur is LOW.

4.0 GEOLOGIC INVESTIGATION

4.1 Field Investigation

A total of two (2) test pits were excavated below current site grade at the approximate locations shown on Plate 1. The test pits were excavated using an auger and other hand tools provided by Epic Engineering. The test pits were logged by a member of Epic Engineering's Geotechnical Staff to the full extent of each test pit. Subsurface soil samples were obtained within the test pits by using grab sampling techniques and were sealed and labeled in the field and brought back to Epic Engineering's laboratory for analysis. Subsurface field investigation logs are provided in Appendix D.

4.2 Laboratory Analysis

The samples collected during investigation were sealed and returned to the laboratory where selected samples were assigned laboratory testing. One (1) sample from TP-1 and one (1) sample from TP-2 were analyzed. Laboratory testing for this project included:

- ASTM D2216 – Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass;
- ASTM D6913 – Standard Test Methods for Particle-Size (Gradation) of Soils Using Sieve Analysis; and
- ASTM D4318 – Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.

This information along with the engineering experience was used to interpret and provide the final test pit logs. A summary of the laboratory results is presented in Table 1 and the full laboratory report is provided in Appendix E.

TABLE 1. SUMMARY OF LABORATORY ANALYSIS								
Sample ID	**Depth (ft.)**	**Liquid Limit**	**Plastic Limit**	**Plasticity Index**	**Max. Size (mm)**	**%< #200 Sieve**	**Classification**	**Moisture Content (%)**
TP-1	3-4	58	40	18	25.0	30.9	SM[a]	14.8
TP-2	4-5	36	15	21	37.5	24.7	GC[b]	2.3

NOTES:
[a]SM: SILTY SAND with GRAVEL
[b]GC: CLAYEY GRAVEL with SAND

4.3 Subsurface Conditions

Based on the two (2) test pits excavated for this investigation, the site is covered with approximately 1 to 2 feet of topsoil and undocumented FILL. The native soils consisted of SILTY SAND with GRAVEL (SM) and CLAYEY GRAVEL with SAND. Large, angular cobbles to boulders were observed in an exposed soil cut near TP-2. Groundwater was not encountered at the time of the site visit.

5.0 PRELIMINARY DESIGN CONSIDERATIONS

For a preliminary design of the structures (once all topsoil is removed), shallow foundation elements should be placed entirely on native GRAVEL or entirely on a minimum of 1-foot of STURCTURAL FILL soils. During construction, if any soft soils, higher than noted water table, or loose soils or encountered, a member of Epic Engineering's Geotechnical Staff should be contacted for modifications to our recommendations prior to continuing with construction of the structure's foundations.

Epic Engineering highly recommends that the structures have an individual Geotechnical Observation to determine if all topsoil has been removed, the bearing ability of the native soils is consistent with recommendations in this report, and the amount of recommended structural fill is adequate based on the individual design of each structure and the placement on the lots. Please contact a member of Epic Engineering's Geotechnical Staff to schedule a Geotechnical Observation prior to the forming of footings.

5.1 Seismic Design Criteria

Based on Epic Engineering's understanding of the geology of the upper 100-feet, soils are most likely comprised of alluvial silts, gravels, sands, and clays, and therefore would be classified as Site Class D according to the International Building Code (IBC) 2015. The short (SDS) and 1-second (SD1) spectral response acceleration were determined by the location of the project, a probabilistic occurrence of a seismic event having a 2% probability of exceedance in 50 years (MCE event, 2PE50), and the American Society of Civil Engineers ASCE7-16 online Hazard tool (Appendix F) values for seismic design criteria are shown below in Table 2.

TABLE 2. SHORT- AND LONG-PERIOD SPECTRAL ACCELERATIONS FOR MAXIMUM CONSIDERED EARTHQUAKE (MCE)	
Site Location: **Latitude: 40.638387** **Longitude: -111.493846**	**Site Class D Site Specific Coefficients** **F_a = 1.334** **F_v = TBD**
Parameters	**Response Spectral Acceleration (g)**
S_{MS}	0.582 (S_S) x F_a = 0.777
S_{M1}	0.208 (S_1) x F_v = TBD
Design Parameters	**Design Spectral Response Acceleration (g)**
S_{DS}	2/3 x S_{MS} = 0.518
S_{D1}	2/3 x S_{M1} = TBD

TBD: To be determined by the structural engineer for site-specific structure.

5.2 Site Grading

As observed in the test pits, variable depths of topsoils should be expected across the site as well as above ground fill and debris piles, and should be assessed during all foundation excavations and site grading. Prior to construction, native vegetation, unsuitable soils, construction debris, and undocumented backfill should be completely removed from below all areas which will support structural loads. This includes areas below foundations, floor slabs, pavements, and exterior concrete flatwork. Unsuitable soils consist of topsoil, frozen soils, organic soils, sulfate/salt soils, undocumented fill, soft, loose, or disturbed native soils, and any other deleterious materials. A Geotechnical Observation conducted by Epic Engineering can determine the suitability of the soils prior to the forming of footings. We recommend that the fill layers be left as visible markers for the geotechnical professionals who do the individual analysis for the structure foundations as part of final geotechnical work prior to foundation formation.

5.3 Excavations

Due to the nature of the site's soils, Epic Engineering recommends that temporary construction slopes for excavations into the native soils deeper than 4-feet in depth, not be made steeper than 1½:1 (horizontal: vertical) or be shored prior to anyone entering the excavation. Excavations should not be deeper than 20-feet without an engineered excavation plan, trench shoring and bracing per the Occupational Safety and Health Administration (OSHA) requirements. If unstable conditions or groundwater seepage are encountered, flatter slopes or shoring and bracing may be required as part of this project and should be addressed in construction documents. During precipitation events, water should not be allowed to collect in any excavation and should be removed promptly. All excavations should meet applicable OSHA Health and Safety Standards for Type C soils (granular soils including gravel, sand, and loamy sand). If a shoring plan is needed, please contact Epic Engineering for details and plans.

5.4 Structural Fill

All structural fill placed below the preliminary building structures, flat work, or pavements should be compacted structural fill and meet the requirements of the agency under which approval will be granted. Unless a more restrictive criterion is given, structural fill should consist of imported structural material meeting the following criteria: all structural fill soils should be free from topsoil, highly organic material, frozen soil, and other deleterious materials and imported structural fill material should consist of an A-1-a material with maximum particle size of 3-inch, maximum of 15 percent fines (materials passing the No.200 sieve) and maximum plasticity index of 6 or a free-draining aggregate that has a maximum particle size of 1-inch.

All structural fill should be consistent in particle size and material makeup, prior to use. Prior to importing or use, all structural fill should be approved by Epic Engineering via submittal process to the Geotechnical Engineer. Import material not meeting the aforementioned criteria may be suitable for use as structural fill; however, such material should be evaluated on a case-by-case basis and should be approved by Epic Engineering's Geotechnical staff prior to use via submittal process.

5.5 Fill Placement and Compaction

Structural fill below the foundations should be placed in lifts suitable to the compaction equipment used and compacted to at least 95% of the maximum dry density using procedures found ASTM D1557 Standard Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (Modified Proctor). Backfill, not under structural elements such as utility locations, should be placed suitable to the compaction equipment and compacted in 6-inch lifts to at least 90% of the maximum dry density (MDD) per ASTM D1557 techniques unless otherwise specified by city or county requirements. Epic Engineering recommends a maximum lift thickness of 6-inches for all compaction equipment unless proven otherwise. The full thickness of each lift of structural fill placed should be compacted to at least the percentages of the maximum dry density, shown in Table 3 below, as determined by ASTM D1557.

TABLE 3. STRUCTURAL FILL COMPACTION

Structural Fill	Percent of Maximum Dry Density
below foundations, flatwork, and floor slabs	95%
for fills thicker than 6-feet	98%
below pavements	95%
backfill of trenches	
a. below foundations, floor slabs, and pavements	95%
b. in landscape areas not supporting structural loads	90%

Normally, placing and compacting structural fill at moisture content with 2% of the optimum moisture content as determined by ASTM D1557, will facilitate compactions. The further the moisture content is from the optimum, the more difficult it will generally be to achieve the required compaction.

Utility trenches should be backfilled with native gravel soils or imported STRUCTURAL FILL soils. Prior to backfilling the trench, pipes should be bedded in and covered with a uniform granular material that has a Sand Equivalent (SE) of 30 or greater. Pipe bedding should not be water densified in-place (jetting). Alternatively, pipe bedding may consist of clean ¾ -inch gravel which generally requires less densification efforts. All utility trenches should meet the compaction efforts of Table 3 unless a governing authority has their own precedence for backfill and compaction efforts to be applied.

5.6 Preliminary Foundations

We anticipate that the Subject Project Area will be capable of supporting the proposed structures based on our field observations and investigations once all topsoil and undocumented fill has been removed. Epic Engineering recommends that each structure has an individual Geotechnical Excavation Observation to determine if all topsoil has been removed, the bearing ability of native soils is consistent with recommendations in this report, and amount of recommended structural fill is adequate based on the individual design of each

structure and the placement on the lots. The recommendations presented below should be utilized to guide this project:

- Preliminary conventional shallow foundation systems are expected to consist of strip and spot footings for support of the proposed structures on this site. Conventional shallow foundation systems placed entirely on the native GRAVEL or entirely on a minimum of 1-foot of STRUCTURAL FILL soils can be designed for an allowable net bearing capacity of 2,000 psf.
- A one-third increase is allowed for short term transient loads such as wind and seismic events. Footings should be uniformly loaded.
- Foundation elements for the proposed structure placed on structural fill should be compacted to at least 95% MDD of ASTM D1557 as recommended in Section 5.5.
- At no time should footings be placed on soils of different engineering properties or soil types (for example CLAY and SILT soils), this may exacerbate problems that are often associated with differential settlement. All footings should be placed entirely on the native GRAVEL or entirely on a minimum of 1-foot of STRUCTURAL FILL soils.
- Placement of all structural fill should be performed 1-foot laterally for every foot of depth of placement. (For example, 2-feet of structural fill should extend 2-feet beyond the footing area in all directions).
- The structural engineer shall specify final footing dimensions based on actual building loads. In general, Epic Engineering recommends the minimum recommended footing width is 24-inches for continuous wall footings and 36-inches for spot footings.
- Exterior footings should be placed below frost depth, which is a minimum of 36-inches at this site. Interior footings not subject to frost (i.e., in a heated structure) should extend at least 20-inches below the lowest adjacent final grade for confinement purposes and be placed on the same material as the exterior footings.
- This investigation was performed with test pits at the locations shown on Plate 1. If a structure is constructed over an uncompacted test pit, significant amounts of differential settlement may occur. A test pit typically disturbs an area 8 to 12-feet long and 3 to 4-feet wide extending to the depth indicated in the field log. Test pit locations were selected, based on the anticipated structure locations, indicated on the site plan. If a structure is to be placed within 15-feet of a test pit location, Epic Engineering should be contacted to verify the structure is not placed over an uncompacted test pit. If a test pit is encountered in a building pad, the disturbed test pit soils should be completely removed, and properly placed and compacted structural fill should be used to return the test pit location to design grade.

5.7 Estimated Settlement

If foundation systems are designed and constructed in accordance with the preliminary recommendations as found in this report, the risk of total settlement exceeding 1-inch and differential settlement exceeding ½-inch for a 25-foot span will be minimized for both static and seismic conditions. The majority of all settlement of the structure placed on the native GRAVEL or a minimum of 1-foot of STRUCTURAL FILL soils should occur during its construction phase and be minimal.

5.8 Floor Slabs

For slab design and slabs not subjected to frost, Epic Engineering recommends a modulus of subgrade reaction of 200 psi per inch be used for contact with the GRAVEL or STRUCTURAL FILL soils. A minimum of 6-inches of free draining aggregate should be placed directly below the slab to break capillary action. Structural floor slabs should be designed by a structural engineer who determines what measures are appropriate to control shrinkage and stress cracking and provide required support. Please contact Epic Engineering if a complete structural floor slab design is needed.

5.9 Lateral Earth Pressures

Below grade walls need to be designed and constructed to resist the anticipated lateral earth pressure. Lateral earth pressures on walls depend on such factors as the type of wall, shear strength parameters, hydrostatic pressure behind the wall, soil swelling pressures, type, and slope of backfill material, degree of backfill compaction, allowable wall movements, and surcharge loading. Due to the subsurface soils encountered during the subsurface investigation, hydrostatic pressure behind a retaining structure should be considered during all below grade slabs for this project site.

The lateral pressures imposed on a retaining structure are dependent on the rigidity of the structure and its ability to resist rotation. Retaining walls which are free to rotate at least 0.2 percent of the wall height develop an active lateral soil pressure condition. Structures that are not allowed to rotate or move laterally develop an at-rest lateral earth pressure condition. Lateral pressures applied to structures may be computed by using Equation 5.1:

$$P = \frac{1}{2} k \times H^2 \times \gamma \text{ (Equation 5.1)}$$

where:

$P =$ the total force per unit length of the wall
$k =$ the lateral soil condition coefficient (at-rest, active, and passive)
$H =$ the height of the retaining structure
$\gamma =$ the unit weight of the backfill.

Any surcharge loads in excess of the soil weight applied to the backfill should be multiplied by the appropriate lateral pressure coefficient and added to the soil pressure. The values listed assume the CLAYEY GRAVEL soils encountered during the field investigation (Φ = 32° and unit weight of 130 pcf) as backfill and a level surface adjacent to the walls. Lateral earth pressure coefficients and equivalent fluid pressures are shown in Table 4.

TABLE 4. LATERAL EARTH PRESSURE COEFFICIENTS AND EQUIVALENT FLUID PRESSURES

Condition	Method	Lateral Pressure Coefficient	Equivalent Fluid Pressures (pcf)
Active	Coulomb	0.31	40
At-Rest	Jaky	0.47	61
Passive	Coulomb	3.25	423
Semi Active	Mononobe-Okabe	0.40	52

The friction acting along the base of foundations may be computed by using a coefficient of friction of 0.45 for contact with the GRAVEL soils. Values presented above are based on drained conditions and are ultimate. Standard factors of safety for structural engineering should be used for evaluation of structural values such as overturning and sliding resistance as appropriate.

5.10 Soil Stabilization

Surface soils may become unstable upon exposure to any large amount of water/precipitation. Rutting, shoving, and pumping may be encountered in these soils during durations of the construction process. If the soils are kept wet or subjected to repetitive construction traffic, unstable subgrade conditions could be exacerbated. Because of these conditions, bid documents should always include the probable need for soil stabilization and the contractor should be prepared to handle potentially wet, soft subgrade conditions throughout the construction process.

To provide a working platform on which to begin construction of the proposed project, the use of a geogrid or geotextile separation/stabilization fabric and structural fill or large sized cobble rock may be required. Performing site grading operations during warm seasons and dry periods would help reduce the amount of subgrade stabilization required. For more information regarding soil stabilization techniques on this project, contact a member Epic Engineering's Geotechnical Staff.

5.11 Separation Fabric

Geotextiles are defined as any permeable textile material used to increase soil stability, reinforcement, erosion control, separation, drainage, and filtration. If fine-grained soils are encountered, Epic Engineering recommends the placement of non-woven separation geotextiles meeting the parameters shown in Table 5 over the fine-grained soils before placement of any coarse-grained imported structural fill. We recommend Mirafi 160N, Propex Geotex 401, Thrace-LINQ 140EX, or equivalent product.

TABLE 5. SEPARATION FABRIC PARAMETERS

Mechanical Properties	Unit	Minimum Average Roll Value (MARV)
Grab Tensile Strength	lbs.	120
Grab Tensile Elongation	%	50
Trapezoid Tear Strength	lbs.	50
CBR Puncture Strength	lbs.	310
Permittivity	sec^{-1}	1.7
Flow Rate	$gal/min/ft^2$	130

5.12 Surface and Subsurface Drainage

It is critical that proper planning be undertaken to ensure that all surface water be diverted away from foundations. Wetting/drying of the backfill soils may cause some degree of volume change within the soil and should be prevented during and after construction. Surface water from weather and surface flow through relatively loose backfill may influence soils under pavements and any exterior concrete flat work. Epic Engineering recommends that the following precautions be taken at this site:

1. The ground surface should be graded to drain away from the structures in all directions. We recommend a minimum fall of 6-inches in the first 10-feet for landscaped areas and 2-inches in the first 10-feet for paved surfaces.
2. Sprinkler heads (if used) should be aimed away and kept at least 12-inches from foundation walls.
3. Provide adequate compaction of foundation backfill (i.e., a minimum of 90 percent of ASTM D1557). Water consolidation methods should not be used.
4. Roof runoff should be collected in rain gutters with down spouts designed to discharge well outside of the backfill limits with cobbles and large gravels to impede the soil erosion process.

5. Other precautions which may become evident during design and construction should be taken to control all drainage from buildings and pavements or Epic Engineering should be consulted.

5.12.1 Subsurface Drainage – Foundation Drain System

Groundwater was not encountered during the field investigation and is not expected to influence the footings. However, due to the fine-grained nature of the subsurface soils, drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel, or crushed stone drains, perforated pipe, or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1-foot beyond the outside edge of the footings and 6-inches above the top of the footings, and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2-inches of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation, and covered with not less than 6-inches of the same material.

6.0 PAVEMENT DESIGN AND RECOMMENDATIONS

Epic Engineering understands that asphalt pavements are not desired for this project. Should you need pavement design for this project, please contact a member of Epic Engineering's Geotechnical Engineering Department.

7.0 QUALITY CONTROL

Epic Engineering's Geotechnical recommendations in this report assume that adequate quality control testing and observations will be conducted by Epic Engineering during construction to verify compliance. This may include but not be limited to the following:

7.1 Field Observations

Observations by a qualified member of Epic Engineering's Geotechnical Engineering Team should be conducted during all phases of construction such as site preparation, foundation excavations, structural fill placement, concrete placement, and asphalt placement.

7.2 Fill Compaction

Compaction testing is required for all structural fill material placed. Standard Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (Modified Proctor - ASTM D1557) should be requested by the contractor immediately after delivery of any granular fill materials. Early testing is recommended to demonstrate that placement and compaction methods are achieving the required compaction for the entire depth of the structural fill. Field density tests should be performed on each lift as necessary to ensure that compaction is being achieved. At a minimum, 33% of all spot footings, one test for every 50 linear feet of continuous wall footings and pavement areas should be tested for each lift. It is the contractors' responsibility to ensure that fill materials and compaction is consistent so that tested areas are representative of the entire compacted area.

7.3 Concrete Quality

Epic Engineering recommends that freshly mixed concrete be tested in accordance with the ASTM designations as a minimum and follows:

- Slump, temperature, unit weight, and yield testing should be conducted on every delivery truck (ASTM C138 and C143);
- Entrained Air testing should also be conducted on every delivery truck for exposed concrete or concrete placed above the frost line (ASTM C231); and
- Test cylinders should be taken a minimum of every 50 cubic yards. Cylinder compressive strength tests should be conducted at 7- and 28-day periods from placement date (ASTM C31).

8.0 GENERAL CONDITIONS

This report provides Epic Engineering's geotechnical related recommendations for the proposed accessory structure to the residential property known as the Barrett House located at 36 Prospect Avenue Park City, Utah. Please be advised that the report is only applicable for the proposed project and shall not be used for other nearby sites. Since geotechnical conditions can change in a short distance, Epic Engineering recommends that all properties be evaluated on a site-specific basis.

The recommendations that are presented herein are based on the observations and evaluations of the Subject Project Area's subsurface conditions, along with previous geotechnical engineering experience. During earthwork construction, we recommend that Epic Engineering be called to confirm soil and groundwater conditions are found to be consistent with those described in this report. If soil and groundwater conditions are inconsistent with this report, Epic Engineering should be advised immediately so that the situation can be analyzed, and recommendations modified if need be.

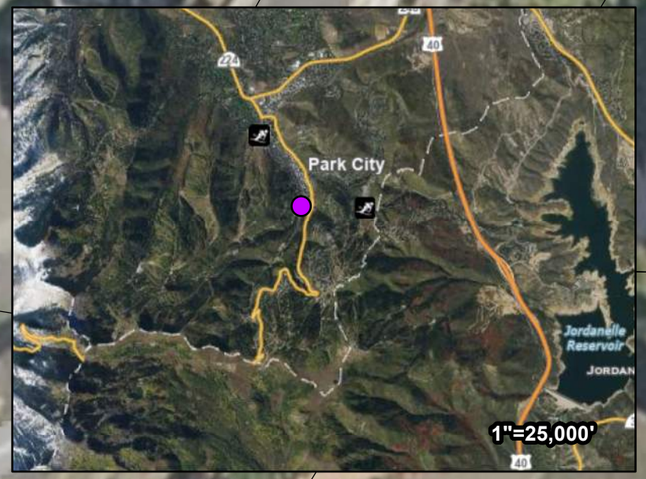
All individuals directly associated with this project should consult this report during the planning, design, and construction of the site improvements. It should be made available to other parties for information on factual data only and not as a warranty of subsurface conditions such as those interpreted herein.

Epic Engineering appreciates the opportunity of providing geotechnical services on this project. If Epic Engineering can answer questions or be of further service, please give us a call at (855) 791-EPIC (3742).

9.0 REFERENCES

- American Society of Testing and Materials, 2007, Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort, Designation D1557 – 12e1.
- American Society of Testing and Materials, 2019, Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass, Designation D2216 – 19.
- American Society of Testing and Materials, 2009, Standard Test Methods for Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis, Designation D6913 – 04.
- American Society of Testing and Materials, 2017, Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils, Designation D4318 – 17e1.
- American Society of Testing and Materials, 2017, Standard Test Method for Density (Unit Weight), Yield, and Air Content (Gravimetric) of Concrete, Designation C138/C138M – 17a.
- American Society of Testing and Materials, 2020, Standard Test Method for Slump of Hydraulic-Cement Concrete, Designation C143/C143M – 20.
- American Society of Testing and Materials, 2017, Standard Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method, Designation C231/C231M – 17a.
- American Society of Testing and Materials, 2019, Standard Practice for Making and Curing Concrete Test Specimens in the Field, Designation C31/C31M – 19a.
- Bowman, Steve D. and Lund, William R., 2020, "Guidelines for Investigating Geologic Hazards and Preparing Engineering-Geology Reports, with a Suggested Approach to Geologic-Hazard Ordinances in Utah." Utah Geological Survey. Circular 128.
- Black, B.D., Hecker, S., Hylland, M.D., Christenson, G.E., and McDonald, G.N., 2003, Quaternary Fault and Fold Database and Map of Utah, Utah Geological Survey Map 193DM.
    - Fault number 2389, Frog Valley fault.
    - Fault number 2388, Parleys Peak fault.
    - Fault number 2351f, Wasatch Fault Zone, Salt Lake City section.
- Bowles, Joseph E., 1996, Foundation Analysis and Design 5th ed., New York, McGraw-Hill.
- Federal Emergency Management Agency GIS Overlay, "National Flood Hazard Layer" March 2017.
- Hecker, Suzanne, 1993, Quaternary tectonics of Utah with emphasis on earthquake-hazard characterization: Utah Geological Survey Bulletin 127, 2 plates, scale 1:500,000, 257 p.
- Kramer, Steven L., 1996, Geotechnical Earthquake Engineering. Upper Saddle River, NJ, Prentice-Hall.
- Rober F. Biek. Geologic Map of the Park City East Quadrangle, Summit and Wasatch Counties, Utah. 2022
- US Fish and Wildlife Service, National Standards and Support Team, US Wetlands GIS Layer. https://fwsppublicservices.wim.usgs.gov/server/rest/services/wetlands.
- Utah AGRC, "Google Earth Imagery," Acquired 2023, https://gis.utah.gov/data/base-map-and-imagery/.
- Utah AGRC "Liquefaction and Landslides", ftp://ftp.agrc.utah.gov/UtahSGID_Vector
- UTM12_NAD83/GEOSCIENCE/PackagedData/_Statewide/LiquefactionAndLandslides/
- Utah Department of Environmental Quality, 2010, "Radon-Hazard Potential in Utah".
- Utah Geologic Survey, "Historical Imagery Collection,". https://geodata.geology.utah.gov/imagery/.
- Utah Geologic Survey, "Liquefaction Potential Map for a part of Salt Lake County, Utah," May 5, 2017. https://files.geology.utah.gov/online/pdf/pi-25.pdf.
- Utah Geological Survey, 2021, "Quaternary Faults Geodatabase,". https://gis.utah.gov/data/geoscience/quaternary-faults/GIS Layer.

PLATES



LEGEND

- Site Boundary
- Parcels
- Site Location
- Quaternary Faults

Subsurface Investigations

- Test Hole Location

SOURCES:

Imagery-Utah AGRC
"GoogleEarth Imagery" Acquired October 11, 2023. https://gis.utah.gov/data/base-map-and-imagery/

Parcels-Wasatch County GIS
Tax Parcels Layer.
https://gis.utah.gov/data/cadastre/parcels/

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

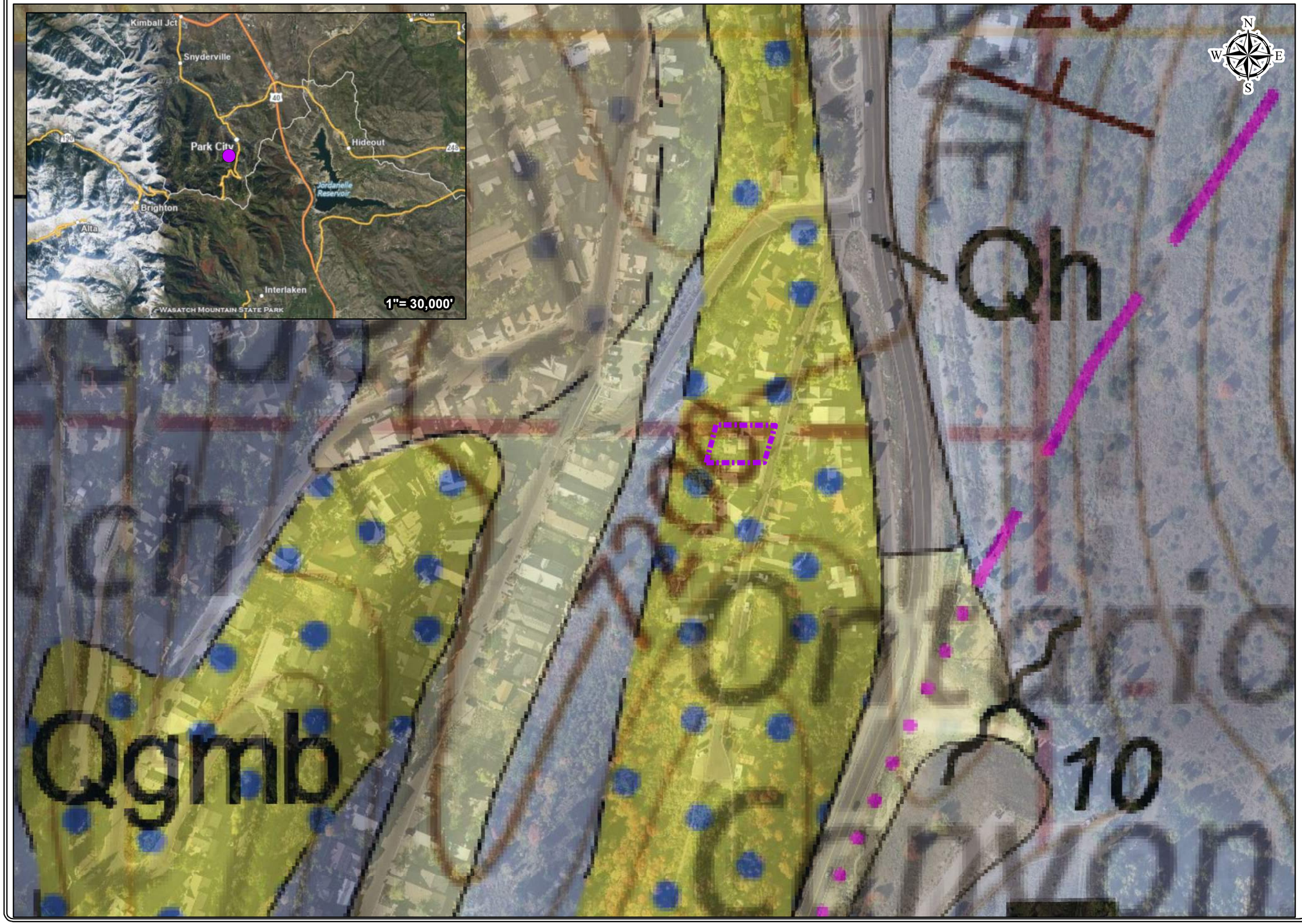
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PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
VICINITY & SUBSURFACE INVESTIGATION MAP

PLAN SET:

PLATE:
1



LEGEND

- Site Location
- Site Boundary
- Quaternary Faults

Local Geologic Formations

Qgmb: Glacial deposits-Older Glacial Till; likely of Bull Lake age poorly sorted clay, silt, sand,gravel, cobbles, & boulders; typically matrix supported; likely up to several tens of feet thick.

Axial tace of anticline fold-dashed where approx., dotted where concealed

Park City East Quad

Data-Robert F. Biek. Geologic Map of the Park City East Quadrangle, Summit and Wasatch Counties, Utah. 2022

DATE
10/22/2024

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REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ
PROJECT #
24SM5640

SCALES
HORIZ: 1"=30,000'
(11"X17")
0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
GEOLOGY AND FAULTS MAP

PLATE:
2



LEGEND

Site Boundary

Wetlands Potential

No Mapped Wetlands

Riverine

SOURCES:
Imagery-Utah AGRC
https://gis.utah.gov/data/base-map-and-imagery/

Data-US Fish and Wildife Service, National Standards and Support Team, US Wetlands GIS Layer, 2023.
https://fwspublicservices.wim.usgs.gov/server/rest/services/wetlands

DATE
10/22/2024

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REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

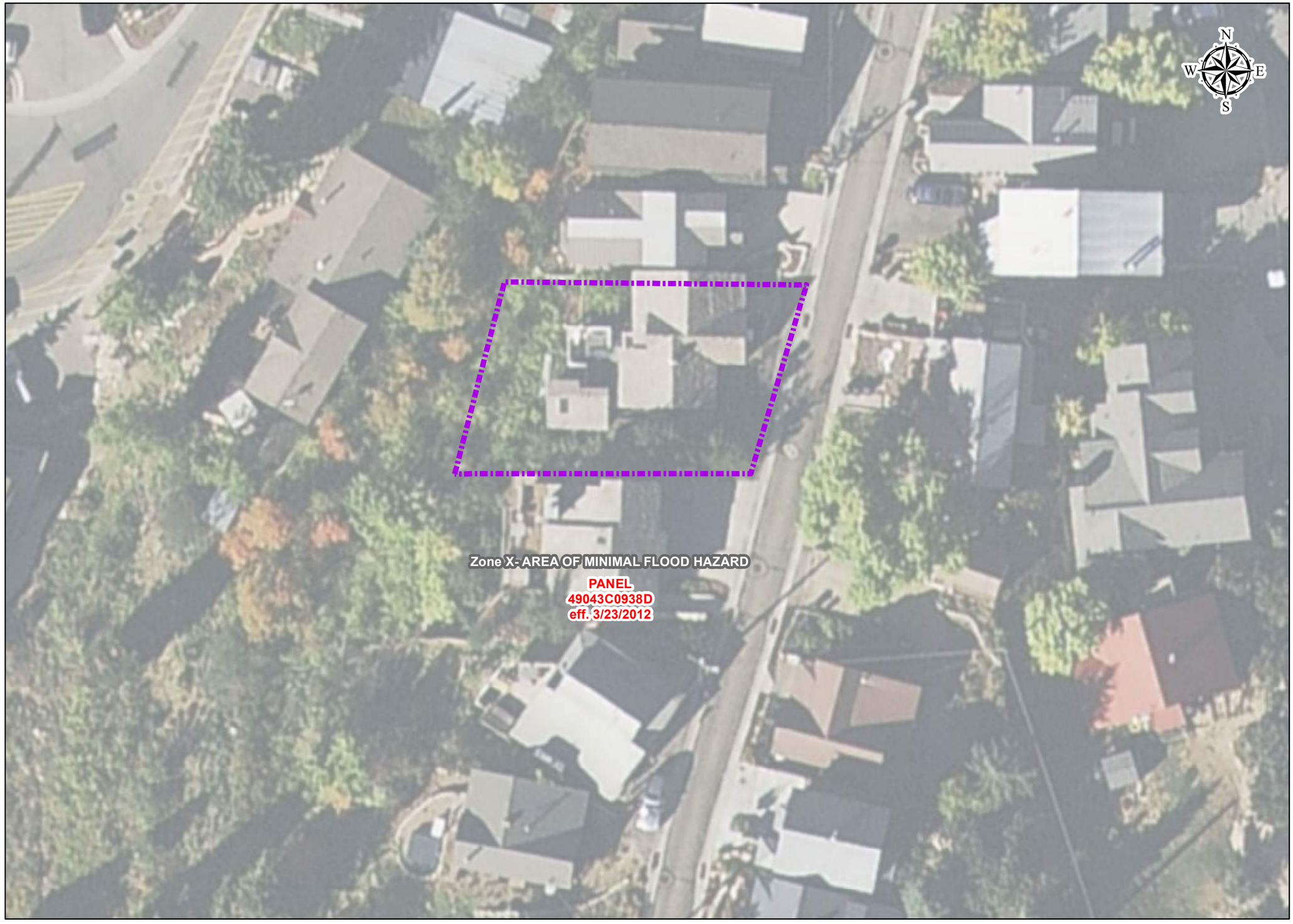
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0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
WETLANDS MAP

PLAN SET:

PLATE:
3



LEGEND

Site Boundary

Flood Potential

Zone X- area of minimal flood hazard

SOURCES:

Imagery-Utah AGRC
"GoogleEarth Imagery"
https://gis.utah.gov/data/base-map-and-imagery/

Federal Emergency Management Agency
GIS Overlay, "National Flood Hazard Layer"
https://www.fema.gov/national-flood-hazard-layer-nfhl

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

SCALES
HORIZ: 1"=25'
(11"X17")
0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
FLOOD POTENTIAL MAP

PLAN SET:

PLATE:
4



LEGEND

Site Boundary

Liquefaction Potential

Not Studied

SOURCES:

Imagery-Utah AGRC
"GoogleEarth Imagery" Acquired October 11, 2023.
https://gis.utah.gov/data/base-map-and-imagery/

Utah AGRC "Liquefaction and Landslides"
ftp://ftp.agrc.utah.gov/UtahSGID_Vector/UTM12_NAD83/GEOSCIENCE/PackagedData/_Statewide/LiquefactionAndLandslides/

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

SCALES
HORIZ: 1"=33'
(11"X17")
0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
LIQUEFACTION POTENTIAL

PLATE:
5



LEGEND

Site Boundary

Radon Potential

Moderate radon potential levels likely between 2 & 4 pCi/L

SOURCES:

Imagery-Utah AGRC
"GoogleEarth Imagery" Acquired October 11, 2023.
https://gis.utah.gov/data/base-map-and-imagery/

Data-Radon-Hazard Potential in Utah Utah Department of Environmental Quality 2023.

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

SCALES
HORIZ: 1"=33'
(11"X17")
0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
RADON POTENTIAL MAP

PLAN SET:

PLATE:
6



LEGEND

Site Boundary

Landslide Potential

No mapped landslides

SOURCES:
Imagery-Utah AGRC
https://gis.utah.gov/data/base-map-and-imagery/

Data-"Liquefaction and Landslides"
ftp://ftp.agrc.utah.gov/UtahSGID_Vector/UTM12_NAD83/GEOSCIENCE/PackagedData/_Statewide/LiquefactionAndLandslides/

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

SCALES
HORIZ: 1"=23'
(11"X17")
0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
LANDSLIDE MAP

PLAN SET:

PLATE:
7



LEGEND

Site Boundary

Debris Flow Potential

No Known Debris Flow Potential

SOURCES:

Imagery-Utah AGRC
"GoogleEarth Imagery" Acquired October 11, 2023.
https://gis.utah.gov/data/base-map-and-imagery/

Data- Utah AGRC "Debri Flows"
https://gis.utah.gov/data/geoscience/

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

SCALES
HORIZ: 1"=33'
(11"X17")
0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
DEBRIS FLOW POTENTIAL

PLATE:
8



LEGEND

Site Boundary

Potential Flood Extents from Dam Failures

No Mapped Hazards

SOURCES:

Imagery-Utah AGRC
"GoogleEarth Imagery" Acquired October 11, 2023.
https://gis.utah.gov/data/base-map-and-imagery/

Data-Utah Division of Water Rights.
Inundation areas for High Hazard dams under Utah Division of Water Rights.
2004. 1:24k.

*Estimated inundation area, dam failure not included in original dam failure dataset.

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

SCALES
HORIZ: 1"=33'
(11"X17")
0 1/2"

PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
DAM FAILURE INUNDATION POTENTIAL

PLAN SET:

PLATE:
9

APPENDIX A
REPORT LIMITATIONS

LIMITATION OF YOUR GEOTECHNICAL INVESTIGATION

GEOTECHNICAL REPORTS ARE PROJECT AND CLIENT SPECIFIC

This report has been prepared for the exclusive use of Erin Kryszak-Crozier for the purpose of providing geotechnical design recommendations for the proposed development according to the plans for a new accessory structure at the existing residential property known as the Barrett House located at 36 Prospect Avenue in Park City, Utah only and is not intended for application to other sites or buildings. The data gathered and the conclusions and recommendations presented are based upon the consideration of many factors including, but not limited to, the type of development proposed, the configuration of surrounding structures, the materials encountered, and our understanding of the level of risk acceptable to the Client. Therefore, the conclusions and recommendations contained in this report shall not be considered valid for use by others unless accompanied by written authorization from Epic Engineering.

In the event that any changes in the nature or design of the project are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report modified or verified in writing from Epic Engineering. It is recommended that Epic Engineering be provided the opportunity for a general review of the final design and specifications to evaluate whether the earthwork and foundation recommendations have been properly interpreted and implemented in the design and specifications.

This geotechnical report has been prepared for Erin Kryszak-Crozier for the use in the design and construction of the proposed accessory structure according to the proposed plans for the existing single-family home located at 36 Prospect Avenue in Park City, Utah. This report is site specific and should not be relied upon for use in other investigations and is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance and expressed written consent of Erin Kryszak-Crozier and Epic Engineering; therefore, any use or reliance upon this geotechnical evaluation by a party other than the Client shall be solely at the risk of such third party and without legal recourse against Epic Engineering, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought is based upon contract, tort, statue, or otherwise. The Client has the responsibility to see that all parties to the project including the designer, contractor, subcontractor, and building official, etc., are aware of the geotechnical report in its complete form. Epic Engineering cannot assume responsibility or liability for the adequacy of the report's recommendations if another party is retained to observe construction.

GEOTECHNICAL CONDITIONS CAN CHANGE

Test pit location conditions may not be indicative of subsurface conditions outside the study area. The test pits chosen are very localized approximations of subsurface conditions and thus have limited value in depicting subsurface conditions for contractor bidding. If it is necessary to define subsurface conditions in sufficient detail to allow accurate bidding, we recommend an additional study be conducted which is designed for that purpose. An experienced professional from Epic Engineering should observe fill placement and conduct testing as required to confirm the use of proper structural fill materials and placement procedures.

Geotechnical conditions may be affected as a result of natural processes or human activity. Geotechnical reports are based on conditions that existed at the time of the subsurface exploration. Construction operations, such as cuts, fills, or drains in the vicinity of the site and natural events such as floods, earthquakes, or groundwater fluctuations may affect subsurface conditions and, thus, the continuing adequacy of a geotechnical report.

Variations from the conditions portrayed at the test pit locations may occur and can only be confirmed during earthwork and foundation construction. The fill condition indicated in this report represents what was encountered during the site investigation. Subsequent changes to the site may result in fill or topsoil amounts varying from what is represented in this report. If fill, topsoil, or subsurface conditions are found to be different

than those presented in this report, Epic Engineering should be notified immediately to determine if changes in the recommendations are required. If Epic Engineering is not contacted about variations in the soil conditions, Epic Engineering cannot be responsible for the impact of those conditions on the performance of the project.

GEOTECHNICAL ENGINEERING IS NOT AN EXACT SCIENCE

It should be remembered that geotechnical engineering conclusions and recommendations are generated through analytical methods which are not an exact science. The concept of risk as it applies to structure construction is the single most significant aspect of any geotechnical evaluation. The primary reason for this is that the methods used by geotechnical engineers to develop recommendations for construction is not an exact science. The methods used are typically empirical and therefore, engineering judgment and experience must also be applied. The solutions presented in any geotechnical evaluation therefore cannot be considered risk free and are therefore not a guarantee that the interaction between the soils and the proposed structure will act as desired or intended. Actual conditions in areas not sampled or observed may differ from those predicted in your report. Retaining your consultant to advise you during the design process, review plans and specifications, and then to observe subsurface construction operations can minimize the risks associated with the uncertainties associated with such interpretations. Because of the constantly changing state of the practice in geotechnical engineering, and the potential of site changes after our site exploration, this report should not be relied upon after a period of three years, without Epic Engineering being given the opportunity to review and, if necessary, revise our findings.

OWNERSHIP OF RISK AND STANDARD OF CARE

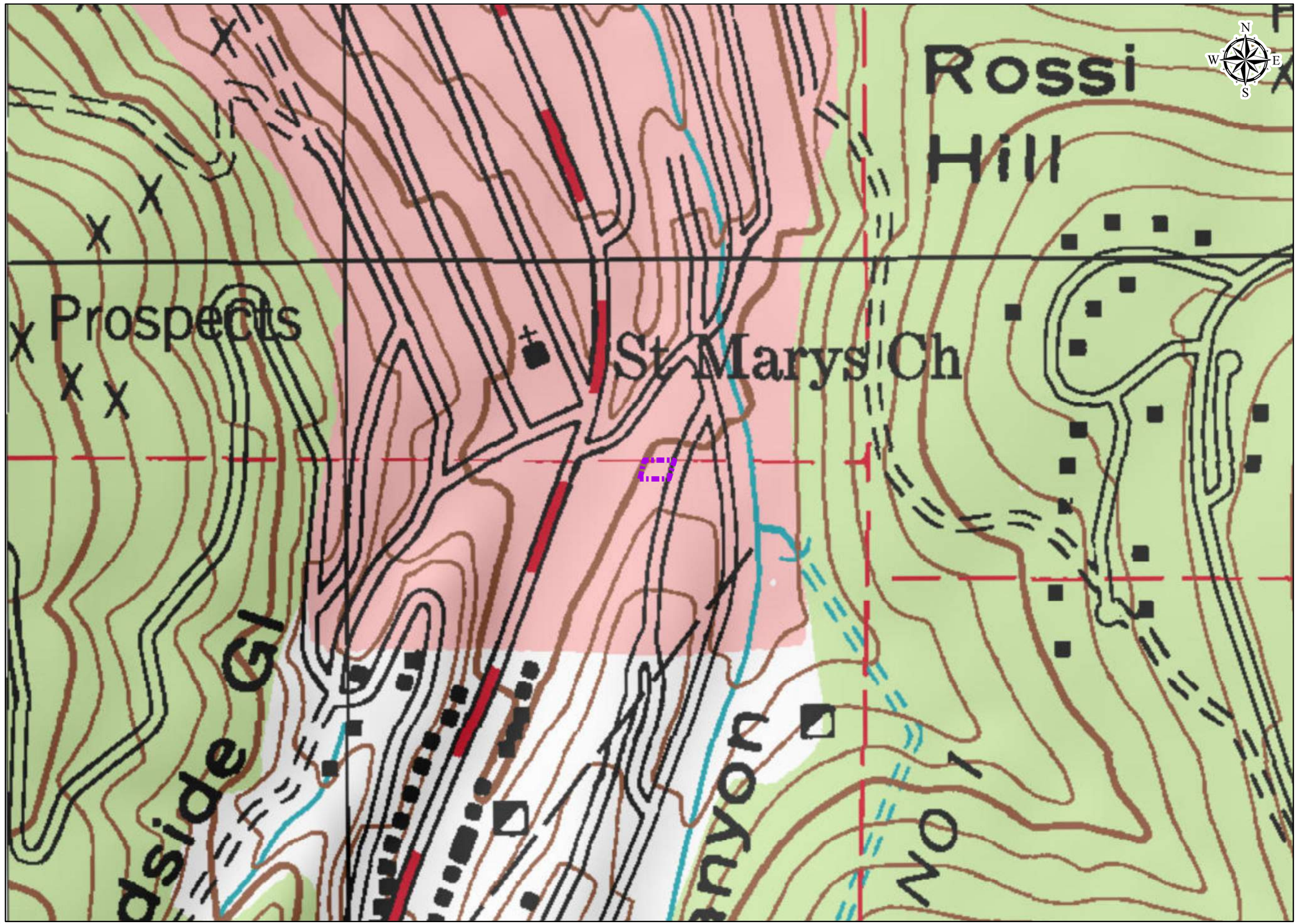
The engineering recommendations presented in the preceding sections represent Epic Engineering's professional findings regarding the proposed structures on this project based on the information generated and referenced during this evaluation and Epic Engineering's experience in working with these conditions. The builder and owner must understand this concept of risk, as it is they who must decide the acceptable level of risk for the type of structure(s) to be constructed on the site. The geotechnical engineer's duty is to provide professional services in accordance with the stated scope and consistent with the standard of practice at the present time and in the subject geographic area. It is not to provide insurance against geologic or unanticipated soil conditions.

RETENTION OF SOIL SAMPLES

Epic Engineering will typically retain soil samples for 3 months after issuing the geotechnical report. If you would like to hold the samples for a longer period of time, you should make specific arrangements to have the samples held longer or arrange to take charge of the samples yourself.

APPENDIX B
HISTORICAL DOCUMENTS

TOPOGRAPHIC MAP(S)



LEGEND

Site Boundary

SOURCES:

Topo- USGS Historical Topographic Map Record and Viewer. https://ngmdb.usgs.gov/topoview/viewer/#9/40.5017/-111.5006

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE

10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT # 24SM5640

SCALES

HORIZ: 1"=333'
(11"X17")

0 1/2"

PROJECT NAME:

BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:

2020 Topographic Map

APPENDIX:

B

HISTORICAL AERIAL PHOTOGRAPHS









LEGEND

AOI

A 1953 DRU-5K-179 Utah State Imagery

B 1971 EXP-2-182 Utah State Imagery

C 1990 DOQ Utah State Imagery

D 2006 NAIP National Agriculture Inventory Program

SOURCES:

Imagery- Utah Geologic Survey, "Historical Imagery Collection: https://geodata.geology.utah.gov/imagery/

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE
10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: JWS

PROJECT #
24SM5640

SCALES
HORIZ: 1"=125'
(11"X17")
0 1/2"

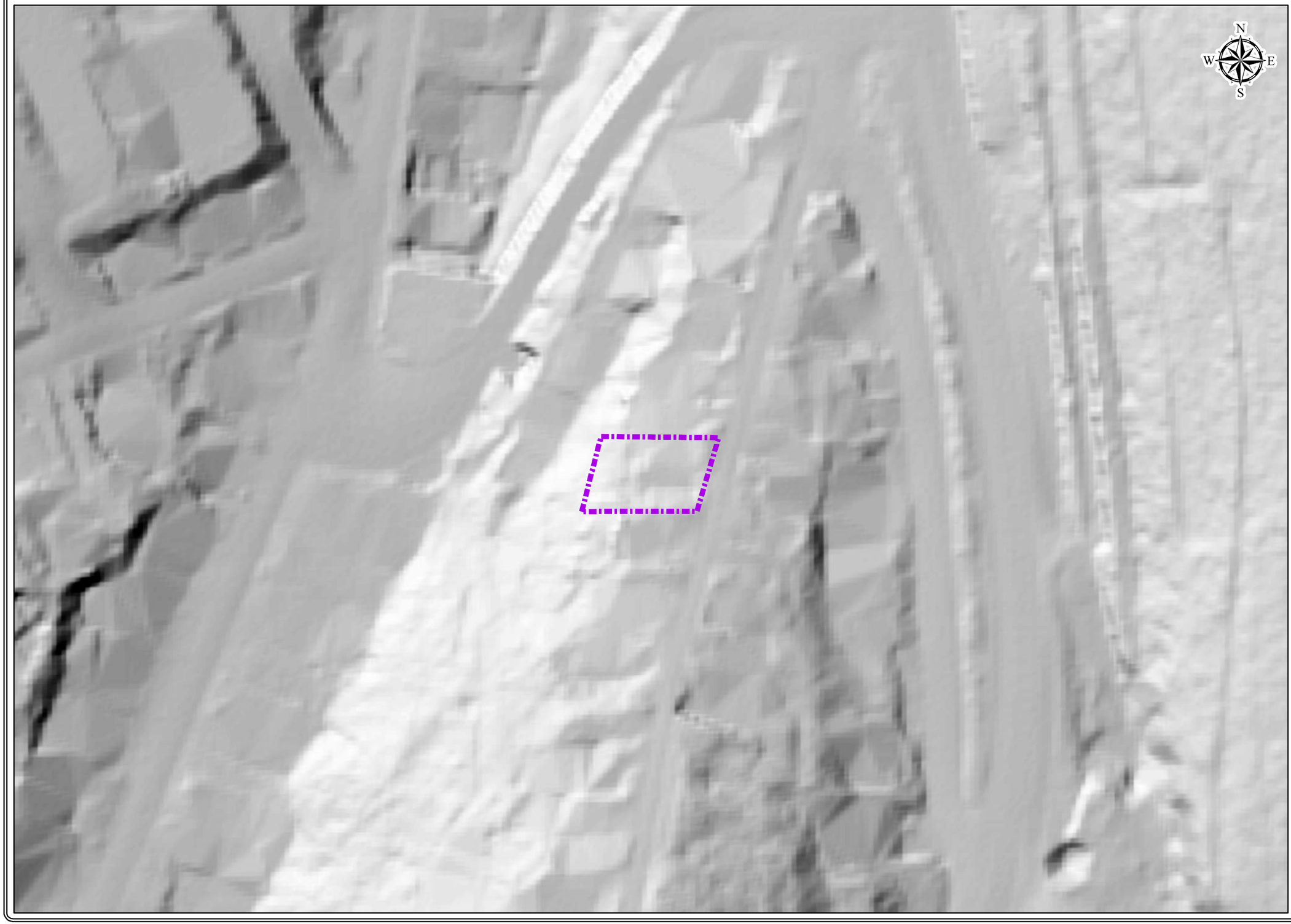
PROJECT NAME:
BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:
HISTORICAL IMAGERY

PLAN SET:

APPENDIX:
B

LIDAR IMAGING



LEGEND

Site Boundary

SOURCES:

Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI, and the GIS User Community.

FOR GENERAL ILLUSTRATIVE PURPOSES ONLY; BOUNDARIES NOT SURVEYED.

DATE

10/22/2024

epic ENGINEERING

REVISIONS
1.

DRAWN: JWS
DESIGNER:
REVIEWED: MJ

PROJECT #
24SM5640

SCALES

HORIZ: 1"=83'

(11"X17")

0 1/2"

PROJECT NAME:

BARRETT HOUSE GEOTECHNICAL

SHEET TITLE:

2020 LIDAR Hillshade Map

APPENDIX:

B

APPENDIX C
GEOLOGIC HAZARDS SUMMARY

epic ENGINEERING
50 E 100 S Heber City Utah 84032
Ph 435-654-6600 Fax 435-654-6622

SUMMARY OF GEOLOGIC HAZARDS

Project Name: Barrett House Project Number: 24SM5640

HAZARD		HAZARD RATING*				Notes
		Not Assessed	Probable	Possible	Unlikely	
Earthquake						
	Ground Shaking			x		Frog Valley, Parleys Peak, and Wasatch-Salt Lake City faults
	Surface Faulting				x	
	Tectonic Subsidence				x	
	Liquefaction				x	
	Slope Stability			x		Steep Slopes
	Flooding				x	
Slope Failure						
	Rock Fall				x	
	Landslide			x		Steep Slopes
	Debris Flow				x	
	Avalanche	x				
Problem Soils						
	Collapsible				x	
	Soluble				x	
	Expansive			x		Liquid Limit above 50
	Organic				x	
	Piping				x	
	Undocumented Fill				x	
	Erosion			x		Steep Slopes
	Active Sand Dune	x				
	Mine Subsidence				x	
	Shallow Bedrock				x	
Flooding						
	Streams				x	
	Alluvial Fans				x	
	Lakes				x	
	Dam Failure				x	
	Canals/Ditches				x	
Shallow Groundwater					x	
Radon				x		Moderate

* Hazard Ratings Definitions

Not Assessed - report does not consider this hazard and no inference is made as to the presence or absence of the hazard at the site.

Probable - Evidence is strong that the hazard exits and mitigation measures should be taken.

Possible - Hazard may exist but evidence is equivocal, based only on theorectical studies or was not observed and further study is necessary as noted in the recommendations column.

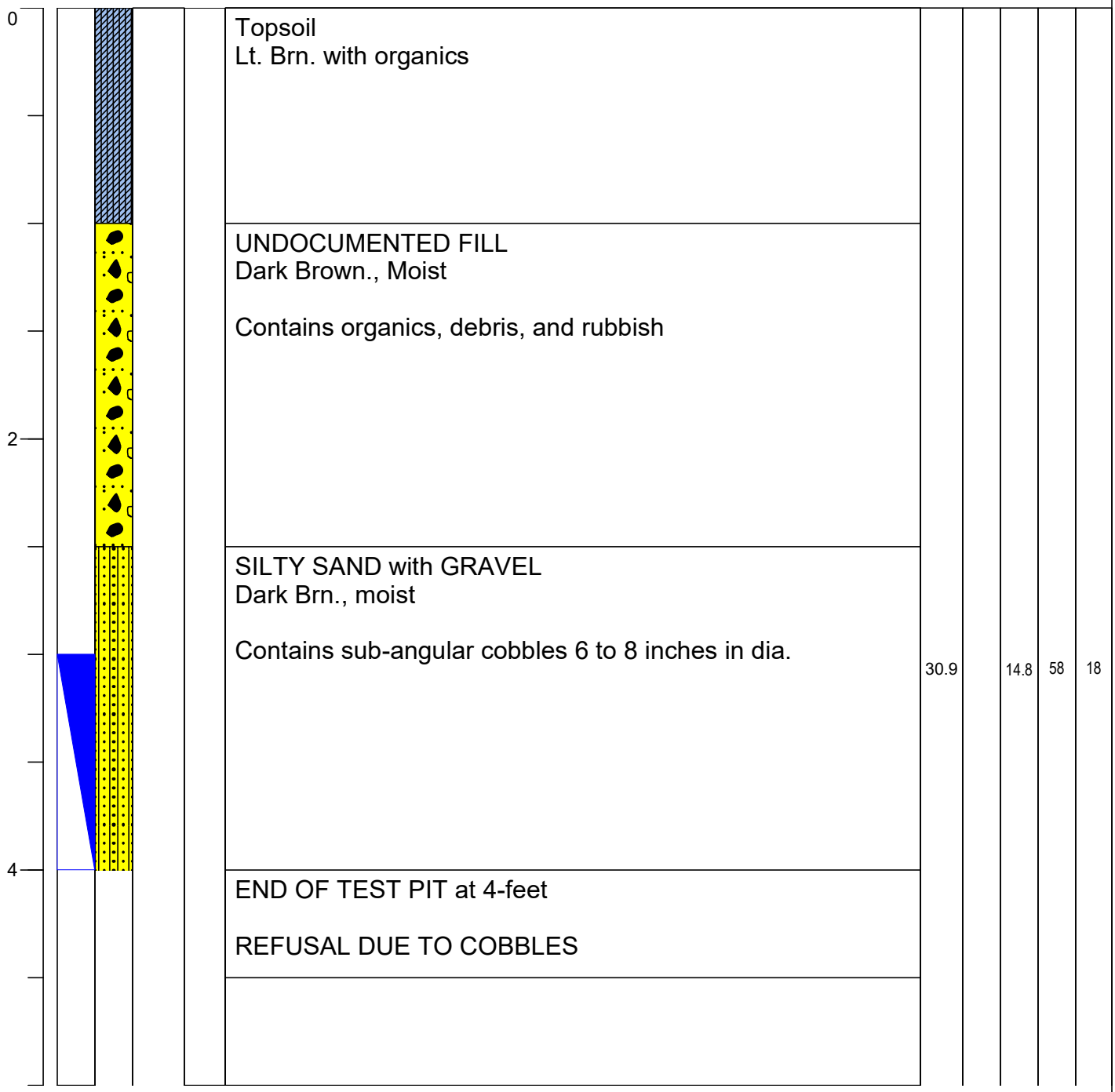
Unlikely - No evidence was found to indicate the the hazard is present, hazard not known or suspect to be present.

APPENDIX D
SUBSURFACE FIELD LOGS

Project Name: Barrett House
Project Address: 36 Prospect Ave., Park City, UT
Contractor:
Equipment Used: Hand Auger

Project Number: 24SM5640
Sample Date: 10/09/2024
TP Start Time:
Groundwater: Not Encountered

Field Log ID:
TP-01



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Logged By: JWS
Reviewed By: MJ

Latitude: 40.639241
Longitude: -111.493844
Elevation: 7220 feet

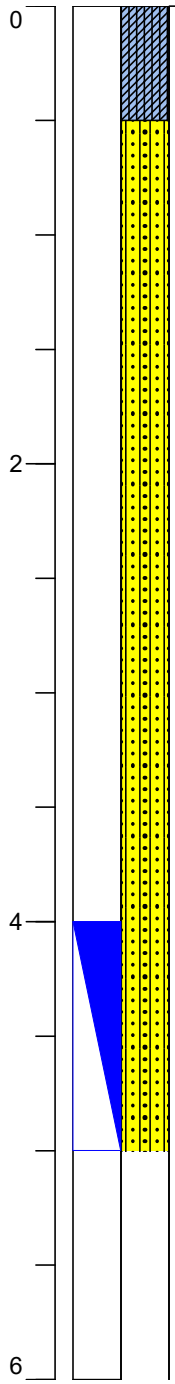
Grab Sample
Water Table
Tube Sample

Figure: 1

Project Name: Barrett House
Project Address: 36 Prospect Ave., Park City, UT
Contractor:
Equipment Used: Hand Auger

Project Number: 24SM5640
Sample Date: 10/09/2024
TP Start Time:
Groundwater: Not Encountered

Field Log ID:
TP-02



Depth (Feet)	MATERIAL DESCRIPTION	% Passing 200	Dry Density (pcf)	Moisture Content	Liquid Limit	Plasticity Index
0	Topsoil Lt. Brn. with organics					
	CLAYEY GRAVEL with SAND Light Brn., dry Contains sub-angular cobbles 6 to 8 inches in dia. Sub-angular boulders exceeding 12 inches observed in nearby soil cut.					
2						
4		24.7		2.3	36	21
	END OF TEST PIT at 5-feet REFUSAL DUE TO COBBLES					
6						

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Logged By: JWS
Reviewed By: MJ

Latitude: 40.639201
Longitude: -111.493590
Elevation: 7220 feet

Grab Sample
Water Table
Tube Sample

Figure: 2

Unified Soil Classification System

	GW	Clean **GRAVELS** with < 12% Fines	**GRAVEL** % gravel > % sand	**Coarse-Grained** (More than 50% Retained on No. 200 Sieve)
	GP			
	GM	**GRAVELS** with > 12% Fines		
	GC			
	SW	Clean **SANDS** with < 12% Fines	**SAND** % sand > % gravel	
	SP			
	SM	**SANDS** with > 12% Fines		
	SC			
	ML	**SILTS** and **CLAYS** (Liquid Limit < 50)		**Fine-Grained** (More than 50% passes the No. 200 sieve)
	CL-ML			
	CL			
	OL			
	MH	**SILTS** and **CLAYS** (Liquid Limit >= 50)		
	CH			
	OH			
	PT			

Apparent/Relative Density Coarse-Grained & Non-Cohesive Soils

Apparent Density	SPT (# blows per foot)	Modified California Sampler (#blows per ft)	Relative Density (%)	Field Test for Test Pits
Very Loose	< 4	< 4	0-15	Easily penetrate with 1/2 inches reinforcing rod pushed by hand.
Loose	4-10	5-12	15-35	Difficult to penetrate with 1/2 inches reinforcing rod pushed by hand.
Medium Dense	10-30	12-35	35-65	Easily penetrated a foot with 1/2 inches reinforcing rod driven with 5 lb hammer.
Dense	30-50	35-60	65-85	Difficult to penetrate with 1/2 inches reinforcing rod driven with a 5 lb hammer.
Very Dense	> 50	> 60	85-100	Penetrated only a few inches with 1/2 inches reinforcing rod driven with a 5 lb hammer.

Consistency - Fine-Grained and Cohesive Soils

Consistency	SPT (#blows per ft)	Torvane Undrained Shear Strength (tsf)	Pocket Pen-etrometer Unconfined Compressive Strength (tsf)	Field Test (Test Pits)
Very Soft	< 2	< 0.125	< 0.125	Easily Penetrated several inches by thumb. Exudes between thumb & finger when squeezed.
Soft	2-4	0.125 - 0.25	0.25 - 0.5	Easily penetrated one inch by thumb. Molded by light finger pressure.
Medium Stiff	4-8	0.25 - 0.5	0.5 - 1.0	Penetrated over 1/2" by thumb with moderate effort. Molded by strong finger pressure.
Stiff	8-15	0.5 - 1.0	1.0 - 2.0	Indented about 1/2" by thumb but penetrated only with great effort.
Very Stiff	15-30	1.0 - 2.0	2.0 -4.0	Readily indented by thumbnail.
Hard	> 30	> 2.0	> 4.0	Indented with difficulty by thumbnail.

Moisture Content

Dry	Absence of moisture, dusty, dry to the touch
Slightly Moist	Not dusty dry, but not really damp
Moist	Damp, but no visible water
Wet	Visible free water

Modifiers of Sand and Gravel

Description	% (Based on Weight)
Trace	< 15
Some	15-29
With	> 12

Modifiers of Fine Grained Material

Description	% (Based on
Trace	< 5
Some	5-12
With	> 12

Plasticity

Term	Plasticity
Non-Plastic	0
Low	1-10
Medium	11-30
High	> 30

Type of Layer

Type of Layer	Thickness
Parting	< 1/16 in.
Seam	1/16 in. to 0.5 in.
Layer	0.5 in. to 12 in.
Stratum	> 12 in.

