



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE HEARINGS MEETING  
SUMMIT COUNTY, UTAH  
December 28, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its Planning Department Administrative Hearings at the Virtual Zoom Meeting for the purposes and at the times as described below on Monday, December 28, 2020.

**Regular Agenda**

12:00 P.M. - 1425 Seasons Drive - Administrative Conditional Use Permit  
Proposal for retaining wall within the Front Setback exceeding 4' in height.  
A) Public Hearing and Review B) Possible Final Action  
[PL-20-04698 1425 Seasons Drive Public Hearing Memo](#)  
[Exhibit A: Project Proposal and Plans](#)

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: [www.parkcity.org](http://www.parkcity.org)

**\*Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

# Administrative Conditional Use Permit (CUP) Administrative Hearing Memo



**Subject:** Administrative CUP – Retaining Wall  
**Application:** PL-20-04698  
**Author:** Liz Jackson, Planner  
**Date:** December 28, 2020 at 12:00 PM  
**Type of Item:** Administrative Public Hearing

## Description

**Applicant:** Clarkson and Laura Hine, and Bill Van Sickle Design and Drafting  
**Location:** 1425 Seasons Drive  
**Zoning District:** Residential Development (RD)  
**Historic Designation:** None  
**Reason for Review:** Land Management Code (LMC) [§ LMC 15-2.13](#) and [§ LMC15-4-2](#).

## Zoom Meeting Information

**URL:** <https://us02web.zoom.us/j/82283628192>  
**Meeting ID:** 822 8362 8192  
**Meeting Date:** December 28, 2020\*  
**Meeting Time:** 12:00 PM MST

## Executive Summary

The Applicant is proposing to erect a retaining wall in the Front Setback proposed to exceed 4' in height. This hearing will include Planning Director review and possible final action.

## Background

On December 15, 2020, the Planning Department deemed an Administrative Conditional Use Permit application complete. The property is located at 1425 Seasons Drive. The subject property is located in the Residential Development (RD) Zoning District.

## Exhibits

Exhibit A: Permit Proposal and Plans

\*Please submit any public comment to [liz.jackson@parkcity.org](mailto:liz.jackson@parkcity.org) prior to the meeting, during the meeting, or by using the "eComments" link under "Upcoming Events" on the [Current Public Meeting Listen Live](#) page for this meeting.



12/1/2020

CUP Permit Explanation of Retaining Walls Needed.

Elizabeth and Park City Planning Dept.

The CUP permit request for the retaining wall heights on PL-20-04698, 1425 Seasons Drive. We are asking for the Administrative CUP for the walls in the front setback. The site is very steep off the road on this particular lot. To reach the buildable area on the lot and design a home that works well on the lot, we need to have the driveway up to the home. The nature of the steep front 20' or so of this lot requires that we have a tall retaining to allow us to get the driveway up to where the home is being built. The retaining wall will begin at 1' tall and the wall will taper to taller along the driveway, at the tallest point the wall will be 9' for a short 15' section and then begin to taper back down to a 1' wall. The top of wall (TOP) and bottom of wall (BOW) have been shown on the site plan and wall sections added to clarify this need. The wall will have planting and shrubbery as much as possible along the wall to minimize the impact where we can.

thank you,

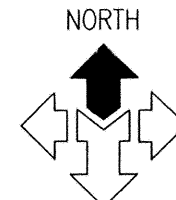
*Bill Van Sickle*

Bill Van Sickle  
[bill.draftmaster@gmail.com](mailto:bill.draftmaster@gmail.com)  
(801) 694-9683

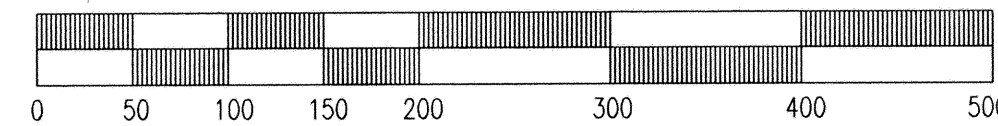


# APRIL MOUNTAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 15, & THE NORTHEAST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST  
SALT LAKE BASE & MERIDIAN

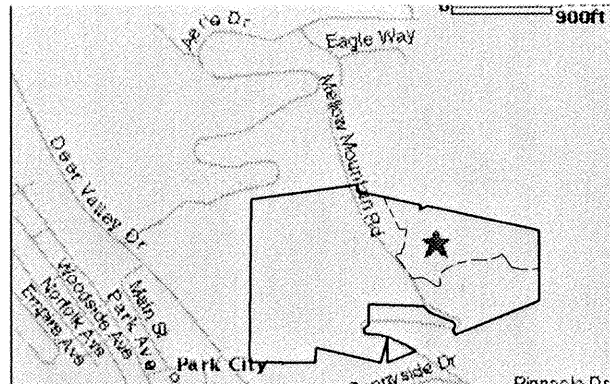


SCALE: 1" = 100'

