



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING MEETING
SUMMIT COUNTY, UTAH
May 4, 2023**

REGULAR AGENDA - 12:00 PM

1061 Lowell Avenue - Historic District Design Review - The Applicant Seeks to Construct a New Duplex in the Historic Residential-1 (HR-1) District. PL-22-05444

(A) Public Hearing; (B) Action

[1061 Lowell Ave HDDR Staff Report](#)

[Exhibit A: 1061 Lowell Avenue Final Action Letter](#)

[Exhibit C: Northstar Subdivision Lot 1 Amended Plat](#)

[Exhibit B: Proposed Plans](#)

[Exhibit D: 1980s LMC HR-1 District](#)

[Exhibit E: 1983 Building Permit](#)

[Exhibit F: Party Wall Agreement](#)

[Exhibit G: Notice of Removal of Protective Covenants](#)

1063 Lowell Avenue - Historic District Design Review - The Applicant Seeks to Construct a New Duplex in the Historic Residential-1 (HR-1) District. PL-22-05445

(A) Public Hearing; (B) Action

[1063 Lowell Avenue HDDR Staff Report](#)

[Exhibit A: 1063 Lowell Avenue Final Action Letter](#)

[Exhibit B: Proposed Plans](#)

[Exhibit C: Northstar Subdivision Lot 1 Amended Plat](#)

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[Exhibit E: 1983 Building Permit](#)

[Exhibit F: Party Wall Agreement](#)

[Exhibit G: Notice of Removal of Protective Covenants](#)

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 Council meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 1061 Lowell Avenue
Application: PL-22-05444
Author: Caitlyn Tubbs, Sr. Planner
Date: May 4, 2023
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review application for a new Duplex in the HR-1 District; (II) conduct a public hearing; and (III) consider approving the Historic District Design Review subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval listed in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Chimso Onwuegbu
Location: 1061 Lowell Avenue
Zoning District: Historic Residential 1 (HR-1)
Adjacent Land Uses: Residential, Open Space
Reason for Review: In accordance with LMC [§ 15-1-8](#) the Planning Director reviews Historic District Design Reviews for new construction.

COA	Condition of Approval
CUP	Conditional Use Permit
HDDG	Historic District Design Guidelines
HDDR	Historic District Design Review
HR-1	Historic Residential -1
LMC	Land Management Code
PCMC	Park City Municipal Corporation

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

Summary

The Applicant seeks to demolish an existing Duplex that is built across a property line and construct a new Duplex on each of the two Lots in the Northstar Subdivision – Lot 1 Amended. Duplexes are a Conditional Use in the Historic Residential (HR-1) Zoning District (LMC [§ 15-2.2-2](#)). On March 22, 2023 the Planning Commission unanimously approved a Conditional Use Permit (CUP) for the creation of a Duplex at the Site ([Staff Report](#), [Minutes](#)). The Applicant submitted a Historic District Design Review (HDDR) Application because the Site is located in the HR-1 Zoning District and new construction requires design review.

Background

1061 and 1063 Lowell Avenue are Lots 1A and 1B in the Northstar Subdivision Lot 1 Amended (see Exhibit C). The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 Zoning District (Exhibit D). In 1983, the City issued a building permit for a Duplex on Lot 1 in the Northstar Subdivision (Exhibit E). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit F).

At some point, a deed was recorded with Summit County to bifurcate the originally-platted lot along the shared wall of the Duplex. Additionally, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants* to remove Lot 1 from the Northstar Homeowners Association (Exhibit G) on January 14, 2010. The Planning Commission reviewed a Plat Amendment to amend the original subdivision to create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to City Council ([Staff Report](#), [Minutes](#)). On October 28, 2021 the City Council approved the plat amendment ([Staff Report](#), [Minutes](#)) through [Ordinance 2021-42](#).

On October 28, 2023, the Applicant submitted a Historic District Design Review Pre-application. The proposal was discussed with the Design Review Team on November 30, 2022, January 4, 2023, and January 25, 2023. The Applicant submitted a Historic District Design Review application on March 13, 2023, and Conditional Use Permit application on December 27, 2022, for 1061 Lowell Avenue and 1063 Lowell Avenue.

On March 22, 2023, the Planning Commission unanimously approved the Conditional Use Permits for 1061 and 1063 Lowell Avenue ([Staff Report](#), [Minutes](#)).

Analysis

The Planning Director has the authority to review and issue decisions on Historic District Design Review applications per LMC [§ 15-1-8](#). Staff has outlined the standards and requirements set forth by the LMC for the Planning Director's review in the following tables:

(I) The proposed Duplex complies with the requirements of the HR-1 Zoning District

[LMC Chapter 15-2.2](#) outlines the adopted requirements for the HR-1 Zoning District. The following table provides an analysis of the project's compliance with these standards:

Requirement	Analysis of Proposal
Lot Size:	Complies – The lot is 9,742 square feet in size.

3,750 square feet (Duplex)	
Lot Width: 25 feet measured 15 feet back from Front Lot Line	Complies – The lot is 67.89 feet in width.
Building Footprint: 2,818 square feet	Complies – The proposed building footprint is 2,815 square feet.
Front and Rear Setbacks: 15 feet each, totaling 30 feet	Complies – The proposed front setback is approximately 31 feet, and the proposed rear setback is approximately 29 feet.
Side Setbacks: 5 feet minimum, totaling 18 feet	Complies – The proposed side setback is 5 feet on the northern side and 13 feet on the southern side. There are chimneys and roof overhangs on each side which project less than 2 feet into the side setbacks, as permitted by LMC § 15-2.2-3(J) .

(II) The proposed Duplex complies with the height requirements set forth in the HR-1 District (LMC [§ 15-2.2-5](#)).

Requirement	Analysis of Proposal
Building Height: 27 feet from Existing Grade, Final Grade must be within 4 feet of Existing Grade; 35 feet from the lowest finish floor plane to the point of the highest wall top plate; A 10 foot minimum horizontal step in the downhill façade; Roof pitch shall be between 7:12 and 12:12 pitch	Complies – The proposed Structure is 27 feet from Existing Grade and measures 32 feet from the lowest finished floor plane to the top of the highest wall plate. The roof pitch ranges between 8:12 and 12:12. The Applicant has provided a 12-foot horizontal step in the downhill façade.

(III) The proposed Duplex complies with the Off-Street Parking requirements set forth in LMC [§ 15-3-6](#).

LMC [§ 15-3-6](#) sets the requirements for Off-Street parking for Single-Family Dwellings (SFDs) and Duplexes. All new SFDs and Duplexes are required to meet these standards and provide at least the minimum number of parking spaces listed.

Requirement	Analysis of Proposal
Off-Street Parking Required: Duplexes require 2 spaces per unit, 4 total	Complies – Each unit has provided one parking space within a single car attached garage and another on the driveway leading to the garage. The proposed garages have an interior dimension of 17 feet by 23 feet and 17 feet by 24 feet. The parking spaces proposed on the driveways are located outside of the required Front Yard Setbacks.

(IV) The proposed Duplex complies with the Design Guidelines for New Residential Infill Construction in Historic Districts.

LMC [§15-13-8](#) sets the requirements for New Residential Infill Construction in Historic Districts. All new infill construction must abide by these standards.

Requirement	Analysis of Proposal
Site Design	
a. Building Setback and Orientation	Complies – The proposed Duplex is compliant with the required setbacks of the underlying HR-1 District. The proposed Structure is oriented toward Lowell Avenue, like the neighboring structures.
b. Topography and Grading	Complies – There is a large retaining wall already constructed on the property behind the existing Duplex. This retaining wall will remain in place and will not be expanded or altered. The proposed Duplex steps up to the rear of the property as the slope of the Site increases.
c. Landscaping and Vegetation	Complies with Conditions of Approval 7 & 8 - The landscaping plan provided with the HDDR submittal (sheet L-1) states a finalized landscape and outdoor lighting plan will be provided to PCMC at the time of a four-way inspection during the building permit process. Staff recommends a Condition of Approval that the Applicant provide a narrative detailing the species and caliper sizes of all mature vegetation on Site and outlining how any mature vegetation removed will be replaced on Site at the time of building permit submittal.

	Additionally, Staff recommends a Condition of Approval that the finalized landscaping plan shall comply with LMC § 15-5-5(N) and all outdoor lighting shall comply with LMC § 15-5-5(J) .
d. Retaining Walls	Complies – There is an existing retaining wall on the site behind the existing Duplex Structure. The existing retaining wall will remain on the site and the Applicant has proposed the cladding of the wall in the same stone used on the foundation of the new Structure. No additional retaining walls are proposed as part of this application.
e. Fences	Not Applicable – No fencing is proposed with this application.
f. Paths, Steps, Handrails, & Railings (Not Associated with Porches)	Not Applicable – No paths, steps, handrails, or rails are proposed beyond the handrails utilized on the front entry porch.
g. Gazebos, Pergolas, and other Shade Structures	Not Applicable – The Applicant has not proposed the construction or installation of any gazebos, pergolas, or other shade structures with this application.
h. Parking Areas & Driveways	Complies – The proposed Duplex provides two single-car garages; one for each unit. The building Site is set far back from the Lowell Avenue public right-of-way and is at a much higher grade than the asphalt on Lowell Avenue. The proposed Site of the garages is removed from visibility from the public right-of-way and is further disguised by the Applicant's use of vertical wood siding on the garage doors to match the siding on that section of the Structure.

Requirement	Analysis of Proposal
Primary Structures	
a. Mass, Scale & Height	Complies – The proposed Duplex Structure is comparable in mass and scale with the existing Duplex Structure. The proposed architectural style is similar to that found in the surrounding neighborhood on non-historic Structures. The proposed Structure is modulated by multiple roof forms and is set far back from the Lowell Avenue public right-of-way.
b. Foundation	Complies – While portions of the first floor exterior walls are visible at the front of the proposed Structure, the foundation is entirely buried below

	grade.
c. Doors	Complies – The primary entrance of both units is clearly defined by the presence of a front porch and projecting roof over the entry doors. The doors on the primary façade are evenly spaced across the width of the Structure and are compatible in size and scale with those seen in the Historic District. The Applicant has proposed the installation of custom-made wooden doors for each unit.
d. Windows	Complies – The windows proposed on this Structure comply with the “2:1 rule” and the amount of glazing proposed is proportionate to that seen on historic Structures in the character area. The proposed windows are aluminum-clad wood, which is listed as a recommended material under LMC § 15-13-8(B)(2)(d) .
e. Roofs	Complies with Condition of Approval 12 – The proposed roof forms included in the proposed design are pitched gable and shed roofs. These roof forms are common in the Historic District and are recognized as compatible with the historic character of the Area. The Applicant has proposed the use of standing seam metal roofing. Roof colors are required by LMC § 15-13-8(B)(2)(e)(6) to be neutral and muted with a non-reflective finish. Staff recommends a Condition of Approval that the standing seam metal roofing installed will be neutral and muted in color with a non-reflective finish.
f. Dormers	Not Applicable – There are no dormers proposed as part of this design.
g. Gutters and Downspouts	Complies with Condition of Approval 9 - The proposed roof is finished with a drip edge and no gutters or downspouts are proposed at this time. Staff recommends a Condition of Approval that if the owner chooses to install gutters and/or downspouts in the future they must be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way per LMC § 15-13-8(B)(2)(g) .
h. Chimneys and Stovepipes	Not Applicable – No chimneys or stovepipes have been proposed with this application.
i. Porches	Complies – The entry porches for each unit of the Duplex are located at the frontmost plane of the Structure. A staircase leading from grade to the shared covered porch clearly identifies the entry locations. The proposed porch utilizes the same

	simple, unornamented design of the rest of the Structure and utilize a staircase to access the right-of-way similarly to other historic Structures in the surrounding character area.
j. Architectural Features	Complies – The proposed Structure has minimal architectural decoration. The Structure has a simple design with common building elements and forms.

Requirement	Analysis of Proposal
Mechanical and Utility Systems and Service Equipment	Complies with Condition of Approval 10 - Final locations of mechanical equipment (e.g. hot tubs, air conditioner condensers, etc.) have not yet been determined. Staff recommends a Condition of Approval that any mechanical equipment comply with the requirements set forth in LMC § 15-13-8(B)(3) . Mechanical equipment must be located in the rear of the property or rear 50% of the secondary façade.

Requirement	Analysis of Proposal
Materials	Complies – The Applicant has proposed the use of horizontal and vertical wood lap siding with accents of stone at the foundation and retaining wall at the rear of the property. Wooden siding is very common in the Historic District and is recognized as a material compatible with the historic character of the area. The Applicant has proposed the use of a standing seam metal roofing material for the various roof forms which is also considered a compatible material in the Historic District.

Requirement	Analysis of Proposal
Paint and Color	Complies with Condition of Approval 11 - The Applicant has not proposed any colors for the materials. Paint color is not regulated by LMC §15-13-8 , however, materials that are traditionally painted are required to have an opaque rather than transparent finish. Staff recommends a Condition of Approval 11 that the wooden siding shall be painted or stained to be fully opaque.

Requirement	Analysis of Proposal
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Garages	Complies – The proposed garages are attached to the Duplex Structure in the first floor and are single-car width garages. They are clad in a vertical wood siding to minimize the visual impact from the front of the Duplex.
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Requirement	Analysis of Proposal
Decks	Complies – A deck is proposed at the rear of each of the Duplex units. The proposed decks extend from the Structure to the existing retaining wall and are removed from the edges of the Structure to minimize their visibility from the side or oblique views of the property. The decks are located on a tertiary façade as recommended by LMC §15-13-8(B)(7) .

Requirement	Analysis of Proposal
Balcony and Roof Decks	<p>Complies - The northmost unit (shown in the proposed plans as Unit A) includes a small balcony off to the side of the entry door. This balcony is recessed underneath the entry porch roof and is visually minimized from the public right-of-way as required by LMC §15-13-8(B)(8).</p> <p>Two additional balconies are proposed at the top floor of the Structure on the front façade. These balconies have also been disguised from view from the public right-of-way by the use of the vertical and horizontal wooden siding utilized on the remainder of the Structure.</p>

(V) The Development Review Committee Reviewed the Application.¹

The Development Review Committee discussed this development on December 6, 2022, and no concerns were raised.

Department Review

The Planning Department reviewed this report.

¹ 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).

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 19, 2023. Staff mailed courtesy notice to property owners within 100 feet on April 19, 2023. The *Park Record* published notice on April 19, 2023.²

Public Input

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

Alternatives

- The Planning Director may approve the Historic District Design Review;
- The Planning Director may deny the Historic District Design Review and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain/uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Northstar Subdivision Lot 1 Amended Plat

Exhibit D: 1980s Land Management Code – HR-1 District

Exhibit E: 1983 Building Permit

Exhibit F: Party Wall Agreement

Exhibit G: Notice of Removal of Protective Covenants

² LMC [§ 15-1-21](#)



Planning Department

May 4 2023

Lowell Project, LLC
1675 Soniat St.
New Orleans, LA 20115
(504)-301-4440
stacyhead08@yahoo.com

CC: Chimso Onwuegbu
(801)-712-4078
chimso@be-wow.com

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	1061 Lowell Avenue
Zoning District:	Historic Residential 1 (HR-1)
Application:	Historic District Design Review (HDDR)
Project Number:	PL-22-05444
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 4, 2023
Project Summary:	Applicant seeks to demolish an existing Duplex and construct two new Duplexes, one at 1061 Lowell Avenue and another at 1063 Lowell Avenue. 1061 Lowell Avenue is located in the HR-1 District and is subject to HDDR review.

Action Taken

On May 4, 2023, the Planning Director conducted a public hearing and approved the 1061 Lowell Avenue Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Property is located at 1061 Lowell Avenue and is also known as Lot 1B of the Northstar Subdivision Lot 1 Amended Plat.
2. Lot 1B is 9,742 square feet in size.



Planning Department

3. The Property is located within the Historic Residential-1 (HR-1) Zoning District.
4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.
5. The 1980's Land Management Code permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.
6. In 1983 the City issued a building permit for a Duplex on Lot 1 of the Northstar Subdivision.
7. In 1985 a Party Wall Agreement for the shared wall of the Duplex was recorded with Summit County.
8. At some point a deed was recorded with Summit County to bifurcate the originally platted lot along the shared wall of the Duplex.
9. On February 2, 2010 the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants to remove Lot 1 from the Northstar Homeowners Association.
10. On August 19, 2021 the City received a complete application for the Northstar Subdivision – Lot 1 Amended Plat amendment.
11. The Planning Commission reviewed a Plat Amendment Application to formally create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to City Council.
12. The City Council reviewed the Plat Amendment Application on October 28, 2021 and approved the amendment by Ordinance 2021-42.
13. On December 21, 2022, the City received a Conditional Use Permit application for the construction of a new Duplex on 1061 Lowell Avenue.
14. A Duplex is a Conditional Use in the HR-1 Zoning District for lots with a minimum area of 3,750 square feet.
15. On March 22, 2023 the Planning Commission reviewed the Conditional Use Permit application, held a public hearing, and approved a Conditional Use Permit to establish a new Duplex at 1061 Lowell Avenue.
16. Currently, Lot 1B contains a legal non-complying Duplex Structure which is bifurcated by the Lot Line between Lot 1B and Lot 1A of the Northstar Subdivision – Lot 1 Amended Plat.
17. The current Duplex would be described as a non-complying structure, which is defined in LMC §15-15-1.172 as "A Structure that 1) legally existed before its current zoning designation; and 2) because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure."



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18. Existing on the Lot is a fifteen foot (15') non-exclusive Access easement to access Lot 1A, Lot 2, and parts of Lot 3 of the Northstar Subdivision.
19. The maximum building footprint allowed on the Lot is 2,818 square feet. The proposed building has a footprint of 2,815 square feet.
20. The HR-1 Zoning District's required Front and Rear Setbacks are 15 feet each, totaling a minimum of 30 feet. The proposed Front Setback is approximately 31 feet from the property line and the proposed Rear Setback is approximately 29 feet from the rear property line.
21. The HR-1 Zoning District's required Side Setback is a minimum of 5 feet, totaling a minimum of 18 feet. The proposed northern Side Setback is 5 feet, and the proposed southern Side Setback is 13 feet.
22. The HR-1 Zoning District's maximum Building Height is 27 feet. The HR-1 Zoning District requires a maximum height of 35 feet from the lowest finish floor plane to the top of the highest wall plate. The proposed Structure is 27 feet in height and is 35 feet from the lowest finish floor plane to the top of the highest wall plate.
23. The proposed Structure complies with the underlying requirements of the HR-1 Zoning District.
24. On April 19, 2023 City staff provided a public hearing notice to all property owners within 300 feet of the proposed HDDR and posted a sign to the subject property.
25. On April 19, 2023 City staff published a public hearing notice to the City website and to the Utah Public Notice website.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to LMC Chapter 15-2.2 Historic Residential 1 (HR-1) District.
2. The proposal complies with the criteria for the Design Guidelines for New Residential Infill Construction in Historic Districts outlined in LMC §15-13-8.

Conditions of Approval

1. Final building plans and construction details shall be the same as the plans approved May 4, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant



Planning Department

submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.

3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. The property is located outside of 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.
6. All Conditions of Approval from the Northstar Subdivision Lot 1 Plat Amendment (listed in Ordinance 2021-42) and the Conditional Use Permit (PL-22-05491) shall also apply.
7. The Applicant shall provide an analysis detailing the species and caliper of existing mature vegetation on the subject property and outline how any mature vegetation removed from the Site will be replaced.
8. A finalized landscaping plan shall be submitted to the Planning Department for review and approval or denial in accordance with LMC §15-5-5(N) with the submittal of the building permit application. All outdoor lighting shall also be noted on the plan and comply with LMC §15-5-5(J).
9. All gutters and/or downspouts shall be located away from architectural features and visually minimized when viewed from the public right-of-way per LMC §15-13-8(B)(2)(g).
10. Any mechanical equipment (e.g. hot tubs, air conditioner condensers, etc.) shall comply with the requirements set forth in LMC §15-13-8(B)(3).
11. Any exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
12. The standing seam metal roofing shall be muted and neutral in color and shall have a non-reflective finish.
13. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
14. Construction shall not impact surrounding Historic Structures.
15. Vinyl or aluminum doors and windows are prohibited.



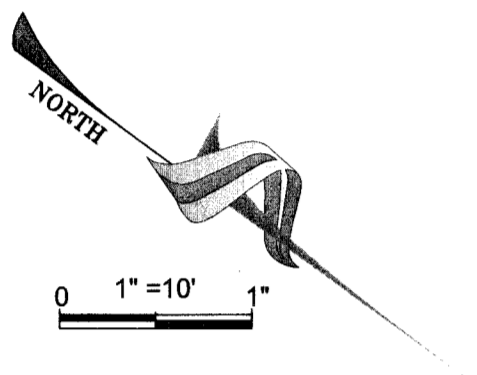
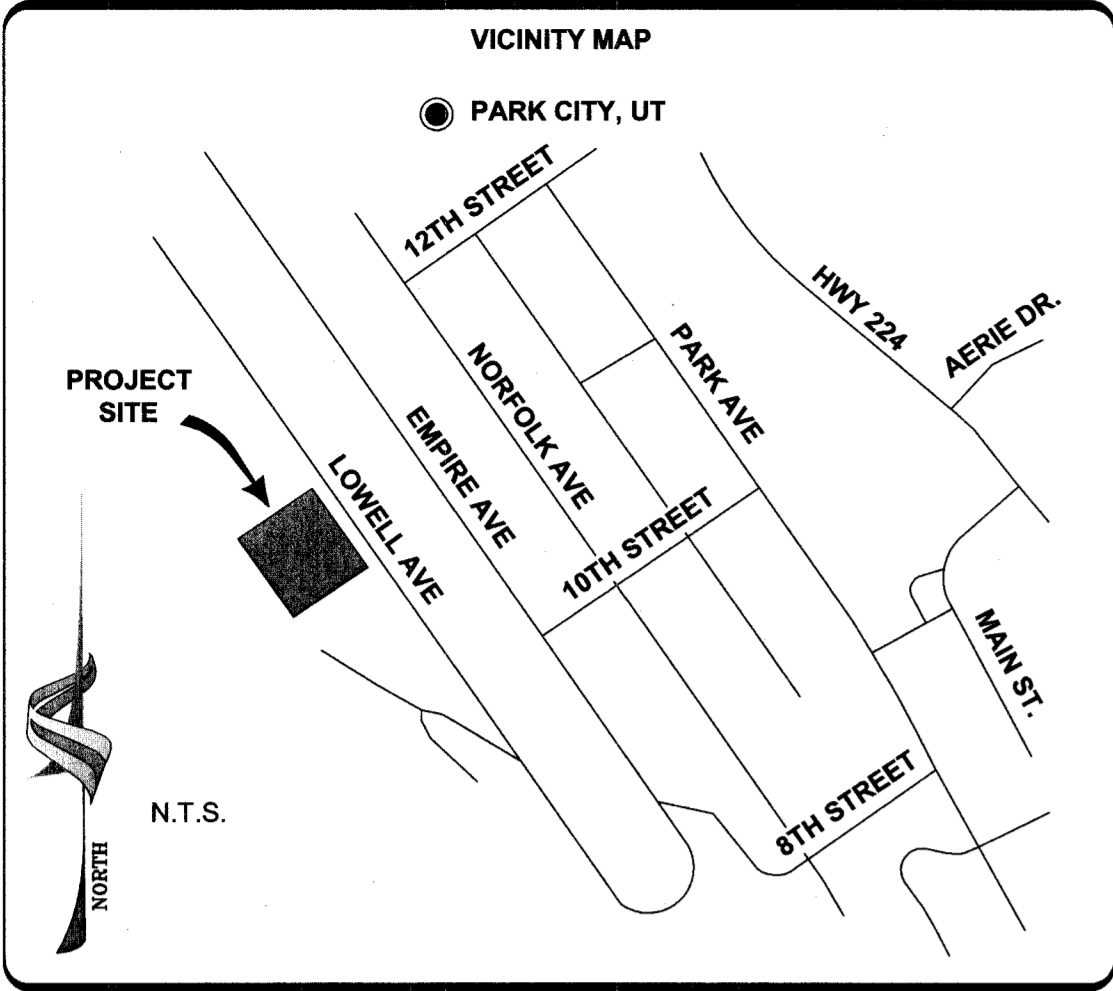
Planning Department

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Gretchen Milliken, Planning Director

CC: Caitlyn Tubbs, Senior Historic Preservation Planner



NORTH STAR SUBDIVISION
(ENTRY NO. 138365)

LOT 2

NOTES

- BUILDING FOOTPRINT FOR EACH LOT IS 2,818 SQUARE FEET.
- ONE SIDE OF THE DUPLEX CANNOT BE DEMOLISHED WITHOUT THE OTHER. IF DEVELOPMENT IS PROPOSED, BOTH LOTS REQUIRE AGREEMENT REGARDING CONCURRENT DEMOLITION.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, UNDER TITLE 49043C0919D, WITH AN EFFECTIVE DATE OF MARCH 23, 2021.
- THE EASEMENT (ENTRY #24421, SUMMIT COUNTY RECORDER'S OFFICE) GIVES A DESCRIPTION THAT BLANKETS PARCELS 1A AND 1B AND INCLUDES THE ACCESS EASEMENT AS REFLECTED ON THIS PLAT.
- THE NORTHSTAR SUBDIVISION PLAT IS AFFECTED BY A ROCKY MOUNTAIN POWER EASEMENT (ENTRY #00784871, SUMMIT COUNTY RECORDER'S OFFICE) BUT DOES NOT AFFECT LOT 1.
- THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-42.

FOUND
BRASS CAP
CENTERLINE
MONUMENT
EMPIRE AVE AND 9TH ST

BASIS OF BEARING
N 35°44'11" W 859.73'
EMPIRE AVENUE

NORTH STAR SUBDIVISION
(ENTRY NO. 138365)

LOT 10

FOUND REBAR/CAP
"EPIC ENGINEERING" (TYP.)

NORTH STAR SUBDIVISION
(ENTRY NO. 138365)

LOT 1

LOT : 1B
9742 SQ. FT.
0.22 ACRES

1061 LOWELL AVENUE

LOT : 1A
9742 SQ. FT.
0.22 ACRES

1063 LOWELL AVENUE

KINGS CROWN RE-SUBDIVISION
FIRST AMENDED
(ENTRY NO. 01141429)

LOT 32 OPEN SPACE

FOUND REBAR/CAP
"LS173736 R. PHOL"

BARBARA'S SUBDIVISION PLAT
AMENDMENT
(ENTRY NO. 1026767)

LOT 2

POINT OF BEGINNING
FOUND REBAR/CAP
"LS173736 R. PHOL"

FOUND
BRASS CAP
CENTERLINE
MONUMENT
EMPIRE AVE AND 11TH ST

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN HEREON SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF Jan, 2022.

LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

BY: Stacy Head
STACY HEAD

January 14, 2022
DATE

ACKNOWLEDGMENT

STATE OF Louisiana
COUNTY OF Orleans : SS.

ON THIS 14 DAY OF January, 2022, STACY HEAD PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT SHE IS THE President (TITLE OR OFFICE) OF LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD.

Valerie Scott (#28757)
NOTARY PUBLIC

MY COMMISSION EXPIRES: at Death

LEGAL DESCRIPTION

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365, SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

Travis R. Gower
TRAVIS R. GOWER
P.L.S. 6439364

January 5, 2022
DATE

PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 28 DAY OF OCTOBER, 2021. A.D.

Don Wore MAYOR
Michelle Kellogg CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS 8th DAY OF March, 2022. A.D.

Jeff M. Zand
SUMMIT COUNTY GIS COORDINATOR

Address Table

Lot #	Address
1A	1063 LOWELL AVENUE
1B	1061 LOWELL AVENUE

PARK CITY PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION ON THIS 22 DAY OF SEPTEMBER, 2021. A.D.

Chairman
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14th DAY OF February, 2022. A.D.

W.D. Hye
CITY ATTORNEY

PARK CITY ENGINEER

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN MY OFFICE THIS DAY OF February, 2022. A.D.

John S. Delatorre
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 14th DAY OF January, 2022. A.D.

Ben B. Bueh
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS 28 DAY OF October, 2021. A.D.

Michelle Kellogg
CITY RECORDER

SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF CRISTONE TITLE AND ESCROW INC APPROVED THIS 8th DAY OF MARCH, 2022. A.D.

Travis R. Gower
COUNTY RECORDER

LEGEND

STREET MONUMENT (FOUND)

MONUMENT LINE

PROPERTY LINE

LOT LINE

SET MONUMENT

FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH

epic
ENGINEERING
3341 South 1000 West
West Valley, Utah 84120
(801) 955-5600
50 East 100 South
Heber City, Utah 84032
(435) 254-6900

PROJECT #:
16SM1891.14

DRAWN: JF

CHECKED: TG

DATE: 01/03/2021

SHEET NO: 1 OF 1

LOWELL PROJECT, LLC

1061 LOWELL DUPLEX

TWO FAMILY HOME

1061 LOWELL AVE,

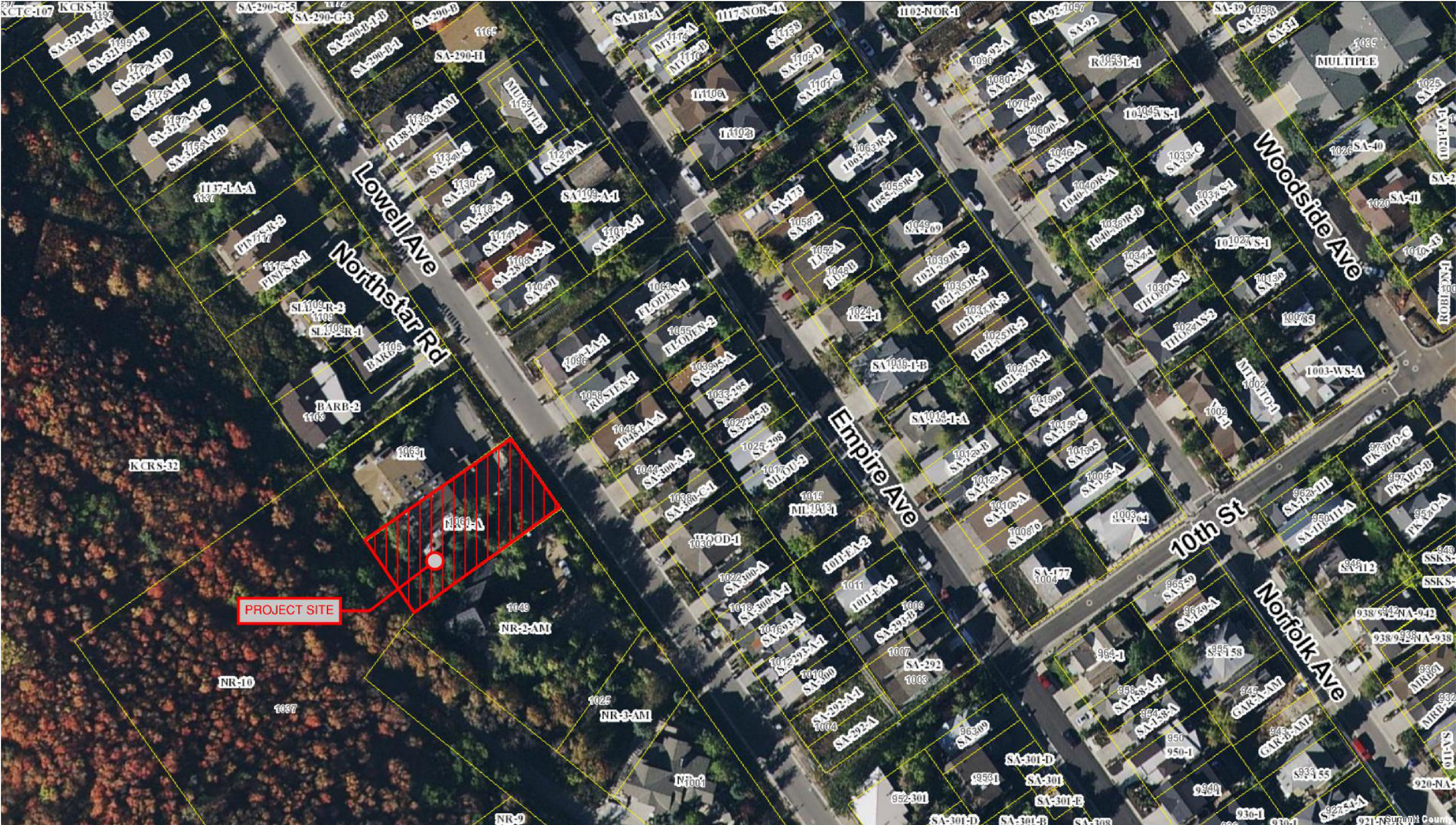
PARK CITY, UT 84060

HDDR

03.02.2023

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
Lowell Project, LLC. 1061 Lowell Ave Park City, Utah 84060 telephone: 504.301.7770 Contact: Stacy Head email: stacyhead08@yahoo.com	WOW atelier, LLC. 73 East 400 South Salt Lake City, Utah 84111 telephone: 801.712.4078 Contact: Chimso Onwuegbu email: chimso@be-wow.com
CIVIL ENGINEER	STRUCTURAL ENGINEER
	Jarratt Engineering 8830 N. Upper Lando Lane Park City, Utah 84098 telephone: 435.640.5683 Contact: Pete Jarratt email: pjarrattkar@gmail.com
MECHANICAL ENGINEER	ELECTRICAL ENGINEER
DESIGN BUILD BY CONTRACTOR SCHEMATICS BY ARCHITECT	DESIGN BUILD BY CONTRACTOR SCHEMATICS BY ARCHITECT
LANDSCAPE ARCHITECT	INTERIOR DESIGNER
Land Solutions PO Box 683175 Park City Ut 84068 telephon: 435 901 3716 contact: Pete Gillwald email: peteg@landsolutionspc.biz	
CONTRACTOR	



PROJECT VICINITY MAP

HDDR DRAWING INDEX	
NO	NAME
GI-000	HDDR COVER SHEET
GI-005	AREA PLANS
GI-100	EXISTING CONDITION SITE PHOTOS
1 OF 1	RECORD OF SURVEY AND TOPOGRAPHY
L-1	LANDSCAPE PLAN
A-100	PRELIMINARY SITE PLAN
A-101	GARAGE LEVEL PLAN
A-102	ENTRY LEVEL PLAN
A-103	LIVING LEVEL PLAN
A-104	ROOF PLAN
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-204	EXTERIOR 3D VIEWS
A-301	SECTIONS
A-302	SECTIONS
A-303	SECTIONS
A-600	DETAILS
A-601	DETAILS
A-604	WINDOW/DOOR DETAILS



WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

HDDR COVER SHEET

GI-000

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the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 3/13/2023 9:45:40 AM D:\Revit Logal Files\1061 Lowell_Duplex_CENTRAL_chimso@be-wow.com\141



PANORAMIC WEST SIDE OF LOWELL AVE.



PANORAMIC EAST SIDE OF LOWELL AVE.