Cementation

Weakly	Crumbles or breaks with handling or slight finger pressure
Moderately	Crumbles or breaks with considerable finger pressure
Strongly	Will not crumble or break with finger pressure

Particle Size Identification

Boulders	Coarse	over 12 inches
Cobbles	Coarse	3 inches to 12 inches
Gravel	Coarse	3/4 inch to 3 inches
	Fine	No. 4 to 3/4 inch
Sand	Coarse	No. 4 to No. 10
	Medium	No. 10 to No. 40
	Fine	No. 40 to No. 200
Silt	Fine	< No. 200, PI < 4 or below "A" line
Clay	Fine	< No. 200, PI >= 4 and on or above "A" line

General Notes

1. Lines representing stratification lines are approximate. Actual transitions between soils may be gradual.
2. No warranty is provided as to the continual soil conditions between individual sample locations.
3. Logs represent general soil conditions at the observed point and time of exploration on the data indicated.
4. USCS soil classifications made on logs were based using visual methods only. However, if laboratory tests were conducted, then results were shown and used

Water Table Level When First Encountered

Water Table Level Upon Completion

Borehole Location

Test Pit Location

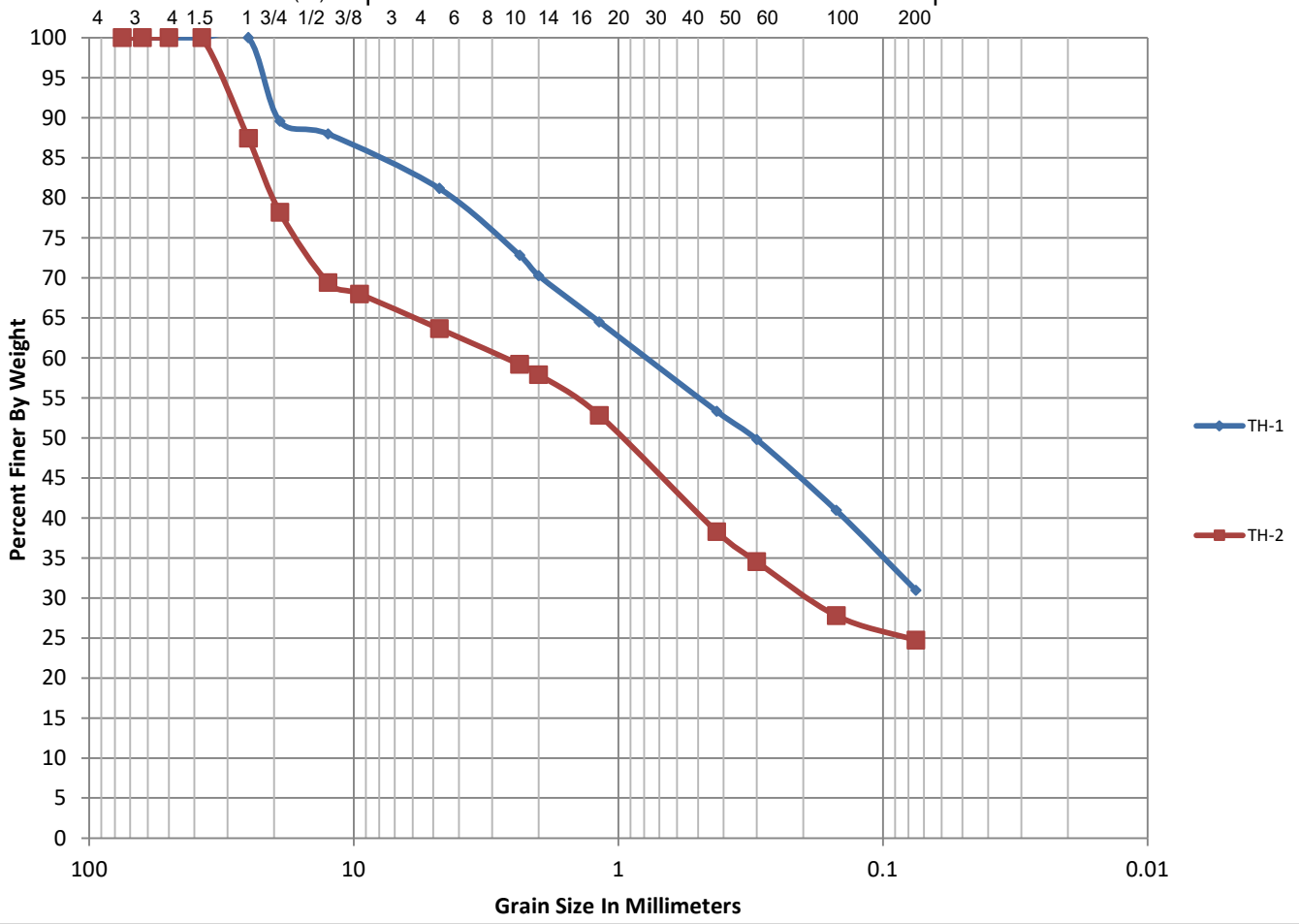
APPENDIX E
LABORATORY ANALYSIS

Sample ID	Depth (Feet)	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	%<#200 Sieve	Classification	Moisture Content	Dry Density (pcf)	Saturation	Void Ratio
TH-1	3'-4'	58	40	18	25.0	30.9	SM	14.8%			
TH-2	4'-5'	36	15	21	37.5	24.7	GC	2.3%			

epic ENGINEERING
50 E 100 S Heber City Utah 84032
Ph 435-654-6600 Fax 435-654-6622

Summary of Laboratory Results

Project: Barrett House
Location: 36 Prospect Ave., Park City, UT
Epic Job No: 24SM5640



COBBLES	GRAVEL		SAND			SILT AND CLAY
	course	fine	course	medium	fine	

Specimen ID	Depth	ASTM Classification	LL	PL	PI	Cc	Cu
TH-1	3'-4'	SILTY SAND with GRAVEL (SM)	58	40	18	0.41	21.73
TH-2	4'-5'	CLAYEY GRAVEL WITH SAND (GC)	36	15	21	0.47	91.94

Specimen ID	Depth	D100	D60	D30	D10	%Gravel	%Sand	%Silt/Clay	AASHTO
TH-1	3'-4'	25.00	0.53	0.07	0.02	29.7	39.3	30.9	A-2-7
TH-2	4'-5'	37.50	2.79	0.20	0.03	42.1	33.2	24.7	A-2-6

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50 E 100 S Heber City Utah 84032
Ph 435-654-6600 Fax 435-654-6622

GRAIN SIZE DISTRIBUTION

Project: Barrett House

Location: 36 Prospect Ave., Park City, UT

Epic Job No: 24SM5640 Date: 10/9/2024

ASTM D4318 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils

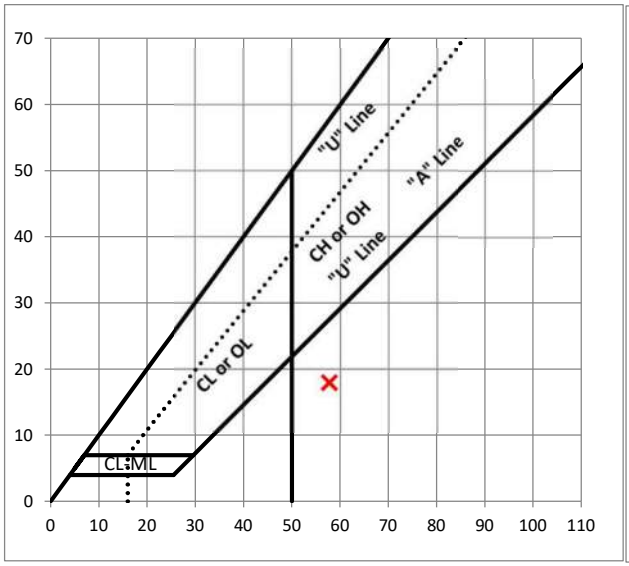
Project Name: Barrett House
Project Number: Date: 10/9/2024
Boring: TH-1 Depth: 3'-4'
Sample Description: Native
Tested By: Nick Sorge

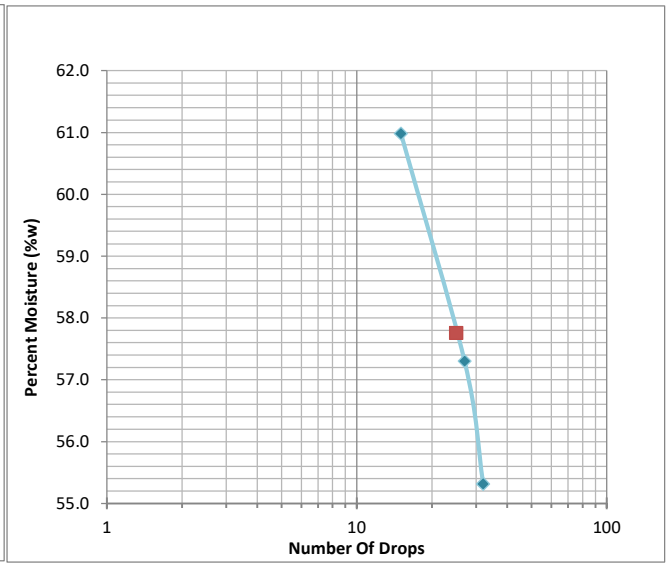
Preparation Method: Dry
Method: A
Comments:

Liquid Limit	LL			
	can	14.35	14.31	13.9
	can+wet	27.21	25.84	25.7
	can+dry	22.63	21.64	21.23
	dry soil	8.28	7.33	7.33
	Mw	4.58	4.2	4.47
	w%	55.3	57.3	61.0
	drops	32	27	15

Plastic Limit	PL		
	can	13.65	13.65
	can+wet	22.85	22.85
	can+dry	20.23	20.23
	dry soil	6.58	6.58
	Mw	2.62	2.62
	w%	39.8	39.8
	Average	39.82	

Liquid Limit @ 25 **57.76**
PI = LL - PL **17.94**





ASTM D4318 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils

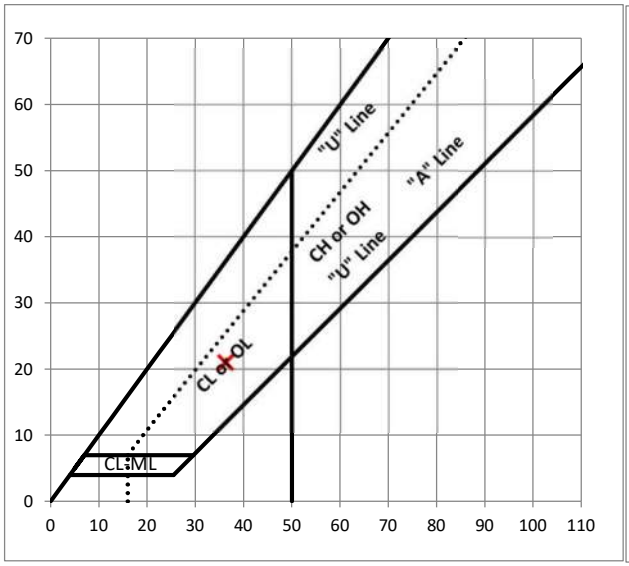
Project Name: Barrett House
Project Number: Date: 10/9/2024
Boring: TH-2 Depth: 4'-5'
Sample Description: Native
Tested By: Nick Sorge

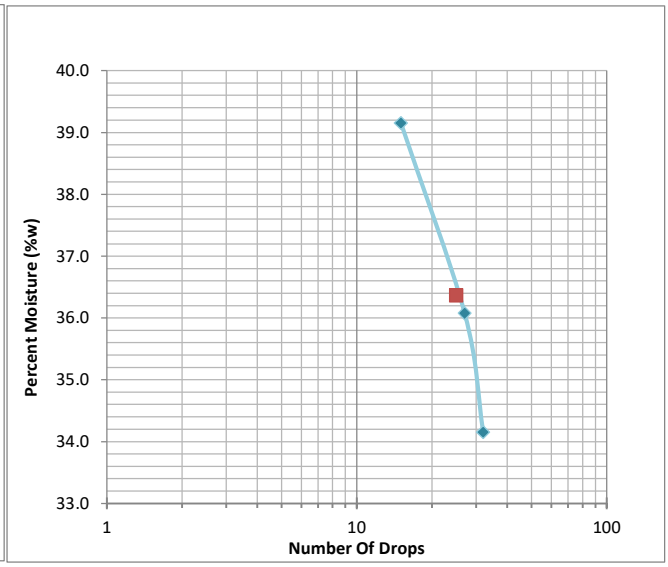
Preparation Method: Dry
Method: A
Comments:

Liquid Limit	LL			
	can	13.84	14.24	14.38
	can+wet	26.96	27.63	28.17
	can+dry	23.62	24.08	24.29
	dry soil	9.78	9.84	9.91
	Mw	3.34	3.55	3.88
	w%	34.2	36.1	39.2
	drops	32	27	15

Plastic Limit	PL		
	can	13.36	13.36
	can+wet	22.07	22.07
	can+dry	20.91	20.91
	dry soil	7.55	7.55
	Mw	1.16	1.16
	w%	15.4	15.4
	Average	15.36	

Liquid Limit @ 25 **36.36**
PI = LL - PL **21.00**





APPENDIX F
ASCE7-16 ONLINE HAZARD TOOL RESULTS

ASCE Hazards Report

Address:
96 Prospect Ave
Park City, Utah
84060

Standard:	ASCE/SEI 7-16	**Latitude:**	40.638387
Risk Category:	II	**Longitude:**	-111.493846
Soil Class:	D - Default (see Section 11.4.3)	**Elevation:**	7293.015760974921 ft (NAVD 88)





Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	0.582	S_{D1} :	N/A
S_1 :	0.208	T_L :	8
F_a :	1.334	PGA :	0.256
F_v :	N/A	PGA_M :	0.344
S_{MS} :	0.777	F_{PGA} :	1.344
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.518	C_v :	1.088

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu Oct 17 2024

Date Source: USGS Seismic Design Maps

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

Planning Commission
Staff Report

Subject: **3672 West Deer Crest Estates Drive**
Application: **PL-24-06308**
Author: **Virgil Lund, Planner II**
Date: **May 28, 2025**
Type of Item: **Conditional Use Permit**

Recommendation

(I) Review the proposed Conditional Use Permit (CUP) for a Private Recreation Facility, including two pickleball courts, a tennis court, four Parking Spaces, a bathroom/storage Building, and other amenities, (II) conduct a public hearing, and (III) consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Deer Crest Master Association Applicant Representatives: Tanner Blackburn and Rob Nielson
Location:	3672 West Deer Crest Estates Drive
Zoning District:	Recreation and Open Space, Sensitive Land Overlay
Adjacent Land Uses:	Open Space
Reason for Review:	The Planning Commission reviews Private Recreation Facilities and Fences over six feet in height from Final Grade in the Recreation and Open Space Zoning District.[1]

CUP	Conditional Use Permit
DRC	Development Review Committee
LMC	Land Management Code
ROS	Recreation and Open Space
SITLA	School and Institutional Trust Lands Administration

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

[1] LMC § 15-2.7-2(C)

Summary

The Applicant proposes to construct a Private Recreation Facility with:

- Two pickleball courts.
- One tennis court.
- A 450-square-foot stage for covered picnics and private events.
- A 500-square-foot playground.
- Four Parking Spaces.
- A 375-square-foot Building for storage and restrooms.
- A 10-foot-tall sound mitigating AcoustiFence surrounding the tennis court and pickleball courts.
- An eight-foot-tall retaining wall in the Front Setback.

The proposed Site is McKinley Parcel 1C, 0.4 acres located in Wasatch County, owned by the State of Utah School and Institutional Trust Lands Administration (SITLA). Land Management Code (LMC) § 15-4-22 Outdoor Pickleball Courts in Residential Areas does not apply to this CUP Application. LMC § 15-4-22 is required when a pickleball court is proposed on a residential Lot, and the subject Lot is not residential.

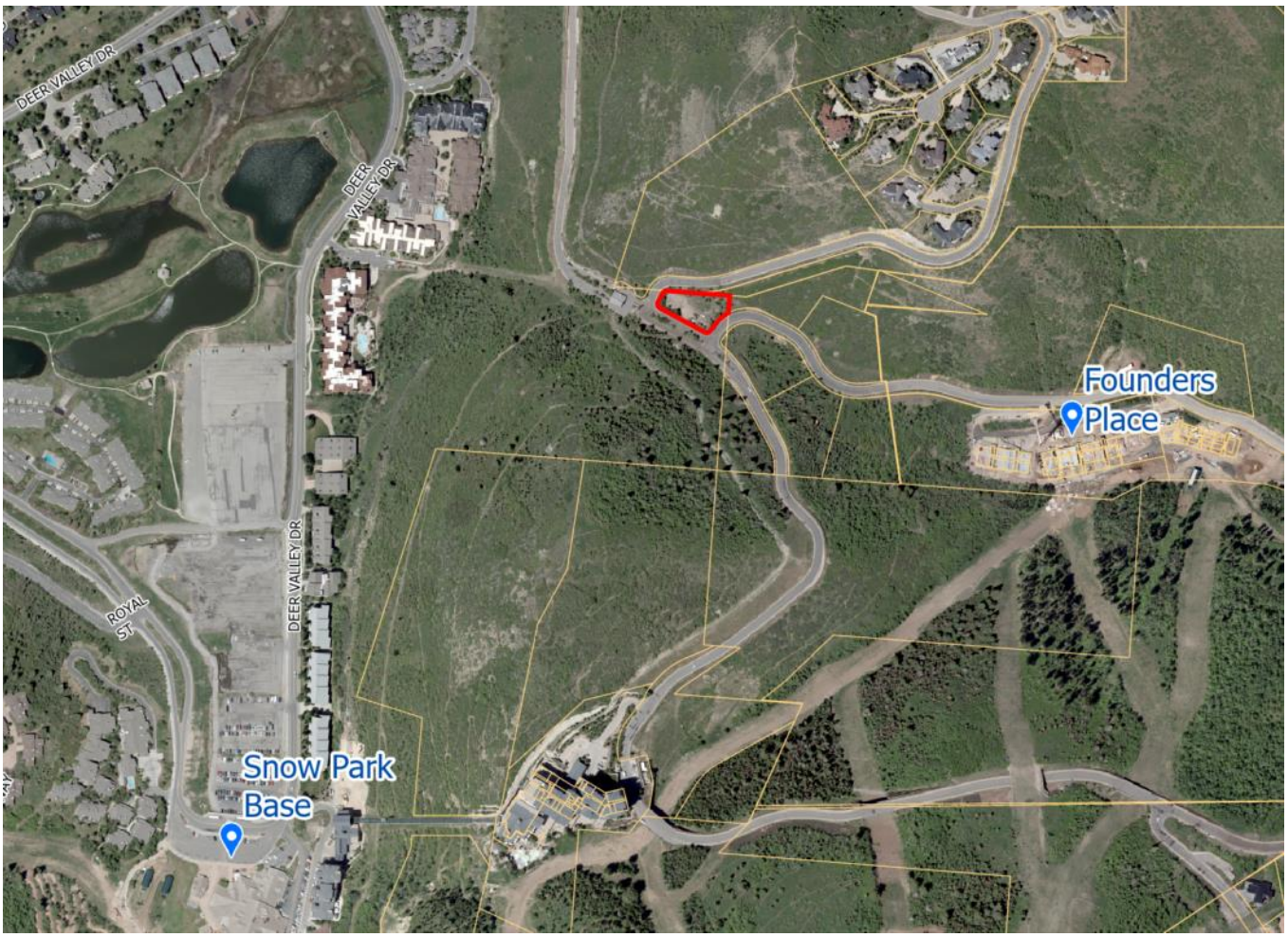


Figure 1: 3672 West Deer Crest Estates Highlighted in Red



Figure 2: Rendering of Proposal

Background

The Deer Crest area was originally within unincorporated Wasatch County. Developers started the land use review process with Wasatch County in the late 1980s. In 1991, the Wasatch County Commissioners approved a Density Determination outlining future development and use for what was then called the Telemark Park Resort. However, due to the project's location and impacts to several jurisdictions, a lawsuit ensued regarding development and services.

On December 29, 1995, Park City Consolidated Mines Company, Trans-Wasatch Company, and Park City Municipal Corporation entered into a Settlement Agreement. The Settlement Agreement outlined annexation and future development of Deer Crest projects in Park City.

Section 5.3.10 of the Settlement Agreement mentions the parcels owned by SITLA and that all proposed uses of these State-owned parcels must comply with the recorded lease agreements between SITLA and Deer Crest.

On June 20, 1996, an Amended and Restated Special Use Agreement was recorded with Wasatch County outlining financial terms and use restrictions for this parcel (Exhibit C). Section 2 of the Lease Agreement, *Permitted Uses*, outlines the Uses:

> *"The Premises shall be used as part of a year-around destination ski and recreational resort (the "Resort"). The Resort will have commercial, residential, and recreational uses, and may include, without limitation, skiing, golf, racquet sports, swimming, hiking, bicycling, sports training, and other recreational*

activities."

On December 17, 1998, the City Council approved Ordinance No. 98-53, annexing 253 acres of the Deer Crest property into Park City. Also on December 17, 1998, Park City Municipal Corporation and Wasatch County signed the Deer Crest Interlocal Agreement. The agreement outlined requirements for infrastructure and utility services to the Deer Crest annexation area (Exhibit B).

Analysis

(I) The proposal complies with the requirements of the ROS Zoning District.

LMC § 15-2.7-3 outlines the Lot and Site requirements:
Setbacks: All Structures must be no less than 25 feet from the boundary line of the Lot, district, or public Right-of-Way.

LMC § 15-2.7-3(A) outlines Setback exceptions: Fences, walls, stairs, paths, trails, sidewalks, patios, driveways, Ancillary Structures, approved Parking Areas, and Screened mechanical and utility equipment are allowed as exceptions in the Front, Side and Rear Setbacks.

Complies: The proposed courts, stage, and play areas are located outside of all required Setbacks. The Applicant proposes four Parking Spaces and an eight-foot-tall retaining wall in the Front Setback.

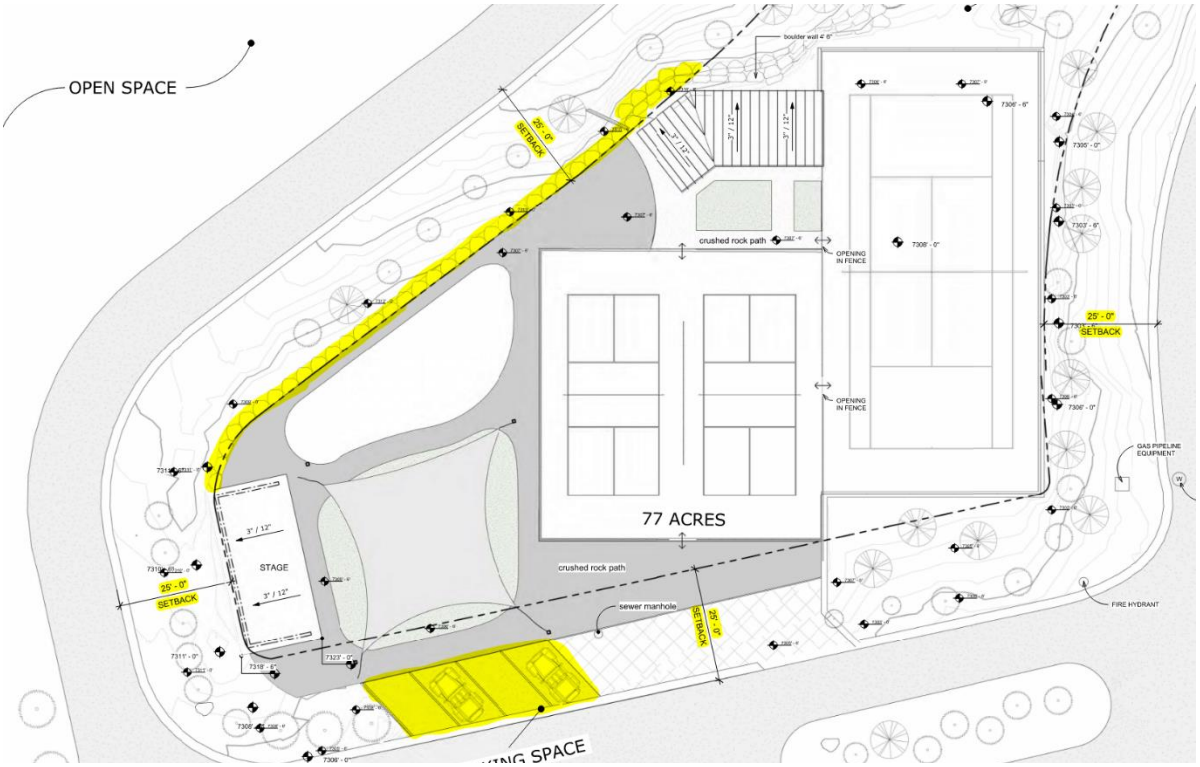


Figure 3: Applicant's Site Plan with Setbacks, Parking Spaces, and Retaining Wall Highlighted

Building Height
LMC § 15-2.7-4 outlines Building Height requirements: No Structure may be erected to a height greater than 28 feet from Existing Grade.

> *Complies: The bathroom/storage building is 13 feet in height from Existing Grade, the stage is 14 feet in height from Existing Grade, and the shade Structure and playground equipment are approximately 12 feet in height from Existing Grade.*

Vegetation Protection
LMC § 15-2.7-6 outlines requirements for vegetation protection: The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground.

> The Applicant proposes to remove six Engelmann spruce and Douglas fir trees that are greater than six inches in diameter and will replace them on Site with six Englemann spruce and Douglas Fir trees that are equivalent in diameter (see Exhibit F, Landscape Plan).

(II) The proposal complies with the Sensitive Land Overlay.

Slope Protection: No Development is allowed on or within 50 feet, map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. An Area of Very Steep Slopes must cover a topographic Area at least 25 feet vertically, upslope or downslope, and 50 feet horizontally in any direction to be subject to this prohibition.[2]

The Applicant's slope map shows the proposed Development is not on or within 50 feet of a Very Steep Slope. The image below shows the Applicant's development Site in purple and Very Steep Slopes in red. No Very Steep Slope within 50 feet of the proposed Development Site covers a large enough topographic Area to impact Development.

[2] LMC § 15-2.21-4(A)

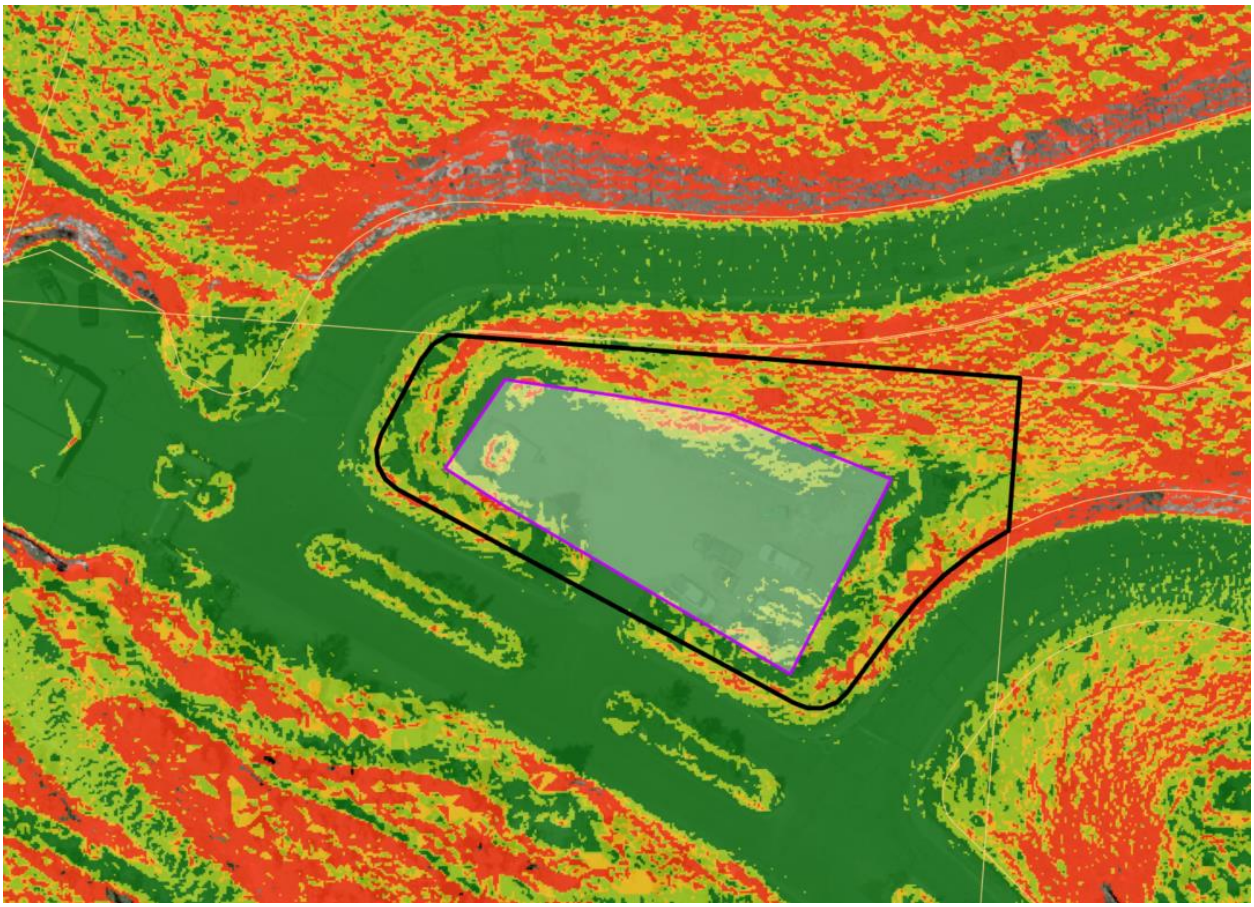


Figure 4: Proposed Development Site in Purple, Very Steep Slopes in Red

See Exhibit D, Applicant's Geotechnical Report.

Ridge Line Area Protection: LMC § 15-15-1 defines "Ridge Line Area" as the top, ridge, or Crest of Hill or Slope plus the land located within 150 feet on both sides of the ridge. No Structure or other appurtenant device, including mechanical equipment, may visually intrude on the Ridge Line Area from any of the designated Vantage Points depicted in LMC § 15-2.21-5(B).

Complies: The proposed Development is greater than 150 feet from the designated Ridgeline. The image below shows the parcel in red and a 150-foot buffer (blue) from the designated ridgeline (green).

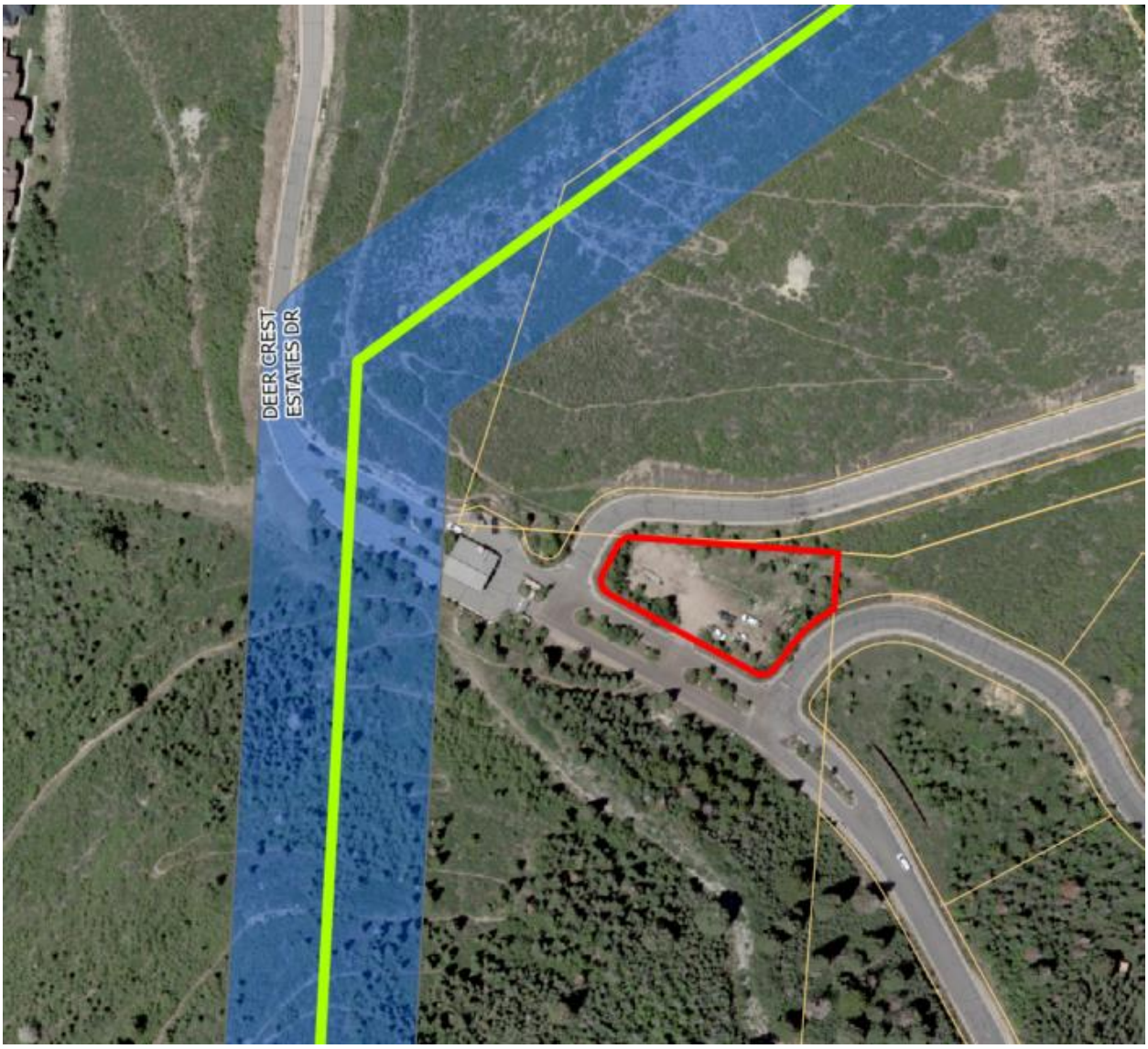


Figure 5: Designated Ridgeline in Green, 150-foot Buffer in Blue

The proposed Development site is approximately 20 feet below the ridgeline on the east side situated between the two mountain peaks and is not visible from any Designated Vantage Points. The image below shows the location of the proposed development from the Deer Valley ponds.



Figure 6: Location of Proposed Development at 3672 West Deer Crest Estates Drive, as viewed from the ponds north of the Deer Valley Resort Snow Park Base Area.

Wetlands and Stream Protection
The nearest wetlands and streams are approximately 1,500 feet from the proposed Development.

Wildlife and Wildlife Habitat Protection
LMC § 15-2.21-8(B)(1) requires the following:

Protection of wildlife habitat and ecological character:

1. CONSTRUCTION TIMING. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
2. SENSITIVE AND SPECIALLY VALUED SPECIES. If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced.
3. CONNECTIONS. If the Development Site contains existing natural Areas that connect to other Off-Site natural Areas, to the Maximum Extent Feasible the Development plan shall preserve such natural Area connections. If natural Areas lie adjacent to the Development Site, but such natural Areas are not presently connected across the Development Site, then the Development plan

shall, to the extent reasonably feasible, provide such connection. Such connections shall be designed and constructed to allow for the continuance of existing wildlife movement between natural Areas and to enhance the opportunity for the establishment of new connections for movement of wildlife.

4. WILDLIFE CONFLICTS. If wildlife that may create conflicts for future occupants of the Development are known to exist in Areas adjacent to or on the Development Site, then the Development plan must include provisions to minimize these conflicts to the extent reasonably feasible.

Bio-West Inc prepared a wildlife habitat report for the proposed Development (Exhibit G). The wildlife habitat report recommends the following Conditions of Approval:

- No clearing of nesting vegetation during the typical nesting/brood-rearing period from April 1 through August 31. If vegetation clearing is required during the nesting/brood-rearing period, a qualified wildlife biologist must perform a nest-clearance survey within three days prior to construction activities.
- If actively nesting and/or brood-rearing birds are found within the direct footprint of the clearing area, the clearance and construction should be postponed until breeding activity is completed and the nestling birds have fledged and the nest is no longer active (as assessed by a qualified wildlife biologist).
- If nesting bird species are located outside of the direct footprint of the clearing area but within a 300-foot buffer, a biologist should monitor those nests and determine if construction disturbance has the potential to cause nest abandonment.
- Disturbed areas must be revegetated with native forbs, grasses, and shrubs.
- All noxious weeds, as identified by the State of Utah or Wasatch County, shall be removed from the Property in a manner acceptable to the City and County. All noxious weeds shall be removed prior to issuance of Certificate of Occupancy.

The recommended Conditions of Approval mitigate wildlife conflicts, construction disturbances, and preserve wildlife connections at the Site.

(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 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.

The Planning Commission 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. The Planning Commission 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.

Private Recreation Facilities and Fences over six feet in Height from Final Grade require a CUP in the ROS Zoning District.[3]

CUP Review Criteria	Analysis of Proposal
Size and Location of Site	**Complies:** The proposed Development complies with all Setback and Building Height requirements for the ROS Zoning District. The park is located where members of Deer Crest Master Association can access from Deer Crest Estates Drive, a private road.
Traffic Capacity	**Condition of Approval recommended:** The Applicant states that a maximum of 10-12 patrons will use the park at any given time throughout the day. Members of the Deer Crest Master Association may reserve the park for private events and gatherings. The pickleball and tennis courts will be available for members on a first-come first-serve basis. The Applicant states that the overflow parking near the gatehouse can be used for additional member-only parking. The overflow parking is on the private street next to the gatehouse and can accommodate approximately four vehicles. Staff recommends the following Condition of Approval: Any Outdoor Event or Music at the Site that is open to guests outside of the Deer Crest Masters Association must receive an Administrative Conditional Use Permit approved by the Planning Department, pursuant to LMC § 15-2.7-2(B)(7).
Utility Capacity	**Complies:** On April 2, 2025, the Park City Development Review Committee (DRC) reviewed the proposal and confirmed the proposal conforms to all utility capacity requirements. On May 1, 2025, the Wasatch County DRC reviewed the proposal and confirmed the proposal conforms to all utility capacity requirements.
Emergency Vehicle Access	**Complies:** On April 2, 2025, the Park City DRC reviewed the proposal and confirmed the proposal conforms to all emergency vehicle access requirements.

[3] LMC § 15-2.7-2

	On May 1, 2025, the Wasatch County DRC reviewed the proposal and confirmed the proposal conforms to all emergency vehicle access requirements.
Off-Street Parking	**Complies:** See Analysis Section IV.
Internal Vehicular and Pedestrian Circulation System	**Complies:** Vehicles will pull into the four Parking Spaces and access the Private Recreation Facility from Deer Crest Estates Drive. The Applicant proposes pedestrian paths around the park.
Fencing, Screening, and Landscaping	**Complies:** See Fence analysis Section V below.
Structure Mass, Bulk, and Orientation	**Complies:** The proposed Structures are not visible from any Designated Vantage points and are oriented in a way that blends with the existing topography of the Site, situated between the two mountain peaks and below the designated ridgeline.
Useable Open Space	**Complies:** The proposal creates additional useable Open Space for members of the Deer Crest Master Owners Association.
Signs and Lighting	**Condition of Approval recommended:** No signs or exterior lighting are proposed or approved with the CUP application (Condition of Approval 11).
Physical Design and Compatibility with Surrounding Structures	**Complies:** The proposed Structures are not visible from any Designated Vantage points and are oriented in a way that blends with the existing topography of the Site, situated between the two mountain peaks and below the designated ridgeline.
Noise, Vibration, Odors, Steam, or Other Mechanical Structures	**Condition of Approval recommended:** The Applicant proposes to install an eight-foot rock retaining wall and Significant Vegetation surrounding the tennis and pickleball courts to help mitigate noise from the pickleball courts. Also, the Applicant proposes to install a sound attenuation screen AcoustiFence mounted on a chain-link fence surrounding the tennis and pickleball courts. The Applicant states that the proposed Fence can reduce pickleball sounds by 50%. The closest residential Lot is approximately 400 feet to the east

	of the proposed pickleball courts.[4] All proposed Uses at the park must comply with Municipal Code Chapter 6-3 *Noise*. See Exhibit H, Sound Mitigation Plan. The Use of the Pickleball Courts shall be limited from 8 a.m. to 8 p.m. (Condition of Approval 10).

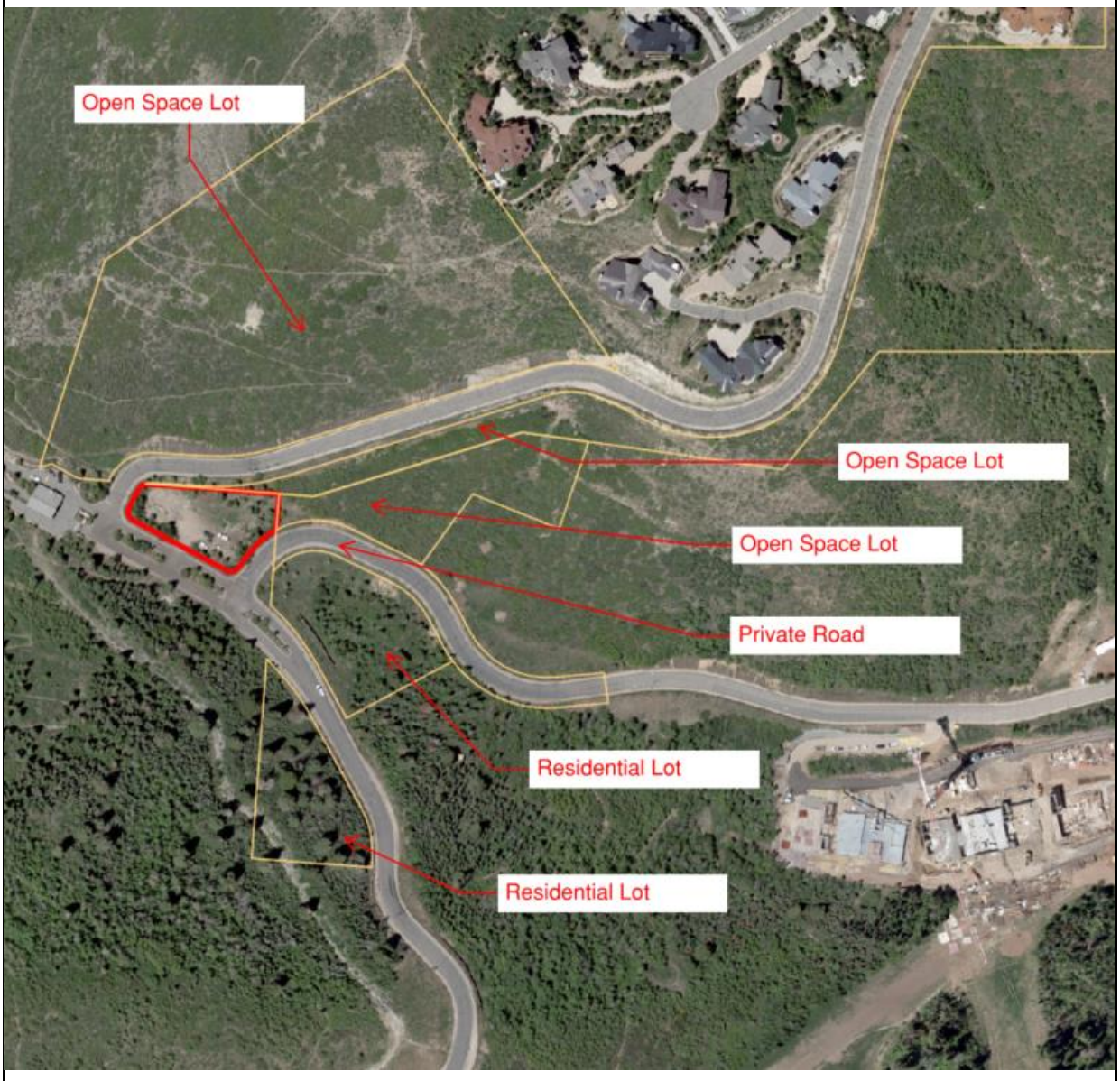


Figure 7: Map of Surrounding Lots, Proposed Site in Red

[4] LMC § 15-4-22 Outdoor Pickleball Courts in Residential Areas does not apply to this CUP Application. LMC § 15-4-22 is required when a pickleball court is proposed on a residential Lot.

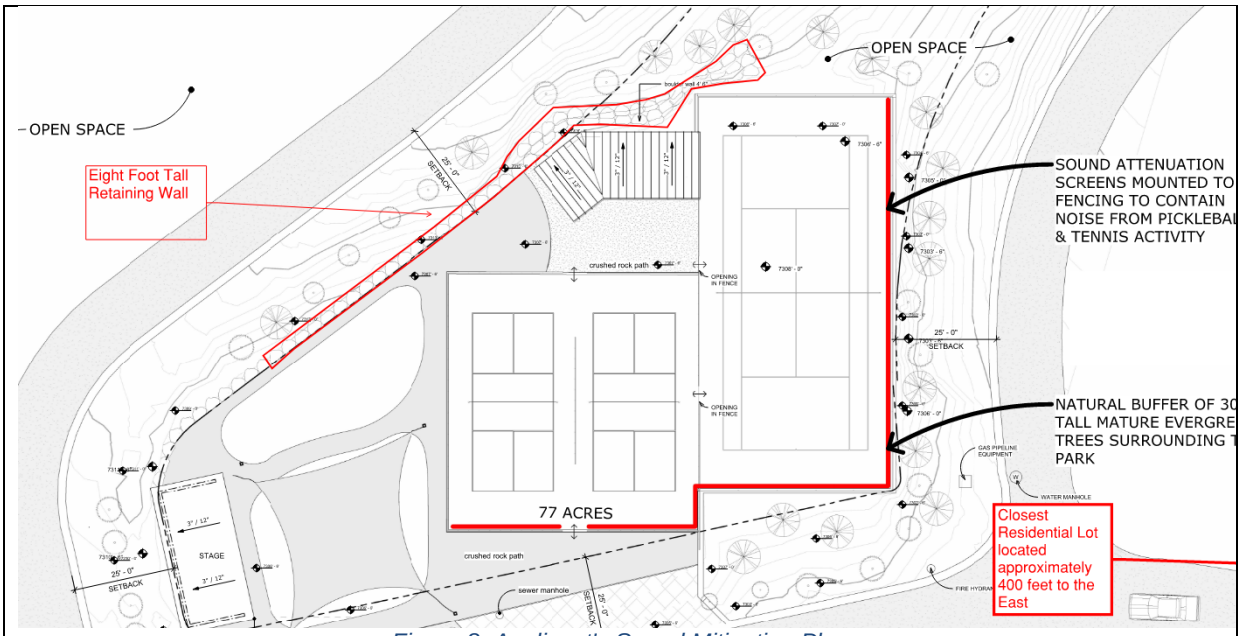


Figure 8: Applicant's Sound Mitigation Plan

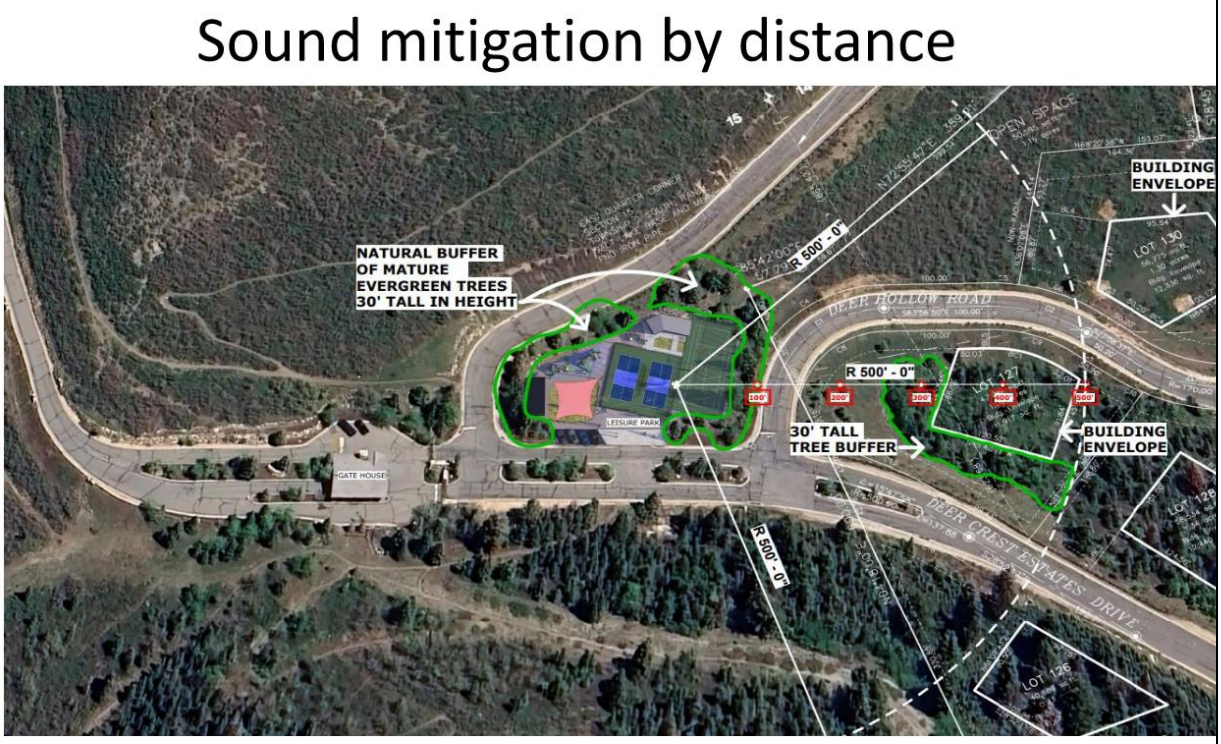


Figure 9: Applicant's Sound Mitigation Plan

Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas	**Complies:** Any delivery or service vehicles will use the proposed Parking Spaces and existing pull-out area near the gatehouse for any deliveries. The Applicant proposes to install one trash can and one recycling can at the park near the bathrooms. Pickup of trash and recycling will be managed by the Deer Crest

	Master Association.
Expected Ownership	**Complies:** The Applicant, the Deer Crest Master Association, leases the parcel from SITLA. The proposed uses for the site are consistent with the permitted uses outlined in the Lease Agreement (Exhibit C). In August 2024, the Deer Crest Master Association voted in favor of the proposed Private Recreation Facility (Exhibit I).
Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slopes	**Complies:** See Sensitive Land Overlay Analysis Section II above. The Site is not within the Soils Ordinance boundary.
General Plan Consistency	The Lower Deer Valley section of the General Plan (p. 238) states that future improvements within the area should be directed toward maintaining the world-class resort experience.

(IV) The proposal complies with the Off-Street Parking requirements in LMC Chapter 15-3.

Private Recreation Facilities require a minimum of one Parking Space per four persons maximum rated capacity. According to the Applicant, the proposed Private Recreation Facility will have a rated capacity of 12 patrons. Pursuant to LMC § 15-3-6(B) the proposal requires a minimum of three Parking Spaces. The Applicant proposes four Parking Spaces in the Front Setback.

LMC § 15-3-11(B) states the Applicant shall provide Electric Vehicle Charging Station Infrastructure for fifty percent of the first one hundred required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development. See Condition of Approval 12.

LMC § 15-3-9(A)(2) states that outdoor bicycle parking shall be provided for 10 percent of the required Off-Street parking for the temporary storage of bicycles. Per the required Off-Street Parking Spaces, the Applicant is required to install bike parking for two bikes. The Applicant proposes to construct bike parking for 12 bikes. Prior to building permit issuance, the Applicant must submit details for the proposed bike rack demonstrating compliance with the requirements in LMC § 15-3-9(A)(1).

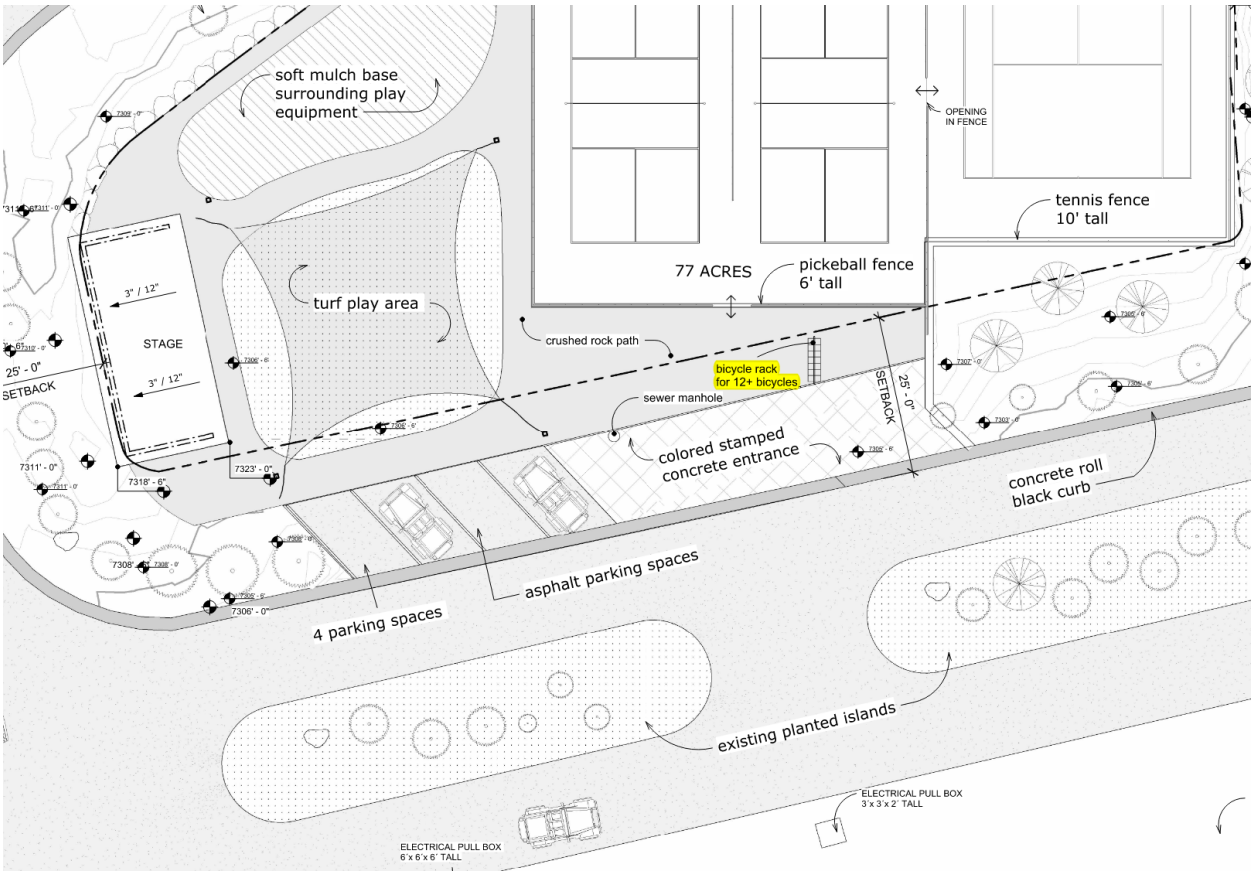


Figure 10: Bicycle Parking

(V) The proposal complies with LMC § 15-4-2 Fences and Retaining Walls.

LMC § 15-4-2(A)(1) states that retaining walls may exceed six feet in height in the Front Setback when approved through a CUP. The Applicant proposes a retaining wall made of rock that ranges from two feet to eight feet in height from Final Grade encroaching two feet into the Front Setback.

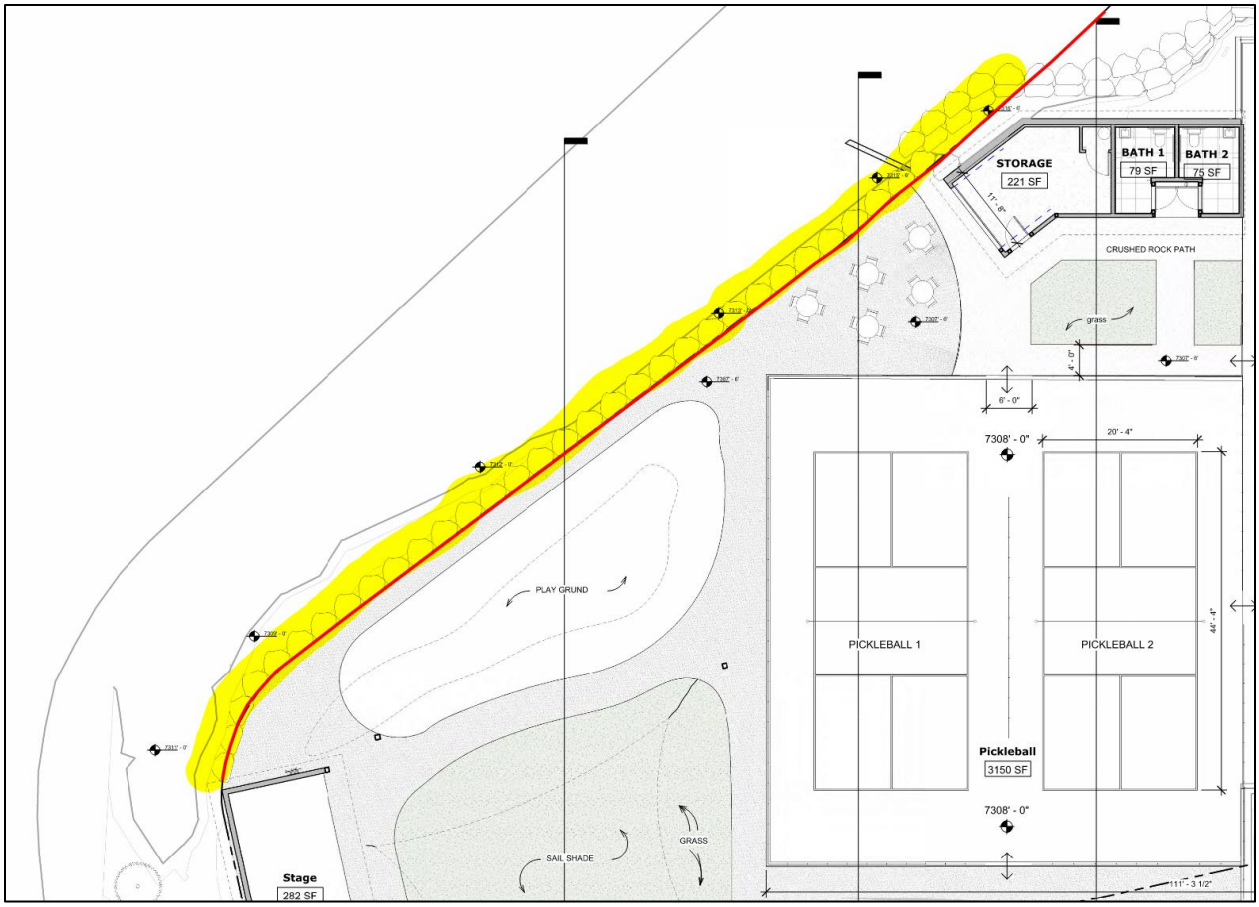


Figure 11: Retaining Wall Highlighted in Yellow, Setback in Red

LMC § 15-4-2(B) outlines restrictions on materials for fencing. LMC § 15-4-2(B)(1) allows chain-link fencing for recreational facilities and courts. Fences greater than six feet in height from Final Grade require a CUP in the ROS Zoning District pursuant to LMC § 15-2.7-2(C)(25). The Applicant proposes a 10-foot-tall vinyl coated chain link AcoustiFence surrounding the tennis courts, and a five-foot-tall vinyl coated chain link AcoustiFence surrounding the pickleball courts that will prevent tennis balls and pickleballs from travelling into the adjacent roadway.

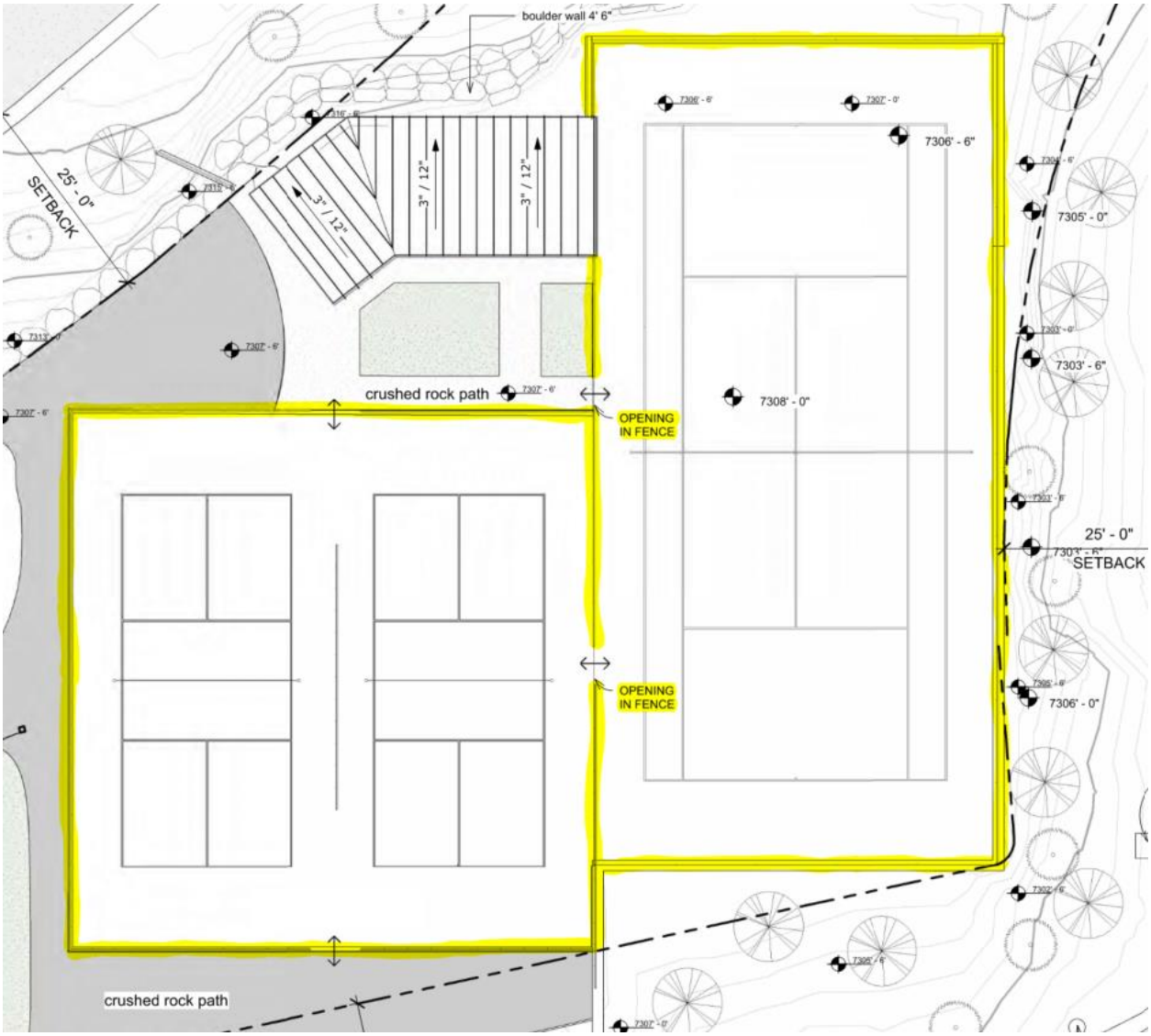


Figure 12: Fencing Highlighted in Yellow

(VI) The Development Review Committee reviewed the proposal on April 2, 2025 and the Wasatch County DRC reviewed the proposal on May 1, 2025. Neither DRC requires Conditions of Approval.[5]

The Park City and Wasatch County DRCs confirmed the proposal conforms to required standards.