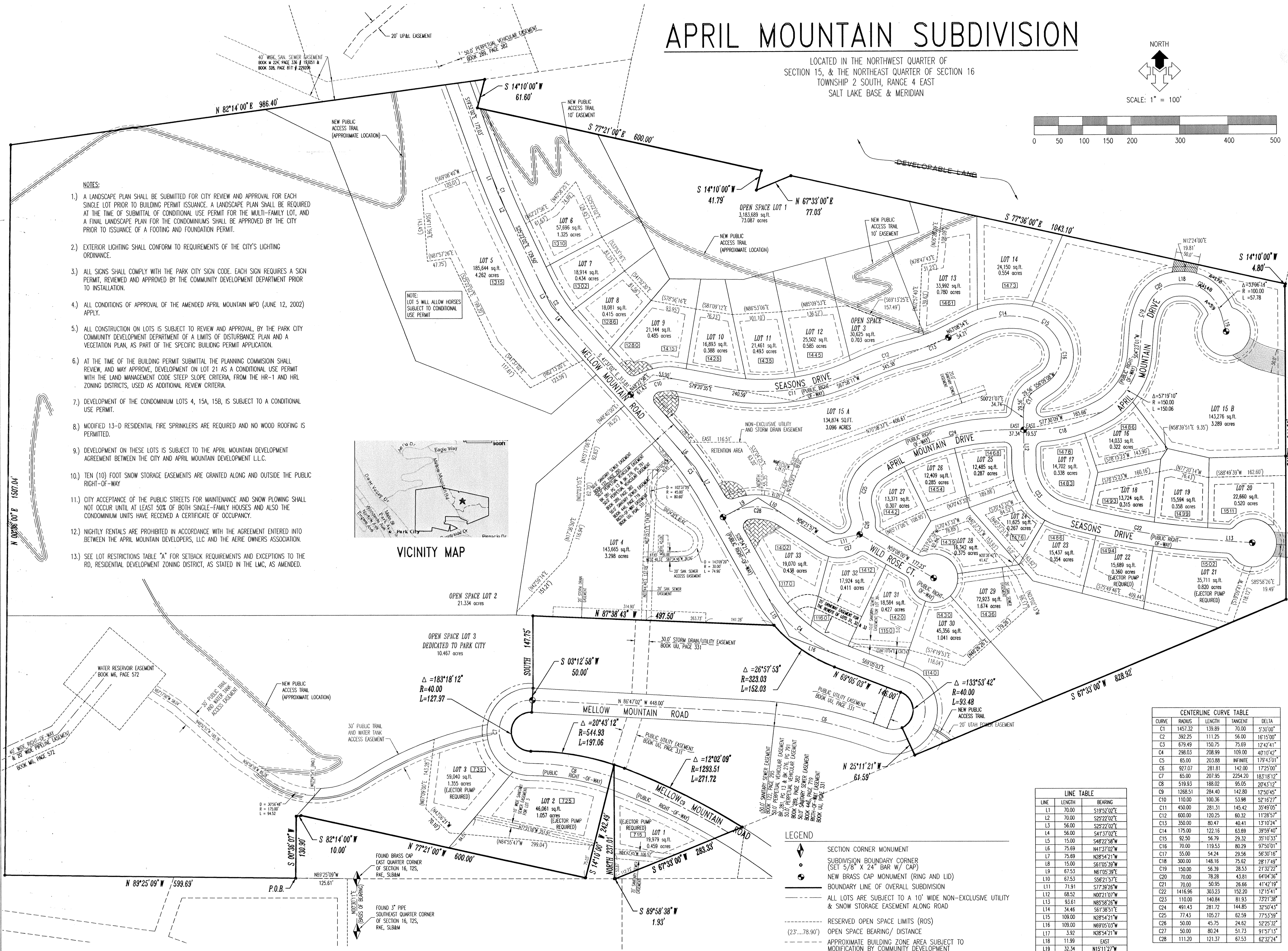


## NOTES:

- 1) A LANDSCAPE PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL FOR EACH SINGLE LOT PRIOR TO BUILDING PERMIT ISSUANCE. A LANDSCAPE PLAN SHALL BE REQUIRED AT THE TIME OF SUBMITTAL OF CONDITIONAL USE PERMIT FOR THE MULTI-FAMILY LOT, AND A FINAL LANDSCAPE PLAN FOR THE CONDOMINIUMS SHALL BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A FOOTING AND FOUNDATION PERMIT.
- 2) EXTERIOR LIGHTING SHALL CONFORM TO REQUIREMENTS OF THE CITY'S LIGHTING ORDINANCE.
- 3) ALL SIGNS SHALL COMPLY WITH THE PARK CITY SIGN CODE. EACH SIGN REQUIRES A SIGN PERMIT, REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- 4) ALL CONDITIONS OF APPROVAL OF THE AMENDED APRIL MOUNTAIN MPD (JUNE 12, 2002) APPLY.
- 5) ALL CONSTRUCTION ON LOTS IS SUBJECT TO REVIEW AND APPROVAL, BY THE PARK CITY COMMUNITY DEVELOPMENT DEPARTMENT OF A LIMITS OF DISTURBANCE PLAN AND A VEGETATION PLAN, AS PART OF THE SPECIFIC BUILDING PERMIT APPLICATION.
- 6) AT THE TIME OF THE BUILDING PERMIT SUBMITTAL, THE PLANNING COMMISSION SHALL REVIEW, AND MAY APPROVE, DEVELOPMENT ON LOT 21 AS A CONDITIONAL USE PERMIT WITH THE LAND MANAGEMENT CODE STEEP SLOPE CRITERIA, FROM THE HR-1 AND HRL ZONING DISTRICTS, USED AS ADDITIONAL REVIEW CRITERIA.
- 7) DEVELOPMENT OF THE CONDOMINIUM LOTS 4, 15A, 15B, IS SUBJECT TO A CONDITIONAL USE PERMIT.
- 8) MODIFIED 13-D RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED AND NO WOOD ROOFING IS PERMITTED.
- 9) DEVELOPMENT ON THESE LOTS IS SUBJECT TO THE APRIL MOUNTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY AND APRIL MOUNTAIN DEVELOPMENT L.L.C.
- 10) TEN (10) FOOT SNOW STORAGE EASEMENTS ARE GRANTED ALONG AND OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- 11) CITY ACCEPTANCE OF THE PUBLIC STREETS FOR MAINTENANCE AND SNOW PLOWING SHALL NOT OCCUR UNTIL AT LEAST 50% OF BOTH SINGLE-FAMILY HOUSES AND ALSO THE CONDOMINIUM UNITS HAVE RECEIVED A CERTIFICATE OF OCCUPANCY.
- 12) NIGHTLY RENTALS ARE PROHIBITED IN ACCORDANCE WITH THE AGREEMENT ENTERED INTO BETWEEN THE APRIL MOUNTAIN DEVELOPERS, LLC AND THE AERIE OWNERS ASSOCIATION.
- 13) SEE LOT RESTRICTIONS TABLE "A" FOR SETBACK REQUIREMENTS AND EXCEPTIONS TO THE RD, RESIDENTIAL DEVELOPMENT ZONING DISTRICT, AS STATED IN THE LMC, AS AMENDED.