LOWELL AVE. VIEW #1 (WEST SIDE)



LOWELL AVE. VIEW #2 (WEST SIDE)



LOWELL AVE. VIEW #3 (WEST SIDE)



LOWELL AVE. VIEW #4 (WEST SIDE)



LOWELL AVE. VIEW #1 (EAST SIDE)



LOWELL AVE. VIEW #2 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

EXISTING CONDITION
SITE PHOTOS

GI-100

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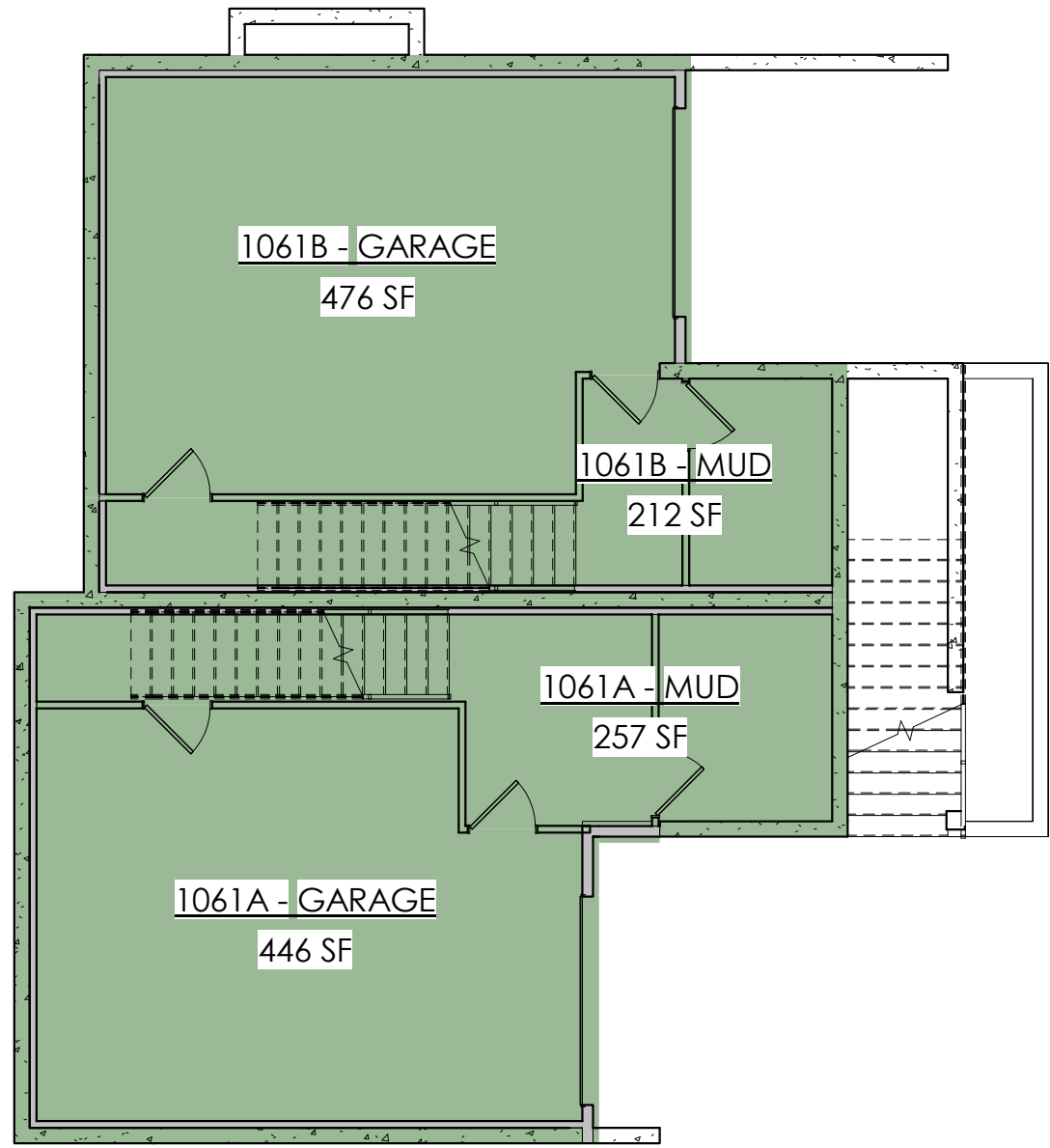
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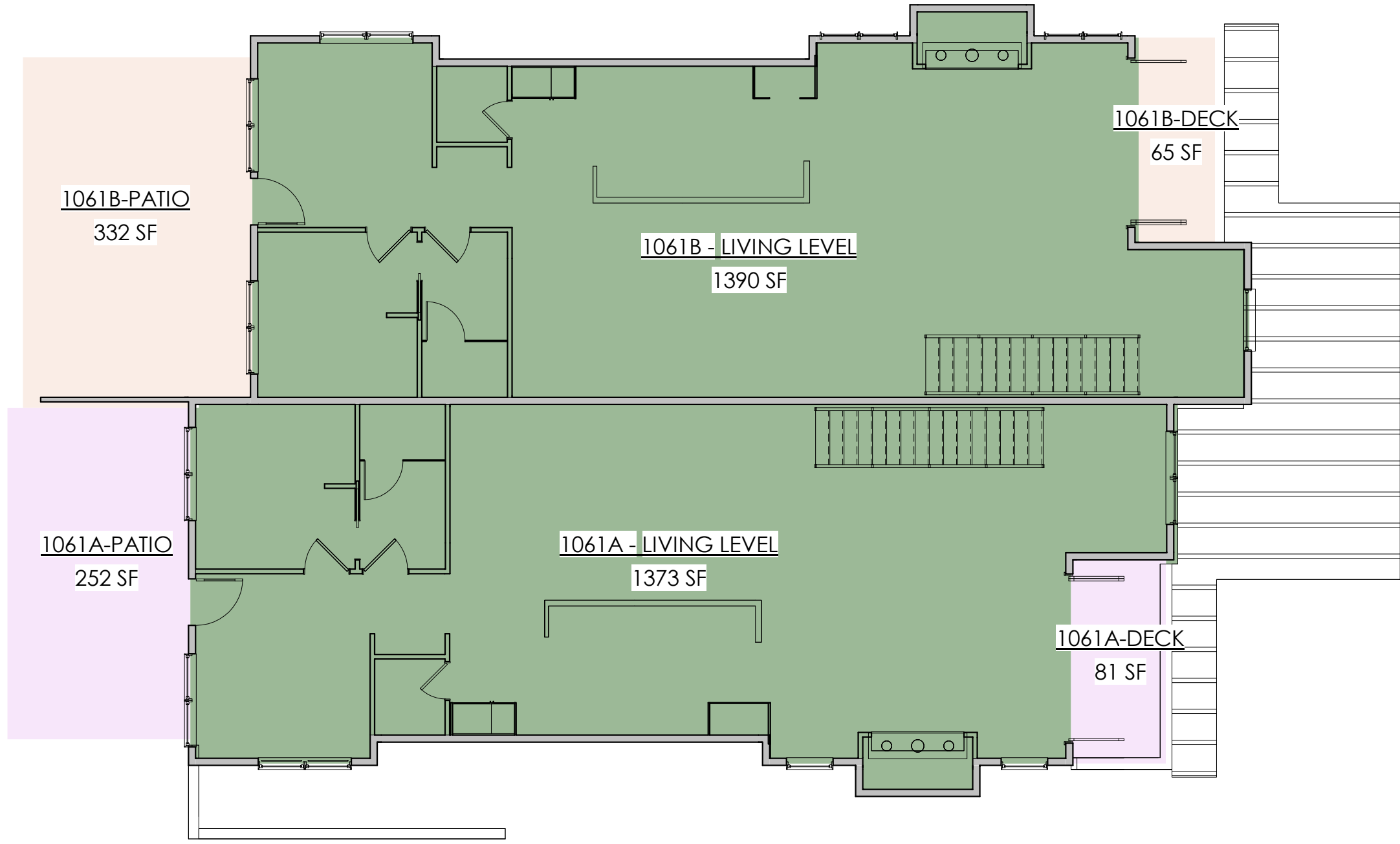
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1061A AREA SUMMARY	
AREA NAME	AREA
1061A-DECK	81 SF
1061A-PATIO	252 SF
	333 SF
1061A - GARAGE	446 SF
1061A - MUD	257 SF
1061A - ENTRY LEVEL	1,471 SF
1061A - LIVING LEVEL	1,373 SF
	3,547 SF

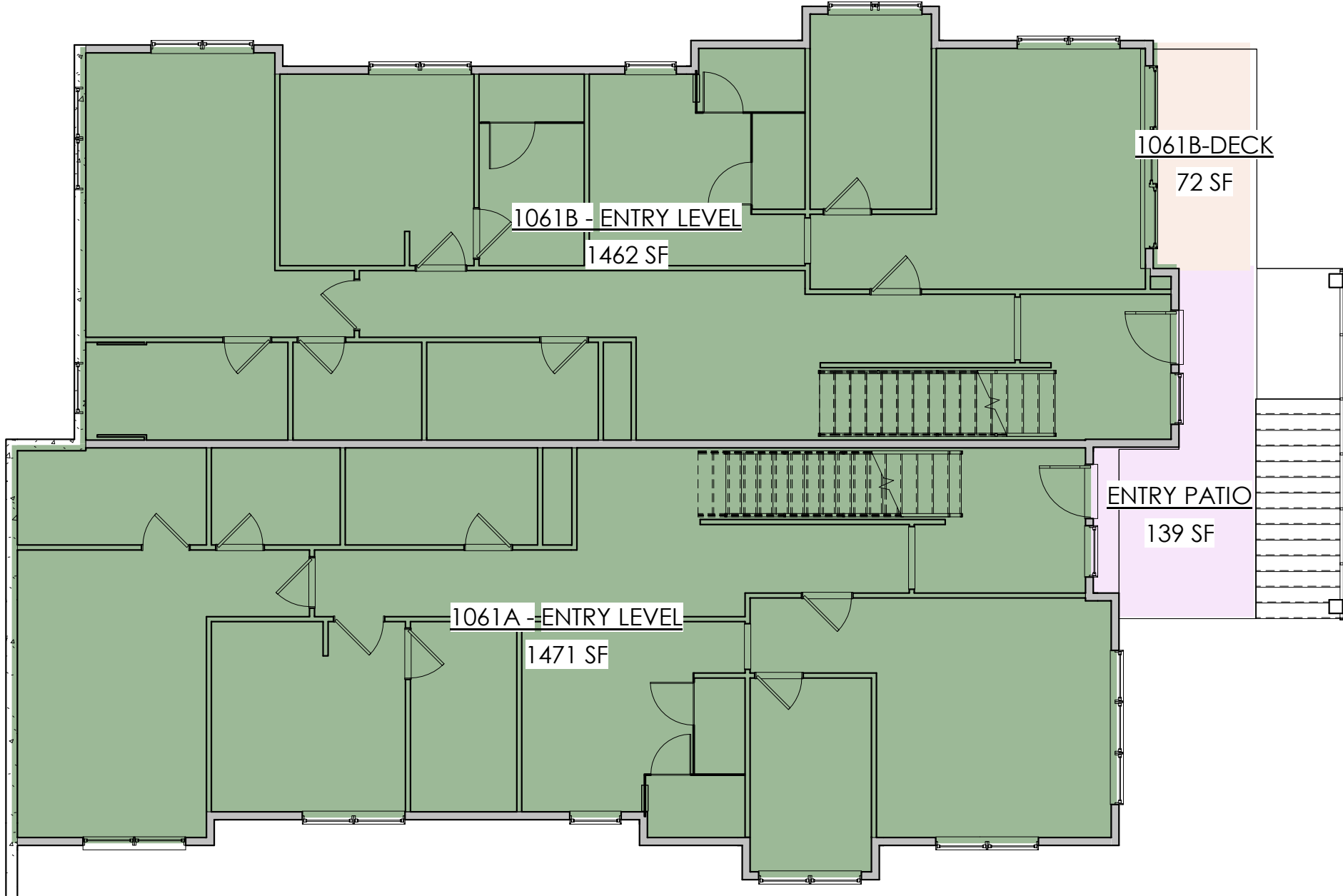
1061B AREA SUMMARY	
AREA NAME	AREA
1061B-DECK	72 SF
1061B-DECK	65 SF
1061B-PATIO	332 SF
	469 SF
1061B - GARAGE	476 SF
1061B - MUD	212 SF
1061B - ENTRY LEVEL	1,462 SF
1061B - LIVING LEVEL	1,390 SF
	3,540 SF



A2 0-GARAGE LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



C4 2-LIVING LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



A4 1-ENTRY LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

AREA PLANS
G1-005
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CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

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PERMIT OR
CONSTRUCTION

WOW

1061 & 1063 LOWELL AVENUE RECORD OF SURVEY AND TOPOGRAPHY

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

RECORD LEGAL DESCRIPTION

PARCEL NO.1:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE SOUTH 3559' EAST 67.89 FEET; THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

PARCEL NO.2:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE, THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET; THENCE SOUTH 3559' EAST 67.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

AS-SURVEYED DESCRIPTION

TWO PARCELS OF LAND, FORMERLY KNOWN AS LOT 1 OF THE NORTHSTAR SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET, PARK CITY, UTAH, THENCE NORTH 35°44'11" WEST 14.88 FEET, THENCE SOUTH 54°17'08" WEST 224.71 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, ENTRY NUMBER 138365, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE SOUTH 35°42'52" EAST 135.78 FEET; THENCE SOUTH 54°17'08" WEST 143.50 FEET; THENCE NORTH 35°42'52" WEST 135.78 FEET; THENCE NORTH 54°17'08" EAST 143.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19,484 S.F. / 0.44 AC +/-

NARRATIVE

EPIC ENGINEERING WAS HIRED TO LOCATE AND MONUMENT THE BOUNDARY FOR TWO PARCELS OF LAND KNOWN AS PARCEL NUMBERS NR-1 AND NR-2, SAID PARCEL BEING FURTHER DESCRIBED IN A WARRANTY DEED, ENTRY NUMBER 1036378, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE.

IN ADDITION, A TOPOGRAPHIC SURVEY WAS COMPLETED TO LOCATE EXISTING IMPROVEMENTS AND CREATE CONTOURS UPON SAID PARCELS.

IN PERFORMING THIS SURVEY, MULTIPLE DOCUMENTS WERE OBTAINED FROM THE SUMMIT COUNTY SURVEYOR'S AND RECORDER'S OFFICE, TO INCLUDE ENTRY NUMBER(S): 1036378, 891323, 891326, 830412, 891325, 866671, 891327, S-5709, S-5840, 138365, 1015023, AND 1026767.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND CENTERLINE MONUMENTS, A BRASS CAP MONUMENT, AT THE INTERSECTION OF EMPIRE AVENUE AND 9TH STREET AND THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET WITH A MEASURED BEARING AND DISTANCE OF NORTH 35°44'11" WEST 859.73'.

A TITLE REPORT WAS NOT OBTAINED, PURSUANT TO AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED 2/23/2016. AS SUCH, THE PARCEL SURVEYED MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS, AGREEMENTS, CONVEYANCES, AND SURVEYS THAT MAY NOT BE REFLECTED ON THIS PLAT.

THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS ONLY. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE EXISTING HOME ON THE ADJACENT PARCEL TO THE SOUTH WAS LOCATED AS DEPICTED ON THIS DRAWING. HOWEVER, THE FOUNDATION WALLS OF A HOME UNDER CONSTRUCTION ON THE PARCEL TO THE NORTH, WAS NOT LOCATED.

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319686 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, WAS PERFORMED UNDER MY DIRECTION.

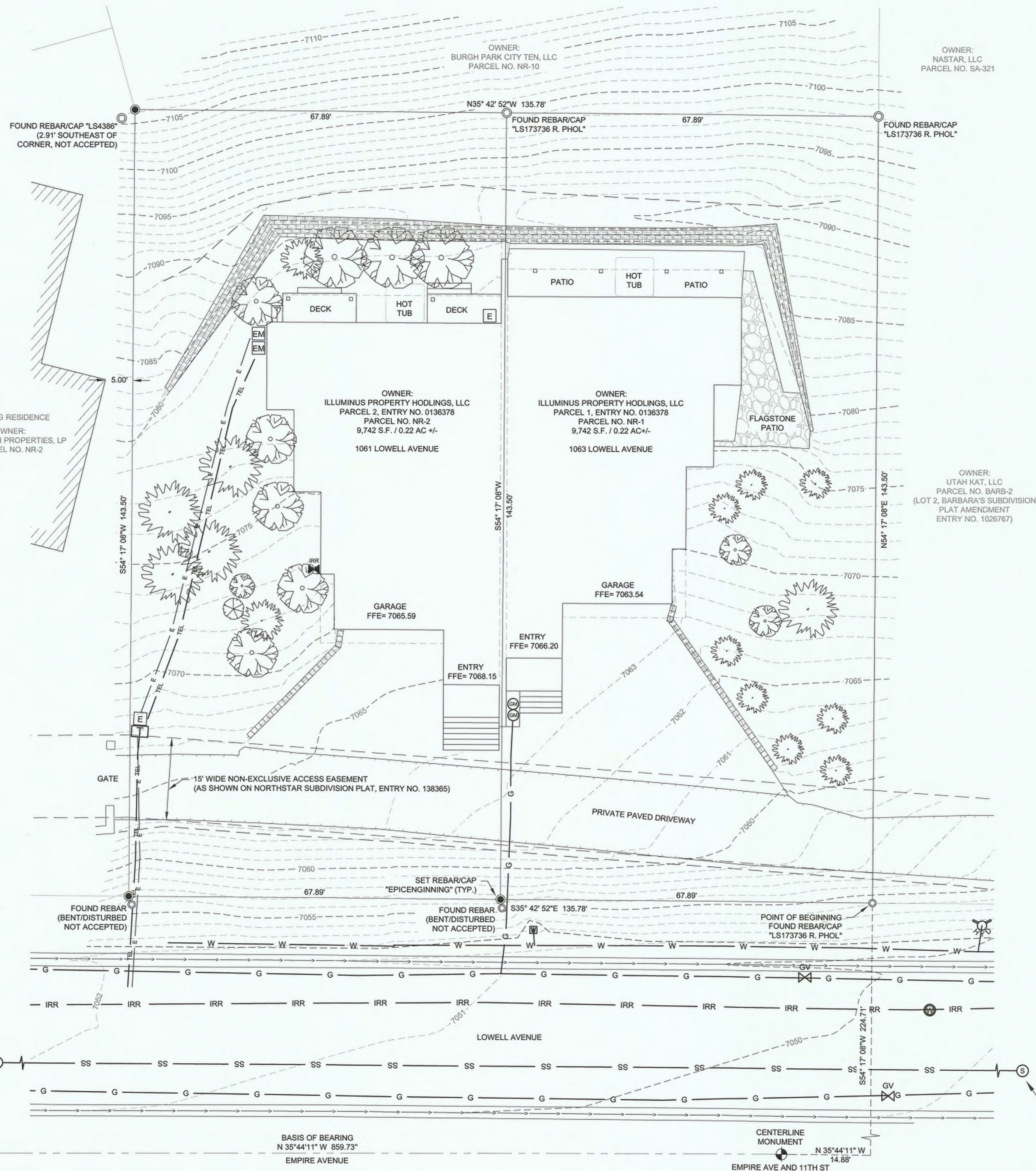
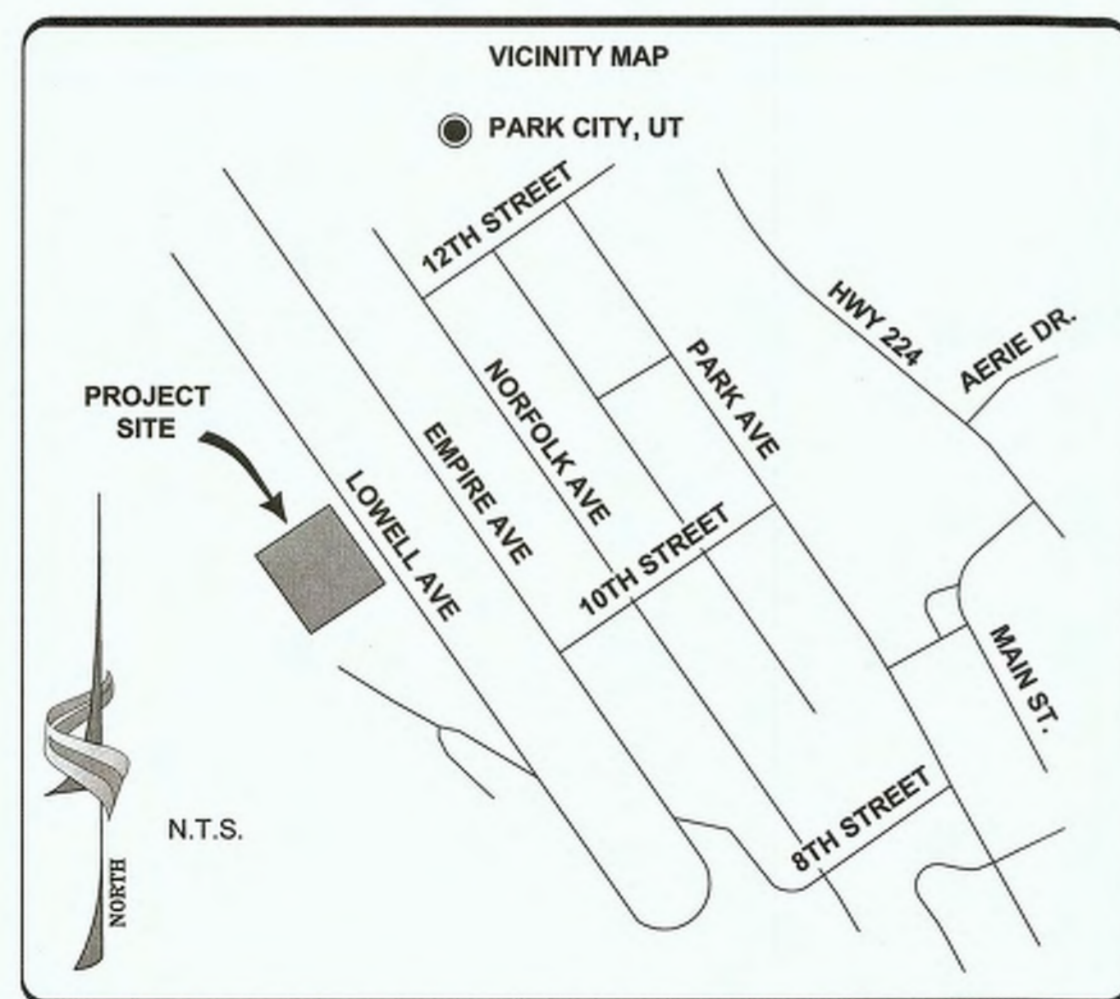
PHILLIP R. CHRISTENSEN
P.L.S. 319686
DATE: MAY 16, 2016

1061 & 1063 LOWELL AVENUE
RECORD OF SURVEY AND TOPOGRAPHY
SE1/4NW1/4 OF SEC.16, T.2S., R.4E, SLB&M,
1061 AND 1063 LOWELL AVENUE
PARK CITY, SUMMIT COUNTY, UTAH

epic
ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
907955-5025
50 East 100 South
Provo City, Utah 84602
(801)955-4600

PROJECT #: 16SM1891.14
DRAWN: JD
DATE: 05/16/2016
CHECKED: PC
SHEET NO: 1 OF 1

LEGEND	
PROPERTY LINE	—
SET MON (AS NOTED)	●
FOUND MON (AS NOTED)	○
FLOWLINE/SWALE	→
RETAINING WALL	▬
EDGE OF ASPHALT	▬
GAS LINE	— G —
GAS VALVE	GV
GAS METER	GM
IRRIGATION VALVE	IRR
ELECTRIC METER	EM
ELECTRIC PANEL/BOX	E
ASPEN TREE	⊙
PINE TREE	⊙
WATER MANHOLE	W
WATER LINE	— W —
WATER METER	WM
SANITARY SEWER MANHOLE	S
SANITARY SEWER LINE	— SS —
TELEPHONE PEDESTAL	T



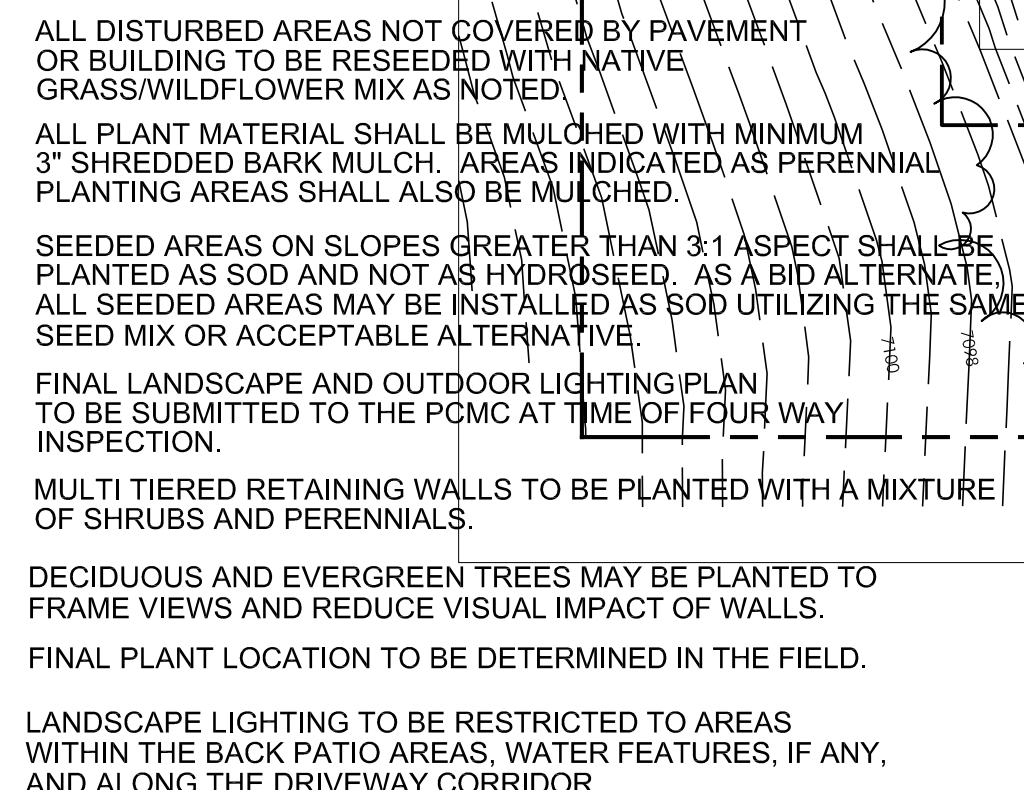
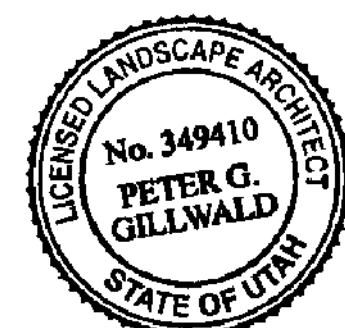
SSMH
RIM= 7053.61
8" INV. N= 7041.31
8" INV. S= 7041.36

CENTERLINE
MONUMENT
EMPIRE AVE AND 9TH ST

BASIS OF BEARING
N 35°44'11" W 859.73"
EMPIRE AVENUE

CENTERLINE
MONUMENT
N 35°44'11" W
14.88"
EMPIRE AVE AND 11TH ST

SSMH
RIM= 7046.88
8" INV. N= 7038.23
8" INV. S= 7038.32
6" INV. W= 7039.24
(274.2' BETWEEN MANHOLES)



A vertical sequence of 15 distinct shapes. From top to bottom: 1. A large circle with a smaller, slightly offset circle inside it, both with irregular, hand-drawn edges. 2. A regular octagon with internal lines connecting its vertices to the center. 3. Two five-pointed stars with long, thin rays extending from their points. 4. A cluster of five small circles arranged in a loose, irregular pattern. 5. Three small, stylized star-like shapes with multiple points. 6. A cluster of five cubes or rectangular prisms, some overlapping and some tilted at different angles. 7. A large, irregular shape filled with diagonal hatching lines. 8. A rectangular area filled with a grid of small dots. 9. A horizontal row of seven small, rounded, pill-like shapes. 10. A stack of four rectangular blocks, with the top block slightly offset from the others.

- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS
- PERENNIALS
- LAWN AREA
- PATHWAY
- LANDSCAPE STEPS

Arrowleaf Balsamroot	Iceland Poppy
Pacific Aster	Rocky Mountain Iris
Black-eyed Susan	Maiden Pinks
Blanket Flower	Red Mexican Hat
Blue Flax	Mountain Lupine
Colorado Columbine	Large Flowered Penstemon
Purple Coneflower	Rocky Mountain Penstemon
Prairie Coneflower	Wasatch Penstemon
Lanceleaf Coreopsis	White Evening Primrose
Dame's Rocket	Showy Goldeneye
Fireflower	Northern Sweetvetch
Wild Geranium	White Yarrow

APPROXIMATE AREA: 928 SF

HARD FESCUE	35%
SHEEP FESCUE	25%
CHEWING FESCUE	20%
ROCKY MTN PENSTEMON	10%
BLUE FAX	5%
YARROW	5%
SEED AT RATE OF 40LBS./ACRE	

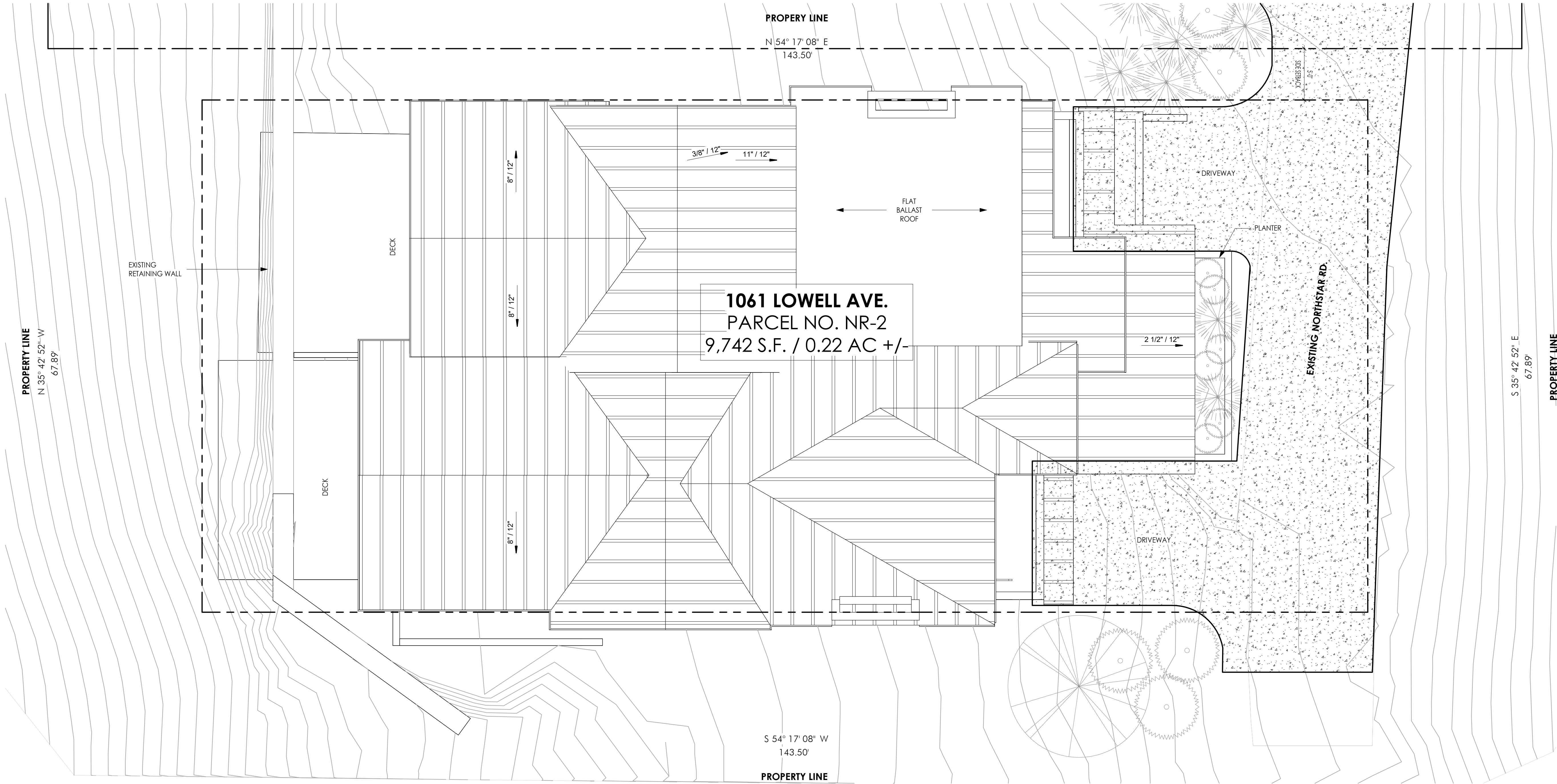
QNTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	COMMENTS
2	QUAKING ASPEN	POPULUS TREMULOIDES	2" CAL.	B&B	MULTI STEM
2	SWEDISH ASPEN	POPULUS TREMULOIDES ERRECTA	2" CAL.	B&B	SINGLE STEM
9	UTAH JUNIPER	JUNIPERUS UTAHENSIS	5 - 6'	B&B	FULL BRANCHING
8	DIABLE NINEBARK	PHYSOCARPUS OPULIFOLIUS	5 GAL.	CONT.	4' ON CENTER
11	POTENTILLA	POTENTILLA SPP.	5 GAL.	CONT.	4' ON CENTER
13	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.	4' ON CENTER
13	ASHLEAF SPIREA	SORBARIA SORBIFOLIA	5 GAL.	CONT.	4' ON CENTER
64	SWITCH GRASS	PANICUM VIRGATUM	3 GAL.	CONT.	3' ON CENTER

NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY OWNER OR OWNERS REPRESENTATIVE

PRELIMINARY LANDSCAPE PLAN

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 3/13/2023 9:45:42 AM
D:\Revit Log\al Files\1061 Lowell Duplex_CENTRAL_chimso@be-wow.com.rvt

A1 HDDR ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"



BUILDING FOOTPRINT	
SITE AREA:	9,742 SF
ALLOWABLE FOOTPRINT :	2,818 SF
BUILDING FOOTPRINT:	2,815 SF

PRELIMINARY SITE PLAN

A-100

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

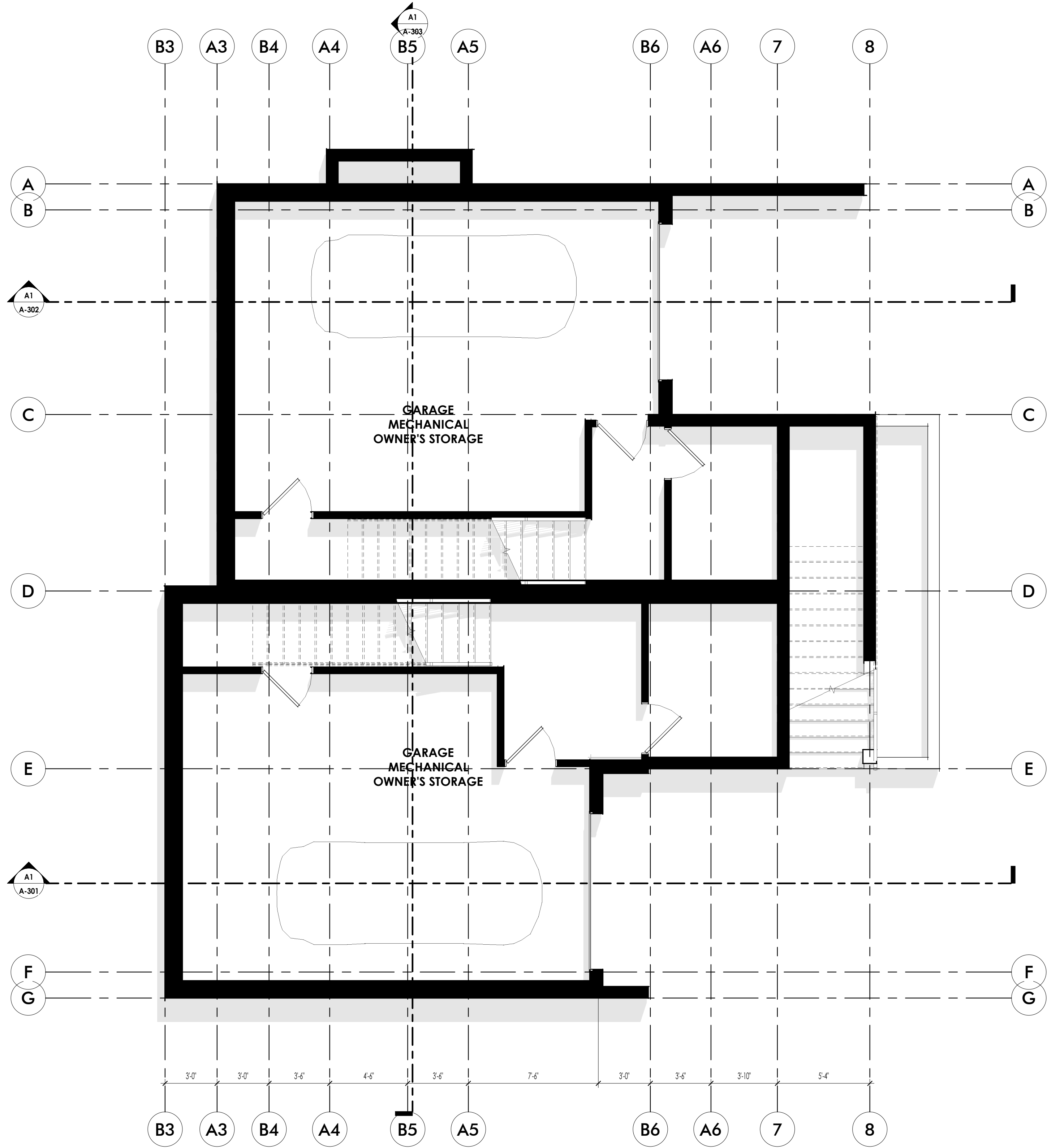
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WOW