Department Review

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

[5] 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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025. The *Park Record* published courtesy notice on May 14, 2025.[6]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the CUP.
- Deny the CUP and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: Deer Crest Interlocal Agreement
C: Amended and Restated Special Use Lease Agreement
D: Geotechnical Report
E: Proposed Plans
F: Landscape Plan
G: Wildlife Habitat Report
H: Sound Mitigation Plan
I: HOA Vote and Letter of Support

[6] LMC § 15-1-21

Planning Department

May 28, 2025

Rob Nielson, Tanner Blackburn
3672 West Deer Crest Estates Drive

CC: Deer Crest Master Owner's Association

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	3672 West Deer Crest Estates Drive
Zoning District:	Recreation and Open Space, Sensitive Land Overlay
Application:	Conditional Use Permit
Project Number:	PL-24-06308
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 28, 2025
Project Summary:	The Applicant proposes to construct a Private Recreation Facility at 3672 W Deer Crest Estates Drive.

Action Taken
On May 28, 2025, the Planning Commission conducted a public hearing and approved the Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Applicant proposes to construct a Private Recreation Facility with:
    a. Two pickleball courts.
    b. One tennis court.
    c. A 450-square-foot stage for covered picnics and private events.
    d. A 500-square-foot playground.
    e. Four Parking Spaces.
    f. A 375-square-foot Building for storage and restrooms.
    g. A 10-foot-tall sound mitigating AcoustiFence surrounding the tennis court and pickleball courts.

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   h. An eight-foot-tall retaining wall in the Front Setback.
2. The proposed Site is McKinley Parcel 1C, 0.4 acres located in Wasatch County, owned by the State of Utah School and Institutional Trust Lands Administration (SITLA).
3. The Deer Crest area was originally within unincorporated Wasatch County. Developers started the land use review process with Wasatch County in the late 1980s. In 1991, the Wasatch County Commissioners approved a Density Determination outlining future development and use for what was then called the Telemark Park Resort. However, due to the project's location and impacts to several jurisdictions, a lawsuit ensued regarding development and services.
4. On December 29, 1995, Park City Consolidated Mines Company, Trans-Wasatch Company, and Park City Municipal Corporation entered into a Settlement Agreement. The Settlement Agreement outlined annexation and future development of Deer Crest projects in Park City.
5. Section 5.3.10 of the Settlement Agreement mentions the parcels owned by SITLA and that all proposed uses of these State-owned parcels must comply with the recorded lease agreements between SITLA and Deer Crest.
6. On June 20, 1996, an Amended and Restated Special Use Agreement was recorded with Wasatch County outlining financial terms and use restrictions for this parcel. Section 2 of the Lease Agreement, Permitted Uses, outlines the Uses:
   a. "The Premises shall be used as part of a year-around destination ski and recreational resort (the "Resort"). The Resort will have commercial, residential, and recreational uses, and may include, without limitation, skiing, golf, racquet sports, swimming, hiking, bicycling, sports training, and other recreational activities."
7. On December 17, 1998, the City Council approved Ordinance No. 98-53, annexing 253 acres of the Deer Crest property into Park City. Also on December 17, 1998, Park City Municipal Corporation and Wasatch County signed the Deer Crest Interlocal Agreement. The agreement outlined requirements for infrastructure and utility services to the Deer Crest annexation area.
8. Land Management Code (LMC) § 15-4-22 Outdoor Pickleball Courts in Residential Areas does not apply to this CUP Application. LMC § 15-4-22 is required when a pickleball court is proposed on a residential Lot, and the subject Lot is not residential.
9. The proposal complies with the requirements of the ROS Zoning District.

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a. LMC § 15-2.7-3 outlines the Lot and Site requirements.
b. Setbacks: All Structures must be no less than 25 feet from the boundary line of the Lot, district, or public Right-of-Way.
c. LMC § 15-2.7-3(A) outlines Setback exceptions: Fences, walls, stairs, paths, trails, sidewalks, patios, driveways, Ancillary Structures, approved Parking Areas, and Screened mechanical and utility equipment are allowed as exceptions in the Front, Side and Rear Setbacks.
    i. The proposed courts, stage, and play areas are located outside of all required Setbacks. The Applicant proposes four Parking Spaces and an eight-foot-tall retaining wall in the Front Setback.
d. LMC § 15-2.7-4 outlines Building Height requirements: No Structure may be erected to a height greater than 28 feet from Existing Grade.
    i. The bathroom/storage building is 13 feet in height from Existing Grade, the stage is 14 feet in height from Existing Grade, and the shade Structure and playground equipment are approximately 12 feet in height from Existing Grade.
e. LMC § 15-2.7-6 outlines requirements for vegetation protection: The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above the ground.
    i. The Applicant proposes to remove six Engelmann spruce and Douglas fir trees that are greater than six inches in diameter and will replace them on Site with six Englemann spruce and Douglas Fir trees that are equivalent in diameter.

10. The proposal complies with the Sensitive Land Overlay.
    a. Slope Protection: No Development is allowed on or within 50 feet, map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. An Area of Very Steep Slopes must cover a topographic Area at least 25 feet vertically, upslope or downslope, and 50 feet horizontally in any direction to be subject to this prohibition.
        i. The Applicant's slope map shows the proposed Development is not on or within 50 feet of a Very Steep Slope. No Very Steep Slope within 50 feet of the proposed

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Development Site covers a large enough topographic Area to impact Development.

b. Ridge Line Area Protection: LMC § 15-15-1 defines “Ridge Line Area” as the top, ridge, or Crest of Hill or Slope plus the land located within 150 feet on both sides of the ridge. No Structure or other appurtenant device, including mechanical equipment, may visually intrude on the Ridge Line Area from any of the designated Vantage Points depicted in LMC § 15-2.21-5(B).
    i. The proposed Development is greater than 150 feet from the Designated Ridgeline.
    ii. The proposed Development site is approximately 20 feet below the ridgeline on the east side situated between the two mountain peaks and is not visible from any Designated Vantage Points.
c. Wetlands and Stream Protection.
    i. The nearest wetlands and streams are approximately 1,500 feet from the proposed Development.
d. Wildlife and Wildlife Habitat Protection.
    i. LMC § 15-2.21-8(B)(1) requires the following:
    ii. Protection of wildlife habitat and ecological character:
    iii. CONSTRUCTION TIMING. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
    iv. SENSITIVE AND SPECIALLY VALUED SPECIES. If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced.
    v. CONNECTIONS. If the Development Site contains existing natural Areas that connect to other Off-Site natural Areas, to the Maximum Extent Feasible the Development plan shall preserve such natural Area connections. If natural Areas lie adjacent to the Development Site, but such natural Areas are not

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vi. presently connected across the Development Site, then the Development plan shall, to the extent reasonably feasible, provide such connection. Such connections shall be designed and constructed to allow for the continuance of existing wildlife movement between natural Areas and to enhance the opportunity for the establishment of new connections for movement of wildlife.

vii. WILDLIFE CONFLICTS. If wildlife that may create conflicts for future occupants of the Development are known to exist in Areas adjacent to or on the Development Site, then the Development plan must include provisions to minimize these conflicts to the extent reasonably feasible.

viii. Bio-West Inc prepared a wildlife habitat report for the proposed Development, and recommendations from the report are included as Conditions of Approval.

ix. The recommended Conditions of Approval mitigate wildlife conflicts, construction disturbances, and preserve wildlife connections at the Site.

11. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).
    a. Private Recreation Facilities and Fences over six feet in Height from Final Grade require a CUP in the ROS Zoning District.
    b. Size and Location of Site
        i. The proposed Development complies with all Setback and Building Height requirements for the ROS Zoning District. The park is located where members of Deer Crest Master Association can access from Deer Crest Estates Drive, a private road.
    c. Traffic Capacity
        i. The Applicant states that a maximum of 10-12 patrons will use the park at any given time throughout the day. Members of Deer Crest Master Association may reserve the park for private events and gatherings. The pickleball and tennis courts will be available for members on a first-come first-serve basis. The Applicant states that the overflow parking near the gatehouse can be used for additional member-only parking. The overflow parking is on the private street next to the gatehouse and can accommodate approximately four vehicles.

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d. Utility Capacity
    i. On April 2, 2025, the Park City Development Review Committee (DRC) reviewed the proposal and confirmed the proposal conforms to all utility capacity requirements.
    ii. On May 1, 2025, the Wasatch County DRC reviewed the proposal and confirmed the proposal conforms to all utility capacity requirements.
e. Emergency Vehicle Access
    i. On April 2, 2025, the Park City DRC reviewed the proposal and confirmed the proposal conforms to all emergency vehicle access requirements.
    ii. On May 1, 2025, the Wasatch County DRC reviewed the proposal and confirmed the proposal conforms to all emergency vehicle access requirements.
f. Off-Street Parking
    i. See Finding of Fact 8.
g. Internal Vehicular and Pedestrian Circulation System
    i. Vehicles will pull into the four Parking Spaces and access the Private Recreation Facility from Deer Crest Estates Drive. The Applicant proposes pedestrian paths around the park.
h. Fencing, Screening, and Landscaping
    i. See Finding of Fact 12.
i. Structure Mass, Bulk, and Orientation
    i. The proposed Structures are not visible from any Designated Vantage points and are oriented in a way that blends with the existing topography of the Site, situated between the two mountain peaks and below the designated ridgeline.
j. Useable Open Space
    i. The proposal creates additional useable Open Space for members of the Deer Crest Master Owners Association.
k. Signs and Lighting
    i. No signs or exterior lighting are proposed or approved with the CUP application.
l. Physical Design and Compatibility with Surrounding Structures
    i. The proposed Structures are not visible from any Designated Vantage points and are oriented in a way that blends with the

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existing topography of the Site, situated between the two mountain peaks and below the designated ridgeline.

m. Noise, Vibration, Odors, Steam, or Other Mechanical Structures
    i. The Applicant proposes to install an eight-foot rock retaining wall and Significant Vegetation surrounding the tennis and pickleball courts to help mitigate noise from the pickleball courts. Also, the Applicant proposes to install a sound attenuation screen AcoustiFence mounted on a chain-link fence surrounding the tennis and pickleball courts. The Applicant states that the proposed Fence can reduce pickleball sounds by 50%. The closest residential Lot is approximately 400 feet to the east of the proposed pickleball courts. All proposed Uses at the park must comply with Municipal Code Chapter 6-3 Noise.
n. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas
    i. Any delivery or service vehicles will use the proposed Parking Spaces and existing pull-out area near the gatehouse for any deliveries. The Applicant proposes to install one trash can and one recycling can at the park near the bathrooms. Pickup of trash and recycling will be managed by the Deer Crest Master Association.
o. Expected Ownership
    i. The Applicant, the Deer Crest Master Association, leases the parcel from SITLA. The proposed uses for the site are consistent with the permitted uses outlined in the Lease Agreement.
    ii. In August 2024, the Deer Crest Master Association voted in favor of the proposed Private Recreation Facility.
p. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slopes
    i. See Finding of Fact 6. The Site is not within the Soils Ordinance boundary.
q. General Plan Consistency
    i. The Lower Deer Valley section of the General Plan (p. 238) states that future improvements within the area should be directed toward maintaining the world-class resort experience.

12. The proposal complies with the Off-Street Parking requirements in LMC Chapter 15-3.

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a. Private Recreation Facilities require a minimum of one Parking Space per four persons maximum rated capacity. According to the Applicant, the proposed Private Recreation Facility will have a rated capacity of 12 patrons. Pursuant to LMC § 15-3-6(B) the proposal requires a minimum of three Parking Spaces. The Applicant proposes four Parking Spaces in the Front Setback.
b. LMC § 15-3-9(A)(2) states that outdoor bicycle parking shall be provided for 10 percent of the required Off-Street parking for the temporary storage of bicycles. Per the required Off-Street Parking Spaces, the Applicant is required to install bike parking for two bikes. The Applicant proposes to construct bike parking for 12 bikes. Prior to building permit issuance, the Applicant must submit details for the proposed bike rack demonstrating compliance with the requirements in LMC § 15-3-9(A)(1).

13. The proposal complies with LMC § 15-4-2 Fences and Retaining Walls.
    a. LMC § 15-4-2(A)(1) states that retaining walls may exceed six feet in height in the Front Setback when approved through a CUP. The Applicant proposes a rock retaining wall that ranges from two feet to eight feet in height from Final Grade encroaching two feet into the Front Setback.
    b. LMC § 15-4-2(B) outlines restrictions on materials for fencing. LMC § 15-4-2(B)(1) allows chain-link fencing for recreational facilities and courts. Fences greater than six feet in height from Final Grade require a CUP in the ROS Zoning District pursuant to LMC § 15-2.7-2(C)(25). The Applicant proposes a 10-foot-tall vinyl coated chain link AcoustiFence surrounding the tennis courts, and a five-foot-tall vinyl coated chain link AcoustiFence surrounding the pickleball courts that will prevent tennis balls and pickleballs from travelling into the adjacent roadway.
14. The Development Review Committee reviewed the proposal on April 2, 2025 and the Wasatch County DRC reviewed the proposal on May 1, 2025. Neither DRC requires Conditions of Approval.
15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025.
16. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025. The Park Record published courtesy notice on May 14, 2025.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.7 *Recreation and Open Space Zoning District*, Chapter 15-2.21 *Sensitive Land*

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Overlay, Section 15-4-2 *Fences and Retaining Walls*, Chapter 15-3 *Off-Street Parking* and Section 15-1-10 *Conditional Use Review Process*.

2. The Use will be compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final buildings plans and construction details shall reflect substantial compliance with the final plans dated April 9, 2025, submitted to the Planning Department and reviewed May 28, 2025, by the Planning Commission.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
3. The Applicant shall adhere to the Municipal Code of Park City Chapter 6-3, Noise.
4. No clearing of nesting vegetation during the typical nesting/brood-rearing period from April 1 through August 31. If vegetation clearing is required during the nesting/brood-rearing period a qualified wildlife biologist must perform a nest-clearance survey within three days prior to construction activities.
5. If actively nesting and/or brood-rearing birds are found within the direct footprint of the clearing area, the clearance and construction should be postponed until breeding activity is completed and the nestling birds have fledged and the nest is no longer active (as assessed by a qualified wildlife biologist).
6. If nesting bird species are located outside of the direct footprint of the clearing area but within a 300-foot buffer, a biologist should monitor those nests and determine if construction disturbance has the potential to cause nest abandonment.
7. Disturbed areas must be revegetated with native forbs, grasses, and shrubs.
8. All noxious weeds, as identified by the State of Utah or Wasatch County, shall be removed from the Property in a manner acceptable to the City and Wasatch County. All noxious weeds shall be removed prior to issuance of Certificate of Occupancy.

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9. Any Outdoor Event or Music at the Site that is open to guests outside of the Deer Crest Master Association must receive an Administrative Conditional Use Permit approved by the Planning Department, pursuant to LMC § 15-2.7-2(B)(7).
10. The Use of the Pickleball Courts shall be limited from 8 a.m. to 8 p.m.
11. No signs or exterior lighting are proposed or approved.
12. The Applicant shall install Electric Vehicle charging station infrastructure for two future Electric Vehicle charging stations.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Virgil Lund

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Deer Crest Interlocal Agreement

December 17, 1998

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Deer Crest Interlocal Agreement

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Deer Crest Interlocal Agreement

This Deer Crest Interlocal Agreement is made and entered into this 17th day of December, 1998, by and between Wasatch County ("County") and its Dependant Districts and Park City Municipal Corporation ("City") (jointly referred to herein as the "Parties").

SUMMARY

Deer Crest currently lies primarily within the boundaries of Wasatch County, but adjoins the municipality of Park City in Summit County. Various physical features and existing infrastructure developments in the surrounding environs of Deer Crest affect the reasonable provision of services and distribution of impacts in both Wasatch County and Park City.

Since the development of Deer Crest has significant ramifications for both Wasatch County and Park City, both Parties consider it to be in their best interest to cooperate regarding the proposed Deer Crest annexation. Therefore, the purpose of the following Agreement is to identify and address issues caused by the Proposed Annexation and the development of Deer Crest, design mechanisms to accommodate the needs and concerns of each Party, and to consider benefits to one Party in conjunction with the impacts and burdens it generates for the other.

Specifically, Wasatch County and Park City agree to cooperate in good faith to address economic, infrastructure, development and service issues and provide mechanisms for oversight and dispute resolution.

RECITALS

WHEREAS, County is a political subdivision organized and existing under the laws of the State of Utah; and

WHEREAS, City is a municipality organized and existing under the laws of the State of Utah. Although a majority of the City is in Summit County, a portion of the City is in Wasatch County, State of Utah; and

WHEREAS, Deer Crest is a parcel of property, the majority of which is located in Wasatch County, State of Utah, which has been proposed for residential and resort development (a copy of the proposed development map is attached hereto as Exhibit "A"); and

WHEREAS, Deer Crest remains bound to the terms of the Settlement Agreement, as amended. The Settlement Agreement, as amended by the parties thereto, governs various aspects of the relationship between Deer Crest and City, and, while not binding upon County, includes terms

relevant to the Proposed Annexation; and

WHEREAS, Deer Crest has petitioned for Annexation of a portion of the development into the municipal boundaries of City, which property is located in County, the "Annexation Parcel"); and

WHEREAS, the Annexation Parcel is within the boundaries of the Jordanelle Special Service District, the Wasatch County Fire Protection District, the Wasatch County School District, the Wasatch County Solid Waste District, the Wasatch County/Duchesne County Bluebench Landfill Special Service District, and the Wasatch County Recreation District; and

WHEREAS, the development by Deer Crest in the Annexation Parcel will have an impact on both County's and City's municipal services and infrastructure; and

WHEREAS, it is in the best interests of both the County and the City to have the proposed annexation take place in an orderly and logical manner and to resolve jurisdictional, economic and provision-of-service issues regarding the annexation in this Agreement; and

WHEREAS, County and City desire to proceed with the proposed annexation upon the following terms and conditions;

NOW THEREFORE, the parties agree as follows:

AGREEMENT

I. DEFINITIONS

The terms set forth in this Section shall have the following definitions in this Agreement:

"Administrative Control Board", shall mean a board, appointed by the Wasatch County Commissioners pursuant to State law, to which is delegated some or all of the administrative authority over a special service district.

"Agreement", shall mean this Interlocal Agreement entered into by Park City and Wasatch County.

"Annexation", shall mean the completion of that process whereby the Annexation Parcel becomes part of City.

"Annexation Parcel", shall mean that portion of the Deer Crest Subdivision which is included in the petition for annexation and which is the subject of this Agreement.

"Annexation Petition", shall mean the petition for annexation filed with Park City by Deer Crest Subdivision pursuant to the terms of this Agreement, State law, and the Settlement Agreement.

"Approved Plans", shall mean the complete set of plans, plats and other related documents for the Deer Crest Subdivision that have received final approval by the Wasatch County Commission.

"Boundary Commission", shall mean the Wasatch County Boundary Commission, formed pursuant to Section 10-2-409 et seq. of the Utah Code.

"Building Permit", shall mean a permit issued by either Wasatch County or Park City allowing construction of a specific improvement within the Annexation Parcel.

"Building Permit Fees", shall mean those fees, assessments and charges imposed by either Wasatch County or Park City in connection with the issuance of a building permit.

"City", shall mean Park City Municipal Corporation, a municipality organized and existing under the laws of the State of Utah.

"Construction", shall mean any development or construction activity for which a permit would be required by Wasatch County or Park City.

"County", shall mean Wasatch County.

"County Option Sales and Use Tax", shall mean that tax imposed pursuant to Utah Code §59-12-1101 et seq. (1953, as amended).

"Deer Crest Interlocal Agreement", shall mean this Agreement.

"Deer Crest", shall mean the entire proposed development commonly known as the Deer Crest Subdivision, or Deer Crest Project, which has received or shall receive final approval by Wasatch County.

"Developer", shall mean that person(s) or entity which is the authorized agent for the development of the Deer Crest Subdivision.

"Development", shall mean the Deer Crest Subdivision.

"Economic Review Committee", shall mean the committee, organized pursuant to Section V.C.2. of this Agreement, for the purpose of administering the division of various revenue between the Parties according to the terms of this Agreement.

"Equivalent Residential Unit" or "EAU", shall mean a unit of measurement used by the Jordanelle Special Service District for calculating water and sewer usage. An ERU, for purposes of this Agreement, is defined by the Jordanelle Special Service District.

"Final Plat", shall mean the complete set of plans, plats and documents for Deer Crest which

have received final approval of the Wasatch County Commission.

"Fire Protection", shall mean fire prevention and suppression equipment, personnel, systems, devices, and other improvements, the express purpose of which is the prevention or suppression of accidental or uncontrolled fire.

"Fire Protection Standards", shall mean those standards adopted by either Wasatch County or Park City relating to any aspect of Fire Protection, as specifically amended by this Agreement for purposes of application of those standards to the Annexation Parcel.

"Heber Valley Special Service District", shall mean that Special Service District, created by Wasatch County pursuant to Utah Code § 17A-2-1301 et seq. (1953, as amended) for the purpose of treating wastewater.

"Home Owner's Association" or "HOA", shall mean that organization of property owners within the Deer Crest Subdivision which has been formed pursuant to the final documents approved by Wasatch County.

"Impact Fees", shall mean those fees legally imposed against new construction by Wasatch County or Park City to mitigate the impact caused by that new construction.

"Initial Infrastructure", shall mean the original construction of water, sewer, roads, utilities and other improvements primarily for the purpose of delivering municipal-type services to the Development.

"Infrastructure", shall mean water, sewer, roads, utilities and other improvements constructed primarily for the purpose of delivering municipal-type services to the Development.

"Infrastructure Improvements", shall mean all water, sewer, road, drainage, retaining walls, bridges, tunnels, and other similar construction in the Annexation Parcel.

"Inspection", shall mean that procedure, set forth in the ordinances and resolutions of either Wasatch County or Park City, whereby the County or City ensures that construction proceeds according to approved plans and specifications.

"Inspection Fees", means any fee, assessment or other charge legally imposed by Wasatch County or Park City for any required inspection.

"Interlocal Agreement", means an agreement entered into between public entities pursuant to Utah Code Ann. § 11-13-5 et seq. (1953, as amended).

"Jordanelle Special Service District" or "JSSD", shall mean the Jordanelle Special Service District, created and controlled by Wasatch County pursuant to Utah Code §17A-2-1301 et seq. (1953, as amended).

"Local Option Sales Tax", shall mean that tax imposed pursuant to Utah Code §59-12-201 et seq. (1953, as amended).

"Midway Sanitation District", shall mean that Special Service District created by Wasatch County pursuant to Utah Code § 17A-2-1301 et seq. (1953, as amended) for the purpose of providing wastewater collection services to properties within its boundaries.

"Municipal Services Review Committee", shall mean the committee, organized pursuant to Section V.C.2.b. of this Agreement, for the purpose of administering the division of various revenue between the Parties according to the terms of this Agreement.

"Mutual Aid Agreement", shall mean a written agreement between any special service district, municipality or county for the purpose of providing cooperative assistance in responding to any fire, or other disaster.

"Other Fees", shall mean any fee, charge, assessment, fine, interest or penalty imposed by Wasatch County or Park City which is not otherwise defined herein.

"Property", shall mean the real property, located in Wasatch County, which makes up the Annexation Parcel.

"Property Tax", shall mean that tax imposed pursuant to Utah Code §59-2-1 et seq. (1953, as amended).

"Proposed Annexation", shall mean the property identified by Deer Crest's Petition for Annexation to City.

"Resort Sales Tax", shall mean that tax imposed pursuant to Utah Code § 59-12-401 et seq. (1953, as amended).

"Road Standards", shall mean any Wasatch County or Park City ordinance, resolution, policy or guideline regarding the construction of roads or related improvements.

"Settlement Agreement", shall mean that agreement entered into between Park City Municipal Corporation, Park City Consolidated Mines Company, and Trans-Wasatch Company, dated December 29, 1995, modified on August 8, 1996 and amended by letter agreement dated August 6, 1996 and by the First Amendment to the Telemark Park Settlement Agreement, dated April 8, 1997 and any subsequent amendment.

"School District", shall mean the Wasatch County School District or the Park City School District.

"Special Service District", shall mean any special service district created for the purpose of delivering municipal-type services pursuant to Utah Code § 17A-2-1301 et seq. (1953, as amended),

or other applicable statute.

"Special Service District Fees or Assessments", shall mean any fee, charge, assessment, penalty, fine or interest imposed by a special service district.

"Transient Room Tax", shall mean that tax imposed pursuant to Utah Code §59-12-205 et seq. (1953, as amended).

"Transit Tax", shall mean that tax imposed pursuant to Utah Code § 59-12-501 et seq. (1953, as amended).

"Wasatch/Duchesne Blue Bench Landfill Special Service District", shall mean that special service district created and controlled by Wasatch County pursuant to Utah Code § 17A-2-1301 et seq. (1953, as amended) for the purpose of landfill operation and ownership.

"Wasatch County Boundary Commission", shall mean a commission, organized by the Wasatch County Commission pursuant to State law, for the purpose of reviewing annexation proposals involving Wasatch County.

"Wasatch County Fire Protection District", shall mean that special service district created and controlled by Wasatch County pursuant to Utah Code § 17A-2-1401 et seq. (1953, as amended) for the purpose of fire prevention and suppression in Wasatch County.

"Wasatch County Recreation District", shall mean that special service district created and controlled by Wasatch County pursuant to Utah Code § 17A-2-1301 et seq. (1953, as amended) for the purpose of providing recreation services in Wasatch County.

"Wasatch County Solid Waste District", shall mean that special service district created and controlled by Wasatch County pursuant to Utah Code § 17A-2-1301 et seq. (1953, as amended) for the purpose of solid waste collection and disposal in Wasatch County.

All terms not specifically defined herein shall be defined according to their normal and commonly accepted meaning.

II. PURPOSE OF AGREEMENT.

Pursuant to State law, an annexation petition may be protested by affected parties, including both the County in which the property is located and special service districts whose boundaries include part or all of the property. Economic, jurisdictional and service issues are commonly discussed in connection with annexation proposals, and may be the subject of protests by any of the affected parties.

In the Proposed Annexation, complex jurisdictional and economic issues exist which, left unresolved, may prevent the Annexation from occurring. In addition, practical issues regarding the funding and delivery of municipal-type services in the Annexation Parcel, including but not limited to water, sewer, storm drainage, recreation, solid waste disposal and fire protection are also present.

The purpose of this Agreement is to resolve the economic, jurisdictional and service issues which are reasonably foreseeable, and to agree to a process by which the Parties may solve issues which may arise in the future that are not conclusively settled by this Agreement.

III. SCOPE OF AGREEMENT.

This Agreement is intended to resolve issues that currently exist between the Parties with respect to the Proposed Annexation. In addition, the Agreement also provides for a mechanism for resolving future issues related to the Annexation Parcel that may arise between the Parties. The Agreement is limited to the Parties and the Property within the Annexation Parcel.

Exhibits A, B, C, and associated Maps are attached hereto or in an Exhibit Book of the same name, and are hereby incorporated herein by this reference.

Deer Crest remains bound to the terms of the Settlement Agreement, as amended. The Settlement Agreement, as amended by the parties thereto, governs various aspects of the relationship between Deer Crest and City, and, while not binding upon County, includes terms relevant to the Proposed Annexation. This Agreement neither amends nor supercedes the Settlement Agreement.

IV. ANNEXATION PROCESS.

The annexation process is set forth in detail in Sections 10-2-401 et seq. of the Utah Code. The Parties hereby agree to cooperate in the annexation process, and to conform with the following additional procedures as part of the annexation process:

A. In the event either Party does not accept the Annexation Petition, the Parties agree to meet in an expedited fashion to attempt to resolve unapproved portions of the Annexation Petition.

B. If the Parties both approve of the Annexation Petition, the annexation process set forth in the applicable section of the Utah Code shall proceed.

C. The Parties expressly agree that City shall not grant an Annexation that does not conform with the terms of this Agreement.

The Parties may, by written agreement, stipulate to additional or different steps in the annexation process, as long as the minimum requirements set forth in the Utah State Code are met.

V. TERMS OF AGREEMENT.

A. **Economic Issues:** It is one of the express purposes of this Agreement to insur does not suffer adverse economic consequences as a result of the Proposed Annex County enjoys an agreed upon share of the economic benefits of the Annexatic expressly agree that the County shall remain economically "whole", regardless Annexation. It is expressly the intent of this Agreement that the County shall enjo economic benefits it would have received if the Proposed Annexation did not occ additional revenues are created as a result of the Proposed Annexation, that the County s the agreed upon share of those additional revenues. Further, it is expressly the intent of t agreement that City and County participate in revenue sharing pursuant to Article XIII Sec. 5 of the Utah Constitution and not incur a debt or obligation. To this end, the Parties have agreed upon the following general terms concerning the imposition, collection, division and disbursement of the various fees, taxes and charges that apply to the Development in the Annexation Parcel. The Parties also agree upon the following terms and procedures whereby future issues or differences regarding economic issues of the Annexation may be resolved by the Economic Review Committee.

1. **Local Option Sales Tax.** The State Tax Commission is responsible for the imposition and collection of the Local Option Sales Tax within the Annexation Parcel. Initially, the Local Option Sales Tax will be collected by merchants and service providers at the point of sale. The merchants and service providers will in turn send the sales taxes collected to the State Tax Commission, which would usually pass the Local Option Sales Tax on to the City. If the City and County can reach a mutually acceptable agreement with the State Tax Commission, the State Tax Commission will pay to County the Local Option Sales Tax received from sales reported to have taken place in the Annexation Parcel at the same time and in the same manner that the State Tax Commission pays to City. If such an agreement with the State Tax Commission is not reached, the City shall annually pay to County the Local Option Sales Tax it receives from sales reported to have taken place in the Annexation Parcel. City will pay County within 60 days of receiving the annual payment from the Tax Commission. This payment has usually been received in February of each year.

City maintains a sales tax monitoring program that will permit quarterly reports on taxable sales. The primary limitation of this system is insuring the veracity of the original tax reporting from the merchant. The City will cooperate with County in seeking to have the sales correctly reported by jurisdiction. In general, if the Local Option Sales Tax is clearly generated in the Annexation Parcel, 100 percent of that revenue will be paid to Wasatch County. Given the nature of Deer Crest, however, the Parties agree that in some instances it may not be possible to accurately determine the point of sale for Local Option Sales Tax purposes. In those cases, the taxes will be distributed by formula based on sample surveys or some other mutually agreeable technique.

Disputes regarding the implementation of the foregoing terms, and the issue of developing a formula for allocating point of sale as described above, shall be submitted to the Economic Review Committee for resolution and shall follow the process described in Section V.C.2. of this Agreement.

2. **County Option Sales and Use Tax.** Pursuant to State law, County has the option

of imposing a County Option Sales and Use Tax if it meets the other requirements of the applicable statute. The Parties agree that County may impose and collect a County Option Sales and Use Tax within the Annexation Parcel. County shall receive 100 percent of the County Option Sales and Use Tax collected within the Annexation Parcel.

3. **Resort Sales Tax.** The Resort Sales Tax is a tax imposed and collected by City. State law does not allow County to impose this Tax. The Parties agree that City shall receive 100 percent of the Resort Sales Tax collected within the Annexation Parcel.

4. **Transit Tax.** The Transit Tax is a tax imposed and collected by City. This Tax is not an option for County. The Parties agree that City shall receive 100 percent of the Transit Tax collected within the Annexation Parcel.

5. **Property Taxes**. County will continue to impose and collect its normal Property Taxes against the Property located in County and will retain 100 percent of its portion of that revenue. City will impose any normal Property Taxes imposed by the City and will retain 100 percent of that revenue.

The Property Tax will be collected by the County Treasurer's Office. Following collection, the County will forward City's share to the City on the same schedule that the Property Taxes are distributed to other municipalities within the County.

6. **Building and Permit Fees**. The Parties agree that, regardless of the timing of Annexation with respect to completion of construction, permit fees and other fees relating to the design, review, approval and construction of Initial Infrastructure Improvements within the Annexation Parcel shall be imposed, collected and retained by County. City shall have no authority to approve plans or impose permit fees against the design or construction of the infrastructure improvements in the Annexation Parcel. Building permits originally issued by County shall remain under the jurisdiction of County regardless of the timing of the Annexation.

Following completion of the Annexation process, all construction other than the Initial Infrastructure Improvements described above, shall be permitted by City. Building Permits for the construction within the Annexation Parcel, other than the Infrastructure Improvements described above, shall be issued by City. Specifically, the City shall approve or deny construction of the proposed funicular transport system, the hotel structure(s) and the residential and commercial units within the Annexation Parcel unless a Building Permit for that structure or improvement has already been issued by County. City shall collect and retain all fees associated with Building Permits issued by City after Annexation.

7. **Special Service District Fees.** Various Special Districts will provide municipal-type services to the portion of the Development in the Annexation Parcel. The Special Service District providing the service will receive 100 percent of the usual assessments, fees, and taxes, unless otherwise specifically agreed to in Interlocal Agreements between the Districts involved. City and

County agree to cooperate with any involved Special Service District to assure that the Special District collects its fees.

8. Impact Fees. City will collect Impact Fees for its facilities that serve the Annexation Parcel, and County will collect Impact Fees for its facilities that serve development annexed to Park City. Impact Fees are normally imposed at the time of issuance of Building Permits. To the extent City issues the Building Permits for construction of residential and commercial buildings within the Annexation Parcel, City agrees to cooperate with County to assure that the County collects its share of Impact Fees. In the event both County and City desire to impose Impact Fees for the same category of impact, the Parties shall meet together and mutually agree upon fair and reasonable fees and the distribution thereof. The Parties shall thereafter meet with the Developer to explain the imposition and division of Impact Fees.

9. Transient Room and Restaurant Taxes . Transient Room and Restaurant Taxes are imposed and collected by Counties. County may impose and collect a Transient Room Tax and/or a Restaurant Tax in the Annexation Parcel. City agrees to cooperate with County to insure that room rentals are correctly allocated to the jurisdiction in which the rental occurs. In some instances it may not be possible to accurately determine the jurisdiction in which the room rental occurs. In those cases, the taxes will be distributed by formula based on sample surveys or some other technique agreeable to the Parties.

10. Other Fees and Charges. Other fees and charges normally imposed by either City or County that are not specifically referred to herein shall be imposed and collected in the usual manner by the jurisdiction imposing the fee or charge.

B. Infrastructure Issues:

1. City Notification. The City shall be provided with a copy of any written agreements entered into between County and Developer that affect the Annexation Parcel within fifteen (15) days of execution of this Agreement.

2. Rights-of-Way. The Parties agree that Wasatch County will require the dedication to the Home Owners Association, of a fifty (50) foot right of way on all streets in the in the Annexation Parcel as shown on Exhibit "B", except additional right of way may be required by County where localized widening takes place, as shown on Exhibit "B". The approved Final Plat showing rights-of-way is attached hereto as Exhibit "A". Upon completion by Developer of Initial Improvements and a certification of final acceptance issued by County, all roads within the Annexation Parcel shall be transferred to the HOA, to be owned in common by the property owners.

All roads within the Annexation Parcel shall remain private, under the ownership and control of the Home Owner's Association, as set forth in the Covenants, Conditions and Restrictions, a copy of which is attached hereto as Exhibit "C", and incorporated herein by this reference. Existing agreements between Developer, the Home Owner's Association and County regarding public access,

trails and similar issues shall remain valid and enforceable, and shall not be affected by this Agreement.

3. **Road Widths:** The Parties agree that a road standard providing for a reduced road width and standard profile, as shown on Exhibit "D", shall apply to and be required for the portions of road shown on Exhibit "D". County shall be solely responsible for inspection of roads and related construction in the Annexation Parcel.

City may monitor the construction of those roads which are to meet the reduced road width standard, to ensure that the terms of this Agreement are enforced. However, County shall be responsible for management, inspection and control over the construction as described above. In the event City believes that construction of reduced standard roads is not being completed in conformance with this Agreement, City shall immediately notify County and Developer of the alleged deficiency, and the Parties shall attempt to resolve the issue.

Following completion of roads and related improvements within the Annexation Parcel, and prior to final acceptance of the same, County agrees to meet with City to review completed construction for compliance with the terms of this Agreement. The Parties agree to cooperate in resolving any discrepancies between completed construction and the terms of this Agreement, subject to the waiver provision contained in this Section.

Following final acceptance of the roads and related improvements, the roads within the Annexation Parcel shall be turned over to the Home Owner's Association for management and control, subject to the agreements then in place with County and City. City shall thereafter treat the roads in the Annexation Parcel the same as private roads in other developments within City.

4. **Other Road Issues.** With the exception of the reduced road widths and profiles set forth above and shown on Exhibit "D", all other Wasatch County Standards shall apply to the initial design and construction of roads and related improvements within the Annexation Parcel. The Home Owners Association shall be allowed to contract with City or County for road maintenance services for the private roads in the Annexation Parcel.

5. **Water Service.** Wasatch County has previously formed the Jordanelle Special Service District ("JSSD"), a Special Service District, organized and existing under the laws of the State of Utah, for the purpose, among other things, of providing water service to properties within its boundaries. The Annexation Parcel is located within the boundaries of the Jordanelle Special Service District. Water service to all development within the Annexation Parcel shall be provided by JSSD, or such other similar entity created for that purpose by Wasatch County. City shall have no obligation or right to provide water service to any development within the Annexation Parcel. City shall have no authority over the water system operated by the JSSD, City shall notify JSSD and provide an opportunity to comment prior to imposing any regulation, restriction or requirement upon the Deer Crest development within the Annexation Parcel which would significantly affect the operation of the water system by JSSD.

Decisions regarding the operation of the JSSD and provision of water service to the Annexation Parcel shall be made solely by Wasatch County and/or its political subdivisions.

The obligation of Wasatch County, or any of its political subdivisions, to deliver water to the Annexation Parcel is limited to the number of units approved by Wasatch County. JSSD shall have no obligation pursuant to this Agreement, to deliver additional water to the Annexation Parcel, or to development proposed by Developer that is outside the Annexation Parcel.

Financing for JSSD for the purpose of constructing water improvements to service the Annexation Parcel relies in part on assessments to be made against Equivalent Residential Units approved by Wasatch County and agreed to by Developer. Reduction in number of ERU's approved by Wasatch County within the Development may jeopardize financing of water improvements. City therefore agrees not to reduce the number of County-approved ERUs within the Annexation Parcel unless expressly agreed to in writing by County except pursuant to the Settlement Agreement.

JSSD shall have sole authority to control the design, construction, operation and maintenance of the water lines and appurtenant facilities which service the Annexation Parcel. Ownership of the water lines servicing the Annexation Parcel shall remain with JSSD, and City shall have no ownership interest in the water lines and appurtenant facilities pursuant to this Agreement.

JSSD shall have the right to collect all legally imposed fees relating to the delivery of water, finance improvements to the water system, to set rates, and in all respects to control the operation and maintenance of the water system.

The Parties expressly acknowledge and agree that the Annexation Parcel is located at or near the boundary line between the Provo River Basin and the Weber River Basin. JSSD intends to service the Annexation Parcel with water which is from the Provo River Basin.

6. Wastewater Collection and Treatment Service: Wasatch County has previously formed the Jordanelle Special Service District ("JSSD"). The Annexation Parcel is located within the boundaries of the Jordanelle Special Service District. Wastewater collection and treatment service to all development within the Annexation Parcel shall be provided by JSSD, or such other similar entity created for that purpose by Wasatch County. City shall have no obligation or right to provide wastewater collection or treatment service to any development within the Annexation Parcel, unless otherwise agreed to in writing by the Parties.

Decisions regarding the operation of the JSSD and provision of wastewater collection and treatment service to the Annexation Parcel shall be made solely by Wasatch County and/or its political subdivisions. Notwithstanding the foregoing, Wasatch County agrees to meet or exceed State standards regarding wastewater collection and treatment.

The obligation of Wasatch County, or any of its political subdivisions, to deliver wastewater collection and treatment service to the Annexation Parcel or to Park City, is limited to number of units approved by Wasatch County. JSSD shall have no obligation pursuant to this Agreement, to

deliver wastewater collection and treatment services to City or Annexation Parcel, or to development proposed by Developer which is outside the Annexation Parcel.

Financing for JSSD for the purpose of constructing sewer improvements to service the Annexation Parcel relies in part on assessments to be made against Equivalent Residential Units approved by Wasatch County and agreed to by Developer. Reduction in number of ERU's approved by Wasatch County within the Development may jeopardize financing of sewer improvements. City therefore agrees not to take any action which might cause a reduction in the number of approved ERUs within the Annexation Parcel unless expressly agreed to in writing by County except pursuant to the Settlement Agreement.

Subject to applicable State standards, JSSD shall have sole authority to control the design, construction and operation of the wastewater collection and treatment system and appurtenant facilities which service the Annexation Parcel. Ownership of the wastewater system servicing the Annexation Parcel shall remain with JSSD, and City shall have no ownership interest therein pursuant to this Agreement.

JSSD shall have the sole right to collect all applicable fees relating to the delivery of wastewater collection and treatment service, to finance improvements to the wastewater system, to set rates, and in all respects to control the operation and maintenance of the wastewater collection system.

The Parties expressly acknowledge and agree that the Annexation Parcel is located at or near the boundary line between the Provo River Basin and the Weber River Basin. JSSD intends to service the Annexation Parcel with water which is from Provo River Basin. JSSD shall have no obligation pursuant to this Agreement to deliver wastewater services to the Weber River Basin.

County shall retain complete administrative control over the JSSD. County may, in its sole discretion, delegate authority to an Administrative Control Board pursuant to Utah Law. County may, at its sole discretion, alter, amend or otherwise change the form of the District without interference from City, as long as level of service is not diminished. County may, at its sole discretion, enter into other agreements or arrangements for wastewater collection and/or treatment, including but not limited to the following: entering into contracts with third parties for wastewater collection and/or treatment services, construction of additional or replacement facilities, etc.

7. **Water Quality (storm drainage).** County shall be responsible to insure that storm drainage improvements are constructed and maintained according to approved plans. A copy of the approved storm drainage plan is attached hereto as Exhibit "E" and incorporated herein by this reference. County shall remain solely responsible for enforcement and control of the storm drainage system in the Annexation Parcel, subject to the Homeowner's Association responsibilities set forth in agreements between County and the Homeowner's Association. The County may, at its sole discretion, organize and form a special service district, or other similar entity, to provide storm drainage services to the Annexation Parcel.

County agrees to coordinate with City, who will issue the building permits for buildings in the Annexation Parcel once annexation occurs. City agrees to building envelopes and storm drainage plans approved by County.

8. Engineering Control and Inspection. Construction of all Infrastructure Improvements within the Annexation Parcel as shown on the Approved Plans shall be permitted, inspected and approved by County. Infrastructure shall be designed, constructed and maintained according to Approved Plans and Wasatch County Design and Construction Standards unless specifically agreed to otherwise herein. City shall have no authority to permit, inspect, impose fees, or otherwise control the design and construction of the Initial Infrastructure within the Annexation Parcel, unless otherwise agreed to herein. City has the authority to monitor construction of Infrastructure where this Agreement provides for a design or construction standard different from Wasatch County Standards, to ensure that the Infrastructure complies with the terms of this Agreement.

Unless otherwise specifically agreed to herein, County shall have the sole authority to impose, collect and distribute Engineering Review Fees, Inspection Fees, and Other Fees associated with the design, review, inspection and approval of Infrastructure Improvements in the Annexation Parcel.

9. Fire Protection:

a) **Fire flow standards.** County shall provide fire-flow water and facilities for all development within the Annexation Parcel. County shall be solely responsible for design approval, inspection, maintenance, and construction management of all fire protection infrastructure with the exception of sprinkling systems associated with buildings in the Annexation Parcel. City shall have reasonable access to inspection and maintenance records to verify compliance with County standards. Unless otherwise agreed to herein, County ordinances, policies and procedures regarding the provision of fire flow water shall govern in the Annexation Parcel.

Notwithstanding anything to the contrary contained herein, County shall be responsible for providing for temporary fire protection until completion of the final fire protection system. County has agreed with Developer regarding temporary fire protection as shown in Exhibit "F", attached hereto and incorporated herein by this reference.

b) **Fire fighting service**. County, through the Wasatch County Fire Protection Special Service District, or such other entity formed for that purpose, shall provide firefighting personnel and equipment to service the Annexation Parcel. Except as specifically agreed to herein, County, through its Fire Protection Special Service District, shall provide fire fighting service to the Annexation Parcel at a level of service which is comparable to the existing level of service provided by the Park City Fire Department to similarly situated properties in Park City with respect to response times, staffing and suppression equipment. The fire control and prevention plan and temporary fire standards are set forth in Exhibit "F" attached hereto and incorporated herein by this

reference. Plans for the Public Safety Building are set forth in Exhibit "G".

Unless otherwise specifically agreed herein, City agrees that County ordinances, policies and resolutions shall govern the provision of fire protection service to the Annexation Parcel.

County shall have sole authority to impose, collect and disburse all fees, assessments and charges related to the provision of fire protection service in the Annexation Parcel unless otherwise agreed to in writing.

County may, at its discretion, enter into a mutual aid agreement with the Park City Fire Department for joint provision of fire suppression services in the Annexation Parcel. A copy of any such mutual aid agreement shall be forwarded to City for reference purposes.

Following annexation, the Park City Fire Marshall shall have authority to conduct inspections within the Annexation Parcel. City shall notify Wasatch County Fire Protection District and provide an opportunity to comment prior to imposing any regulation, restriction or requirement upon the Deer Crest development within the Annexation Parcel which would affect the operation of the Wasatch County Fire Protection District.

10. Police Protection. County shall be responsible for providing police protection through the Wasatch County Sheriff's Office, to the Annexation Parcel, until annexation occurs. Following Annexation, primary responsibility for law enforcement within the Annexation Parcel shall immediately be transferred to the Park City Police Department. Residual jurisdiction of the Wasatch County Sheriff, if any, in the portions of Wasatch County annexed into Park City shall be governed by Utah law. Jurisdiction regarding prosecution of felonies that occur in the Annexation Parcel shall be governed by Utah law.

11. Emergency Medical Service. County shall provide emergency medical service to the Annexation Parcel through the Wasatch County Fire Protection District or such other entity created or organized by Wasatch County for that purpose. Upon completion and occupation of any residential or commercial building in the Annexation Parcel, the level of emergency medical service provided by Wasatch County pursuant to this Agreement shall meet or exceed the level of service currently required by State Law. County may, at its sole discretion, enter into mutual aid agreements with the Park City Fire Department, or another similar entity, for provision of Emergency Medical Service. In the event such a mutual aid agreement is entered into with respect to the Annexation Parcel, County agrees to immediately forward a copy of the signed agreement to City, and to notify City of any subsequent changes in that agreement.

12. Public Safety Building: County agrees to design, construct, operate and maintain a Public Safety Building as generally shown in Exhibit "H". The Public Safety Building will be located in the Jordanelle Basin area of Wasatch, at or near the Mayflower Intersection and will service all areas in the Jordanelle Basin, including the Annexation Parcel. The Public Safety Building will house firefighters, EMTs, law enforcement personnel and other emergency service

personnel, as determined by County.

County shall have sole authority regarding design, construction, operation, maintenance and financing of the Public Safety Building and related improvements. Unless otherwise agreed to in writing by the Parties, County agrees to equip and man the Public Safety Building in a manner that provides emergency response times to the Annexation Parcel that are comparable to current Park City Fire Department response times.

13. Other Governmental Services:

a) Solid Waste Collection and Disposal Service: County, through the Wasatch County Solid Waste District and the Wasatch/Duchesne Bluebench Landfill District, or such other entity formed by Wasatch County for this purpose, shall provide solid waste collection and disposal services to the Annexation Parcel.

County shall have sole control over the management and operation of the Wasatch County Solid Waste District and other related districts, and shall have the exclusive right to impose and collect all fees, assessments, fines, penalties and charges with respect to the collection and disposal of solid waste in the Annexation Parcel.

City shall have no obligation or right to provide solid waste collection and disposal service to the Annexation Parcel, unless otherwise agreed to by the Parties.

b) Health Department: The City and County desire that the Heber City/Wasatch County Health Department cooperate with the Summit County Health Department in the inspection of businesses and facilities in the Annexation Parcel. The City and County agree to facilitate any agreement or understanding between the Heber City/Wasatch County Health Department and Summit County Health Department necessary to assure cooperation and regulation of businesses and facilities in the Annexation Parcel.

14. Other Agreements between Developer and Wasatch County. City hereby expressly agrees that all other agreements between Developer and County, as set forth in the Covenants, Conditions and Restrictions, and other relevant documents which shall be provided to City prior to execution of this Agreement, shall remain in full force and effect.

C. Other Issues

1. Administrative Control over Districts. Wasatch County shall retain complete administrative control over the JSSD and other Districts created by Wasatch County. County may, in its sole discretion, delegate authority to Administrative Control Board pursuant to Utah Law. The County may, in its sole discretion, alter, amend or otherwise change the form of the District as long as terms of this Agreement are not violated. The Parties agree to cooperate if the need to form additional districts should arise.

2. Dispute Resolution. The Parties have, by this Agreement, attempted to identify and resolve all issues regarding the Annexed portion of the Proposed Annexation. Notwithstanding that effort, however, the Parties acknowledge that there are issues which are known, but which cannot be resolved at the present time, as well as issues that are not known at the present time. In an effort to anticipate those issues and to provide for a resolution process, the Parties agree to the creation of an Economic Review Committee, and a Municipal Services Review Committee

Economic Review Committee:

Members: The membership of the Economic Review Committee shall initially be as follows:

Wasatch County members

1. County Commissioner or designee
2. County Auditor or designee
3. County Treasurer or designee

Park City members

1. Council Member designated by the City Council
2. Finance Manager or designee
3. City Manager or designee

The Parties shall have the right, at their sole discretion, to replace members of the Economic Review Committee appointed by that Party. Notwithstanding the foregoing, the Parties agree to continue to staff the Economic Review Committee with those persons who, in the opinion of that Party, will be most effective in resolving economic issues regarding the Annexed portion of the Proposed Annexation in a mutually satisfactory manner.

Duties: The Economic Review Committee shall meet at least annually, and at such other times as necessary to accomplish its duties under this Agreement. The Economic Review Committee shall:

Review on at least an annual basis, the imposition, collection, division and distribution of all taxes, fees, assessments or other charges imposed by County or City on the Annexed portion of the Proposed Development.

Review and prepare a written report of the types and amounts of all taxes, fees, assessments or other charges so imposed, and the collection and distribution of those charges among the Parties.

Review and render a decision, within a reasonable time, all issues regarding the economic terms of this Agreement upon which the Parties have a dispute.

Review and prepare a written report regarding the design, construction, inspection, maintenance, fees, charges and other issues relating to the provision of municipal services in the Annexed portion of the Proposed Development.

Review and render a decision, within a reasonable time, all issues regarding the municipal service-related terms of this Agreement upon which the Parties have a dispute.

Perform such other duties as assigned by written agreement of the Parties.

The Parties may, by written agreement, assign additional duties to the Municipal Services Review Committee from time to time. However, the Parties agree to maintain the focus of the Municipal Services Review Committee as described in this Agreement, and to avoid adding additional duties that will jeopardize the ability of the Municipal Services Review Committee to effectively discharge its primary purpose.

Process: The members of the Municipal Services Review Committee shall meet as soon as practicable following execution of this Agreement to adopt policies and procedures necessary to effectively carry out the provisions of this Agreement.

3. Amendment of Settlement Agreement Between City and Deer Crest.

This Agreement is contingent upon execution of an Amendment to the Settlement Agreement between Park City and Deer Crest.

VI. GENERAL TERMS AND CONDITIONS.

A. Applicability of Special Service District Policies and Procedures. City acknowledges and agrees that County, through its special service districts or otherwise, has or shall adopt policies and procedures governing the design, financing, construction and operation of infrastructure in the Annexation Parcel, including the water, sewer, and utilities.

B. Disputes and Attorney's Fees. In the event of a dispute regarding the interpretation or application, or defaults on any of the terms of this Agreement, the parties agree to attempt, in good faith, to resolve the dispute through the following administrative process:

In the event the parties are unable to resolve the dispute through the above-described process, either party may then pursue any available remedy in law or in equity. The prevailing party in such dispute shall be entitled to recover reasonable costs and attorneys fees incurred in enforcing the terms of this Agreement.

C. Waiver. Except as specifically provided herein to the contrary, waiver by either County or City of any breach of any condition or provision of this Agreement shall be limited to the particular instance and shall not operate or be deemed to waive any future breach or breaches of said condition

or provision; the failure of either County or City to insist, in any one instance or more, upon the performance of any of the conditions or provisions of this Agreement or the exercise any right or privilege herein conferred, shall not be construed as thereafter waiving any such condition, provision, right or privilege, but the same shall continue and remain in full force and effect.

D. **Notice**. Except as may be herein otherwise provided, all notice required or permitted herein, shall be deemed to have been properly given when sent by certified United States mail, addressed to the party at the addresses attached on a separate page; the date of such service shall be the date on which the notice is deposited in the United States Post Office; all notices shall be sufficient within the terms of the Agreement when signed by any one or more of the notifying parties or their agents and mailed to any one or more of the opposite parties; personal delivery of such written notice shall have the same effect as notice given by mail; the attached addresses may be changed for the purposes of this Agreement by notification of the opposite party in writing.

E. **Definitions**. Whenever used, the singular number shall include the plural, the plural the singular, and the use of gender shall include all genders;

F. **Assignment**. Neither party may assign its rights or obligations under this Agreement to any third party, except that County may assign rights or obligations to political subdivisions of Wasatch County, and City may assign rights or obligations to political subdivisions of Park City, as necessary to accomplish the purposes of this Agreement. In the event of such assignment, the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors and assigns of the parties hereto. Either party shall give prompt written notice of any such assignment to the other.

G. **Severability**. The provisions of this Agreement are severable. If any of the provisions of this Agreement are determined by appropriate legal authority to be invalid or unenforceable for whatever reason, the remainder of the provisions shall remain in full force and effect.

H. **Recordation**. Either party may record this Agreement, or a summary thereof, in the Wasatch County Recorder's office, and/or the Summit County Recorder's Office, for the purpose of providing notice of rights and obligations, including financial obligations such as special service district assessments to all subsequent purchasers or interest holders of properties included in the Annexation Parcel.

I. **Governing law**. The Parties agree that except as specifically provided herein, prior to completion of the annexation as set forth in the Utah Code, Wasatch County ordinances shall apply in the Annexation Parcel. Following completion of the annexation into Park City, and except as specifically provided herein, Park City ordinances shall govern in the portion of Wasatch County annexed into Park City pursuant to this Agreement. Unless otherwise specifically provided herein, and notwithstanding any other agreement to the contrary, Wasatch County ordinances shall govern in all areas of Wasatch County not annexed into Park City, and Park City ordinances shall govern in all areas of Park City.

J. Amendments. The provisions of this Agreement may be modified by written agreement signed by the Parties.

K. Term. This Agreement shall remain in full force and effect for twenty (20) years from the date hereof, and shall be renewed automatically for successive fifteen (15) year terms after the expiration of the initial term, unless written notice of the desire not to renew is mailed by either Party to the other Party at least two (2) years prior to the expiration of the then current term.

IN WITNESS WHEREOF, the parties have duly executed this Agreement the day and year written above.

WASATCH COUNTY

LaRen Provost, Commission Chairman

JORDANELLE SPECIAL SERVICES DISTRICT

LaRen Provost, Board Chairman

Attest:

Brent R. Titcomb, County Clerk

Approved as to form:

Dan Matthews, Wasatch County Attorney

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, Mayor

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Jodi Hoffman, City Attorney

PAGE (●) INDEX ( ) ABSTRACT ( ) PLAT ( ) CHECK ( )

WHEN RECORDED MAIL TO:
Trans-Wasatch Company, L.L.C.
190 North Main St.
Heber City, Utah 84032

00187673 Bk00324 Pg00773-00788
WASATCH CO RECORDER-ELIZABETH M PARCELL
1996 JUN 20 15:07 PM FEE $43.00 BY MWC
REQUEST: COALITION TITLE

AMENDED AND RESTATED SPECIAL USE LEASE AGREEMENT NO. 841-3A/841-3B

Fund: School

This Amended and Restated Special Use Lease Agreement made and entered into to be effective as of May 1, 1996, between the STATE OF UTAH, acting by and through the SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, as "Lessor," and TRANS-WASATCH COMPANY, L.L.C., a Utah limited liability company, as "Lessee":

RECITALS:

A. The State of Utah, acting through the Division of State Lands & Forestry, and Lessee entered into Special Use Lease Agreement Nos. 841-3A and 841-3B on June 17, 1991 (the "Special Use Lease Agreements"), wherein the State of Utah leased the four parcels described below to Trans-Wasatch Company, a Utah corporation.

B. Lessor is the successor to the Division of State Lands & Forestry and is the current lessor under the Special Use Lease Agreements. Lessee is the successor by merger to Trans-Wasatch Company and is the current lessee under the Special Use Lease Agreements.

C. Lessor and Lessee desire and intend to amend the Special Use Lease Agreements in certain respects.

D. Lessor and Lessee also desire and intend to restate their entire understanding as to the subject matter hereof in a single document which will supersede and replace the Special Use Lease Agreements.

NOW, THEREFORE, in consideration of the rents to be paid as hereinafter provided and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. Lease. Lessor hereby leases to Lessee the following described tracts of State land (the "Premises") in Summit County, Utah, to wit:

TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M

Section 15: A portion of the SE¼ being the Roosevelt No. 4 Mining Claim (MS 6645) and more particularly described as follows:

Roosevelt No. 4 Parcel 3A

Beginning at the Northwest corner of the Roosevelt No. 4 mining claim (MS 6645). Said point being S 86°08'00" W 637.80 feet more or less from the Southeast corner of Section 15, Township 2 South, Range 4 East, SLB&M; and running thence along the North line of the Roosevelt No. 4 mining claim S 85°42'00" E 580.00 feet; thence S 45°32'34" W 304.70 feet; thence S 73°58'00" W 128.92 feet; thence S 56°10'00" W 328.31 feet; thence along the West line of the Roosevelt No. 4 mining claim N 4°18'00" E 476.64 feet to the point of beginning.

Contains 3.45 acres.

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Roosevelt No. 4 Parcel 3B

Beginning at a point on the North line of the Roosevelt No. 4 mining claim (MS 6645). Said point being S 85°42'00" E 997.39 feet from the Northwest corner of said Claim and S 71°47'54" E 377.10 feet more or less from the Southeast corner of Section 15, Township 2 South, Range 4 East, SLB&M; and running thence along the North line of the Roosevelt No. 4 mining claim S 85°42'00" E 502.61 feet; thence along the East line of the Roosevelt No. 4 Mining Claim S 4°18'00" W 437.42 feet; thence S 74°25'00" W 150.00 feet; thence N 33°35'00" W 350.00 feet; thence S 79°11'45" W 183.70 feet; thence S 51°28'00" W 500.00 feet; thence along the South line of the Roosevelt No. 4 mining claim N 85°42'00" W 600.00 feet; thence along the West line of the Roosevelt No. 4 Mining claim N 4°18'00" E 123.36 feet thence N 56°10'00" E 328.31 feet; thence N 73°58'00" E 788.27 feet to the point of beginning.

Contains 11.52 acres.

Roosevelt No. 4 Parcel 3C

Beginning at a point on the South line of the Roosevelt No. 4 Mining claim (MS 6645). Said point being S 85°42'00" E

600.00 feet from the Southwest corner of said claim and S 6°53'52" W 691.31 feet more or less from the Southeast corner of Section 15, Township 2 South, Range 4 East, SLB&M; and running thence N 51°28'00" E 500.00 feet; thence N 79°11'45" E 183.70 feet; thence S 33°35'00" E 350.00 feet; thence S 74°25'00" W 328.02 feet; thence along the South line of the Roosevelt No. 4 mining claim N 85°42'00" W 450.48 feet to the point of beginning.

Contains 3.75 acres.

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Roosevelt No. 4 Parcel 3D

Beginning at a point on the North line of the Roosevelt No. 4 Mining claim (MS 6645). Said point being S 85°42'00" E 580.00 feet from the Northwest corner of said claim and S 33°50'05" W 104.13 feet more or less from the Southeast corner of Section 15, Township 2 South, Range 4 East, SLB&M; and running thence along the North line of the Roosevelt No. 4 mining claim S 85°42'00" E 417.39 feet; thence S 73°58'00" W 659.35 feet; thence N 45°32'34" E 304.70 feet to the point of beginning.

Contains 1.10 acres.

The Premises contains a total of 19.82 acres.

TO HAVE AND TO HOLD for a term of 99 years, beginning as of May 1, 1991, subject to any and all existing valid rights in said lands.

2. Permitted Uses. The Premises shall be used as part of a year-around destination ski and recreational resort (the "Resort"). The Resort will have commercial, residential, and recreational uses, and may include, without limitation, skiing, golf, racquet sports, swimming, hiking, bicycling, sports training, and other recreational activities. The Premises may be used for any lawful purposes related to and consistent with the Master Development Plan for the Resort approved by Wasatch County, Utah (or any successor regulatory authority), as such plan may be amended from time to time (the "Master Plan.") The Resort and the Premises are identified on the Concept Master Plan attached hereto as Exhibit A.