VICINITY MAP



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	140.32	139.89	70.00	53°00'
C2	392.25	111.25	56.00	16°15'00"
C3	679.49	150.75	75.69	12°42'41"
C4	298.03	208.99	109.00	40°10'42"
C5	65.00	203.88	INFINITE	179°43'01"
C6	927.07	281.81	142.00	172°50'07"
C7	65.00	207.95	224.20	183°18'12"
C8	518.93	186.79	29.32	20°42'12"
C9	1268.51	284.40	142.80	12°59'45"
C10	110.00	100.36	53.98	52°16'27"
C11	450.00	281.31	145.42	35°49'05"
C12	600.00	120.25	60.32	11°28'57"
C13	350.00	80.47	40.41	13°10'24"
C14	175.00	122.16	63.69	38°59'40"
C15	92.50	58.79	29.32	35°10'33"
C16	70.00	118.53	80.29	97°50'01"
C17	55.00	54.24	29.56	56°30'18"
C18	300.00	148.16	75.62	28°17'49"
C19	150.00	56.39	28.53	21°32'22"
C20	70.00	70.28	43.81	64°04'56"
C21	70.00	50.95	28.66	47°42'19"
C22	1416.96	303.23	152.20	12°15'41"
C23	110.00	140.84	81.93	73°21'38"
C24	491.43	281.72	144.85	32°50'43"
C25	77.43	105.27	62.59	77°53'59"
C26	50.00	45.75	24.62	52°25'32"
C27	50.00	80.24	51.73	81°57'13"
C28	111.20	121.37	67.53	82°32'24"

LINE	LENGTH	BEARING
L1	70.00	S19°37'02"E
L2	70.00	S29°22'02"E
L3	56.00	S29°22'02"E
L4	56.00	S41°37'02"E
L5	15.00	S48°22'38"W
L6	75.69	N08°54'21"W
L7	75.69	N08°54'21"W
L8	15.00	S61°05'39"W
L9	67.53	N01°05'39"E
L10	67.53	S56°21'57"E
L11	71.91	S77°39'26"W
L12	68.52	N00°21'07"W
L13	63.61	N08°54'21"W
L14	34.46	S61°38'51"E
L15	109.00	N08°54'21"W
L16	109.00	N08°54'21"W
L17	332	N08°54'21"W
L18	11.99	EAST
L19	32.34	N15°11'27"W

## LEGEND

- SECTION CORNER MONUMENT
- SUBDIVISION BOUNDARY CORNER (SET 5/8" X 24" BAR W/ CAP)
- NEW BRASS CAP MONUMENT (RING AND LID)
- BOUNDARY LINE OF OVERALL SUBDIVISION
- ALL LOTS ARE SUBJECT TO A 10' WIDE NON-EXCLUSIVE UTILITY & SNOW STORAGE EASEMENT ALONG ROAD
- RESERVED OPEN SPACE LIMITS (ROS)
- OPEN SPACE BEARING/ DISTANCE
- APPROXIMATE BUILDING ZONE AREA SUBJECT TO MODIFICATION BY COMMUNITY DEVELOPMENT DEPARTMENT, WHOSE DECISION SHALL BE FINAL

- HOPE PARCEL EASEMENT FOR INGRESS, EGRESS, UTILITIES, SUBJECT TO: APRIL MOUNTAIN DEVELOPMENT AGREEMENT (JUNE 12, 2002) AS RECORDED AT THE COUNTY.
- GAMBEL OAK PARK EASEMENT FOR INGRESS, EGRESS, UTILITIES, SUBJECT TO: APRIL MOUNTAIN DEVELOPMENT AGREEMENT.
- ENTRANCE LANDSCAPING/SIGNAGE EASEMENT
- STREET ADDRESS

NOTE:  
ALL DRIVEWAYS MUST BE A MINIMUM 5' AWAY FROM EXISTING AND NEW FIRE HYDRANTS

**McNEIL ENGINEERING  
AND LAND SURVEYING, L.C.**  
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES  
6895 SOUTH 900 EAST, MIDVALE, UTAH 84047  
TEL (801) 255-7700 FAX (801) 255-8071 EMAIL www.mcneileng.com

## SURVEYOR'S CERTIFICATE

I, Kenneth A. Petty do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 362254, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