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A1 CO-GARAGE LEVEL
SCALE: 1/4" = 1'-0"



AREA BREAKDOWN:

UNIT A:

LEVEL 1 = 1,526 GSF
LEVEL 2 = 1,447 GSF
TOTAL = 2,973 GSF

GARAGE= 689 GSF

UNIT B:

LEVEL 1 = 1,515 GSF
LEVEL 2 = 1,450 GSF
TOTAL = 2,965 GSF

GARAGE= 630 GSF

GARAGE LEVEL PLAN

A-101

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

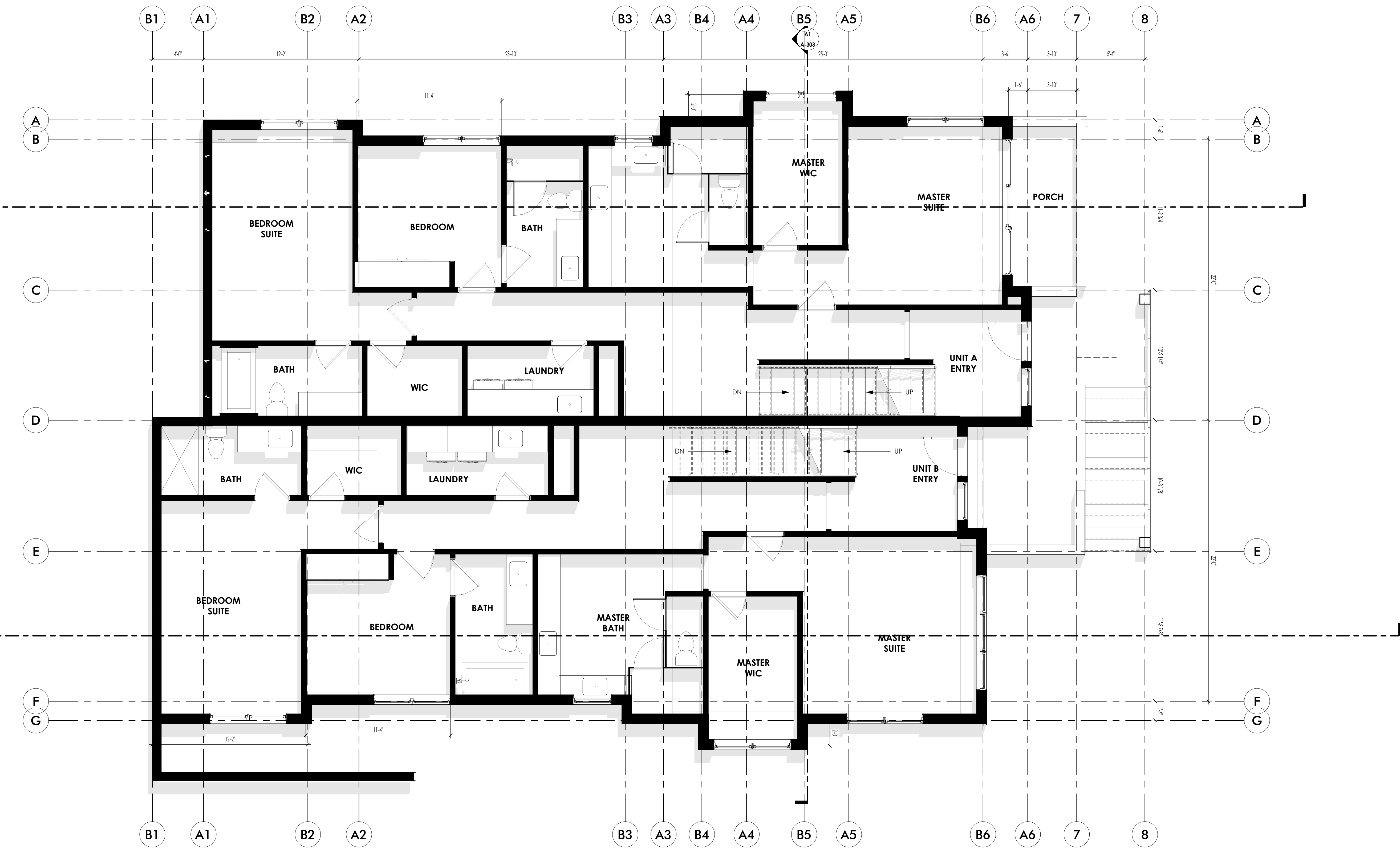
CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

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A1 C1-ENTRY LEVEL
SCALE: 1/4" = 1'-0"

AREA BREAKDOWN:	
UNIT A:	UNIT B:
LEVEL 1 = 1,526 GSF	LEVEL 1 = 1,515 GSF
LEVEL 2 = 1,447 GSF	LEVEL 2 = 1,450 GSF
TOTAL = 2,973 GSF	TOTAL = 2,965 GSF
GARAGE= 689 GSF	GARAGE= 630 GSF

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

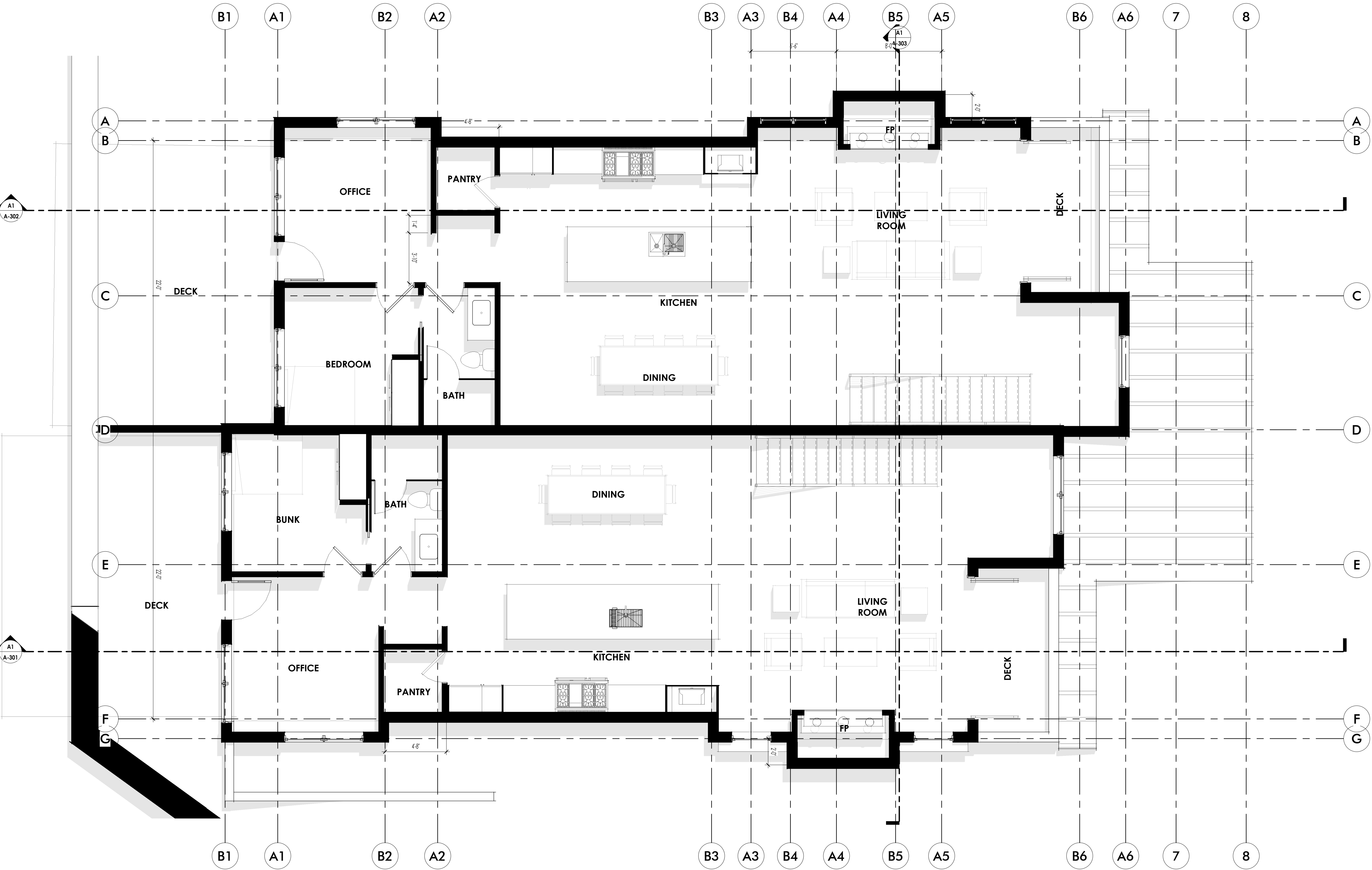
PROJECT #:	ISSUE DATE:	ISSUE:	REVISIONS
220013	03.02.2023	HDDR	

ENTRY LEVEL PLAN

A-102

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A1 C2-LIVING LEVEL
SCALE: 1/4" = 1'-0"

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TWO FAMILY HOME
1061 LOWELL AVE,
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LIVING LEVEL PLAN

A-103

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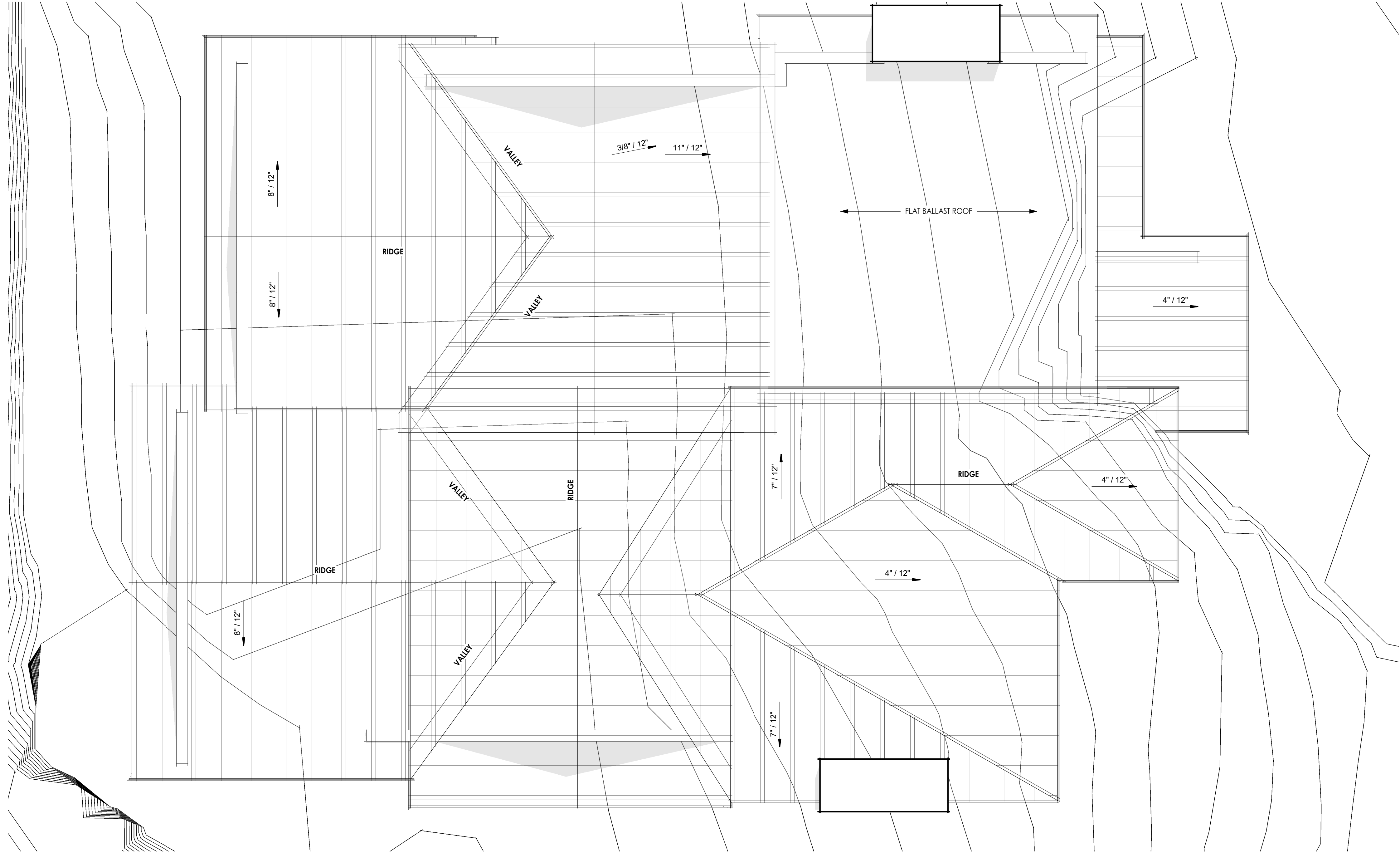
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A1 ARCHITECTURAL ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN

A-104

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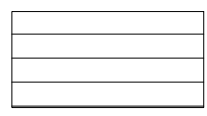
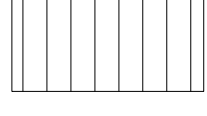
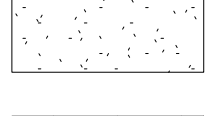
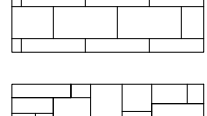
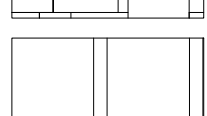
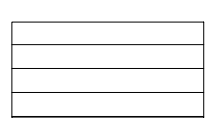

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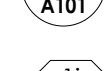





A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

-  HORIZONTAL WOOD SIDING
-  VERTICAL WOOD SIDING
-  STUCCO - 3/8" HARD COAT STUCCO. COLOR BY OWNER
-  BRICK VENEER - MAGNOLIA BAY THIN BRICK
-  STONE VENEER. LOCALLY SOURCED - DOVER WHITE STONE VENEER
-  ROOFING: STANDING SEAM METAL ROOF
-  ROOFING - ARCHITECTURAL GRADE 30YEAR ASPHALT SHINGLES

LEGEND

-  REVISION TAG
-  ELEVATION TAG
-  SECTION/ ELEVATION MARKER
-  BUILT-IN / CASEWORK TAG
-  DOOR TAG
-  WINDOW TAG

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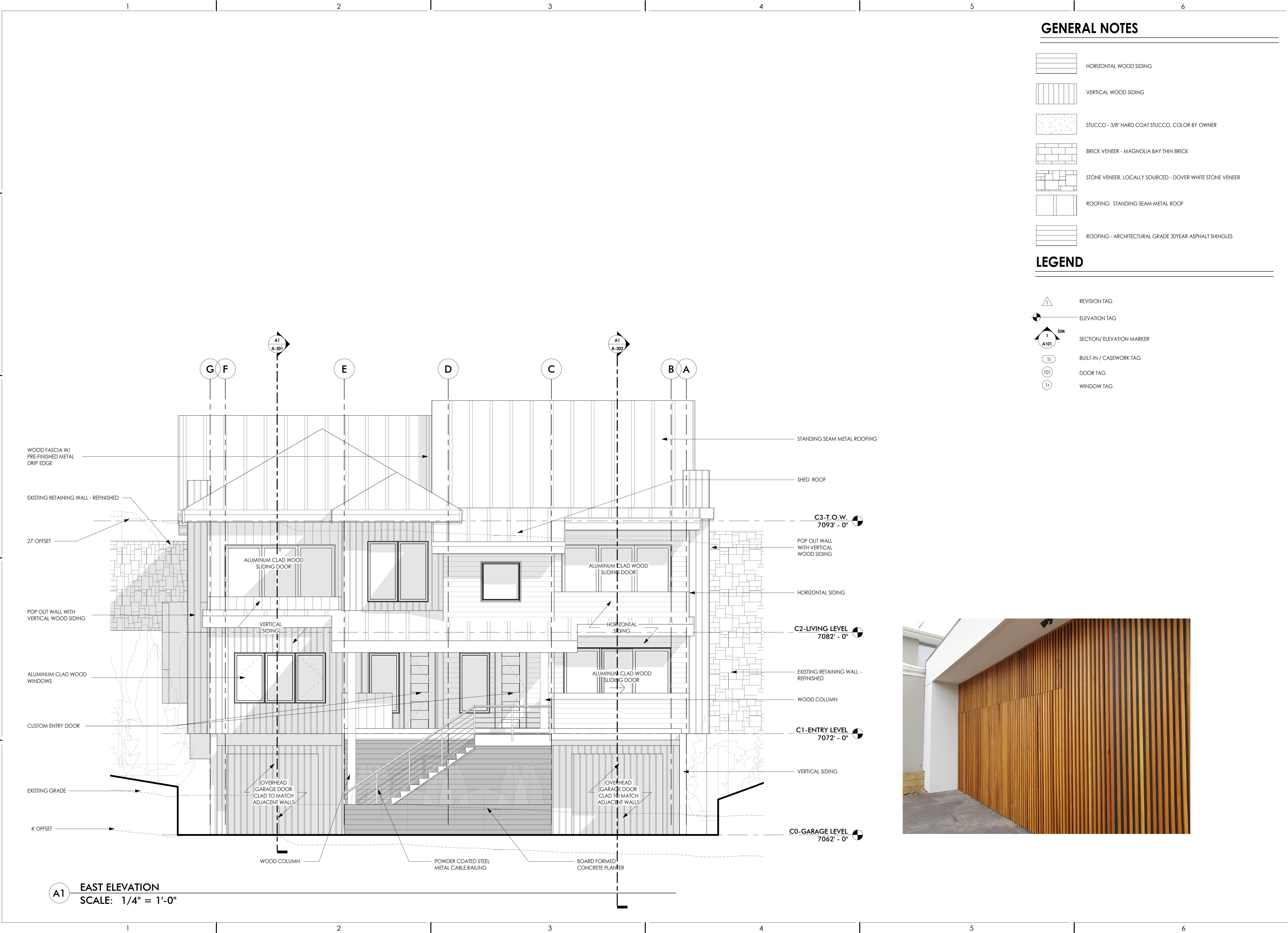
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EXTERIOR ELEVATIONS

A-200

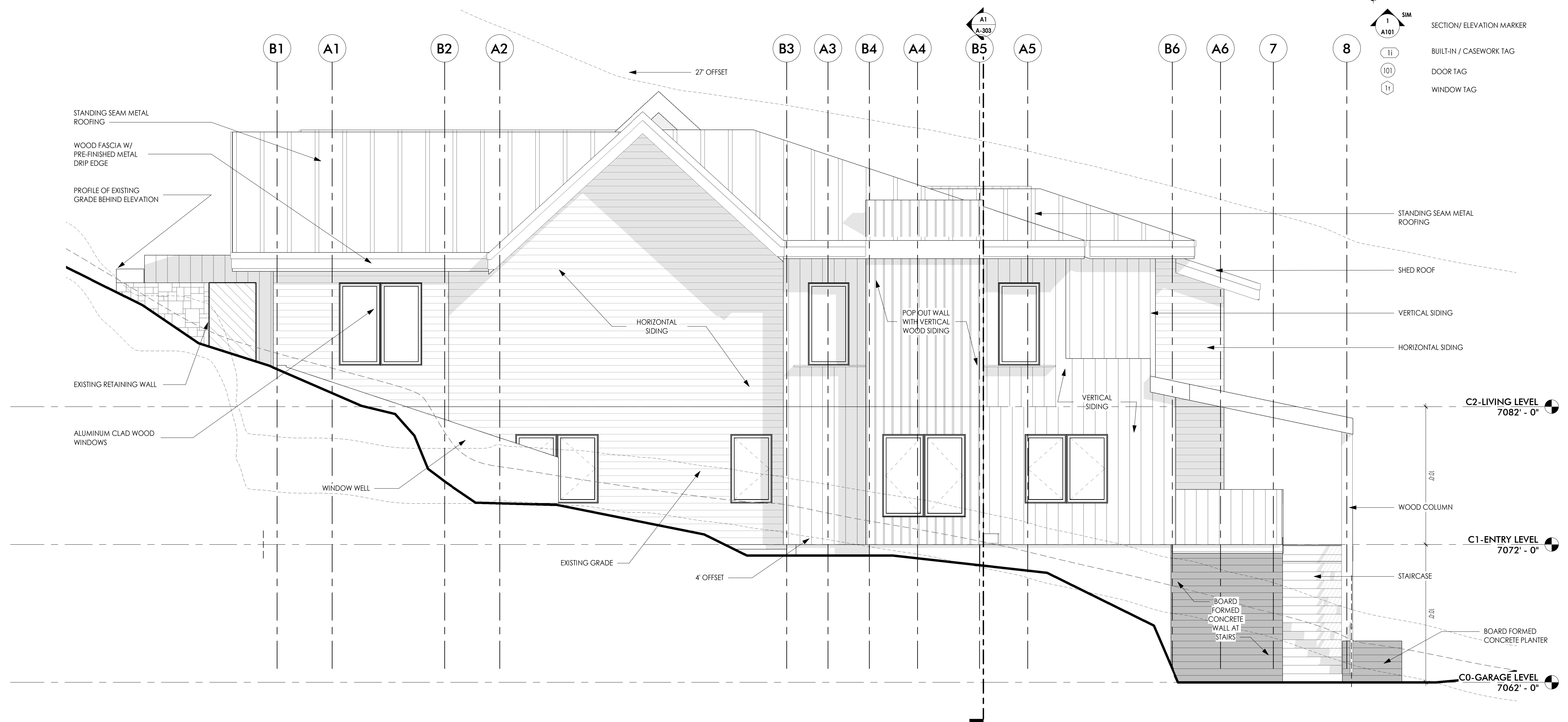
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A1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- HORIZONTAL WOOD SIDING
- VERTICAL WOOD SIDING
- STUCCO - 3/8" HARD COAT STUCCO. COLOR BY OWNER
- BRICK VENEER - MAGNOLIA BAY THIN BRICK
- STONE VENEER. LOCALLY SOURCED - DOVER WHITE STONE VENEER
- ROOFING: STANDING SEAM METAL ROOF
- ROOFING - ARCHITECTURAL GRADE 30YEAR ASPHALT SHINGLES

LEGEND

- REVISION TAG
- ELEVATION TAG
- SECTION/ ELEVATION MARKER
- BUILT-IN / CASEWORK TAG
- DOOR TAG
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EXTERIOR ELEVATIONS

A-202

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A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- HORIZONTAL WOOD SIDING
- VERTICAL WOOD SIDING
- STUCCO - 3/8" HARD COAT STUCCO. COLOR BY OWNER
- BRICK VENEER - MAGNOLIA BAY THIN BRICK
- STONE VENEER. LOCALLY SOURCED - DOVER WHITE STONE VENEER
- ROOFING: STANDING SEAM METAL ROOF
- ROOFING - ARCHITECTURAL GRADE 30YEAR ASPHALT SHINGLES

LEGEND

- REVISION TAG
- ELEVATION TAG
- SECTION/ ELEVATION MARKER
- BUILT-IN / CASEWORK TAG
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EXTERIOR ELEVATIONS

A-203

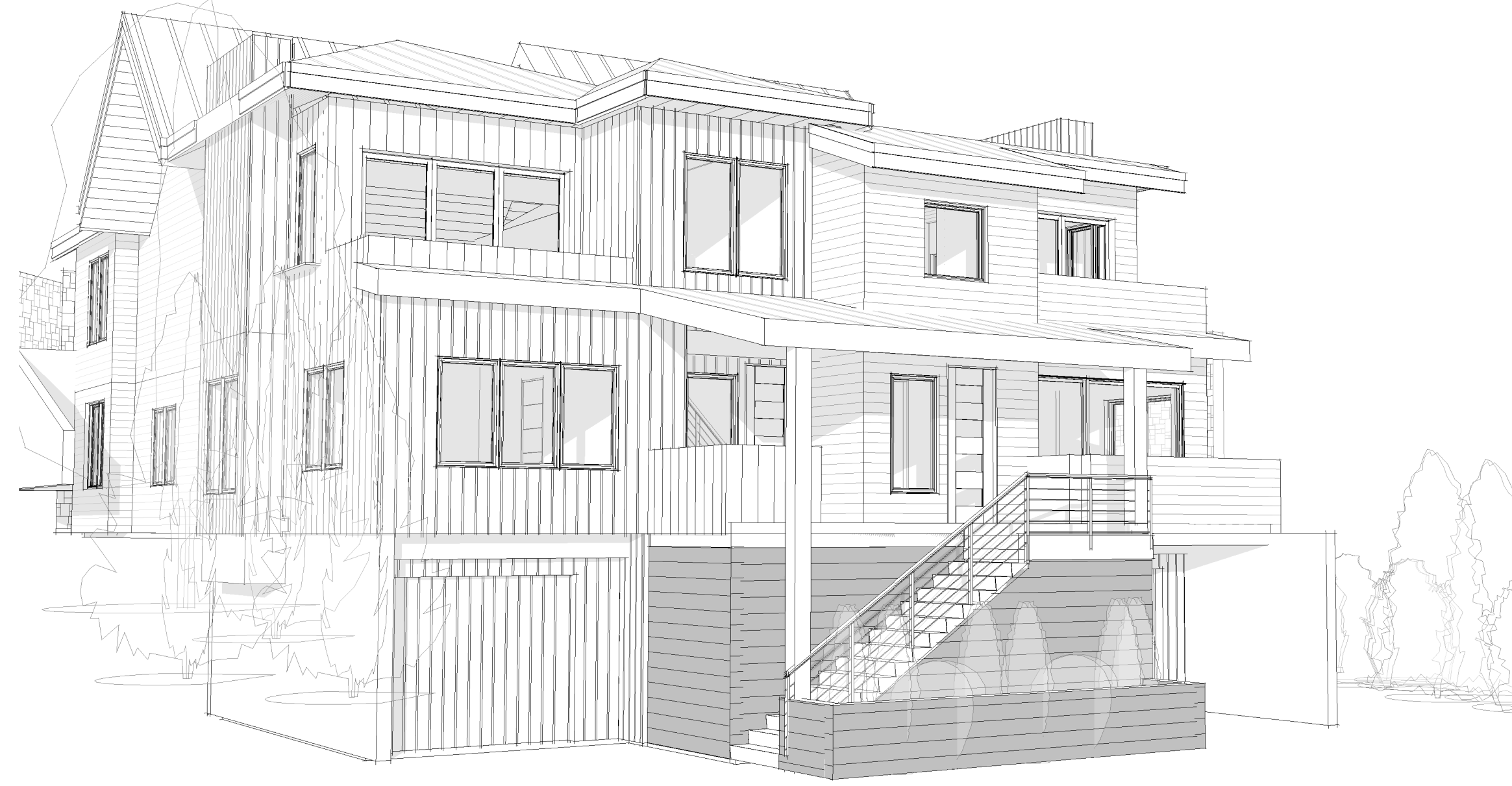
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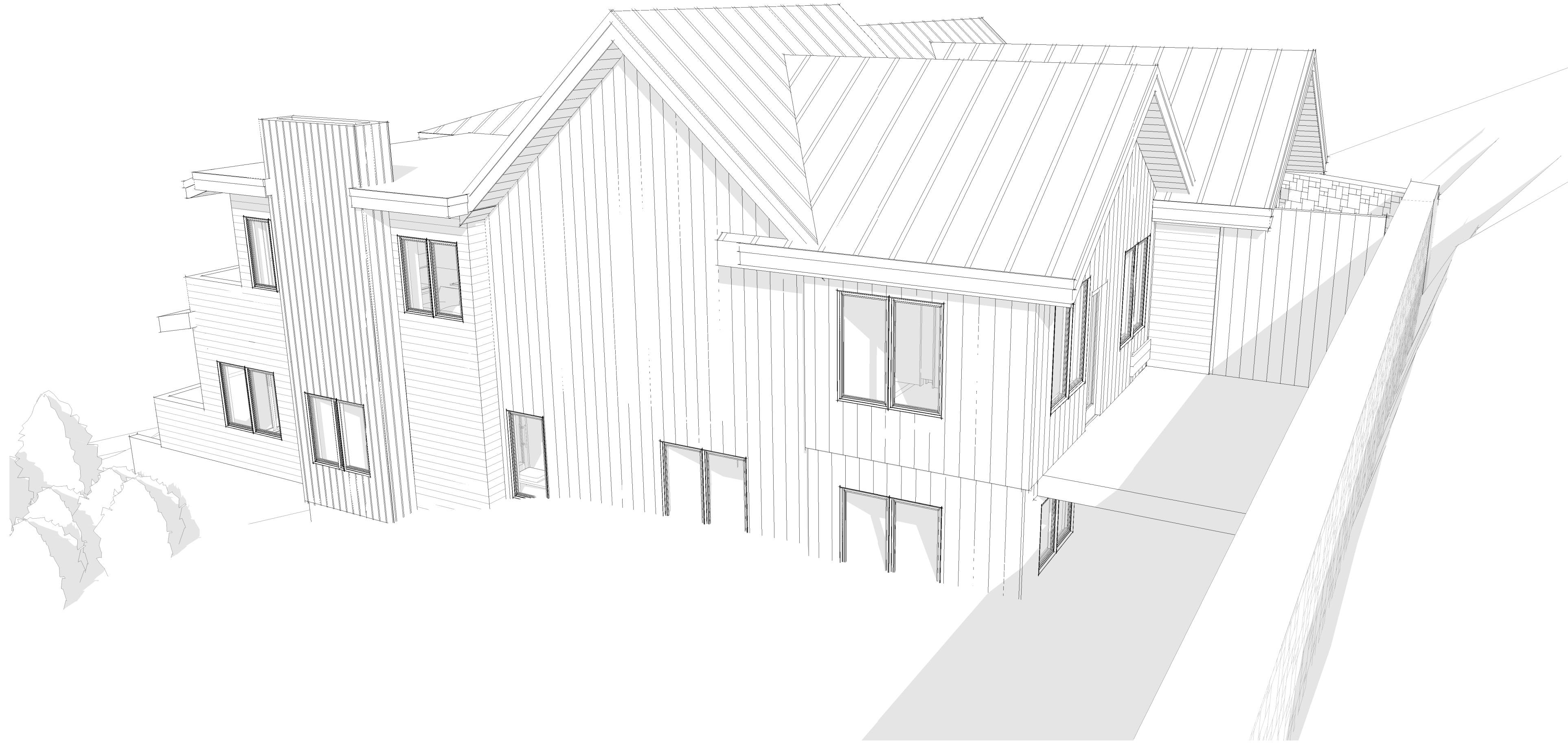
C1 NORTH CORNER
SCALE:



C4 EAST CORNER
SCALE:



A1 DOWN HILL VIEW
SCALE:



EXTERIOR 3D VIEWS

A-204

PROJECT #:
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CIVIL:
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ELECTRICAL:
LANDSCAPE:
INTERIOR:

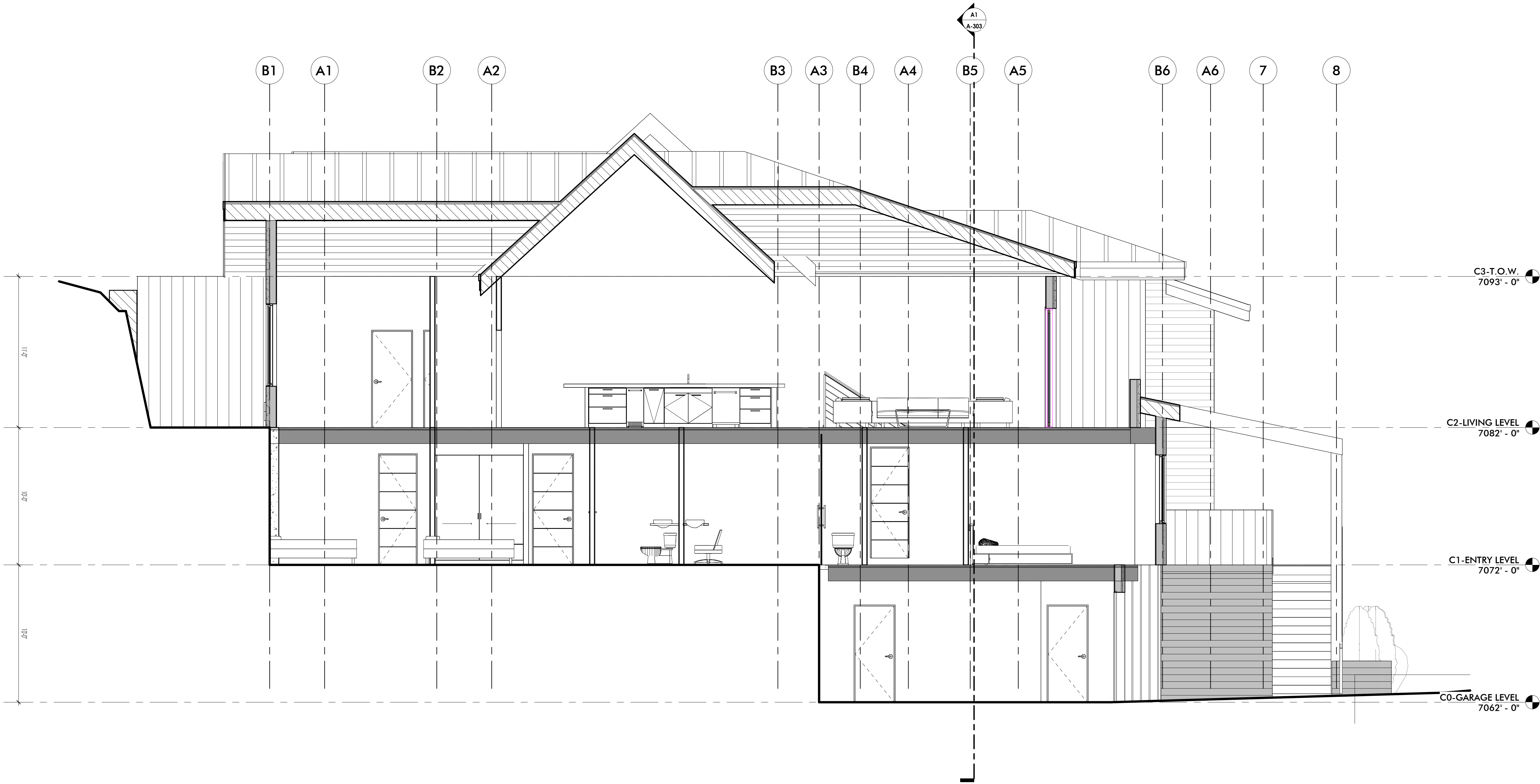
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A1 1061A - SECTION
SCALE: 1/4" = 1'-0"