3. Rent. As used herein the term "lease year" shall mean a period commencing on May 1 and ending on the following April 30. All rents and other payments due under Special Use Lease Agreement Nos. 841-3A and 841-3B through the lease year

ending April 30, 1996, have been paid. Lessee shall pay rent to Lessor at the address stated below on or before the first day of each lease year.

a. The annual rent for the lease year commencing May 1, 1996, and each lease year thereafter shall be as follows:

Lease Year Commencing	Annual Rent
1996	$ 12,500
1997	20,000
1998	35,000
1999 and thereafter	70,000

The annual rent for the lease year commencing May 1, 1996, has been paid concurrently with the execution of this Lease.

b. The annual rent provided in paragraph 3.a above shall be subject to adjustment on May 1, 2005, and on May 1 of every fifth year thereafter (an "Adjustment Date") as provided in this paragraph 3.b. The base for computing an adjustment shall be the Consumer Price Index--All Urban Customers (All Items)--U.S. City Average (the "CPI Index"). The annual rent for the five-year period beginning on an Adjustment Date shall be the lesser of (i) 115% of the Prior Rent, or (ii) the amount determined according to the following formula:

Adjusted Rent = Prior Rent + 0.80 [(Prior Rent X (Index 2 ÷ Index 1)) - Prior Rent]

where

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"Prior Rent" means the annual rent in effect on the May 1 next preceding the Adjustment Date;

"Index 2" means the CPI Index published nearest the Adjustment Date for which rent is being calculated; and

"Index 1" means the CPI Index published nearest the Adjustment Date preceding the Adjustment Date for which rent is being calculated; provided, however, that for the May 1, 2005 Adjustment Date, "Index 1" shall mean the CPI Index published nearest May 1, 2000.

c. If the publication of the CPI Index is discontinued or its method of calculation materially altered, Lessor and Lessee agree to accept comparable statistics on the average cost of living for urban areas of cities in the United States computed and published by an agency of the United States or a

responsible financial periodical of recognized authority to be selected by Lessor and approved by Lessee.

4. Option to Convert to Percentage Rent. On May 1, 2000, and on May 1 of every tenth year thereafter (a "conversion date") Lessee will have the option to convert from annual rent determined as provided in paragraph 3 to percentage rent determined as provided in this paragraph 4. The option may be exercised by written notice to Lessee given on or before the March 1 immediately preceding the conversion date. The option may be exercised one time only and once exercised rent shall be determined as provided in this paragraph 4 for the balance of the term of this Lease.

a. If Lessee exercises the option provided in this paragraph 4, Lessee shall pay Lessor on or before the conversion date and on or before each May 1 thereafter an amount (the "Minimum Rent") equal to one-half of the annual rent that otherwise would be payable on such date pursuant to paragraph 3.

b. If Lessee exercises the option provided in this paragraph 4, Lessee also shall pay Lessor an amount equal to the excess, if any, of Percentage Rent (as defined below) for a lease year over the Minimum Rent paid for such lease year. Such additional rent shall be paid on or before the July 1 following the end of the lease year for which payment is made, commencing on or before the July 1 following the lease year in which the conversion date occurs.

c. The Concept Master Plan attached as Exhibit A shows the Roosevelt Gap hotel and/or condominium project in Wasatch County, Utah. As to any portion of the Premises on which hotel and/or condominium rental units for the Roosevelt Gap facility ("Units") are situated, Percentage Rent shall be determined according to the following formula:

% Rent = 0.015 X Rental Revenues X (A1/A2)

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where

"% Rent" means Percentage Rent for purposes of this paragraph 4.c;

"Rental Revenues" means the gross rentals received from the rental of Units during a lease year (exclusive of sales, room, and similar taxes, and exclusive of charges for food, beverages, and guest services);

"A1" means the net area of the Units situated on the Premises; and

"A2" means the net area of all of the Units in the Roosevelt Gap facility.

d. As to any portion of the Premises on which ski runs ("Runs") are situated, Percentage Rent shall be determined according to the following formula:

% Rent = 0.015 X 500 X Ticket Price X (A1/A2) X Season Days

where

"% Rent" means Percentage Rent for purposes of this paragraph 4.d;

"Ticket Price" means the undiscounted posted price for an adult full-day lift ticket at the Deer Valley Ski Resort during the lease year in question;

"A1" means the area of the Runs situated on the Premises during such lease year;

"A2" means the area of all Runs situated on the Resort accessible to the holder of a Deer Valley Resort full-day lift ticket during such lease year; and

"Season Days" means the number of days during such lease year on which the Deer Valley Resort was open for skiing.

If ski runs on the Premises are operated independently of the Deer Valley Resort, or if there are summer lift ticket revenues attributable to the use of the Premises, the parties agree to negotiate in good faith to determine a method of calculating Percentage Rent to be applied in such cases, consistent with the intent of this paragraph 4.d.

e. As to any portion of the Premises used for commercial purposes other than the rental of hotel and/or condominium units subject to paragraph 4.c or the operation of ski runs subject to paragraph 4.d, Percentage Rent shall be determined according to the following formula:

% Rent = 0.015 X Gross Receipts

where

"% Rent" means Percentage Rent for purposes of this paragraph 4.e; and

"Gross Receipts" means receipts from gross sales occurring on such portion of the Premises whether such sales be evidenced by check, credit, charge account, exchange or otherwise, and shall include, but not be limited to, the amounts received from the sale of goods, wares and merchandise and for services performed on or at such portion of the Premises, together with the amount of all orders taken, or received on such portion of the Premises. Gross sales shall not include sales of merchandise for which cash has been refunded, or allowances made on merchandise claimed to be defective or unsatisfactory. Gross Receipts shall not include the amount of any sales, use or gross receipts tax imposed by any federal, state, municipal or governmental authority directly on sales and collected from customers, provided that the amount thereof is added to the selling price or absorbed therein, and that the taxes are paid by the commercial establishment to such governmental authority. Gross Receipts will include income as defined above for any sub-tenant or sublessee of Lessee.

5. Conversion of Companion Lease. Lessor is the Lessor under and Lessee is the lessee under Amended and Restated Special Use Lease Agreement No. 841-1C/841-2A/841-2C/841-2D (the "Companion Lease"). The Companion Lease contains an option for Lessor to convert to percentage rent which is similar to the option contained in paragraph 4 above. Lessor and Lessee intend that if Lessor shall exercise such option, it shall do so as to both this Lease and the Companion Lease. Consequently, Lessor and Lessee agree that should Lessor exercise the option granted in either this Lease or the Companion Lease, Lessor shall be conclusively deemed to have simultaneously exercised the option contained in the other lease.

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6. Compliance with Laws. Lessee, in exercising the privileges granted by this Lease, shall comply with the provisions of all valid federal, state, county, and municipal laws, ordinances, and regulations which are applicable to the Premises and operations covered by this Lease.

7. Water Quality Act. Lessee shall be bound by all of the provisions, conditions, and prohibitions of Chapter 5 of Title 19, Utah Code Annotated (1953) as amended. No waste or by-products shall be discharged which contain any substance in concentrations which will result in substantial harm to fish and wildlife, or to human water supplies. Storage facilities for materials capable of causing water pollution, if accidentally discharged, shall be located so as to prevent any spillage into waters, or channels leading into water, that would result in substantial harm to fish and wildlife or to human water supplies.

8. Protection of Survey Monuments. Lessee shall take reasonable precautions to protect, in place, all public land survey monuments and private property corners.

9. Inspection. Lessee agrees to permit Lessor free and unrestricted access to and upon the Premises at all reasonable times for all lawful and proper purposes not inconsistent with the intent of this Lease or with the reasonable exercise and enjoyment by Lessee of the rights and privileges granted herein.

10. Articles of Antiquity. It is hereby understood and agreed that all treasure-trove and all articles of antiquity in or upon the Premises are and shall remain the property of the State of Utah. Lessee shall report any discovery of a "site" or "Specimen" to the Division of State History in compliance with the provisions of Section 9-8-307, Utah Code Annotated (1953), as amended, and take such action as may be required for the protection of said site or specimen.

11. Default. This Lease may be terminated by Lessor upon breach of any conditions hereof. If Lessor determines that Lessee, or any assignee sublessee, or successor in interest has breached any condition of this Lease, Lessor shall notify Lessee, and such assignee, sublessee or successor, in writing by certified mail, return receipt requested, specifying the particular breach. Lessor shall provide a copy of such notice to the holder of any mortgage or deed of trust covering the Premises who has requested in writing that it be given copies of any notice of default. Any party to whom notice is given shall have thirty (30) days from the date of receipt of such notice, or such longer period as may reasonably be required under the circumstances, to correct such breach. If such party or parties fail to correct such breach within such period, Lessor may terminate this Lease upon thirty (30) days notice to such parties; provided, however, such termination shall not release the breaching party of liability for such breach.

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a. Lessor acknowledges that Lessee may sublease particular parcels within the Premises, subject to Lessor's approval as provided in paragraph 19 below. Lessor agrees that if Lessor shall terminate this Lease for default as provided in this paragraph 11, each sublease as to which Lessor has given its consent shall nevertheless continue in full force and effect according to the terms thereof as long as the sublessee perform its obligations thereunder. Lessor and Lessee intend that each such sublease shall continue in force, if the obligations of the sublessee are being performed, for the benefit of Lessor as successor to the rights of Lessee under such sublease.

b. Lessor acknowledges that Lessee and its assignees and sublessees may finance the construction or purchase of improvements on the Premises or portions thereof and in connection with such financing may pledge, assign, or otherwise convey this Lease or such sublease as security for repayment. Lessor's consent to any such pledge, assignment or conveyance shall be required as provided in paragraph 19 below. Lessor agrees that in the event of a default in the repayment of any such loan, the lender may foreclose and exercise other remedies with respect to such security and the foreclosure and

the exercise of other remedies shall not constitute a default hereunder; provided, however, that Lessor shall not be deemed to have subordinated its paramount title as lessor to any such pledge, assignment or conveyance.

12. Regulations. This Lease is made pursuant to the provisions of all applicable laws and subject to the rules and regulations of the departments and agencies of the State of Utah presently in affect and to such laws, rules and regulations as may be hereafter promulgated by the State.

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13. Construction Bond. Lessee agrees at the time of commencement of construction of improvements on the Premises to furnish a completion bond with an approved corporate surety company authorized to transact business in the State of Utah, or with such other assurances as may reasonably be required to assure completion of the improvements. Bonds or other assurances of completion of construction provided by Lessor in satisfaction of the requirements of governmental agencies or lenders shall be deemed to satisfy the requirements of this paragraph 13 to the extent of such bonds or assurances. If Lessor reasonably believes that Lessee is in default hereunder or that such default is imminent, Lessor shall have the right to require Lessee to provide a payment bond in accordance with Utah Administrative Code R850-30-800 or any successor regulation.

14. Books and Records. Lessee shall permit any authorized representative of Lessor to examine all books and records pertaining to its operations on the Premises and rents payable to Lessor under this Lease, at Lessee's regular place of business with reasonable notice, and to make copies of and extracts from such books and records if desired.

15. Repair. Lessee shall neither commit nor permit any waste on the Premises. Lessee shall maintain said lands in good condition and at its own expense, free from any nuisance. Surface areas will be cleaned of all trash and debris to the satisfaction of Lessor. Lessee shall maintain the Premises to standards of repair, orderliness, neatness, sanitation, and safety as required by law and applicable regulations.

16. Removal of Improvements. At any time during the term of this Lease Lessee may construct, install, place, replace, and remove improvements and personal property on the Premises. Upon the expiration of the term of this Lease, Lessee shall have the right to remove any improvements and any personal property placed on the Premises, provided that the same shall be removed within ninety (90) days after expiration, and provided that Lessee shall properly restore any damage caused thereby to the Premises or any improvements remaining thereon. Lessor shall have the right to retain, without compensation to Lessee, but with costs of removal and disposal chargeable to Lessee, those items of personal property left upon the Premises beyond ninety (90) days after the expiration of this Lease.

17. Indemnification. Lessee agrees to indemnify, defend, and hold Lessor harmless from any and all claims, suits, damages, losses, expenses, costs, and liabilities

(including interest, penalties, and reasonable attorney's fees) arising out of or in any way related to, the use of the Premises by Lessee, its employees, contractors, sublessees, licensees, invitees, and guests, including but not limited to claims for personal injury, death, property damage, and environmental damage or non-compliance, and including without limitation any such injuries or damages caused in any part by the negligence of Lessor, and regardless of whether liability without fault is sought to be imposed upon Lessor, except to the extent that such injury or damage was caused by the sole negligence or wilful misconduct of Lessor.

18. Insurance: 00187673 Bk00324 Pg00782

a. Throughout the entire term of this Lease, Lessee, at its sole cost and expense, shall cause the Premises, and improvements thereon to be insured against fire, windstorm, or other casualty or hazard with extended coverage in such amounts and with such deductibles as may reasonably be required. This insurance coverage shall be not less than the estimated replacement cost of the improvements.

b. In addition to the insurance required in paragraph 18.a above, Lessee, at its sole cost and expense, shall purchase and maintain during the entire term of this Lease, the following insurance, subject to the terms and conditions set forth in paragraph 18.c below:

(1) Comprehensive bodily injury and property damage liability insurance against claims for bodily injury, death, or property damage, occurring in, on, or about the Premises (including any injury, death, or property damage arising from a hazardous activity permitted under the Lease), such insurance to afford minimum protection during the entire term of not less than Two Million Dollars ($2,000,000.00) in respect of bodily injury or death to any one person or in respect of any one accident, and of not less than Two Million Dollars ($2,000,000.00) for property damage, the foregoing dollar amounts being subject to increase by the percentage increase in the CPI Index not more frequently than every five (5) lease years, provided that Lessee shall not carry less than the amount or scope of coverage customary in the ski industry from time to time; and,

(2) During any period of building construction, including the construction of the initial improvements, and all alterations and restorations:

(i) Builder's Risk Insurance written on the Completed Value Form or on the Monthly Reporting form;

(ii) Workmen's compensation insurance covering all persons employed in connection with the work and with respect to whom death or bodily injury claims could be asserted against Lessor, Lessee, or the Premises; and,

(iii) General liability insurance with limits in accordance with applicable law and then-current ski industry standards shall be maintained by Lessee at Lessee's sole cost and expense at all times when any work is in progress.

c. All insurance required by this paragraph 18 and any additional insurance maintained by Lessee with respect to the Premises and improvements shall:

(1) Name Lessor as loss payee or additional insured at its interest may appear;

(2) Be effected under valid and enforceable policies issued by insurers of recognized responsibility that are licensed to do business in the State of Utah, including insurance pools or risk management arrangements which may generally provide such insurance coverage in the ski industry from time to time;

(3) Expressly waive any right of subrogation against Lessor; and

(4) Contain: 00187673 Bk00324 Pg00783

(i) An endorsement that such policy shall not be canceled without at least thirty (30) days' prior written notice to Lessor; and,

(ii) An endorsement to the effect that no act or omission of Lessee shall invalidate the interest of Lessor therein.

d. Upon the commencement date, and thereafter not less than thirty (30) days prior to the expiration dates of the policies furnished pursuant to this Paragraph 18, Lessee shall deliver to Lessor policy copies or certificates thereof, in the case of bodily injury and property damage liability insurance, bearing notations evidencing the payment of premiums or accompanied by other evidence of such payment.

e. Lessor and each mortgagee shall have the right to participate in the adjustment of any insurance claim filed by Lessee relating to any insurance

required by this paragraph 18 to the extent necessary to protect their respective interests in the Premises and the improvements.

19. Assignments and Subleases. This Lease may not be assigned in whole or in part, nor the Premises or any part thereof subleased, without the prior written consent of Lessor. No assignment or sublease shall be effective until approval is given and any assignment or sublease given without approval will be voidable at the option of Lessor. Lessor shall have reasonable discretion to determine if a proposed assignee or sublessee is capable of performance hereunder and if the proposed assignment or sublease is in the interest of the trust beneficiaries.

a. Any assignment or sublease shall be in writing, shall be properly executed and acknowledged, shall give the number of this lease, shall clearly identify the Premises or portion thereof affected and the interests transferred, shall give the name and address of the assignee or sublease, and shall contain a provision wherein the assignee or sublessee assumes and agrees to be bound by this Lease to the extent of the interest conveyed. A fully-executed counterpart of each such assignment or sublease shall be filed with Lessor.

b. Lessor acknowledges that Lessee may finance the construction of improvements on the Premises and that Lessee may assign this Lessee or sublease particular parcels of the Premises to third parties. Lessor also acknowledges that Lessee or such third parties may enter into long-term subleases covering individual units constructed on the Premises, any may enter into a variety of other assignment and sublease arrangements consistent with the development of the Project. Lessor therefore agrees that it will not unreasonably withhold or delay its approval of any assignment or sublease requested by Lessee.

c. No consent by Lessor to any assignment or sublease shall operate to relieve Lessee of any obligation hereunder.

20. Condemnation. 00187673 Bk00324 Pg00784

a. If at any time during the term of this Lease, the whole of the Premises is taken by condemnation or other act of eminent domain (a "Taking" or "Taken"): (i) this Lease shall terminate and expire on the date of such Taking and Lessee shall pay within thirty (30) days after the date of Taking all lease rentals accrued to the date of Taking; (ii) Lessee shall comply with all of its other obligations under this Lease up to the date of Taking: and (iii) Lessee's share of any condemnation award shall be disbursed to Lessee.

b. If at any time during the term of this Lease title to less than the whole of the Premises has been Taken, Lessee shall have the right but not the obligation to continue this Lease. Lessee may, within thirty (30) days after receiving its share of the condemnation award, give notice of its election to terminate this Lease, provided that each affected mortgagee consents in writing to such termination. Lessor, Lessee, and any affected mortgagee shall have the right to participate in respect of its respective interests in any proceeding or purchase negotiations relating to any Taking. In case of any Taking, Lessee shall bear its proportionate share of all reasonable costs and fees, including reasonable counsel fees and expenses, incurred in the determination and collection on any condemnation award. Lessor shall bear only such costs, expenses, and fees as it may authorize in writing.

21. Mineral Leases. Lessor expressly reserves the right to lease the Premises to third parties for mineral exploration and/or development purposes together with the right to grant the mineral lessee reasonable access by ingress and egress to and from the mineral estate through the surface estate of the Premises in connection with mineral exploration and/or development, but without damage to improvements made by Lessee.

22. Title. Lessor claims title in fee simple, but does not warrant to Lessee the validity of title to the Premises. Lessee shall have no claim for damages or refund against Lessor for any claimed failure or deficiency of Lessor's title to said lands or for interference by any third party.

23. Water Rights. If Lessee shall initiate or establish any water right on the Premises, such right shall become an appurtenance of the Premises. Lessee agrees that any existing application to appropriate water on said State land shall be transferred to Lessor after the application has been completed, without any cost to Lessor. It is expressly understood and agreed that this Lease does not confer any rights upon Lessee to use any water presently developed on the subject lands.

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24. Prevention of Fires. Lessee shall at all times observe reasonable precautions to prevent fire on the Premises and shall comply with all applicable laws and regulations of any governmental agency having jurisdiction. In the event of a fire on the Premises proximately caused by Lessee, its servants, employees, agents, sublessees, assignees or licensees which necessitates suppression action by Lessor, Lessee agrees to reimburse Lessor for the cost of such fire suppression action.

25. Sanitation. Lessee shall comply with any and all valid sanitation and pollution regulations prescribed by any governmental agency having jurisdiction; and Lessee agrees to indemnify Lessor for any damage which Lessor may suffer which arises out of the improper or unlawful disposal of refuse associated with said land.

26. Notice. Any notice contemplated herein to be served upon Lessee shall be in writing and shall be deemed sufficient if deposited in the United States mail, postage prepaid and certified or registered, and addressed as follows:

TRANS-WASATCH COMPANY, L.L.C.
H. McKay Edwards
190 North Main Street
Heber City, Utah 84032

or at any such other address as Lessee may from time to time designate by written notice to Lessor.

27. Purchase of Premises. Lessee understands and acknowledges that it does not and shall not have a preference right to purchase these lands during the lease term and that he does not and shall not have a right to purchase these lands upon termination of the Lease or to receive compensation for improvements placed by him upon the Lease during the Lease. Rather, Lessee's only compensation is the right to remove improvements from the Lease within 90 days and that upon failure to remove the improvements within the 90 days, the improvements shall become the property of Lessor without compensation to Lessee.

28. Successors and Assigns. The provisions hereof shall inure to and be binding upon the successors and assigns of Lessee.

29. Entitlements. Lessor, as owner of the Premises, agrees to consent to, and to cooperate with Lessee with respect to, entitlement and other applications to Wasatch County and other governmental agencies consistent with the purposes of this Lease and the Master Plan; provided, however, that Lessor shall not be deemed to have subordinated its paramount title as Lessor.

30. Entire Agreement. This Amended and Restated Agreement contains the entire understanding of the parties with respect to the subject matter hereof and supersedes and replaces the Special Use Lease Agreements.

IN WITNESS WHEREOF, the State of Utah, by and through the School and Institutional Trust Lands Administration has caused these presents to be executed this 12th day of June, 1996 by the Director.

00187673 Bk00324 Pg00786

Lessor: SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
3 Triad Center, Suite 400
355 West North Temple
Salt Lake City, Utah 84180

By: David Terry
David Terry, Director

Lessee: TRANS-WASATCH COMPANY, L.L.C.

By: H. McKay Edwards
H. McKay Edwards, Chief Operating Officer

APPROVED AS TO FORM:

BY: John W. Andrews
John W. Andrews, ~~Counsel to Lessor~~ Special Asst. Atty. Gen.

00187673 Bk00324 Pg00787

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 17th day of June, 1996, by David Terry, Director, of the School and Institutional Trust Lands Administration, an agency of the State of Utah.

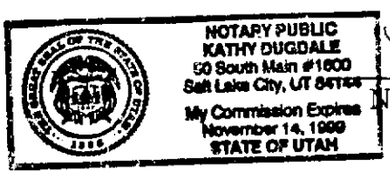
Lyndon Selrup
Notary Signature and Seal

Salt Lake City, UT 84180
My Commission Expires
April 1, 1998
STATE OF UTAH

012\101264.6

STATE OF UTAH)
: ss.
COUNTY OF S.L.)

The foregoing instrument was acknowledged before me this 24th day of June, 1996, by H. McKay Edwards, Chief Operating Officer of Trans-Wasatch Company, L.L.C., a Utah limited liability company.



Notary Signature and Seal

00187673 Bk00324 Pg00788

REPORT
GEOTECHNICAL STUDY
PROPOSED DEER CREST LEISURE PARK
NORTHEAST OF THE INTERSECTION OF W. DEER CREST ESTATES DRIVE AND SNOW TOP ROAD
PARK CITY, UTAH

Submitted To:

RD Nielson Architecture & Prospect Management
4175 N. Forestdale Drive, Suite 103
Park City, Utah 84098

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

February 12, 2025

Job No. 4042-001-25

February 12, 2025
Job No. 4042-001-25

Mr. Rob Nielson
RD Nielson Architecture & Prospect Management
4175 N Forestdale Drive, Suite 103
Park City, Utah 84098

Mr. Nielson:

Re: Report
Geotechnical Study
Proposed Deer Crest Leisure Park
Northeast of The Intersection of W. Deer Crest Estates Drive and Snow Top Road
Park City, Utah (40.6427º, -111.4727º)

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Deer Crest Leisure Park to be located northeast of the intersection of W. Deer Crest Estates Drive and Snow Top Road in Park City, Utah (40.6427º, -111.4727º). The general location of the site with respect to existing roadways, as of 2025, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing proposed facilities, existing roadways, and the test pits excavated in conjunction with this study is presented on Figure 2, Site Plan. GSH is currently conducting a subsurface soil investigation in conjunction with this study, which will be transmitted separately when completed.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Rob Nielson of RD Nielson Architecture & Prospect Management and Mr. Robert Gifford of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123
Tel: 801.685.9190 Fax: 801.685.2990
www.gshgeo.com

2. Provide appropriate foundation, earthwork, pavement, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 3 exploration test pits.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 25-0106 dated January 7, 2025.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The approximately 0.77-acre site is proposed to be developed for the construction of a leisure park including a tennis court, two pickleball courts, a playground area, a stage, associated outbuildings/restrooms, and associated pavement/parking areas. The outbuilding/restroom structures are anticipated to be supported upon conventional spread and continuous wall footings.

Maximum real column and wall loads are anticipated to be on the order of up to 60 kips and up to 4 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved parking areas and drive lanes are planned around the structure. Projected traffic in these areas is anticipated to consist of a light volume of automobiles and light trucks, occasional medium-weight trucks, and no heavyweight trucks.

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 1 to 3 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific test pit locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Test pit locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the test pit locations and elevations be surveyed.

3.2 FIELD PROGRAM

To define and evaluate the subsurface soil and groundwater conditions across the site, 3 test pits were excavated within the accessible areas. These test pits were completed to depths ranging from 9.0 to 10.5 feet with a moderate-sized rubber track-mounted excavator. Excavation refusal within bedrock terminated Test Pits TP-2 and TP-3. The approximate locations of the test pits are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3C, Test Pit Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit Log (USCS).

A 2.42-inch inside diameter thin-wall drive sampler was utilized at select locations and depths within the test pit excavations to collect soil samples for further examination and laboratory testing.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in each test pit to provide a means of monitoring the groundwater fluctuations. The test pits were then backfilled. Although an effort was made to compact the backfill with the excavator, backfill

was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, partial gradation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the test pit logs, Figures 3A through 3C:

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-1	5.0	13.0	8.0	SM
TP-1	7.5	39.0	9.6	SM
TP-2	9.0	11.0	11.2	SM*
TP-3	5.0	29.8	11.8	SM

*sample contained weathered bedrock

3.3.3 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface soil encountered at the site. The results of the chemical tests are tabulated below:

Test Pit No.	Depth (feet)	Soil Classification	pH	Total Water-Soluble Sulfate (mg/kg-dry)
TP-2	2.5	SM	7.9	65

4. SITE CONDITIONS

4.1 SURFACE

The site is located northeast of the intersection of W. Deer Crest Estates Drive and Snow Top Road in Park City, Utah (40.6427º, 111.4727º). The site is currently vacant/undeveloped land. Review of historic aerial imagery indicates the site was previously utilized as a staging ground for nearby

construction activities. The topography of the site is relatively flat, grading down to the south with a total relief of approximately 24 to 28 feet. Site vegetation consists of various weeds and brush/grass in the central portion of the site with mature trees throughout the outskirts of the site.

The site is bounded to the north by Snow Top Road followed by vacant/undeveloped brush/grass land; to the east by vacant/undeveloped brush/grass land along with Deer Hollow Road; to the south by Deer Crest Estates Drive followed by; and to the west by Snow Top Road followed by similar vacant/undeveloped brush/grass land.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the test pits conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The test pits were excavated to depths ranging from 9.0 to 10.5 feet. The soil conditions encountered in each of the test pits, to the depths explored, were generally similar across the test pit locations.

- Approximately 6 inches of topsoil was encountered in each test pit. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.

- Natural soils were encountered below the ground surface in each test pit. The natural soils consisted primarily of sand with varying clay, silt, and gravel content extending to the maximum depths explored/bedrock encountered at the refusal depths.

- Materials causing excavation refusal were encountered within the bedrock in Test Pits TP-2 and TP-3 at depths ranging from 9.0 to 9.5 feet below the existing ground surface.

The natural sand soils were medium dense to very dense, slightly moist to moist, and light brown and dark brown in color. The natural sand soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3C, Test Pit Logs. The lines designating the interface between soil types on the test pit logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the test pits completed at the site.

Groundwater was not encountered at this site at the time of excavating. However, "perched" groundwater conditions typically occur in this area during the spring and summer months. Recommendations for groundwater will be presented in Section 5.3.1, Foundation Subdrains.

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils.

The most significant geotechnical aspects at the site are:

1. The potential to encounter non-engineered fills at the site.

2. The potential for perched groundwater.

3. The shallow depth to excavation refusal in Test Pits TP-2 and TP-3.

GSH was asked to evaluate the shrink/swell potential of the on-soil sites and determined that due to the granular nature of the soils, shrink/swell is not anticipated to occur.

GSH was also asked to investigate the site for potential mine shafts for previous excavations. GSH has determined that mine shafts are not present at the site.

For avalanche hazard recommendations, GSH recommends contacting Dave Scroggin of Avalanche Assessment, LLC. Mr. Scroggin may be contacted via email at Avalance.scroggin@gmail.com or via telephone at (801) 699-9997.

Prior to proceeding with construction, removal of any existing debris, surface vegetation, root systems, topsoil, non-engineered fill (if encountered), and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and pavements.

On-site granular soils may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

Due to the possibility of "perched" groundwater conditions, perimeter foundation/chimney subdrains will be required along the perimeters of any proposed habitable structures extending below the ground surface. Subdrains are discussed in Section 5.3.1, Subdrains.

The bedrock encountered at the refusal depths may require significant effort to excavate and should be considered in the design and bidding process. However, larger excavation equipment may be utilized to reach required design depths.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of any existing debris, non-engineered fills (if encountered), surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

It must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently more difficult to rework and are very sensitive to changes in moisture content, requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. Additionally, the on-site soils are likely above optimum moisture content for compacting at present and would require some drying prior to re-compacting.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all loose/disturbed soils and non-engineered fills have been completely removed.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, shall be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes shall be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities. However, larger excavation equipment may be utilized to reach required design depths.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that “honeycombing” does not occur, and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) shall be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T180 (ASTM[2] D1557) compaction criteria in accordance with the following table:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 5	95
Site grading fills outside area defined above	0 to 5	90
Utility trenches within structural areas	--	96
Road base	--	96

Structural fills greater than 5 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation shall consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the “fines” are “worked into” the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about

[1] American Association of State Highway and Transportation Officials
[2] American Society for Testing and Materials

18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities. However, larger excavation equipment may be utilized to reach required design depths.

5.3 GROUNDWATER

Groundwater was not encountered at this site at the time of excavating. However, “perched” groundwater conditions typically occur in this area during the spring and summer months. Recommendations for groundwater will be presented in Section 5.3.1, Foundation Subdrains.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Subdrains

Due to the potential for "perched" groundwater levels, especially during the spring and early summer months, we recommend the installation of foundation subdrains around the perimeter wall footings for structures with habitable subgrade levels extending below surrounding grades.

Foundation subdrains shall consist of a 4-inch diameter perforated or slotted plastic or PVC pipe enclosed in clean gravel comprised of three-quarter to 1-inch minus gap-graded gravel and/or "pea" gravel. The invert of a subdrain shall be at least 18 inches below the top of the lowest adjacent habitable floor slab. The gravel portion of the drain shall extend 2 inches laterally and below the perforated pipe and at least 1 foot above the top of the lowest adjacent floor slab. The gravel zone must be installed immediately adjacent to the perimeter footings and the foundation walls. To reduce the possibility of plugging, the gravel must be wrapped with a geotextile, such as Mirafi 140N or equivalent.

Above the foundation subdrain, a minimum 4-inch-wide zone of "free-draining" sand or gravel (chimney) shall be placed adjacent to the foundation walls and extend to within 2 feet of final grade. The sand/gravel fill must be separated from adjacent native or backfill soils with geotextile fabric (Mirafi 140N or equivalent). The upper 2 feet of soils shall consist of a compacted clayey soil cap to reduce surface water infiltration into the drain. As an alternative to the zone of permeable sand and gravel, a prefabricated "drainage board," such as Miradrain or equivalent, may be placed against the exterior below-grade walls. Prior to the installation of the footing subdrain, the below-grade walls shall be waterproofed if adjacent to habitable areas and dampproofed if adjacent to parking or mechanical room areas. The slope of the subdrain shall be at least 0.3 percent. The foundation subdrains shall be discharged into area subdrains, storm drains, or other suitable down-gradient location (see attached Figure 5, Typical Foundation/Chimney Subdrain Detail 18").

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural granular soils and/or structural fill extending to suitable natural granular soils. Under no circumstances shall foundations be established over non-engineered fills (if encountered), loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the parameters on the following page are provided.

Minimum Recommended Depth of Embedment for Frost Protection	- 42 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions for Footings Established Upon Suitable Natural Granular Soils	- 3,000 pounds per square foot
Bearing Capacity Increase for Seismic Loading	- 50 percent

The term “net bearing capacity” refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon non-engineered fills (if encountered), loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings shall be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential

settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.40 may be utilized for the footing interface with natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil shall be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills (if encountered), loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

If a vapor barrier is proposed to be utilized, GSH must be contacted for additional recommendations.

5.7 PAVEMENTS

The natural granular soils will exhibit moderate pavement support characteristics when saturated. All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over non-engineered fills (if encountered), loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the estimated projected traffic as discussed in Section 2, Proposed Construction, the pavement sections on the following page are recommended.

Paved Areas

(Light Volume of Automobiles and Light Trucks,
Occasional Medium-Weight Trucks,
and No Heavyweight Trucks)
[10 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid Pavements:
(Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base
18.0 inches	Non-frost susceptible aggregate Subbase*
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

* Low frost-susceptible subbase shall consist of gravel soil with less than 8 percent fines.

For dumpster pads, we recommend a pavement section consisting of 8 inches of Portland cement concrete, 12 inches of aggregate base, over properly prepared natural subgrade or site grading structural fills. Dumpster pads shall not be constructed overlying non-engineered fills under any circumstances.

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete shall be designed in accordance with the American Concrete Institute (ACI) and joint details shall conform to the Portland Cement Association (PCA) guidelines. The concrete shall have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

The crushed stone shall conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations shall meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt. UDOT spec gradation requirements are presented below:

Gradation Limits	
Sieve Size	**Job Mix Gradation Target Blend**
1 1/2 inch	100
1 inch	90-100
3/4 inch	70-85
1/2 inch	65-80
3/8 inch	55-75
No. 4	40-65
No. 16	25-40
No. 200	7-11

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.8 CEMENT TYPES

The laboratory tests indicate that the natural soils tested contain a negligible amount of sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

5.9 GEOSEISMIC SETTING

5.9.1 General

Utah municipalities have adopted the International Building Code (IBC) 2021. The IBC 2021 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock

accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.9.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Salt Lake City Section of the Wasatch Fault, located about 16.7 miles to the west-southwest of the site.

5.9.3 Soil Class

For dynamic structural analysis, the Site Class C – Very Dense Soil and Soft Rock Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2021) can be utilized.

5.9.4 Ground Motions

The IBC 2021 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class C – Very Dense Soil and Soft Rock Soil Profile. Based on the site latitude and longitude (40.6430 degrees north and 111.4728 degrees west, respectively), the values for this site are tabulated below:

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class C [adjusted for site class effects] (% g)	Design Values* (% g)
0.2 Seconds (Short Period Acceleration)	S_S = 56.7	F_a = 1.273	S_{MS} = 72.2	S_{DS} = 48.1
1.0 Second (Long Period Acceleration)	S_1 = 20.2	F_v = 1.500	S_{M1} = 30.3	S_{D1} = 20.2

5.9.5 Liquefaction

Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Due to the shallow depth of bedrock observed, liquefaction is not anticipated to occur within the soils encountered at this site.

5.10 SITE VISITS

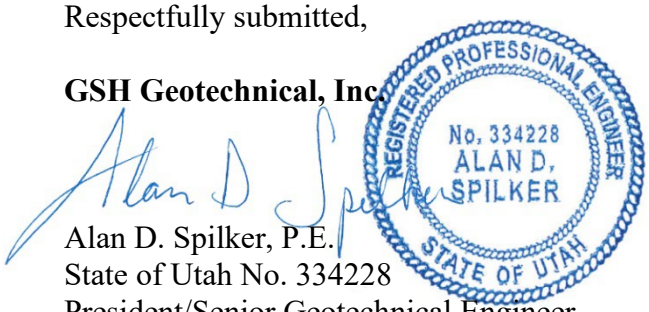
GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills (if encountered have been removed, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

6. CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

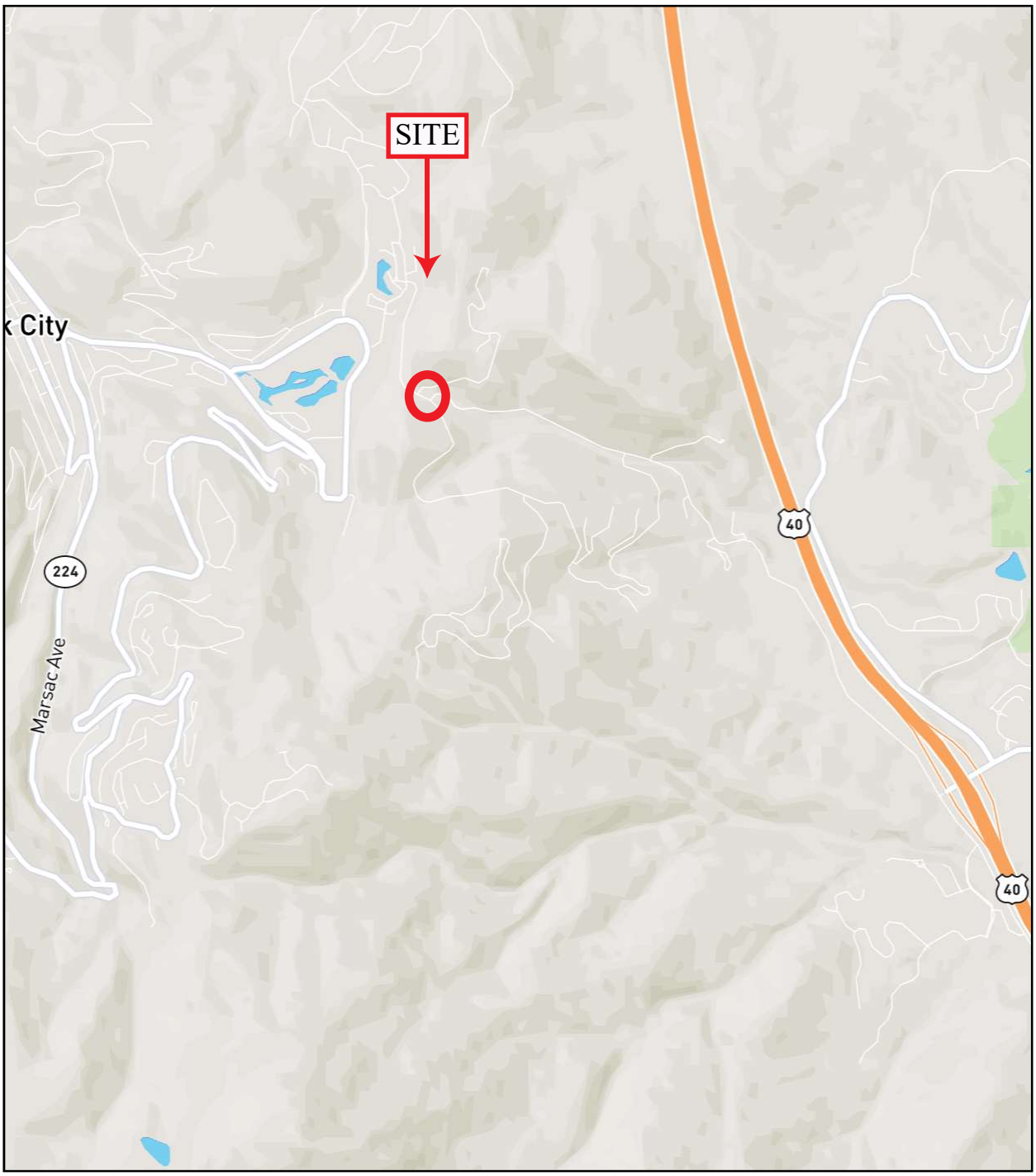


Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

ADS:jmt

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3C, Test Pit Logs
Figure 4, Key to Test Pit Log (USCS)
Figure 5, Typical Foundation/Chimney Subdrain Detail 18”

Addressee (email)



0 0.2 0.4 0.6 0.8 1 MI 1.2

0 0.5 1 1.5 KM

FIGURE 1
VICINITY MAP

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2025

GSH

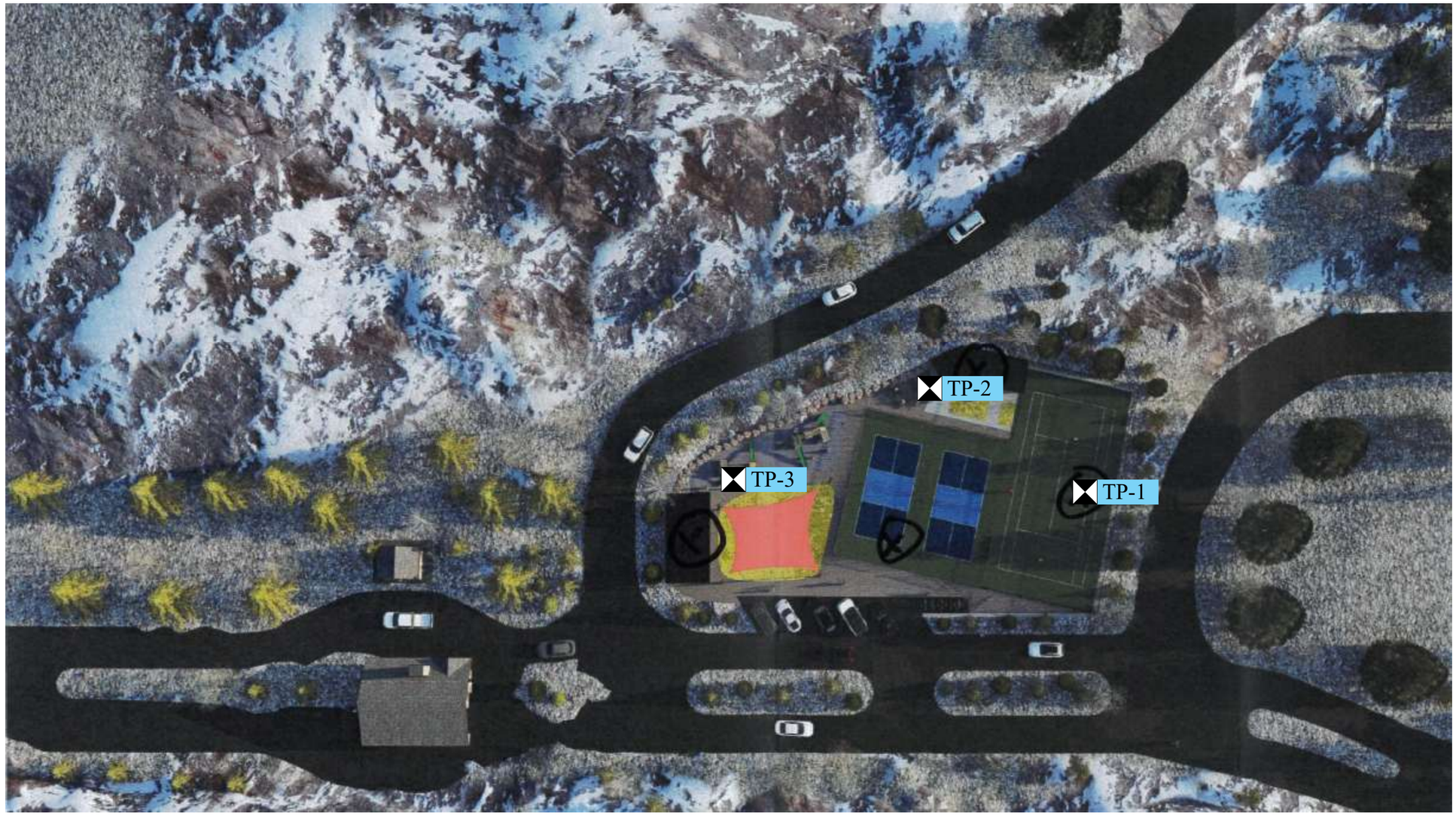


FIGURE 2
SITE PLAN

REFERENCE:
ADAPTED FROM DRAWING ENTITLED
"DEER CREST LEISURE PARK" BY RD NIELSON
ARCHITECTURE & PROSPECT MANAGEMENT,
DATED 09.25.24

APPROXIMATE SCALE IN FEET
35 0 35 70

GSH

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-1

CLIENT: RD Nielson Architecture & Prospect Management — PROJECT NUMBER: 4042-001-25

PROJECT: Proposed Deer Crest Leisure Park — DATE STARTED: 1/28/25 — DATE FINISHED: 1/28/25

LOCATION: Northeast of Intersection of W Deer Crest Estates Drive & Snow Top Road, Park City, UT — GSH FIELD REP.: GT

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (1/28/25) — ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND with fine gravel; layers of clay up to 4" thick; major roots (topsoil) to 6"; dark brown								moist medium dense
			5		8.0		13.0			slightly moist
					9.6		39.0			
			10							
		End of Exploration at 10.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 10.5’.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-2

CLIENT: RD Nielson Architecture & Prospect Management — PROJECT NUMBER: 4042-001-25

PROJECT: Proposed Deer Crest Leisure Park — DATE STARTED: 1/28/25 — DATE FINISHED: 1/28/25

LOCATION: Northeast of Intersection of W Deer Crest Estates Drive & Snow Top Road, Park City, UT — GSH FIELD REP.: GT

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (1/28/25) — ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND with fine gravel; layers of clay up to 4" thick; major roots (topsoil) to 8"; dark brown								moist medium dense
										slightly moist
			5							
		grades with weathered bedrock; slightly cemented; light brown			11.2		11.0			very dense
		Refusal at 9.0' on bedrock. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25” diameter slotted PVC pipe to 9.0’.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-3

CLIENT: RD Nielson Architecture & Prospect Management — PROJECT NUMBER: 4042-001-25

PROJECT: Proposed Deer Crest Leisure Park — DATE STARTED: 1/28/25 — DATE FINISHED: 1/28/25

LOCATION: Northeast of Intersection of W Deer Crest Estates Drive & Snow Top Road, Park City, UT — GSH FIELD REP.: GT

EXCAVATING METHOD/EQUIPMENT: Mini Excavator

GROUNDWATER DEPTH: Not Encountered (1/28/25) — ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	SM	SILTY FINE TO COARSE SAND with fine gravel; layers of clay up to 4" thick; major roots (topsoil) to 6"; dark brown								moist medium dense
										slightly moist
			5		11.8		29.8			
										very dense
		Refusal at 9.5' on bedrock. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 9.5'.	10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

CLIENT: RD Nielson Architecture & Prospect Management
PROJECT: Proposed Deer Crest Leisure Park
PROJECT NUMBER: 4042-001-25

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:	MODIFIERS:	MOISTURE CONTENT (FIELD TEST):
Weakly: Crumbles or breaks with handling or slight finger pressure.	**Trace** <5%	**Dry:** Absence of moisture, dusty, dry to the touch.
Moderately: Crumbles or breaks with considerable finger pressure.	**Some** 5-12%	**Moist:** Damp but no visible water.
Strongly: Will not crumble or break with finger pressure.	**With** > 12%	**Saturated:** Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"
Occasional:	One or less per 6" of thickness
Numerous;	More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

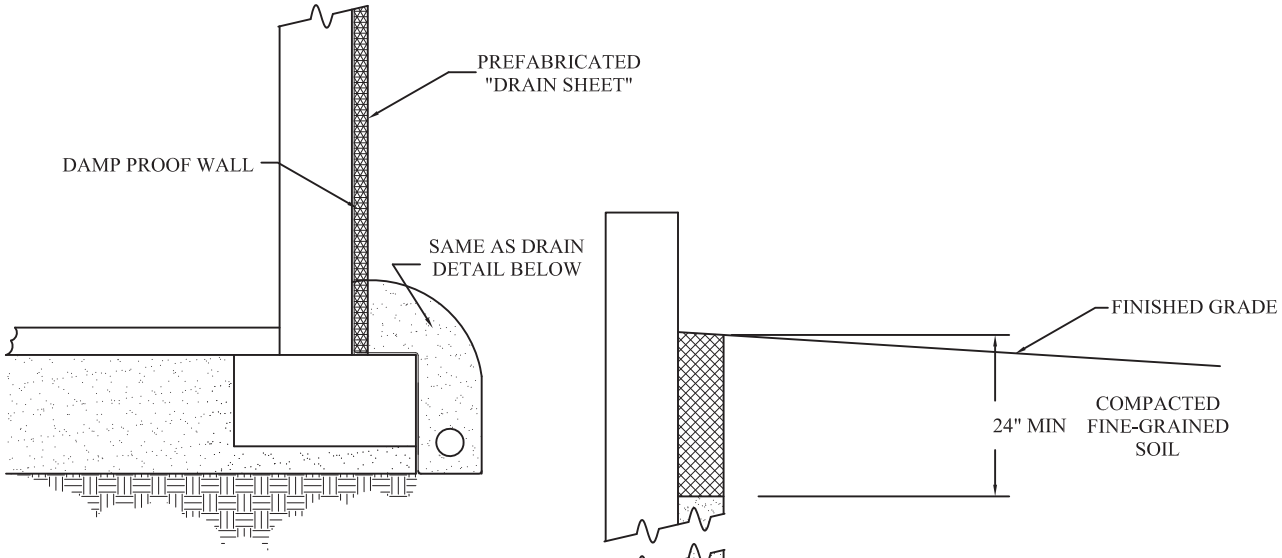
WATER SYMBOL

- Water Level

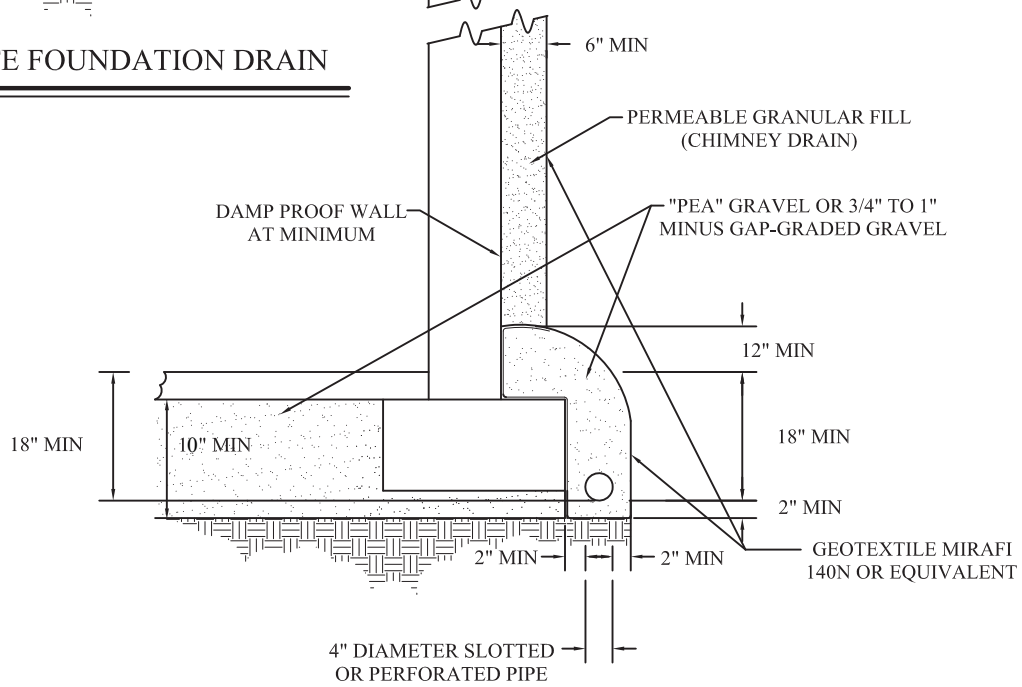
FIGURE 4

GSH

TYPICAL FOUNDATION/CHIMNEY SUBDRAIN DETAIL



ALTERNATE FOUNDATION DRAIN



TYPICAL FOUNDATION DRAIN

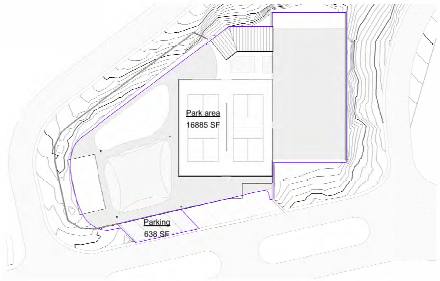
(NOT TO SCALE)

GSH

FIGURE 5

Deer Crest Park





code analysis

utah state adopted code

2021 IBC
2021 IPC
2021 IMC
2021 IFGC
2020 NEC
2017 ANSI A117.1
2021 IECC

notes:

1.

Sheet List	
Sheet Number	Sheet Name
A000	index
A002	construction notes
A100	topography survey
A101	code slope analysis
A102	location before
A103	location after
A104	site plan park true north
A104.1	overall site plan park true north
A105	site plan park project north
A303	sections park
A400	restroom floor plan & roof plan
A402	restroom sections
A403	restroom detail sections
A404	restroom elevations
A405	restroom interior elevations
A406	restroom foundation & framing plan
A407	restroom 3d views
A900	3d view render
A901	3d views renders
A902	3d views
S-000	structural notes & details
S-001	structural notes & details
S-002	structural notes & details
S-100	structural plans
S-500	structural details
A300	floor plan park
A301	roof plan park
A302	park elevations
A304	drainage plan
E000	electrical cover sheet
E001	symbols legend
E300	electrical plan park
E400	restroom electrical plan
E600	one-line diagram
E602	lighting fixture schedules & details
E603	equipment & panel schedules
E700	typical mounting details
M000	mechanical cover sheet
M101	restroom - hvac floor plans & schedules
P000	plumbing cover sheet
P101	restroom - plumbing floor plans
P201	plumbing details & schedules

structural engineer:

Iridium AE
Garrett Jenkins
635 west 5300 south, suite 203
Salt Lake city Utah 84123
(801) 974-5102
garrett@iridiumae.com

architect:

R. D. Nielson Architecture
4175 Forestdale Dr, Suite 103
Park City, Utah 84098
(801) 631-1100
rob@prospectutah.com

contractor:

mech/elec engineer:

Spectrum Engineering
3245 State Street
Salt Lake City, Utah 84111
(801) 321-5151

R.D. Nielson ARCHITECTURE CONSULTING
4175 Forestdale Dr, Suite 103
Park City, Utah (801) 631-1100

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revisions:

Deer Crest
Leisure Park
Park City, Utah.

index

Project number: -
Date: 04.09.25
Drawn by: ia

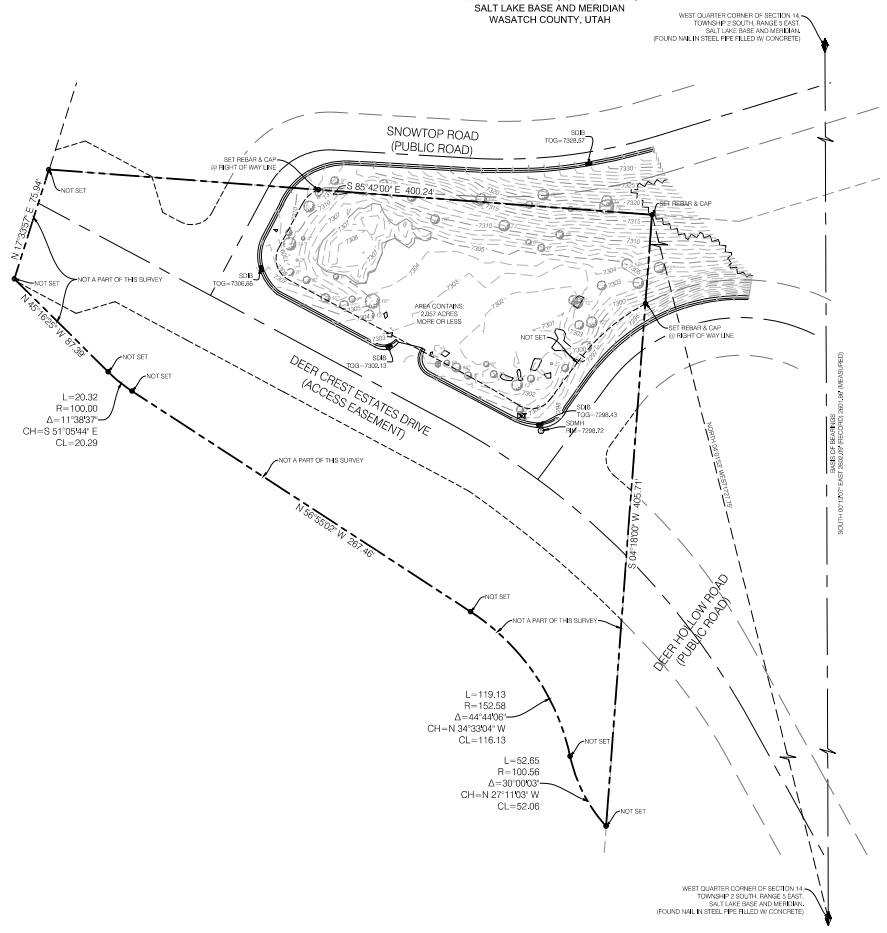
A000

Scale: 1" = 30'-0"

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LEASE PARCEL SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



NORTH

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20ft.

SURVEYOR'S CERTIFICATE:

I, DALE K. BENNETT, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 103381 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

DALE K. BENNETT
No. 103381
12/13/2024

RECORD DESCRIPTION:

MCKINLEY PARCEL 1C

BEGINNING AT NORTH-EAST CORNER OF THE MCKINLEY MINING CLAIM (MS 9643) SAID POINT BEING N 04°01'53" W 1727.25 FEET MORE OR LESS FROM THE SOUTH-EAST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG THE EAST LINE OF SAID MCKINLEY MINING CLAIM S 04°18'00" W 405.71 FEET TO A POINT ON A 100.56 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N 47°48'56" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 52.65 FEET THRU A CENTRAL ANGLE OF 30°00'03" TO A POINT ON A 152.58 FOOT RADIUS REVERSE CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS S 77°48'00" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 119.13 FEET THRU A CENTRAL ANGLE OF 44°44'06" TO A POINT OF TANGENCY; THENCE N 56°55'02" W 267.46 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N 33°04'58" E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 20.32 FEET THRU A CENTRAL ANGLE OF 11°38'37" TO A POINT OF TANGENCY; THENCE N 45°16'25" W 87.28 FEET TO A POINT ON THE SUMMIT/WASATCH COUNTY LINE; THENCE N 17°33'57" E 75.94 FEET ALONG SAID COUNTY LINE TO A POINT ON THE NORTH LINE OF SAID MCKINLEY MINING CLAIM; THENCE S 85°42'00" E 400.24 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING

NARRATIVE OF BOUNDARY:

SCOPE:
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC. WAS RETAINED BY RD NIELSON ARCHITECTURE TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS:
THE BASE OF BEARINGS FOR THIS SURVEY IS SOUTH 00°13'07" EAST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS:
R1) DEER HOLLOW VILLAGE SUBDIVISION AT DEER CREST, RECORDED AS ENTRY NO. 209772 IN BOOK 408 AT PAGE 259-275 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

R2) SNOWTOP SUBDIVISION AT DEER CREST, RECORDED AS ENTRY NO. 209773 IN BOOK 408 AT PAGE 276-293 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

R3) AMENDED AND RESTATED SPECIAL USE LEASE AGREEMENT NO. ML-49-C, DATED MAY 1, 1998, IN THE OFFICE OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION.

BENCHMARK:
WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, ELEVATION = 7506.588

NARRATIVE:
THIS SURVEY ADD BOUNDARIES TO A TOPOGRAPHY SURVEY WHICH WAS PERFORMED PREVIOUSLY.

THE BOUNDARIES OF THE PROPERTY WERE DETERMINED BASED ON THE TWO SUBDIVISION PLATS REFERENCED HEREON AS R1 & R2 AND THE LEASE AGREEMENT LISTED ABOVE AS R3NO DOCUMENT WAS ATTAINABLE FROM THE WASATCH COUNTY RECORDS.