## APRIL MOUNTAIN SUBDIVISION

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°25'09" WEST ALONG THE CENTER OF SECTION LINE 125.61 FEET FROM THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE NORTH 89°25'09" WEST 599.69 FEET ALONG THE CENTER OF SECTION LINE; THENCE NORTH 00°36'00" EAST 1507.04 FEET ALONG THE WEST LINE OF THE SURPRISE NO. 1 MINING CLAIM AND THE WEST LINE OF THE SURPRISE NO. 2 MINING CLAIM (MS 5553); THENCE NORTH 82°14'00" EAST 986.40 FEET ALONG THE NORTH LINE OF THE SURPRISE NO. 2 MINING CLAIM (MS 5553); THENCE NORTH 14°10'00" WEST 61.60 FEET ALONG THE EAST LINE OF THE SILVER QUEEN NO. 2 MINING CLAIM; THENCE SOUTH 77°21'00" EAST 600.00 FEET ALONG THE NORTH LINE OF THE SILVER QUEEN MINING CLAIM (MS 5553); THENCE SOUTH 14°10'00" WEST 41.79 FEET ALONG THE EAST LINE OF THE SILVER QUEEN MINING CLAIM; THENCE NORTH 67°33'00" EAST 77.03 FEET ALONG THE NORTHWESTERLY LINE OF THE APRIL FRACTION MINING CLAIM (MS 5711); THENCE SOUTH 77°36'00" EAST 1043.10 FEET ALONG THE NORTH LINE OF THE APRIL FRACTION MINING CLAIM; THENCE SOUTH 14°10'00" WEST 4.80 FEET ALONG THE EAST LINE OF THE APRIL FRACTION MINING CLAIM; THENCE SOUTH 644.50 FEET ALONG THE EAST LINE OF THE APRIL FRACTION MINING CLAIM (MS 5711); THENCE SOUTH 67°33'00" WEST 828.92 FEET ALONG THE SOUTH LINE OF THE APRIL FRACTION MINING CLAIM; THENCE NORTH 25°11'21" WEST 61.59 FEET TO A POINT ON A 40.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 25°11'21" WEST, THENCE ALONG THE ARC OF SAID CURVE 93.48 FEET THRU A CENTRAL ANGLE OF 133°53'42" TO A POINT OF TANGENCY; THENCE NORTH 69°05'03" WEST 146.00 FEET TO A POINT ON A 323.03 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 20°54'57" EAST, THENCE ALONG THE ARC OF SAID CURVE 152.03 FEET THRU A CENTRAL ANGLE OF 26°57'53"; THENCE NORTH 87°38'43" WEST 497.50 FEET; THENCE SOUTH 147.75 FEET; THENCE SOUTH 03°12'58" WEST 50.00 FEET TO A POINT ON A 40.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03°12'58" WEST, THENCE ALONG THE ARC OF SAID CURVE 127.97 FEET THRU A CENTRAL ANGLE OF 183°18'12" TO A POINT ON A 544.93 FOOT RADIUS REVERSE CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 00°05'14" EAST, THENCE ALONG THE ARC OF SAID CURVE 197.06 FEET THRU A CENTRAL ANGLE OF 20°43'12" TO A POINT ON A 1293.51 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 20°37'58" WEST, THENCE ALONG THE ARC OF SAID CURVE 271.72 FEET THRU A CENTRAL ANGLE OF 1202°09"; THENCE SOUTH 67°33'00" WEST 283.33 FEET ALONG THE SOUTH LINE OF THE APRIL MINING CLAIM; THENCE SOUTH 89°58'38" WEST 1.93 FEET ALONG THE NORTH LINE OF THE MAZEPAH MINING CLAIM (LOT 301B); THENCE NORTH 237.01 FEET ALONG THE WEST LINE OF APRIL MINING CLAIM; THENCE SOUTH 14°10'00" WEST 242.49 FEET ALONG THE EAST LINE OF THE SILVER QUEEN MINING CLAIM; THENCE NORTH 77°21'00" WEST 600.00 FEET ALONG THE SOUTH LINE OF THE SILVER QUEEN MINING CLAIM; THENCE SOUTH 82°14'00" WEST 100.00 FEET ALONG THE SOUTH LINE OF THE SILVER QUEEN NO. 2 MINING CLAIM; THENCE SOUTH 00°36'07" WEST 130.90 FEET ALONG THE EAST LINE OF THE SURPRISE MINING CLAIM AND THE EAST LINE OF THE SURPRISE NO. 1 MINING CLAIM TO THE POINT OF BEGINNING. PC-740, PC-740-A, SA-400-B, PC-S-321-A AND PC-S-321. CONTAINS 73.09 ACRES.

Kenneth A. Petty  
No. 362254  
2-27-02  
LICENSE NO. 362254

## OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

## APRIL MOUNTAIN SUBDIVISION

do hereby offer for dedication to Park City and S.B.W.R.D. for perpetual use of the public all parcels of land shown on this plat as intended for Public use, in accordance with an irrevocable offer of dedication, in witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this 19th day of September, A.D., 2002.

April Mountain Developers, L.L.C., a Utah limited liability company.  
by: Jeffery Coleman, Its Managing Member

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
Summit County

On the 19th day of September, A.D., 2002, personally appeared before me, Jeffery Coleman who being duly sworn did say that he is the Managing Member of April Mountain Developers, L.L.C., a Utah limited liability company, and that the foregoing instrument was signed on behalf of said company, and he acknowledged to me that said company executed the same.

MY COMMISSION EXPIRES: December 15, 2003

Shawn P. Smith  
NOTARY PUBLIC  
RESIDING IN SUMMIT COUNTY

## APRIL MOUNTAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 15, & THE NORTHEAST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST  
SALT LAKE BASE & MERIDIAN

SHEET 1 OF 2

PARK CITY MAYOR APPROVAL

APPROVED BY THE PARK CITY COUNCIL  
ON THIS 8 DAY OF August, A.D., 2002

Dana Williams  
PARK CITY MAYOR

CITY PLANNING COMMISSION

APPROVE AND ACCEPTED BY THE PLANNING COMMISSION THIS 23 DAY OF Sept. A.D., 2002

Chairman

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 19th DAY OF Sept. A.D., 2002

S.B.W.R.D.

PARK CITY RECORDER

APPROVED BY THE CITY COUNCIL  
ON THIS 8 DAY OF August, A.D., 2002

Devin G. Roberts  
CITY RECORDER

PARK CITY ENGINEER

I, \_\_\_\_\_ PARK CITY ENGINEER HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

9/25/02  
DATE

McNeil Engineering  
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 24 DAY OF Oct. A.D., 2002

Attorney

RECORDED # 636480

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Park City Title

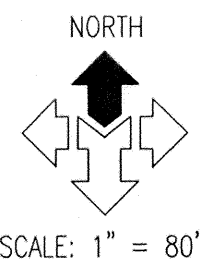
DATE 10-27-2002 TIME 11:07 AM  
FEE \$97.00  
Summit County Recorder

April Mountain Sub. 1



# APRIL MOUNTAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 15, & THE NORTHEAST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST  
SALT LAKE BASE & MERIDIAN



SCALE: 1" = 80'

APRIL MOUNTAIN - PRELIMINARY LOT RESTRICTIONS - TABLE "A"						
Lot #	Site Configuration	Lot Area	Building Zone Area	Site Disturbance (LOCA)	Proposed Height Reduction from 37'	Frontyard Setback
1	D	2000	8275	11000	-	25'
2	D	48000	14000	18000	-	25'
3	D	56000	11430	14000	-	25'
4	D	105644	34431	58365	-	25'
5	D	67752	6804	13000	-	25'
6	U	18624	6594	10000	-	25'
7	U	18033	6792	10000	-	25'
8	U	23600	9706	18500	-	25'
9	U	16510	7300	12700	-	15'
10	U	18390	8230	13850	-	15'
11	U	25602	9138	14843	-	15'
12	U	33692	11643	22287	-	15'
13	U	24150	15462	15462	-	15'
14	U	12700	5285	9000	-	15'
15	U	14200	8165	11000	-	15'
16	U	13700	5160	9000	-	15'
17	U	15600	6540	10000	-	15'
18	U	23500	8245	14000	-	15'
19	U	36275	14065	20000	-	15'
20	U	15700	6765	12000	-	15'
21	D	15400	6305	11000	-	15'
22	D	11600	3030	7000	-	15'
23	U/D	12500	5100	8000	-	15'
24	U	12500	5470	8000	-	15'
25	U	13400	4520	8000	-	15'
26	U	16300	5315	10000	-	15'
27	U	29000	9440	13000	-	15'
28	U	45400	7610	13000	-	15'
29	D	18600	6235	14000	-	15'
30	D	17900	6720	14000	-	15'
31	D	19000	6260	14000	-	15'
32	U/D	VARIES	SUBJECT TO CONDITIONAL USE PERMIT	USE PERMIT		