INSULATION SCHEDULE	
AREA	MIN REQUIRED INSULATION
MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)	
EXTERIOR WALLS	2" CLOSED CELL SPRAY+ R19 BATTS
CEILINGS (ATTIC TO ATTIC)	4" CLOSED CELL + R30 BATTS
VAULTED CEILINGS	4" CLOSED CELL + R30 BATTS
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	

**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"

SECTIONS

PROJECT #:
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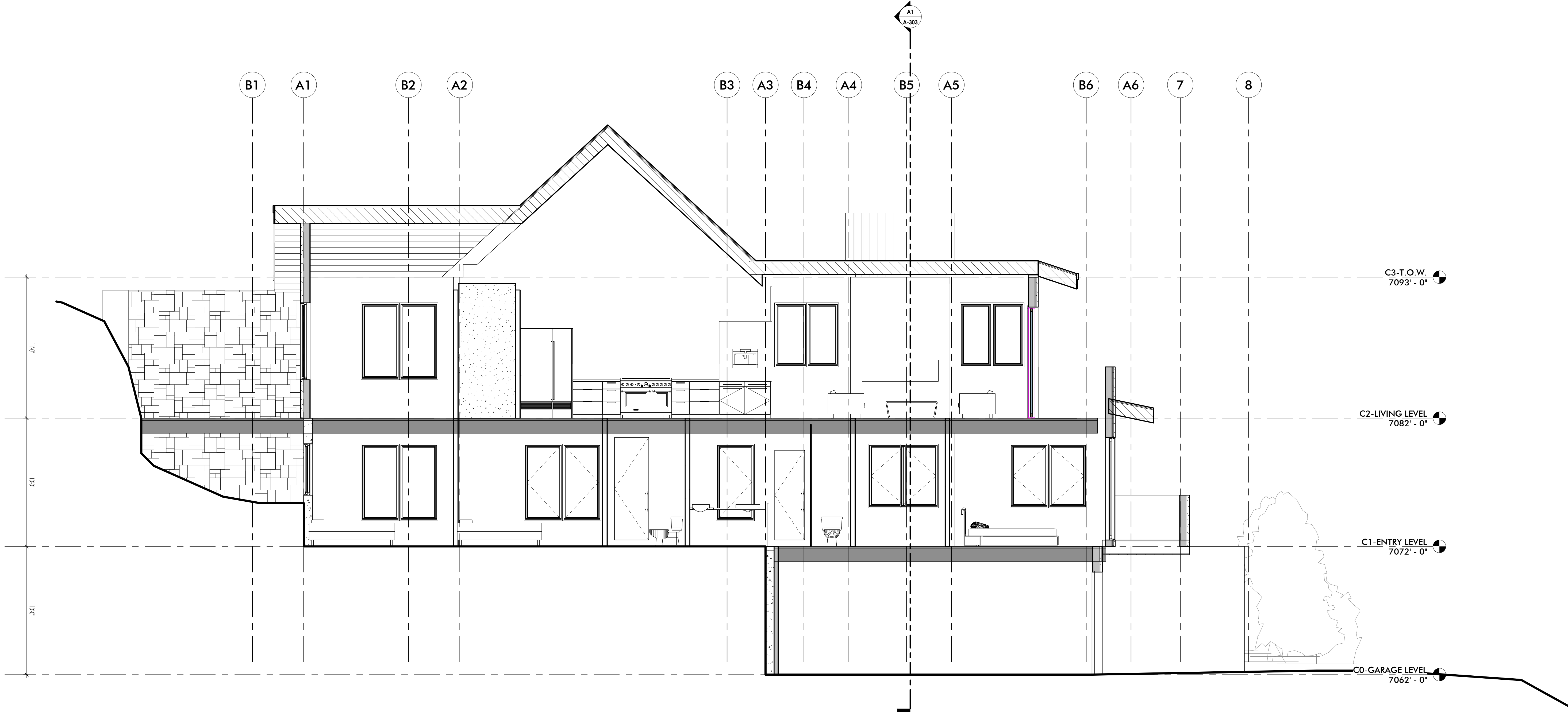
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A1

1061 B -SECTION
SCALE: 1/4" = 1'-0"



INSULATION SCHEDULE	
AREA	MIN REQUIRED INSULATION
MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)	
EXTERIOR WALLS	2" CLOSED CELL SPRAY+ R19 BATTS
CEILINGS (ATTIC TO ATTIC)	4" CLOSED CELL + R30 BATTS
VAULTED CEILINGS	4" CLOSED CELL + R30 BATTS
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	

**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"

SECTIONS

A-302

PROJECT #:
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STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

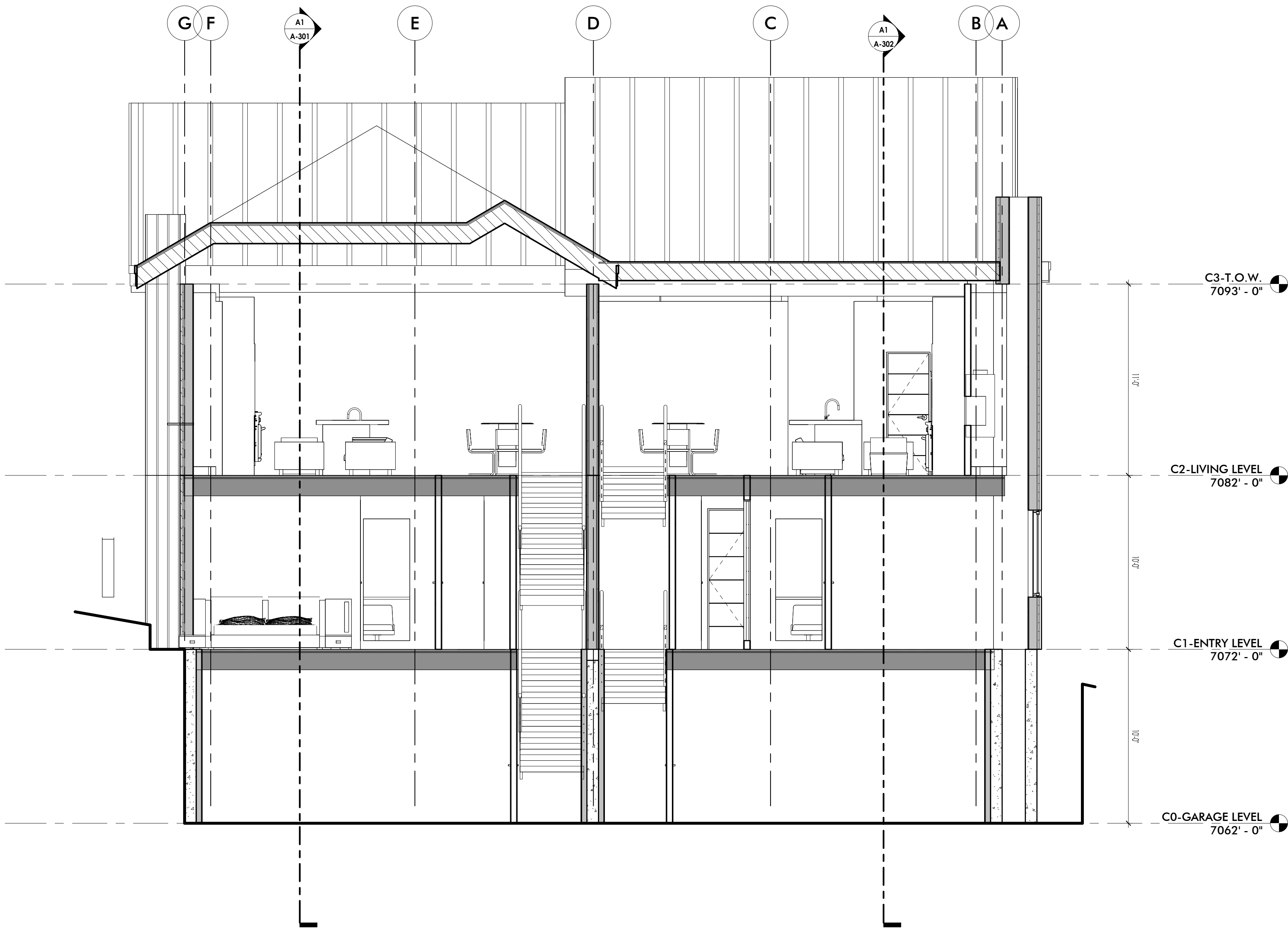
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A1 UNIT - A/B CROSS SECTION
SCALE: 1/4" = 1'-0"



INSULATION SCHEDULE	
AREA	MIN REQUIRED INSULATION
MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)	
EXTERIOR WALLS	2" CLOSED CELL SPRAY+ R19 BATTS
CEILINGS (ATTIC TO ATTIC)	4" CLOSED CELL + R30 BATTS
VAULTED CEILINGS	4" CLOSED CELL + R30 BATTS
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	

**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"

SECTIONS

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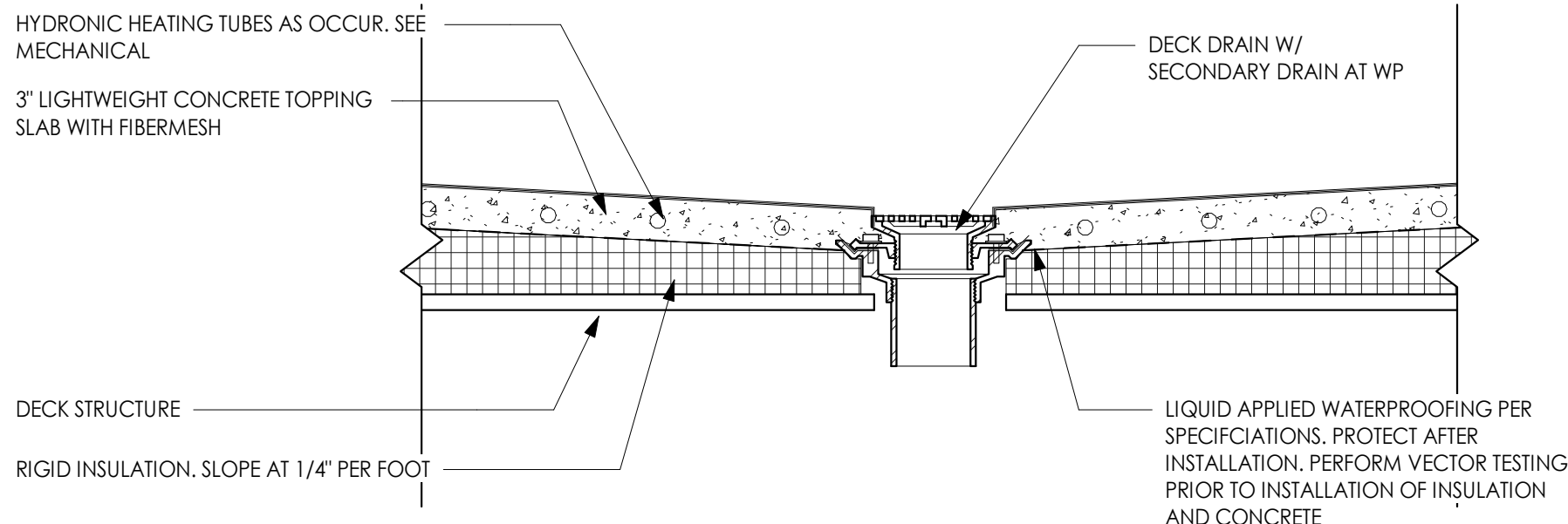
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LANDSCAPE:
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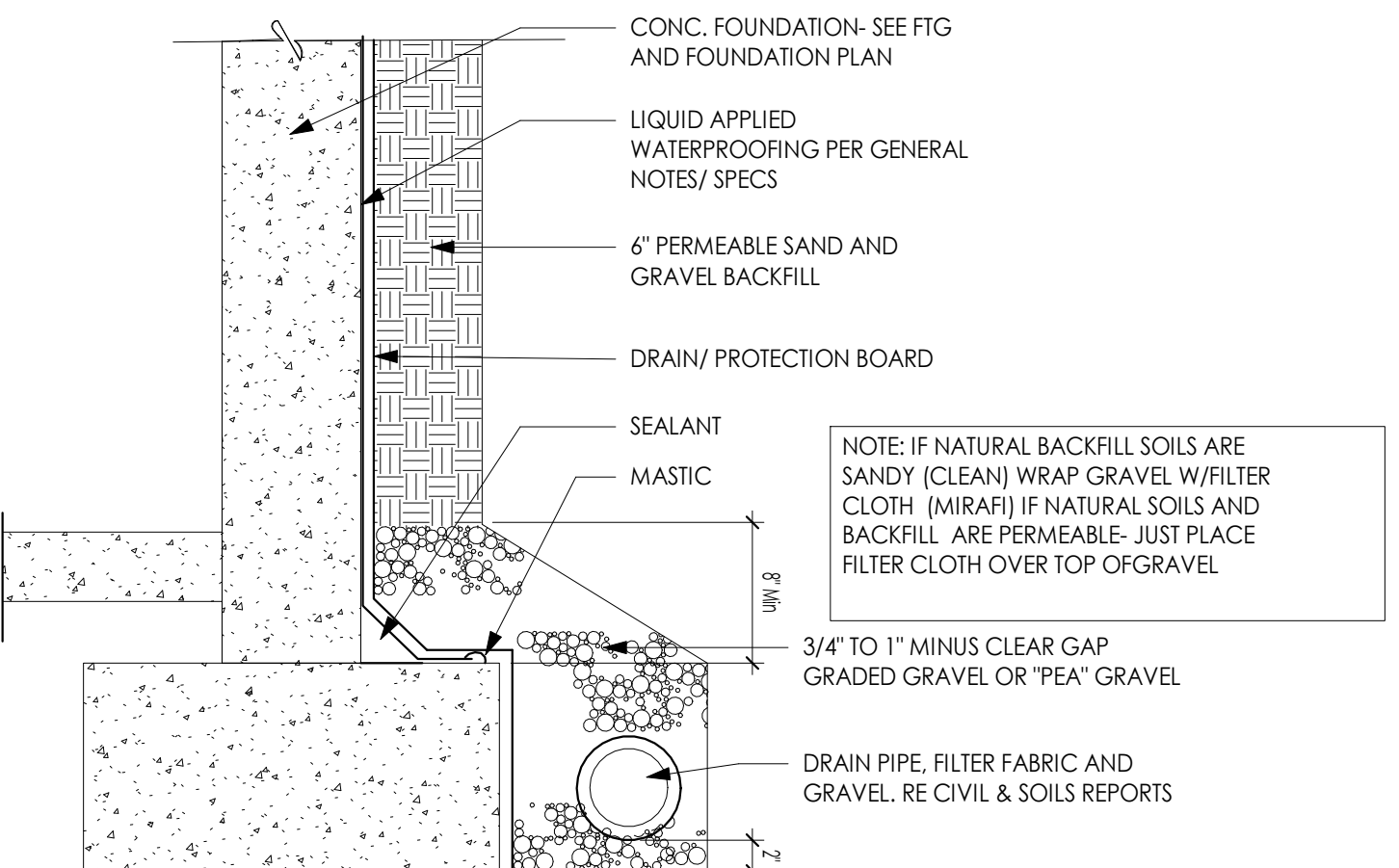
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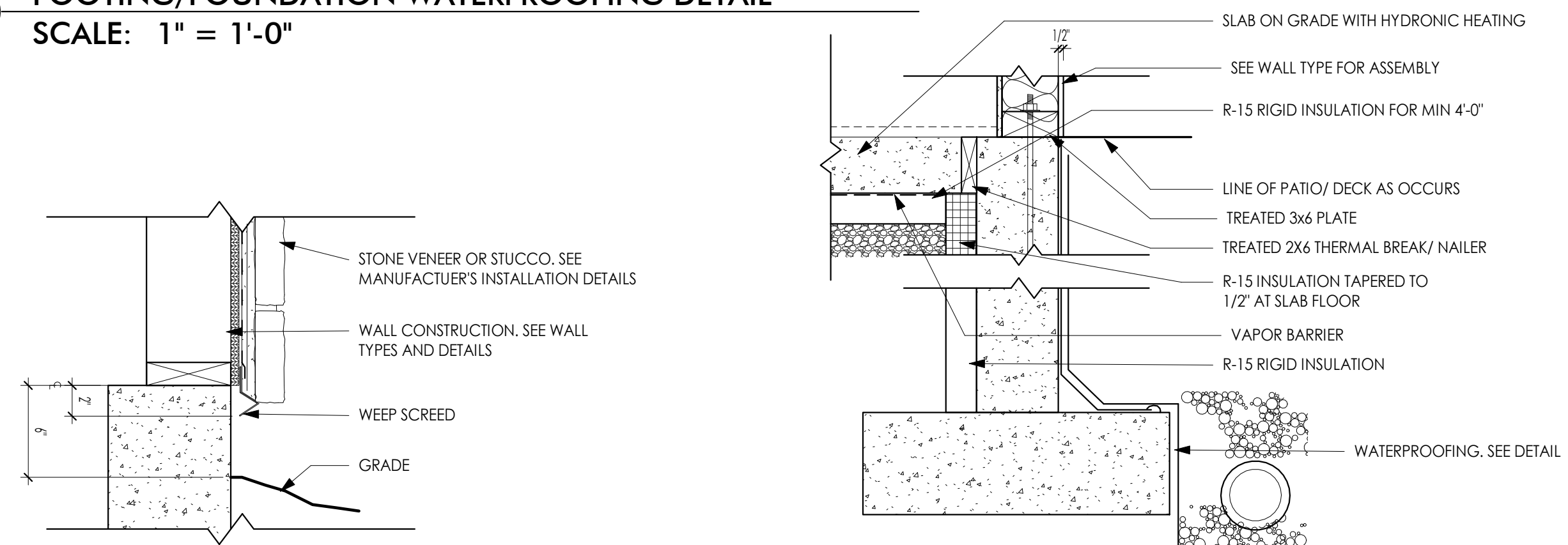
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E1 DECK DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"

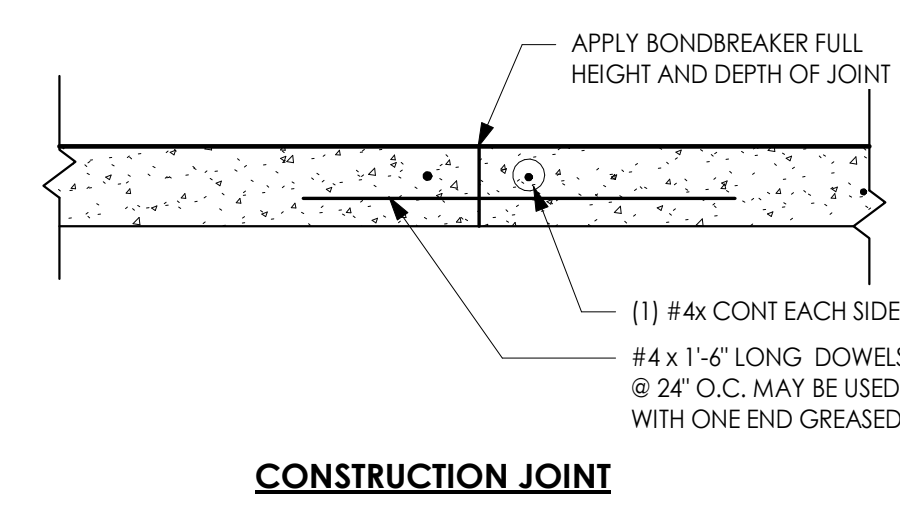
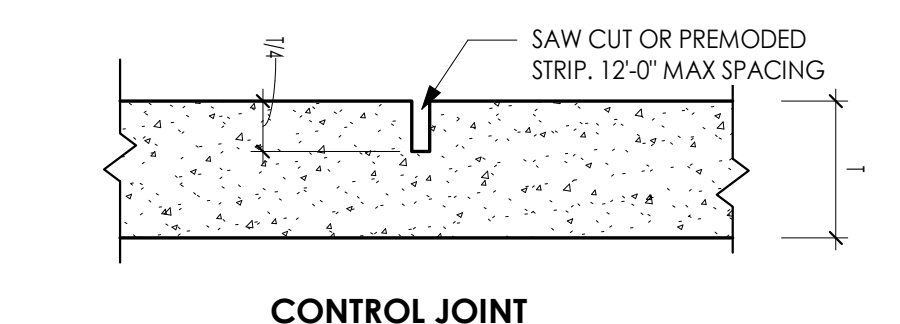


C1 FOOTING/FOUNDATION WATERPROOFING DETAIL
SCALE: 1" = 1'-0"

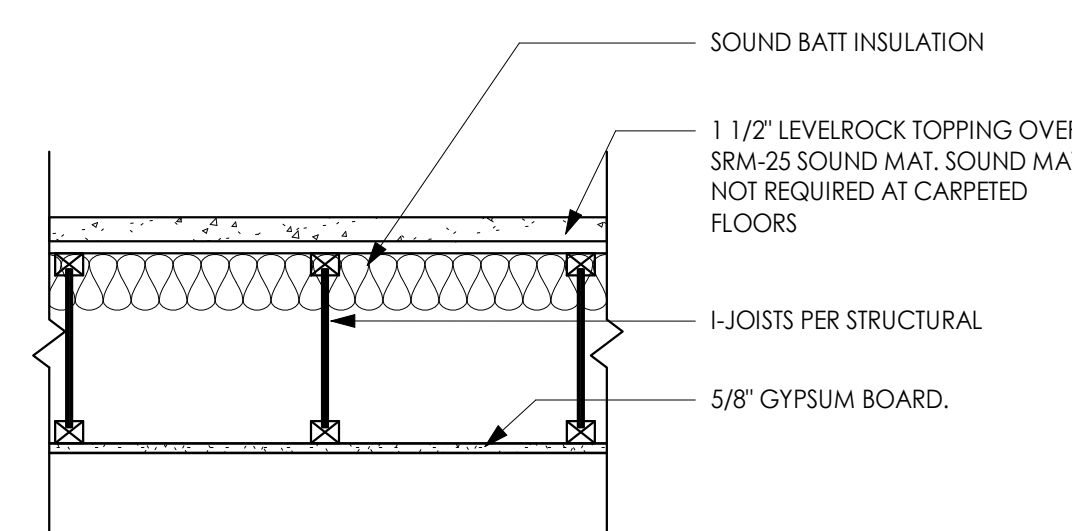


B1 WALL SCREED DETAIL
SCALE: 1 1/2" = 1'-0"

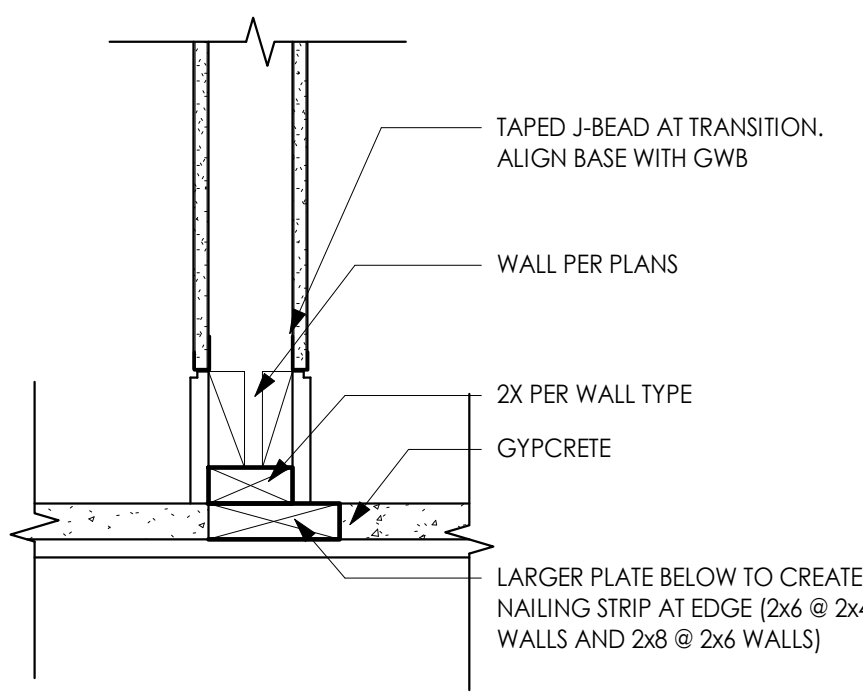
B2 SLAB INSULATION DETAILS
SCALE: 1" = 1'-0"



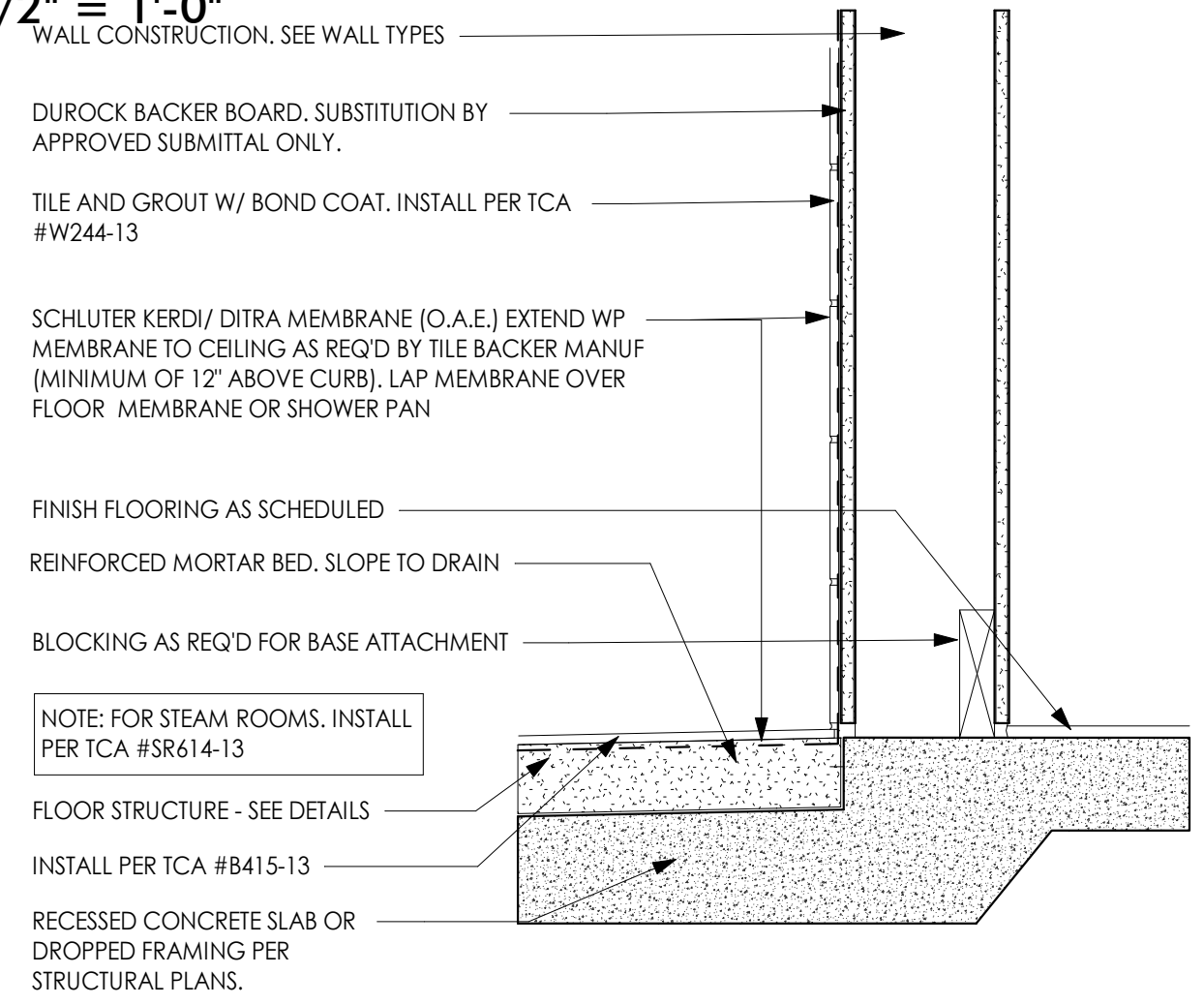
A1 TYP. SLAB JOINT DETAILS
SCALE: 1" = 1'-0"



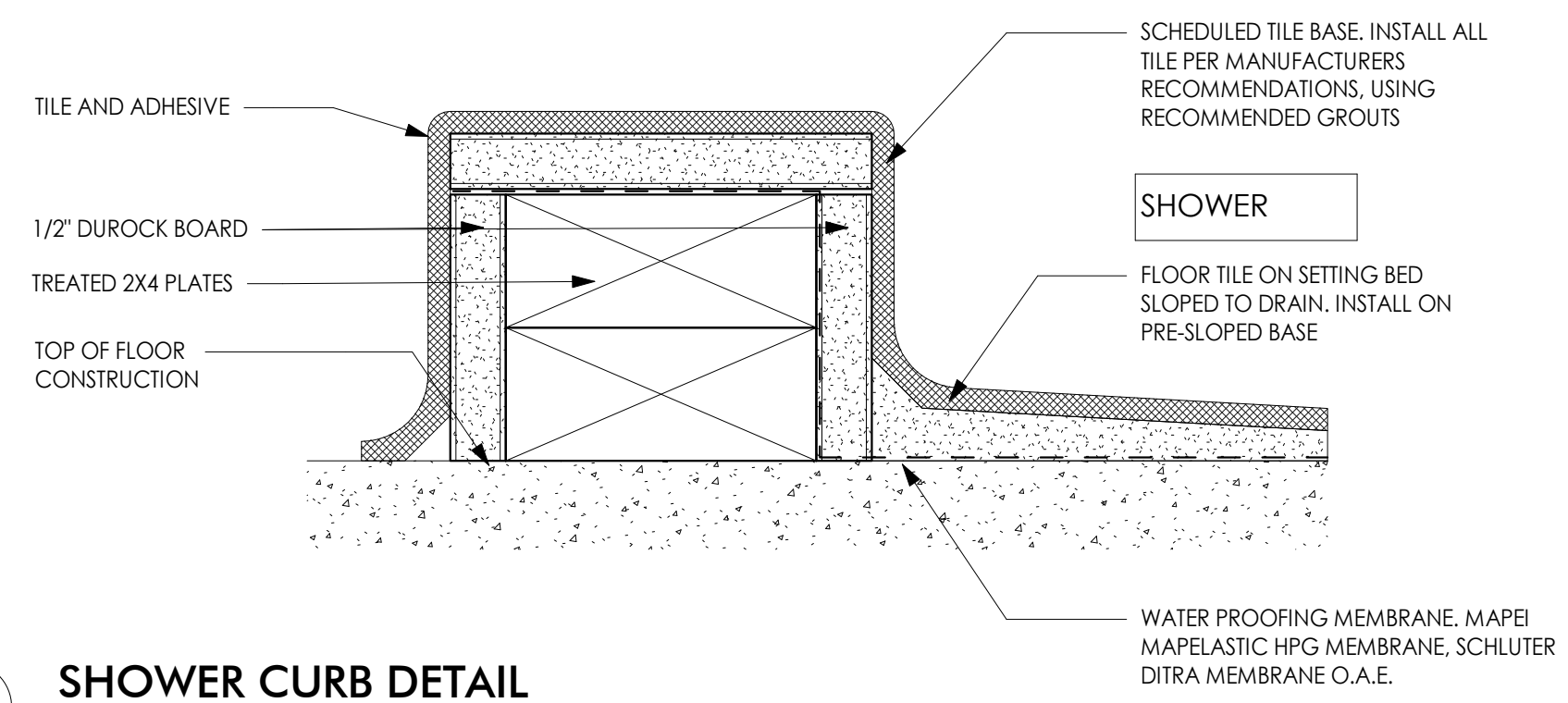
A2 TYP. FLOOR TYPE
SCALE: 1" = 1'-0"



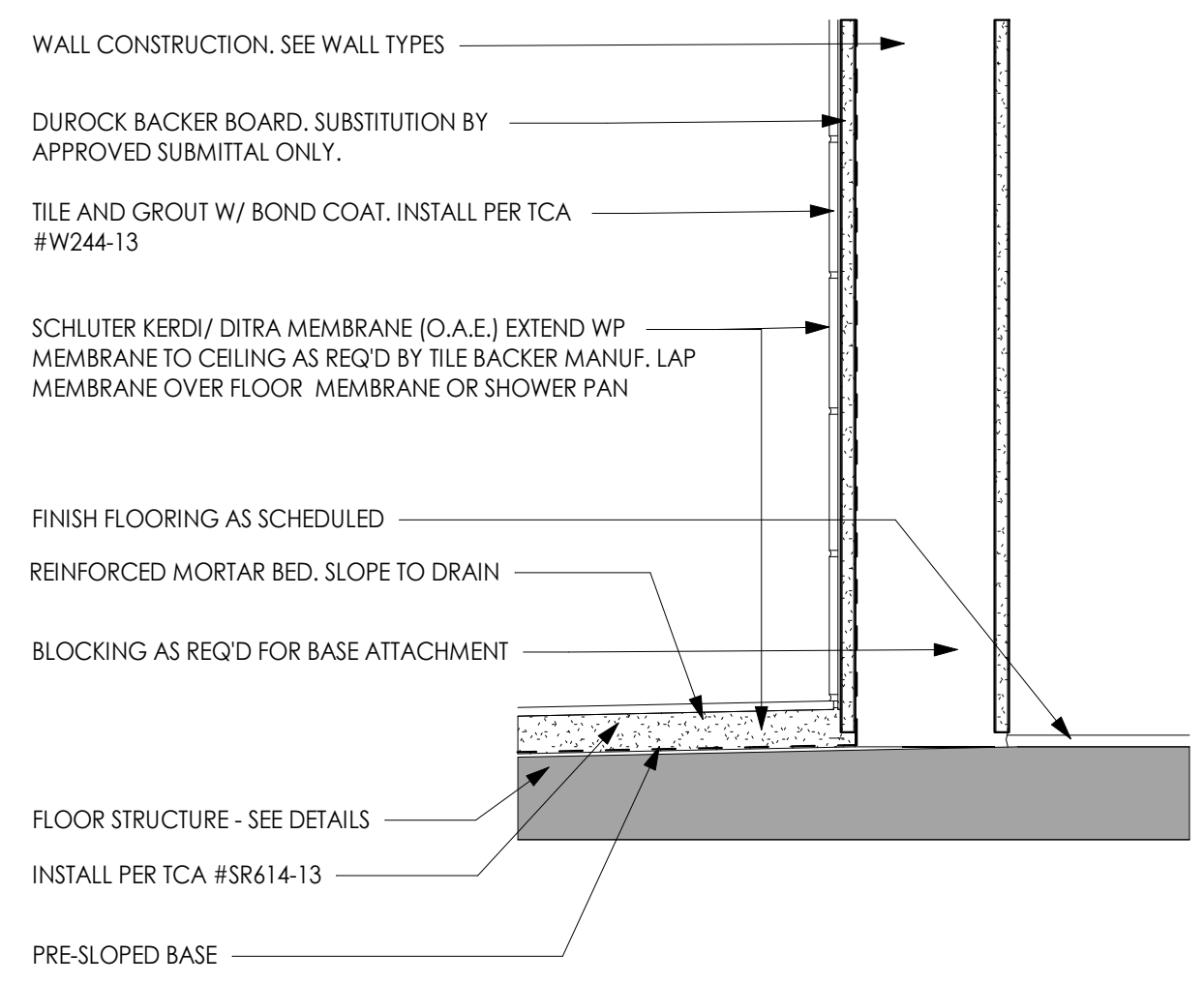
E3 WALL BASE DETAIL @ GYPCRETE
SCALE: 1 1/2" = 1'-0"