LEGEND AND ABBREVIATIONS:

- SECTION CORNER (LINE FOUND)
- PROPERTY CORNER (PLAT NOTED)
- ADJACENT PL or LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- CURB & GUTTER
- EDGE OF EXISTING ASPHALT

NO.	DESCRIPTION	DATE

SURVEY 40'
NOTE 40'
PLOT 1:20
Revisions
WORKING/DRAWN

BENCHMARK ENGINEERING & LAND SURVEYING
(435)654-0319 FAX (435)654-4190
1020 EAST STATE STREET, SUITE 4 HEBER CITY, UTAH 84032
www.benchmarkeng.com

RD NIELSON ARCHITECTURE

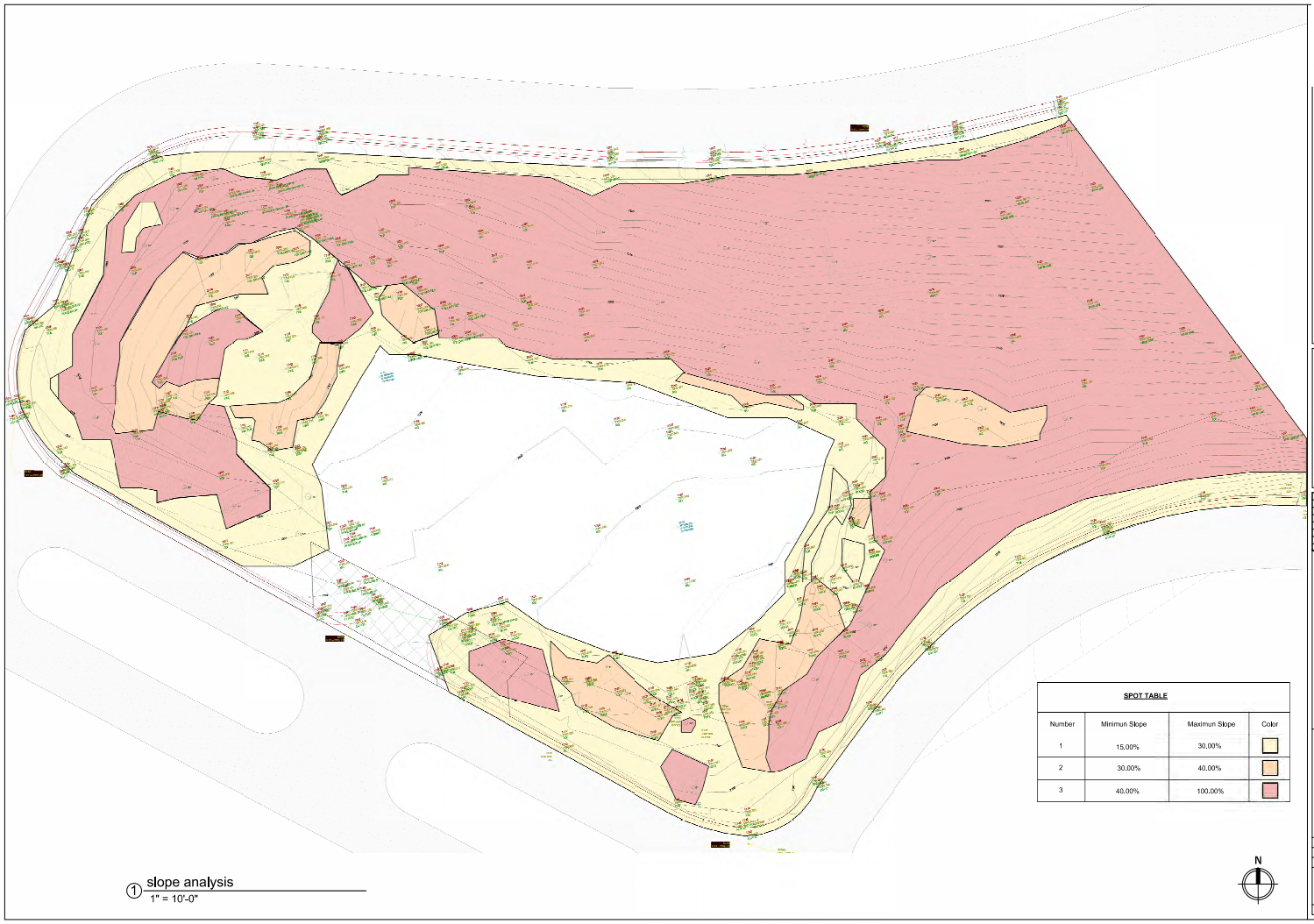
3672 WEST DEER CREST ESTATES DRIVE
PARK CITY, UTAH

PROJECT NO. 2305075

LEASE PARCEL SURVEY

SVB.01
1 OF 1

A-100



SPOT TABLE			
Number	Minimun Slope	Maximun Slope	Color
1	15.00%	30.00%	
2	30.00%	40.00%	
3	40.00%	100.00%	

① slope analysis
1" = 10'-0"

N

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ARCHITECTURE CONSULTING
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code slope analysis

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Drawn by: ia

A101

Scale: As indicated

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Scale: A102

Project number: -

Date: 04.09.25

Drawn by: KR

location before

Deer Crest

Leisure Park

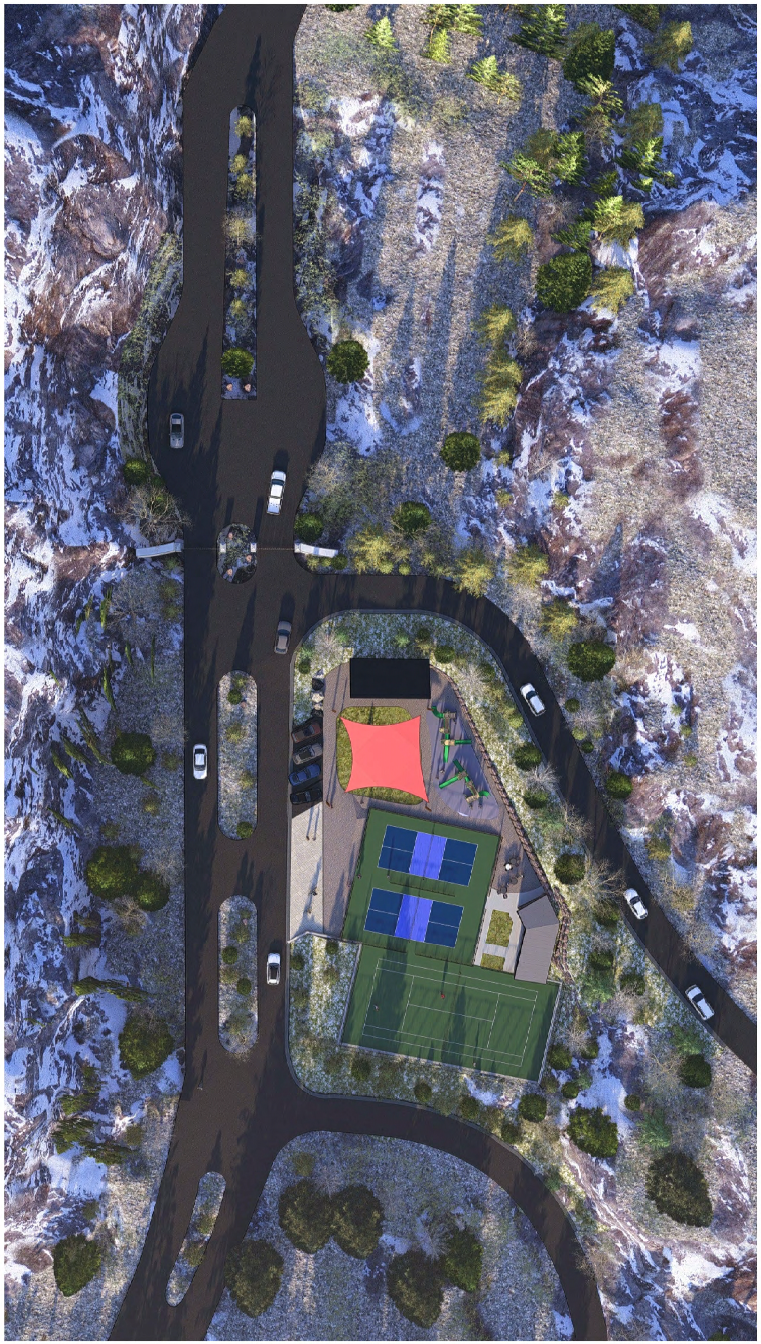
Park City, Utah.

PROGRESS

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Sheet	Project number	Date	Drawn by
A103	,	04.09.25	LR

location after

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Leisure Park

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3d view render

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A900

Scale

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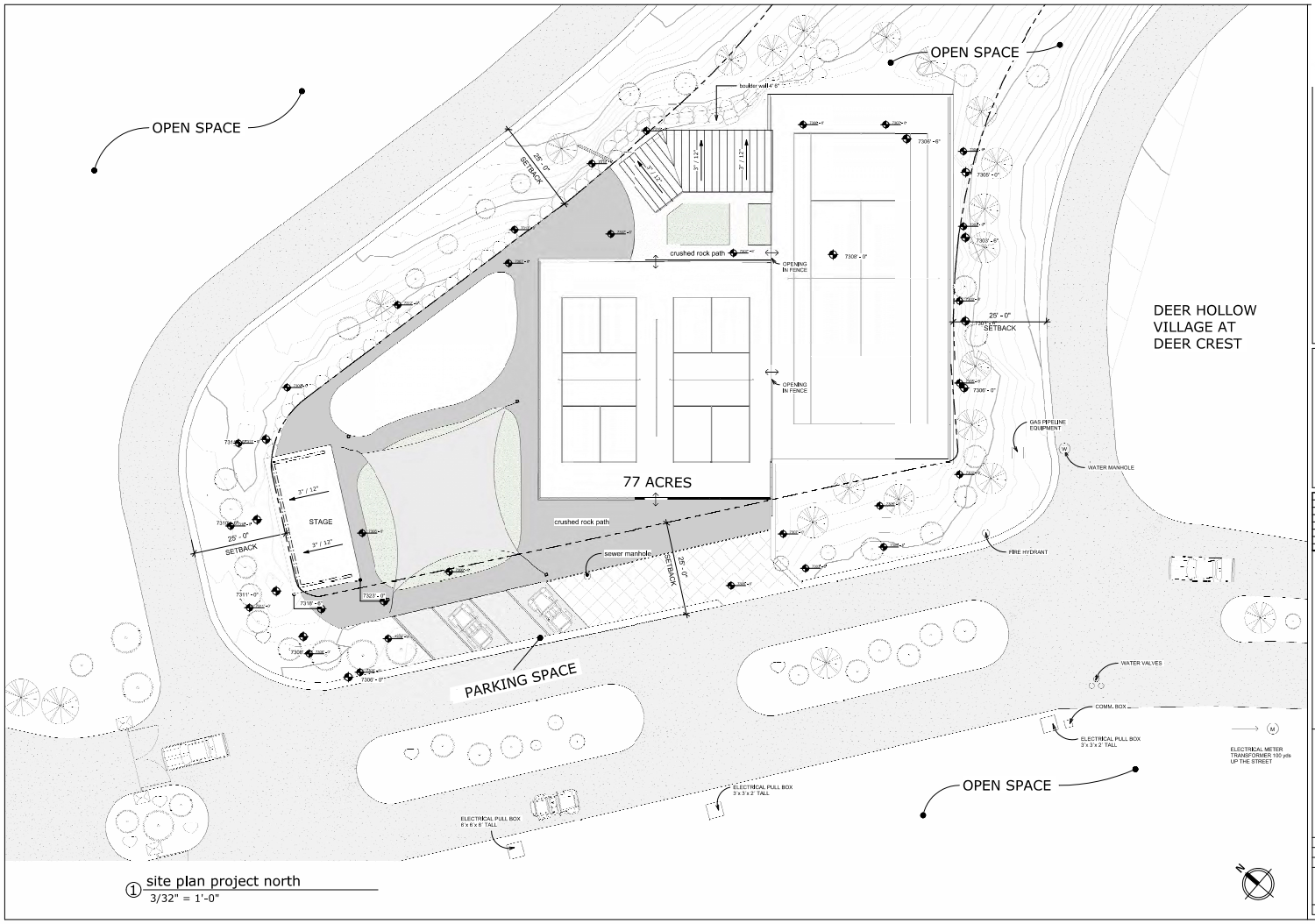
3d views
renders

Project number: -
Date: 04.09.25
Drawn by: ia

A901

Scale:

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① site plan project north
3/32" = 1'-0"

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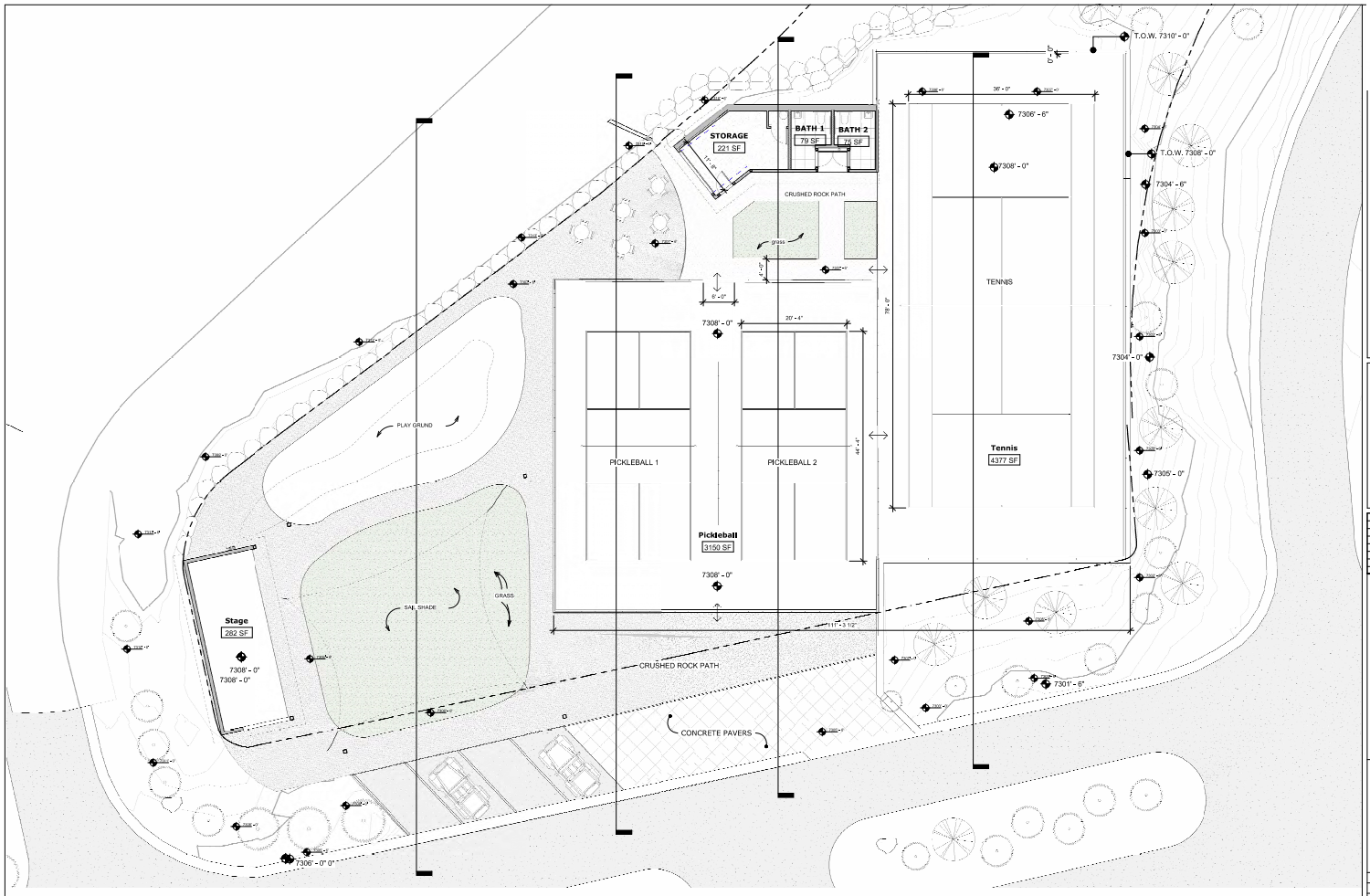
site plan park
project north

Project number -
Date 04.09.25
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A105

Scale 3/32" = 1'-0"

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① floor plan park
1/8" = 1'-0"

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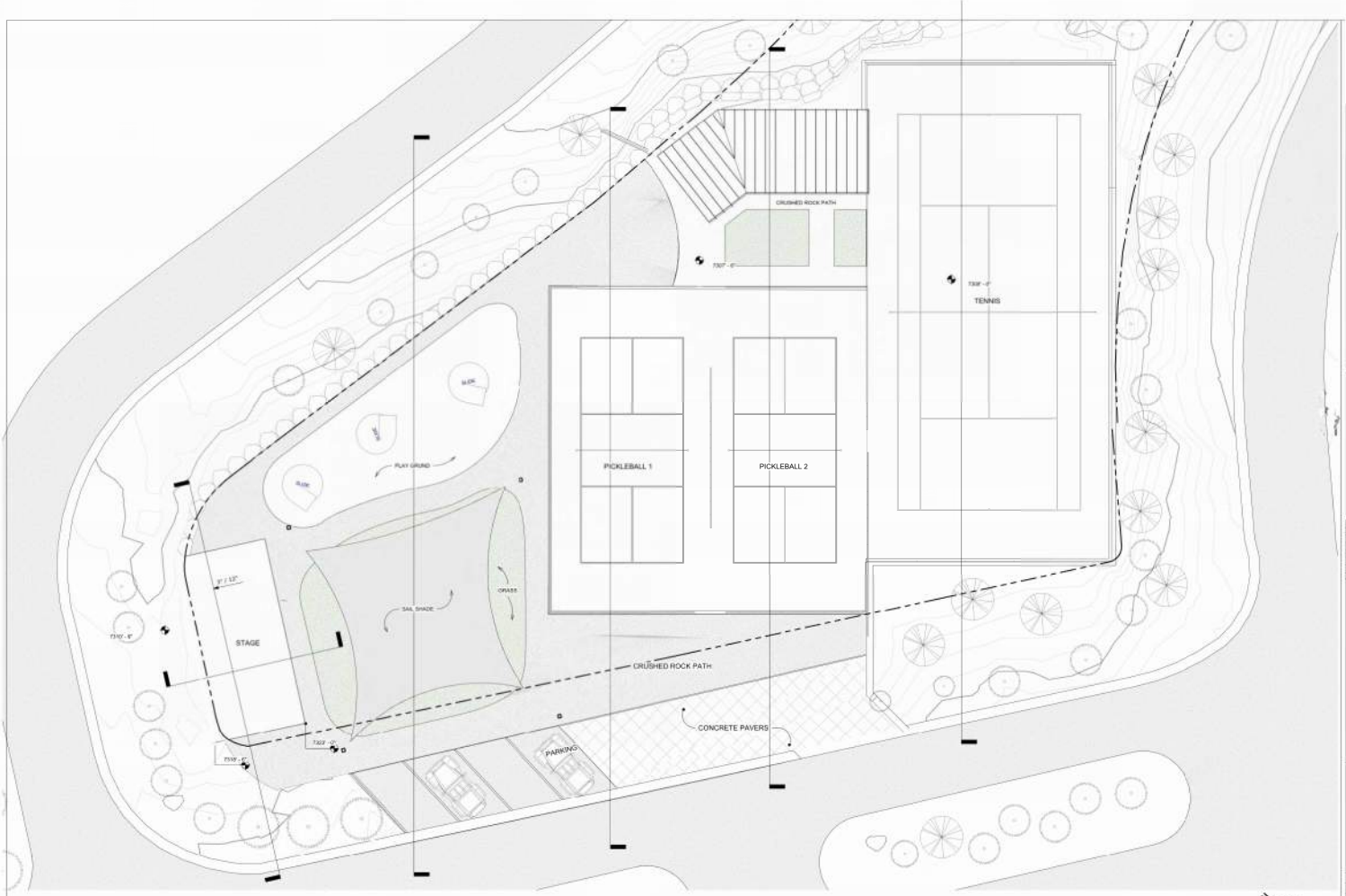
floor plan park

Project number -
Date 04.09.25
Drawn by ia

A300

Scale 1/8" = 1'-0"

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① Roof plan park
1/8" = 1'-0"

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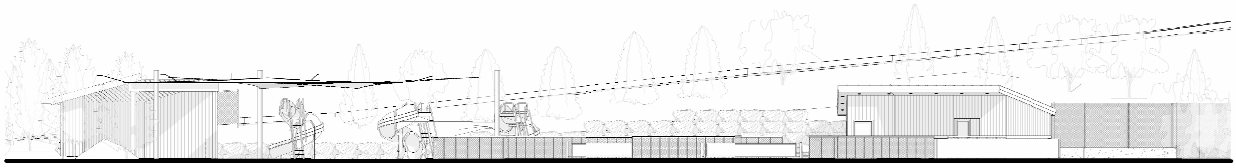
Deer Crest
Leisure Park
Park City, Utah.

roof plan park

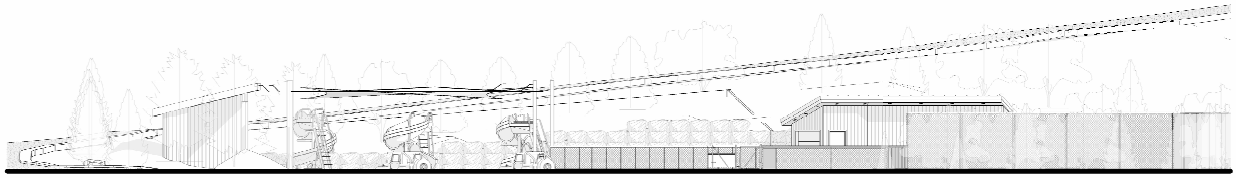
Project number
Date 04.09.25
Drawn by IB

A301

Scale 1/8" = 1'-0"



Ⓐ Elevation A
1/8" = 1'-0"



Ⓑ Elevation B
1/8" = 1'-0"

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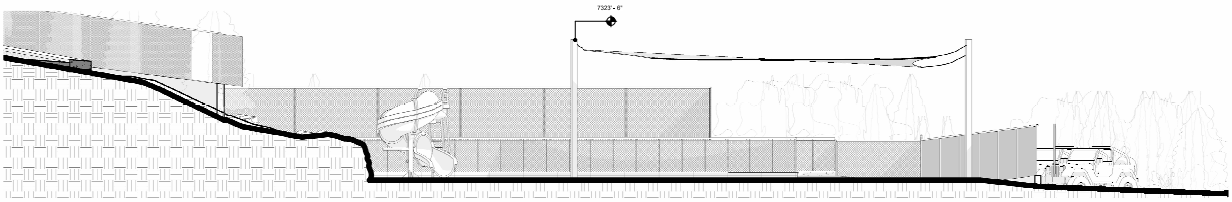
park elevations

Project number -
Date 04.09.25
Drawn by ia

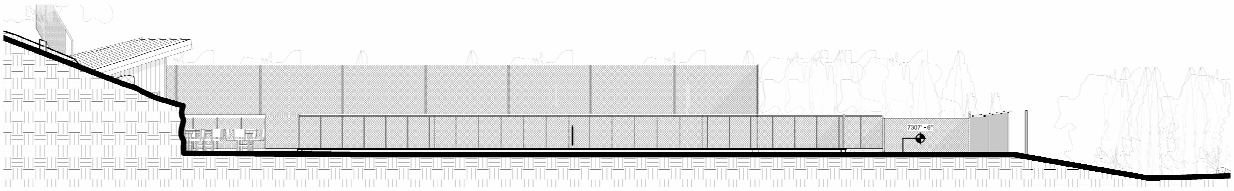
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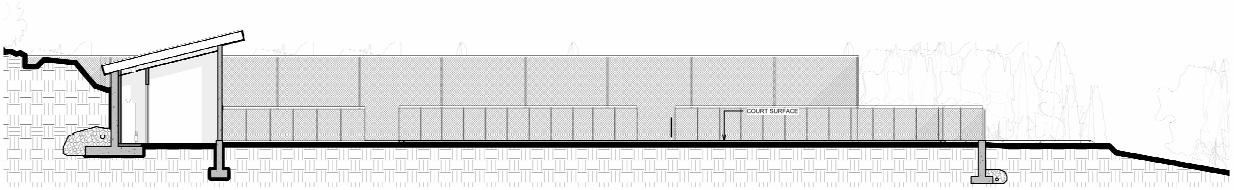
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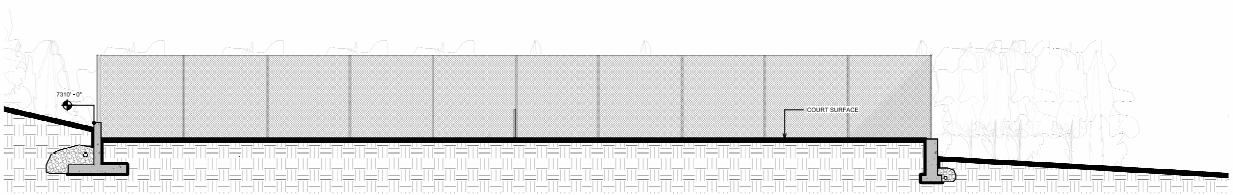
Ⓐ Section A
3/16" = 1'-0"



Ⓑ Section B
3/16" = 1'-0"



① Section C
3/16" = 1'-0"



Ⓓ Section D
3/16" = 1'-0"

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revisions

Deer Crest
Leisure Park
Park City, Utah.

sections park

Project number -
Date 04.09.25
Drawn by ia

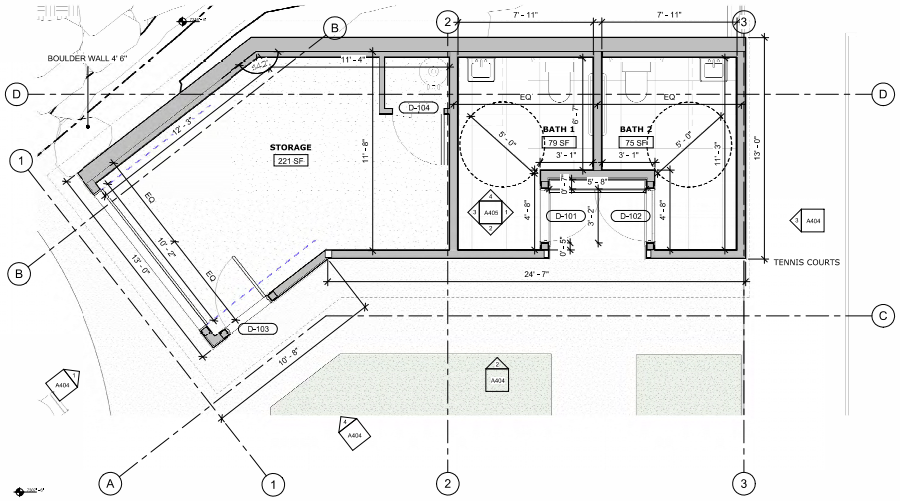
A303

Scale 3/16" = 1'-0"

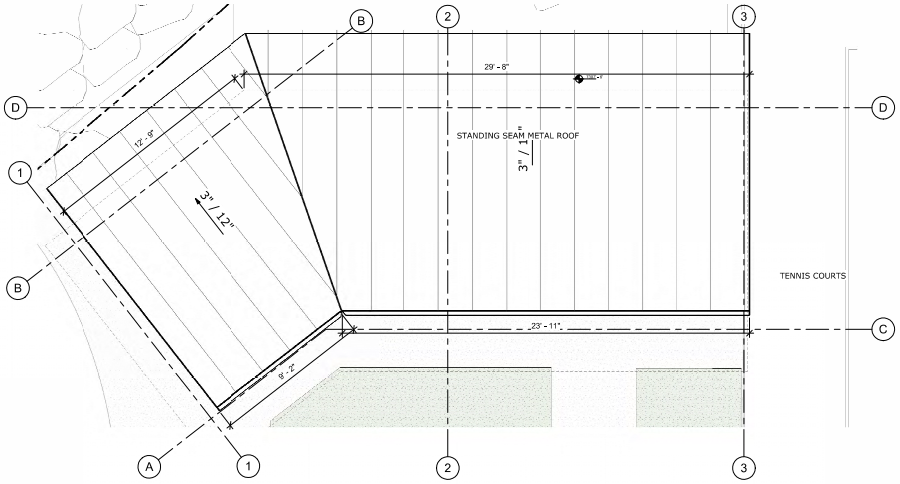
4/9/2025 4:54:35 PM

door schedule

Mark	Width	Height	Thickness	Door Material	Door Type	Frame Material	Frame finish
D-101	3' - 0"	7' - 0"	0' - 1 3/4"	metal	36" x 84"	metal	metal
D-102	3' - 0"	7' - 0"	0' - 1 3/4"	metal	36" x 84"	metal	metal
D-103	3' - 0"	7' - 0"	0' - 1 3/4"	metal	36" x 84"	metal	metal
D-104	3' - 0"	7' - 0"	0' - 2"	wood	3' x 7'	wood	paint
D-105	10' - 0"	7' - 0"	0' - 1 1/2"		10x7		



① Restroom floor plan
3/8" = 1'-0"



② Restroom roof plan
3/8" = 1'-0"

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Park City, Utah.

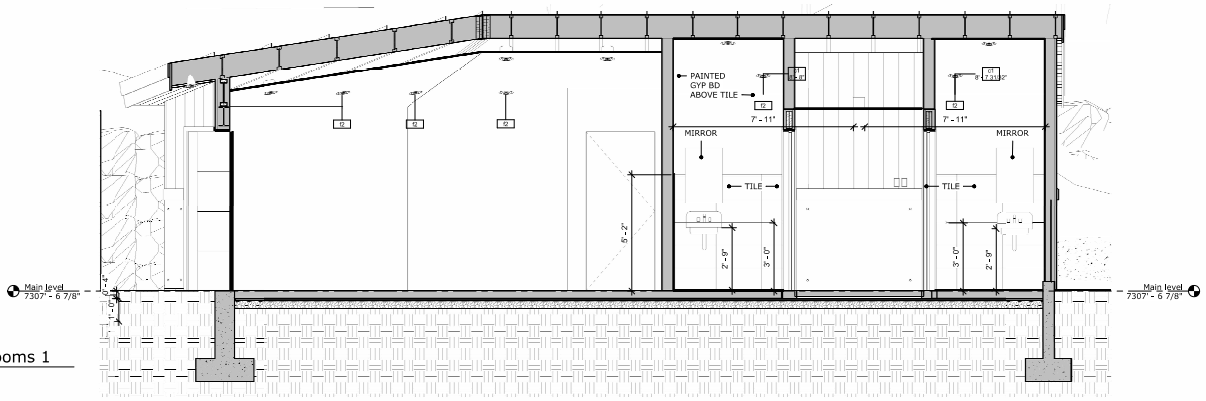
restroom floor plan & roof plan

Project number -
Date 04.09.25
Drawn by ia

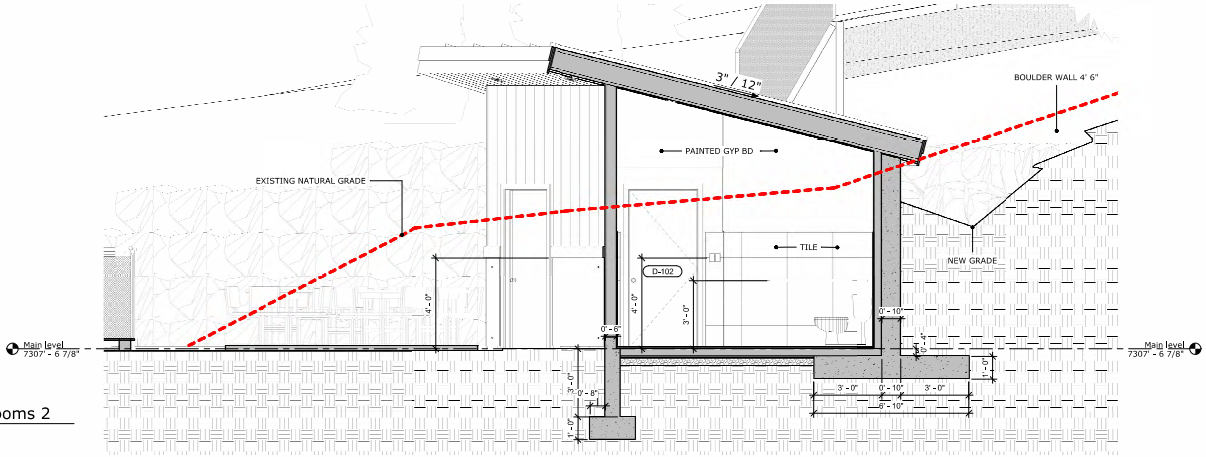
A400

Scale 3/8" = 1'-0"

4/9/2025 4:54:42 PM



① Section restrooms 1
1/2" = 1'-0"



② Section restrooms 2
1/2" = 1'-0"

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revisions

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Leisure Park
Park City, Utah.

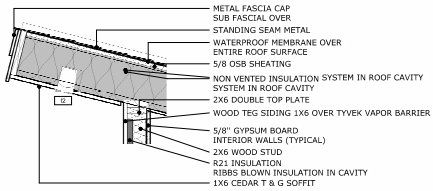
restroom sections

Project number -
Date 04.09.25
Drawn by ia

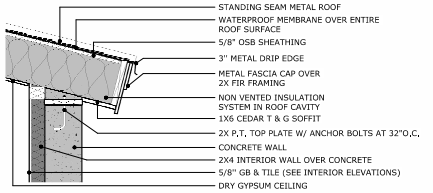
A402

Scale 1/2" = 1'-0"

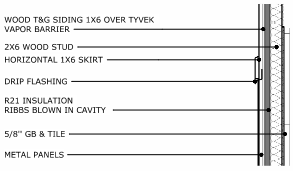
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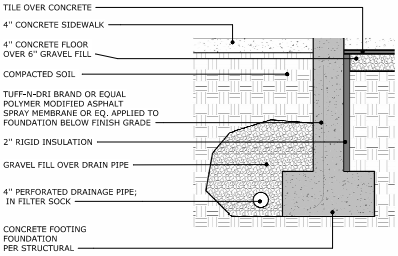
Ⓐ Roof Detail
1" = 1'-0"



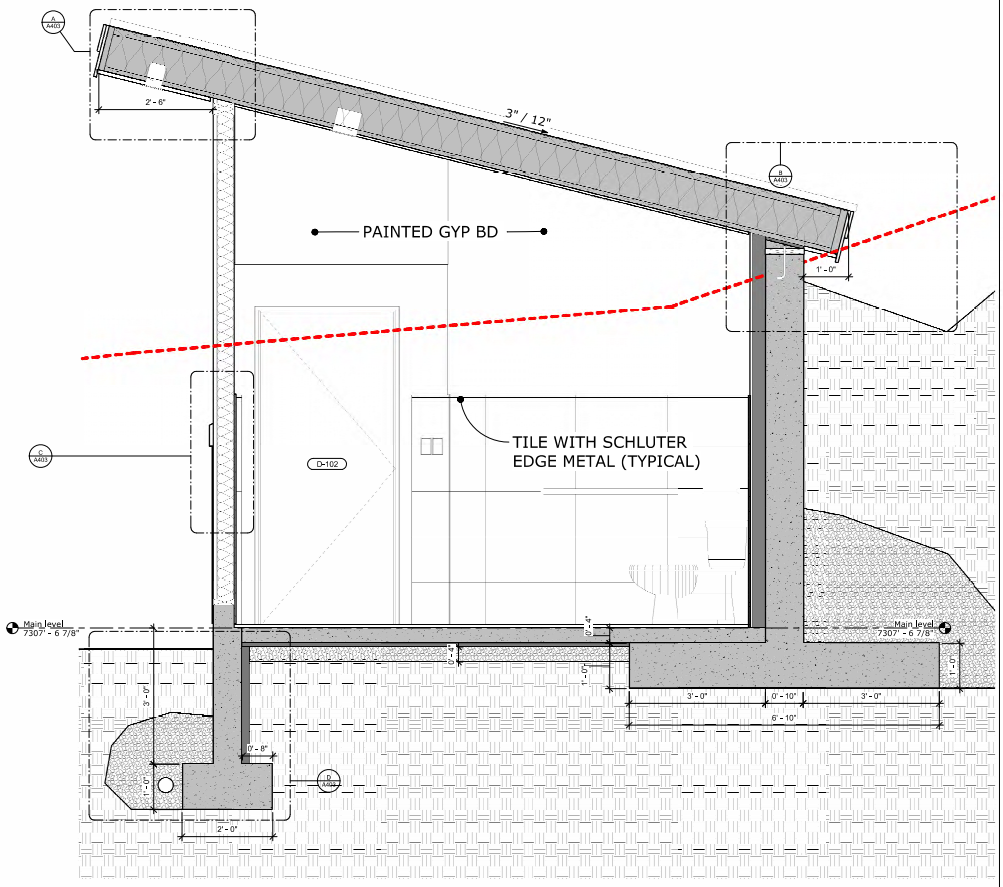
Ⓑ Roof / Wall Detail
1" = 1'-0"



Ⓒ wall sweep + wall
1" = 1'-0"



Ⓓ Footing Detail
1" = 1'-0"



① Section Detail
1" = 1'-0"

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Leisure Park
Park City, Utah.

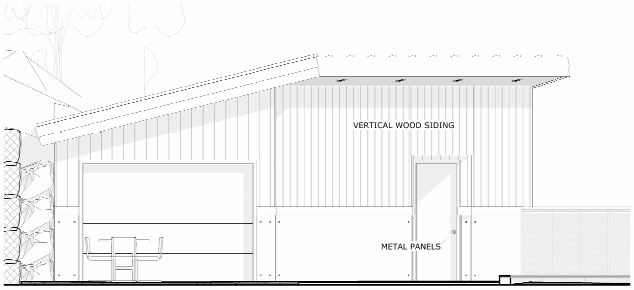
restroom
detail sections

Project number: -
Date: 04.09.25
Drawn by: ia

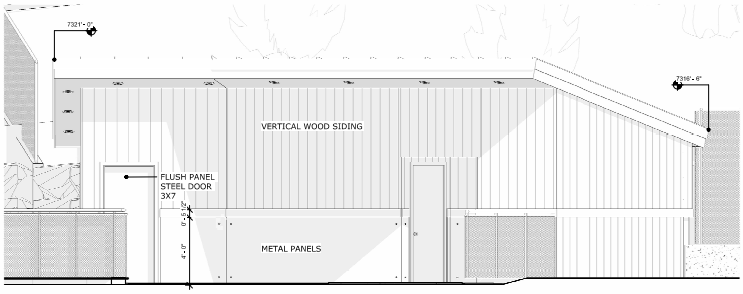
A403

Scale: 1" = 1'-0"

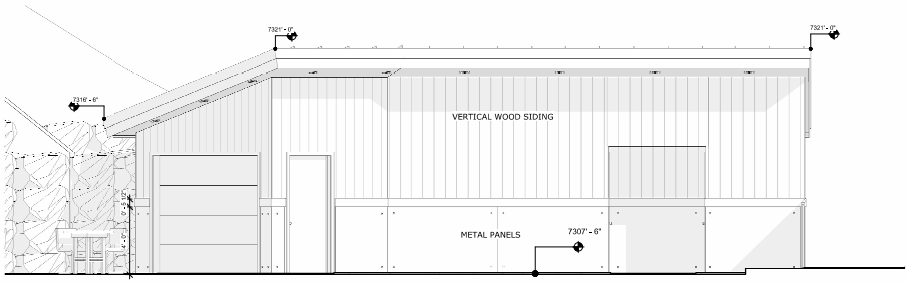
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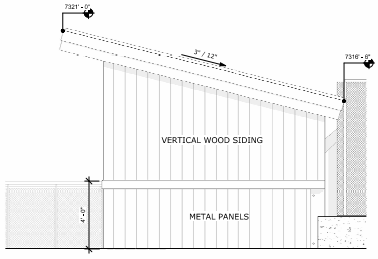
① Resroom elevation 1
3/8" = 1'-0"



④ Restroom elevation 2
3/8" = 1'-0"



② Restroom elevation 3
3/8" = 1'-0"



③ Restroom elevation 4
3/8" = 1'-0"

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Park City, Utah.

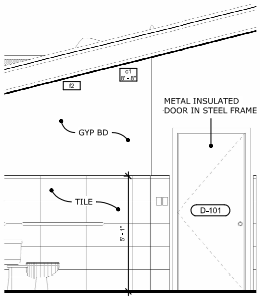
restroom elevations

Project number -
Date 04.09.25
Drawn by ia

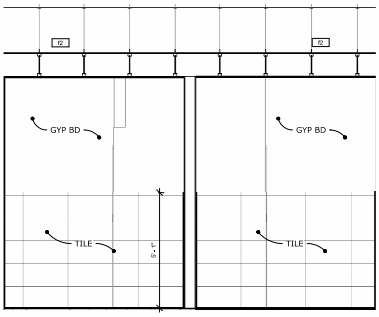
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Scale 3/8" = 1'-0"

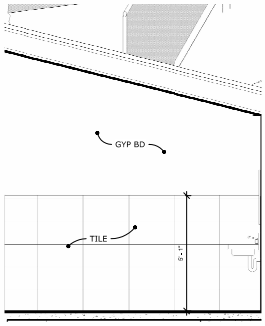
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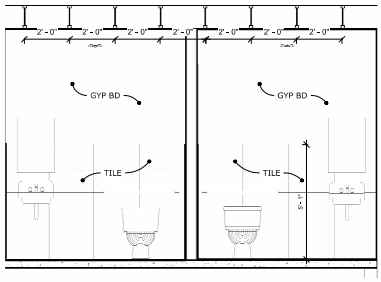
① Elevation 1 - a
1/2" = 1'-0"



② Elevation 1 - b
1/2" = 1'-0"



③ Elevation 1 - c
1/2" = 1'-0"



④ Elevation 1 - d
1/2" = 1'-0"

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Leisure Park
Park City, Utah.

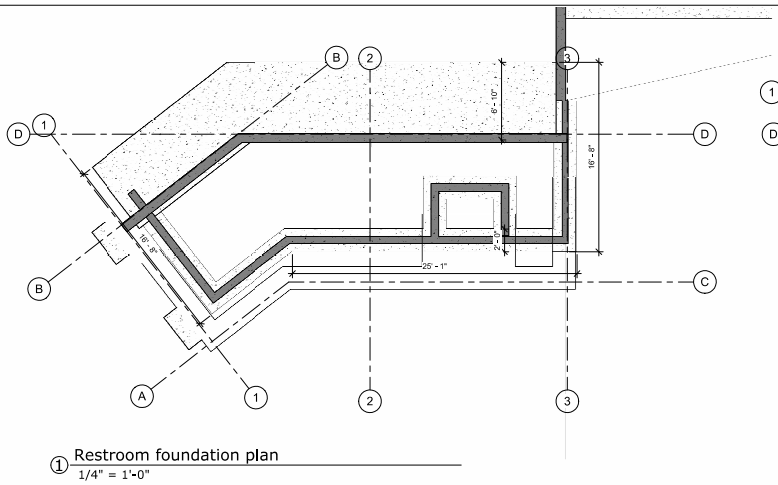
restroom interior elevations

Project number -
Date 04.09.25
Drawn by ia

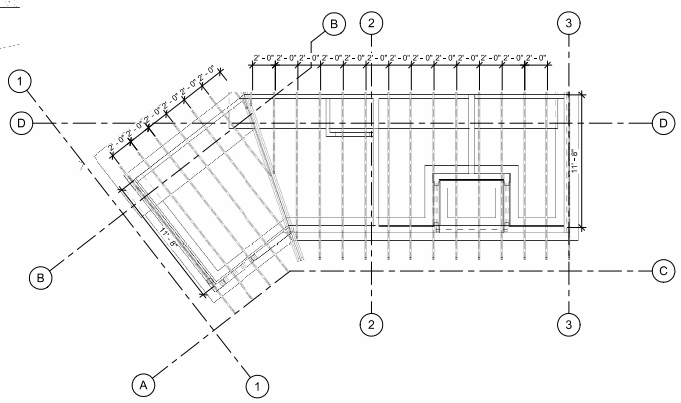
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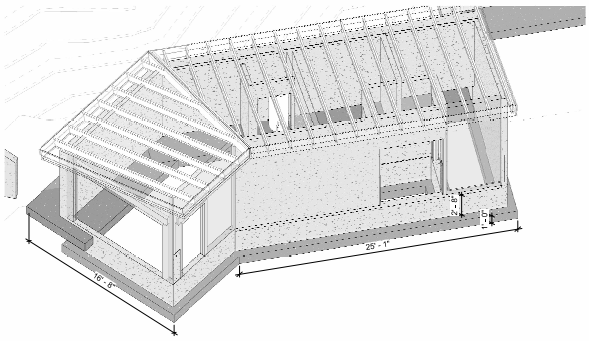
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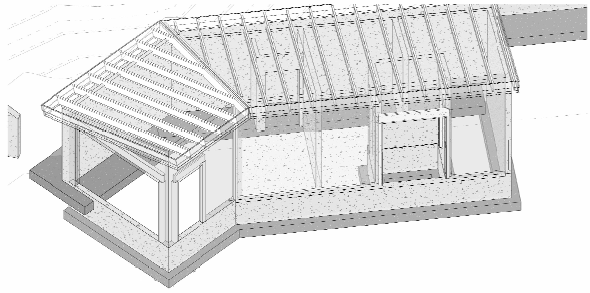
① Restroom foundation plan
1/4" = 1'-0"



② Rathroom framing plan
1/4" = 1'-0"



③ 3d structure plan



④ 3d isometric framing plan

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Park City, Utah.

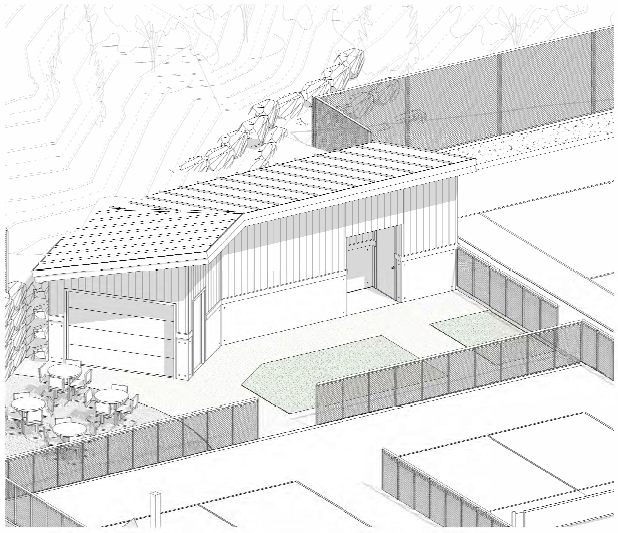
restroom foundation & framing plan

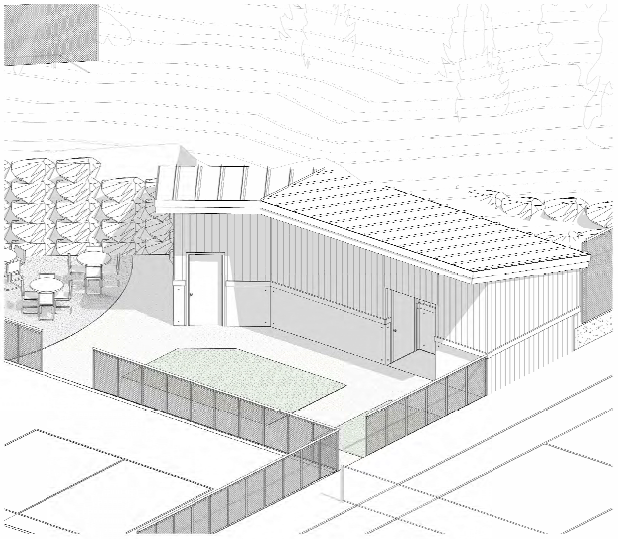
Project number -
Date 04.09.25
Drawn by ia

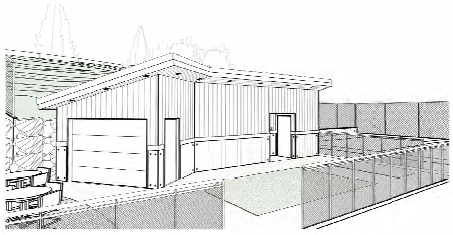
A406

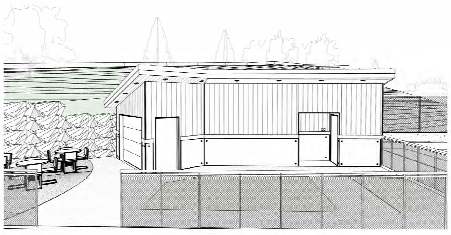
Scale 1/4" = 1'-0"

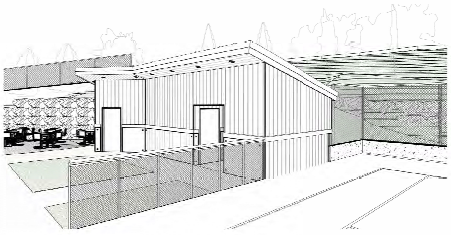
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revisions

Deer Crest
Leisure Park
Park City, Utah.

restroom 3d views

Project number: -
Date: 04.09.25
Drawn by: ia

A407

Scale

4/9/2025 4:55:32 PM

CONCRETE REINFORCING

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND ACI STANDARD.
2. ALL REINF AND EMBEDS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
3. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS A,S,T,M, A615 GRADE 60.
4. REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
5. MAINTAIN MINIMUM CONC. COVER FOR REINF AS FOLLOWS:
   - UNFORMED CONC AGAINST & PERM, EXPOSED TO EARTH ..... 3"
   - FORMED CONC EXPOSED TO EARTH OR WEATHER (#6 THRU #18 BARS) ..... 2"
   - FORMED CONC EXPOSED TO EARTH OR WEATHER (#5 & SMALLER BARS) ..... 1-1/2"
   - SLABS & WALLS NOT EXPOSED TO WEATHER (#11 & SMALLER BARS) ..... 3/4"
   - BEAMS, COLUMNS USED FOR PRIMARY REINF & TIES ..... 1-1/2"
6. SEE BAR DEVELOPMENT & LAP SPLICE TABLE FOR REINFORCING DEVELOPMENT & LAP SPLICE.

BAR DEVELOPMENT AND LAP SPLICE

1. DEFINITIONS:
   - l_d ..... TENSION DEVELOPMENT FOR REINFORCEMENT SATISFYING THE FOLLOWING CONDITIONS:
   - SLABS & WALLS ..... CLEAR SPACING > 2db AND CONCRETE CLEAR COVER > db,
   - BEAMS & COLUMNS ..... CLEAR COVER SPACING > db AND CONCRETE CLEAR COVER > db.
   - l_d ..... DEVELOPMENT LENGTH FOR TOP BARS IN TENSION.
   - l_{dh} ..... TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS (CLASS B).
   - l_{sth} ..... TENSION LAP SPLICE LENGTH OF TOP BARS.
   - d_b ..... NOMINAL BAR DIAMETER (INCHES).
   - TOP BARS ..... HORIZONTAL REINFORCEMENT WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW.
2. MULTIPLY VALUES IN SCHEDULE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET REQUIREMENTS FOR l_d IN NOTE 1.
3. MULTIPLY VALUES IN SCHEDULE BY 1.3 FOR USE IN LIGHTWEIGHT AGGREGATE CONCRETE.
4. FOR EPOXY COATED BAR: MULTIPLY VALUES IN SCHEDULE BY 1.5 FOR BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db, OTHERWISE MULTIPLY VALUES BY 1.3.
5. a. FOR BUNDLED BARS OF THREE OR LESS MULTIPLY LENGTH BY 1.2.
   b. FOR BUNDLED BARS OF FOUR OR MORE MULTIPLY LENGTHS BY 1.33.
   c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP, ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
6. SCHEDULE LENGTHS ARE FOR fy=60ksi REINFORCING.

BAR DEVELOPMENT & LAP SPLICE LENGTH SCHEDULE

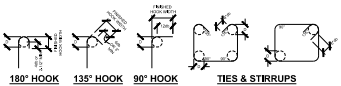
BAR	f'c = 3000 PSI				f'c = 4000 PSI			
SIZE	l_d	l_{d1}	l_{dh}	l_{sth}	l_d	l_{d1}	l_{dh}	l_{sth}
#3	17"	22"	12"	22"	15"	19"	10"	20"
#4	23"	29"	23"	29"	20"	25"	23"	33"
#5	29"	36"	36"	43"	24"	31"	31"	43"
#6	33"	43"	43"	56"	29"	37"	37"	49"
#7	48"	62"	63"	81"	42"	54"	54"	71"
#8	55"	72"	72"	92"	48"	62"	62"	81"

REINF STANDARD HOOKS

REBAR DATA SCHEDULE

BAR NO.	db (IN.)	AREA IN.²	D (IN.)	6" db	FINISHED HOOK WIDTH	
					180° HOOK	135° HOOK	90° HOOK
#3	0.375	0.11	2.25	4	3"	3"	6"
#4	0.500	0.20	3.00	4	4"	3"	8"
#5	0.625	0.31	3.75	4	5"	3-3/4"	10"
#6	0.750	0.44	4.50	4	6"	4-1/2"	12"
#7	0.875	0.60	5.25	5.25	7"	5-1/4"	14"
#8	1.000	0.79	6.00	6.00	8"	6"	16"
#9	1.128	1.00	9.02	6.77	1-3/4"	–	19"
#10	1.270	1.27	10.16	7.62	1-3/4"	–	22"
#11	1.410	1.56	11.28	8.46	1-3/4"	–	24"

DEFINITIONS:
db: ACTUAL DIAMETER OF BAR (IN.)
D: 6"db FOR #3 BAR TO #8 BAR
D: 8"db FOR #9 TO #11 BAR



LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS:
   - GLU-LAM BEAMS: GLB (SHALL SHOW) ..... 24F-V4 DF/DF
   - (Cantilevered) ..... 24F-V8 DF/DF
   - JOISTS & HEADERS ..... DOUG FIR #2 STR
   - POST ..... DOUG FIR #1 STR
   - STUDS NONBEARING WALLS ..... 1"2", STUD GRADE STR
   - STUDS BEARING WALLS ..... DOUG FIR #2 STR
   - LVL ..... 1.9E DF LVL Fb = 2,600 PSI
   - SILL PLS IN CONTACT W/CONC ..... DOUG FIR #2 STR
   - (PRESSURE TREATED FOR MOISTURE PROTECTION)
2. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER, STAGGERED SIDE TO SIDE.
3. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
4. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART, FOR SPANS OF 14 FT AND GREATER. INSTALL CROSS BRIDGING FOR WOOD I JOISTS AS PER MFGR.
5. MIN NAILING SHALL BE AS PER INTERNATIONAL BUILDING CODE.
6. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE. ENDS OF UNTREATED WOOD BEAMS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A CLEARANCE OF NOT LESS THAN 2IN INCH ON TOP, SIDES AND ENDS.
7. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICC APPROVAL.
8. BOLT HOLES SHALL BE 1/16" MAX LARGER THAN THE BOLT SIZE, RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
9. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINCCOATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTMA653, CLASS 55 MINIMUM.

MULTI-MEMBER BEAMS

STUD CUTTING/NOTCHING

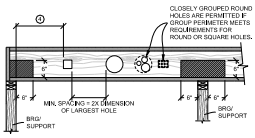
NOTE: IF BRG STUDS ARE DOUBLED UP, THEY MAY BE BORED W/ 2" HOLE IN 2x & 3-1/4" HOLE IN 2x6 @ NO MORE THAN TWO SUCCESSIVE STUDS. ADD SIMPSON "STUD SHOE" WHERE LIMITS OF TABLE ARE EXCEEDED.



STUD NOTCHING / BORING			
STUD USE		NOTCH	HOLE
BEARING	2X4	7/8"	1-3/8"
	2X6	1-3/8"	2-1/8"
NON-BEARING	2X4	1-3/8"	2"
	2X6	2-1/8"	3-1/4"

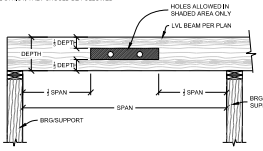
I-JOIST ALLOWABLE HOLES

1. 1-1/2" HOLE MAY BE CUT ANYWHERE IN WEB OUTSIDE OF SHADED ZONE, PROVIDE AT LEAST 3" OF CLEARANCE FROM OTHER HOLES.
2. DO NOT CUT HOLES LARGER THAN 1-1/2" ROUND IN CANTILEVERS.
3. DO NOT CUT OR NOTCH FLANGES.
4. FOR MINIMUM DISTANCE FROM SUPPORTS, SEE MANUFACTURER'S SPECIFICATIONS
5. HOLES ALLOWED PER THIS DETAIL DO NOT OVER-RIDE MFR REQUIREMENTS, IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.



LVL ALLOWABLE HOLES

1. MAX HOLE DIAMETER OF 2".
2. NO HOLES IN CANTILEVERS.
3. ROUND HOLES ONLY.
4. NO MORE THAN 3 HOLES PER SPAN
5. DETAIL VALID FOR UNIFORMLY LOADED BM ONLY, ADDITIONAL ANALYSIS REQD FOR POINT LOADED BEAM.
6. HOLES ALLOWED PER THIS DETAIL DO NOT OVER-RIDE MFR REQUIREMENTS, IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.



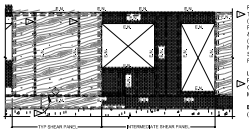
SHEAR WALL NOTES

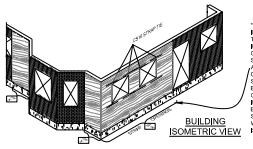
1. ALL EXTERIOR WALLS, INTERIOR WALLS INDICATED ON THE PLANS, AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH APA RATED 24/0 (OR 8TR) CDX PANEL SIDING OR OTHER GRADES COVERED IN UBC STANDARD NO. 25-3. TYPICAL NAILING SHALL BE AS INDICATED IN SHEAR WALL SCHEDULE; NAIL ALL PANELS WITH INDICATED NAIL SIZE AT 12 IN. O.C. ALONG INTERMEDIATE SUPPORTS.
2. BLOCK ALL HORIZONTAL PANEL EDGES WITH 2 IN. NOMINAL OR WIDER FRAMING. FRAMING AT ADJOINING PANEL EDGES SHALL BE SPACED NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3 INCHES OR LESS ON CENTERS.
3. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING, SEE NOTE 2 ABOVE.
4. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS ABOVE A LOW ROOF.
5. NAILS SHALL BE SPACED NOT LESS THAN 3/8 IN. FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. GAP ALL SHEATHING 1/8" AT PANEL EDGES.
6. ANCHOR BOLTS FOR ALL SHEAR WALLS SHALL BE SIZED AND SPACED AS INDICATED IN SCHEDULE ABOVE WITH 7 IN. MIN EMBED. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
7. STAPLES SHALL BE 16 GA (MIN) X 1 1/2" MIN LENGTH W/ 7/16" MIN CROWN.

SHEAR WALL NAILING

1. SHTG MAY BE INSTALLED IN VERT OR HORIZ ORIENTATION, 1/8" GAP AT END JOINTS & 1/16" GAP @ SIDE JOINTS.
2. ALL EXTERIOR WALLS & INTERIOR WALLS INDICATED ON PLANS SHALL BE SHEATHED & NAILED AS SHO MIN.
3. SHEATHING EA. REQD @ ALL HOLDOWN POSTS.
4. INTERMEDIATE SHEAR PANELS ARE WALL SECTIONS W/ HEIGHT/WIDTH RATIOS TOO HIGH ("NARROW") TO MEET CODE LIMITS, SHEATH & NAILS SW-1

OVERDRIVEN FASTENER NOTES:
THE CODE REQUIRES THAT SHEAR WALL SHTG NAILS BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHTG.
1. NO REDUCTION IN SHEAR OR ADDITIONAL FASTENERS REQD IF:
   a. FASTENERS UNIFORMLY OVERDRIVEN BY LESS THAN 1/4"
   b. FASTENERS RECESSED DUE TO SWELLING FROM MOISTURE.
   c. HOWEVER < 20% OF FASTENERS ARE OVERDRIVEN BY 1/4" MAX.
2. WHERE >20% OF FASTENERS ARE OVERDRIVEN, INSTALL ONE ADDITIONAL FASTENER FOR EVERY TWO, 16 GAGE X 1 1/4" STAPLES W/ MIN 7/16" CROWN WIDTH MAY BE USED IF ADDITIONAL NAILS ARE SPACED <3".





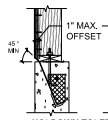
"STRAP OPENINGS" INDICATES SHEAR PANELS THAT ARE FULLY NAILED INCLUDING ABOVE & BELOW OPENINGS AS INDICATED BY SHEAR WALL SCHEDULE. ALL OPENINGS SHALL HAVE CS16 x 2'-0" MIN STRAP TIE FULLY NAILED EACH SIDE & TAB OF OPENINGS. INSTALL SOLID HORIZ. BLOCKING BEHIND STRAPS. STRAPS ONLY REQUIRED WHERE "STRAP OPENINGS" IS CALLED OUT ON PLAN.

FOR S.W. TYPES HIGHER THAN SW2, LOCATE 3 OR (2) 2X STUDS @ ADJOINING PANEL JOINTS. BOTH HORIZ & VERT WSW SHEAR PANELS.

LOCATE PANEL EDGES @ PLATES, BLKG, SOLID RIM JST OR OTHER SOLID FRMG MEMBERS.

E.N. PERIMETER (EDGE) NAILING

NOTCH PLATE & SHTG AS REQD TO ALLOW FOR 45° MIN ANGLE



HOLDOWN LOCATIONS (SEE PLANS)

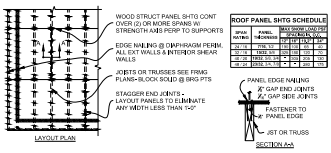


ROOF TRUSS NOTES

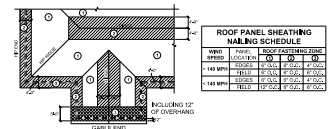
1. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM UNIFORM LOADS.
   - TOP CHORD DEAD LOAD & LIVE LOAD ..... SEE DESIGN CRITERIA
   - BOTTOM CHORD DEAD LOAD ..... 0 PSF (MIN)
   - THE DESIGN ENGINEER SHALL INCLUDE ANY WEIGHT OF HEAVY ROOFING MATERIAL SUCH AS CLAY TILE, ETC, IS USED.
2. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD
   - A. IDENTITY OF THE TRUSS MFG.
   - B. THE DESIGN LOADS
   - C. THE SPACING OF THE TRUSSES
3. TRUSSES AND GIRDERS SHALL BE DESIGNED FOR ALL TRIBUTARY LOADING, UNBALANCED SNOW LOADS, EAVE LOADS, DRIFT, AND SLIDING LOADS AS PER LATEST ADOPTED CODES, PROVIDE CALCULATIONS TO EOR FOR RECORDS.
4. TRUSSES AND GIRDER LOADS SHALL BE DESIGNED TO SUPPORT ALL MECHANICAL LOADS FROM APPLICABLE HVAC EQUIPMENT.
5. GABLE END TRUSSES SHALL BE DESIGNED TO CARRY SUPPORTED LOADS OVER GABLE END WINDOWS AND BAYS.
6. DESIGN TRUSSES & GIRDERS TO LIMIT DEFLECTION TO THE SPAN (INCHES) DIVIDED BY 360 (L/360) OR 1 INCH MAX, WHICHEVER IS SMALLER.
7. CHECK DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FIELD VERIFY WITH CONTRACTOR. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOADING AND CONNECTION REQUIREMENTS.
8. CONTRACTOR / TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW BY THE DESIGN ENGINEER PRIOR TO FABRICATION OR ERECTION. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE RESIDES.
9. TRUSS PACKAGE SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AS DEFERRED SUBMITTAL AFTER REVIEW BY DESIGN ENGINEER.
10. ALTHOUGH, SUGGESTED CONNECTION HANGER SIZES MAY BE INDICATED ON THE PLANS, ALL TRUSS HANGER CONNECTIONS (I.E. TRUSS TO BEAM, TRUSS TO GIRDER TRUSS, AND GIRDER TRUSS TO GIRDER TRUSS) SHALL BE DESIGNED BY THE TRUSS SUPPLIER / MANUFACTURER, CONNECTION HANGER SIZE AND ENGINEERING SHALL BE INCLUDED WITH THE SHOP DRAWINGS.
11. TRUSS PRE-ENGINEERED JOINT CONNECTORS SHALL HAVE I.C.C. CERTIFICATION.
12. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON PLANS SHALL BE APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION
13. TRUSS LAYOUT SHALL PROVIDE REQUIRED OPENINGS FOR ACCESS PANELS, DOORS, SKYLIGHTS, ETC.
14. MFR TO CHECK FOR PRE-PAS TRUSS BLOCKING ON ANY TRUSS WITH HEEL >12".

ROOF SHEATHING

NOTES:
1. ALL SHTG: APA RATED EXP 1
2. 7/16 APA RATED 7/16 SHTG MIN RECOMMENDED UNLESS STRONGER PANEL REQD FOR SNOW LOAD (USE MAX SNOW LOAD, P_f), WITH MIN 8D (.131" DIA, 2.5" LENGTH)
3. NAIL W/ 8d COMMON NAILS (.131" DIA, 2.5" LENGTH)
4. TIGHTER NAILING PATTERN AND / OR 10d COMMON NAILS (.148" DIA, 3" LENGTH) MAY BE REQD FOR HIGH LATERAL LOADS, SEE PLANS.