NOTE: SETBACKS ARE AS REQUIRED BY THE LAND MANAGEMENT CODE, RD, RESIDENTIAL DEVELOPMENT DISTRICT, WITH FRONT SETBACK EXCEPTIONS PERMITTED ON LOTS INDICATED IN TABLE "A". SETBACK LISTED IS FOR FRONT FACING GARAGES, SEE LMC FOR EXCEPTIONS FOR SIDE FACING GARAGES.

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C1	1407.32	138.89	70.00
C2	392.25	111.25	56.00
C3	679.49	150.75	75.69
C4	298.03	208.99	109.00
C5	65.00	203.88	INFINITE
C6	927.07	281.81	142.00
C7	63.00	207.95	229.30
C8	519.53	198.02	95.05
C9	1268.51	284.40	142.80
C10	110.00	110.36	53.98
C11	450.00	281.31	145.42
C12	600.00	120.25	60.32
C13	350.00	80.47	40.41
C14	175.00	120.16	63.89
C15	92.50	56.79	29.32
C16	70.00	119.53	80.29
C17	55.00	54.24	29.56
C18	300.00	148.16	75.62
C19	150.00	56.39	28.53
C20	70.00	70.28	43.81
C21	70.00	50.95	26.68
C22	1416.56	303.23	152.20
C23	110.00	140.84	81.93
C24	491.43	281.72	142.85
C25	77.43	105.27	62.59
C26	50.00	43.75	24.62
C27	50.00	80.24	51.73
C28	111.20	121.37	67.53

CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C29	1242.32	230.02	115.34
C30	494.93	123.92	62.46
C31	494.93	162.05	81.76
C32	90.00	38.25	19.42
C33	90.00	117.70	68.97
C34	90.00	28.49	14.36
C35	90.00	103.50	58.33
C36	90.00	210.32	211.49
C37	273.03	76.43	38.47
C38	273.03	115.03	58.38
C39	15.00	28.94	21.65
C40	86.20	63.16	33.07
C41	75.00	22.44	11.31
C42	75.00	63.78	33.96
C43	15.00	16.52	9.21
C44	15.00	13.62	7.32
C45	50.00	55.20	30.79
C46	50.00	55.25	30.83
C47	50.00	49.35	28.89
C48	50.00	88.08	60.84
C49	15.00	13.62	7.32
C50	15.00	16.79	9.39
C51	75.00	33.68	17.13
C52	52.43	71.28	42.38
C53	466.43	50.49	25.27
C54	466.43	110.52	55.52
C55	466.43	103.88	52.16
C56	15.00	23.55	14.99
C57	135.00	56.41	28.62
C58	135.00	84.77	43.83
C59	135.00	31.67	15.91
C60	1441.96	78.99	39.51
C61	1441.96	120.05	60.06
C62	1441.96	109.54	54.79

CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C63	15.00	13.62	7.32
C64	50.00	123.92	145.23
C65	50.00	123.94	145.29
C66	15.00	13.62	7.32
C67	1391.96	110.95	55.50
C68	1391.96	135.46	67.78
C69	1391.96	51.48	25.74
C70	85.00	108.83	63.31
C71	15.00	22.74	14.20
C72	325.00	88.75	44.65
C73	325.00	51.94	26.03
C74	175.00	67.15	33.99
C75	45.90	125.00	23.78
C76	45.00	50.33	28.16
C77	45.00	32.76	17.14
C78	75.00	29.38	14.88
C79	5.00	5.77	3.25
C80	5.00	4.50	2.42
C81	125.00	58.49	29.79
C82	15.00	30.77	24.73
C83	30.00	17.47	8.99
C84	95.00	162.21	108.97
C85	117.50	72.14	37.25
C86	200.00	114.32	58.77
C87	200.00	25.29	12.66
C88	325.00	42.05	21.05
C89	325.00	92.84	46.35
C90	625.00	125.26	62.84
C91	425.00	3.68	1.84
C92	425.00	119.18	59.98
C93	425.00	101.99	51.24
C94	425.00	40.84	20.44
C95	135.00	93.64	46.79
C96	15.00	20.28	12.03

CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C97	397.25	20.16	10.08
C98	397.25	84.00	42.18
C99	1432.32	137.49	68.80
C100	1432.32	142.29	71.20
C101	417.25	118.34	59.57
C102	654.49	145.20	72.90
C103	15.00	30.82	24.82
C104	85.00	36.45	18.51
C105	475.00	296.94	153.50
C106	575.00	115.24	57.81
C107	375.00	86.72	43.30
C108	150.00	104.71	54.59
C109	67.50	41.44	21.40
C110	45.00	76.84	51.62
C111	80.00	74.26	40.05
C112	15.00	22.71	14.17
C113	323.03	74.50	37.41
C114	755.00	286.15	144.81
C115	160.00	83.78	42.87

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.00	S19°52'02"E
L2	70.00	S22°22'02"E
L3	56.00	S22°22'02"E
L4	56.00	S41°37'02"E
L5	15.00	S48°22'58"W
L6	75.69	N28°54'21"W
L7	75.69	N28°54'21"W
L8	15.00	S61°05'38"W
L9	87.53	N61°05'38"W
L10	67.53	S38°22'02"E
L11	71.91	S71°38'20"W
L12	68.52	N00°21'07"W
L13	93.61	N85°58'26"W
L14	34.46	S61°38'51"E
L15	109.00	N28°54'21"W
L16	109.00	N69°05'10"W
L17	3.92	N28°54'21"W
L18	11.99	EAST
L19	32.34	N15°11'22"W
L20	11.99	EAST
L21	11.99	WEST