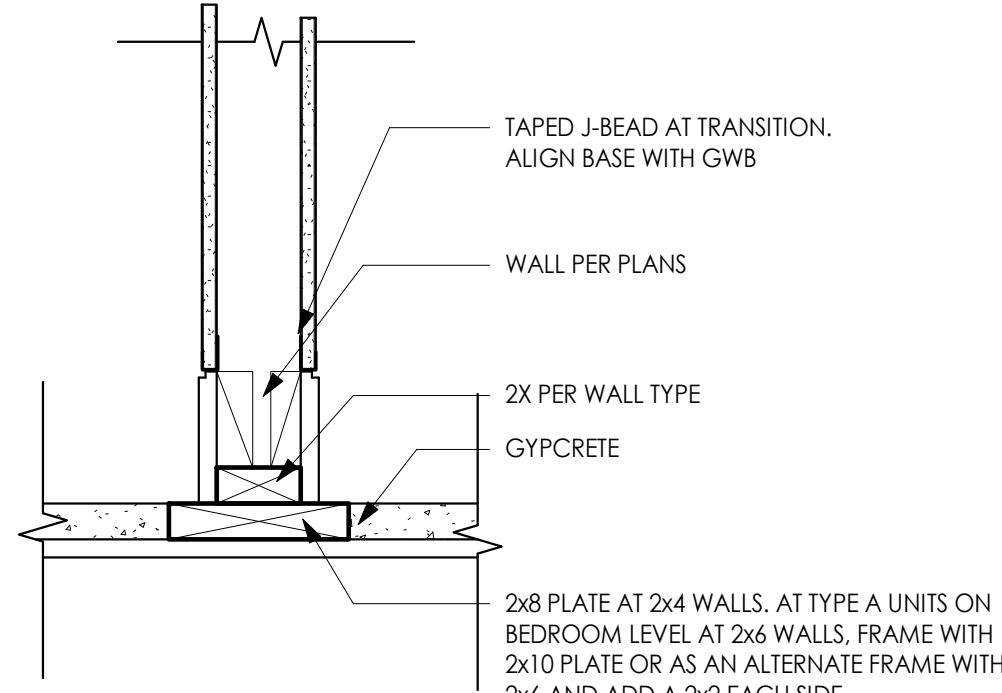
C3 RECESSED SHOWER FLOOR DETAIL
SCALE: 1 1/2" = 1'-0"



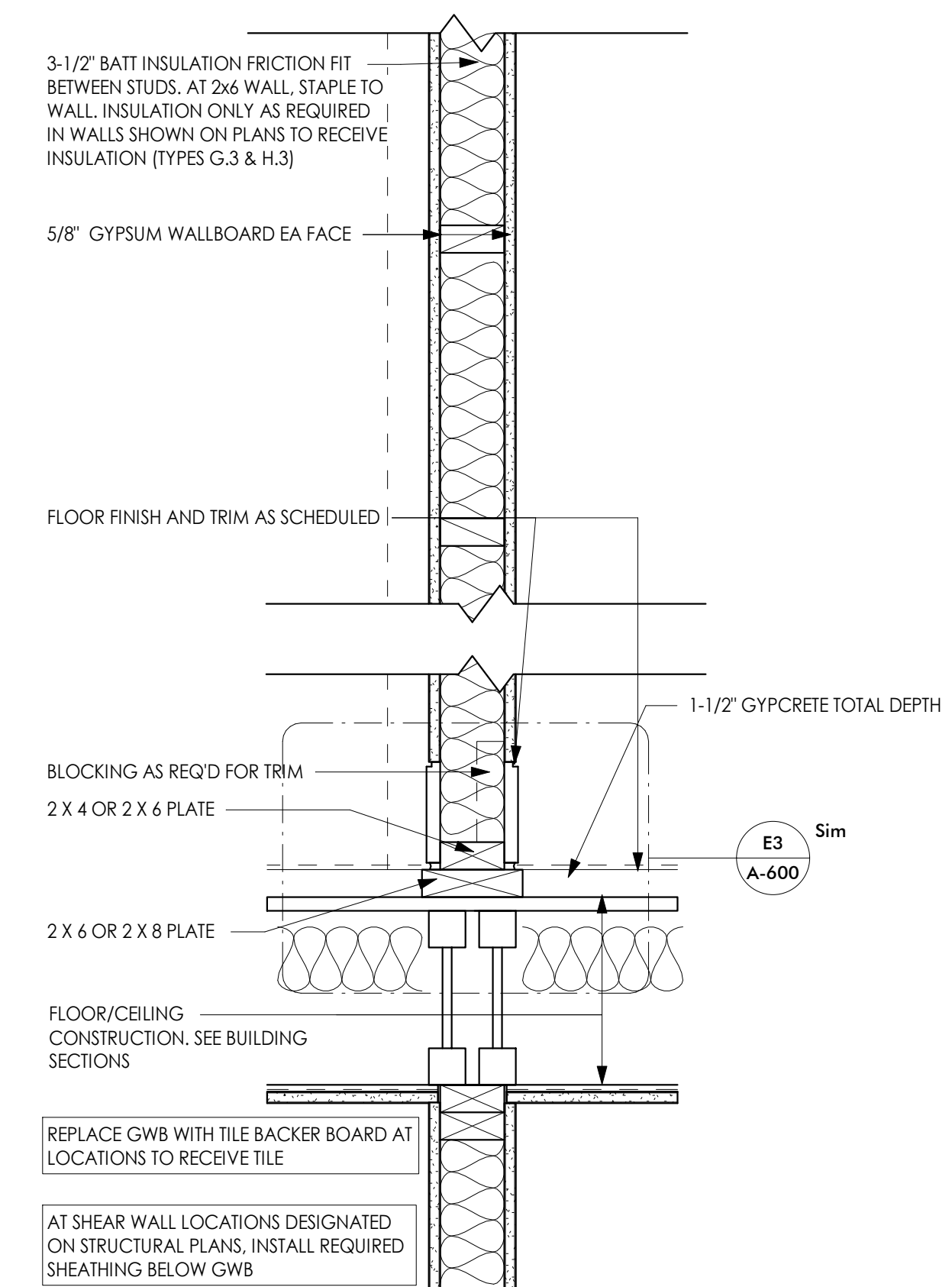
B3 SHOWER CURB DETAIL
SCALE: 6" = 1'-0"



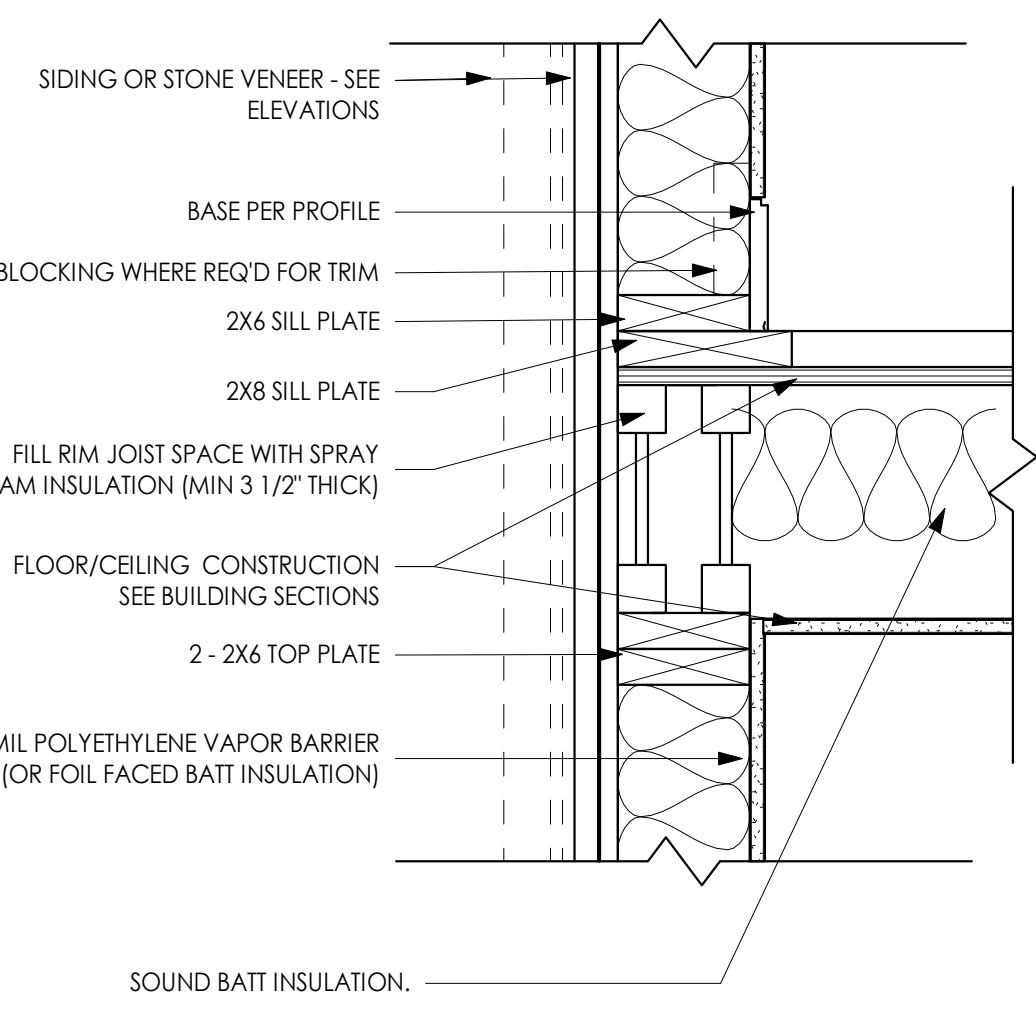
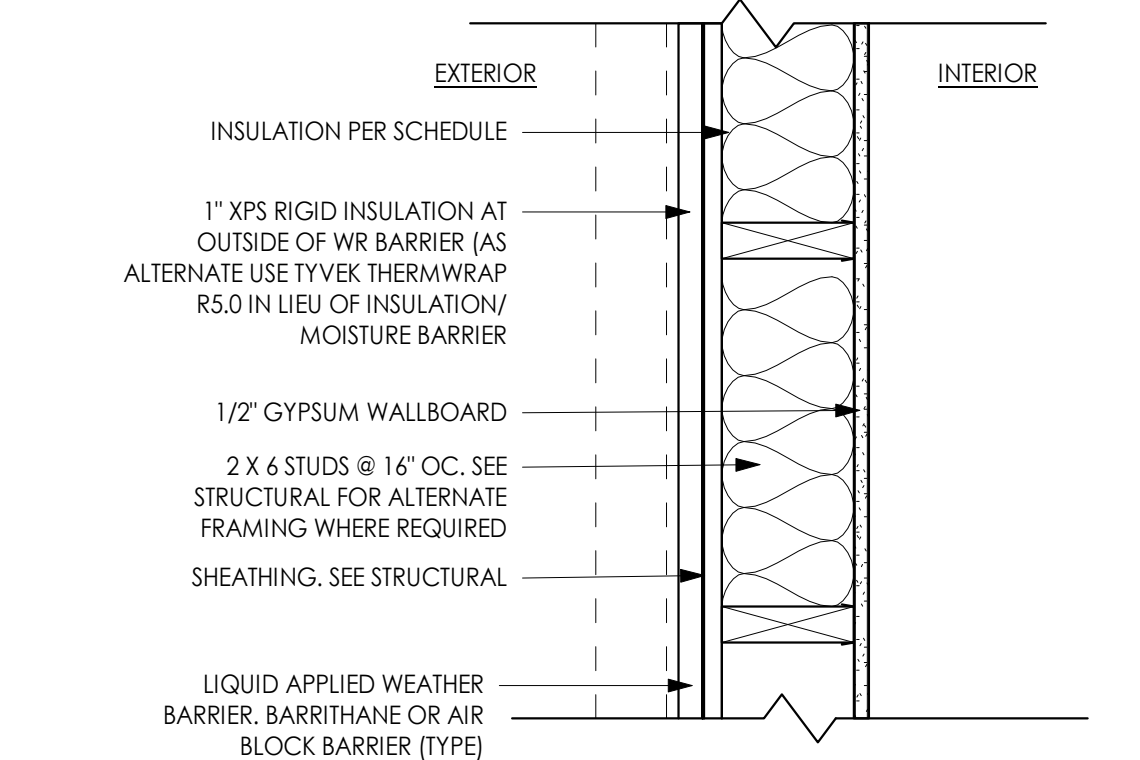
A3 SHOWER WALL DETAIL
SCALE: 1 1/2" = 1'-0"



WALL BASE DETAIL - CARPET BOTH SIDES



C5 TYPICAL INTERIOR WALL TYPE
SCALE: 1 1/2" = 1'-0"



A5 TYPICAL EXTERIOR WALL TYPE
SCALE: 1 1/2" = 1'-0"

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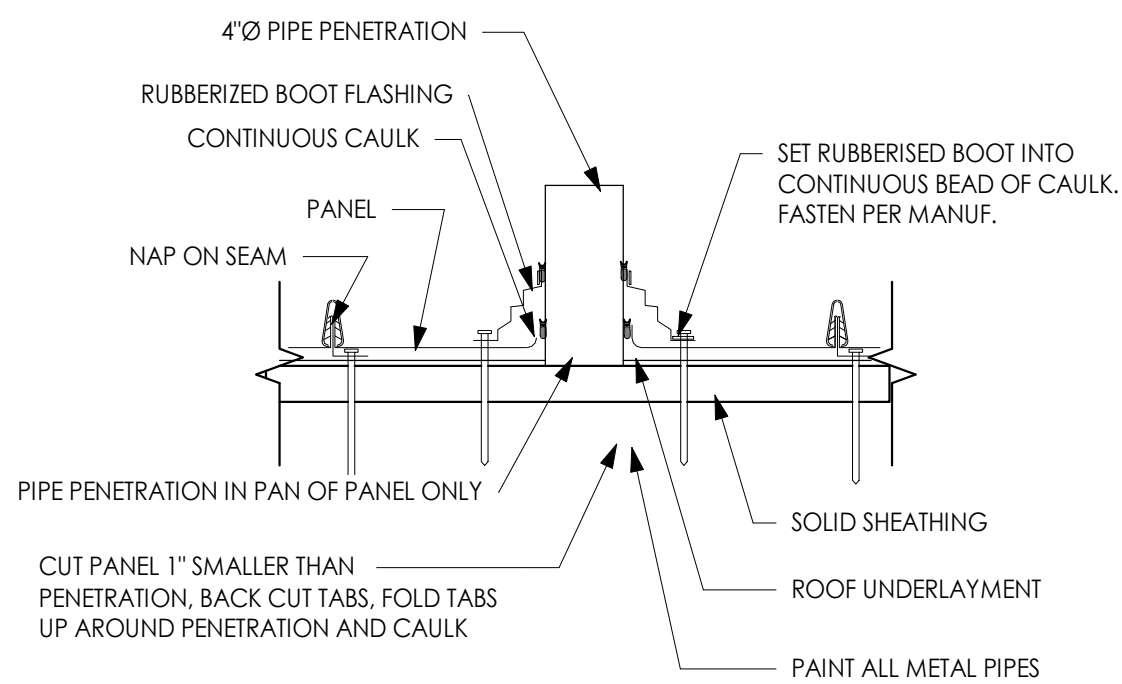
DETAILS

A-600

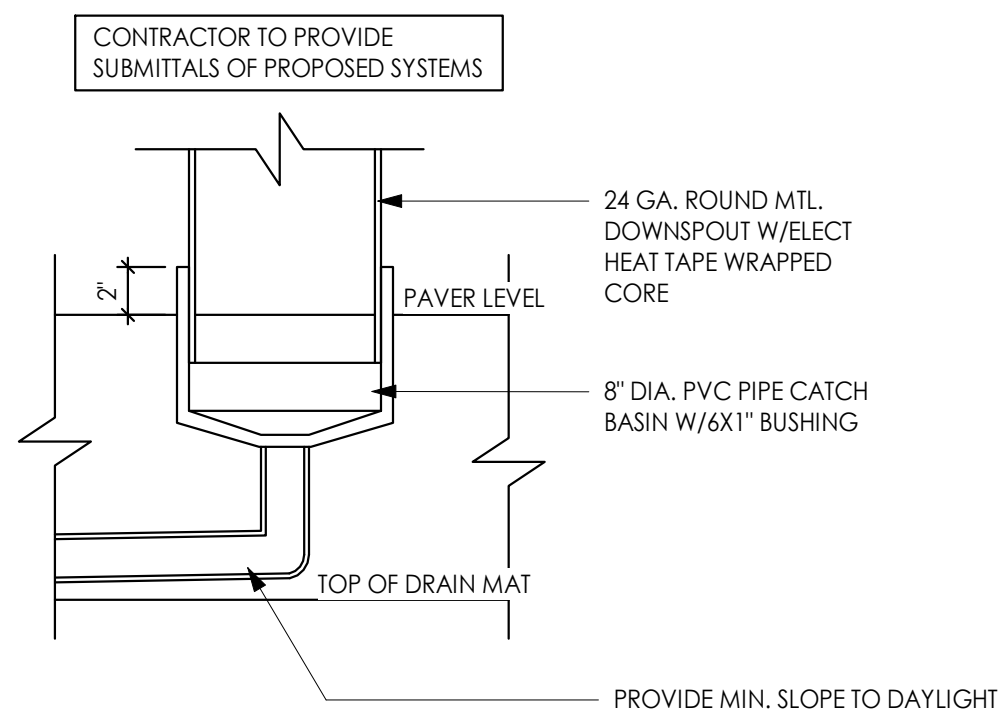
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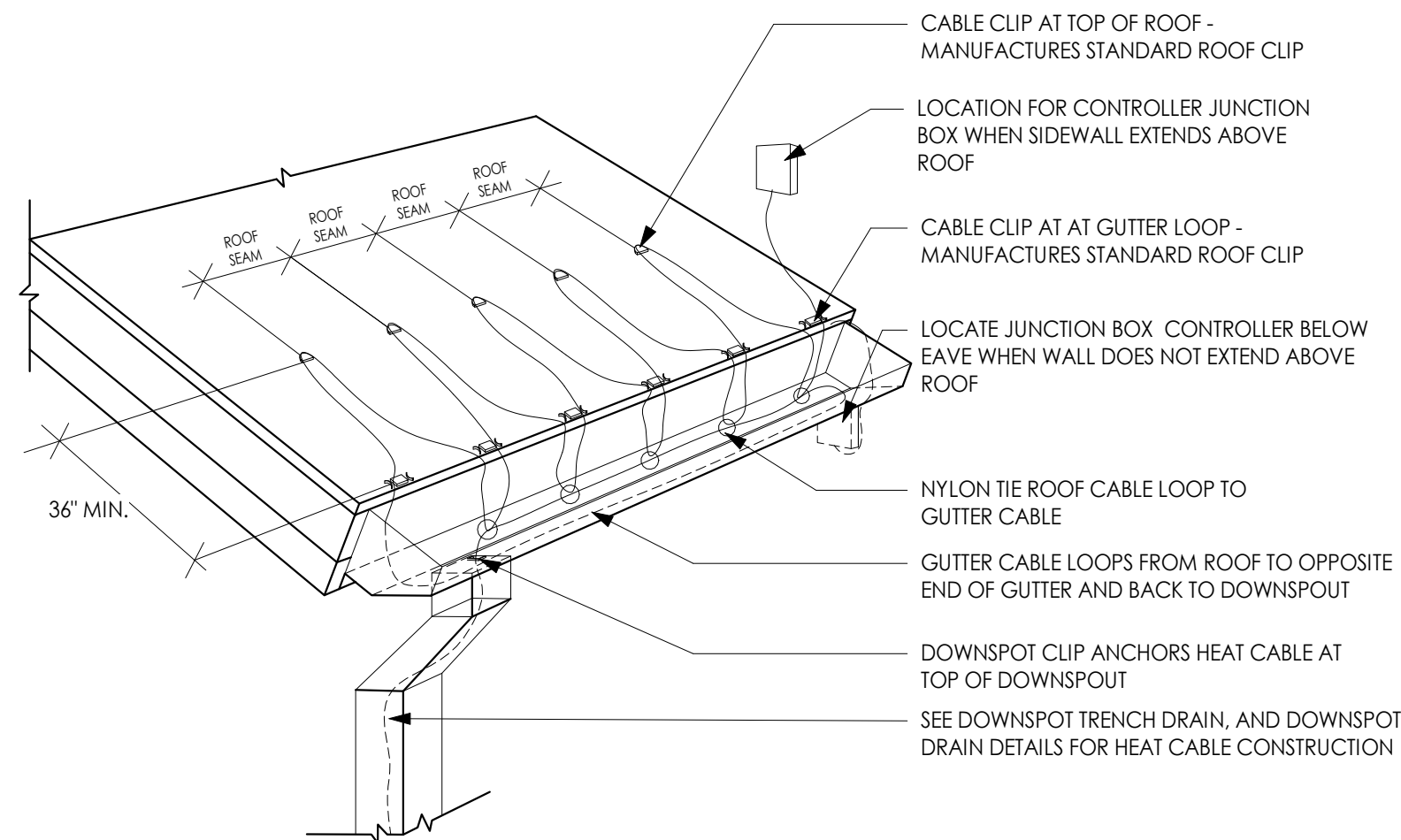
A1 PIPE PENETRATION @ STANDING SEAM
SCALE: 3" = 1'-0"



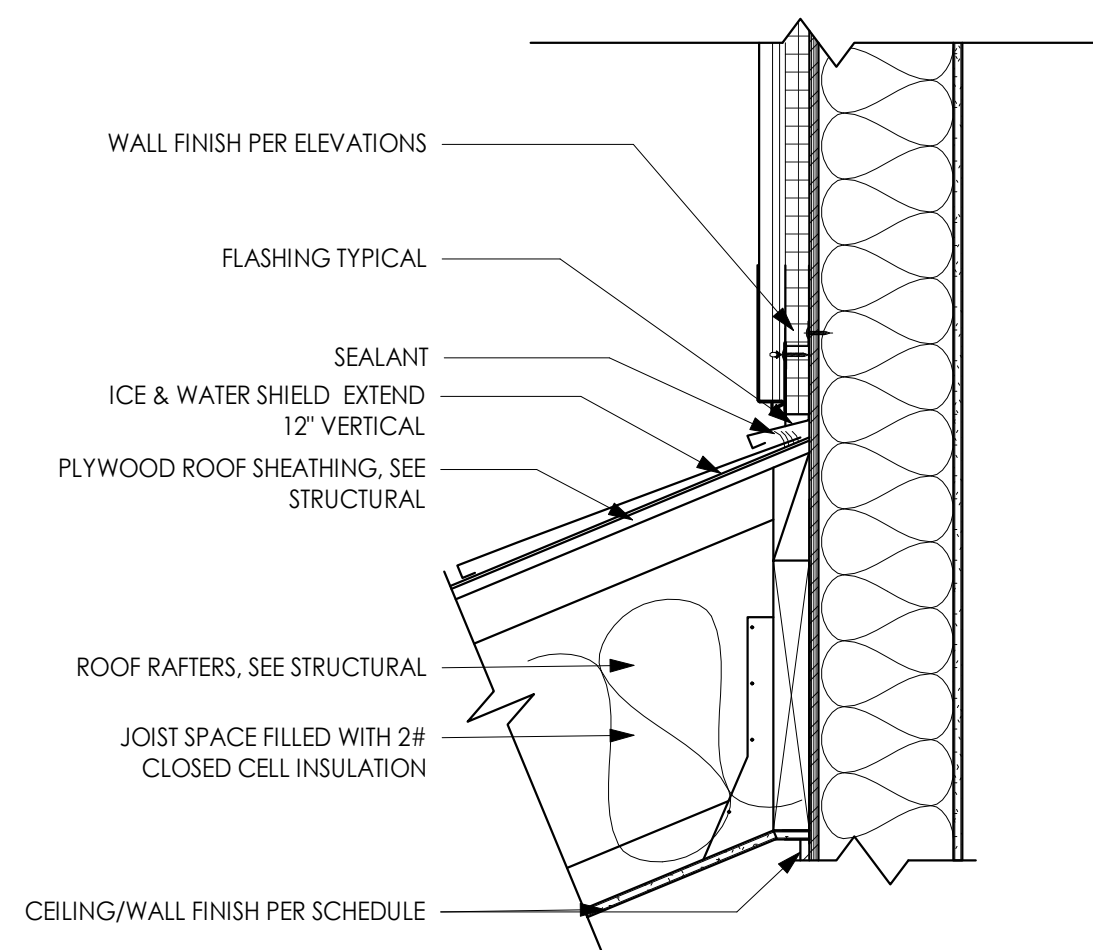
A2 DOWNSPOUT COLLECTOR
SCALE: 1 1/2" = 1'-0"



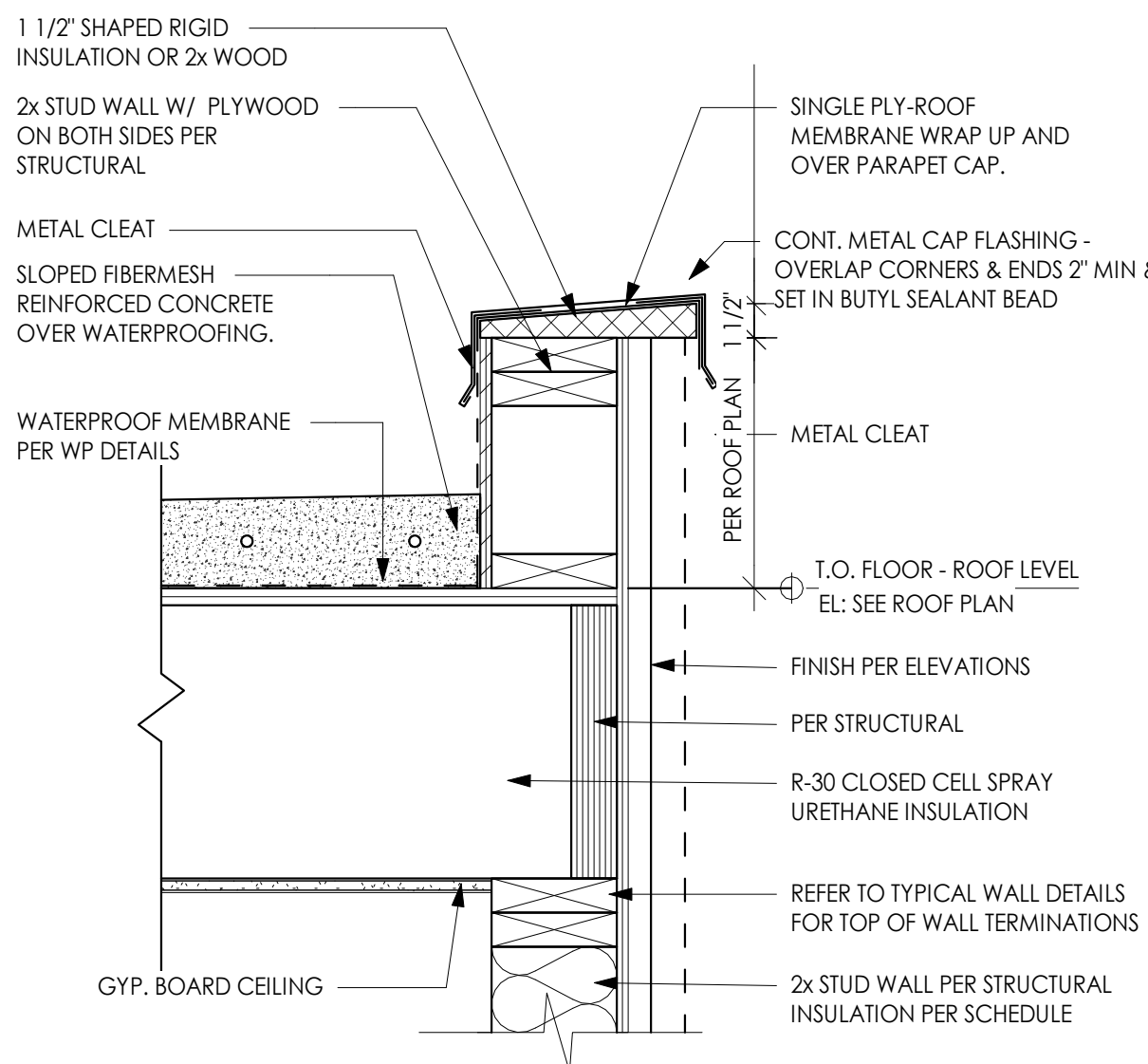
A3 TYPICAL HEAT TAPE DETAIL
SCALE: 1/2" = 1'-0"



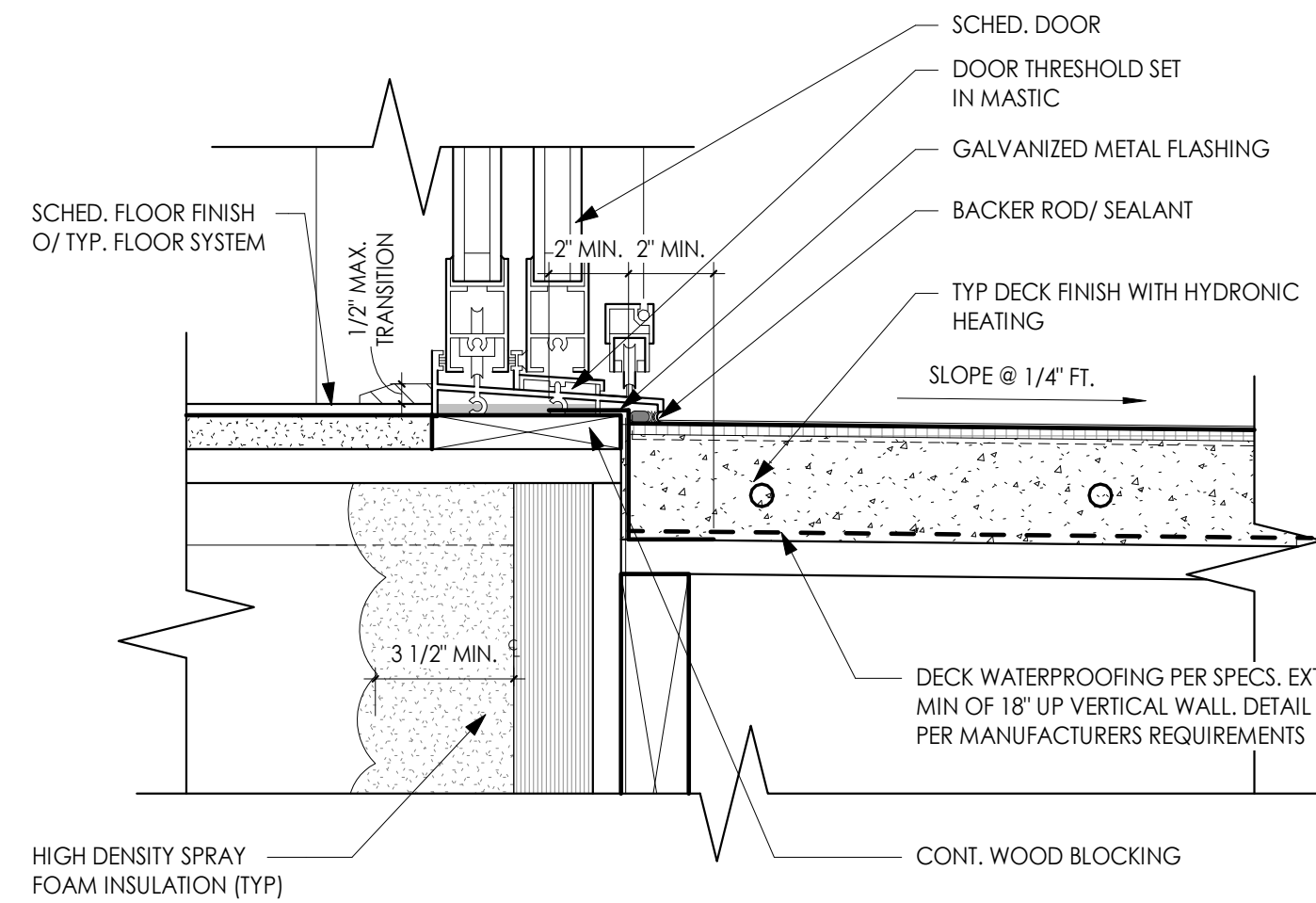
A5 WALL TO ROOF CONNECTION
SCALE: 1 1/2" = 1'-0"



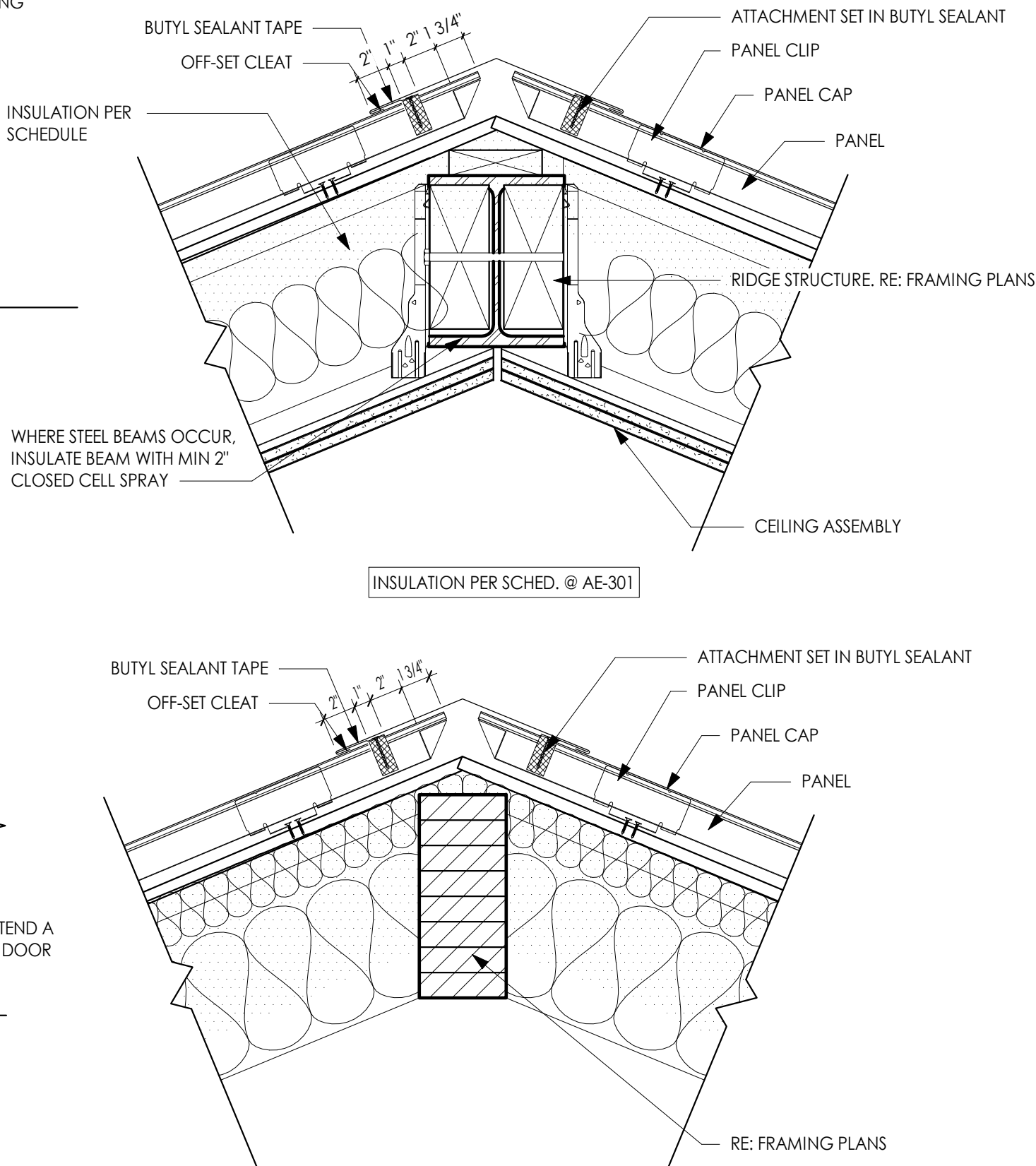
B1 SINGLE PLY/ PARAPET CAP DETAIL
SCALE: 1 1/2" = 1'-0"