ROOF PANEL SHTG SCHEDULE			
SPAN RATING	PANEL THICKNESS	MAX SNOW LOAD (PSF) WITH EDGE NAIL SPACING OF	
		6" OR LESS	4"
32 / 16	7/16" OSB	25	35
40 / 20	15/32" OSB	30	40
48 / 24	23/32" OSB	35	50



ROOF PANEL SHEATHING NAILING SCHEDULE				
WIND SPEED	ROOF LOCATION	ROOF FASTENING ZONE		
		1	2	3
< 140 MPH	EDGES	6" O.C.	6" O.C.	6" O.C.
	FIELD	6" O.C.	6" O.C.	6" O.C.
> 140 MPH	EDGES	6" O.C.	6" O.C.	4" O.C.
	FIELD	12" O.C.	6" O.C.	6" O.C.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE ASTM A-992 (EXCEPT FOR TUBE COLUMNS WHICH SHALL BE ASTM A-500-B, Fy = 46 KSI) AND SHALL COMPLY WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OF THE A.I.S.C. AND WITH THE A.I.S.C. CODE OF STANDARD PRACTICE.
2. ALL BOLTS FOR STEEL TO STEEL, SHALL BE A325, TIGHTEN TO SPECIFIED TORQUE AS PER AISC REQUIREMENTS. BOLTS FOR CONCRETE AND STEEL TO WOOD, SHALL BE ASTM A307, U.N.O.
3. WELDED REBAR OR BOLTS WILL NOT BE ACCEPTED IN LIEU OF WELDED STUD ANCHORS AND DEFORMED BARS. WELDED STUD ANCHORS AND DEFORMED BARS SHALL BE APPLIED USING MANUFACTURER APPROVED WELDING PROCEDURES.
4. ALL WELDING SHALL CONFORM TO MOST CURRENT ADOPTED ANS D1.1 REQUIREMENTS AND SHALL BE MADE WITH E70XX ELECTRODES BY WELDERS CERTIFIED FOR THE WELD TO BE DONE. CERTIFICATION SHALL BE CURRENT WITHIN THE PAST TWELVE MONTHS.
5. ALL BEARING PLATES FOR BMS AND COLUMNS RESTING ON MASONRY OR CONC SHALL BE UNDERLAIN FULLY WITH A HIGH COMPRESSION, NON-SHRINK GROUT.
6. PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STL ITEMS SHALL BE REVIEWED BY THE DESIGN ENGINEER. ALL STL SHALL BE PRIMED IN THE SHOP. ALL STL THAT MAY BE EXPOSED TO EXT, SHALL BE SHOP PAINTED TO INHIBIT RUST. WELD AREAS SHALL BE TOUCHED UP IN THE FIELD.
7. SPECIAL INSPECTIONS AND TESTING OF WELDS AS REQUIRED BY THE LATEST ADOPTED BUILDING CODE(S) SHALL BE PROVIDED BY THE OWNER. COPIES OF ALL INSPECTION REPORTS SHALL BE FORWARDED TO THE DESIGN ENGINEER.
8. U.N.O. ON SPEC, STL'S HIGH-STRENGTH BOLTS ARE REQD TO BE TIGHTENED ONLY TO THE SNUG-TIGHT CONDITION. THE SPECIAL INSPECTOR NEED ONLY VERIFY THAT THE CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER AND PROPERLY SNUGGED.
9. COMPLETE-JOINT-PENETRATION (CJP) GROOVE WELDS OF BEAM FLANGES TO COLUMNS FOR MOMENT FRAMES SHALL BE DEMAND CRITICAL (DC) WELDS.
   - DC WELDS SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS SPECIFIED IN AWS D1.8/D1.8M CLAUSES 6.3, 6.7, AND 6.9 (MSC 36-16 Adx).

NO.	DATE	REVISION	BY	CHK	APP

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 302, SLC, UT 84123
(801) 914-4101
gcarrell@iridiumae.com

PROJECT:
DEER CREST RESTROOMS
PARK CITY, UT

ARCHITECT:
RD NIELSON ARCHITECTURE

SHEET TITLE:
STRUCTURAL NOTES & DETAILS

DESIGN TEAM
STR: GARRETT JENKINS
ENG: CHARLES JENKINS

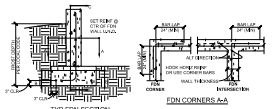
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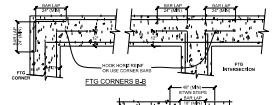
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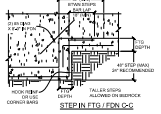
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DRAWN BY: TDJ
SHEET SIZE: 24x36
ISSUE DATE: OCT 23, 2024
PLOT DATE: Oct 25, 2024 9:10am
SHEET NO: S-001
STATUS: REVIEW SET

CONCRETE REINFORCING

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND ACI STANDARD.
2. ALL REINF AND EMBEDS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
3. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS A,S,T,M, A615 GRADE 60.
4. REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
5. MAINTAIN MINIMUM CONC. COVER FOR REINF AS FOLLOWS:
   UNFORMED CONC AGAINST & PERM. EXPOSED TO EARTH..... 3"
   FORMED CONC EXPOSED TO EARTH OR WEATHER (#6 THRU #18 BARS)..... 2"
   FORMED CONC EXPOSED TO EARTH OR WEATHER (#5 & SMALLER BARS)..... 1-1/2"
   SLABS & WALLS NOT EXPOSED TO WEATHER (#11 & SMALLER BARS)..... 3/4"
   BEAMS, COLUMNS USED FOR PRIMARY REINF & TIES..... 1-1/2"
6. SEE BAR DEVELOPMENT & LAP SPLICE TABLE FOR REINFORCING DEVELOPMENT & LAP SPLICE.







BAR DEVELOPMENT AND LAP SPLICE

1. DEFINITIONS:
   Ld ..... TENSION DEVELOPMENT FOR REINFORCEMENT SATISFYING THE FOLLOWING CONDITIONS:
   SLABS & WALLS ..... CLEAR SPACING > 2db AND CONCRETE CLEAR COVER > db,
   BEAMS & COLUMNS ..... CLEAR COVER SPACING > db AND CONCRETE CLEAR COVER > db.
   Ld: ..... DEVELOPMENT LENGTH FOR TOP BARS IN TENSION.
   Lsh ..... TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS (CLASS B).
   Lsht ..... TENSION LAP SPLICE LENGTH OF TOP BARS.
   db ..... NOMINAL BAR DIAMETER (INCHES).
   TOP BARS ..... HORIZONTAL REINFORCEMENT WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW.
2. MULTIPLY VALUES IN SCHEDULE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET REQUIREMENTS FOR Ld IN NOTE 1.
3. MULTIPLY VALUES IN SCHEDULE BY 1.3 FOR USE IN LIGHTWEIGHT AGGREGATE CONCRETE.
4. FOR EPOXY COATED BAR: MULTIPLY VALUES IN SCHEDULE BY 1.5 FOR BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db, OTHERWISE MULTIPLY VALUES BY 1.3.
5. a. FOR BUNDLED BARS OF THREE OR LESS MULTIPLY LENGTH BY 1.2.
   b. FOR BUNDLED BARS OF FOUR OR MORE MULTIPLY LENGTHS BY 1.33.
   c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP, ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
6. SCHEDULE LENGTHS ARE FOR fy=60ksi REINFORCING.

BAR DEVELOPMENT & LAP SPLICE LENGTH SCHEDULE

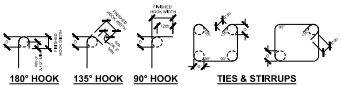
BAR	f'c = 3000 PSI				f'c = 4000 PSI			
SIZE	Ld	Ld	Lsh	Lsht	Ld	Ld	Lsh	Lsht
#3	17"	22"	22"	29"	15"	19"	19"	25"
#4	23"	29"	29"	38"	19"	25"	25"	33"
#5	29"	36"	36"	47"	24"	31"	31"	41"
#6	33"	43"	43"	56"	29"	37"	37"	49"
#7	48"	63"	63"	81"	42"	54"	54"	71"
#8	55"	72"	72"	93"	48"	62"	62"	81"

REINF STANDARD HOOKS

REBAR DATA SCHEDULE

BAR NO.	db (IN.)	AREA IN.²	D (IN.)	6" db	FINISHED HOOK WIDTH		
					180° HOOK	135° HOOK	90° HOOK
#3	0.375	0.11	2.25	4	3"	3"	6"
#4	0.500	0.20	3.00	4	4"	3"	8"
#5	0.625	0.31	3.75	4	5"	3-3/4"	10"
#6	0.750	0.44	4.50	4	6"	4-1/2"	12"
#7	0.875	0.60	5.25	5.25	7"	5-1/4"	14"
#8	1.000	0.79	6.00	6.00	8"	6"	16"
#9	1.128	1.00	9.02	6.77	1-1/4"	–	19"
#10	1.270	1.27	10.16	7.62	1-3/4"	–	23"
#11	1.410	1.56	11.28	8.46	1-3/4"	–	24"

DEFINITIONS:
db: ACTUAL DIAMETER OF BAR (IN.)
D: 6"db FOR #3 BAR TO #8 BAR
D: 8"db FOR #9 TO #11 BAR



LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS:
   GLU-LAM BEAMS: GLB (Stru-Ik Stwr) ..... 24F-V4 DF/DF
   (Cantilevered) ..... 24F-V8 DF/DF
   JOISTS & HEADERS ..... DOUG FIR #2 STR
   POST ..... DOUG FIR #1 STR
   STUDS NONBARG WALLS ..... D.F. STUD GRADE STR
   STUDS BEARING WALLS ..... DOUG FIR #2 STR
   LVL ..... 1.9E DF LVL Fb = 2,600 PSI
   SILL PLS IN CONTACT W/CONC ..... DOUG FIR #2 STR
   (PRESSURE TREATED FOR MOISTURE PROTECTION)
2. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER, STAGGERED SIDE TO SIDE.
3. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
4. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS, NOT TO EXCEED 8 FT APART, FOR SPANS OF 14 FT AND GREATER. INSTALL CROSS BRIDGING FOR WOOD I JOISTS AS PER MFGR.
5. MIN NAILING SHALL BE AS PER INTERNATIONAL BUILDING CODE.
6. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE. ENDS OF UNTREATED WOOD BEAMS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A CLEARANCE OF NOT LESS THAN 2IN INCH ON TOP, SIDES AND ENDS.
7. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICC APPROVAL.
8. BOLT HOLES SHALL BE 1/16" MAX LARGER THAN THE BOLT SIZE, RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
9. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINCCOATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTMA653, CLASS 55 MINIMUM.

MULTI-MEMBER BEAMS



STUD CUTTING/NOTCHING

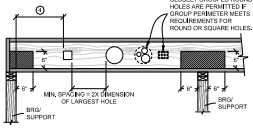
NOTE: IF BRG STUDS ARE DOUBLED UP, THEY MAY BE BORED W/ 2" HOLE IN 2x & 3-1/4" HOLE IN 2x6 @ NO MORE THAN TWO SUCCESSIVE STUDS. ADD SIMPSON "STUD SHOE" WHERE LIMITS OF TABLE ARE EXCEEDED.



STUD NOTCHING / BORING			
STUD USE	STUD	NOTCH	HOLE
BEARING	2X4	7/8"	1-3/8"
	2X6	1-3/8"	2-1/8"
NON-BEARING	2X4	1-3/8"	2"
	2X6	2-1/8"	3-1/4"

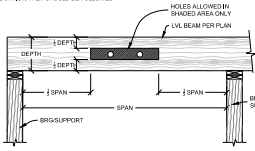
I-JOIST ALLOWABLE HOLES

1. 1-1/2" HOLE MAY BE CUT ANYWHERE IN WEB OUTSIDE OF SHADED ZONE, PROVIDE AT LEAST 3" OF CLEARANCE FROM OTHER HOLES.
2. DO NOT CUT HOLES LARGER THAN 1-1/2" ROUND IN CANTILEVERS.
3. DO NOT CUT OR NOTCH FLANGES.
4. FOR MINIMUM DISTANCE FROM SUPPORTS, SEE MANUFACTURER'S SPECIFICATIONS
   HOLES ALLOWED PER THIS DETAIL DO NOT OVERLAP MFR REQUIREMENTS, IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.



LVL ALLOWABLE HOLES

1. MAX HOLE DIAMETER OF 2".
2. NO HOLES IN CANTILEVERS.
3. ROUND HOLES ONLY.
4. NO MORE THAN 3 HOLES PER SPAN
5. DETAIL VALID FOR UNIFORMLY LOADED BM ONLY, ADDITIONAL ANALYSIS REQD FOR POINT LOADED BEAM.
6. HOLES ALLOWED PER THIS DETAIL DO NOT OVERLAP MFR REQUIREMENTS, IF MFR REQUIREMENTS ARE MORE STRICT, THEY SHOULD BE FOLLOWED.



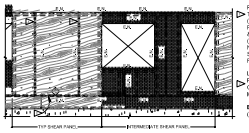
SHEAR WALL NOTES

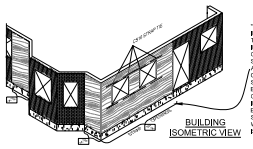
1. ALL EXTERIOR WALLS, INTERIOR WALLS INDICATED ON THE PLANS, AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH APA RATED 24/0 (OR 8TR) CDX PANEL SIDING OR OTHER GRADES COVERED IN UBC STANDARD NO. 25-3. TYPICAL NAILING SHALL BE AS INDICATED IN SHEAR WALL SCHEDULE; NAIL ALL PANELS WITH INDICATED NAIL SIZE AT 12 IN. O.C. ALONG INTERMEDIATE SUPPORTS.
2. BLOCK ALL HORIZONTAL PANEL EDGES WITH 2 IN. NOMINAL OR WIDER FRAMING. FRAMING AT ADJOINING PANEL EDGES SHALL BE SPACED NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3 INCHES OR LESS ON CENTER.
3. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING, SEE NOTE 2 ABOVE.
4. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS ABOVE A LOW ROOF.
5. NAILS SHALL BE SPACED NOT LESS THAN 3/8 IN. FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. GAP ALL SHEATHING 1/8" AT PANEL EDGES.
6. ANCHOR BOLTS FOR ALL SHEAR WALLS SHALL BE SIZED AND SPACED AS INDICATED IN SCHEDULE ABOVE WITH 7 IN. MIN EMBED. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
7. STAPLES SHALL BE 16 GA (MIN) X 1 1/2" MIN LENGTH W/ 7/16" MIN CROWN.

SHEAR WALL NAILING

1. SHTG MAY BE INSTALLED IN VERT OR HORIZ ORIENTATION, 1/8" GAP AT END JOINTS & 1/16" GAP @ SIDE JOINTS.
2. ALL EXTERIOR WALLS & INTERIOR WALLS INDICATED ON PLANS SHALL BE SHEATHED & NAILED AS SHO MIN.
3. SHEATHING EA. REQD @ ALL HOLDOWN POSTS.
4. INTERMEDIATE SHEAR PANELS ARE WALL SECTIONS W/ HEIGHT/WIDTH RATIOS TOO HIGH ("NARROW") TO MEET CODE LIMITS, SHEATH & NAILS SW-1

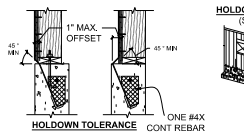
OVERDRIVEN FASTENER NOTES:
THE CODE REQUIRES THAT SHEAR WALL SHTG NAILS BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHTG.
1. NO REDUCTION IN SHEAR OR ADDITIONAL FASTENERS REQD IF:
   a. FASTENERS UNIFORMLY OVERDRIVEN BY LESS THAN 1/4"
   b. FASTENERS RECESSED DUE TO SWELLING FROM MOISTURE.
   c. WHERE < 20% OF FASTENERS ARE OVERDRIVEN BY 1/4" MAX.
2. WHERE >20% OF FASTENERS ARE OVERDRIVEN, INSTALL ONE ADDITIONAL FASTENER FOR EVERY TWO, 16 GAGE X 1 1/4" STAPLES W/ MIN 7/16" CROWN WIDTH MAY BE USED IF ADDITIONAL NAILS ARE SPACED <3".





"STRAP OPENINGS" INDICATES SHEAR PANELS THAT ARE FULLY NAILED INCLUDING ABOVE & BELOW OPENINGS AS INDICATED BY SHEAR WALL SCHEDULE. ALL OPENINGS SHALL HAVE CS16 x 2'-0" MIN STRAP TIE FULLY NAILED EACH SIDE & TAB OF OPENINGS. INSTALL SOLID HORIZ. BLOCKING BEHIND STRAPS. STRAPS ONLY REQUIRED WHERE "STRAP OPENINGS" IS CALLED OUT ON PLAN.

NOTCH PLATE & SHTG AS REQD TO ALLOW FOR 45° MIN ANGLE



HOLDOWN LOCATIONS (SEE PLANS)

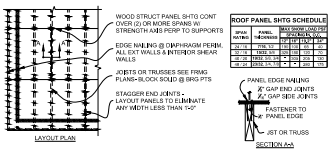


ROOF TRUSS NOTES

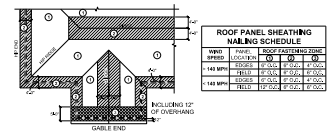
1. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM UNIFORM LOADS.
   TOP CHORD DEAD LOAD & LIVE LOAD ..... SEE DESIGN CRITERIA
   BOTTOM CHORD DEAD LOAD ..... 5 PSF (MIN)
   THE DESIGN ENGINEER SHALL INCLUDE ANY WEIGHT OF HEAVY ROOFING MATERIAL SUCH AS CLAY TILE, ETC, IS USED.
2. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD
   A. IDENTITY OF THE TRUSS MFG.
   B. THE DESIGN LOADS
   C. THE SPACING OF THE TRUSSES
3. TRUSSES AND GIRDERS SHALL BE DESIGNED FOR ALL TRIBUTARY LOADING, UNBALANCED SNOW LOADS, EAVE LOADS, DRIFT, AND SLIDING LOADS AS PER LATEST ADOPTED CODES, PROVIDE CALCULATIONS TO EOR FOR RECORDS.
4. TRUSSES AND GIRDER LOADS SHALL BE DESIGNED TO SUPPORT ALL MECHANICAL LOADS FROM APPLICABLE HVAC EQUIPMENT.
5. GABLE END TRUSSES SHALL BE DESIGNED TO CARRY SUPPORTED LOADS OVER GABLE END WINDOWS AND BAYS.
6. DESIGN TRUSSES & GIRDERS TO LIMIT DEFLECTION TO THE SPAN (INCHES) DIVIDED BY 360 (L/360) OR 1 INCH MAX, WHICHEVER IS SMALLER.
7. CHECK DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FIELD VERIFY WITH CONTRACTOR. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOADING AND CONNECTION REQUIREMENTS.
8. CONTRACTOR / TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW BY THE DESIGN ENGINEER PRIOR TO FABRICATION OR ERECTION. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE RESIDES.
9. TRUSS PACKAGE SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AS DEFERRED SUBMITTAL AFTER REVIEW BY DESIGN ENGINEER.
10. ALTHOUGH, SUGGESTED CONNECTION HANGER SIZES MAY BE INDICATED ON THE PLANS, ALL TRUSS HANGER CONNECTIONS (I.E. TRUSS TO BEAM, TRUSS TO GIRDER TRUSS, AND GIRDER TRUSS TO GIRDER TRUSS) SHALL BE DESIGNED BY THE TRUSS SUPPLIER / MANUFACTURER, CONNECTION HANGER SIZE AND ENGINEERING SHALL BE INCLUDED WITH THE SHOP DRAWINGS.
11. TRUSS PRE-ENGINEERED JOINT CONNECTORS SHALL HAVE ICC, CERTIFICATION.
12. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON PLANS SHALL BE APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION
13. TRUSS LAYOUT SHALL PROVIDE REQUIRED OPENINGS FOR ACCESS PANELS, DOORS, SKYLIGHTS, ETC.
14. MFR TO CHECK FOR PRE-PAS TRUSS BLOCKING ON ANY TRUSS WITH HEEL >12".

ROOF SHEATHING

NOTES:
1. ALL SHTG: APA RATED EXP 1
2. 7/16 APA RATED 7/16 SHTG MIN RECOMMENDED UNLESS STRONGER PANEL REQD FOR SHOW LOAD (USE MAX SNOW LOAD, PJ), WITH INSTALLATION, ETC COORDINATE W/ ROOF TRUSS SUPPLIERS.
3. NAIL W/ 8d COMMON NAILS (.131" DIA, 2.5" LENGTH)
4. TIGHTER NAILING PATTERN REQ'D OR 10d COMMON NAILS (.148" DIA, 3" LENGTH) MAY BE REQD FOR HIGH LATERAL LOADS, SEE PLANS.



ROOF PANEL SHTG SCHEDULE				
SPAN RATING	PANEL THICKNESS	MAX SNOW LOAD PSF (NON-DRIFT) EXP B		
		24" OR LESS O.C.	32" O.C.	48" O.C.
32 / 16	7/16"	125	125	45
40 / 20	15/32", 1/2"	125	125	65
48 / 24	23/32", 3/4"	125	125	125



ROOF PANEL SHEATHING NAILING SCHEDULE				
WIND SPEED	PART. LOCATION	ROOF FASTENING ZONE		
		1	2	3
< 140 MPH	EDGES	6" O.C.	6" O.C.	6" O.C.
	FIELD	6" O.C.	6" O.C.	6" O.C.
> 140 MPH	EDGES	6" O.C.	6" O.C.	4" O.C.
	FIELD	12" O.C.	6" O.C.	6" O.C.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE ASTM A-992 (EXCEPT FOR TUBE COLUMNS WHICH SHALL BE ASTM A-500-B, Fy = 46 KSI) AND SHALL COMPLY WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OF THE A.I.S.C. AND WITH THE A.I.S.C. CODE OF STANDARD PRACTICE.
2. ALL BOLTS FOR STEEL TO STEEL, SHALL BE A325, TIGHTEN TO SPECIFIED TORQUE AS PER AISC REQUIREMENTS. BOLTS FOR CONCRETE AND STEEL TO WOOD, SHALL BE ASTM A307, U.N.O.
3. WELDED REBAR OR BOLTS WILL NOT BE ACCEPTED IN LIEU OF WELDED STUD ANCHORS AND DEFORMED BARS. WELDED STUD ANCHORS AND DEFORMED BARS SHALL BE APPLIED USING MANUFACTURER APPROVED WELDING PROCEDURES.
4. ALL WELDING SHALL CONFORM TO MOST CURRENT ADOPTED ANS D1.1 REQUIREMENTS AND SHALL BE MADE WITH E70XX ELECTRODES BY WELDERS CERTIFIED FOR THE WELD TO BE DONE. CERTIFICATION SHALL BE CURRENT WITHIN THE PAST TWELVE MONTHS.
5. ALL BEARING PLATES FOR BMS AND COLUMNS RESTING ON MASONRY OR CONC SHALL BE UNDERLAIN FULLY WITH A HIGH COMPRESSION, NON-SHRINK GROUT.
6. PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STL ITEMS SHALL BE REVIEWED BY THE DESIGN ENGINEER. ALL STL SHALL BE PRIMED IN THE SHOP. ALL STL THAT MAY BE EXPOSED TO EXT, SHALL BE SHOP PAINTED TO INHIBIT RUST. WELD AREAS SHALL BE TOUCHED UP IN THE FIELD.
7. SPECIAL INSPECTIONS AND TESTING OF WELDS AS REQUIRED BY THE LATEST ADOPTED BUILDING CODE(S) SHALL BE PROVIDED BY THE OWNER. COPIES OF ALL INSPECTION REPORTS SHALL BE FORWARDED TO THE DESIGN ENGINEER.
8. U.N.O. ON SPEC, STL'S HIGH-STRENGTH BOLTS ARE REQD TO BE TIGHTENED ONLY TO THE SNUG-TIGHT CONDITION. THE SPECIAL INSPECTOR NEED ONLY VERIFY THAT THE CONNECTED MATERIALS HAVE BEEN DRAWN TOGETHER AND PROPERLY SNUGGED.
9. COMPLETE-JOINT-PENETRATION (CJP) GROOVE WELDS OF BEAM FLANGES TO COLUMNS FOR MOMENT FRAMES SHALL BE DEMAND CRITICAL (DC) WELDS.
   - DC WELDS SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS SPECIFIED IN AWS D1.8/D1.8M CLAUSES 6.3, 6.3, AND 6.3 (MSC 36-16 Adx).

NO.	DATE	REVISION	BY	CHK	APP

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 302, SLC, UT 84123
(801) 914-4401
gcarrell@iridiumae.com

PROJECT:
DEER CREST RESTROOMS
PARK CITY, UT

ARCHITECT:
RD NIELSON ARCHITECTURE

SHEET TITLE:
STRUCTURAL NOTES & DETAILS

DESIGN TEAM
STR. GARRETT JENKINS
PM CHARLES JENKINS

NOT FOR CONSTRUCTION

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PROJECT NO. 24-146
DRAWN BY: TDJ
SHEET SIZE: 24x36
ISSUE DATE: OCT 23, 2024
PLOT DATE: Oct 25, 2024 9:10am
SHEET NO. S-001
STATUS: REVIEW SET

STATEMENT OF SPECIAL INSPECTIONS

1. IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED IN IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED IN IBC SECTION 1704. THIS SECTION REFERS TO THE SPECIAL INSPECTIONS PERTAINING TO THE STRUCTURAL SYSTEM ONLY AND DOES NO ENCOMPASS INSPECTIONS REQUIRED BY OTHER DISCIPLINES.
2. UNLESS WAIVED BY THE BUILDING OFFICIAL, THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS.
3. TYPES OF WORK REQUIRING SPECIAL INSPECTION AND TESTING ARE LISTED IN THE "STRUCTURAL SPECIAL INSPECTION REQUIRED" TABLE. THIS TABLE IS NOT MEANT TO ENCOMPASS ALL SPECIAL INSPECTION ON THE PROJECT, JUST THOSE DIRECTLY RELATED TO STRUCTURAL.
4. STRUCTURAL OBSERVATIONS
   - 4.1 STRUCTURAL OBSERVATIONS MAY BE PERFORMED AS DEEMED NECESSARY BY THE STRUCTURAL ENGINEER OF RECORD.
   - 4.2 OBSERVATION VISITS TO THE SITE BY THE ENGINEER'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS AN INSPECTION OR APPROVAL OF CONSTRUCTION

STRUCTURAL SPECIAL INSPECTIONS

-P INDICATES PERIODIC INSPECTION REQUIRED.
-C INDICATES CONTINUOUS INSPECTION REQUIRED.
-E INDICATES REQUIRED FOR THIS PROJECT
-NR INDICATES NOT REQUIRED FOR THIS PROJECT

		GENERAL
INSPECTION OF FABRICATORS (1704.2.5)		
P	NR	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES. (IBC 1704.2.5.1 AND AISC 360-10)
	NR	SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK. (1704.2.5.1)
SOILS (1705.6)		
P	R	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. (IBC TABLE 1705.6)
	NR	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. (IBC TABLE 1705.6)
	NR	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS. (IBC TABLE 1705.6)
C	NR	VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. (IBC TABLE 1705.6)
P	NR	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY (IBC TABLE 1705.6)
CONCRETE CONSTRUCTION (1705.3)		
P	NR	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT. (ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3)
	NR	INSPECTION OF ANCHORS CAST IN CONCRETE. (ACI 318: 17.8.2)
	NR	INSPECTION OF ANCHORS POST INSTALLED IN HARDENED CONCRETE MEMBERS. (ACI 318: 17.8.2.4)
	NR	VERIFYING USE IF REQUIRED DESIGN MIX. (ACI 318: CH. 19, 26.4.3, 26.4.4)
C	NR	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. (ASTM C172, ASTM C31, ACI 318:26.4, 26.12)
P	NR	INSPECT FRAMEWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED. (ACI 318: 26.11.1.2(b))
WOOD CONSTRUCTION		
P	NR	NAILING, BOLTING, ANCHORING AND OTHER FASTENING ELEMENTS OF THE LATERAL RESISTING SYSTEM, INCLUDING SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES & HOLDOWNS. SPECIAL INSPECTION NOT REQUIRED WHERE NAILING SPACING IS GREATER THAN 4"
	NR	VERIFY TEMPORARY INSTALLATION RESTRAINT/BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED PER APPROVED TRUSS PACKAGE. ONLY REQUIRED WHERE CLEAR TRUSS SPAN EXCEEDS 60 FT.
STEEL CONSTRUCTION (1705.2)		
SEISMIC RESISTANCE (1707.3)		
C	NR	INSPECTION OF FIELD GLUING OPERATIONS
P	NR	INSPECTION FOR NAILING, BOLTING, ANCHORING FOR WOOD SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, HOLDOWNS

	INSPECTION TASKS AFTER WELDING	QC	QA
	WELDS CLEANED	O	O
	SIZE, LENGTH, AND LOCATION OF WELDS	P	P
	WELDS MEET VISUAL ACCEPTANCE CRITERIA • CRACK PROHIBITION • WELD/BASE-METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY	P	P
R	ARC STRIKES	P	P
	K-AREA[a]	P	P
	WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES[b]	P	P
	BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P
	REPAIR ACTIVITIES	P	P
	DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P
	NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR	O	O
	PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)	P	P

[a] WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. (75 MM) OF THE WELD.

[b] AFTER ROLLED HEAVY SHAPES (SEE SECTION A3.1c AND BUILT-UP HEAVY SHAPES (SEE SECTION A3.1d) ARE WELDED, VISUALLY INSPECT THE WELD ACCESS HOLE FOR CRACKS.

	INSPECTION TASKS PRIOR TO WELDING	QC	QA
	WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	P	O
	WPS AVAILABLE	P	P
	MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P
	MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O
	WELDER IDENTIFICATION SYSTEM[a]	O	O
R	FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)	O	O
	FIT-UP OF CJP GROOVE WELDS OF HSS T-Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	P	O
	CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
	FIT-UP OF FILLET WELDS • DIMENSIONS (ALIGNMENT, GAPS AT ROOT) • CLEANLINESS (CONDITIONS OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	O	O
	CHECK WELDING EQUIPMENT	O	-

[a] THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED, STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

	INSPECTION TASKS PRIOR TO BOLTING	QC TASK	QC DOC.	QA TASK	QA DOC.
	PROPER FASTENERS SELECTED FOR THE JOINT DETAIL	O	-	O	-
	PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	-	O	-
R	CONNECTING ELEMENTS, INCLUDING THE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	-	O	-
	PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED FOR FASTENER ASSEMBLIES AND METHODS USED	P	D	O	D
	PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	-	O	-

	INSPECTION TASKS DURING BOLTING	QC TASK	QC DOC.	QA TASK	QA DOC.
R	FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	O	-	O	-
	JOINT BROUGHT TO THE SNUG TIGHT CONDITION PRIOR TO THE PRE-TENSIONING OPERATION.	O	-	O	-
	FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	-	O	-
	BOLTS ARE PRE-TENSIONED PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	-	O	-

	INSPECTION TASKS AFTER BOLTING	QC TASK	QC DOC.	QA TASK	QA DOC.
NR	DOCUMENT ACCEPTED AND REJECTED CONNECTIONS	P	D	P	D

	INSPECTION TASKS AFTER BOLTING	QC	QA
R	CONTROL AND HANDLING OF WELDING CONSUMABLES • PACKAGING • EXPOSURE CONTROL		O O
	NO WELDING OVER CRACKED TACK WELDS	O	O
	ENVIRONMENTAL CONDITIONS • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE	O	O
	WPS FOLLOWED • SETTINGS ON WELDING EQUIPMENT • TRAVEL SPEED • SELECTED WELDING MATERIALS • SHIELDING GAS TYPE/FLOW RATE • PREHEAT APPLIED • INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) • PROPER POSITION (F, V, H, OH)	O	O
	WELDING TECHNIQUES • INTERPASS AND FINAL CLEANING • EACH PASS WITH PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	O	O
	PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	O	O
	USE OF QUALIFIED WELDERS	O	O

NO.	DATE	REVISION	BY	CHK	APP

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 302, SLC, UT 84123
(801) 914-4101
garrett@iridiumae.com

PROJECT:
DEER CREST RESTROOMS
PARK CITY, UT

ARCHITECT:
RD NIELSON ARCHITECTURE

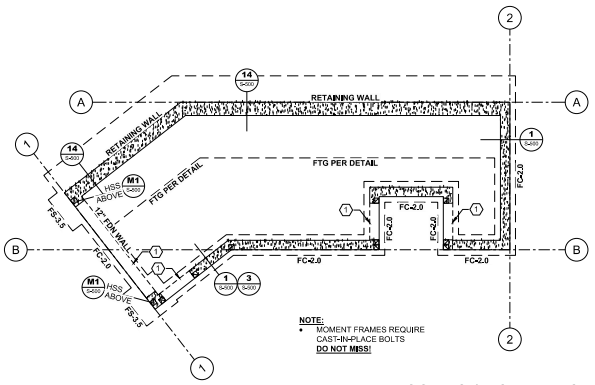
SHEET TITLE:
STRUCTURAL NOTES & DETAILS

DESIGN TEAM
SEAL: GARRETT JENKINS
ENG: CHARLES JENKINS

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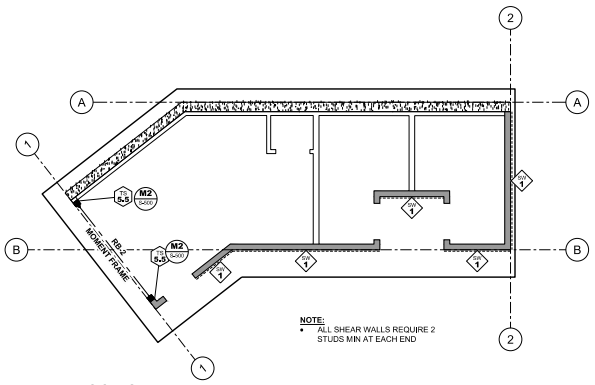
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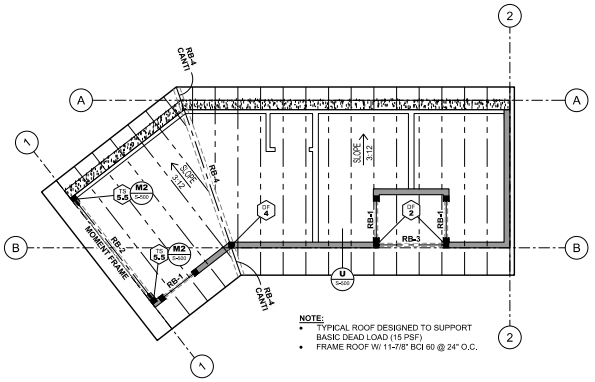
FOOTING & FOUNDATION PLAN

1/4"=1'-0"



MAIN FLOOR SHEAR WALL PLAN

1/4"=1'-0"



ROOF FRAMING PLAN

1/4"=1'-0"

HATCH KEY

BEARING WALL ABOVE

STONE OR BRICK ABOVE

BEARING WALL

SHEAR WALL

FLOOR SHEATHING

A. TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN., T&G APA RATED 48/24 EXPOSURE I SHEATHING NAILED WITH 8d RING SHANK NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKING. IN AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN FROM EDGE OF PANEL.

B. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRMG W/ END JOINTS STAGGERED (SEE TYP DETAILS).

C. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

EXTERIOR WALL FRMG SCHEDULE

WALL TYPE	STUD SPACG	LUMBER GRADE	MAX HT.
2x4	16"	DOUG FIR	8'-0"
2x4	12"	DOUG FIR	9'-0"
2x6	16"	DOUG FIR	14'-0"
2x6	12"	DOUG FIR	16'-0"
1-3/4" x 5-1/2" LBL STUDS	16"	1.55 E LSL	15'-0"
1-3/4" x 5-1/2" LBL STUDS	12"	1.55 E LSL	16'-0"
DBL 2x6	16"	DOUG FIR	16'-0"
DBL LSL	16"	1.55 E LSL	19'-0"
LSL 7-1/4"	16"	1.55 E LSL	20'-0"

NOTES:
• FRAME DESIGNED FOR 115 MPH EXPOSURE 'C' 50 PSF FLAT ROOF SNOW LOAD
• FRAMING PERP. TO WALL SHALL NOT EXCEED 45'-0" SPAN, CONTACT ENGINEER FOR MAX HT OF STUDS SUPPORTING LONGER SPANS THAN 45'-0
• MAX HT. REFERS TO UN-BRACED WALL HEIGHTS.
• FULL HEIGHT STUD WALLS WHICH ARE BRACED LATERALLY (TRUSSES OR RAFTERS) WALL HEIGHTS MAY BE INCREASED TO THE POINT AT WHICH THE FIRST LATERAL BRACE OCCURS. SPECIAL STUD SPACING CONDITIONS TO BE NOTED ON FRAMING PLANS.

ROOF FRAMING PLAN NOTES

A. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST, SEE TYPICAL DETAILS AND GENERAL NOTES.

B. SEE STRUCTURAL DETAIL SHEETS FOR STRUCTURAL NOTES & GENERAL USE DETAILS.

C. SEE DESIGN PLANS FOR DIMENSIONS, DO NOT SCALE STRUCTURAL DRAWINGS.

D. PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING POINTS WITH SPANS GREATER THAN SIX FEET, UNLESS NOTED OTHERWISE. MULTIPLE STUDS AND COLUMNS SHALL EXTEND CONTINUOUS TO FOUNDATION OR SUPPORTING BEAM BELOW, USE MULTIPLE SOLID BLOCKING AT FLOORS.

E. OVER BUILT AREAS ARE SHOWN SHADED, SEE OVER BUILD DETAILS.

F. SEE TRUSS NOTES FOR ROOF TRUSSES LOADING AND SPECIFICATIONS. SEE ROOF SHEATHING NOTES FOR ROOF SHEATHING SIZE & NAILING, BOTH ON S-001

G. COORDINATE ALL TRUSS CONFIGURATIONS W/ DESIGN PLANS. SEE ROOF TRUSS NOTES.

SHEAR WALL PLAN NOTES

A. ALL HD AND ST CALLOUTS SHOWN SHALL BE INSTALLED AT BASE OF SHEAR WALL SHOWN

B. SEE SHEAR WALL NOTES AND NAILING REQUIREMENTS ON S-001

C. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST, SEE TYPICAL DETAILS AND GENERAL NOTES.

D. SEE STRUCTURAL DETAIL SHEETS (S-XXX) FOR STRUCTURAL NOTES & GENERAL USE DETAILS.

E. SEE DESIGN PLANS FOR DIMENSIONS, DO NOT SCALE STRUCTURAL DRAWINGS.

F. 'S TRAP OPENINGS' INDICATES PERFORATED SHEAR WALL THAT REQUIRES STRAPS AT OPENINGS, SEE SHEAR NAILING ON S-001, STRAPS AT OPENING REQUIRED ONLY WHERE 'STRAP OPENINGS' IS CALLED OUT ON PLAN.

POST SCHEDULE

MARK	DESCRIPTION	GRADE/ NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
TS-3.5	HSS 5 x 5 x 1/4	A500-GR.B-46

NOTES:
• POST SIZE IS MINIMUM REQD, SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE.
• ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
• ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS.
• STUDS QUANTITY INDICATES REQUIRED STUDS SUPPORTING BEAM, DOES NOT INCLUDE KING STUD.

FOUNDATION SCHEDULE

FOUNDATION WALL MAX HEIGHT		THICK	REINF STEEL VERT	REINF STEEL HORIZ
54"	NO TOP EDGE SUPPORT	8" MIN	#4 @ 16"	#4 @ 12"
		SEE RETAINING WALL DTLS		
48" TYP	TOP EDGE SUPPORTED	8" MIN	#4 @ 16"	#4 @ 12"
9'-10"		8" MIN	#4 @ 12"	#4 @ 12"
		8"-10"	#5 @ 12"	#4 @ 10"
11'		8" MIN	#4 @ 8"	#4 @ 12"
		8"-10"	#5 @ 12"	#4 @ 10"
12'		10" MIN	#5 @ 9"	#4 @ 10"

NOTES:
• KEYED FREE STANDING FDN (NO BACKFILL EITHER SIDE & FDN EQUALLY BACKFILLED EA SIDE) SAME AS 9' FDN
• SEE FOUNDATION REINFORCEMENT DETAIL FOR GRAPHICAL REPRESENTATION OF FOUNDATION REINF.
• FOR WALLS TALLER THAN 12'-0", SEE DETAILS

FDN KEYED NOTES

1. RECESS T.O. FDN FOR SLAB
2. INSTALL 20'7" #4 REBAR OR #4 BARE COPPER WIRE @ B.O. FTG & EXTEND 4FT MIN FROM T.O. FDN FOR UFER GROUND, COORDINATE W/ ELECTRICIAN.
3. INSTALL (4) #4x48"-0" DIAG BARS AT TOP OF SLAB TO PREVENT CRACKING.

ROOF BEAM SCHEDULE

MARK	SIZE	FOOTING/REF
RB-1	(2) 1 3/4" x 9 1/4" LVL(S)	1
RB-2	(2) 1 3/4" x 11 7/8" LVL(S)	2
RB-3	(3) 1 3/4" x 9 1/4" LVL(S)	3
RB-4	(3) 1 3/4" x 11 7/8" LVL(S)	4

FOOTNOTES:
1. HEADER
2. FLUSH IN ROOF
3. SLOPED WITH ROOF
4. B.O. BEAM = E.O. WALL

NOTES:
• DEEPER AND/OR WIDER MEMBERS MAY BE SUBSTITUTED OF SAME GRADE, OTHER SUBSTITUTIONS SHALL NOT BE MADE W/O PRIOR WRITTEN APPROVAL FROM ENGINEER.
• ALL EXT. RIMS (DECKS, ETC.) SHALL BE EXT. GRADE & SHALL BE CLEARLY MARKED.
• HEADERS 47-0" WIDE @ GABLE END WALLS ARE NOT REQUIRED WHEN STRUCTURAL GABLE TRUSSES ARE USED.
• SEE S-001 FOR REQUIRED BEAM GRADE.

FOOTING AND FOUNDATION PLAN NOTES

A. THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS, AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER, AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.

B. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST, SEE TYPICAL DETAILS AND GENERAL NOTES.

C. SEE STRUCTURAL DETAIL SHEETS (S-XXX) FOR STRUCTURAL NOTES & DETAILS

D. SEE PLANS, SHEAR WALL NOTES, AND SCHEDULE FOR WALL SHEATHING AND ANCHOR BOLTS. U,V,O, MINIMUM ANCHOR BOLTS SHALL BE 5/8" Ø WITH 7" INCHES MIN EMBED INSTALLED AT 32 INCHES MAX ON CENTER, PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.

E. FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.

F. BASEMENT WINDOWS SHALL BE INSTALLED TO MEET EGRESS, LIGHT AND VENTILATION REQUIREMENTS PER IRC. WINDOWS, FRAMES AND AREA WELLS ARE FURNISHED AND LOCATED ON SITE BY CONTRACTOR.

G. DIMENSIONS SHOWN SHALL BE COORDINATED W/ DESIGN DRAWINGS.

H. CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL INFO REGARDING T.O.W. & T.O.F. ELEVATIONS. INFO SHOWN ON PLANS IS AN ESTIMATE.

SHEAR WALL SCHEDULE

MARK	SHTG	NAILING EDGES	NAILING FIELD	STAPLES SIZE	STAPLES EDGES	STAPLES FIELD	A.B. SPCG	SOLE PLATE TO RIM JST	NOTES
SW-1 (default)	7/16"	8d @ 6" O.C.	12" O.C.	16"	4" O.C.	8" O.C.	32" O.C.	16d @ 6" O.C.	2X STUDS @ 16" O.C. MAX

NOTES:
•ALL SHTG TO BE APA RATED
•"BOTH SIDES" INDICATES SHTG IS REQUIRED ON BOTH SIDES OF WALL
•ANCHOR BOLTS SHALL BE 5/8" Ø W/ 7" MIN EMBED W/ 3"x3"x1/4" PLATE WASHERS
•2X STUDS MAY BE REPLACED W/ DBL 2X STUDS STITCH NAILED

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING NO.	CROSSWISE REINFORCING SIZE	CROSSWISE REINFORCING LENGTH	LENGTHWISE REINFORCING NO.	LENGTHWISE REINFORCING SIZE	LENGTHWISE REINFORCING LENGTH
FC-2.0	2'-0"	CONT	10"				3	#4	CONT
FS-3.5	3'-6"	3'-0"	12"	5	#4	3'-0"	5	#4	3'-0"

NOTES:
• SPACE REINF. EVENLY THROUGH FOOTING W/ 3" CLEARANCE AT OUTSIDE EDGE.

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 302, SLC, UT 84123
(801) 913-4201
garrett@iridiumae.com

PROJECT: DEER CREST RESTROOMS
PARK CITY, UT

ARCHITECT: RD NIELSON ARCHITECTURE

SHEET TITLE: STRUCTURAL PLANS

DESIGN TEAM
STRUCT: GARRETT JENKINS
ENG: CHARLES JENKINS

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FOUNDATION SCHEDULE

FOUNDATION WALL		REINF STEEL	
MAX HEIGHT	THICK	VERT	HORIZ
<8'	NO TOP EDGE SUPPORT	#4 MIN	#4 @ 16"
>4'		SEE RETAINING WALL DTLS	
8' TYP	TOP EDGE SUPPORTED	8" MIN	#4 @ 16"
9'-10'		8" MIN	#4 @ 12"
		8"-10"	#5 @ 12"
11'		8" MIN	#4 @ 8"
		8"-10"	#5 @ 12"
12'		10" MIN	#5 @ 8"

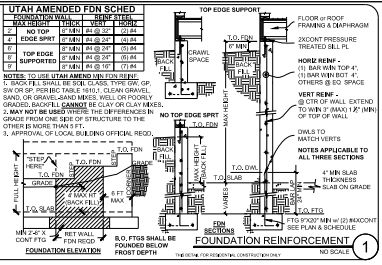
REINF FREE STANDING FDN, NO BACKFILL EITHER SIDE| A FDN EQUALLY BACKFILLED EA SIDE SAME AS 8" TYP MAX HT FDN

NOTES:
1. BASED ON 3,000 PSI CONC AND 60,000 PSI REBAR.
2. INSET SILL PL & FRMG FOR MAS VENEER, WIDER FDN THICKNESS REQD FOR >4" MAS VENEER LEDGE.
3. SILL PL SHALL BE FASTENED W/ AJB, AS INDICATED IN PLAN & SHEAR WALL SCHEDULE, SEE FDN & SILL PLATE NOTES.
4. RETAINING WALL TYPE FTG & FDN MUST BE INSTALLED WHERE TOP OF FDN IS NOT SUPPORTED W/ FLR OR ROOF DIAPHRAGM. RETAINING WALL FDNS REQUIRE WIDER FTGS, ADDL REINF & SPECIAL PLACEMENT OF REINF & DWLS, RECOMMEND THAT FDN WALL MAINTAINS FULL HT UNTIL MAX HT OF BACK FILL ≤ 4 FT, SEE RETAINING WALL DETAILS.

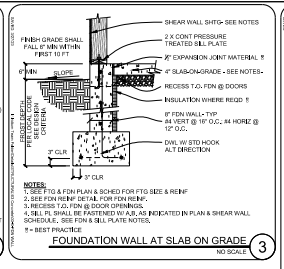
UTAH AMENDED FDN SCHED

FOUNDATION WALL		REINF STEEL	
MAX HEIGHT	THICK	VERT	HORIZ
2'	NO TOP EDGE SPRT	6" MIN	#4 @ 32" (2) #4
4'		6" MIN	#4 @ 24" (4) #4
6'	TOP EDGE SUPPORTED	8" MIN	#4 @ 24" (5) #4
8'		8" MIN	#4 @ 16" (6) #4
9'		8" MIN	#4 @ 16" (7) #4

NOTES: TO USE **UTAH AMEND** MIN FDN REINF:
1. BACK FILL SHALL BE SCM, CLASS, TYPE GW, GP, SW OR SP, PER USC TABLE R610.1, CLEAN GRAVEL, SAND, OR GRAVEL/SAND MIXES, WELL OR POORLY GRADED, BACKFILL **CANNOT** BE CLAY OR CLAY MIXES.
2. **MAY NOT BE USED** WHERE THE DIFFERENCES IN GRADE FROM ONE SIDE OF STRUCTURE TO THE OTHER IS MORE THAN 5 FT.
3. APPROVAL OF LOCAL BUILDING OFFICIAL REQD.



FOUNDATION REINFORCEMENT 1
NO SCALE



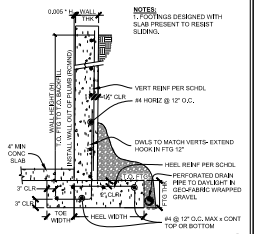
NOTES:
1. SEE FTG & FDN PLAN & SCHED FOR FTG SIZE & REINF
2. SEE FDN REINF DETAIL FOR FDN REINF.
3. RECESS T.O. FDN @ DOOR OPENINGS.
4. SILL PL SHALL BE FASTENED W/ AJB, AS INDICATED IN PLAN & SHEAR WALL SCHEDULE., SEE FDN & SILL PLATE NOTES.

¶ = BEST PRACTICE

FOUNDATION WALL AT SLAB ON GRADE 3
NO SCALE

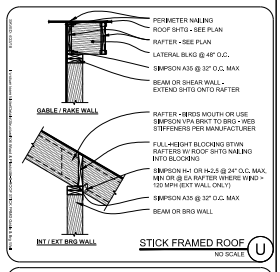
RETAINING WALL SCHED

WALL HT (H)	FDN WALL		FOOTING			
	THK	VERT REINF	THK	TOE WIDTH	HEEL WIDTH	TOE REINF	HEEL REINF
2'-0" TO 4'	8"	#4@16" O.C.	12"	1'-0"	1'-0"	N/A	N/A
4'-1" TO 6'	8"	#4@12" O.C.	12"	2'-0"	1'-10"	N/A	N/A
6'-1" TO 8'	8"	#5@12" O.C.	12"	2'-3"	2'-5"	#5@12" O.C.	N/A
8'-1" TO 10'	10"	#5@10" O.C.	12"	3'-0"	3'-2"	#5@8" O.C.	#5@12" O.C.
10'-1" TO 12'	12"	#5@8" O.C.	14"	3'-6"	3'-8"	#5@8" O.C.	#5@12" O.C.
12'-1" TO 14'	12"	#7@8" O.C.	16"	3'-6"	3'-8"	#5@8" O.C.	#5@11" O.C.
14'-1" TO 16'	14"	#7@8" O.C.	18"	4'-0"	4'-2"	#5@8" O.C.	#5@8" O.C.
16'-1" TO 18'	14"	#7@8" O.C.	18"	4'-0"	4'-2"	#5@8" O.C.	#5@8" O.C.

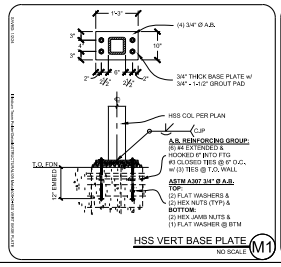


NOTES:
1. FOOTINGS DESIGNED WITH SLAB PRESENT TO RESIST SLIDING.

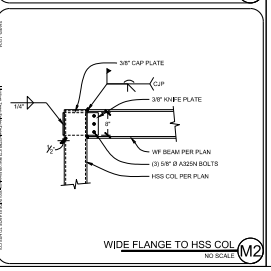
RETAINING WALL WITH SLAB 14
NO SCALE



STICK FRAMED ROOF U
NO SCALE



HSS VERT BASE PLATE M1
NO SCALE



WIDE FLANGE TO HSS COL M2
NO SCALE

NO.	DATE	REVISION	BY	CHK	APP

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 302, SLC, UT 84123
(801) 914-4410
garrett@iridiumae.com

PROJECT
DEER CREST RESTROOMS
PARK CITY, UT

ARCHITECT
RD NIELSON ARCHITECTURE

SHEET TITLE
STRUCTURAL DETAILS

DESIGN TEAM
STR: GARRETT JENKINS
PM: CHARLES JENKINS

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ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

1P	SINGLE POLE
1PH	SINGLE-PHASE
1WAY	ONE-WAY
2/C	TWO-CONDUCTOR
2WAY	TWO-WAY
3/C	THREE-CONDUCTOR
3WAY	THREE-WAY
4QUT	QUADRUPLE RECEPTACLE OUTLET
4POT	FOUR-POLE DOUBLE THROW
4PST	FOUR-POLE SINGLE THROW
4W	FOUR-WIRE
4WAY	FOUR-WAY
A	ABOVE COUNTER
AC	ARMORED CABLE
ACS	ACCESS CONTROL SYSTEM
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM	ALUMINUM
AMP	AMPERE
ANN	ANNUNCIATOR
AP	ACCESS POINT (WIRELESS DATA)
AR	AS REQUIRED
ASC	AMPS SHORT CIRCUIT
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAGE
BB	BUCK+BOOST TRANSFORMER
BFM	
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
C	CEILING MOUNTED
CAT	CATEGORY
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CCBA	CUSTOM COLOR AS SELECTED BY ARCHITECT
CCTV	CLOSED CIRCUIT TELEVISION
CFCI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED/ OWNER INSTALLED
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT
CI	CONTACTING INDICATOR
CKT	CIRCUIT
CM	CONSTRUCTION MANAGER
CND	CONDUIT
CO	CONVENIENCE OUTLET
COR	CONTRACTING OFFICER'S REPRESENTATIVE
CP	CONTROL PANEL
CR	CARD READER
CT	CURRENT TRANSFORMER
CTV	CABLE TELEVISION
CU	COPPER
dBA	UNIT OF SOUND LEVEL
DPDT	DOUBLE POLE, DOUBLE THROW
DS	DISCONNECT SWITCH
E	ENHANCED
EA	EACH
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRIC NONMETALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
ER	EQUIPMENT ROOM
EX	EXISTING
F	FURNITURE MOUNTED
FA	FIRE ALARM
FCP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
FOB	FREIGHT ON BOARD
FPP	FIBER PATCH PANEL
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
GEN	GENERATOR
GFCI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GIG	GIGA-HERTZ
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM
HV	HIGH VOLTAGE
HWM	HORIZONTAL WIRE MANAGEMENT
HZ	HERTZ
I/O	INPUT/ OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
Italic	INSULATED/ ISOLATED
IR	INFRARED
J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW PRESSURE SODIUM
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
LV	LOW VOLTAGE
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MDP	MAIN DISTRIBUTION PANEL
MG	MOTOR GENERATOR
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OCP	OVER CURRENT PROTECTION
OE	OWNER ELECTRONICS
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/ OWNER INSTALLED
OPP	OBTAIN FROM PLANS
OH DR	OVERHEAD (CEILING) DOOR
OL	OVERLOAD
PB	PUSHBUTTON
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PNM	PLENUM
PR	PAIR
PS	POWER SUPPLY
PT	POTENTIAL TRANSFORMER
PTZ	PAN/TILT/ZOOM
PV	PHOTO VOLTAIC
QTY	QUANTITY
R	REMOVE
RCP	REFLECTED CEILING PLAN
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETAL CONDUIT
RO	REMOTE DOOR OPEN
RPM	REVOLUTIONS PER MINUTE
RPP	RISER PATCH PANEL
RR	REMOVE AND RELOCATE
S/S	START/STOP
SCA	SHORT CIRCUIT AMPS
SCBA	STANDARD COLOR AS SELECTED BY ARCHITECT
SEC	SECURITY
SF	SQUARE FOOT (FEET)
SFBA	STANDARD FINISH AS SELECTED BY ARCHITECT
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPEC	SPECIFICATION
SPP	STATION PATCH PANEL
SPST	SINGLE POLE, SINGLE THROW
ST	SINGLE THROW
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TL	TWIST LOCK
TP	TELEPHONE POLE
TP	TWISTED PAIR
TR	TELECOMMUNICATIONS ROOM
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
TYP	TYPICAL
UF	UNDERFLOOR
UGND	UNDERGROUND
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPERE
VFC/VF	VARIABLE FREQUENCY MOTOR CONTROLLER
VIC	VIDEO INTERCOM SYSTEM
VSS	VIDEO SURVEILLANCE SYSTEM
VWM	VERTICAL WIRE MANAGEMENT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
WPP	WIRELESS PATCH PANEL
XFMR	TRANSFORMER

ELECTRICAL SHEET INDEX

E000	electrical cover sheet
E001	symbols legend
E300	electrical plan park
E400	restroom electrical plan
E600	one-line diagram
E602	lighting fixture schedules & details
E603	equipment & panel schedules
E700	typical mounting details

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE. NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC....

GENERAL ELECTRICAL NOTES

1. CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC., SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.

2. OWNER FURNISHED ITEMS: THE OWNER WILL FURNISH MATERIAL AND EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS TO BE INCORPORATED INTO THE WORK. CONDITIONS ARE ASSIGNED TO THE INSTALLER AND COSTS FOR RECEIVING, HANDLING, STORAGE, IF REQUIRED, AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM.
   A. THE INSTALLERS RESPONSIBILITIES ARE THE SAME AS IF THE INSTALLER FURNISHED THE MATERIALS OR EQUIPMENT.
   B. THE OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER FURNISHED ITEMS FREIGHT ON BOARD JOB SITE AND THE INSTALLER WILL INSPECT DELIVERIES FOR DAMAGE. IF OWNER FURNISHED ITEMS ARE DAMAGED, DEFECTIVE OR MISSING, DOCUMENT DAMAGED ITEMS WITH THE TRANSPORT COMPANY AND THE OWNER WILL ARRANGE FOR REPLACEMENT. THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVERY OF MANUFACTURER'S WARRANTIES AND BONDS TO THE INSTALLER.
   C. THE INSTALLER IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATES OF OWNER FURNISHED ITEMS AND FOR RECEIVING, UNLOADING AND HANDLING OWNER FURNISHED ITEMS AT THE SITE.THE INSTALLER IS RESPONSIBLE FOR PROTECTING OWNER FURNISHED ITEMS FROM DAMAGE, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND TO REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.

3. EXPOSED STRUCTURE AREAS (EXCLUDING MECHANICAL, ELECTRICAL, AND COMMUNICATIONS SPACES): INSTALL RACEWAYS BETWEEN DECK AND STRUCTURE WHEREVER POSSIBLE IN EXPOSED STRUCTURE CEILING AREAS. ROUTE RACEWAYS IN CONCEALED AREAS WHEREVER POSSIBLE. REFER ALL CONDITIONS WHERE RACEWAYS MUST BE INSTALLED WHICH CANNOT COMPLY WITH THESE REQUIREMENTS TO THE ARCHITECT.

4. SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT), AND HIGHLIGHTED, JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.

5. REFLECTED CEILING PLANS: COORDINATE THE LOCATION OF LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. REFER ALL DISCREPANCIES TO THE ARCHITECT AND ENGINEER.

6. ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRIC CODE (NEC), IBC, NFPA, AND IPC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT. 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
STATE OF UTAH

R.D. Nielson ARCHITECTURE CONSULTING
4175 Forestdale Dr, Suite 103
Park City, Utah (801) 631-1100

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revisions

Deer Crest
Leisure Park
Park City, Utah.

electrical
cover sheet

Project number: -
Date: 12.04.24
Drawn by: DWE/DGH

E000

Scale

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SYMBOLS LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
A5 / E-501	DETAIL INDICATOR: A5 INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
ROOM NAME 100	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
1	KEYNOTE INDICATOR.
1	REVISION INDICATOR.
EQUIPMENT	EQUIPMENT INDICATOR.
XX / XMDP	MECHANICAL EQUIPMENT INDICATOR. "XX" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "XMDP" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING
	BREAK, ROUND
WIRING METHODS	
	WIRING.
A-1	SINGLE BRANCH CIRCUIT HOME RUN TO PANELBOARD WITH DEDICATED NEUTRAL CONDUCTOR. LETTER AND NUMBER NOTATION IDENTIFY PANEL AND CIRCUIT NUMBER.
A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD. NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS.
1 / A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD. NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE.
	LOW VOLTAGE WIRING. DIVIDE. MEDIUM LINE.
HC	ADA ACCESS PUSH PLATE
	JUNCTION BOX.
PB	PULL BOX.
	MECHANICAL EQUIPMENT CONNECTION. REFER TO EQUIPMENT SCHEDULE FOR REQUIREMENTS.
	ELECTRIC VEHICLE CHARGING STATION.
WIRING DEVICES	
	RECEPTACLE, DUPLEX: NEMA 5-20R.
A	RECEPTACLE, DUPLEX, ABOVE COUNTER: NEMA 5-20R.
C	RECEPTACLE, DUPLEX, CEILING: NEMA 5-20R.
GF	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, DRINKING FOUNTAIN, CONCEAL WATER COOLER RECEPTACLE BEHIND WATER COOLER. SEE MECHANICAL/PLUMBING SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.
S	RECEPTACLE, DUPLEX, SWITCHED: NEMA 5-20R.
W	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WET LABEL "WEATHERPROOF IN USE": NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, SPECIAL PURPOSE, PROVIDE RECEPTACLE TO MATCH EQUIPMENT PLUG.
D	RECEPTACLE, DRYER: NEMA 14-30R.
R	RECEPTACLE, RANGE: NEMA 14-50R.
T	THERMOSTAT.
FSM	FLUSH FLOOR BOX. "F" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
PPB	POWER POLE. "P" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
PTF	FLUSH FIRE RATED POKE THRU. "F" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES.
	SWITCH, DIMMER.
X	SWITCH, SINGLE POLE ("X" INDICATES FIXTURES CONTROLLED).
X $2	SWITCH, DOUBLE POLE ("X" INDICATES FIXTURES CONTROLLED).
X $3	SWITCH, THREE-WAY ("X" INDICATES FIXTURES CONTROLLED).
X $4	SWITCH, FOUR-WAY ("X" INDICATES FIXTURES CONTROLLED).
$DS	SWITCH, DOOR.
$K	SWITCH, KEY OPERATED.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
ELECTRICAL POWER AND DISTRIBUTION	
	DISCONNECT, NONFUSED (ONE-LINE DIAGRAM).
	CIRCUIT BREAKER (ONE-LINE DIAGRAM).
M	MOTOR.
	TRANSFORMER (ONE-LINE DIAGRAM).
PT	POTENTIAL TRANSFORMER (PT/VT) (ONE-LINE DIAGRAM).
CT	CURRENT TRANSFORMER (CT) (ONE-LINE DIAGRAM).
"1H"	PANELBOARD (ONE-LINE DIAGRAM).
225/3 "1H"	PANELBOARD WITH MAIN LUGS ONLY. BUS SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).
225/3 "1H"	PANELBOARD WITH MAIN CIRCUIT BREAKER. SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).
225/3 "1H" 60/3	PANELBOARD WITH MAIN AND SUB FEED CIRCUIT BREAKER (ONE-LINE DIAGRAM).
225/3 "1H"	225/3 "2H" PANELBOARD WITH SUB FEED LUGS (ONE-LINE DIAGRAM).
225/3 "1H"	"1H" PANELBOARD WITH CIRCUIT BREAKER AND SUB FEED LUGS (ONE-LINE DIAGRAM).
	CT CABINET PER UTILITY'S REQUIREMENTS (ONE-LINE DIAGRAM).
	EARTH GROUND (ONE-LINE DIAGRAM).
M	METER.
	DISCONNECT SWITCH, FUSED.
	DISCONNECT SWITCH, UNFUSED.
	PUSHBUTTON.
	PUSHBUTTONS, MOTOR CONTROL.
	PANELBOARD CABINET, FLUSH MOUNTED.
	PANELBOARD CABINET, SURFACE MOUNTED, 1 SECTION.
	PANELBOARD CABINET, SURFACE MOUNTED, 2 SECTION.
DPB	DISTRIBUTION PANEL OR SWITCHBOARD.
LP	LIGHTING RELAY, CONTACTOR PANEL, OR DIMMING ENCLOSURE.
$ST	SWITCH, TOGGLE MOTOR STARTER WITH OVERLOAD PROTECTION.
	TRANSFORMER (SEE ONE-LINE FOR SIZE)
STRUCTURED CABLING	
▼X	OUTLET, DATA COMMUNICATION ("X" INDICATES QUANTITY OF CABLES).