- LEGEND
- SECTION CORNER MONUMENT
  - SUBDIVISION BOUNDARY CORNER (SET 5/8" X 24" BAR W/ CAP)
  - NEW BRASS CAP MONUMENT (RING AND LID)
  - BOUNDARY LINE OF OVERALL SUBDIVISION
  - ALL LOTS ARE SUBJECT TO A 10' WIDE EASEMENT ALONG ROAD
  - RESERVED OPEN SPACE LIMITS (ROS)
  - (23'...78.90')
  - OPEN SPACE BEARING / DISTANCE
  - APPROXIMATE BUILDING ZONE AREA SUBJECT TO MODIFICATION BY COMMUNITY DEVELOPMENT DEPARTMENT, WHOSE DECISION SHALL BE FINAL
  - HOPKINS PARCEL EASEMENT FOR INGRESS, EGRESS, UTILITIES, SUBJECT TO APRIL MOUNTAIN DEVELOPMENT AGREEMENT (JUNE 12, 2002) AS RECORDED AT THE COUNTY
  - GAMBEL OAK PARK EASEMENT FOR INGRESS, EGRESS, UTILITIES, SUBJECT TO APRIL MOUNTAIN DEVELOPMENT AGREEMENT

## APRIL MOUNTAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 15, & THE NORTHEAST QUARTER OF SECTION 16  
TOWNSHIP 2 SOUTH, RANGE 4 EAST  
SALT LAKE BASE & MERIDIAN

SHEET 2 OF 2

**McNEIL ENGINEERING  
AND LAND SURVEYING, L.C.**  
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES  
6895 SOUTH 900 EAST, MIDVALE, UTAH 84047  
TEL. (801) 255-1700 FAX (801) 255-8071 EMAIL www.mcneileng.com

RECORDED # **636480**  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF  
**Park City Title**  
DATE **10-29-2003**  
**10:07 PM**  
FEE \$  
**Doreen M. Dunn - deputy**  
SUMMIT COUNTY RECORDER

April Mountain Sub 2



# Hine Residence

April Mountain, Lot 10  
1425 Seasons Drive  
Park City, Utah 84060



- COUNTY PLANNING NOTES:**
- THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
    - A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
    - CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.
- COUNTY BUILDING NOTES:**
- RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
  - SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
  - SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.
- PLAN NOTES:**
- RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
  - ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
  - THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
  - R-1 RESIDENTIAL ZONE

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Basement Plan			
A2.02	First Floor Plan			
A2.03	Second Floor Plan			
A2.04	Roof Plan			
A2.05	Schedules			
A3.01	Isometric Elevations			
A3.02	Elevations			
A3.03	Elevations			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Fireplace Details			
A4.05	Typical Details			
A4.06	Code Compliance Details			
A5.01	Basement Ceiling Plan			
A5.02	First Floor Reflected Ceiling Plan			
A5.03	Second Floor Reflected Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Basement Electrical Plan			
E1.02	First Floor Electrical			
E1.03	Second Floor Electrical			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	First Floor Framing Plan			
S2.03	Second Floor Framing			
S2.04	Roof Framing			
S3.01	Basement Shearplan			
S3.02	Main Shearplan			
S3.03	Upper Shearplan			
SD1	Structural Details			
SD2	Structural Details			
SD3	Structural Details			
SGN	Structural General Notes			
SS	Structural Schedules			

Designed By

Bill Van Sickle  
Van Sickle Design & Drafting  
4383 Forestdale Road #205  
Park City, Utah 84098  
801.694.9683  
bill.draftmaster@gmail.com

Contruction Documents

Bill Van Sickle  
Van Sickle Design & Drafting  
4383 Forestdale Road #205  
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801.694.9683  
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Structural

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1683 W Packsaddle Circle  
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801.987.8985  
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General Contractor

David Dowie / Chad Wing  
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13985 N Panorma Parkway  
Wastach County, Utah 84032  
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david@daviddowie.com  
cwing13@gmail.com

ENERGY VALUE ANALYSIS	
ROOF	R-42
2x6 WALLS	R-24
2x4 WALLS	R-13
FOUNDATION @SLAB ON GRADE	R-13
FLOORS	R-19
WINDOWS	U-28
DOORS	U-28

CODE ANALYSIS	
CONTRUCTION TYPE	VB
OCCUPANCY	R-3
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

PRINT DATE:11/24/2020 11:24:17 PM

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BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS AND HAS A BASIC KNOWLEDGE OF COMMON CONSTRUCTION PRACTICES AND THIS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR LACK OF CONSTRUCTION KNOWLEDGE OF THE CONTRACTOR OR THEIR AGENTS AND SUB CONTRACTORS. IT IS UNDERSTOOD THAT THERE MAY BE ERRORS CONTAINED IN THIS SET AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS.

LIMITATIONS OF LIABILITY

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN THE PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, THE BUILDER, USERS AND ALL PRESENT AND FUTURE PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THESE PLAN DOCUMENTS OR SERVICES OUTLINED IN THE PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF VAN SICKLE DESIGN AND DRAFTING, LLC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL SIGNED AGREEMENT, OR INCIDENT.