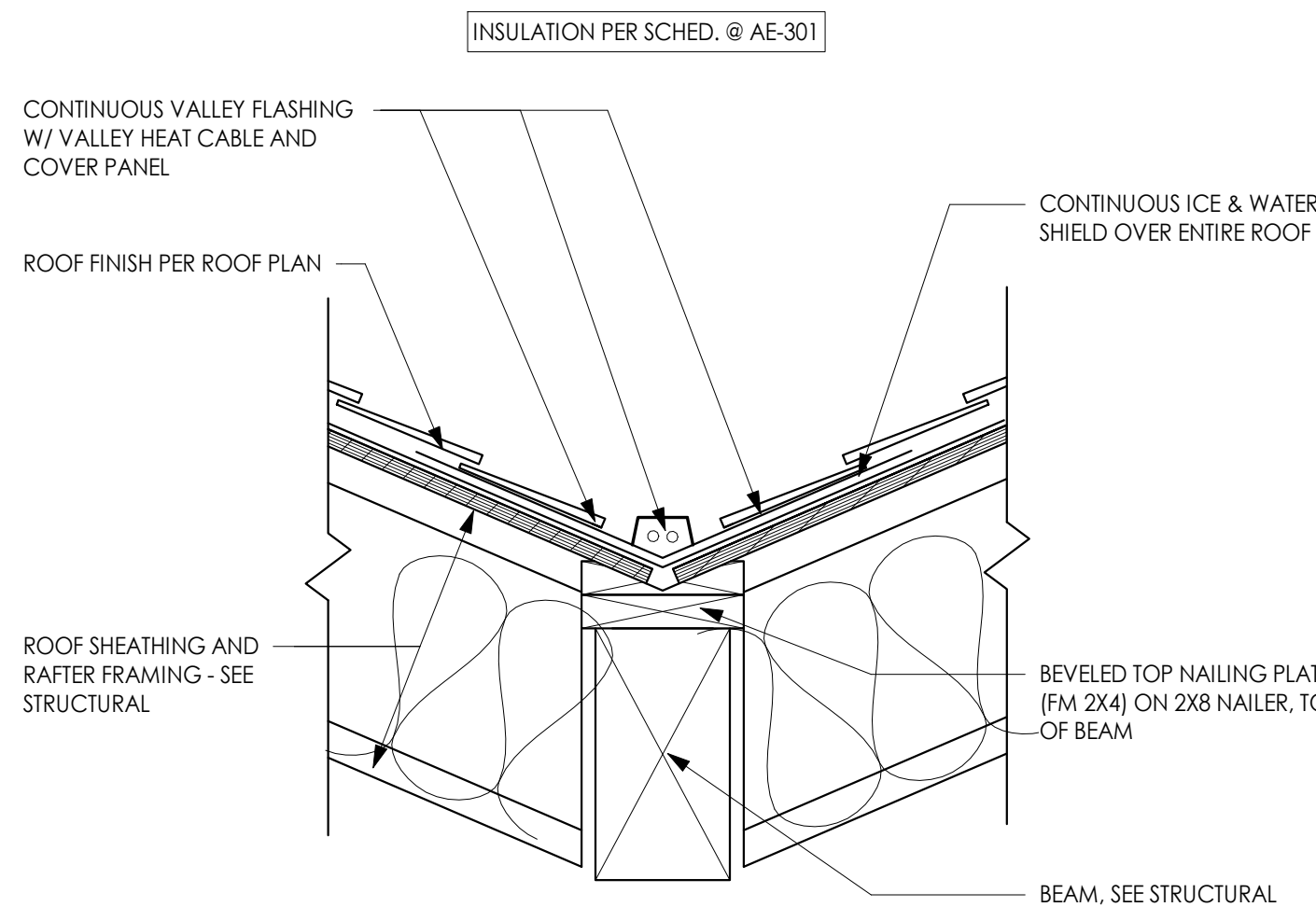
B2 DECK TO BIFOLD DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"



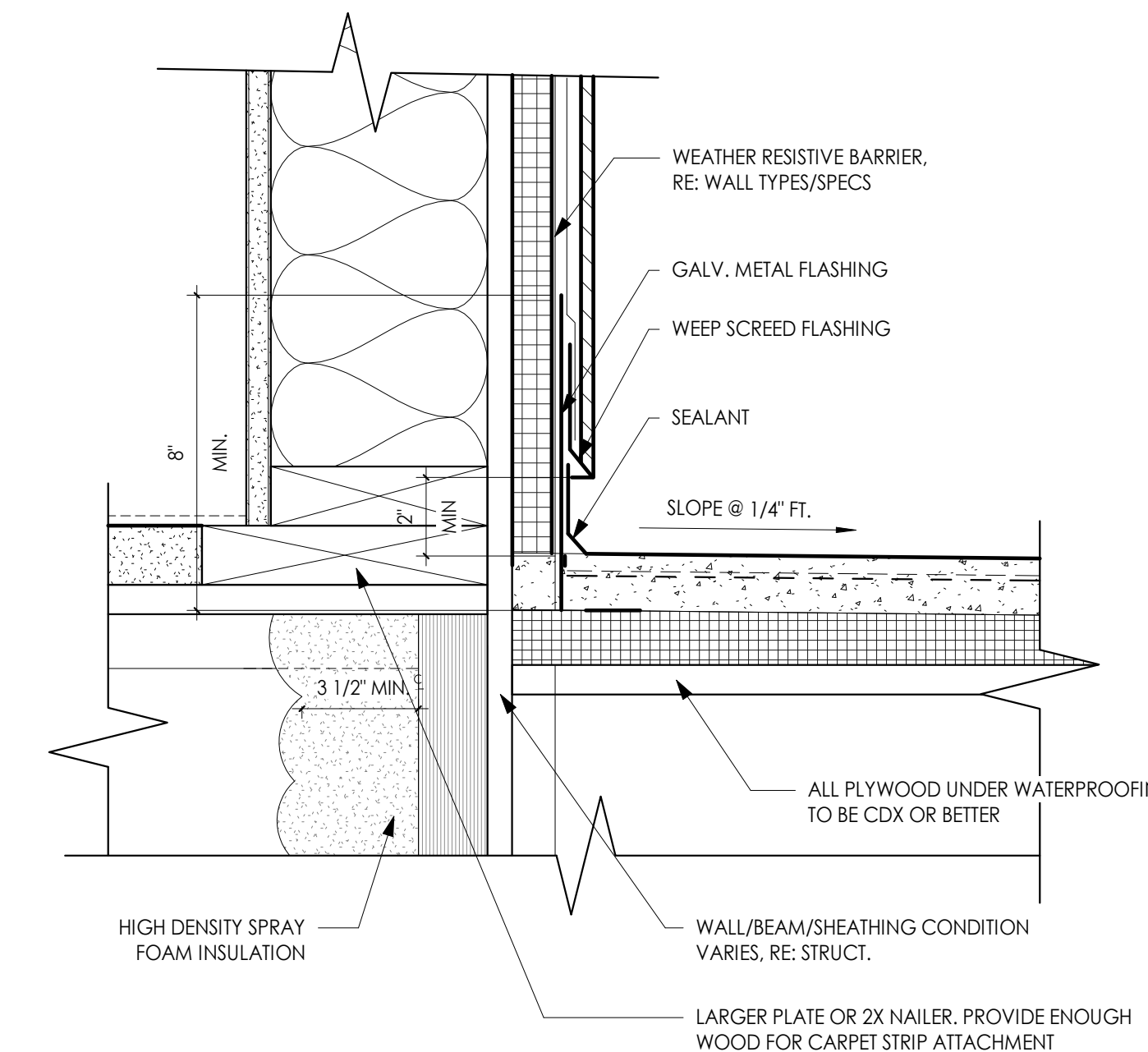
B3 RIDGE DETAIL
SCALE: 1 1/2" = 1'-0"



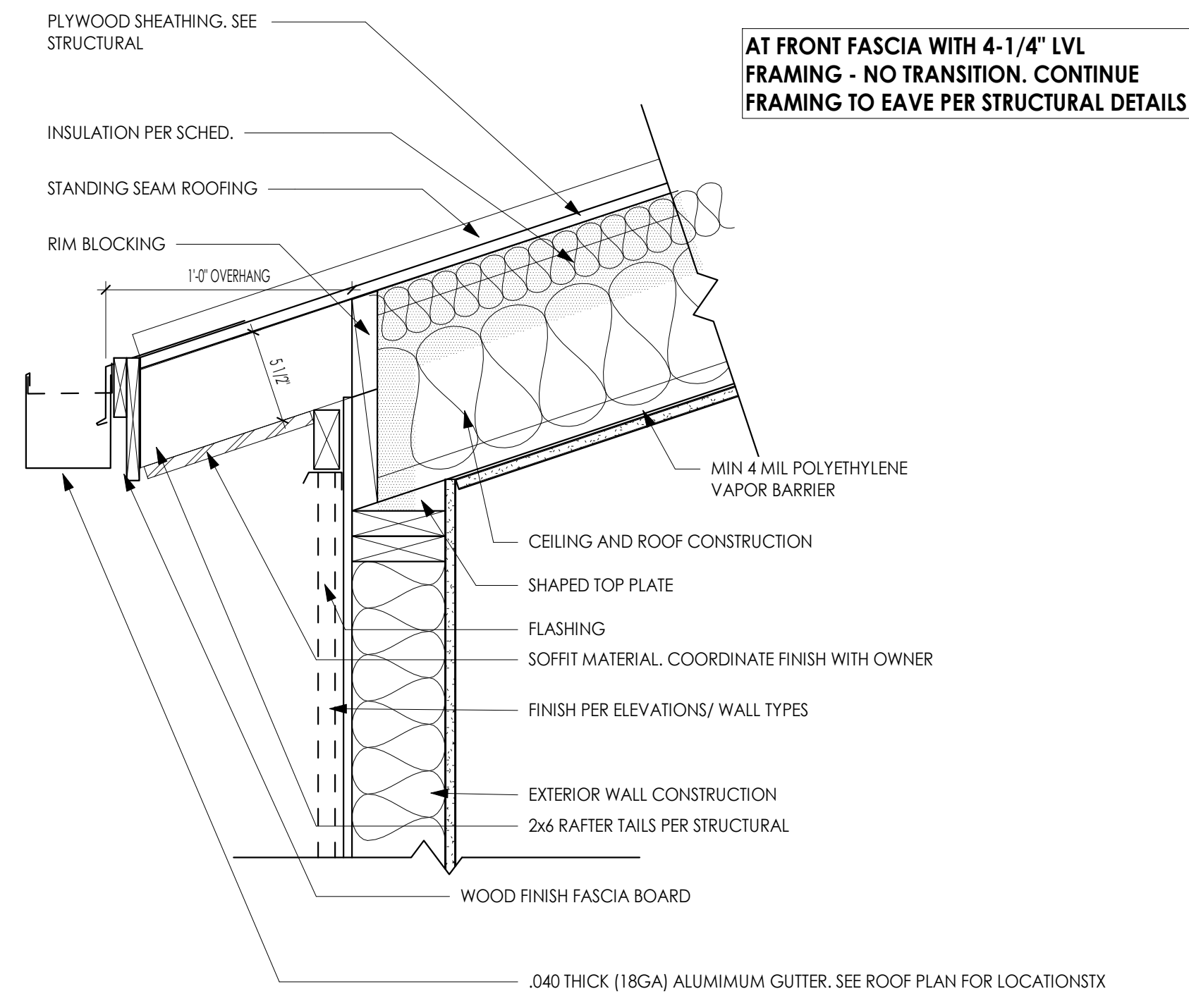
B5 ROOF VALLEY DETAIL -TYPICAL
SCALE: 1 1/2" = 1'-0"



C2 DECK TO WALL TRANSITION DETAIL
SCALE: 3" = 1'-0"



C5 FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



DETAILS

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR

REVISIONS

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

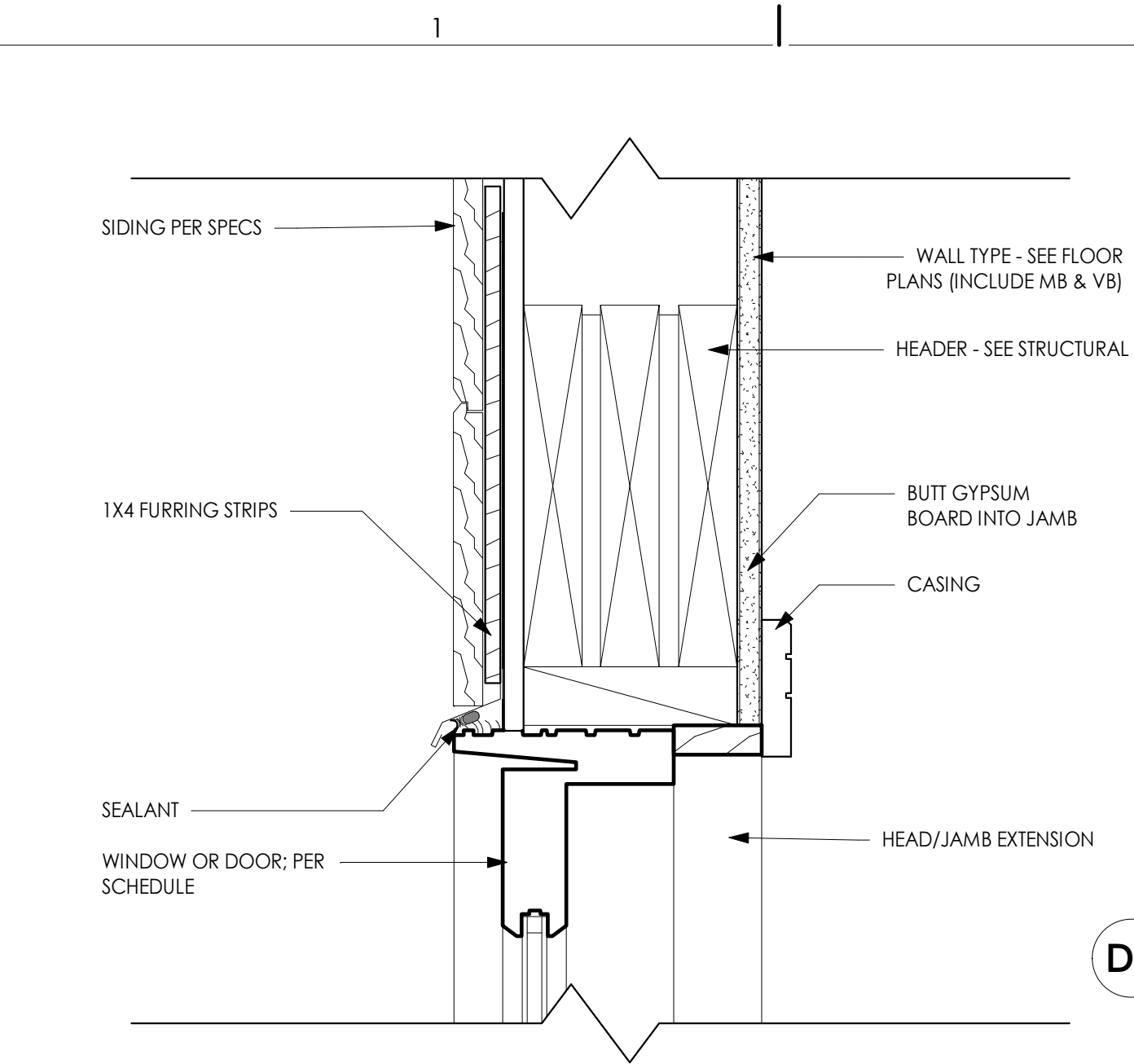
CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

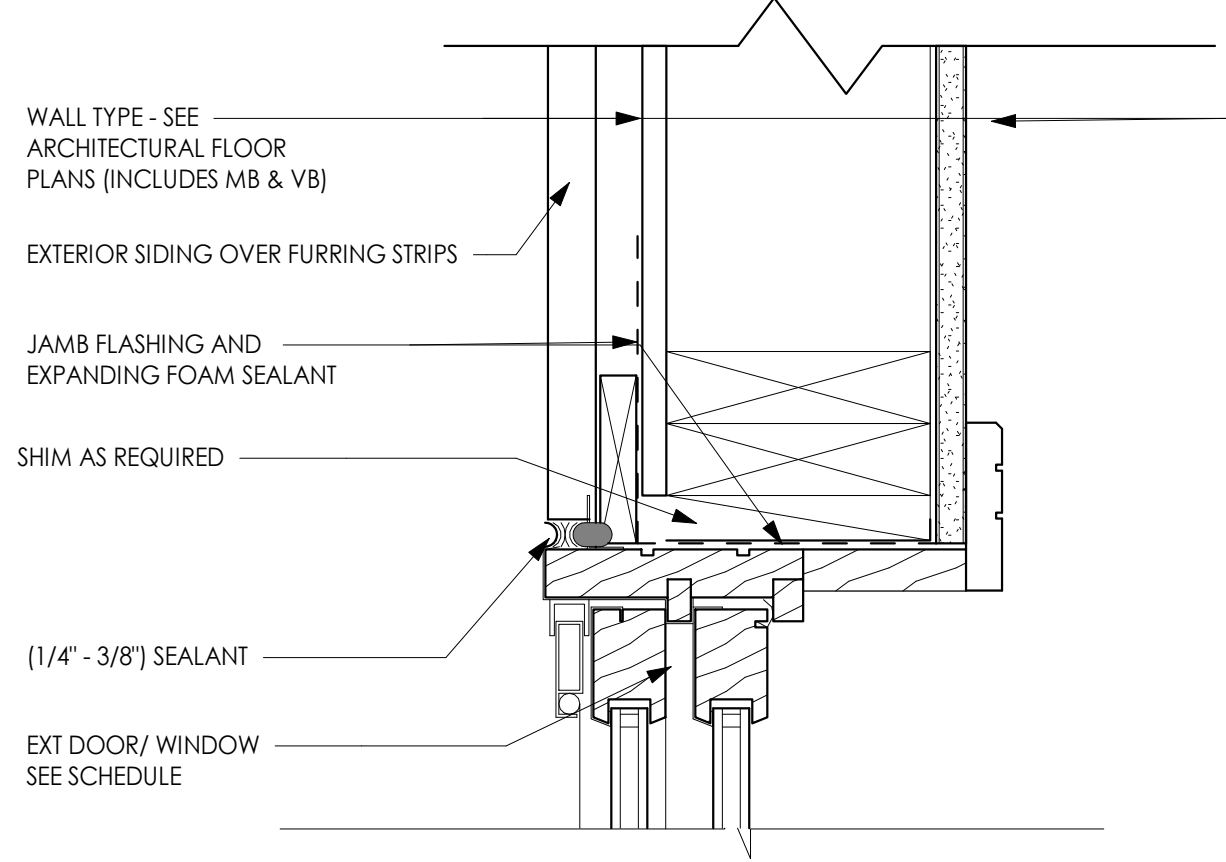
A-601

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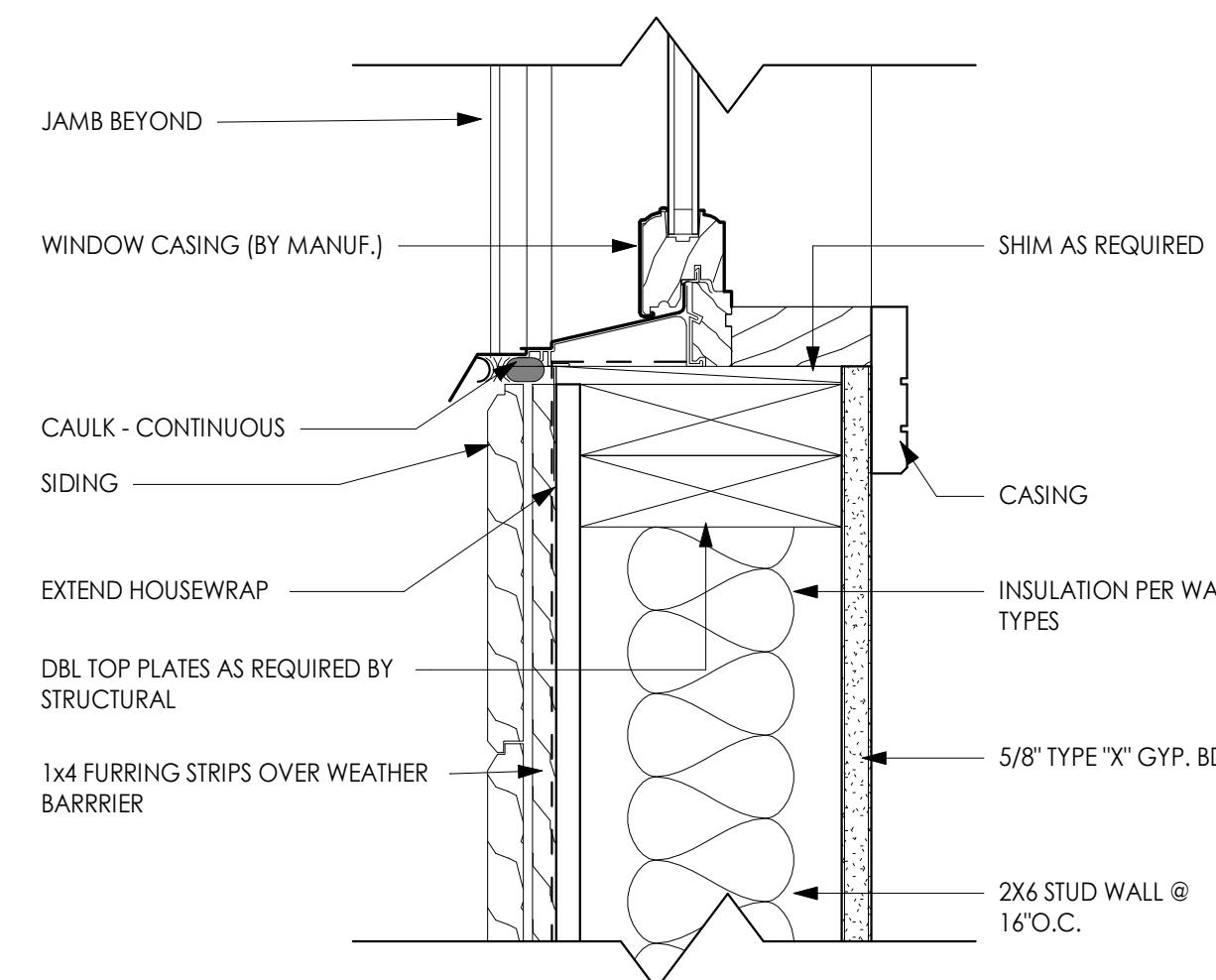
the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be brought to the attention of the architect before proceeding.
plot date: 3/13/2023 9:46:24 AM
D:\Revit Log\Files\1061 Lowell Duplex_CENTRAL_chimso@be-wow.com.rvt



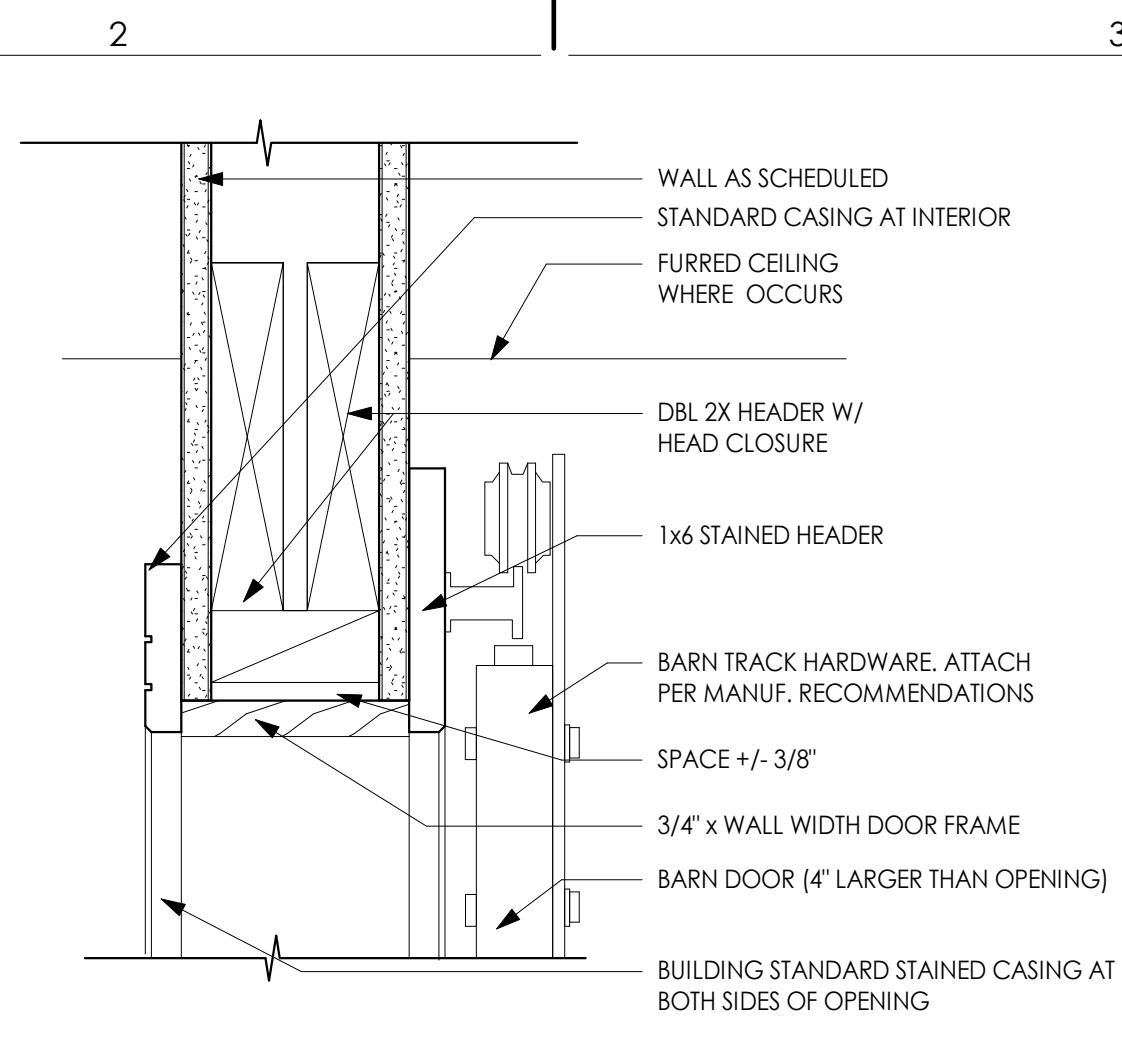
D1 WINDOW/DOOR HEAD DETAIL - SIDING
SCALE: 3" = 1'-0"



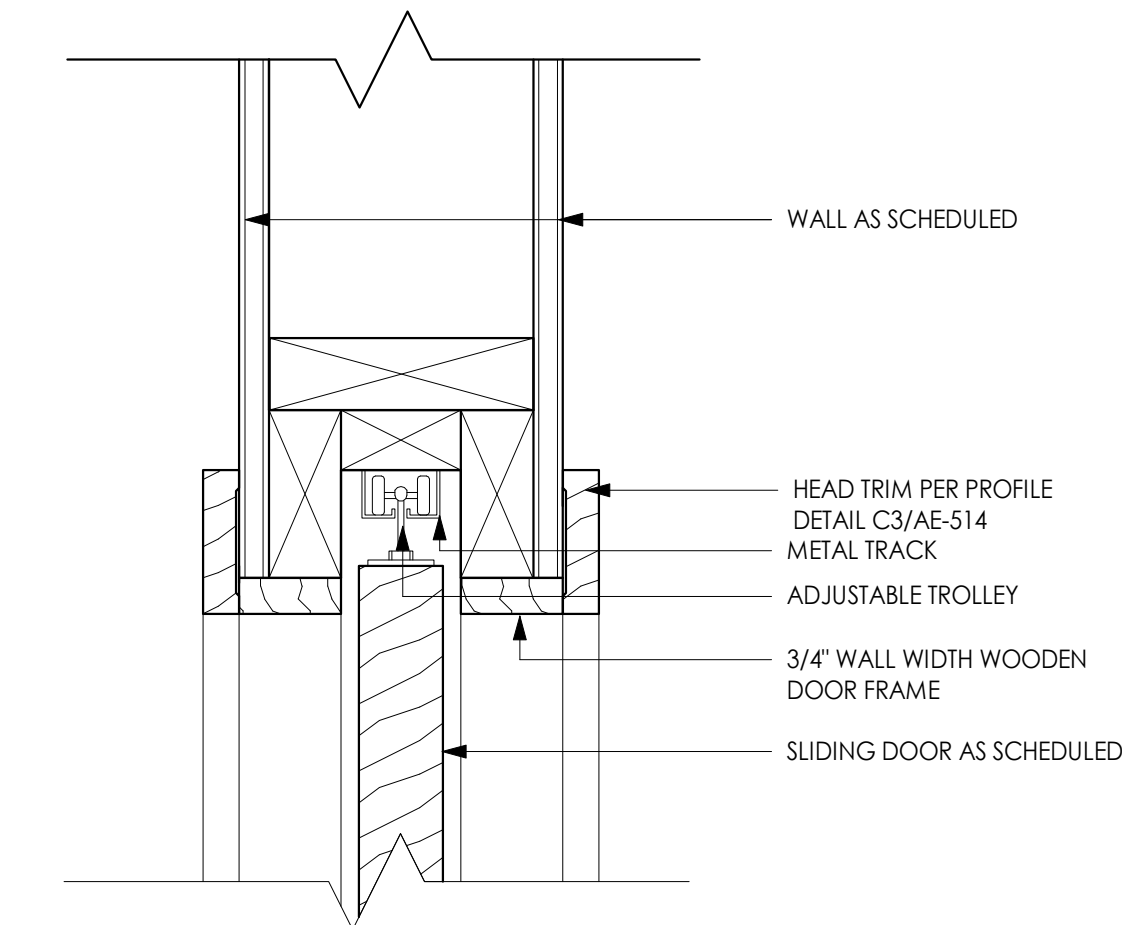
B1 WINDOW/DOOR JAMB DETAIL - SIDING
SCALE: 3" = 1'-0"



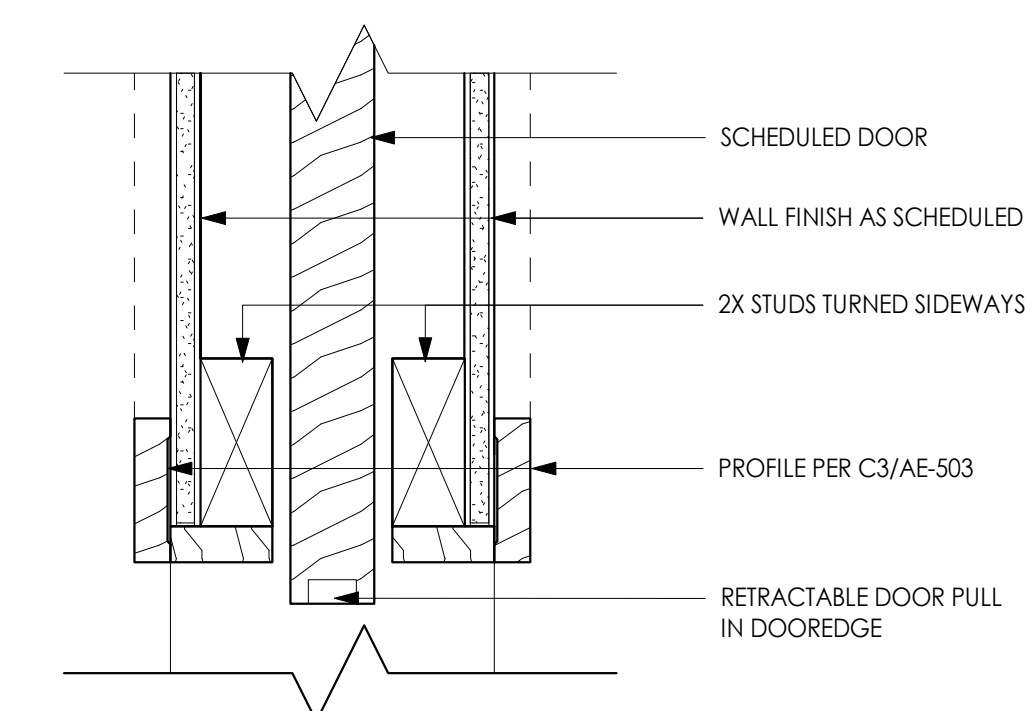
A1 WINDOW/DOOR SILL DETAIL - SIDING
SCALE: 3" = 1'-0"



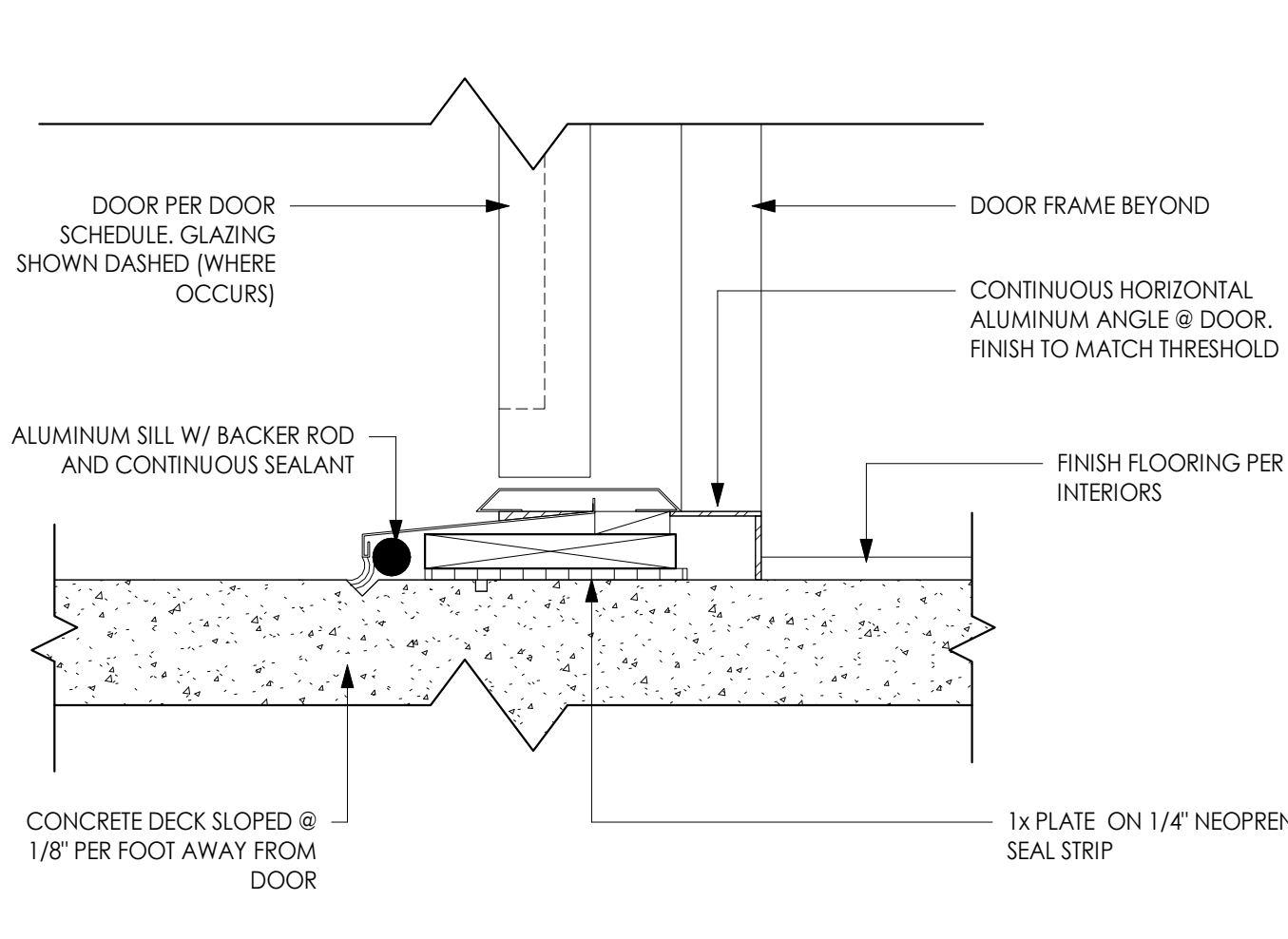
D2 INT BARN DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