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
W-3	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
W-3E	FIXTURE IDENTIFICATION: EMERGENCY LIGHTING FIXTURE WITH BATTERY PACK AND OR GENERATOR AND/ OR CENTRALIZED INVERTER AND/ OR CENTRALIZED UPS CONNECTION AS INDICATED IN PLANS. (W-3E) INDICATES FIXTURE TYPE AS SCHEDULED.
EM	EMERGENCY.
	EXIT SIGN: SINGLE FACE; CEILING MOUNTED
	EXIT SIGN: SINGLE FACE; WALL MOUNTED
	EXIT SIGN: DOUBLE FACE; CEILING MOUNTED
	EXIT SIGN: DOUBLE FACE; WALL MOUNTED
LIGHTING CONTROL	
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, WALL.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, DIRECTIONAL.
P	PHOTOCELL.
KP	PHOTOCELL, WALL MOUNTED.
	VACANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	VACANCY SENSOR, DUAL TECHNOLOGY, WALL.
	CEILING FAN.
	SWITCH-VACANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	DIMMER SWITCH/OCCUPANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	DIMMER SWITCH/VACANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
DC	DIGITAL LIGHTING ROOM CONTROLLER
FIRE ALARM	
FAA	FIRE ALARM ANNUNCIATOR PANEL.
FACP	FIRE ALARM CONTROL PANEL, SEMI-RECESSED.
FATC	FIRE ALARM TERMINAL CABINET: NAC, SLC, SPEAKER CIRCUITS, AMPLIFIERS, BATTERIES
CM	CONTROL MODULE.
MM	MONITOR MODULE.
F	FIRE ALARM MANUAL PULL STATION.
FS	WATER FLOW SWITCH. FLOW SWITCHES SHALL BE PROVIDED AND INSTALLED BY FIRE SPRINKLER CONTRACTOR AND SHALL BE CONNECTED TO LOCATIONS SHOWN ON THE FIRE SPRINKLER SHOP DRAWINGS.
	MAGNETIC DOOR HOLDER.
	DETECTOR, SMOKE.
	DETECTOR, SMOKE, DUCT WITH HOUSING AND SAMPLING TUBE.
FSD	COMBINATION FIRE/SMOKE DAMPER, 120V POWER FROM ELECTRICAL SYSTEM.
CO	DETECTOR, CARBON MONOXIDE.
	STROBE, WALL MOUNTED.
75	STROBE, WALL MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
WP	ALARM, HORN/SPEAKER, WALL MOUNTED, WEATHERPROOF.
	ALARM, HORN/STROBE, WALL MOUNTED, ONE ASSEMBLY.
75	ALARM, HORN/STROBE, WALL MOUNTED, ONE ASSEMBLY. SUBSCRIPT INDICATES CANDELA RATING.
75	SPEAKER, WALL MOUNTED, EVACUATION, COMBINATION STROBE. SUBSCRIPT INDICATES CANDELLA RATING.
75	ALARM, HORN/STROBE, ONE ASSEMBLY, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
75	ALARM, HORN, CEILING MOUNTED, SUBSCRIPT INDICATES CANDELA RATING.
75	ALARM, STROBE, CEILING MOUNTED, SUBSCRIPT INDICATES CANDELA RATING.
TV DISTRIBUTION	
	TV DISTRIBUTION CABLE, INDIVIDUAL DROPS.
	TV OUTLET.

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT. 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
STATE OF UTAH

R.D. Nielson ARCHITECTURE CONSULTING
4175 Forestdale Dr. Suite 103
Park City, Utah (801) 631-1100

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Deer Crest
Leisure Park
Park City, Utah.

symbols legend

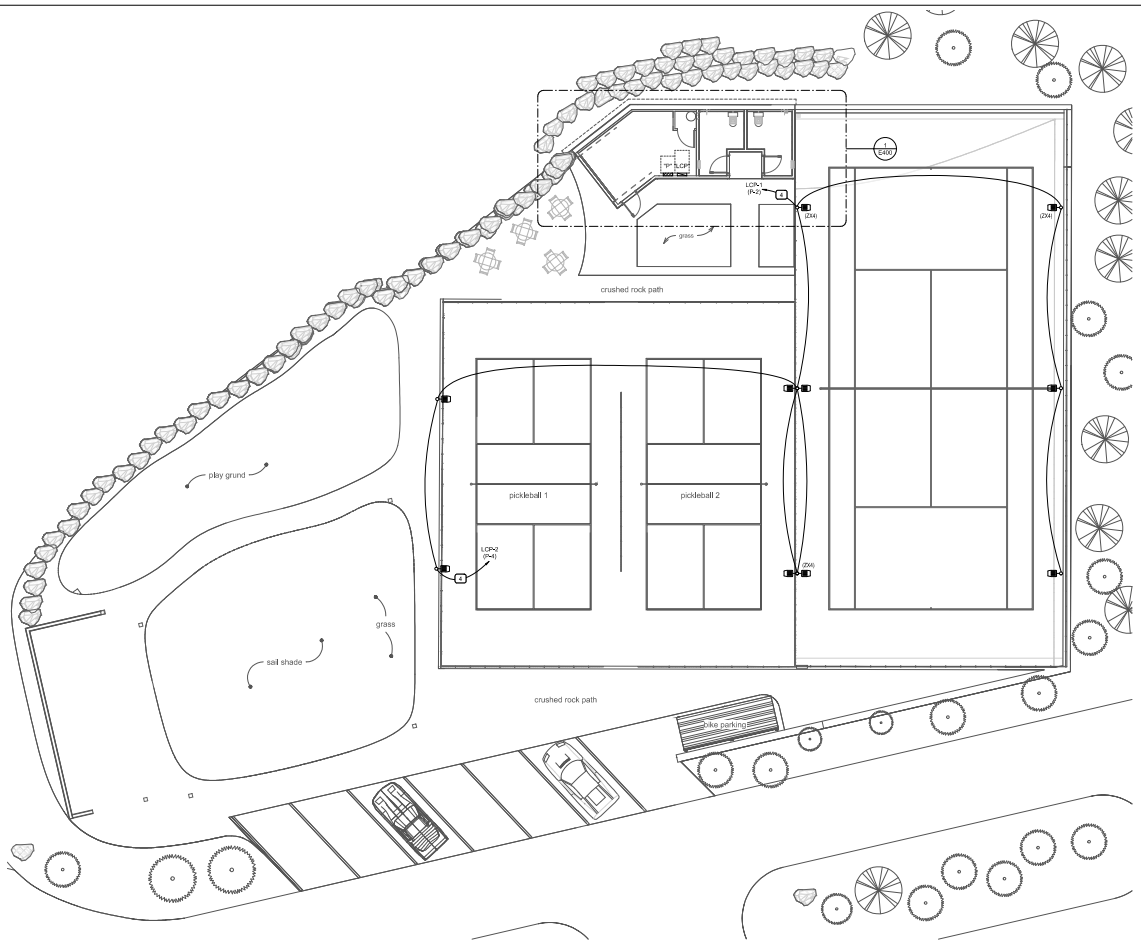
Project number: -
Date: 12.04.24
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E001

Scale

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1 electrical plan park
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

1. BIDDING CONTRACTORS SHALL VISIT THE SITE TO FIND THE LOCATION OF THE EXISTING METER AND BID THE CORRECT FOOTAGE OF CONDUIT AND WIRING FROM THE METER/DISCONNECT (ASSUME A NEW 200/3 NEMA 3R ENCLOSED CIRCUIT BREAKER OR FUSED DISCONNECT WILL BE REQUIRED ADJACENT TO THE METER), TO NEW PANEL "P".

SHEET KEYNOTES

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT. 84111
8004764-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

LICENSED PROFESSIONAL ENGINEER
No. 5148728
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STATE OF UTAH

R.D. Nielson
ARCHITECTURE CONSULTING
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Deer Crest
Leisure Park
Park City, Utah.

electrical plan park

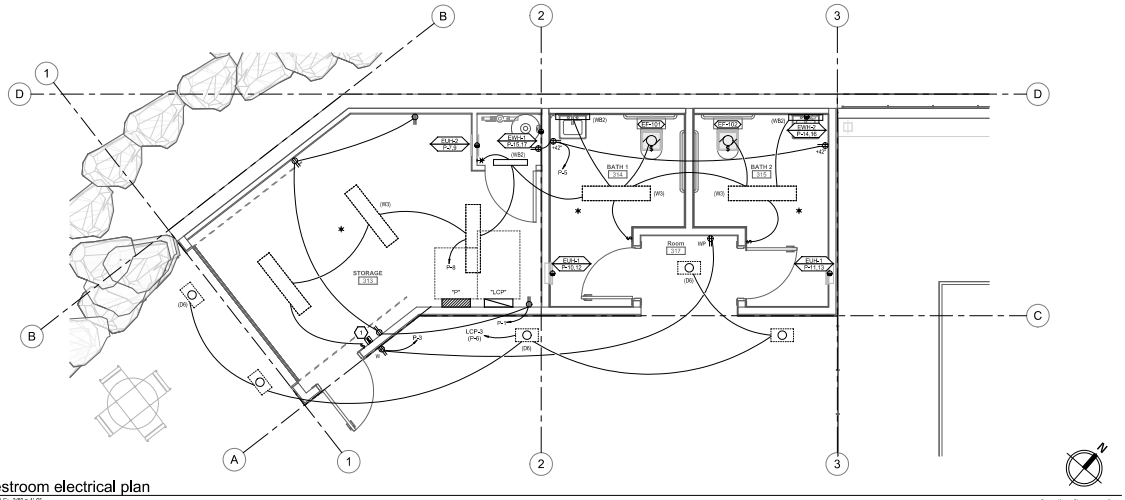
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Date	12.04.24
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E300

Scale 1/8" = 1'-0"

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1 restroom electrical plan
SCALE: 3/8" = 1'-0"

GENERAL SHEET NOTES

1. BIDDING CONTRACTORS SHALL VISIT THE SITE TO FIND THE LOCATION OF THE EXISTING METER AND BID THE CORRECT FOOTAGE OF CONDUIT AND WIRING FROM THE METER/DISCONNECT (ASSUME A NEW 200/3 NEMA 3R ENCLOSED CIRCUIT BREAKER OR FUSED DISCONNECT WILL BE REQUIRED ADJACENT TO THE METER), TO NEW PANEL "P".

SHEET KEYNOTES

1. PROVIDE 2 BUTTON LOW VOLTAGE SWITCH TIED TO RELAY PANEL "LCP" TO TURN EXTERIOR AREA LIGHTING ON/OFF. ONE BUTTON SHALL TURN ON THE LIGHTING AT THE COURTS ON PLAN LEFT AND THE SECOND BUTTON SHALL TURN ON/OFF THE LIGHTS AT THE COURTS ON PLAN RIGHT.

SPECTRUM ENGINEERS
324 S. State St., Suite 400
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8004764077
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fax: 801-328-5155
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LICENSED PROFESSIONAL ENGINEER
NO. 5148728
DAVID G. HINKLEY
STATE OF UTAH

R.D. Nielson ARCHITECTURE CONSULTING
4175 Forestdale Dr. Suite 103
Park City, Utah (801) 631-1100

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revisions

Deer Crest
Leisure Park
Park City, Utah.

restroom electrical plan

Project number: -
Date: 12.04.24
Drawn by: DWE/DGH

E400

Scale: 3/8" = 1'-0"

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Autodesk Docs://240707 - Deer Crest Leisure Park Restrooms/240707-Elec Central.rvt

BRANCH CIRCUIT CONDUCTOR AND CONDUIT SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	CONDUCTOR SIZE (PHASE, NEUTRAL AND GR)	CONDUIT SIZE
20A/120V	0' - 60'	#12 AWG	0,75" Ø
20A/120V	60' - 95'	#10 AWG	0,75" Ø
20A/120V	95' - 150'	#8 AWG	1" Ø
20A/120V	150' - 240'	#6 AWG	1,25" Ø
20A/277V	0' - 140'	#12 AWG	0,75" Ø
20A/277V	140' - 220'	#10 AWG	0,75" Ø
20A/277V	220' - 350'	#8 AWG	1" Ø
20A/277V	350' - 550'	#6 AWG	1,25" Ø

NOTES:

1. WIRE SIZING IS BASED ON COPPER CONDUCTORS SUPPLYING A 20A, 120V CIRCUIT AT THE INDICATED VOLTAGE, ASSUMED TO BE 80% LOADED (16A), WITH MAXIMUM VOLTAGE DROP OF 3% AT THE LOAD.
2. DOWN-SIZED WIRE AT DEVICE/LOAD AS REQUIRED AND TERMINATE CONDUCTORS IN A SAFE AND CODE COMPLIANT MANNER.
3. CONDUIT SIZE IS BASED ON A MAXIMUM OF 3 CIRCUITS PER CONDUIT, EACH WITH A SEPARATE NEUTRAL CONDUCTOR.

COPPER CONDUCTOR AND CONDUIT SCHEDULE

SCHEDULE NUMBER

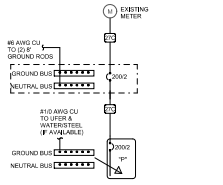
SUBSCRIPT (NOTE 5)

(E.G. 5C) 5B

CONDUCTOR AND CONDUIT SCHEDULE NOTES

1. CONDUCTORS SHOWN ARE SHOWN FOR EACH CONDUIT WITH MODIFICATIONS AS NOTED IN NOTE 5. ALL CONDUCTORS SHOWN ARE TWIN UNLESS OTHERWISE NOTED.
2. PROVIDE EQUIPMENT GROUND CONDUCTORS PER TABLE 250-122 WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.
3. PROVIDE #10 NEUTRALS FOR MULTIWIRE BRANCH CIRCUITS SERVING COMPUTERS.
4. GROUND (G) CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.
5. SYMBOL SUBSCRIPTS:
   - "2N": INCLUDE TWO NEUTRAL CONDUCTORS SIZED AS SCHEDULED FOR PHASE AND NEUTRAL CONDUCTORS WHERE THE CONDUCTOR IS #10 OR LARGER. INCLUDE A SINGLE 200% RATED CONDUCTOR THAT IS TWICE THE AMPACITY OF THE SCHEDULED PHASE AND NEUTRAL CONDUCTOR WHERE THE CONDUCTOR IS BELOW #10 IN SIZE.
   - "CI": PROVIDE CIRCUIT INTEGRITY CABLE: TYPE TWO-HOUR FIRE RESISTIVE CABLES IN CONDUIT OR PROVIDE FEEDER ENCASED IN CONCRETE.
   - "FG": FULL SIZE GROUND. SIZE EQUIPMENT GROUNDING CONDUCTOR TO BE SAME SIZE AS THE PHASE CONDUCTORS.
   - "HH": NEUTRAL CURRENTS EXIST DUE TO HIGH HARMONIC "NONLINEAR" LOADS. CURRENT CARRYING CONDUCTORS DERATED ACCORDINGLY. PROVIDE THE HHH SIZE FOR THE EQUIPMENT GROUNDING CONDUCTOR.
   - "IG": INCLUDE IG (INSULATED/ISOLATED GROUND CONDUCTOR) SCHEDULED ALONG WITH THE GROUND OF EQUIPMENT GROUND CONDUCTOR.
   - "NC": PROVIDE FEEDER IN METAL-CLAD CABLE: TYPE MC IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.
   - "SE": SUBSTITUTE "SE" CONDUCTOR FOR "G" CONDUCTOR SHOWN, WHICH IS SIZED FOR THE GROUNDING OF THE SECONDARY OF THE SEPARATELY DERIVED SYSTEM.
   - "SER": PROVIDE SERVICE-ENTRANCE CABLE: TYPE SE OR SER IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.
6. RACEWAY ONLY. CONDUCTORS PROVIDED BY UTILITY.

SYM	AMP	HH AMPS	CONDUIT SIZE	CONDUCTOR (NOTE 1) QTY	SIZE	G	IG/HH	SE	NOTES
1C	20	-	0,75	2	12	12	12	8	2
2C	20	-	0,75	3	12	12	12	8	2
3C	20	24	0,75	4	12	12	12	8	2
4C	30	-	0,75	2	10	10	10	8	2
5C	30	-	0,75	3	10	10	10	8	2
6C	30	32	0,75	4	10	10	10	8	2
7C	40	-	1	2	8	10	8	6	2
8C	40	-	1	3	8	10	8	6	2
9C	40	44	1	4	8	10	8	6	2
10C	55	-	1	2	6	10	8	4	2
11C	55	-	1	3	6	10	8	4	2
12C	55	60	1,25	4	6	10	8	4	2
13C	70	-	1	2	4	8	4	2	2
14C	70	-	1,25	3	4	8	4	2	2
15C	70	76	1,25	4	4	8	4	2	2
16C	85	-	1,25	2	3	8	3	2	2
17C	85	-	1,25	3	3	8	3	2	2
18C	85	92	1,25	4	3	8	3	2	2
19C	95	-	1,25	3	2	8	2	2	2
20C	95	104	1,5	4	2	8	2	2	2
21C	130	-	1,5	3	1	8	2	2	2
22C	130	116	1,5	4	1	8	2	2	2
23C	150	-	2	3	1/0	8	2	1/0	2
24C	150	136	2	4	1/0	8	2	1/0	2
27C	200	-	2	3	3/0	6	2	2/0	2
28C	200	180	2,5	4	3/0	6	2	2/0	2
29C	230	-	2,5	3	4/0	4	2	2/0	2
30C	230	208	2,5	4	4/0	4	2	2/0	2
34C	310	280	3	4	350	3	1/0	3/0	2
35C	380	-	3,5	3	500	3	3/0	3/0	2
37C	400	-	2 EA 2	3	3/0	3	3/0	3/0	2
38C	400	360	2 EA 2,5	4	3/0	3	3/0	3/0	2
42C	620	560	3 EA 3	4	350	1/0	4/0	3/0	2
52C	1240	1120	4 EA 3	4	350	3/0	4/0	3/0	4



1 one-line diagram
SCALE: NTS

GENERAL SHEET NOTES

1. PROVIDE NEMA 3R ENCLOSURES FOR EQUIPMENT LOCATED OUTDOORS. REFER TO PLANS FOR EQUIPMENT LOCATIONS.
2. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
3. ALL EQUIPMENT SHALL BE CONSTRUCTED AND BRACED FOR THE SEISMIC CONDITIONS OF THE PROJECT. REFER TO ELECTRICAL SPECIFICATIONS FOR REQUIREMENTS.
4. PROVIDE PERFORMANCE TESTING FOR GROUND-FAULT PROTECTION SYSTEMS ON SITE WITH A WRITTEN RECORD OF THIS TEST SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PER NEC 230.95(C).

SHEET KEYNOTES

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

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Deer Crest
Leisure Park
Park City, Utah.

one-line diagram

Project number: -
Date: 12.04.24
Drawn by: DWE/DGH

E600

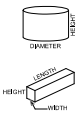
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EXTERIOR LIGHTING FIXTURE SCHEDULE

GENERAL NOTES

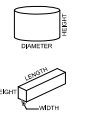


1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED. CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

ID	DESCRIPTION	LUMINAIRE			DRIVER			MANUFACTURER
		LUMENS	COLOR TEMP	CRI	TYPE	VOLTAGE	WATTS	
(ZA4)	DESCRIPTION: SHOE-BOX STYLE, CUTOFF, SINGLE HEAD MOUNTING: FINISH: SCBA OPTICS: TYPE III DISTRIBUTION OPTIONS: - WIND RATING: - EM: NONE	48,000	3000K	80	LED	120/277V	250	GLB VUS-12K-12SL-250K-T4CSBW-ARM-UNV-7A-BLK-20' POLE LSI VALM-42L-4M-UNV-30KB-BLK-6A

INTERIOR LIGHTING FIXTURE SCHEDULE

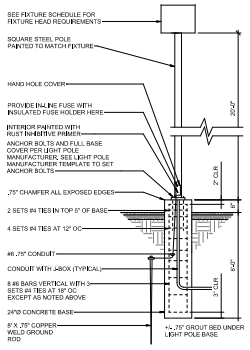
GENERAL NOTES



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5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED. CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

ID	DESCRIPTION	LUMINAIRE			DRIVER			MANUFACTURER (CATALOG SERIES)
		DELIVERED DIRECT LUMENS	COLOR TEMP	CRI	TYPE	VOLTAGE	WATTS	
(D6)	DESCRIPTION: 6" DOWNLIGHT MOUNTING: RECESSED, CEILING FINISH: SCBA OPTICS: 20° BEAM, CLEAR REFLECTOR, MATTE DIFFUSE OPTIONS: EM: NONE	2,000	3000K	80	LED (0-10V DIMMING) 1%	120/277V	20	LITHONIA (LDN6-20/20 L06AR LSS MVOLT EZ10) (PRESCOLITE (LF6SLA-LF7SL20/30K) HALO (HO620D01GHBSDS2830-61MDJ) LIGHTOLIER (6IN-PBR-DL-20-930-MDC-210)
(W3)	DESCRIPTION: WRAPAROUND MOUNTING: SURFACE FINISH: SCBA OPTICS: OPTIONS: EM	4,000	3000K	80	LED (0-10V DIMMING)	120/277V	40	LITHONIA (TRUM 48 ALO6 CWP 8SWW2 ZT MVOLT) COLUMBIA (RLE-4-04-UNV-E-DJ) METALUX (4NWS3CI-UNV) DAYBRITE (NWL-4-3000-4CST-UNV-DIM)
(WB2)	2' WALL MOUNTED VANITY FIXTURE WITH ACRYLIC DIFFUSER, MOUNT AT CEILING.	1,500	3000K	80	LED (0-10V DIMMING)	120/277V	15	LSI (W442-LED-SS-3-04JE) METALUX (2BGLED4-DA-16SLF-UNV-L4835C27-U) HE WILLIAMS (2S-24-277830-AF-2-1S2-DIM-UNV) L.A. LIGHTING (SANYO-2JD_FTA1DROM-UNV-L4580) LITHONIA (ELWP2 20L ADPSZ10LED30) COLUMBIA (CWM2-20WMM-ARM-EDU)

CONTRACTOR TO PROVIDE DEFERRED SUBMITTAL DESIGN FOR CONCRETE POLE BASE. CONTRACTOR SHALL REINFORCE AND CONSTRUCT PER DEFERRED SUBMITTAL



1 walkway light pole base detail
SCALE: NTS

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324 S. State St., Suite 400
Salt Lake City, UT. 84111
8004764077
801-328-3181
fax: 801-328-3183
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No. 514872
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revisions

Deer Crest
Leisure Park
Park City, Utah.

lighting fixture schedules & details

Project number: -
Date: 12.04.24
Drawn by: DWE/DGH

E602

Scale: 1/8" = 1'-0"

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EQUIPMENT SCHEDULE

EQUIPMENT SCHEDULE KEY
E - DIVISION 26
O - FURNISHED WITH EQUIPMENT, INSTALLED BY DIV.26

NOTES:
1. PROVIDE MANUAL STARTER WITH THERMAL OVERLOAD AND RELAY FOR ATC/BAS CONTROL.
2. PROVIDE FUSED DISCONNECT ELEVATOR POWER MODULE WITH SHUNT TRIP.
3. INDOOR UNITS FED FROM OUTDOOR UNIT. PROVIDE DISCONNECTS FOR BOTH.

GENERAL NOTES:
1. LOCATE ELECTRICAL EQUIPMENT IN ACCESSIBLE LOCATION, SUCH THAT IT IS WITHIN SIGHT OF THE EQUIPMENT IT IS SERVING, AND COMPLIES WITH N.E.C. REQUIRED CLEARANCES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND SIZE FEEDER, STARTER, DISCONNECT AND OVERCURRENT PROTECTION IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OF ACTUAL EQUIPMENT SUPPLIED.
3. ELECTRICAL CONTRACTOR SHALL REVIEW OTHER DIVISION DRAWINGS FOR ANY ADDITIONAL REQUIREMENTS PRIOR TO BID.
4. ELECTRICAL CONTRACTOR SHALL REVIEW OTHER DIVISION SUBMITTALS FOR ANY EQUIPMENT REQUIRING CONNECTION BY ELECTRICAL CONTRACTOR AND COORDINATE ALL REQUIREMENTS PRIOR TO ROUGH-IN.

LABEL	QTY	DESCRIPTION	LOAD DATA HP	kW	MCA	FLA	V	PH	WIRE AND CONDUIT SIZE	OCPD DEVICE	OCPD FED FROM	DISCONNECT PROVIDED BY	DISCONNECT DEVICE	MOTOR CONTROLLER PROVIDED BY	MOTOR CONTROLLER DEVICE	MOTOR CONTROLLER SIZES	NEMA ENCLOSURE RATING	NOTES
EUH-1	2	ELECTRIC UNIT HEATER		-	-	16.7	240	1	2 #10, #10 GR 0.75" CND	25/2 CB	P	O	-	O	-	-	-	
EUH-2	1	ELECTRIC UNIT HEATER		-	-	8.3	240	1	2 #12, #12 GR 0.75" CND	15/2 CB	P	O	-	O	-	-	-	
EWH-1	1	ELECTRIC WATER HEATER		-	-	33.3	240	1	2 #8, #10 GR 1" CND	40/2 CB	P	O	-	O	-	-	-	
EWH-2	1	ELECTRIC WATER HEATER		-	-	20	240	1	2 #10, #10 GR 0.75" CND	25/2 CB	P	O	-	O	-	-	-	

PANEL: "P"

VOLTS/PHASE/WIRE: 120/240 V, 1 PH 3 WIRE
PANEL SIZE & TYPE: 22" W x 6" D, BOLT-ON
MAIN SIZE AND TYPE: 200 AMPERE MAIN CB
FED FROM:
CABINET: SURFACE
LOCATION: STORAGE 313
NOTES:
ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR
AIC RATING: 10,000

CKT NO	OCP AMP	POLE	BKR	LOAD (kVA) LTG	PWR	CO	DESCRIPTION	PHASE LOAD A	B		DESCRIPTION	CO	LOAD (kVA) PWR	LTG	BKR	OCP POLE	AMP	CKT NO
1	20	1		0,2	0,2	0,7	CO STORAGE 313	0,7	1,5		SITE LIGHTING (LCP-1)	0,0	0,2	1,0		1	20	2
3	20	1		0,0	0,2	0,4	CO EXTERIOR			0,4	1,0	SITE LIGHTING (LCP-2)	0,0	0,2	1,0		1	20	4
5	20	1		0,0	0,2	0,5	CO ROOM 314, 315	0,5	0,1		-	EXTERIOR SOFFIT LTG (LCP-3)	0,0	0,2	0,1		1	20	6
7	15	2		0,0	2,0	0,0	ELECTRIC UNIT HEATER CLOSET			1,0	0,7	LIGHTING	0,0	0,4	0,4		1	20	8
9	–	–	–	–	–	–	-	1,0	2,0			EUH-1	0,0	4,0	0,0		2	25	10
11	25	2		0,0	4,0	0,0	EUH-1			2,0	2,0		–	–	–	–	–	–	12
13	–	–	–	–	–	–	-	2,0	2,4			ELECTRIC WATER HEATER	0,0	4,8	0,0		2	20	14
15	40	2		0,0	8,0	0,0	EWH-1			4,0	2,4	-	–	–	–	–	–	–	16
17	–	–	–	–	–	–	-	4,0	0,0			SPARE	0,0	0,0	0,0	–	1	20	18
19	20	1	–	0,0	0,0	0,0	SPARE			0,0	0,0	SPARE	0,0	0,0	0,0	–	1	20	20
21	20	1	–	0,0	0,0	0,0	SPARE	0,0	–			SPACE	0,0	0,0	0,0	–	1	–	22
23	20	1	–	0,0	0,0	0,0	SPARE			0,0	–	SPACE	0,0	0,0	0,0	–	1	–	24
25	20	1	–	0,0	0,0	0,0	SPARE	0,0	–			SPACE	0,0	0,0	0,0	–	1	–	26
27	20	1	–	0,0	0,0	0,0	SPARE			0,0	–	SPACE	0,0	0,0	0,0	–	1	–	28
29	–	1	–	0,0	0,0	0,0	SPACE	–	–			SPACE	0,0	0,0	0,0	–	1	–	30
31	–	1	–	0,0	0,0	0,0	SPACE			–	–	SPACE	0,0	0,0	0,0	–	1	–	32
33	–	1	–	0,0	0,0	0,0	SPACE	–	–			SPACE	0,0	0,0	0,0	–	1	–	34
35	–	1	–	0,0	0,0	0,0	SPACE			–	–	SPACE	0,0	0,0	0,0	–	1	–	36
37	–	1	–	0,0	0,0	0,0	SPACE	–	–			SPACE	0,0	0,0	0,0	–	1	–	38
39	–	1	–	0,0	0,0	0,0	SPACE			–	–	SPACE	0,0	0,0	0,0	–	1	–	40
41	–	1	–	0,0	0,0	0,0	SPACE	–	–			SPACE	0,0	0,0	0,0	–	1	–	42
TOTALS:							CONNECTED kVA PER PHASE	14	13		CONNECTED TOTAL kVA =		28					
							CONNECTED AMPS PER PHASE	119	112		AVERAGE CONNECTED AMPS PER PHASE =		116					

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **2,9 kVA @ 125% = 3,7 kVA**
RECEPTACLES: **1,6 kVA @ 100% = 1,6 kVA**
ALL OTHER LOADS @ 100% : **25,2 kVA**

- 100% CONNECTED LOAD PLUS 25%
- FIRST 10kVA @ 100%, REMAINDER @ 50%
- MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

DIVERSIFIED TOTAL kVA = **30**
AVERAGE AMPS PER PHASE = **127**

BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI, EX=EXISTING LOAD

LIGHTING RELAY PANEL "LCP"

LOCATION: STORAGE 313
MOUNTING: SURFACE
ENCLOSURE: NEMA 1

RELAY	DIMMING	PANEL CIRCUIT	DESCRIPTION	CONTROL CHANNEL	LOAD (WATTS)			CONTROL CHANNEL	DESCRIPTION	PANEL CIRCUIT	DIMMING	RELAY
1		P-2	SITE LIGHTING		1000	1000			SITE LIGHTING	P-4		2
3		P-6	EXTERIOR SOFFIT LTG			180	4	–	SPARE	–	–	4

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DAVID G. HINKLEY
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4175 Forestdale Dr, Suite 103
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revisions

Deer Crest
Leisure Park
Park City, Utah.

equipment & panel schedules

Project number: -
Date: 12.04.24
Drawn by: DWE/DGH

E603

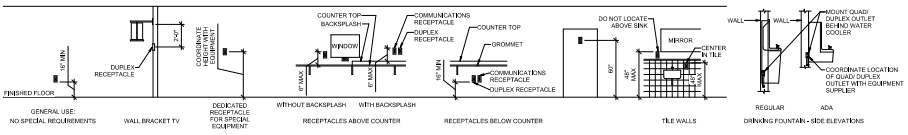
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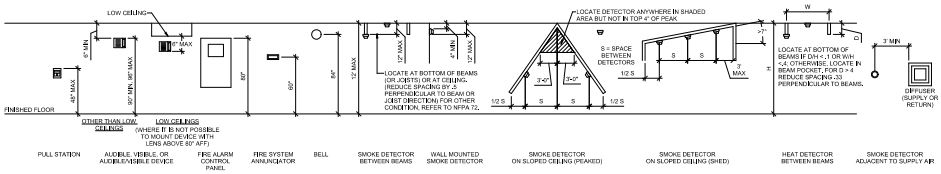
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GENERAL SHEET NOTES

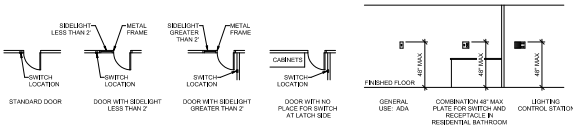
1. MOUNTING HEIGHTS OF ELECTRICAL AND ELECTRONIC EQUIPMENT IN THE FOLLOWING ORDER OF PRIORITY:
   A - ELEVATIONS (ARCHITECTURAL, ELECTRICAL, MECHANICAL, ETC).
   B - EQUIPMENT SHOP DRAWINGS.
   C - FIELD INSTRUCTIONS.
2. LOCATE RECEPTACLES SERVING THE SAME TYPE OF USE AT A UNIFORM HEIGHT UNLESS DIRECTED OTHERWISE.
3. MECHANICAL, ELECTRICAL, AND COMMUNICATION ROOMS: COORDINATE LOCATION OF LIGHTING AND POWER RECEPTACLES WITH EQUIPMENT, PIPING, AND DUCTWORK. DO NOT INSTALL RECEPTACLES BEHIND EQUIPMENT OR WHERE OTHERWISE INACCESSIBLE. POSITION LIGHTING REGARDLESS OF WHERE SHOWN ON DRAWING TO PROVIDE PROPER ILLUMINATION.
4. MOUNT RECEPTACLE BOXES FOR SWITCHES AND RECEPTACLES WITH LONG AXIS OF THE DEVICE VERTICAL UNLESS OTHERWISE INDICATED.
5. SET BOXES WITH PLASTER RINGS FLUSH WITH FINISHED SURFACE.
6. LOCATE BOX COVERS OR DEVICE PLATES SO THEY WILL NOT SPAN DIFFERENT TYPES OF BUILDING FINISHES EITHER VERTICALLY OR HORIZONTALLY.
7. VERIFY ALL DOOR CONDITIONS ON ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING SWITCHES.
8. LOCATE WIRING DEVICES WHICH ARE ADJACENT AND ARE COMPATIBLE VOLTAGES IN ONE PLATE.
9. WHERE DEVICES ARE LOCATED IN CLOSE PROXIMITY OF THE SAME VERTICAL PLANE, ALIGN DEVICES VERTICALLY PER THE TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL, UNLESS OTHERWISE INDICATED.



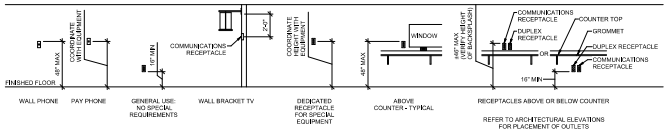
7 receptacle mounting details
SCALE: NTS



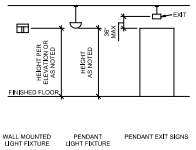
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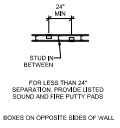
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SCALE: NTS



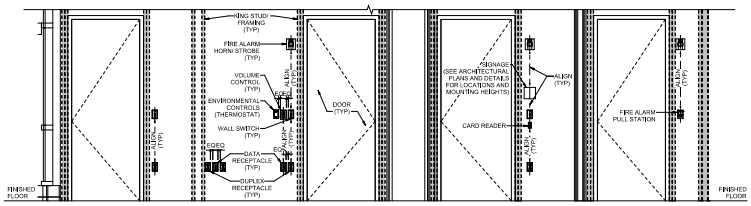
2 communications mounting details
SCALE: NTS



4 lighting mounting details
SCALE: NTS



3 box mounting details
SCALE: NTS



1 typical wall mounted devices alignment detail
SCALE: NTS

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324 S. State St., Suite 400
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revisions

Deer Crest
Leisure Park
Park City, Utah.

typical mounting details

Project number: -
Date: 12.04.24
Drawn by: DWE/DGH

E700

Scale: As indicated

SYMBOL LEGEND - PIPING

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	SHUT OFF VALVE
	GATE VALVE
	CHECK VALVE
	AUTOMATIC 2-WAY VALVE
	AUTOMATIC 3-WAY VALVE
	GLOBE VALVE
	BALL VALVE
	RELIEF VALVE
	PRESSURE REDUCING VALVE
	BUTTERFLY VALVE
	SOLENOID VALVE
	ANGLE VALVE
	VENTURI VALVE
	BALANCING OR PLUG COCK
	FLOW SETTER
	EXPANSION VALVE
	GAS COCK
MAV	MANUAL AIR VENT
	STRAINER
	GAUGE COCK
	FLEXIBLE CONNECTION
	PRESSURE GAUGE
	THERMOMETER
	PIPE REDUCER
	REFRIGERANT SITE GLASS
	REFRIGERANT STRAINER
	REFRIGERANT FILTER DRIER
	90 DEGREE ELBOW UP
	90 DEGREE ELBOW DOWN
	90 DEGREE TEE UP
	90 DEGREE TEE DOWN
	PIPE UNION
	PIPE CAP
	PIPE ANCHOR
	FLOAT AND THERMOSTATIC TRAP

SYMBOL LEGEND - MISC

REFERENCE LINES AND SYMBOLS

SYMBOL	DESCRIPTION
	VIEW OR DETAIL INDICATOR. # INDICATES DETAIL NUMBER. SHEET INDICATES DRAWING SHEET WHERE VIEW OR DETAIL IS SHOWN.
	ELEVATION OR SECTION INDICATOR. # INDICATES VIEW NUMBER. SHEET INDICATES DRAWING SHEET WHERE VIEW IS SHOWN.
ROOM NAME	ROOM / SPACE INDICATOR
K	KEYNOTE INDICATOR
1	REVISION INDICATOR
XX-##	PLUMBING FIXTURE INDICATOR
XX-##	EQUIPMENT INDICATOR
TAG CFM	REGISTER, GRILLE, OR DIFFUSER INDICATOR
OR	BREAKLINE
MATCH LINE SEE XXXXX	MATCHLINE INDICATOR
	CONTRACT LIMIT LINE. DASHDOT, WIDE LINE
	NEW CONNECTION TO EXISTING
	POINT OF DEMOLITION

SYMBOL LEGEND - DUCTWORK

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	RECTANGULAR SUPPLY DUCT UP
	RECTANGULAR SUPPLY DUCT DOWN
	RECTANGULAR RETURN DUCT UP
	RECTANGULAR RETURN DUCT DOWN
	RECTANGULAR EXHAUST DUCT UP
	RECTANGULAR EXHAUST DUCT DOWN
	ROUND SUPPLY DUCT UP
	ROUND SUPPLY DUCT DOWN
	ROUND RETURN DUCT UP
	ROUND RETURN DUCT DOWN
	ROUND EXHAUST DUCT UP
	ROUND EXHAUST DUCT DOWN
	OVAL SUPPLY DUCT UP
	OVAL SUPPLY DUCT DOWN
	OVAL RETURN DUCT UP
	OVAL RETURN DUCT DOWN
	OVAL EXHAUST DUCT UP
	OVAL EXHAUST DUCT DOWN
	SPIRAL OVAL DUCT
	SPIRAL ROUND DUCT
	DUCT INSULATION
	DUCT LINING
	90° RECTANGULAR ELBOW WITH TURNING VANES
	90° ROUND RADIUS ELBOW
	GORED OVAL RADIUS ELBOW
	DUCT SIZE OR SHAPE TRANSITION
	DUCT TO BE DEMOLISHED

PIPING LEGEND

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

ABBREVIATION	DESCRIPTION
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CO2	CARBON DIOXIDE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
FP	FIRE PROTECTION
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
FD	FIRE DAMPER
GR	GLYCOL RETURN
GS	GLYCOL SUPPLY
HPC	HIGH PRESSURE CONDENSATE
MPC	MEDIUM PRESSURE CONDENSATE
LPC	LOW PRESSURE CONDENSATE
HPS	HIGH PRESSURE STEAM
MPS	MEDIUM PRESSURE STEAM
LPS	LOW PRESSURE STEAM
HWR	HEATING HOT WATER RETURN
HWS	HEATING HOT WATER SUPPLY
LPG	LIQUID PROPANE GAS
MA	MEDICAL AIR
NG	NATURAL GAS
NO	NITROUS OXIDE
O	OXYGEN
PC	PUMPED CONDENSATE
RG	REFRIGERANT GAS
RL	REFRIGERANT LIQUID
SMR	SNOW MELT RETURN
SMS	SNOW MELT SUPPLY
VAC	VACUUM

SYMBOL LEGEND - MECH

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	SQUARE OR RECTANGULAR SUPPLY DIFFUSER
	SQUARE OR RECTANGULAR RETURN DIFFUSER
	SQUARE OR RECTANGULAR EXHAUST DIFFUSER
	ROUND DIFFUSER
	LINEAR SLOT GRILLE OR DIFFUSER
	FLEXIBLE DUCT
	SIDEWALL GRILLE OR REGISTER
	DUCT HIGH EFFICIENCY TAKE OFF WITH BALANCING DAMPER
	BALANCING DAMPER
	FIRE DAMPER
	FIRE / SMOKE COMBINATION DAMPER
	THERMOSTAT - SENSOR - HUMIDISTAT

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

(E)	EXISTING
(F)	FUTURE
AC	AIR CONDITION(-ING,-ED)
APD	AIR PRESSURE DROP
BD	BALANCING DAMPER
BHP	BRAKE HORSE POWER
BTU	BRITISH THERMAL UNIT
BTUH	BTU/HOUR
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CV	CONTROL VALVE
DB	DRY BULB TEMPERATURE
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRC
DP	DEPTH, DEEP, OR DROP IN PRESSURE
EA	EXHAUST AIR
EER	ENERGY EFFICIENCY RATIO
EF	EFFICIENCY
ELEC	ELECTRIC
ELEV	ELEVATION
ENT	ENTERING
EVAP	EVAPORAT(-E, -ING, -ED, -OR)
EWT	ENTERING WATER TEMPERATURE
EXT	EXTERNAL
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FIN	FINS PER INCH
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE SMOKE DAMPER
GE	GREASE EXHAUST
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	HEAD
HG	MERCURY
HP	HORSEPOWER
HR	HOUR
HTG	HEATING
HZ	HERTZ (FREQUENCY)
IN	INCH
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LH	LATENT HEAT
LRA	LOCKED ROTOR AMPS
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSAND BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER(-ER, -ED)
NC	NORMALLY CLOSED OR NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NPSH	NET POSITIVE SUCTION HEAD
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OD	OUTSIDE DIAMETER
OZ	OUNCE
PD	PRESSURE DROP OR DIFFERENCE
PG	PROPOLENE GLYCOL
PH	PHASE
PPM	PARTS PER MILLION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSID	PSI GAUGE
RA	RETURN AIR
RECIRC	RECIRCULATE (-ER, -ED, -ING)
REFR	REFRIGERATION
REQD	REQUIRED
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SCFM	STANDARD CUBIC FEET PER MINUTE
SCW	SOFT COLD WATER
SH	SENSIBLE HEAT
SP	STATIC PRESSURE
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER, SOIL, WASTE
STD	STANDARD
TA	TRANSFER AIR
TD	TEMP. DROP OR DIFF.
TEMP	TEMPERATURE
TOT	TOTAL
TSTAT	THERMOSTAT
TYP	TYPICAL
V	VOLT, VOLTAGE OR VENT
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VENT	VENT, VENTILATION
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH ROOF
WB	WET BULB TEMP
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP
WTR	WATER

MECHANICAL GENERAL NOTES

1. THE MECHANICAL DRAWINGS SHOW THE GENERAL DESIGN, ARRANGEMENT, & EXTENT OF THE MECHANICAL SYSTEM. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THESE DRAWINGS DO NOT SHOW ALL OFFSETS, BENDS, OR ELBOWS NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. CONTRACTOR SHALL MAKE ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE & OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT.
2. MAJOR DEVIATIONS SUCH AS CHANGES IN SIZES, WEIGHTS, QUANTITIES, OR MATERIAL REQUIRE PRIOR APPROVAL BY THE DESIGN ENGINEER.
3. THE DRAWINGS & SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER & SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH THE ITEMS SHOWN ON ONE & NOT THE OTHER BEING FURNISHED & INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH DOCUMENTS.
4. THE ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODES: MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER APPLICABLE CITY, COUNTY, STATE, & FEDERAL CODES & REGULATIONS IN EFFECT.
5. THE ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO ALL CODES, RULES, REGULATIONS, & REQUIREMENTS OF THE BUILDING OWNER.
6. ALL MECHANICAL COMPONENTS AND EQUIPMENT SHALL BE INSTALLED TO CONFORM WITH ANY APPLICABLE LOCAL SEISMIC REQUIREMENTS.
7. PRIOR TO FABRICATION & INSTALLATION OF ANY MECHANICAL COMPONENT THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL WORK WITH ALL OTHER BUILDING TRADES, INCLUDING BUILDING TRADES HIRED DIRECTLY BY THE OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
8. VERIFY ALL REQUIRED SERVICE CONNECTIONS, INCLUDING ELECTRICAL CHARACTERISTICS, FOR ALL EQUIPMENT PRIOR TO ORDERING OR FABRICATING MECHANICAL EQUIPMENT AND COMPONENTS.
9. THE SPACE ALLOCATED FOR ALL EQUIPMENT & COORDINATION IS REQUIRED WITH ALL TRADES BEFORE ANY APPARATUS, OR EQUIPMENT IS ORDERED &/OR INSTALLED. ANY CONFLICTS &/OR CHANGES FOUND DURING INSTALLATION THAT RESULTS FROM THE LACK OF COORDINATION BY THE CONTRACTORS DURING THE SHOP DRAWING PROCESS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL MECHANICAL INFORMATION IS NOT SHOWN ON THE MECHANICAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL INFORMATION ON ALL OTHER CONSTRUCTION DOCUMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW & USE, WHERE APPROPRIATE, ALL THE MECHANICAL DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON THE DRAWINGS WITH SYMBOLS OR KEYED NOTES. ANY CHANGES RESULTING FROM FAILURE TO INSTALL THE MECHANICAL SYSTEM WITHOUT USING THE INCLUDED DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL EQUIPMENT SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURAL MEMBERS, STRUCTURAL ELEMENTS SHOWN IN DETAILS MAY OR MAY NOT PERTAIN TO ANY PORTION OF THE BUILDING. COORDINATE ALL MOUNTING REQUIREMENTS WITH ARCHITECTURAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS.
13. ALL MECHANICAL COMPONENTS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER RECOMMENDATIONS.
14. ALL SIMILAR EQUIPMENT SHALL BE OF THE SAME MANUFACTURER. AIR INLETS & OUTLETS OF SIMILAR TYPES SHALL BE OF THE SAME MANUFACTURER.
15. ANY PART OF THE MECHANICAL INSTALLATION THAT FAILS, IS DEEMED UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EQUIPMENT CHECKOUT, SAFEKEEPING, & DAMAGE.
16. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL CEILING DIFFUSERS & GRILLES.
17. CONTRACTOR SHALL OPERATE INSTALLED &/OR MODIFIED SYSTEMS & DEMONSTRATE ALL ASPECTS OF THE SYSTEM TO THE ENGINEER &/OR OWNER TO PROVE ALL ASSOCIATED SYSTEMS ARE OPERATIONAL.
18. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT REDLINED RECORD DRAWINGS AT THE PROJECT SITE. ALL CHANGES OR DEVIATIONS IN LAYOUT, ROUTING, EQUIPMENT, COMPONENTS, & ACCESSORIES SHALL BE RECORDED. THESE REDLINED DRAWINGS SHALL BE GIVEN TO THE ARCHITECT / ENGINEER AFTER THE FINAL INSPECTION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
19. ALL DUCT ELBOWS SHALL BE LONG RADIUS UNLESS NOTED OTHERWISE.

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS, WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN THE CONTRACT, AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

MECHANICAL SHEET INDEX

M000	MECHANICAL COVER SHEET
M101	RESTROOM - HVAC FLOOR PLANS & SCHEDULES

R.D. Nielson ARCHITECTURE CONSULTING
4175 Forestdale Dr. Suite 103
Park City, Utah (801) 631-1100

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revisions

Deer Crest
Leisure Park
Park City, Utah.

MECHANICAL COVER SHEET

Project number: -
Date: 12.11.2024
Drawn by: CLD

M000

Scale

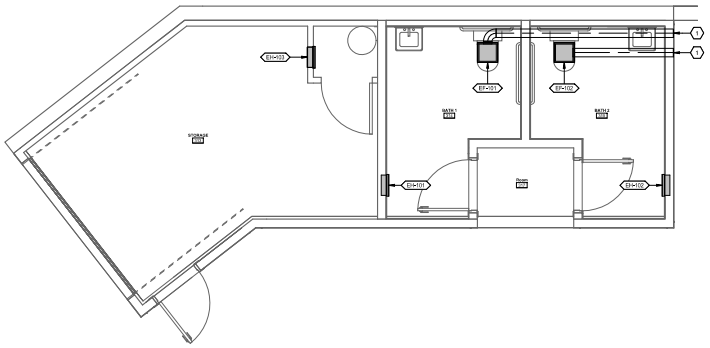
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SHEET KEYNOTES

1 TERMINATE WITH SEIHO SX WALL CAP OR EQUAL

MECHANICAL GENERAL NOTES

1. ALL EQUIPMENT TO BE SELECTED BASED OFF OF SITE INFORMATION, INCLUDING CURB EQUAL TO OR GREATER THAN DESIGN SNOW DEPTH. ELEVATION: SDS: SWS: WDS: DESIGN SNOW DEPTH:
2. THIS CONTRACTOR SHALL CLOSELY COORDINATE MECHANICAL AND PLUMBING WITH ELECTRICAL, ARCHITECTURAL, AND BUILDING STRUCTURE.
3. ALL EXPOSED DUCTWORK TO BE SPIRAL ROUND OR FLAT OVAL WITH CLEAR SILICON DUCT SEALANT. DUCT TO BE FREE OF ANY COATINGS OR PLUMS TO ALLOW FOR PAINTING.
4. ALL DUCT DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.
5. PROVIDE ACCESS DOORS FOR ALL SERVICEABLE EQUIPMENT OR VALVES ABOVE HARD LID CEILINGS OR IN WALLS. ALL ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.



1 RESTROOM HVAC FLOOR PLAN
SCALE: 3/8" = 1'-0"

ELECTRIC HEATER SCHEDULE

ACCEPTABLE MANUFACTURERS:	REMARKS:	SCHEDULE KEY:
MODINE RITZNOR QMARK MARLEY STERLING	1) PROVIDE WITH VANDAL PROOF INTEGRAL THERMOSTAT, AND RECESSED WALL BOX. 2) MOUNT 24" ABOVE FINISHED FLOOR.	PLUMB = DIVISION 22 MECH = DIVISION 23 ELEC = DIVISION 26 MNFR = MANUFACTURER

LABEL	TYPE	AIRFLOW (CFM)	HEATING CAPACITY (kW)	ELECTRICAL					DISCONNECT PROVIDED BY (MECH/ ELEC)	WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
				VOLTS	PHASE	Hz	AMPS	MOCP					
EH-101	WALL RECESSED	245	4	240	1	60	16.7	20	ELEC	25	MARKEL	3420 SERIES	1, 2, 3
EH-102	WALL RECESSED	245	4	240	1	60	16.7	20	ELEC	25	MARKEL	3420 SERIES	1, 2, 3
EH-103	WALL RECESSED	245	2	240	1	60	8.3	15	ELEC	25	MARKEL	3420 SERIES	1, 2, 3

EXHAUST FAN SCHEDULE

ACCEPTABLE MANUFACTURERS:	CONTROLS:	REMARKS:	SCHEDULE KEY
PENN BARRY TWIN CITY GREENHECK NRGIAN PANASONIC	(A) INTERLOCK WITH LIGHTS.	(1) PROVIDE WITH BACKDRAFT DAMPER, DISCONNECT SWITCH, SUPPORT BRACKETS AND RUBBER ISOLATOR, SEIHO MODEL SX WALL CAP, AND FLEXIBLE CONNECTION. (2) PROVIDE VARIABLE SPEED CONTROLLER FOR ALL DIRECT DRIVE FANS. TEST AND BALANCE CONTRACTOR SHALL MARK BALANCE POSITION ON CONTROLLER. (3) PROVIDE EC MOTOR VARIABLE SPEED FAN.	PLUMB = DIVISION 22 MECH = DIVISION 23 ELEC = DIVISION 26 MNFR = MANUFACTURER

LABEL	TYPE	CFM	ESP (IN-WC)	FAN RPM	ELECTRICAL					DISCONNECT PROVIDED BY (MECH/ ELEC)	CONTROL METHOD	SOUND RATING	WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
					VOLTS	PHASE	Hz	HP	W							
EF-101	CEILING	75	0.25	900	115	1	60	N/A	53.0	ELEC	A	2.3	15	COOK	GC-124	1, 2, 3
EF-102	CEILING	75	0.25	900	115	1	60	N/A	53.0	ELEC	A	2.3	15	COOK	GC-124	1, 2, 3



COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: Deercrest Restrooms
Location: Park City, Utah
Climate Zone: 6b
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)
Credits: 10.0 Required 8.0 Proposed

Mechanical Systems List
Quantity System Type & Description

1 HVAC System (Unknown w/ PerimeterSystem1)
Heating: 1 each - Unit Heater, Electric, Capacity = 7 kBtu/h
No minimum efficiency requirement applies
Fan System: ELECTRIC HEATER - Compliance (Water exemplate HP and fan efficiency method) - Passes

Fans:
MINI Supply, Constant Volume, 245 CFM, 0.1 motor nameplate hp, 1.08 fan energy index... No exception: Single fan < 1 HP or < 0.89 kW

2 HVAC System (Unknown w/ PerimeterSystem1)
Heating: 1 each - Unit Heater, Electric, Capacity = 13 kBtu/h
No minimum efficiency requirement applies
Fan System: ELECTRIC HEATER - Compliance (Water exemplate HP and fan efficiency method) - Passes

Fans:
MINI Supply, Constant Volume, 245 CFM, 0.1 motor nameplate hp, 1.08 fan energy index... No exception: Single fan < 1 HP or < 0.89 kW

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Connor Davis, P.E. - Mechanical Engineer — 2024.12.11
Name - Title — Signature — Date

Project Title: Deercrest Restrooms — Report date: 12/11/24
Data Filename: — Page: 1 of 6

R.D. Nielson ARCHITECTURE CONSULTING
4175 Forestdale Dr, Suite 103
Park City, Utah (801) 631-1100

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Deer Crest
Leisure Park
Park City, Utah.

RESTROOM - HVAC FLOOR PLANS & SCHEDULES

Project number: -
Date: 12.11.2024
Drawn by: CLD

M101

Scale: 3/8" = 1'-0"

12/12/2024 12:15:08 AM

SYMBOL LEGEND - MISC

REFERENCE LINES AND SYMBOLS

SYMBOL	DESCRIPTION
	VIEW OR DETAIL INDICATOR: # INDICATES DETAIL NUMBER, SHEET INDICATES DRAWING SHEET WHERE VIEW OR DETAIL IS SHOWN.
	ELEVATION OR SECTION INDICATOR: # INDICATES VIEW NUMBER, SHEET INDICATES DRAWING SHEET WHERE VIEW IS SHOWN.
000	ROOM / SPACE INDICATOR
#	KEYNOTE INDICATOR
#	REVISION INDICATOR
XX-##	PLUMBING FIXTURE INDICATOR
XX-##	EQUIPMENT INDICATOR
TAG CFM	REGISTER, GRILLE, OR DIFFUSER INDICATOR
OR	BREAKLINE
MATCH LINE SEE XX/XXX	MATCHLINE INDICATOR
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE
	NEW CONNECTION TO EXISTING
	POINT OF DEMOLITION

SYMBOL LEGEND - PIPING

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	HOSE BIBB / WALL HYDRANT
	CLEANOUT TO GRADE
	FLOOR CLEANOUT
	WALL CLEANOUT
	FLOOR DRAIN
	FLOOR SINK

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE. NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

PIPING LEGEND

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

ABBREVIATION	DESCRIPTION
160	160°F HOT WATER
160R	160°F HOT WATER RETURN / CIRCULATION
180	180°F HOT WATER
180R	180°F HOT WATER RETURN / CIRCULATION
AW	ACID WASTE
AV	ACID VENT
CO2	CARBON DIOXIDE
CWV	COMBINATION WASTE AND VENT
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRCULATION
DI	DEIONIZED WATER
DSW	DOMESTIC SOFT WATER
	DEMOLISHED PIPING
FP	FIRE PROTECTION
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
GW	GREASE WASTE
HPC	HIGH PRESSURE CONDENSATE
MPC	MEDIUM PRESSURE CONDENSATE
LPC	LOW PRESSURE CONDENSATE
ICW	INDUSTRIAL COLD WATER
IHW	INDUSTRIAL HOT WATER
IW	IRRIGATION WATER
LPG	LIQUID PROPANE GAS
MA	MEDICAL AIR
NG	NATURAL GAS
NO	NITROUS OXIDE
O	OXYGEN
OD	OVERFLOW ROOF DRAIN / STORM DRAIN
PC	PUMPED CONDENSATE
RD	ROOF DRAIN / STORM DRAIN
SS	SANITARY SEWER
VAC	VACUUM
V	VENT

SYMBOL LEGEND - PIPING

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

SYMBOL	DESCRIPTION
	SHUT OFF VALVE
	GATE VALVE
	CHECK VALVE
	AUTOMATIC 2-WAY VALVE
	AUTOMATIC 3-WAY VALVE
	GLOBE VALVE
	BALL VALVE
	RELIEF VALVE
	PRESSURE REDUCING VALVE
	BUTTERFLY VALVE
	SOLENOID VALVE
	ANGLE VALVE
	VENTURI VALVE
	BALANCING OR PLUG COCK
	FLOW SETTER
	EXPANSION VALVE
	GAS COCK
AAV	MANUAL AIR VENT
	STRAINER
	GAUGE COCK
	FLEXIBLE CONNECTION
	PRESSURE GAUGE
	THERMOMETER
	PIPE REDUCER
	REFRIGERANT SITE GLASS
	REFRIGERANT STRAINER
	REFRIGERANT FILTER DRIER
	90 DEGREE ELBOW UP
	90 DEGREE ELBOW DOWN
	90 DEGREE TEE UP
	90 DEGREE TEE DOWN
	PIPE UNION
	PIPE CAP
	PIPE ANCHOR
	FLOAT AND THERMOSTATIC TRAP

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

(E)	EXISTING
(F)	FUTURE
AC	AIR CONDITION(ING,-ED)
APD	AIR PRESSURE DROP
BD	BALANCING DAMPER
BHP	BRAKE HORSE POWER
BTU	(BRITISH THERMAL UNIT
BTUH	BTU/HOUR
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CV	CONTROL VALVE
DB	DRY BULB TEMPERATURE
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRC
DP	DEPTH, DEEP, OR DROP IN PRESSURE
EA	EXHAUST AIR
EER	ENERGY EFFICIENCY RATIO
EFF	EFFICIENCY
ELEC	ELECTRIC
ELEV	ELEVATION
ENT	ENTERING
EVAP	EVAPORATI(VE, -ING, -ED, -OR)
EWT	ENTERING WATER TEMPERATURE
EXT	EXTERNAL
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE SMOKE DAMPER
GE	GREASE EXHAUST
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	HEAD
HG	MERCURY
HP	HORSEPOWER
HR	HOUR
HTG	HEATING
HZ	HERTZ (FREQUENCY)
IN	INCH
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LH	LATENT HEAT
LRA	LOCKED ROTOR AMPS
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSAND BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER, -ED)
NC	NORMALLY CLOSED OR NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NPSH	NET POSITIVE SUCTION HEAD
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OD	OUTSIDE DIAMETER
OZ	OUNCE
PD	PRESSURE DROP OR DIFFERENCE
PG	PROPOLENE GLYCOL
PH	PHASE
PPM	PARTS PER MILLION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GAUGE
RA	RETURN AIR
RECIRC	RECIRCULATE (-ER, -ED, -ING)
REFR	REFRIGERATION
REQD	REQUIRED
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SCFM	STANDARD CUBIC FEET PER MINUTE
SCW	SOFT COLD WATER
SH	SENSIBLE HEAT
SP	STATIC PRESSURE
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER, SOIL, WASTE
STD	STANDARD
TA	TRANSFER AIR
TD	TEMP. DROP OR DIFF.
TEMP	TEMPERATURE
TOT	TOTAL
TSTAT	THERMOSTAT
TYP	TYPICAL
V	VOLT, VOLTAGE OR VENT
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VENT	VENT, VENTILATION
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH ROOF
WB	WET BULB TEMP
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP
WTR	WATER

PLUMBING GENERAL NOTES

1. THE PLUMBING DRAWINGS SHOW THE GENERAL DESIGN, ARRANGEMENT AND EXTENT OF THE PLUMBING SYSTEM. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THESE DRAWINGS DO NOT SHOW ALL OFFSETS, BENDS OR BUSHING NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. CONTRACTOR SHALL MAKE SUCH SLIGHT ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS SUCH AS CHANGES IN EQUIPMENT SIZES, WEIGHTS, QUANTITIES OR MATERIAL REQUIRE PRIOR APPROVAL BY THE DESIGN ENGINEER.
2. THE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH THE ITEMS SHOWN ON ONE AND NOT THE OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH.
3. THE ENTIRE PLUMBING INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODES, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, STATE, AND FEDERAL CODES AND REGULATIONS IN EFFECT.
4. THE ENTIRE PLUMBING INSTALLATION SHALL CONFORM TO ANY CODES, RULES, REGULATIONS AND REQUIREMENTS OF THE SERVING COMPANY.
5. PRIOR TO FABRICATION AND INSTALLATION OF ANY PLUMBING COMPONENT THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PLUMBING WORK WITH ALL OTHER BUILDING TRADES, INCLUDING BUILDING TRADES HIRED DIRECTLY BY THE OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
6. ALL PLUMBING INFORMATION IS NOT SHOWN ON THE PLUMBING DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INFORMATION ON ALL OTHER CONSTRUCTION DOCUMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW AND USE, WHERE APPROPRIATE, ALL THE PLUMBING DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON THE DRAWINGS WITH SYMBOLS OR KEYED NOTES, ANY CHANGES RESULTING FROM FAILURE TO INSTALL THE PLUMBING SYSTEM WITHOUT USING THE INCLUDED DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ANY PART OF THE PLUMBING INSTALLATION THAT FAILS, IS UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. PROVIDE PIPE EXPANSION LOOPS FOR EXPANSION, CONTRACTION, OR MOVEMENT OF PIPING.
10. PROVIDE LARGER ENVELOPE PIPE SLEEVES THROUGH WALL OR FLOOR TO ALLOW FOR ANTICIPATED DIFFERENTIAL MOVEMENT.
11. ALL PIPING SHALL BE SUPPORT WITH CLEVIS HANGERS (MSS TYPE 1), PERFORATED METAL STRAPS OR PLASTIC STRAPPING (PLUMBER TAPE) SHALL NOT BE USED TO SUPPORT OR BRACE ANY PIPE.
12. PROVIDE PIPE HANGERS WITHIN 12-INCHES OF ALL CHANGES OF DIRECTION.
13. PROVIDE SWAY BRACING FOR ALL PIPING 4" AND LARGER AT ALL CHANGES IN DIRECTION GREATER THAN 45-DEGREES
14. ALL STEEL CLEVIS HANGERS USED TO SUPPORT COPPER PIPING SHALL BE COPPER OR PLASTIC COATED.
15. COPPER PIPING SHALL NOT COME IN CONTACT WITH FIRE TREATED LUMBER. PROVIDE ½" THICK SUP-ON CLOSED CELL INSULATION WHERE COPPER PIPING IS ADJACENT TO FIRE TREATED LUMBER. CLOSED CELL INSULATION SHALL EXTEND A MINIMUM OF 1-1/2" PAST LUMBER.
16. ALL EXPOSED PIPING SHALL BE INSTALLED IN A NEATLY ARRANGED MANNER PARALLEL TO THE BUILDING STRUCTURE.
17. ALL EXPOSED DOMESTIC WATER PIPE IN OCCUPIED SPACES SHALL BE POLISHED CHROME PLATED.
18. ALL EXPOSED DRAINAGE PIPING IN OCCUPIED SPACES INCLUDING TRAPS UNDER SINKS SHALL BE POLISHED CHROME PLATED.
19. DRAWINGS SHOW GENERAL ARRANGEMENT OF THE DRAIN WASTE AND VENT SYSTEM WITH THE REQUIRED CLEANOUTS. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL CLEANOUTS AS REQUIRED BY THE PLUMBING CODE.
20. ALL SANITARY DRAINAGE SYSTEM PIPING 3" AND LARGER SHALL BE SLOPED IN DIRECTION OF FLOW AT A MINIMUM OF 1/8" PER FOOT.
21. ALL SANITARY DRAINAGE SYSTEM PIPING SMALLER THAN 3" SHALL BE SLOPED IN DIRECTION OF FLOW AT A MINIMUM OF 1/4" PER FOOT.
22. SLOPE VENT SYSTEM TOWARDS DRAINAGE SYSTEM.
23. SIMILAR EQUIPMENT SHALL BE OF THE SAME MANUFACTURER.
24. ALL EQUIPMENT SHALL PROVIDE THE SCHEDULED PERFORMANCE AT THE JOB SITE ELEVATION.
25. FIXTURE AND EQUIPMENT MODEL NUMBERS SHOWN IN PLUMBING FIXTURE SCHEDULE AND PLUMBING EQUIPMENT SCHEDULE ARE SHOWN TO ESTABLISH THE TYPE OF PRODUCT THAT SHALL BE USED. THE SELECTED PRODUCT SHALL MEET THE SCHEDULED PERFORMANCE DATA SHOWN ON THE SCHEDULE EVEN IF A DIFFERENT MODEL IS SUPPLIED THAT IS DIFFERENT THAN THAT SCHEDULED.
26. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL NECESSARY FITTINGS, TRANSITIONS, VALVES AND OTHER DEVICES AND ACCESSORIES REQUIRED FOR A COMPLETE, WORKABLE INSTALLATION.
27. SEE "PLUMBING FIXTURE SCHEDULE" FOR INDIVIDUAL TRAPS, WASTE, VENT, AND DOMESTIC WATER PIPING FOR INDIVIDUAL FIXTURES.
28. ALL PLUMBING EQUIPMENT SHALL BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY.
29. FIXTURES, EQUIPMENT AND PIPING INSTALLATION SHALL MEET NSF STANDARDS.