VAN SICKLE

DESIGN & DRAFTING

4383 FOREST DALE ROAD, SUITE 205  
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

Hine Residence

April Mountain Sub.  
Lot 10  
1425 Seasons Drive  
Park City, Utah 84060

Cover Sheet

ISSUE DATE

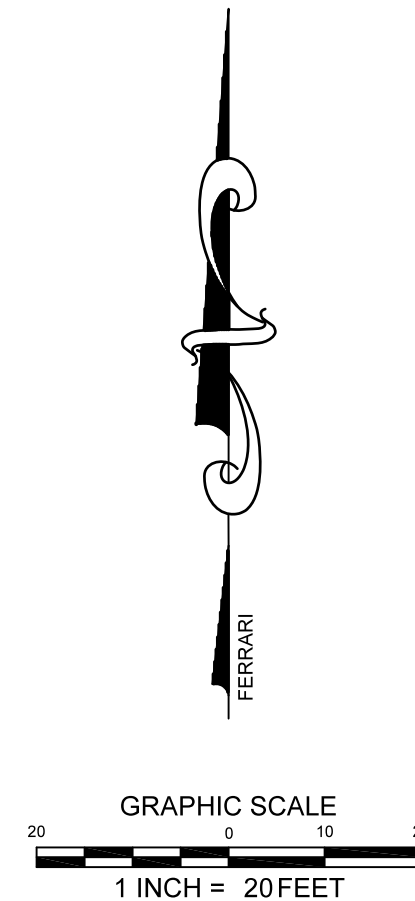
24 NOV 2020

SHEET

A1.01



TOWNSHIP 2S RANGE 4E  
T LAKE BASE AND MERIDIAN



I, GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A

PROFESSIONAL SEAL OF THE STATE OF CALIFORNIA  
GREGORY S. FERRARI  
LS 5046908

*Gregory S. Ferrari*

GREGORY S. FERRARI, M.A. LS 5046908 EXPIRES  
MARCH 31, 2021

LOT 10, APRIL MOUNTAIN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

—	CLIENT PROPERTY LINE	⊙	PROPERTY CORNER (AS NOTED)
—	ADJOINING PROPERTY LINE	⊙	SEWER MANHOLE
—	CENTERLINE	⊙	TELEPHONE PEDESTAL
- - - - 7200 - - - -	MAJOR CONTOUR	⊙	WATER METER
- - - -	MINOR CONTOUR	⊙	ELECTRIC TRANSFORMER
- - - -	RESERVED OPEN SPACE LIMITS	⊙	STORM DRAIN MANHOLE
10' SNOW STORAGE & PUBLIC UTILITY EASEMENT			

CLIENT:	LAURA HINE
PROJECT ADDRESS:	1425 SEASONS DRIVE PARK CITY, UT 84060
SERIAL NO:	APRM-10
RECORD INFORMATION:	LOT 10, APRIL MOUNTAIN SUBDIVISION

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF LAURA HINE.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM APRIL MOUNTAIN SUBDIVISION.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK JUNE 23, 2020.
7. VERTICAL DATUM IS ASSUMED.
8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.
11. FOUND PER SURVEY S-6053 OF RECORD AND ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER.

[illegible]