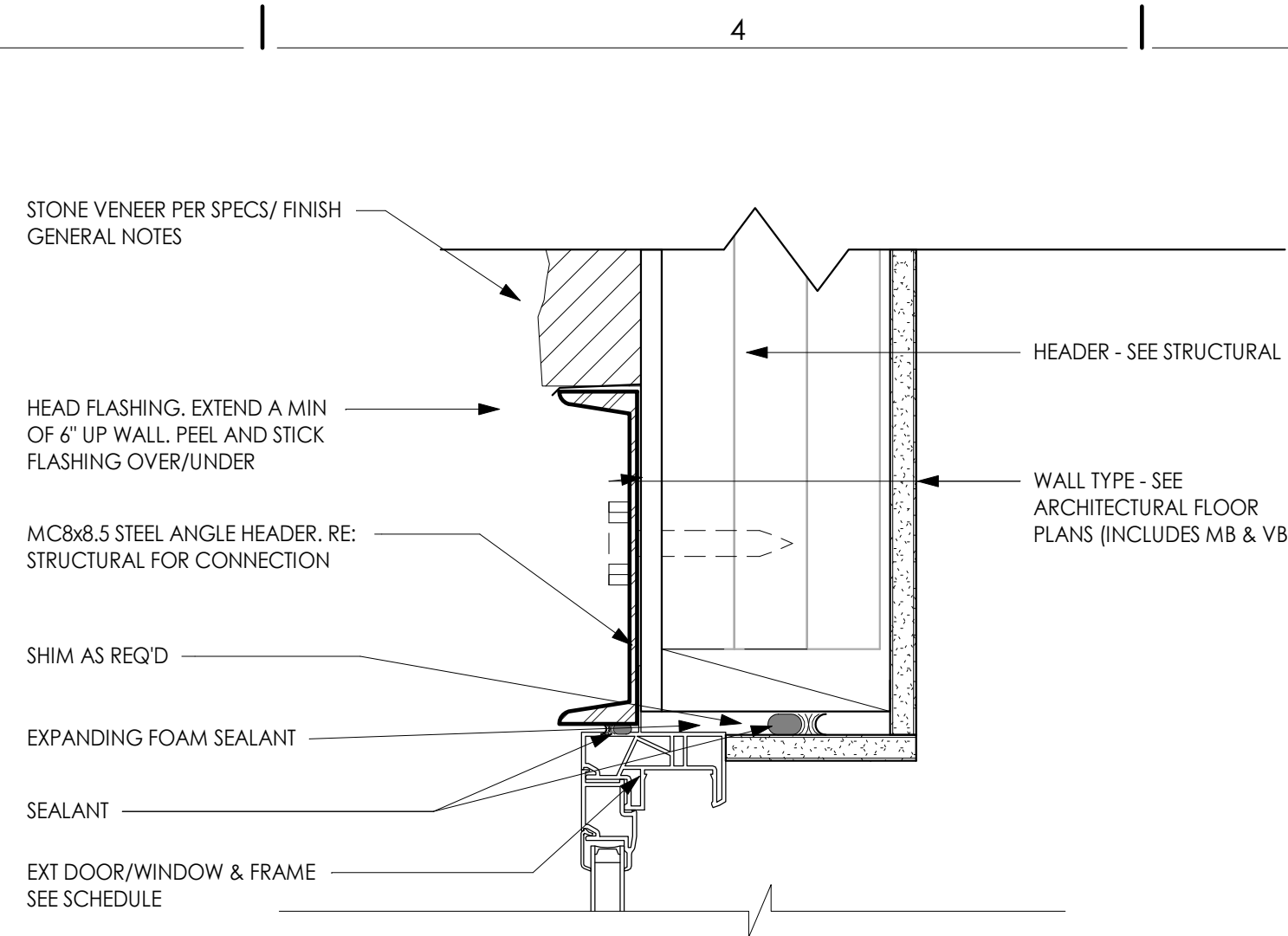
C2 POCKET DOOR - HEAD DETAIL
SCALE: 3" = 1'-0"



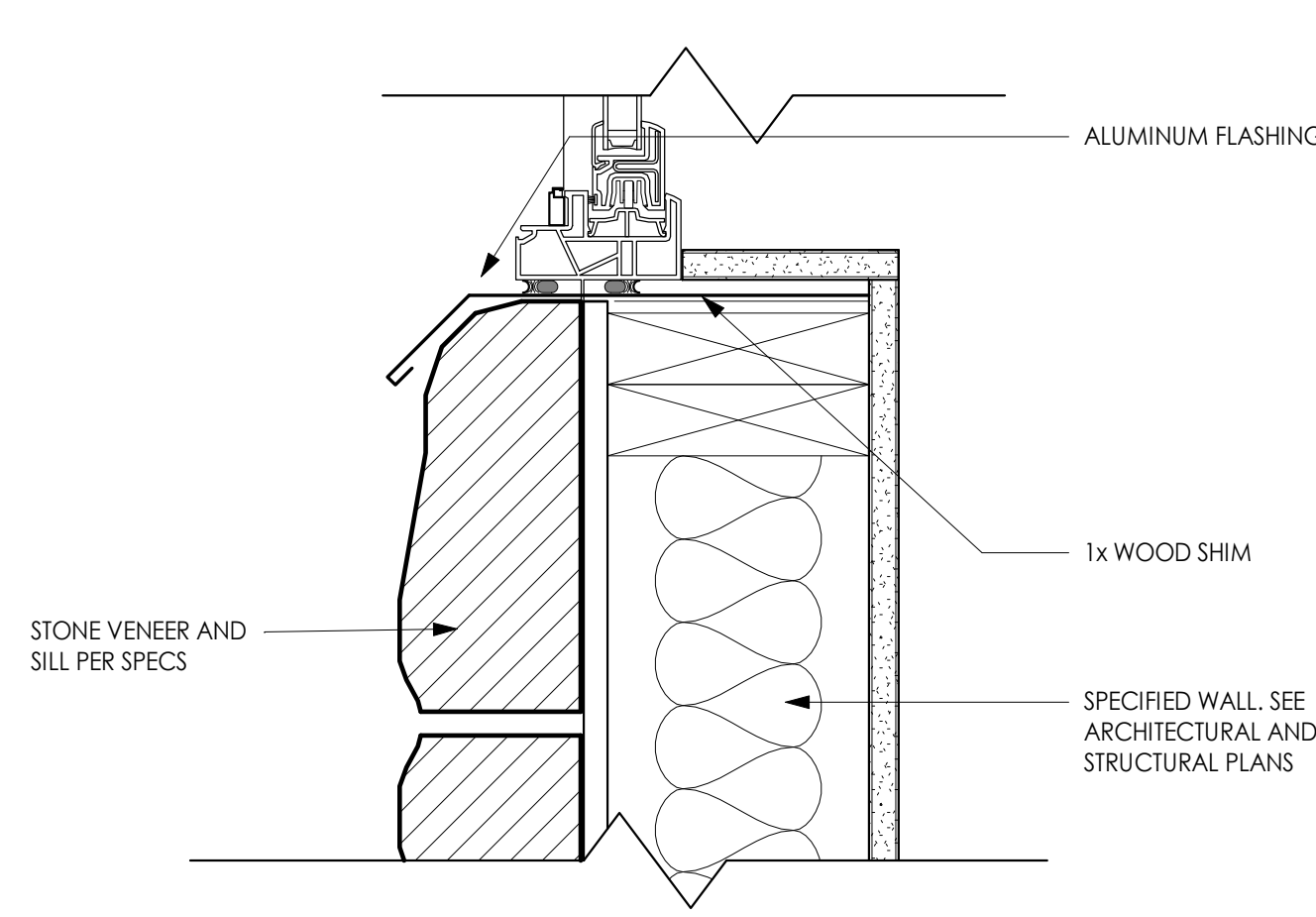
B2 POCKET DOOR - JAMB DETAIL
SCALE: 3" = 1'-0"



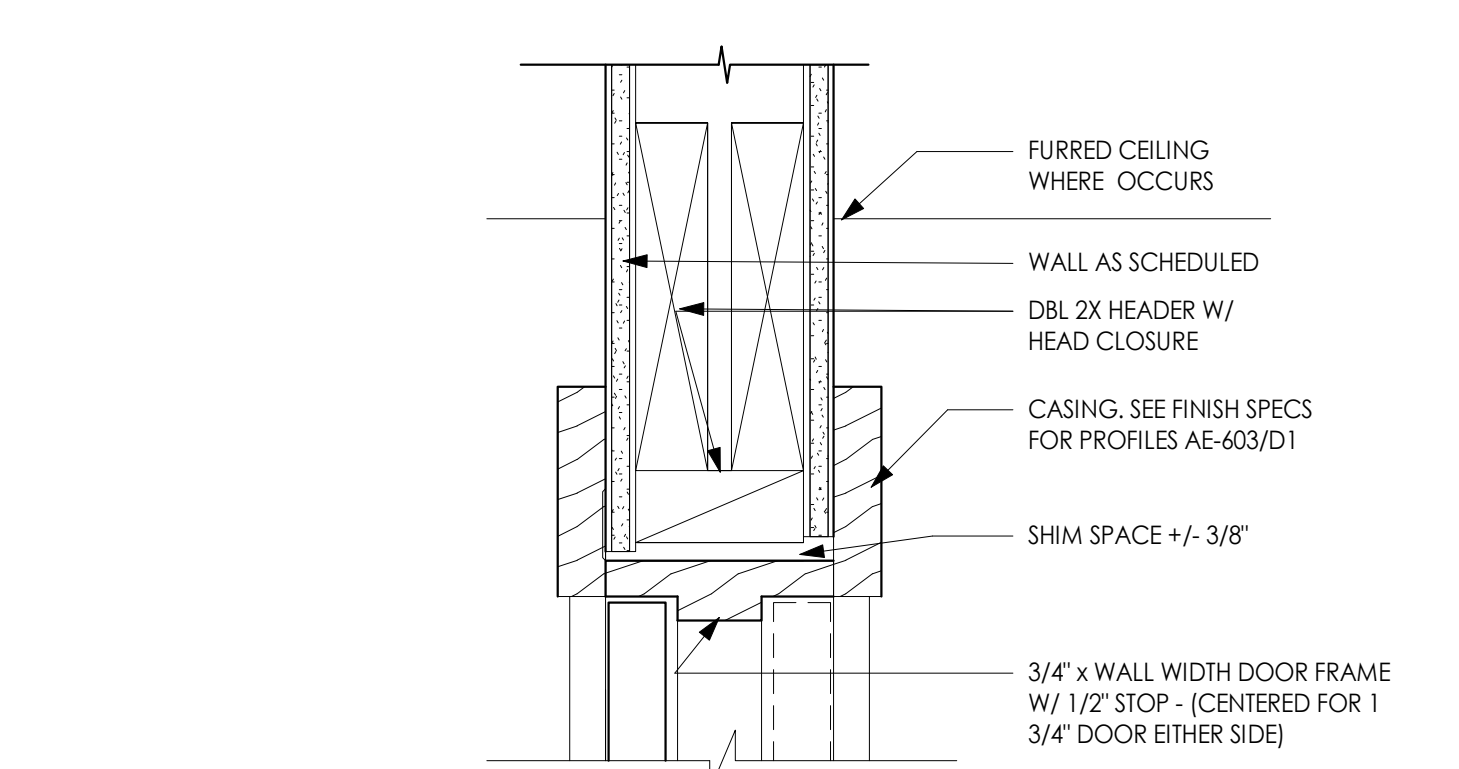
A2 DOOR THRESHOLD @ CONCRETE DECK
SCALE: 3" = 1'-0"



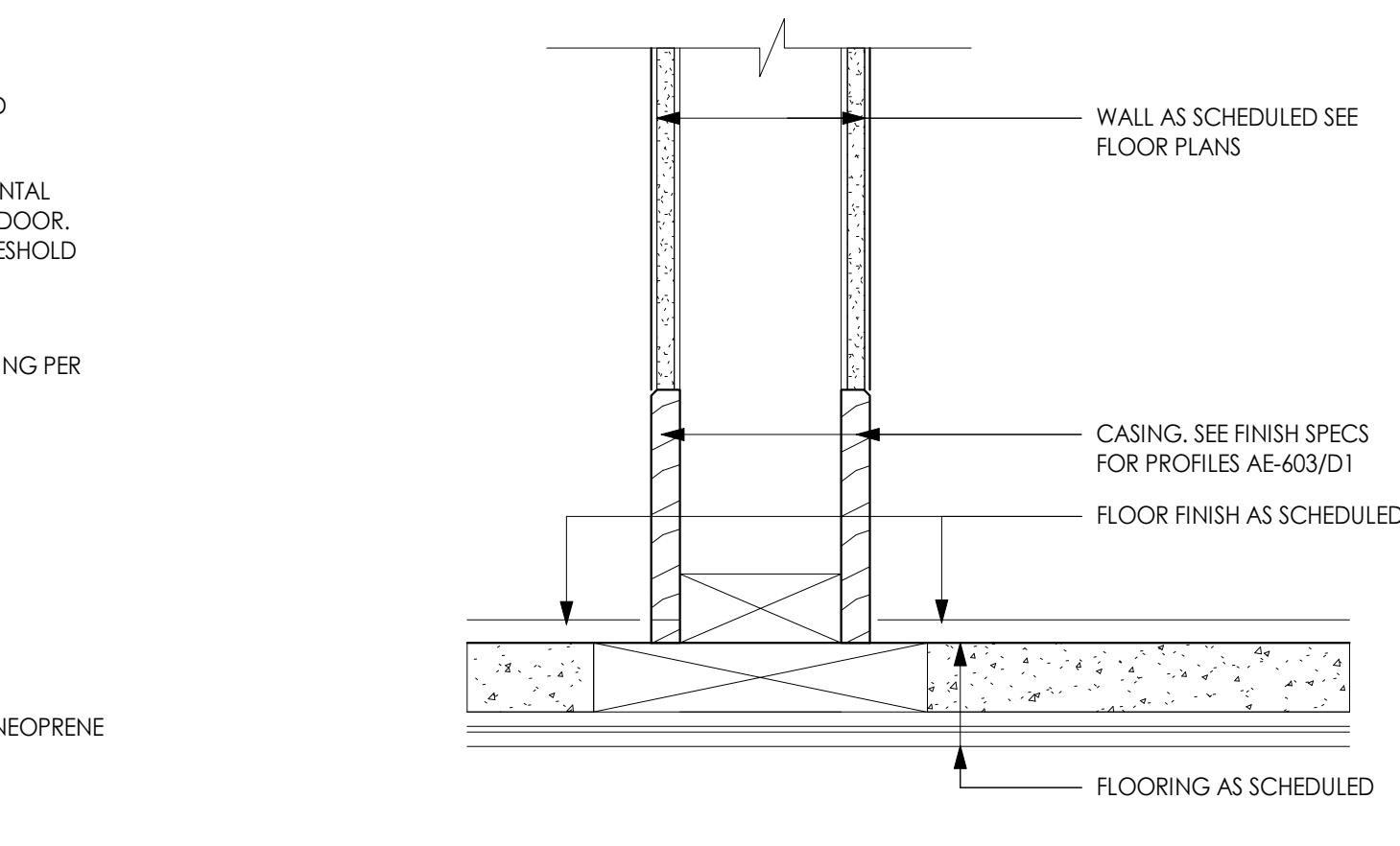
D3 DOOR/ WIN HEAD DETAIL - EXTERIOR AT STONE
SCALE: 3" = 1'-0"



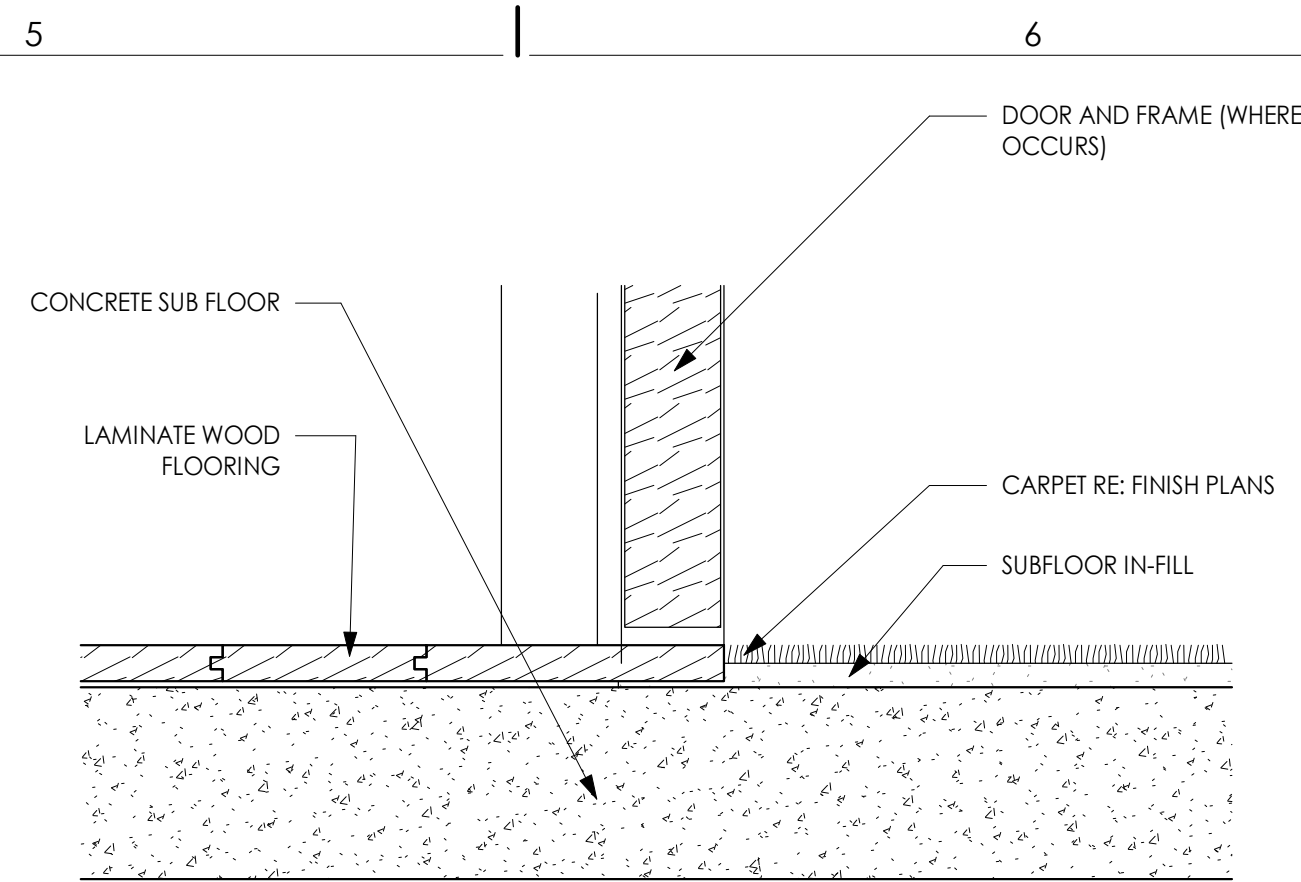
C3 WINDOW SILL - EXTERIOR AT STONE
SCALE: 3" = 1'-0"



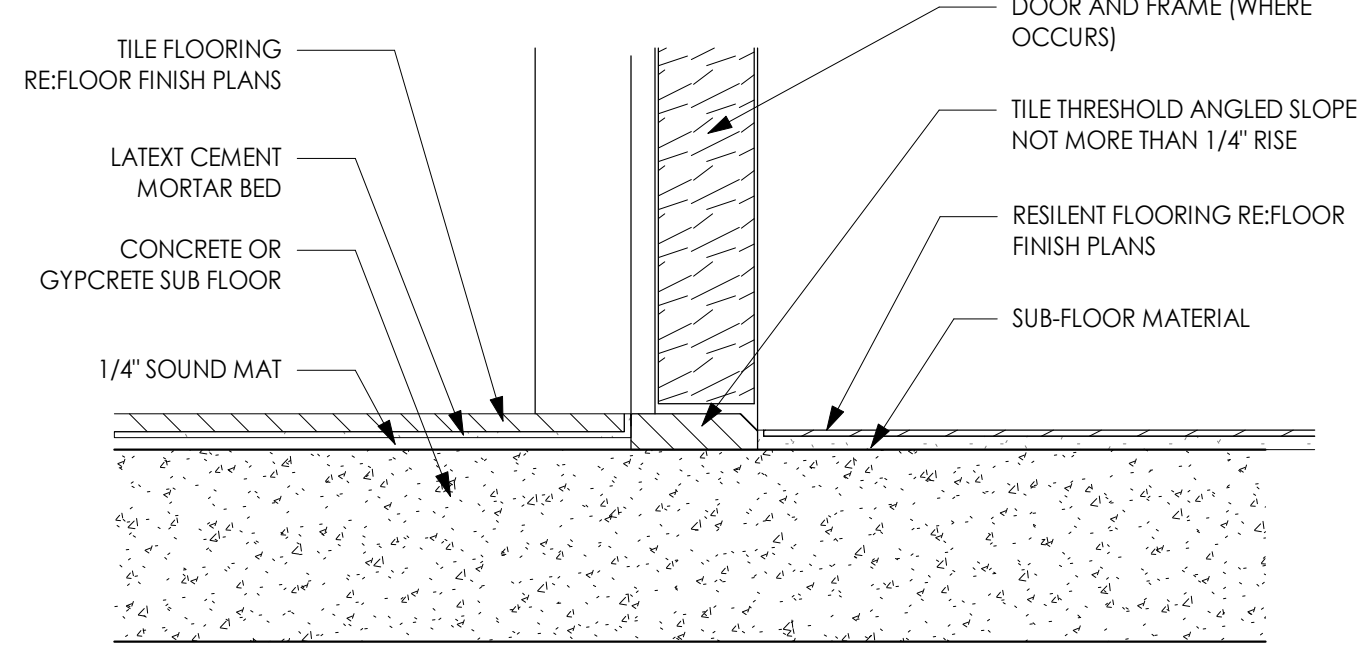
B4 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



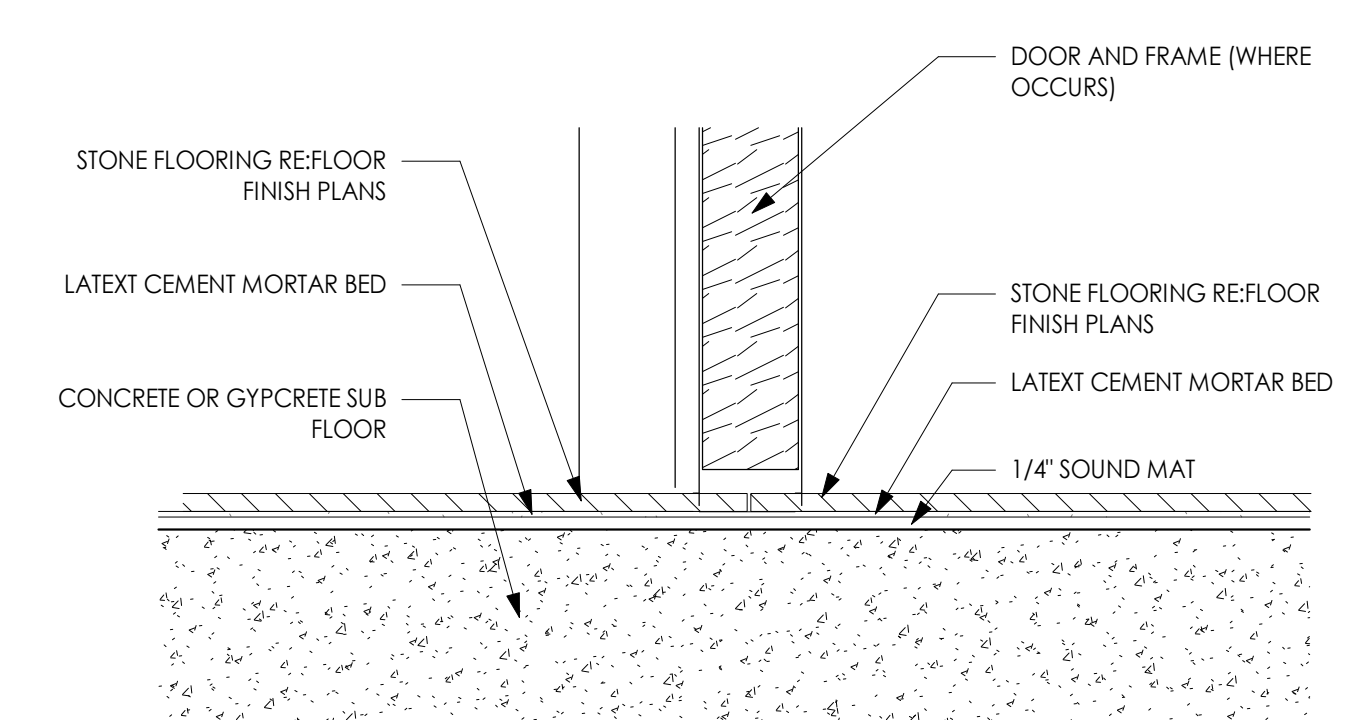
A4 INTERIOR DOOR SILL DETAIL
SCALE: 3" = 1'-0"



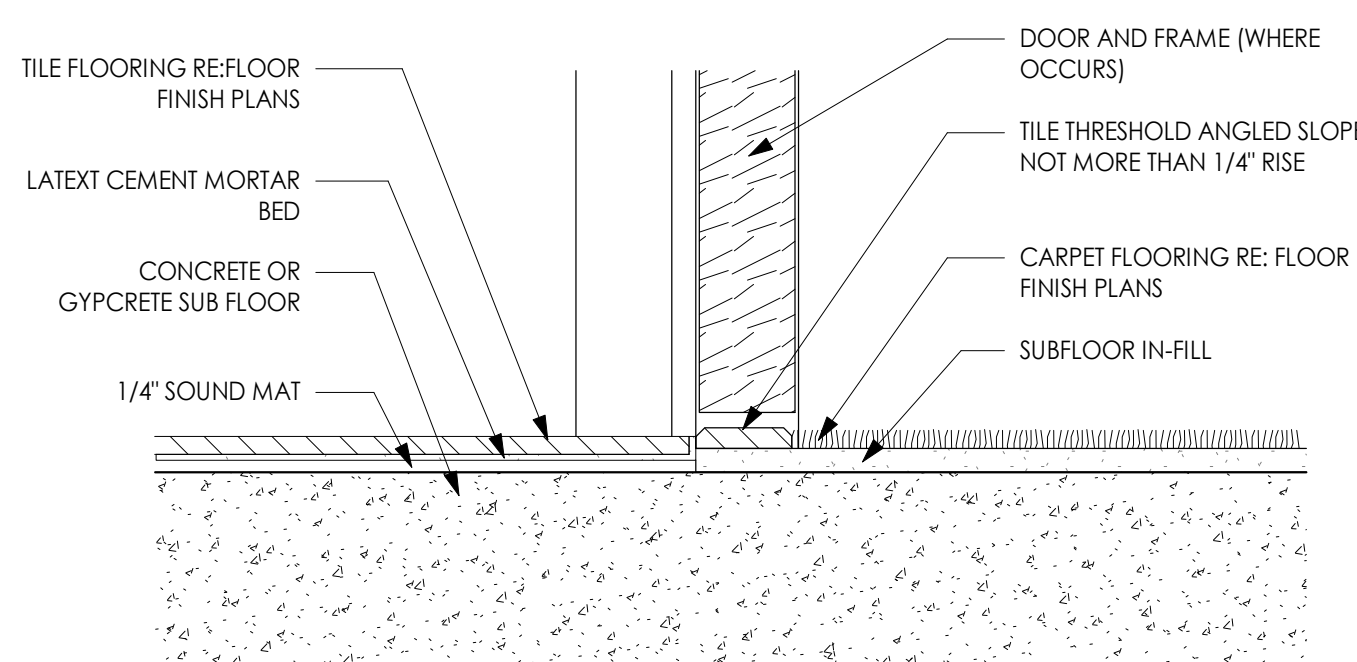
E5 WOOD TO CARPET TRANSITION
SCALE: 3" = 1'-0"



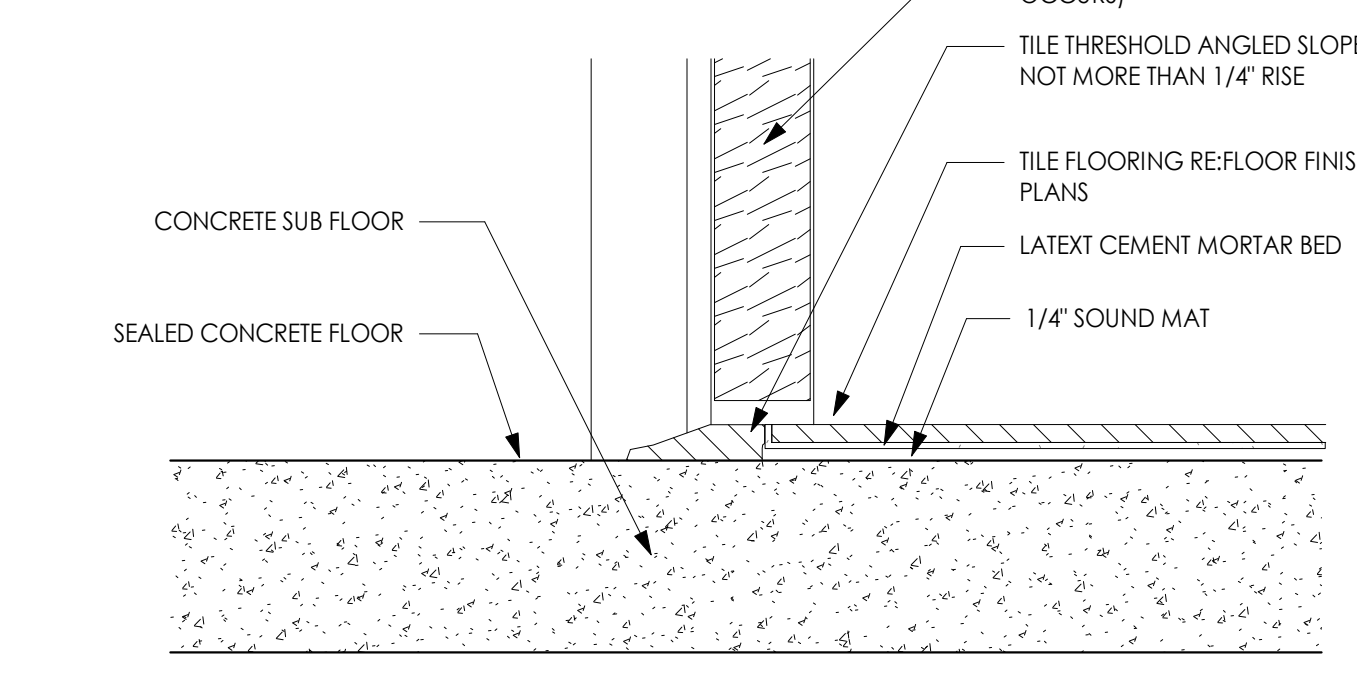
D5 TILE TO WOOD TRANSITION
SCALE: 3" = 1'-0"



C5 TILE TO TILE TRANSITION
SCALE: 3" = 1'-0"



B5 TILE TO CARPET TRANSITION
SCALE: 3" = 1'-0"



A5 CONCRETE TO TILE TRANSITION
SCALE: 3" = 1'-0"

**PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION**

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1061 LOWELL DUPLEX
TWO FAMILY HOME
1061 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

WINDOW/DOOR DETAILS

A-604

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PARK CITY, UTAH
LAND MANAGEMENT CODE

Consisting of

Ordinance No. 12-79 (January 1, 1980) Creating a Planning Commission, Board of Adjustment and Providing for the Administration and Enforcement of the City's Land Management Code; and Ordinance 8-80A, (August 22, 1980) Repealing and Re-enacting Ordinance No. 13-79, as Amended, to Provide for a Comprehensive Zoning of Park City and Adopting an Official Zoning Map.

Adopted August 22, 1980

Effective August 28, 1980

Reprinted as Amended June 15, 1981

\$5.00

PARK CITY MUNICIPAL CORPORATION
P. O. Box 1480
Park City, Utah 84060

SECTION 4. DISTRICTS AND REGULATIONS

4.1. HISTORIC RESIDENTIAL (HR-1) DISTRICT

4.1.1. PURPOSE. To allow continuation of the land uses and architectural scale and styles of the original Park City residential area and to encourage densities that will preserve the desirable residential environment and that will allow safe and convenient traffic circulation.

4.1.2. PERMITTED USES. In a Historic Residential (HR-1) District, no building or structure shall be erected which is arranged, intended, or designed to be used for other than one or more of the following uses:

4.1.2.1. Single-unit detached dwelling.

4.1.2.2. Two-unit dwelling.

4.1.2.3. Home occupation.

4.1.2.4. Accessory buildings and uses customarily incidental to main use.

4.1.2.5. Three-unit dwellings. Three-unit dwellings may be permitted upon review by the Planning Director provided that all required parking must be fully enclosed in a parking structure situated so that the mass of the parking area is at least 50% below the natural grade.

4.1.2.6. Lockout room.

4.1.3. CONDITIONAL USES. The following uses may be considered by the Planning Commission for conditional use approval as provided by Park City Ordinance 12-79, Section 2.

4.1.3.1. Public and quasi-public institutional use.

4.1.3.2. Nightly rentals.

4.1.3.3. Child nursery.

4.1.4. LOT AND SIZE REGULATIONS.

4.1.4.1. Lot Size. The minimum lot area for a single-unit dwelling shall be 2,812 square feet. Two-unit dwelling shall have a lot size of 3,750 square feet. Three-unit dwelling shall have a lot size of 5,625 square feet. The minimum width of a lot shall be 37.50 feet, 15.00 feet back from front lot line.