PLUMBING SHEET INDEX

P101	RESTROOM - PLUMBING FLOOR PLANS
P201	PLUMBING DETAILS & SCHEDULES
P000	PLUMBING COVER SHEET

R.D. Nielson ARCHITECTURE CONSULTING
4175 Forestdale Dr. Suite 103
Park City, Utah (801) 631-1100

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revisions

Deer Crest
Leisure Park
Park City, Utah.

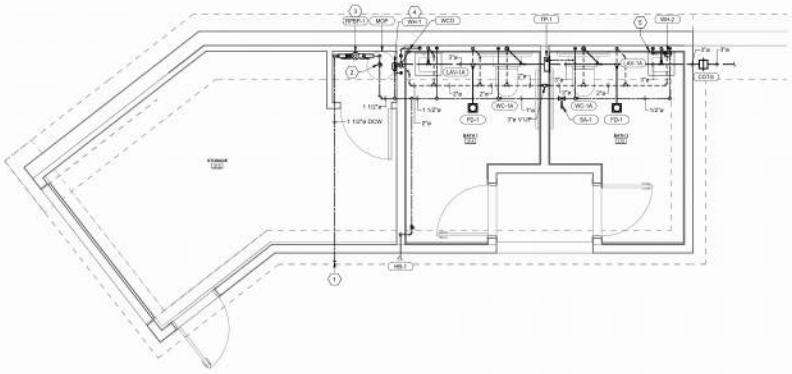
PLUMBING COVER SHEET

Project number: -
Date: 12.11.2024
Drawn by: CLD

P000

Scale

12/12/2024 12:15:38 AM



1 RESTROOM PLUMBING FLOOR PLAN
SCALE: 3/8" = 1'-0"

SANITARY SEWER DEMAND

BASIS FOR DESIGN

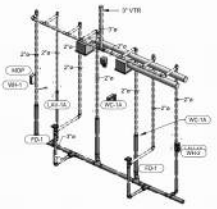
2021 INTERNATIONAL PLUMBING CODE - MINIMUM SLOPE = 1/8" PER FOOT	3"
CHAPTER 7 - SANITARY DRAINAGE, REQUIRED PIPE SIZE =	
TABLE 710.1(1) - BUILDING DRAINS AND SEWERS - 36 DFU'S PERMITTED ON MAIN	

EQUIPMENT	QUANTITY	INDIVIDUAL DRAINGE FIXTURE UNIT	TOTAL DRAINAGE FIXTURE UNITS
FLOOR DRAINS	2	2	4
LAVATORY	2	1	2
SERVICE SINK	1	2	2
WATER CLOSET, PUBLIC (1.6 GPF)	2	4	8
TOTAL	7		16

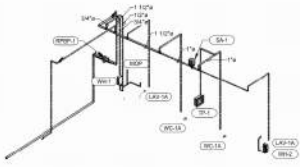
DOMESTIC COLD WATER DEMAND

2021 INTERNATIONAL PLUMBING CODE - TABLE E103.3(3) ESTIMATED DEMAND (GPM)	42
PIPE SIZE (WATER SUPPLY TO BUILDING)	1.5"
2021 INTERNATIONAL PLUMBING CODE - FIGURE E103.3(5) PIPE FRICTION (PSI / 100 FT)	6
PIPE VELOCITY (FEET / SECOND)	6

EQUIPMENT	OCCUPANCY	TYPE OF SUPPLY CONTROL	QUANTITY	COMBINED WATER SUPPLY FIXTURE UNITS (WSFU)	TOTAL WATER SUPPLY FIXTURE UNITS (WSFU)
			1		0
LAVATORY	PUBLIC	FAUCET	2	2	4
SERVICE SINK	OFFICE/K, ETC.	FAUCET	1	3	3
WATER CLOSET, PUBLIC (1.6 GPF)	PUBLIC	FLUSHOMETER VALVE	2	10	20
TOTAL			5		27



2 WASTE AND VENT RISER DIAGRAM
SCALE: NTS



3 WATER RISER DIAGRAM
SCALE: NTS

SHEET KEYNOTES

1. 1 1/2" DOMESTIC CW LINE FROM NEW 1" METER. SEE CIVIL SITE UTILITY PLANS FOR CONTINUATION.
2. PROVIDE QUICK DISCONNECT TAP DOWNSTREAM OF SHUTOFF VALVE FOR WINTERIZING.
3. SEE PRV STATION (AT MOP SINK) DETAIL.
4. MOUNT WATER HEATER ON WALL ABOVE SERVICE SINK. TEE HOT WATER LINE TO SERVICE MOP SINK AND BATH 1 LAVATORY.
5. PROVIDE WITH VANDAL PROOF LAV SHIELD.

PLUMBING GENERAL NOTES

1. ALL DOMESTIC WATER PIPING TO BE COPPER. ALL HOT WATER AND HOT WATER RECIRCULATING PIPING TO BE INSULATED WITH 1" UP TO 1-1/4" PIPE AND 1-1/2" INSULATION FOR PIPING 1-1/2" AND LARGER. DOMESTIC COLD WATER PIPING TO BE INSULATED WITH 1/2" UP TO 1-1/4" PIPING AND 1" INSULATION FOR PIPING 1-1/2" OR LARGER.
2. THE CONTRACTOR SHALL CLOSELY COORDINATE MECHANICAL AND PLUMBING WITH ELECTRICAL, ARCHITECTURAL, AND BUILDING STRUCTURE.
3. DISSIMILAR METAL PIPING CONNECTIONS SHALL HAVE DIELECTRIC ISOLATORS.
4. ALL DOMESTIC WATER PIPING TO BE PRESSURE TESTED, CLEANED, AND DISINFECTED. PRESSURE TEST: CAP AND SUBJECT PIPING TO STATIC WATER PRESSURE OF 125 PSIG FOR FOUR HOURS. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED. PROVIDE RESULTS IN WRITTEN REPORT TO ENGINEER UPON COMPLETION. CLEAN AND DISINFECT: FLUSH PIPING SYSTEM. FILL SYSTEM WITH WATER/CHLORINE SOLUTION WITH AT LEAST 50 PPM OF CHLORINE FOR 24 HOURS. THOROUGHLY FLUSH SYSTEM. SUBMIT WATER SAMPLES IN STERILE BOTTLES TO AUTHORITIES HAVING JURISDICTION. PROVIDE REPORT TO ENGINEER STATING PROCEDURE FOLLOWED AND SIGNATURES OF GC AND THAT OF PERSONS PERFORMING PROCEDURE.
5. BALL VALVES SHALL BE FULL PORT AND LEAD FREE. PROVIDE WITH HANDLE/STEM EXTENSIONS FOR PROPER FUNCTION WHEN FULLY INSULATED. EXTENSIONS TO BE SEALED AND VAPOR PROOF.
6. ALL PLUMBING PIPING TO BE LOCATED ON WARM SIDE OF BUILDING ENVELOPE. ALL ROOF DRAIN PIPING (PRIMARY AND SECONDARY) TO BE LOCATED IN BUILDING ENVELOPE AND TO BE FULLY INSULATED, INCLUDING ANY ROOF DRAIN BOWLS.
7. WATER HAMMER ARRESTORS SHALL BE SIZED AND INSTALLED PER PLUMBING AND DRAINAGE INSTITUTE (STANDARD PDI-WH-201) REQUIREMENTS IN ACCESSIBLE LOCATIONS ON THE COLD WATER AND HOT WATER PIPING WHERE FLUSH VALVES OR QUICK CLOSING VALVES ARE USED.
8. TEST WASTE AND VENT PIPING FOR LEAKAGE. AFTER PLUMBING FIXTURES HAVE BEEN SET AND TRAPS FILLED WITH WATER, TEST CONNECTIONS AND PROVE THEY ARE GASTIGHT AND WATERTIGHT. PLUG VENT STACK OPENINGS ON ROOF AND BUILDING DRAINS WHERE THEY LEAVE BUILDING. FOR CAST IRON, INTRODUCE AIR INTO PIPING SYSTEM EQUAL TO PRESSURE OF 1-INCH (NO. USE U-TUBE OR MANOMETER INSERTED IN TRAP OF WATER CLOSET TO MEASURE THIS PRESSURE. AIR PRESSURE MUST REMAIN CONSTANT WITHOUT INTRODUCING ADDITIONAL AIR THROUGHOUT PERIOD OF INSPECTION. FOR PLASTIC PIPING, PERFORM WATER TEST AS DESCRIBED IN IPC SECTION 312.5. FOR NO-LEAD, INSPECT PLUMBING FIXTURE CONNECTIONS AND SOIL, WASTE, AND VENT PIPING FOR LEAKS AND DEFECTS. WITH NEW MATERIALS AND RETEST PIPING, OR PORTION THEREOF, UNTIL SATISFACTORY RESULTS ARE OBTAINED. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.
9. PROVIDE A SAND BED WITH SIX (6") INCHES MINIMUM COVERAGE AROUND ALL BELOW GRADE PIPES. PROVIDE BACKFILL FREE OF BOULDERS LARGER THAN TWO (2") INCHES. COMPACT AND TEST ALL BACKFILL ACCORDING TO ASTM COMPACTION STANDARDS OR. PROVIDE PEA GRAVEL BACKFILL. PROVIDE MINIMUM TRENCH WIDTH OF NOT LESS THAN 1.5 TIMES THE PIPE OUTSIDE DIAMETER PLUS 12 INCHES.
10. PIPING SHALL NOT BE SUPPORTED FROM THE ROOF DECK, JOIST BRIDGING OR OTHER PIPES. HANG PIPES FROM BEAMS, JOIST OR SUPPLEMENTARY STRUCTURAL MEMBERS. WHERE POSSIBLE INSTALL ALL PIPING WITHIN 12" FROM SUPPORTING STRUCTURE.
11. WHERE JURISDICTION REQUIRES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEISMIC RESTRAINT. PROVIDE DESIGN DRAWINGS TO AUTHORITY HAVING JURISDICTION AND MECHANICAL ENGINEER FOR REVIEW.
12. ALL PIPING THROUGH A FOUNDATION WALL OR UNDER A FOOTING TO BE PROVIDED WITH PIPE SLEEVE 2 PIPE SIZES LARGER THAN PIPE PASSING THROUGH WALL OR UNDER FOOTING. SEAL WITH CAULK OR FOAM. PIPE SLEEVE UNDER FOOTING TO BE A MINIMUM OF 2" BELOW FOOTING. PIPE TO BE IRON AND EXTEND BEYOND THE WIDTH OF THE FOOTING AT A 45 DEGREE ON BOTH SIDES OF FOOTING.
13. PLUMBING PIPING SCHEDULE:
    1. DOMESTIC WATER ABOVE GRADE= TYPE L COPPER - SOLDERED
    2. DOMESTIC WATER BELOW GRADE= TYPE K COPPER - SOLDERED
    3. ROOF DRAIN, WASTE & VENT ABOVE GRADE = CAST IRON - HUBLESS COUPLING WITH HEAVY DUTY COUPLINGS
    4. ROOF DRAIN, WASTE & VENT BELOW GRADE = DWV SOLID CORE PVC - SCH 40 CEMENT

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4175 Forestdale Dr. Suite 103
Park City, Utah (801) 631-1100

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revisions:

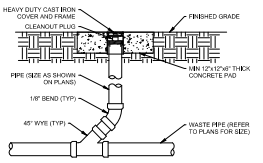
Deer Crest
Leisure Park
Park City, Utah.

RESTROOM - PLUMBING FLOOR PLANS

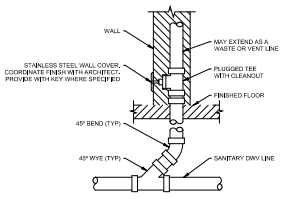
Project number -
Date 12.11.2024
Drawn by CLD

P101

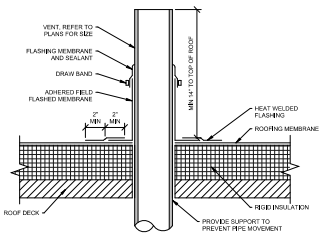
Scale 3/8" = 1'-0"



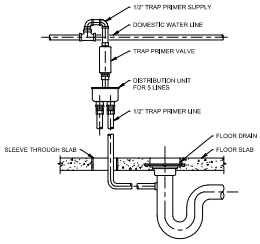
1 CLEANOUT TO GRADE DETAIL
SCALE: NTS



2 CLEANOUT - WALL DETAIL
SCALE: NTS



3 VENT THRU ROOF DETAIL
SCALE: NTS



4 TRAP SEAL PRIMER DETAIL
SCALE: NTS

PLUMBING FIXTURE SCHEDULE

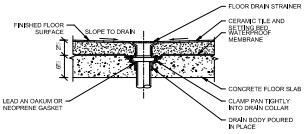
REFER TO PLUMBING SPECIFICATIONS FOR COMPLETE FIXTURE COMPONENTS

LABEL	DESCRIPTION	WASTE	VENT	CW	HW	MANUFACTURER	MODEL	REMARKS
COTG	CLEANOUT TO GRADE	0"	0"	0"	0"	ZURN	Z1400 SERIES	SIZE TO MATCH PIPE BEING SERVED
FD-1	FLOOR DRAIN	2"	2"	0"	0"	FIXTURE: ZURN TRAP SEAL: RECTORSEAL	FIXTURE: Z415-6Z1 TRAP SEAL: SURESEAL	TRAP SEAL TO MATCH FD SIZE
HB-1	FREEZE-PROOF HOSE BIBB	0"	0"	1/2"	0"	FIXTURE: WOODFORD	FIXTURE: MODEL 67	PROVIDE WITH MANUFACTURER'S VACCUUM BREAKER (MODEL 3/4SA OR EQUAL). CHROME PLATING, 3/4" INLET, AND TEE KEY. INSTALL AT 18" ABOVE ADJACENT EXTERIOR GRADE.
LAV-1A	WALL MOUNTED LAVATORY (ACCESSIBLE)	1 1/4"	1 1/2"	1/2"	1/2"	FIXTURE: KOHLER FAUCET: KOHLER INSULATION: TRUEBRO TMV: WEBSTONE	FIXTURE: K-2035-1 FAUCET: K81346 INSULATION: LAVGUARD 2 TMV: H-7211W-LTG	MOUNT AT ADA HEIGHT SET TMV AT 110 DEG. F.
MOP	SERVICE SINK	3"	2"	3/4"	3/4"	FIXTURE: MUSTEE FAUCET:KOHLER	FIXTURE: 53M FAUCET: K-6907	PROVIDE HOSE AND HOSE HOLDER, MOP HANGER, BUMPER AND WALL GUARDS
RPBP-1	REDUCED PRESSURE BACKFLOW PREVENTER	0"	0"	1 1/2"	0"	WATTS	LF009 SERIES	
SA-1	SHOCK ABSORBER (WATER HAMMER ARRESTOR)	0"	0"	0"	0"	JAY R. SMITH	FIGURE NUMBER 5005 TO 5050 OR APPROVED EQUAL.	SIZED PER FIXTURES SERVED. PROVIDE AN ACCESS PANEL AND BALL TYPE SHUT-OFF VALVE UPSTREAM OF SHOCK ABSORBER.
TP-1	TRAP PRIMER	0"	0"	1/2"	0"	PRECISION PLUMBING PRODUCTS	CPO-500	PROVIDE WITH DU DISTRIBUTION UNIT FOR SERVING MORE THAN ONE TRAP AND ACCESS VANDAL PROOF ACCESS PANEL.
WC-1A	FLOOR MOUNT FLUSH VALVE WATER CLOSET (ACCESSIBLE)	3"	2"	1 1/2"	0"	FIXTURE: KOHLER FLUSH VALVE: ZURN SEAT: BEMIS	FIXTURE: K-96057-SSL FLUSH VALVE: ZER6003-CP-WS1 SEAT: 1955CTJ	
WCO	WALL CLEANOUT	0"	0"	0"	0"	ZURN	Z1446	SIZE TO MATCH PIPE BEING SERVED

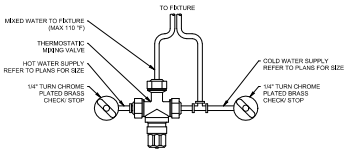
ELECTRIC WATER HEATER

ACCEPTABLE...	REMARKS:
LOCHINVAR AO SMITH BRADFORD WHITE RHEEM EEMAX BOCK	(1) PROVIDE WITH INTEGRAL 3/8" COMPRESSION FITTINGS, DIGITAL LED DISPLAY, 0.2 GPM ACTIVATION FLOW, INTEGRAL THERMOSTAT, AND HIGH TEMPERATURE LIMIT SWITCH. (2) PROVIDE WITH 1 YEAR PARTS WARRANTY AND 5 YEAR LEAK WARRANTY.

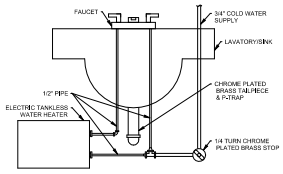
LABEL	LOCATION	TYPE	RECOVERY GPM @ 94° ΔT	ELECTRICAL				MOCP	OPERATING WEIGHT (LBS)	MANUFACTURER	MODEL	REMARKS
				VOLTS	PHASE	Hz	kW					
WH-1	MECHANICAL CLOSET	POINT-OF-USE	0.55	240	1	60	7.5	40	5	Eemax Inc.	SPEX75T ML	1, 2
WH-2	BATH 2	POINT-OF-USE	0.35	240	1	60	4.8	20	5	Eemax Inc.	SPEX40T	1, 2



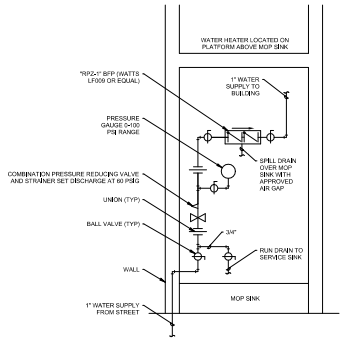
5 FLOOR DRAIN IN OPEN AREA
SCALE: NTS



6 THERMOSTATIC MIXING VALVE (AT SINK) DETAIL
SCALE: NTS



7 TANKLESS ELECTRIC WATER HEATER DETAIL
SCALE: NTS



8 PRV STATION (AT MOP SINK) DETAIL
SCALE: NTS

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Deer Crest
Leisure Park
Park City, Utah.

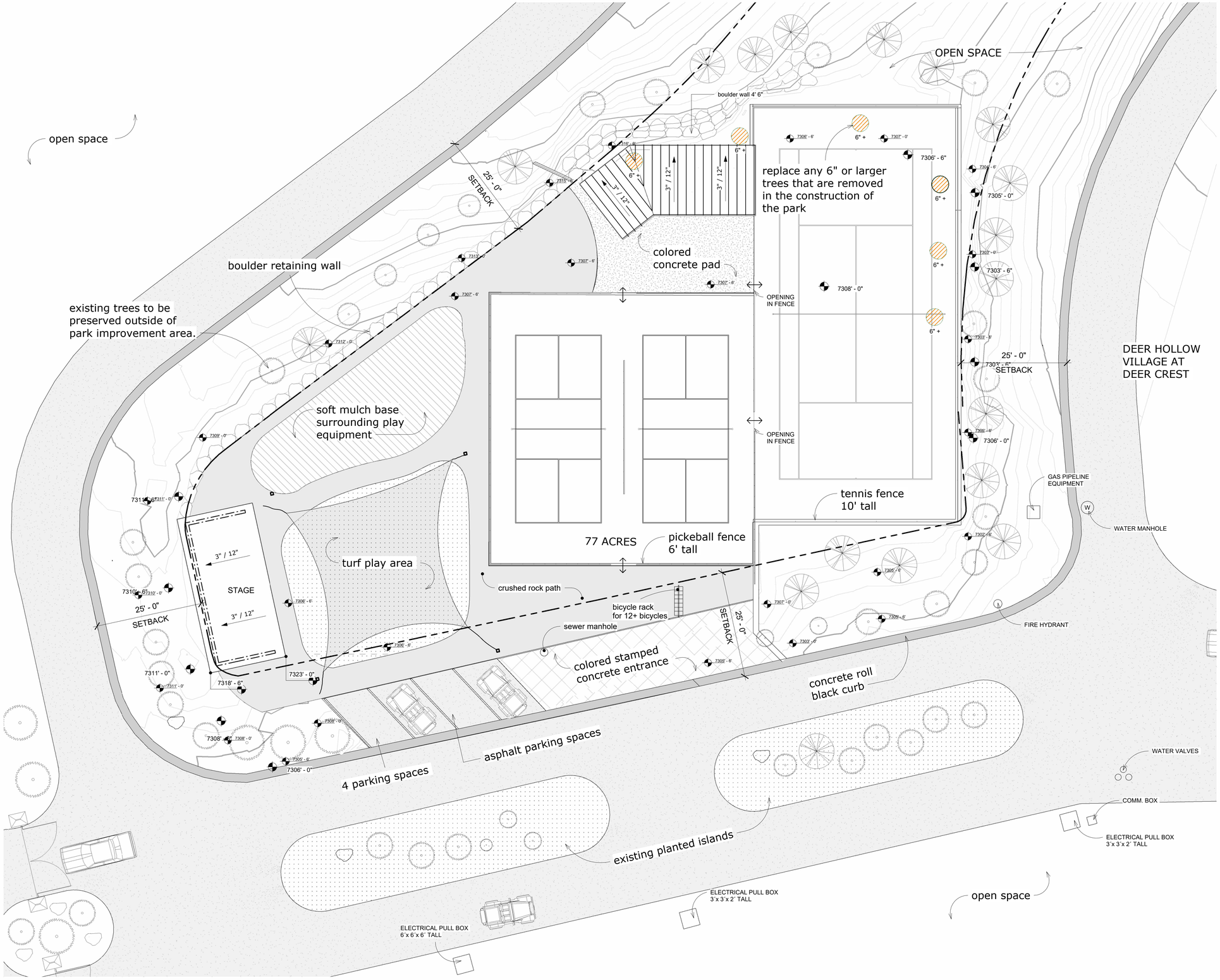
PLUMBING DETAILS & SCHEDULES

Project number -
Date 12.11.2024
Drawn by CLD

P201

Scale 1/8" = 1'-0"

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landscape notes:

1. All disturbed areas to be revegetated & irrigated until natural growth is established.
2. All trees greater than 6" diameter trunk size to be preserved or replaced with similar species. 12ft min height.
3. Irrigate all new trees to ensure growth & survival.

landscape legend

	crushed rock path
	soft mulch
	natural grass
	removed trees to be replaced
	engelmann spruce / douglas fir or similar native conifers.
	aspen / populus tremuloides

① landscape plan
3/32" = 1'-0"

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revisions:

Deer Crest
Leisure Park
Park City, Utah.

landscape plan

Project number	-
Date	05.01.25
Drawn by	ia
Scale	As indicated

A106

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BIO-WEST Inc.
1063 West 1400 North
Logan, Utah
84321-2291
Ph: 435.752.4202
Fx: 435.752.0507
www.bio-west.com

Environmental Analysis and Permitting

Geology/ Hydrogeology and Remediation

Fisheries and Aquatic Ecology

GIS Planning and Analysis

Landscape Architecture and Environmental Planning

Vegetation Resources

Watershed Sciences

Wetland Resources

Wildlife Resources

May 1, 2025

RD Nielson Architecture & Prospect Management
Attention: Mr. Rob Nielson
4175 N Forestdale Dr., Suite 103
Park City, UT 84098

Subject: Wildlife and Environmental Impacts and Recommendations- Deer Crest Leisure Park, Park City, Wasatch County, Utah

Dear Mr. Nielson:

BIO-WEST, Inc. (BIO-WEST) is pleased to provide you with this report regarding potential wildlife and native vegetation community impacts and recommendations to minimize and mitigate those impacts, for the Deer Crest Leisure Park located in Park City, Wasatch County, Utah. The 2.1-acre project area is approximately 100 feet east of the Wasatch County / Summit County line and is bound by Deer Creek Estates Drive, Snow Top Road, and Deer Hollow Road. This proposed project involves constructing a recreational park including parking, lawn space, pickleball courts, and other park amenities. The existing vegetation on the project area will need to be cleared prior to construction of the leisure park. Potential vegetation and wildlife community impacts due to the project have been assessed and recommendations for mitigation of the impacts is provided here. The assessment is guided by the elements required by the Park City Sensitive Lands Requirements for Wildlife Habitat Analysis. A Project Area Map Set, provided by RD Nielsen Architecture, is attached to this report (4 pages).

The resource areas of focus for the impact assessment include native vegetation, native wildlife (including migratory birds), and any sensitive species or other resources of interest. Impact mitigation recommendations are provided at the end of the report.

Existing Resources

The existing resources have been documented through a combination of a preliminary desktop analysis and a follow up site visit to view existing conditions in person. A BIO-WEST Ecologist visited the project area on April 30, 2025. The project area currently supports some limited native tree cover, shrubs, and non-native grasses and weedy disturbed habitat. The preliminary desktop analysis primarily utilizes the Wildlife Habitat Analysis Tool report generator provided by the Utah Division of Wildlife Resources, in addition to the U.S. Fish & Wildlife Service's, IPaC (Information for Planning and Consultation) report generator. Both of the generated reports are attached to this letter. A brief description of the resource features identified from the preliminary desktop analysis and the project area site visit is provided below.

The project area is located at an approximate elevation that ranges from 7,300 feet to 7,330 feet above mean sea level. The project area is situated within a gentle mountain

foothill saddle location that is relatively flat where adjacent to Deer Crest Estates Drive to the south, and with a slight south/southwest facing slope orientation along Snow Top Road to the north. During the April 30, 2025 site visit, the ground was free of snow cover and some of the vegetation was beginning to emerge from winter dormancy. The project area is located within an area of Utah that contains large blocks of undeveloped native forest and shrub vegetation communities. These surrounding blocks of habitat support a healthy and diverse population of native wildlife species. The area is currently experiencing increased development pressure and negative impacts to wildlife communities are occurring as a result of this development.

During the site visit, the vegetation that was visible and identifiable was documented. Vegetation identified during the site visit is listed in Table 1 below.

Table 1. Vegetation Identified Within the Project Area

Common Name	Scientific Name	Growth Form
Blue Spruce	*Picea pungens*	Tree
White Fir	*Abies concolor*	Tree
Quaking Aspen	*Populus tremuloides*	Tree
White Spruce	*Picea glauca*	Tree
Douglas Fir	*Pseudotsuga menziesii*	Tree
Gamble Oak	*Quercus gambelii*	Shrub
Wood's Rose	*Rosa woodsii*	Shrub
Saltbush	*Atriplex tridentata*	Shrub
Sagebrush	*Artemisia tridentata*	Shrub
Snowberry	*Symphoricarpos occidentalis*	Shrub
Oregon Grape	*Berberis repens*	Shrub
Chokecherry	*Prunus virginiana*	Shrub
False Lupin	*Thermopsis montana*	Herbaceous
Smooth Brome	*Bromus inermis*	Herbaceous (Grass)
American Vetch	*Vicia americana*	Herbaceous
Plumeless Thistle	*Carduus nutans*	Herbaceous (Listed Noxious Weed)
Common Dandelion	*Taraxicum officinale*	Herbaceous
Western Stickseed	*Lappula occidentalis*	Herbaceous
White Clover	*Trifolium repens*	Herbaceous
Quack Grass	*Elymus repens*	Herbaceous (Listed Noxious Weed)
English Plantain	*Plantago lanceolata*	Herbaceous
Wild Daffodil	*Narcissus pseudonarcissus*	Herbaceous
Intermediate Wheatgrass	*Thinopyrum intermedium*	Herbaceous
Common Yarrow	*Achillea millefolium*	Herbaceous
Spotted Knapweed	*Centaurea stoebe*	Herbaceous (Listed Noxious Weed)
Mullein	*Verbascum thapsus*	Herbaceous
Sedge	*Carex* sp.	Herbaceous
Orange Daylily	*Hemerocallis fulva*	Herbaceous

Numerous game trails with Elk *(Cervus canadensis)* and Mule Deer (*Odocoileus hemionus)* tracks and scat were observed surrounding the project area during the site visit. Mule Deer tracks and scat were observed

within the project area. It is likely that Elk and Mule Deer are utilizing the project area for habitat. Table 2 lists the wildlife species observed during the project area visit. It is most likely too early in the growing season at the elevation of the project area for migratory birds to be nesting. May and June will be much more active for migratory bird nesting and observations of a more diverse bird community are likely at that time.

Table 2. Wildlife Identified Within the Project Area

Common Name	Class	Scientific Name	Observation
Black Magpie	Bird	*Pica hudsonia*	Visual
Mountain Chickadee	Bird	*Poecile gambeli*	Visual
Red-Tailed Hawk	Bird	*Buteo jamaicensis*	Visual
Pine Siskin	Bird	*Spinus pinus*	Visual
Red Breasted Nuthatch	Bird	*Sitta canadensis*	Visual
Spotted Towhee	Bird	*Pipilo maculatus*	Visual
Sandhill Crane	Bird	*Grus canadensis*	Visual
Elk	Mammal	*Cervus canadensis*	Scat and Tracks
Coyote	Mammal	*Canis latrans*	Scat
Mule Deer	Mammal	*Odocoileus hemionus*	Scat, Tracks, Skeletal Remains

During the project area site visit the general vegetation and habitat communities were observed and documented. The disturbed nature of the site lends itself to a more generalized lumped habitat classification. The two distinct habitats that were observed are listed and described below.

Disturbed Non-Native Grassland

The desktop analysis and the site visit indicate an open area of disturbed ground located within the project area. This disturbed area can best be described as a disturbed non-native grassland area. The area has been periodically cleared to bare soil in the past and has been revegetated with mostly non-native grasses and weedy species. The dominant vegetation within this habitat type is smooth brome grass (*Bromus inermis*). This habitat type also supports several species of state listed noxious weeds as identified in Table 1. Despite the disturbed nature of this habitat, it is providing some habitat value for large mammals, especially Mule Deer and possibly Elk. The grass provides foraging area and the open space is utilized for resting and loafing habitat by the large mammals. The habitat can potentially support small mammals such as ground squirrels (*Urocitellus* sp.) and pocket gophers (*Thomomys* sp.).

Mixed Forest Community

The desktop analysis and the site visit indicate some areas of tree cover, specifically mixed conifer, spruce (*Picea* spp.) fir (*Abies* spp.), and aspen (*Populus tremuloides*) forest. Typical native tree species that are likely to be found in this habitat type include the Engelman spruce (*Picea engelmannii*), subalpine fir (*Abies lasiocarpa*), and Douglas fir (*Pseudotsuga menziesii*). Tree species observed within this habitat type are listed in Table 1. There are also a few Sagebrush (*Artemesia tridentata*) and Gambel's Oak (*Quercus gambelii*) located within the habitat type understory. The mixed forest habitat is utilized by neo-tropical songbirds for spring breeding and summer and fall foraging and migration. The mixed forest habitat is utilized by Owls and some species of Hawks (*Buteo* spp.). American Red Squirrel (*Tamiasciurus hudsonicus)* are likely utilizing this habitat type.

Impacts to State Species of Concern

The Utah Division of Wildlife Resources has listed several species as being located within the general region of the project area. The type of habitat and value are listed with each species. This generalized state mapping program is described within the attached UDWR report. The UDWR suggest that the project area may contain habitat for Black Bear (*Ursus americanus)*-(year-long crucial), Dusky Grouse (*Dendragapus obscurus*)-(year-long crucial), Elk (winter crucial), Moose (*Alces alces*)-(year-long crucial, calving habitat), Mule Deer (summer crucial), Ruffed Grouse (*Bonasa umbellus*)-(year-long substantial), and White-Tailed Jackrabbit (*Lepus townsendii*) (year-long). Due to the project area being significantly disturbed and surrounded by roads the likelihood of Black Bear, Moose, and White-Tailed Jackrabbit utilizing this project area is low. These species would not be tolerant of the adjacent highway and human activities.

The mixed forested area and the disturbed non-native grassland are providing resting and cover habitat for larger mammals such as Mule Deer and possibly Elk. Ruffed Grouse and Dusky Grouse could infrequently utilize this section of forest habitat. These two species of Grouse are common in Utah's mountain habitats and are together often referred to as Forest Grouse. The habitat for Forest Grouse consists of forested aspen and conifer habitats, shrublands, and riparian areas adjacent to stream beds, and transitional areas between fields and forests (USU 2024). The mixed forest habitat within the project area has been subject to disturbance and is surrounded by local highways which does negatively impact the value of this habitat. The wildlife observed during the site visit are listed in Table 2.

Potential for Federal and State Listed Wildlife Species

A list of federally-listed species protected under Section 7 of the Endangered Species Act (ESA) of United States Fish and Wildlife Service (USFWS) was gathered to determine if these protected species may potentially occur within the project area (Table 3). The list of federally-listed species was gathered based on the USFWS Information for Planning and Consultation (IPaC) report (USFWS 2025; Attached). Based on the findings from this document, four species could occur within the region of the project area. Only one species, the Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*), a proposed for listing endangered species, could potentially occur within the project area. If the Suckley's Cuckoo Bumble Bee were to utilize the project area, it would likely be infrequent and only to take advantage of any pollinator plant resources. The disturbed nature of the project area makes the occurrence of this species unlikely, though not impossible. There are no requirements for consultation with the USFWS for candidate species proposed for listing under Section 7 of the ESA, but the USFWS encourages all agencies to take advantage of opportunities they may have to conserve these species.

General Impacts to Wildlife

Wildlife using the project area will no longer do so on developed recreational park space and infrastructure. Wildlife may continue to utilize the area where there is open space and undeveloped habitat. Care should be taken to prevent the destruction of migratory bird nests during the tree clearing phase of the construction effort.

Table 3. Federally-listed species and their potential occurrence within the project area.

Species (*Scientific Name*)	Federal Status	Does Critical Habitat exist within the project area?	Preferred Habitat[a]	Potential occurrence within the project area
Canada Lynx (*Lynx canadensis*)	Threatened	No	This species occurs in remote montane coniferous forest, where snow shoe hare is their major food source.	This species is unlikely to occur within the project area. The species is exceedingly rare in Utah and breeding populations are thought to be extirpated from the state.
North American Wolverine (*Gulo gulo luscus*)	Threatened	No	This species occurs in the alpine tundra, subalpine forests, and remote mountainous forests. This species is dependent on persistent snow cover, and steep, rugged terrain. In Utah, this species has been observed in montane coniferous forests, including in Wasatch County.	This species is unlikely to occur within the project area due to existing disturbances from urban development and from the Deer Valley ski resort. This species is exceedingly rare in Utah.
Monarch Butterfly (*Danaus plexippus*)	Proposed Threatened	No	This species relies on milkweed, nectar-rich flowering plants, and streamside meadows for its food source.	This species is unlikely to occur within the project area due to the lack of milkweed plants.
Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*)	Proposed Endangered	No	This species prefers open grassy areas, urban parks and gardens, chaparral and shrub areas and mountain meadows. This species relies on asters, *Chrysothamnus*, *Cirsium*, and *Solidago* and other flowering plants for nectar and pollen sources.	This species is unlikely to occur within the project area due to continual disturbances of the land outside of the areas with tree cover.

[a]Habitat descriptions are from NatureServe Explorer, USFWS, and UDWR Field Guide.

Mitigation and Impact Minimization Recommendations

The project area is currently providing habitat for native birds and mammals. We recommend that any unused open space remaining after project completion be vegetated with native plants when possible. These native plants are important for area wildlife including the mammals, birds, and pollinator insects.

Suitable habitat for elk and mule deer does exist within the project area. If these species are present locally during clearing and construction activities, they will likely avoid the area due to the mechanical disturbances. The elk and deer will continue to utilize the surrounding landscape and we recommend that when possible, the park landscaping be designed to allow for this native wildlife to continue utilizing the area.

Protections for Migratory Birds

The project area contains nesting substrate and suitable habitat for migratory birds. Therefore, BIO-WEST recommends that construction be avoided during nesting and brood-rearing season for protected migratory birds to comply with the amended Migratory Bird Treaty Act of 1918 (MTBA) (16 U.S.C. 703-712; Ch. 128), which makes it illegal to "pursue, hunt, take, capture, kill, attempt to take, capture or kill" any migratory bird or their eggs or nests without first obtaining a permit from USFWS (16 U.S.C. 703-712; Ch. 128; July 13, 1918; 40 Stat. 755). This includes creating enough disturbances (e.g. noise, vibrations, visual disturbance) to cause a bird to abandon a nest or fledglings. Most bird species within the United States are protected under the MBTA.

To comply with the MBTA, BIO-WEST recommends that the following mitigation measures are implemented in the project area during construction:

- If possible, require that no clearing of nesting vegetation occurs during the typical nesting/brood-rearing period from April 1 through August 31.
- If vegetation clearing is required during the nesting/brood-rearing period, have a qualified wildlife biologist perform a nest-clearance survey immediately prior (within three days) to construction activities.
- If actively nesting and/or brood-rearing birds are found within the direct footprint of the clearing area, the clearance and construction should be postponed until breeding activity is completed and the nestling birds have fledged and the nest is no longer active (as assessed by a qualified wildlife biologist).
- If nesting bird species are located outside of the direct footprint of the clearing area but within the 300-foot buffer, a biologist should monitor those nests and determine if construction disturbance has the potential to cause nest abandonment.

Vegetation Removal and Re-establishment

Numerous native trees and shrubs will be removed to construct this project. These vegetation removal activities will negatively impact the wildlife that are currently using this vegetation for habitat.

BIO-WEST recommends that when possible trees and other native vegetation be planted in unused open space to account for the loss of trees and other vegetation from construction activities. Aspen trees are critical for maintaining biodiversity, and provide habitat for numerous other plant and wildlife species (USFS 2005). Saplings of aspen trees should be replanted when possible. Aspen saplings can be planted in early spring in areas with moist, well-drained soil with plenty of sunlight, or planting can also be done after dormancy in the fall before winter snow. Native herbaceous grass and forb species can also be seeded and replanted within the project area after grading and construction activities are completed within the project area. A list of potential native species of herbs and shrubs for revegetation (planting and/or seeding) within the project area is provided below.

- Aspen (*Populus tremuloides*)
- Native Spruce/Fir (*Picea/Abies* spp.)
- Blue elderberry (*Sambucus cerulea*)
- Gambel’s Oak (*Quercus gambelii*)
- Sagebrush (*Artemisia tridentata*)
- Prairie Sagewort (*Artemisia frigida*)
- Prairie Junegrass (*Koeleria macrantha*)
- Wax Currant (*Ribes cereum*)
- Yarrow (*Achillea millefolium*)
- Native Grasses (*Poa* spp.)
- Western Groundsel (*Senecio integerrimus*)
- Wild geranium (*Geranium maculatum*)
- Horsemint (*Agastache urticifolia)*
- Indian paintbrush *(Castilleja* spp.*)*

- Wild buckwheat *(Eriogonum spp.)*
- Goldenrod *(Solidago* spp.*)*

Noxious Weed Control

It is critical to control and treat noxious weeds for the proposed project, as noxious weeds can spread rapidly, and negatively impact wildlife and vegetation habitat. The Utah Department of Agriculture and Food provides a list of state-listed noxious weeds (UDAF 2022). At least three of these listed noxious weed species are already present on the project area and disturbance can spread these existing weeds. These noxious weeds should be treated promptly within the project area. BIO-WEST recommends using a combination of mechanical, chemical, and revegetation treatments to minimize and prevent noxious weeds from spreading.

Summary and Conclusions

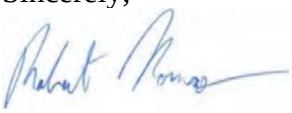
The proposed project has the potential to cause negative impacts to wildlife, vegetation communities, and migratory birds. This project has the potential to introduce the spread of noxious weeds. To mitigate and minimize negative impacts to the environment to the greatest extent practicable, BIO-WEST is providing a list of recommendations that can be implemented to protect natural resources within the project area:

- To minimize and mitigate for impacts to wildlife and vegetation, revegetate disturbed areas with native forbs, grasses, and shrubs within the project area when possible.
- Design the landscaping to accommodate the native large mammals that will likely continue living in the area. Use wildlife friendly plantings and allow for wildlife to cross the landscape where possible.
- Avoid disturbing nesting birds by conducting vegetation clearance activities outside of the nesting season, or if that is not possible, having a qualified biologist conduct a nest-clearance survey if activities occur during the nesting season. More specific guidelines are provided in the Migratory Birds section to comply with the MBTA.
- Treat and control noxious weeds promptly during and after construction, as discussed in the Noxious Weed Control section.
- Additional mitigation measures for State Listed Sensitive Species are provided in the attached UDWR report. These measures should be implemented if possible and reasonable.

These recommendations should allow for some mitigation and minimization of negative environmental impacts associated with this project to the greatest extent practicable. Developing on open space landscapes such as the project area, inherently causes a loss of native wildlife impacts. The replacement of native vegetation and wildlife habitat is important, as the project is located within an important area for native wildlife. The large mammals, especially deer and elk will continue to utilize this area as habitat and the proposed park should be planned to accommodate these species whenever possible. The developers and managers of the park should remember that they are surrounded by large blocks of native wildlife habitat and the expected use of native wildlife should be considered an amenity to be enjoyed by the park users. Accommodating and minimizing the impacts to these species should be part of the long term management of this area.

If you have any additional questions regarding this letter report or this project in general, please feel free to contact me.

Sincerely,



Robert W. Thomas
Biologist/ Environmental Project Manager

Attachments

Map Set
USFWS Informational Planning and Consultation Report
UDWR Wildlife Habitat Analysis Tool Report
Photos

References

United States Department of Agriculture Forest Service (USFS). 2005. Effectiveness monitoring of regeneration of managed rangelands. Accessed: 2/22/2025. Location: https://rangelandwatersheds.ucdavis.edu/publication%20list%20and%20files/jones_Asp_Mon.pdf

United States Fish and Wildlife Service (USFWS). 2025. Informational Planning and Consultation (IPAC) Report. Accessed: 4/14/2025.

Utah Department of Agriculture and Food (UDAF). 2022. State of Utah Noxious Weed List. Accessed: 4/14/2025. Location: https://ag.utah.gov/plant-industry/noxious-weed-control-resources/state-of-utah-noxious-weed-list/

Utah Division of Wildlife Resources (UDWR). 2025. Wildlife Habitat Analysis Tool. Accessed: 4/14/2025.

USU 2024. Utah State University Extension, Forest Grouse in the Fall. Chuck Carpenter III, Skyler Farnsworth, and David Dahlgren. https://wildlife.utah.gov/pdf/upland/forest_grouse_in_the_fall.pdf

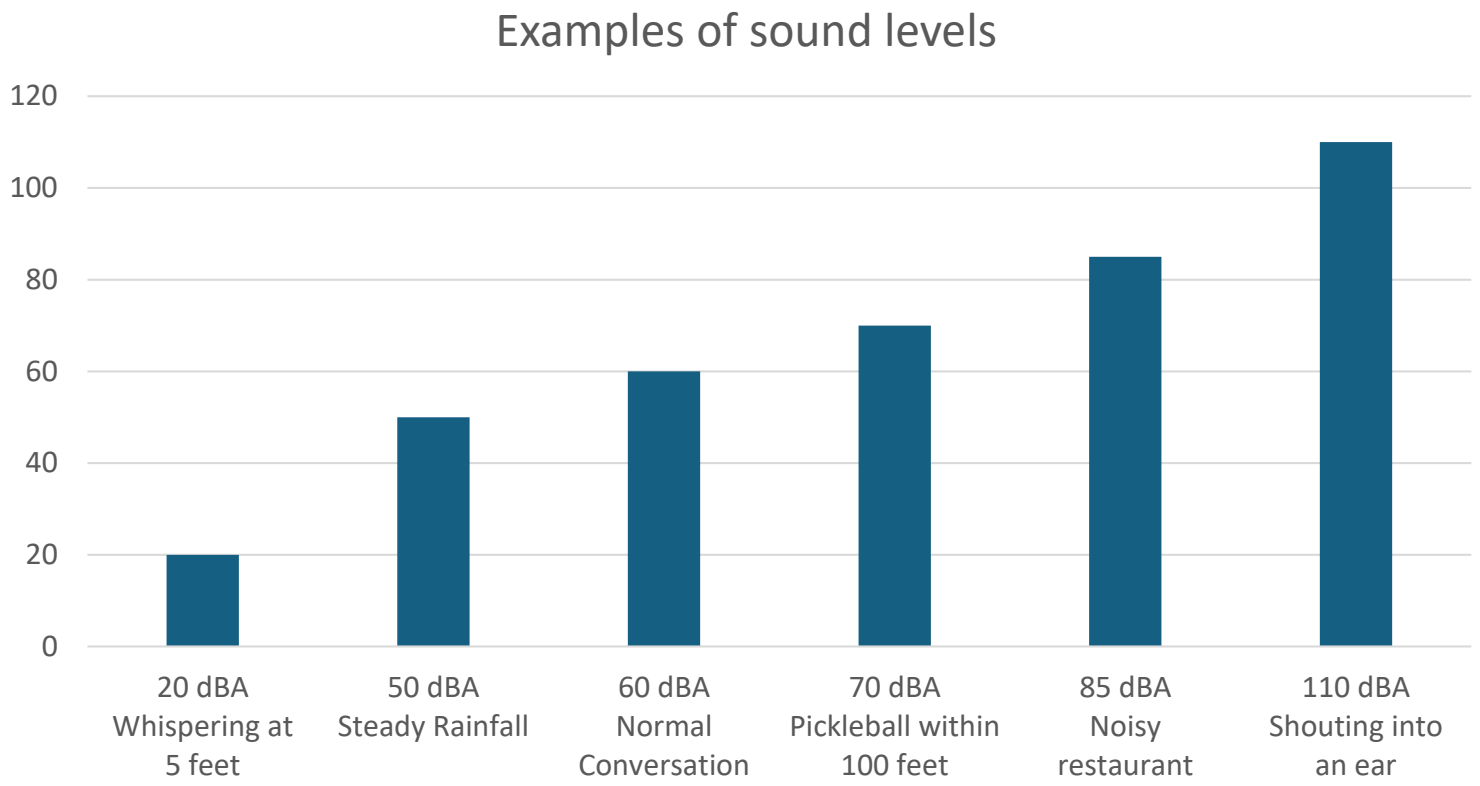
Sound Control

Deer Crest Leisure Park



Our goal is to make the pickleball courts at the park an enjoyable amenity for everyone, without having the noise from the courts be a disturbance to nearby homes.

Pickleball activity sound mitigation



The sound level within 100 feet of an active pickleball court is typically about 70 decibels (dBA).

Our goal is to achieve a sound level of 60 dBA or less at the nearest home which has been determined in the industry to be an acceptable level of ambient sound in a community environment.

This can be achieved by distance, installing sound absorbing barriers, controlling play hours & encouraging the use of quiet paddles and balls.





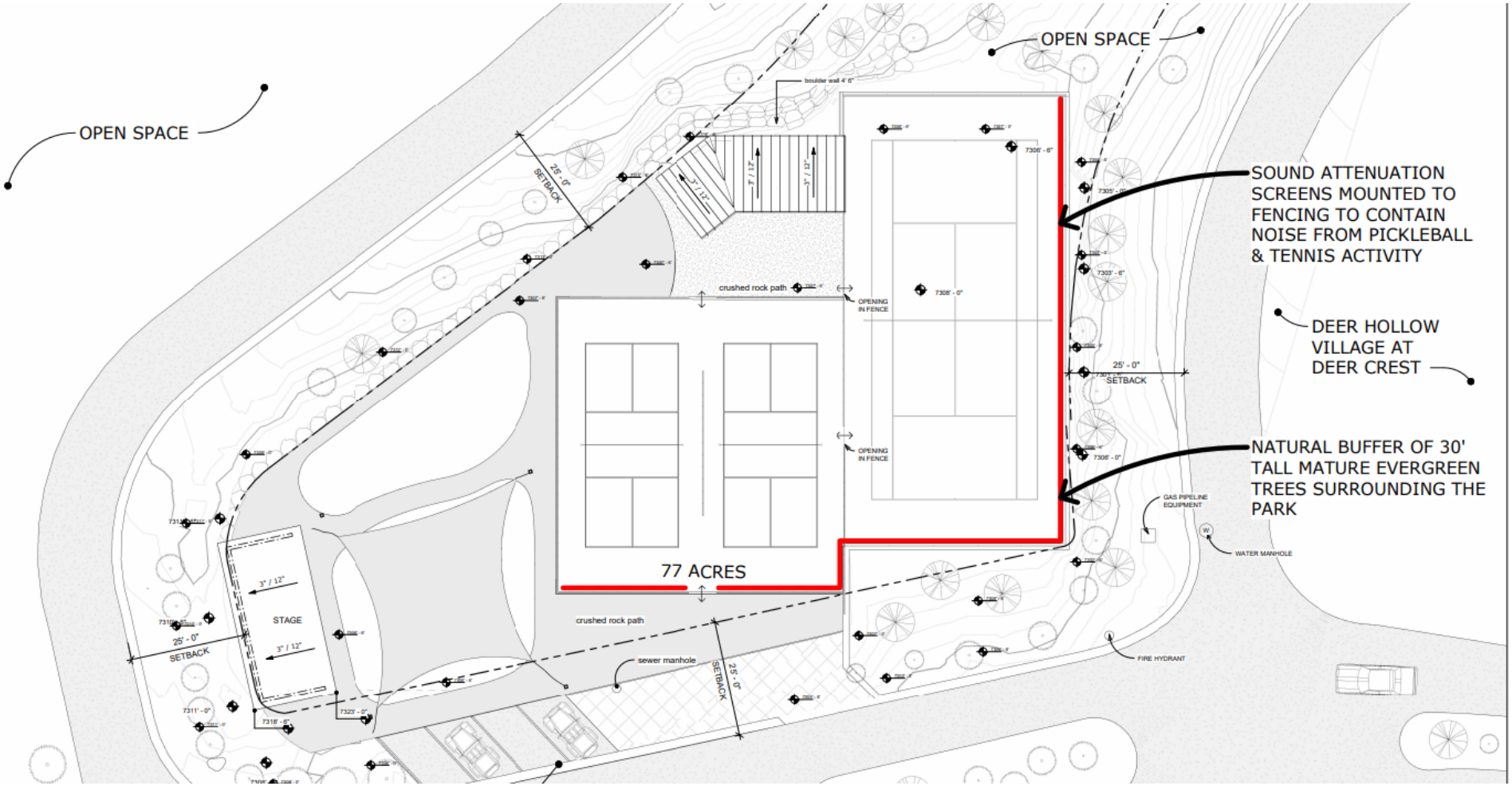
We plan to install green AcoustiFence, a sound barrier that can reduce pickle ball sound by as much as 50% .

AcoustiFence works extremely well at blocking direct line of sight sounds, while still preserving the look and feel of the courts.

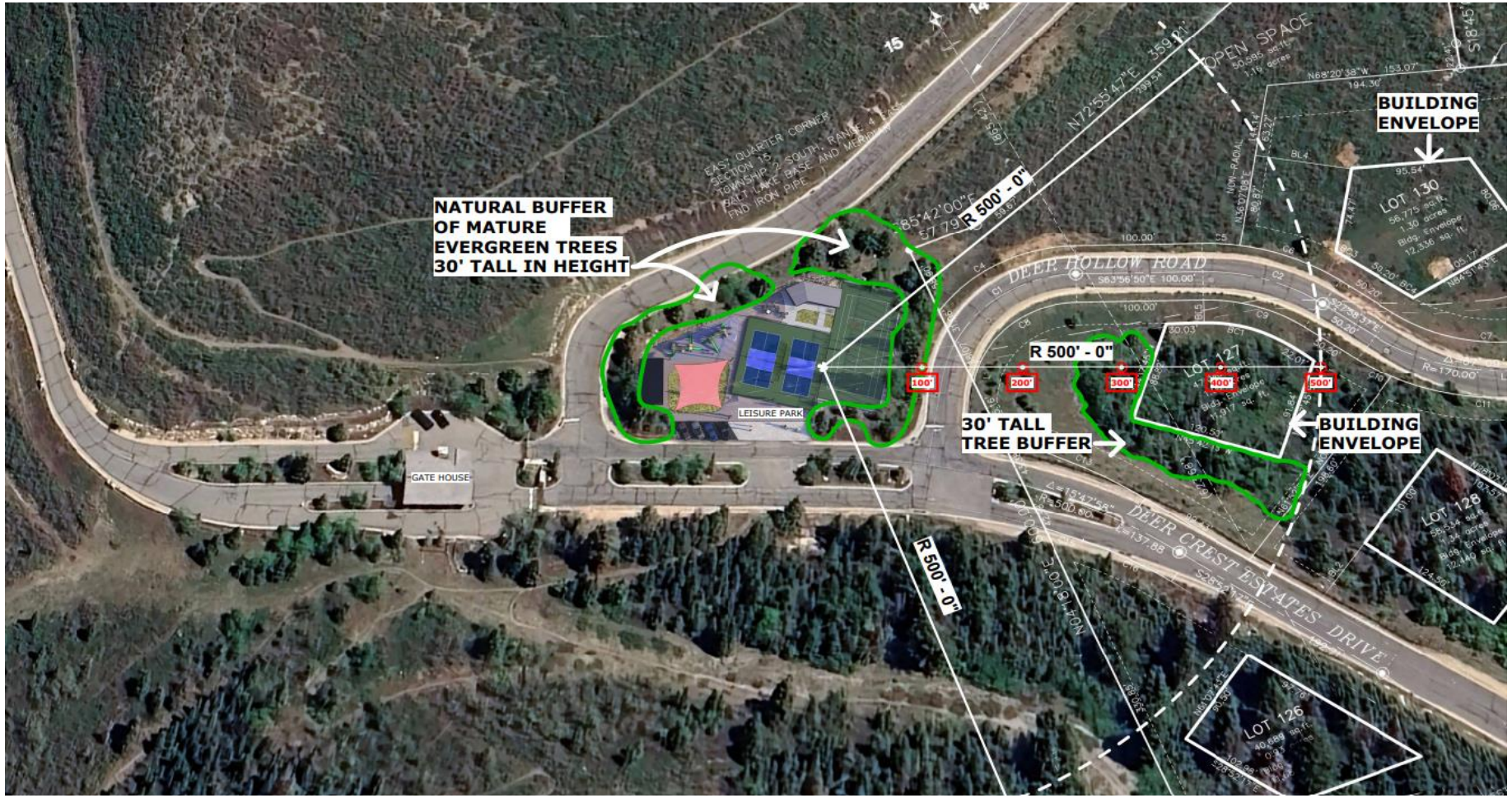




AcoustiFence will be added to the pickleball and tennis areas to contain the noise from the courts. There are also stands of mature forest that create sound reducing buffers surrounding the park and the adjacent building lots. For park users that do not have their own equipment , Deer Crest will provide paddles and balls that are designed to produce less sound than the average equipment that is typically available in sporting goods stores.



Sound mitigation by distance



The best sound mitigation tool is distance. From the courts, the nearest building lot is approximately 350 feet away. Combined with the fencing and natural barriers we will have in place, the sound from the pickleball & tennis courts will be predictably in the 50 dBA range making the pickleball courts a non-intrusive amenity for the Deer Crest community.

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CONSENT RESOLUTION OF THE MEMBERS OF THE DEER CREST MASTER ASSOCIATION

I hereby certify that the following actions were taken by the Members of the Deer Crest Master Association pursuant to the Utah Revised Nonprofit Corporation Act, Utah Code Ann. § 16-6a-101, *et seq.*, (the "Act"). Set forth below is a true and correct copy of the resolutions passed by consent of more than 67% of the Members of the Deer Crest Master Association (the "Association") to amend the Combined, Amended and Restated Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Deer Crest, A Planned Recreational Development (the "Declaration"). I further certify that this resolution further evidences the affirmative vote of the Members to take the action set forth below.

I. ADOPTION AND APPROVAL OF AMENDMENTS

IT IS HEREBY RESOLVED that the Members do hereby authorize and approve amendments to the Declaration as follows:

1. the existing section 7.5(b) of the Declaration is deleted and replaced with the following:

(b) Restrictions. Certain restrictions apply to Private Trails including without limitation (i) unrestricted access to Private Trails is available only for Owners and their accompanying Guests (ii) limited access to Private Trails for other Guests is available only for those who need to use the Private Trails for direct access to the Deer Valley ski trails; (iii) Private Trails are only open conditions permitting; (iv) Private Trails are for skiing only and users must stay on the designated Trail, and off-Trail skiing is strictly prohibited; (v) Private Trails are limited to slow skiing, and fast or reckless skiing and unauthorized snowmobiles, snowboards, sleds, tubes or other devices are not permitted.

2. a new phrase is inserted at the end of subsection 11.8(a) as follows:

;provided, however, that the Board may make minor clarifications or corrections to the Master Declaration without obtaining the affirmative vote or consent of the Members so long as such changes do not impair the rights of any Member or Owner under the Master Declaration.

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II. APPROVAL OF AMENITY PARK.

IT IS HEREBY RESOLVED that more than a majority of the Members approve construction of the Amenity Park as described in the attached Exhibit A.

III. IMPLEMENTATION.

IT IS FURTHER RESOLVED that the President or Secretary of the Association is hereby authorized and directed to do, or cause to be done, all such acts and things and to make, execute and deliver or cause to be made, executed and delivered, all such agreements, documents, instruments, or applications, in the name and on behalf of the Association, as such officer may deem necessary, advisable, or appropriate to effectuate or carry out the purpose and intent of the foregoing resolutions, including recordation of a First Amendment to the Declaration and construction of the Amenity Park.

IN WITNESS WHEREOF, I have hereunto set my hand as President of the Association this ___ day of August, 2024.

DocuSigned by:
Jim Dozier
05E339EA88B040A...
President

May 6, 2025

Re: Deer Crest Amenity Park Sound/Noise Pollution

Dear Park City Planning Department,

Deer Crest Master Association (DCMA) received approval from the ownership of the community to proceed with the construction of the new Amenity Park. This park will include both tennis and pickleball facilities as key recreational features for our community. Documentation referencing this approval was provided via resolution at the time of the CUP application.

As a result of the community-wide vote, it is clear that the Deer Crest ownership does not consider tennis or pickleball activities to be intrusive or incompatible with the character of the neighborhood. This approval represents a collective endorsement of the project and a shared vision for enhancing the recreational amenities within Deer Crest.

That said, and in keeping with our commitment to being a thoughtful and responsive community association, DCMA will be installing additional sound barriers over the sections of fencing surrounding the courts. These sound-dampening measures are being implemented proactively to help minimize any potential sound pollution that may impact lots located within 500 feet of the proposed facilities.

We appreciate the continued support and engagement of the community as we work to create amenities that benefit all residents while maintaining the quality of life and tranquility that Deer Crest is known for.

Sincerely,

H. Tanner Blackburn

H. Tanner Blackburn
General Manager
Deer Crest Master Association