P.O.BOX 683001  
PARK CITY, UT 84068

## REUSE OF DOCUMENTS

THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

RECORD OF SURVEY & TOPOGRAPHICAL MAP  
LOT 10 APRIL MOUNTAIN SUBDIVISION

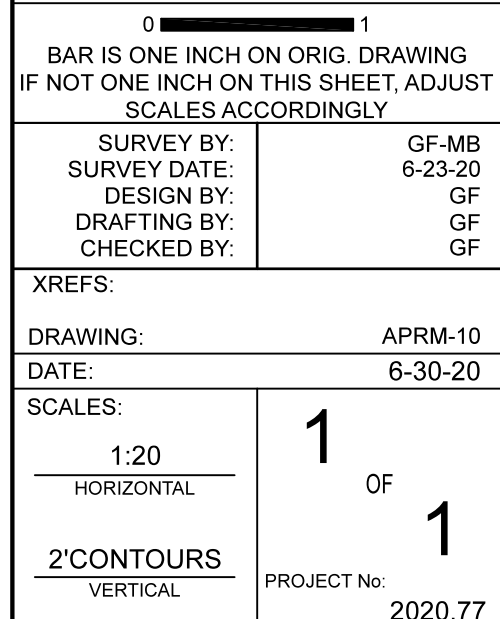
APRM-10

LAURA HINE

UTAH

SUMMIT COUNTY

PARK CITY



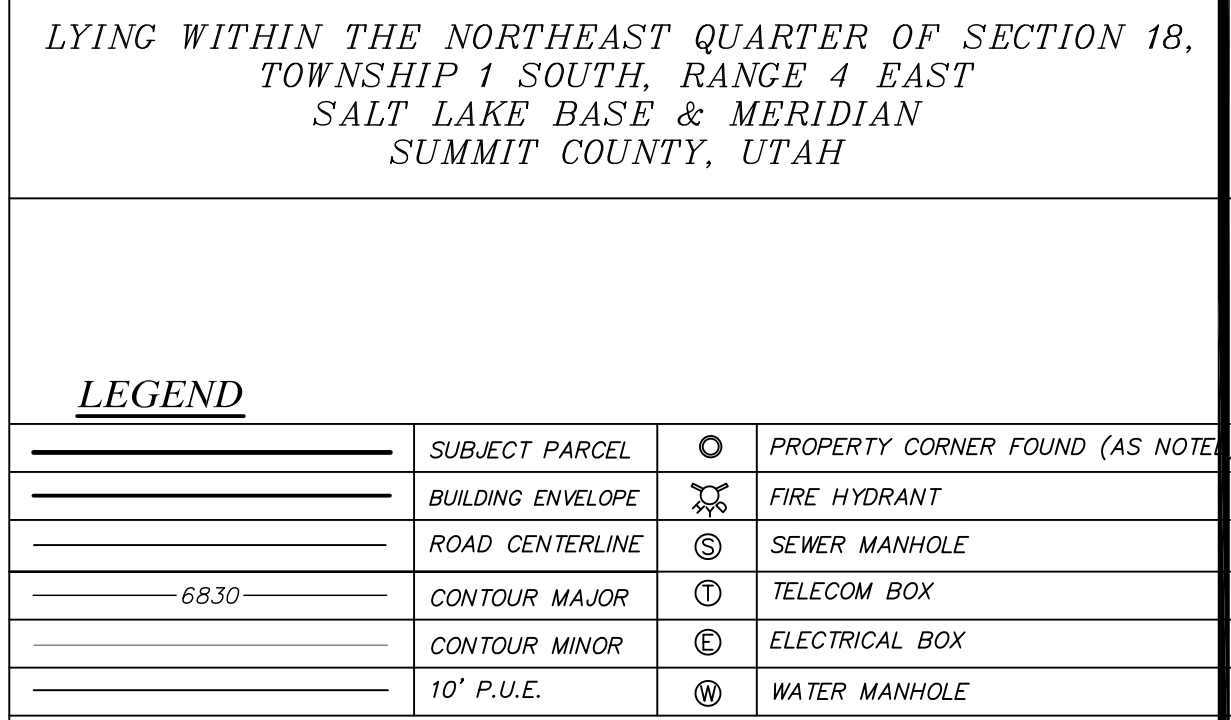


**HINE RESIDENCE**  
1425 SEASONS DRIVE  
PARK CITY, UT  
84098

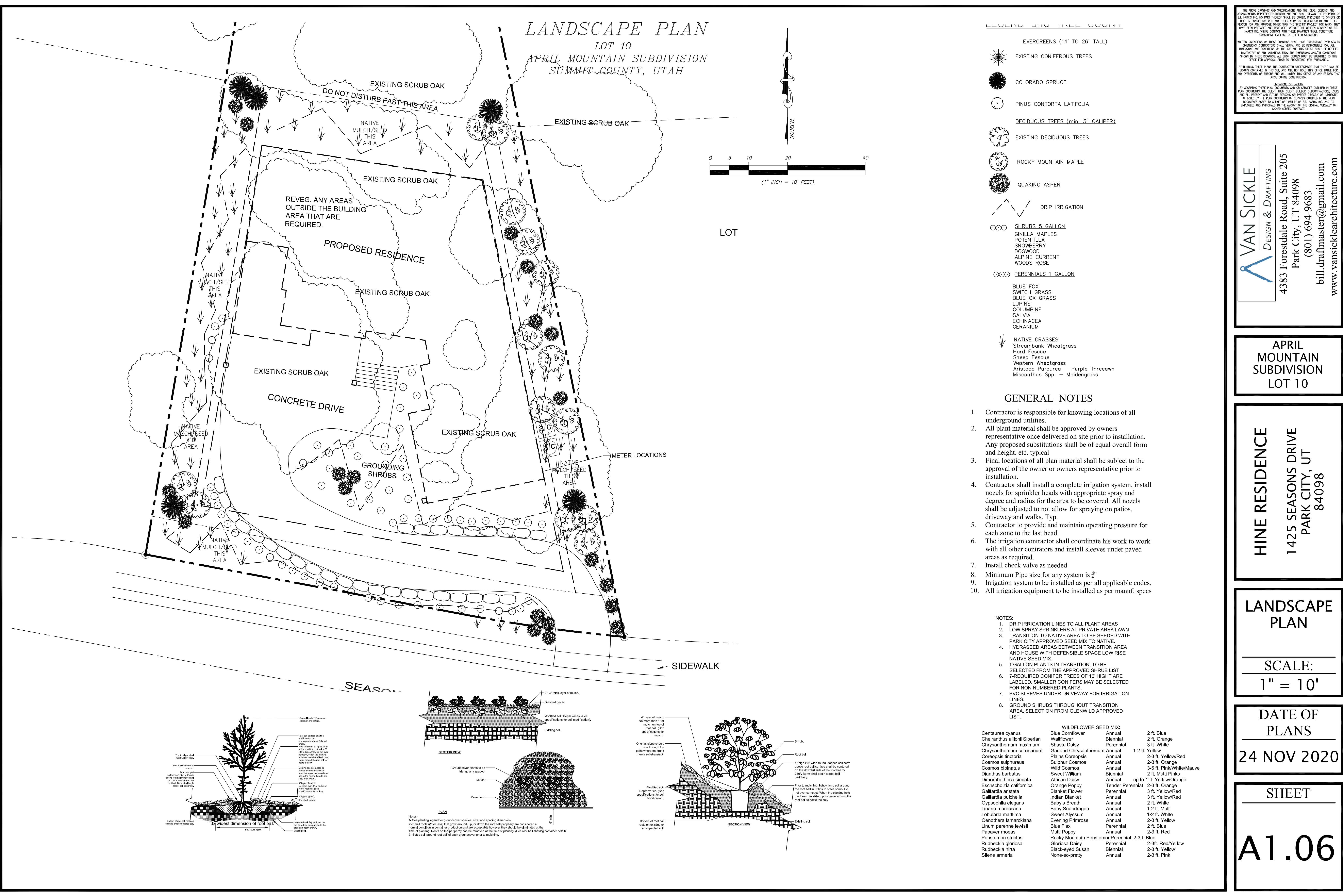
SCALE:  
 1" = 10'

## 24 NOV 2020

## A1.04







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BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE MAY BE DISCREPANCIES IN THESE PLANS AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OMISSIONS OR ERRORS AND WILL NOTIFY THE OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE MAY BE DISCREPANCIES IN THESE PLANS AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OMISSIONS OR ERRORS AND WILL NOTIFY THE OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

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**VAN SICKLE**  
DESIGN & DRAFTING

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Park City, UT 84098  
(801) 694-9683  
bill.draftmaster@gmail.com  
www.vansicklearchitecture.com

**APRIL MOUNTAIN SUBDIVISION LOT 10**

**HINE RESIDENCE**  
1425 SEASONS DRIVE  
PARK CITY, UT 84098

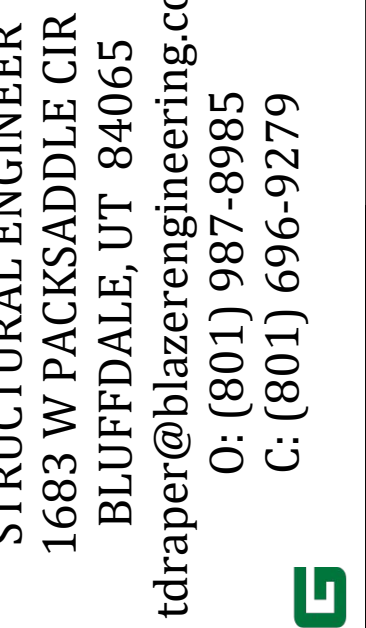
**LANDSCAPE PLAN**

**SCALE:**  
1" = 10'

**DATE OF PLANS**  
24 NOV 2020

**SHEET**  
A1.06





## STRUCTURAL MOMENT FRAME DETAILS

SD4

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