4.1.4.2. Side Yard.

4.1.4.2.1. The minimum side yard for any structure or accessory buildings or uses shall be five feet except that a side yard shall not be required where

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

LOG 311

*Date of Application **5-11-83** Date Work **6-8-83**

*Proposed Use of Structure **DUPLEX**

*Bldg. Address **#1 NORTHSTAR**

*Address Certificate No. **1061 LOWELL AVE** Assessors Parcel No. **1**

*Lot # **1** *Block **NORTHSTAR** *Subd. Name & Number **1**

*Property Location **19485** *If metes and bounds see instructions **4500**

*Total Property Area - In Acres or Sq. Ft. **19485** Total Bldg. Site Area Used **4500**

*Owner of Property **DAN CONLON + HECTOR MESTRE** Phone **328-2541**

*Mailing Address **96 P.O. 2455 PARK CITY UTAH** City **SLC**

*Business Name Address **PO 2455 P.C. UTAH** Business Lic. No. **36021-6**

*Architect or Engineer **STEVEN T. BAIRD** Phone **328-2541**

*General Contractor **A.D.A.C. DEV. CORP** Phone **649-0181**

*Business Address **PO 2455 P.C. UTAH** *State Lic. No. **36021-6** *City/Co. Lic. No. **1095**

*Electrical Contractor **ALPINE ELECTRIC** Phone **649-8779**

*Business Address **HIGHWAY 248 E COMPTON** *State Lic. No. **35131-5** *City/Co. Lic. No. **2080**

*Plumbing Contractor **B.R. HALE PLUMBING** Phone **268-9223**

*Business Address **231 West 4500 So. MURRAY** *State Lic. No. **33607-5** *City/Co. Lic. No. **2100**

*Mechanical Contractor **U.** Phone **2100**

*Business Address **VACANT** *State Lic. No. **VACANT** *City/Co. Lic. No. **VACANT**

*Previous Usage of Land or Structure (Past 3 yrs.) **VACANT**

*Dwell. Units Now on Lot **VACANT** *Assessory Bldgs. Now on Lot **VACANT**

*Type of Improvement/Kind of Const. ☐ Sign ☒ Build ☐ Remodel ☐ Addition ☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: **4** Covered **4** Uncovered **4**

SUB-CHECK **HR-1** Zone **HR-1** Zone Approved **HR-1**

Receipt No. **29711** **6-8-83** Permit Number **1302**

BUILDING FEE SCHEDULE

Square Ft. of Building **7258** Valuation **\$336275.30**

☐ Rough Basement Building Fees **2522.06**

☒ Finish Basement **6860** Plan Check Fees **1639.34**

Garage sq. ft. **740** Electrical Fees **1200.00**

Garage sq. ft. **1190** Plumbing Fees **1200.00**

Type of Bldg. **I-N** Occ. Group **R-3** Mechanical Fees **1200.00**

No. of Bldgs. **1** R. Value **19** Water **1200.00**

No. of Stories **2** Walls **19** Roof **30** Sewer **1200.00**

No. of Bedrooms **6** Storm Sewer **1200.00**

No. of Dwellings **2** Moving or Demo. **1200.00**

Type of Construction **Shrpt.** Reinspection **6725.51**

☒ Frame ☐ Brick Var. **W. Devel.** **5000.00**

☐ Brick ☐ Block ☐ Concrete ☐ Steel **less plan**

Max. Occ. Load **CK dep't.** **-200.00**

Fire Sprinkler ☐ Yes ☒ No **Total** **16886.91**

Special Approvals **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

Board of Adjustment **TO STARTING FRAMING**

Health Dept. **NOTE: Prior to foundation inspection, review and approval of final grading, drainage and landscape plans required.**

Fire Dept. **#1438**

Soil Report **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

Water or Well Permit **TO STARTING FRAMING**

Traffic Engineer **NOTE: Prior to foundation inspection, review and approval of final grading, drainage and landscape plans required.**

Flood Control **TO STARTING FRAMING**

Sewer or Septic Tank **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

City Engineer (off site) **TO STARTING FRAMING**

Gas **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

Comments: **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

NOTE: Prior to foundation inspection, review and approval of final grading, drainage and landscape plans required.

Land Use Cert. **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

Electrical Dept. **TO STARTING FRAMING**

HiBack C.G. & S. **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

Other **TO STARTING FRAMING**

Bond Required ☐ Yes ☐ No Amount **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

This application does not become a permit until signed below.

Plan Chk. OK by **HR-1**

Signature of Approval **HR-1** Date **6-8-83**

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent **HR-1** Date **6-8-83**

Signature of Owner (If owner) **HR-1** (Date) **6-8-83**

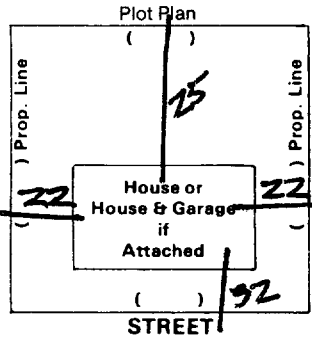
Census Tract. **HR-1** Traffic Zone **HR-1** Coordinate Ident. No. **HR-1**

Disapproved **6-8-83** Sub-Ck. By **HR-1**

Approved **6-8-83** Date **6-8-83**

Minimum Setbacks in Feet

Front	Side	Side	Rear
15'	5'	5'	10'



Indicate Street If Corner Lot

Indicate North

NOTE: 24 hours notice is required for all inspections.

PLANNING DEPT. USE

New S.L.U. Code No. **HR-1** Old S.L.U. Code No. **HR-1**

Certificate of Occupancy **HR-1**

Entry No.

244212

WESTERN STATES TITLE

REQUEST OF

FEE

ALAN SPRIGGS, SUMMIT CO. RECORD

By *[Signature]* **RESTRICTIVE COVENANTS RUNNING WITH THE LAND**

RECORDED 12-30-85 *[Signature]* M

at: 4:47

THIS AGREEMENT is made and entered into this 23rd day of December, 1985, by Williamsburg Savings Bank, formerly known as Washington Savings Bank, a Utah Corporation (hereinafter referred to as the "Bank").

RECITALS:

A. The Bank is the owner in fee of that certain tract of real property located at Park City, Summit County, State of Utah which is more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

B. Situated on the above-described parcel of land are two residential units in a duplex structure. The two halves of the structure are contiguous, join at the boundary line which separates the above-described tracts, and have in common a single wall (hereinafter referred to as the "party wall") running along said boundary line, extending through said two-family residential duplex structure, and including the roof of said structure, along said dividing boundary line. One half of said party wall is located upon each of the above-described tracts.

C. The Bank desires to set forth in a recordable document, its rights and obligations concerning the party wall.

NOW, THEREFORE, in consideration of the premises and of the rights and obligations set forth herein, and for the mutual benefit of the unit owners, the Bank agrees as follows:

1. The party wall referred to and described above is hereby agreed for all purposes to constitute a party wall. Except as herein modified or expended, all legal and equitable principles relating to party walls shall govern and apply to the party wall which is the subject of this Agreement.

2. The Bank or any subsequent owner of the parcels of land shall use or alter any improvements located on the tract which would jeopardize the support furnished by or the soundness or integrity of the party wall.

3. Any party who may purchase one of the units separately from the other shall share equally with the other unit owner any and all costs and expenses relating to damages, repair, replacement, restoration, or maintenance, the expenditure or incurring of which may be necessary or desirable to preserve the soundness or structural integrity of the party wall; provided, however, that if any such cost or expense becomes necessary or desirable as a result of the act or omission of one party, the cost or expense involved shall be borne by that party alone. In addition, all costs associated with maintenance, repairs, or replacements benefiting only one party (such as interior painting or redecorating) shall be borne solely by the party benefited.

4. Any demolition and/or new construction an owner may desire to carry out on one single unit owned by him, that party shall not be entitled to damage or demolish the party wall in whole or in part or alter or change the exterior design or structure of the building, whether on the party wall or on the unit owned by him, without obtaining the prior written consent of the other owner.

5. The Bank hereby grants such easements and rights of ingress and egress over, across, through and under the two separate units as are reasonably necessary to perform any necessary or desirable repairs, replacements, restoration, or maintenance in connection with the party wall, and in connection with utilities, including but not limited to water, sewer, electrical power, natural gas, telephone, whether for the benefit of the party who owns the tract over, across, through and under, which the utilities' accesses are provided or for the benefit of the other owner.

6. The Bank recognizes that, because of the proximity with respect to one another of the two units on the parcel of land described herein and of the improvements situated on said tracts, both the value of each unit and associated improvements and the ability of unit owner to use and enjoy his tract and improvements are, in large part, dependent upon the condition and use of the other owner's tract and improvements. Accordingly, each unit owner hereto agrees that (a) he will not use his tract and improvements in a way which does or would interfere with the other owner's use or enjoyment of his property or in a way which does or would materially and adversely affect the value of the other party's unit and (b) he will maintain his tract and improve-

BK 368 A277

ments so as not to interfere with the owner's use and enjoyment of his unit and so as not to materially and adversely affect the value of the other party's unit.

7. The Bank recognizes that there is a common outflow of sewer outside of the structure provided for the common benefit of the separate units. The common sewer line may have been installed over all or a portion of the separate units. The Bank agrees that the periodic costs assessed for the sewer and any and all repairs and maintenance costs for such sewer shall be shared equally by the owner of each unit. Each unit owner grants the other owner such easements and rights of ingress and egress over, across, through and under the tract owned by him as are reasonably necessary to permit the other party to perform any necessary repairs, replacements, or maintenance in connection with said sewer lines.

8. In the event that one owner defaults in any of the terms, conditions or covenants contained in this agreement, then the owner in default agrees to pay all costs of enforcing this Agreement or any damages arising out of the breach hereof including reasonable attorney's fee. In addition, the owners agree that in view of the uniqueness of the real property described herein, that either owner may maintain an action against the other owner for equitable relief in the form of a temporary restraining order or injunction to enforce the terms of this Agreement, and the owner in default under the terms, conditions and covenants of this Agreement shall pay all costs incurred in connection with such action, including reasonable attorney's fee.

9. This Agreement and each and every provision contained herein shall constitute easements and covenants running with the land, or equitable servitudes, as the case may be and shall be binding upon and shall inure to the benefit of the Bank and its respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. At any time that the Bank transfers its ownership in fee simple of one unit in the real property described herein, then the Bank shall no longer be obligated under the terms and conditions of this Agreement, but its successor in interest shall be fully obligated and substituted for the Bank as if such successor in interest had signed and entered into this Agreement in the first instance. The provisions hereof shall remain in full force and effect, until both structures utilizing the party wall and/or sewer lines or other utility lines are totally destroyed or demolished, in accordance with the terms of this Agreement, at which time this Agreement shall in all respects cease to be of any further force and effect.

DATED this 23rd day of December, 1985.

WILLIAMSBURG SAVINGS BANK, formerly
known as Washington Savings Bank, a Utah
Corporation.

Randy H. Tesch
By: Randy H. Tesch
Its: Senior Vice President

Gary M. Unker
By: Gary M. Unker
Its: Vice President

STATE OF UTAH }
 ss.
COUNTY OF SALT LAKE

300 368 PAGE 278

On the 23rd day of December A.D. 1985 personally appeared before me Randy H. Tesch and Gary M. Unker, who being by me duly sworn did say each for himself, that (s)he, the said Randy H. Tesch is the Sr. Vice President and he, the said Gary M. Unker is the Vice Pres. of Williamsburg Savings Bank and that the within and foregoing instrument was signed in behalf of said corporation.

My Commission expires: 6-2-87

Notary Public, Residing at
Salt Lake City, Utah

EXHIBIT A

COMMENCING at the most Northerly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 35°59' East 67.89 feet; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence North 54°01' East 143.5 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO access easement as shown on the recorded plat of North Star Subdivision.

COMMENCING at the most Easterly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence North 54°01' East 143.5 feet; thence South 35°59' East 67.89 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO that certain non-exclusive access easement as shown on the recorded plat of North Star Subdivision.

300 368 PAGE 279

WHEN RECORDED, RETURN TO:

Northstar Subdivision Homeowners Association
c/o Thomas T. Billings, Esq.
Van Cott, Bagley, Cornwall & McCarthy
36 South State Street, Suite 1900
Salt Lake City, UT 84111

ENTRY NO. 00891326

02/02/2010 11:14:09 AM B: 2019 P: 1331

Notice PAGE 1/2

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 16.00 BY VAN COTT BAGLEY CORNWALL MCCARTHY



Affects Parcel ID Nos. NR-1, NR-1A, NR-2, NR-3

NOTICE OF REMOVAL OF PROTECTIVE COVENANTS

PLEASE TAKE NOTICE that the following-described parcels of real property are no longer subject to the provisions of and/or the beneficiaries of any obligations of the Northstar Homeowners Association pursuant to the Declaration of Protective Covenants for the Northstar Subdivision dated July 19, 1977 and recorded as Entry No. 139189 in Book M97 at Pages 387 through 404 of the official records of Summit County, Utah, as amended by a First Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00497969 in Book 01113 at Pages 00248 through 00249 of the official records of Summit County, Utah, and as further amended by a Second Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00806996, in Book 1852 at Pages 1838 through 1841 of the official records of Summit County, Utah, and as may be further amended from time to time. Said real properties are more particularly described as follows:

Lot 1, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1.

Lot 1A, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1A.

Lot 2, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-2.

Lot 3, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-3.

All common areas, access easements, and paved streets within said real properties or adjacent to Lots 1 and/or 1A.

DATED this 14th day of January, 2010.

NORTHSTAR HOMEOWNERS
ASSOCIATION, a Utah nonprofit corporation

By: Annie Davis J. Beube
Its: Secretary

STATE OF N.C.)
 : ss.
COUNTY OF Chatham)

The foregoing instrument was acknowledged before me this 14 day of January, 2010, by Annie Lewis J. Gorda, who is the Secretary of the Northstar Homeowners Association, a Utah nonprofit corporation.

[Signature]
Notary Public



Planning Department Staff Report



Subject: 1063 Lowell Avenue
Application: PL-22-05445
Author: Caitlyn Tubbs, Sr. Planner
Date: May 4, 2023
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review application for a new Duplex in the HR-1 District; (II) conduct a public hearing; and (III) consider approving the Historic District Design Review subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval listed in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Chimso Onwuegbu
Location: 1063 Lowell Avenue
Zoning District: Historic Residential 1 (HR-1)
Adjacent Land Uses: Residential, Open Space
Reason for Review: In accordance with LMC §15-1-8 the Planning Director reviews Historic District Design Reviews for new construction.

COA	Condition of Approval
CUP	Conditional Use Permit
HDDG	Historic District Design Guidelines
HDDR	Historic District Design Review
HR-1	Historic Residential -1
LMC	Land Management Code
PCMC	Park City Municipal Corporation

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

Summary

The Applicant seeks to demolish an existing Duplex that is built across a property line and construct a new Duplex on each of the two Lots in the Northstar Subdivision – Lot 1 Amended. Duplexes are a Conditional Use in the Historic Residential (HR-1) Zoning District (LMC [§ 15-2.2-2](#)). On March 22, 2023 the Planning Commission unanimously approved a Conditional Use Permit (CUP) for the creation of a Duplex at the Site ([Staff Report](#), [Minutes](#)). The Applicant has submitted a Historic District Design Review (HDDR) Application because the Site is located in the HR-1 District and new construction requires design review.

Background

1061 and 1063 Lowell Avenue are Lots 1A and 1B in the Northstar Subdivision Lot 1 Amended (see Exhibit C). The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 Zoning District (Exhibit D). In 1983, the City issued a building permit for a Duplex on Lot 1 in the Northstar Subdivision (Exhibit E). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit F).

At some point, a deed was recorded with Summit County to bifurcate the originally-platted lot along the shared wall of the Duplex. Additionally, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants* to remove Lot 1 from the Northstar Homeowners Association (Exhibit G) on January 14, 2010. The Planning Commission reviewed a Plat Amendment to amend the original subdivision to create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to City Council ([Staff Report](#), [Minutes](#)). On October 28, 2021 the City Council approved the plat amendment ([Staff Report](#), [Minutes](#)) through [Ordinance 2021-42](#).

On October 28, 2023 the Applicant submitted a Historic District Design Review Pre-application. The proposal was discussed with the Design Review Team on November 30, 2022, January 4, 2023 and January 25, 2023. The Applicant submitted a Historic District Design Review application on March 13, 2023 and Conditional Use Permit application on December 27, 2022 for 1061 Lowell Avenue and 1063 Lowell Avenue.

On March 22, 2023 the Planning Commission unanimously approved the Conditional Use Permits for 1061 and 1063 Lowell Avenue ([Staff Report](#), [Minutes](#)).

Analysis

The Planning Director has the authority to review and issue decisions on Historic District Design Review applications per LMC [§15-1-8](#). Staff has outlined the standards and requirements set forth by the LMC for the Planning Director's review in the following tables:

(I) The proposed Duplex Dwelling complies with the requirements of the HR-1 Zoning District

[LMC Chapter 15-2.2](#) outlines the adopted requirements for the HR-1 Zoning District. The following table provides an analysis of the project's compliance with these standards:

Requirement	Analysis of Proposal
Lot Size: 3,750 square feet (Duplex)	Complies – The lot is 9,742 square feet in size.
Lot Width:	Complies – The lot is 67.89 feet in width.

25 feet measured 15 feet back from Front Lot Line	
Building Footprint: 2,818 square feet	Complies – The proposed building footprint is 2,800 square feet.
Front and Rear Setbacks: 15 feet each, totaling 30 feet	Complies – The proposed front setback is approximately 30 feet and the proposed rear setback is approximately 29 feet.
Side Setbacks: 5 feet minimum, totaling 18 feet	Complies – The proposed side setback is 13 feet on the northern side and 5 feet on the southern side. There are chimneys and roof overhangs on each side which project less than 2 feet into the side setbacks, as permitted by LMC §15-2.2-3(J) .

(II) The proposed Duplex dwelling complies with the height requirements set forth in the HR-1 District (LMC [§15-2.2-5](#)).

Requirement	Analysis of Proposal
<p>Building Height:</p> <p>27 feet from Existing Grade, Final Grade must be within 4 feet of Existing Grade;</p> <p>35 feet from the lowest finish floor plane to the point of the highest wall top plate;</p> <p>A 10 foot minimum horizontal step in the downhill façade;</p> <p>Roof pitch shall be between 7:12 and 12:12 pitch</p>	<p>Complies - The proposed Structure is 27 feet from Existing Grade and measures 35 feet from the lowest finished floor plane to the top of the highest wall plate.</p> <p>The Applicant has provided a 10 foot 8 inch step back at a point approximately 22 feet from Final Grade.</p> <p>The primary roof form has a pitch of 7:12.</p>

(III) The proposed Duplex complies with the Off-Street Parking requirements set forth in LMC [§ 15-3-6](#).

LMC [§ 15-3-6](#) sets the requirements for Off-Street parking for Single-Family Dwellings (SFDs) and Duplexes. All new SFDs and Duplexes are required to meet these standards and provide at least the minimum number of parking spaces listed.

Requirement	Analysis of Proposal
Off-Street Parking Required: Duplexes require 2 spaces per	Complies – The northmost unit has provided two parking stalls within an attached two car garage. The southern

unit, 4 total	unit has provided two parking stalls within a single car garage and on the driveway leading up to the garage. The parking on the driveway is located outside of the front setback.
---------------	--

(IV) The proposed Duplex dwelling complies with the Design Guidelines for New Residential Infill Construction in Historic Districts.

LMC [§15-13-8](#) sets the requirements for New Residential Infill Construction in Historic Districts. All new infill construction must abide by these standards.

Requirement	Analysis of Proposal
Site Design	
a. Building Setback and Orientation	Complies – The proposed duplex is compliant with the required setbacks of the underlying HR-1 District. The proposed Structure is oriented toward Lowell Avenue, like the neighboring structures.
b. Topography and Grading	Complies – There is a large retaining wall already constructed on the property behind the existing Duplex. This retaining wall will remain in place and will not be expanded or altered. The proposed Duplex steps up to the rear of the property as the slope of the Site increases.
c. Landscaping and Vegetation	Complies with Conditions of Approval 7 & 8 - The landscaping plan provided with the HDDR submittal (sheet L-1) states a finalized landscape and outdoor lighting plan will be provided to PCMC at the time of a four-way inspection during the building permit process. Staff recommends a Condition of Approval that the Applicant provide a narrative detailing the species and caliper sizes of all mature vegetation on Site and outlining how any mature vegetation removed will be replaced on Site. Additionally, Staff recommends a Condition of Approval that the finalized landscaping plan shall comply with LMC §15-5-5(N) and all outdoor lighting shall comply with LMC §15-5-5(J) .
d. Retaining Walls	Complies – There is an existing retaining wall on the site behind the existing Duplex Structure. The existing retaining wall will remain on the site and the Applicant has proposed the cladding of the wall in the same stone used on the foundation of the new Structure. No additional retaining walls are proposed as part of this application.
e. Fences	Not Applicable – The Applicant is not proposing the installation of any fencing with this application.
f. Paths, Steps, Handrails, & Railings (Not Associated with	Not Applicable – No paths, steps, handrails, or rails are proposed beyond the handrails utilized on the front entry porch.

Porches)	
g. Gazebos, Pergolas, and other Shade Structures	Not Applicable – The Applicant is not proposing the installation of any gazebos, pergolas, or other shade structures with this application.
h. Parking Areas & Driveways	Complies – The proposed Structure provides one single-car garage and one two-car garage. The building Site is set far back from the Lowell Avenue public right-of-way and is at a much higher grade than the asphalt on Lowell Avenue. The proposed Site of the garages is removed from visibility from the public right-of-way and is further disguised by the Applicant's use of vertical wood siding on the garage doors to match the siding on that section of the Structure.

Requirement	Analysis of Proposal
Primary Structures	
a. Mass, Scale & Height	Complies – The proposed Structure is approximately the same height and mass of the existing building. The proposed architectural style is similar to that found in the surrounding neighborhood on non-historic Structures. The proposed Structure is modulated by multiple roof forms and is set far back from the Lowell Avenue public right-of-way.
b. Foundation	Complies – While portions of the first floor exterior walls are visible at the front of the proposed Structure, the foundation is entirely buried below grade.
c. Doors	Complies – The primary entrance of both units is clearly defined by the presence of a front porch and projecting roof over the entry doors. The doors on the primary façade are evenly spaced across the width of the Structure and are compatible in size and scale with those seen in the Historic District. The Applicant has proposed the installation of custom-made wooden doors for each unit.
d. Windows	Complies – The windows proposed on this Structure comply with the “2:1 rule” and the amount of glazing proposed is proportionate to that seen on historic Structures in the character area. The proposed windows are aluminum-clad wood, which is listed as a recommended material under LMC §15-13-8(B)(2)(d) .
e. Roofs	Complies – The proposed roof forms included in the proposed design are pitched gable and shed roofs. These roof forms are common in the Historic District and are recognized as compatible with the historic character of the Area. The Applicant has proposed the use of standing seam metal roofing. Roof colors are required by LMC §15-13-8(B)(2)(e)(6) to be neutral and muted with a non-reflective finish.
f. Dormers	Not Applicable – There are no dormers proposed as part

	of this design.
g. Gutters and Downspouts	Complies with Condition of Approval 9 - The proposed roof is finished with a drip edge and no gutters or downspouts are proposed at this time. Staff recommends a Condition of Approval that if the owner chooses to install gutters and/or downspouts in the future they must be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way per LMC §15-13-8(B)(2)(g) .
h. Chimneys and Stovepipes	Not Applicable – No chimneys or stovepipes have been proposed with this application.
i. Porches	Complies – The entry porches for each unit of the Duplex are located at the frontmost plane of the Structure. A staircase leading from grade to the shared covered porch clearly identifies the entry locations. The proposed porch utilizes the same simple, unornamented design of the rest of the Structure and utilize a staircase to access the right-of-way similarly to other historic Structures in the surrounding character area.
j. Architectural Features	Complies – The proposed Structure has minimal architectural decoration. The Structure has a simple design with common building elements and forms.

Requirement	Analysis of Proposal
Mechanical and Utility Systems and Service Equipment	Complies with Condition of Approval 10 - Final locations of mechanical equipment (e.g. hot tubs, air conditioner condensers, etc.) have not yet been determined. Staff recommends a Condition of Approval that any mechanical equipment comply with the requirements set forth in LMC §15-13-8(B)(3)

Requirement	Analysis of Proposal
Materials	Complies – The Applicant has proposed the use of horizontal and vertical wood lap siding with accents of stone at the foundation and retaining wall at the rear of the property. Wooden siding is very common in the Historic District and is recognized as a material compatible with the historic character of the area. The Applicant has proposed the use of a standing seam metal roofing material for the various roof forms which is also considered a compatible material in the Historic District.

Requirement	Analysis of Proposal
Paint and Color	Complies with Condition of Approval 11 - The Applicant has not proposed any colors for the materials. Paint color is not regulated by LMC §15-13-8 , however,

	materials that are traditionally painted are required to have an opaque rather than transparent finish. Staff recommends a Condition of Approval that the wooden siding shall be painted or stained to be fully opaque.
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Requirement	Analysis of Proposal
Garages	Complies – The proposed garages are attached to the Duplex Structure in the first floor. One garage is a single-car width and the other is a double-car width. They are clad in a vertical wood siding to minimize the visual impact from the front of the Duplex.

Requirement	Analysis of Proposal
Decks	Complies – A ski bridge deck is proposed at the rear of the northern unit. The proposed ski bridge deck will extend from the top of the existing retaining wall to a small balcony at the topmost floor. The roof forms of the proposed Structure will block the majority of the view of the ski bridge from the public right-of-way.

Requirement	Analysis of Proposal
Balcony and Roof Decks	Complies - The southern unit includes a small balcony off to the side of the entry door. This balcony is recessed underneath the entry porch roof and is visually minimized from the public right-of-way as required by LMC §15-13-8(B)(8) . The main entry porch serves the front doors of each unit and extends to half the width of the Structure. A second-story balcony is proposed in the northern unit; this balcony is set back from the front wall plane of the dwelling and is disguised by the shed roof of the front porch.

(V) The Development Review Committee Review of Application.¹

The Development Review Committee discussed this development on December 6, 2022, and no concerns were raised.

Department Review

The Planning Department reviewed this report.

¹ 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).

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on April 19, 2023. Staff mailed courtesy notice to property owners within 100 feet on April 19, 2023. The *Park Record* published notice on April 19, 2023.²

Public Input

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

Alternatives

- The Planning Director may approve the Historic District Design Review;
- The Planning Director may deny the Historic District Design Review and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain/uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Northstar Subdivision Lot 1 Amended Plat

Exhibit D: 1980's Land Management Code – HR-1 District

Exhibit E: 1983 Building Permit

Exhibit F: Party Wall Agreement

Exhibit G: Notice of Removal of Protective Covenants

² LMC [§ 15-1-21](#).



Planning Department

May 4 2023

Lowell Project, LLC
1675 Soniat St.
New Orleans, LA 20115
(504)-301-4440
stacyhead08@yahoo.com

CC: Chimso Onwuegbu
(801)-712-4078
chimso@be-wow.com

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	1063 Lowell Avenue
Zoning District:	Historic Residential 1 (HR-1)
Application:	Historic District Design Review (HDDR)
Project Number:	PL-22-05445
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 4, 2023
Project Summary:	Applicant seeks to demolish an existing Duplex and construct two new Duplexes, one at 1061 Lowell Avenue and another at 1063 Lowell Avenue. 1063 Lowell Avenue is located in the HR-1 District and is subject to HDDR review.

Action Taken

On May 4, 2023, the Planning Director conducted a public hearing and approved the 1063 Lowell Avenue Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Property is located at 1063 Lowell Avenue and is also known as Lot 1A of the Northstar Subdivision Lot 1 Amended Plat.
2. Lot 1A is 9,742 square feet in size.



Planning Department

3. The Property is located within the Historic Residential-1 (HR-1) Zoning District.
4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.
5. The 1980's Land Management Code permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.
6. In 1983 the City issued a building permit for a Duplex on Lot 1 of the Northstar Subdivision.
7. In 1985 a Party Wall Agreement for the shared wall of the Duplex was recorded with Summit County.
8. At some point a deed was recorded with Summit County to bifurcate the originally platted lot along the shared wall of the Duplex.
9. On February 2, 2010 the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants to remove Lot 1 from the Northstar Homeowners Association.
10. On August 19, 2021 the City received a complete application for the Northstar Subdivision – Lot 1 Amended Plat amendment.
11. The Planning Commission reviewed a Plat Amendment Application to formally create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to City Council.
12. The City Council reviewed the Plat Amendment Application on October 28, 2021 and approved the amendment by Ordinance 2021-42.
13. On December 21, 2022, the City received a Conditional Use Permit application for the construction of a new Duplex on 1063 Lowell Avenue.
14. A Duplex is a Conditional Use in the HR-1 Zoning District for lots with a minimum area of 3,750 square feet.
15. On March 22, 2023 the Planning Commission reviewed the Conditional Use Permit application, held a public hearing, and approved a Conditional Use Permit to establish a new Duplex at 1063 Lowell Avenue.
16. Currently, Lot 1A contains a legal non-complying Duplex Structure which is bifurcated by the Lot Line between Lot 1A and Lot 1B of the Northstar Subdivision – Lot 1 Amended Plat.
17. The current Duplex would be described as a non-complying structure, which is defined in LMC §15-15-1.172 as "A Structure that 1) legally existed before its current zoning designation; and 2) because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure."



Planning Department

18. Existing on the Lot is a fifteen foot (15') non-exclusive Access easement to access Lot 1B, Lot 2, and parts of Lot 3 of the Northstar Subdivision.
19. The maximum building footprint allowed on the Lot is 2,818 square feet. The proposed building has a footprint of 2,800 square feet.
20. The HR-1 Zoning District's required Front and Rear Setbacks are 15 feet each, totaling a minimum of 30 feet. The proposed Front Setback is approximately 30 feet from the property line and the proposed Rear Setback is approximately 29 feet from the rear property line.
21. The HR-1 Zoning District's required Side Setback is a minimum of 5 feet, totaling a minimum of 18 feet. The proposed northern Side Setback is 13 feet, and the proposed southern Side Setback is 5 feet.
22. The HR-1 Zoning District's maximum Building Height is 27 feet. The HR-1 Zoning District requires a maximum height of 35 feet from the lowest finish floor plane to the top of the highest wall plate. The proposed Structure is 27 feet in height and is 35 feet from the lowest finish floor plane to the top of the highest wall plate.
23. The proposed Structure complies with the underlying requirements of the HR-1 Zoning District.
24. On April 19, 2023 City staff provided a public hearing notice to all property owners within 300 feet of the proposed HDDR and posted a sign to the subject property.
25. On April 19, 2023 City staff published a public hearing notice to the City website and to the Utah Public Notice website.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to LMC Chapter 15-2.2 Historic Residential 1 (HR-1) District.
2. The proposal complies with the criteria for the Design Guidelines for New Residential Infill Construction in Historic Districts outlined in LMC §15-13-8.

Conditions of Approval

1. Final building plans and construction details shall be the same as the plans approved May 4, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant



Planning Department

submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.

3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. The property is located outside of 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.
6. All Conditions of Approval from the Northstar Subdivision Lot 1 Plat Amendment (listed in Ordinance 2021-42) and the Conditional Use Permit (PL-22-05492) shall also apply.
7. The Applicant shall provide an analysis detailing the species and caliper of existing mature vegetation on the subject property and outline how any mature vegetation removed from the Site will be replaced.
8. A finalized landscaping plan shall be submitted to the Planning Department for review and approval or denial in accordance with LMC §15-5-5(N) prior to a final inspection for the building permit. All outdoor lighting shall also be noted on the plan and comply with LMC §15-5-5(J).
9. All gutters and/or downspouts shall be located away from architectural features and visually minimized when viewed from the public right-of-way per LMC §15-13-8(B)(2)(g).
10. Any mechanical equipment (e.g. hot tubs, air conditioner condensers, etc.) shall comply with the requirements set forth in LMC §15-13-8(B)(3).
11. Any exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
12. The standing seam metal roofing shall be muted and neutral in color and shall have a non-reflective finish.
13. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
14. Construction shall not impact surrounding Historic Structures.
15. Vinyl or aluminum doors and windows are prohibited.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Gretchen Milliken, Planning Director

CC: Caitlyn Tubbs, Senior Historic Preservation Planner

LOWELL PROJECT, LLC

1063 LOWELL

TWO FAMILY HOME

1063 LOWELL AVE,

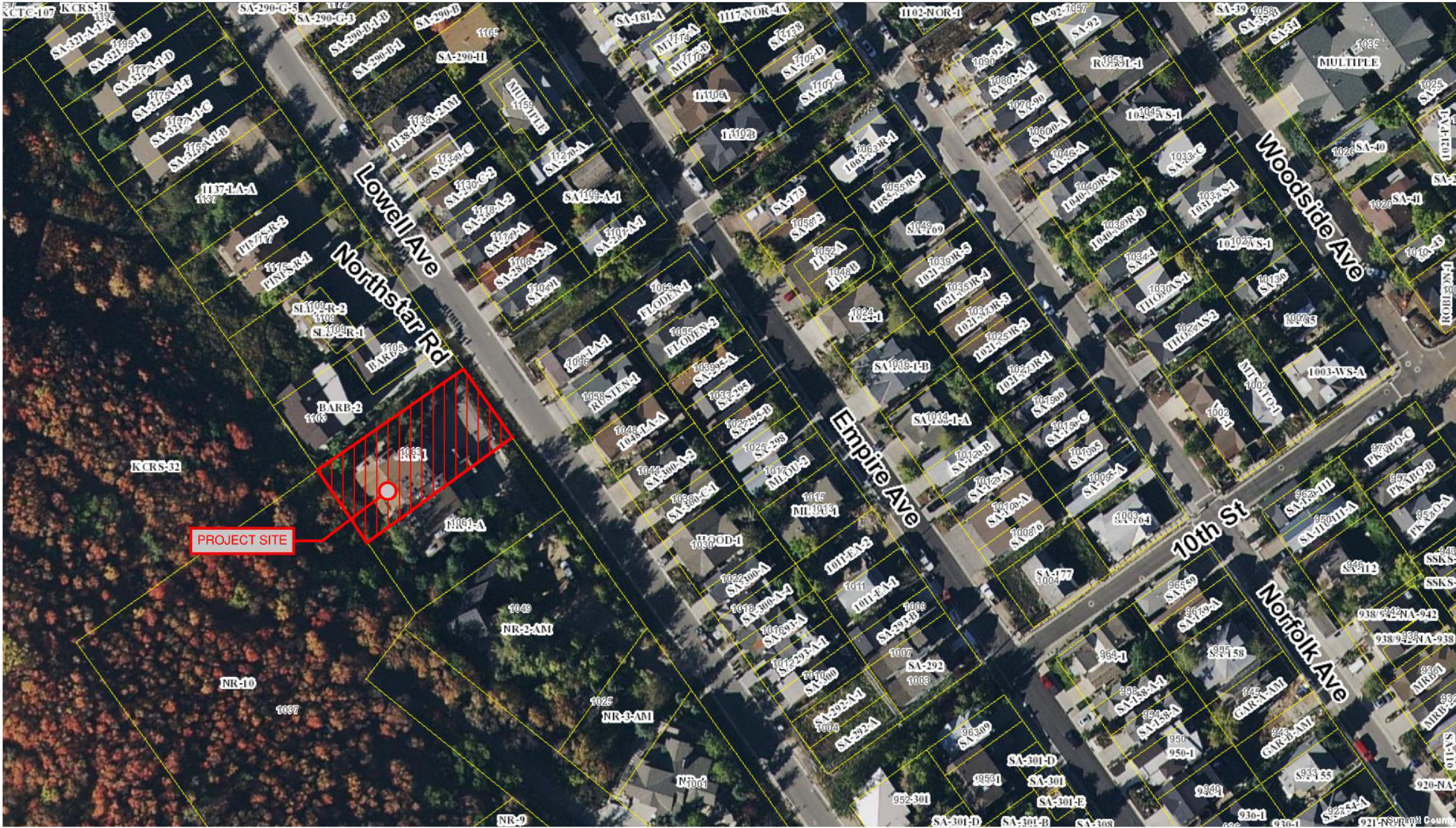
PARK CITY, UT 84060

HDDR

03.02.2023

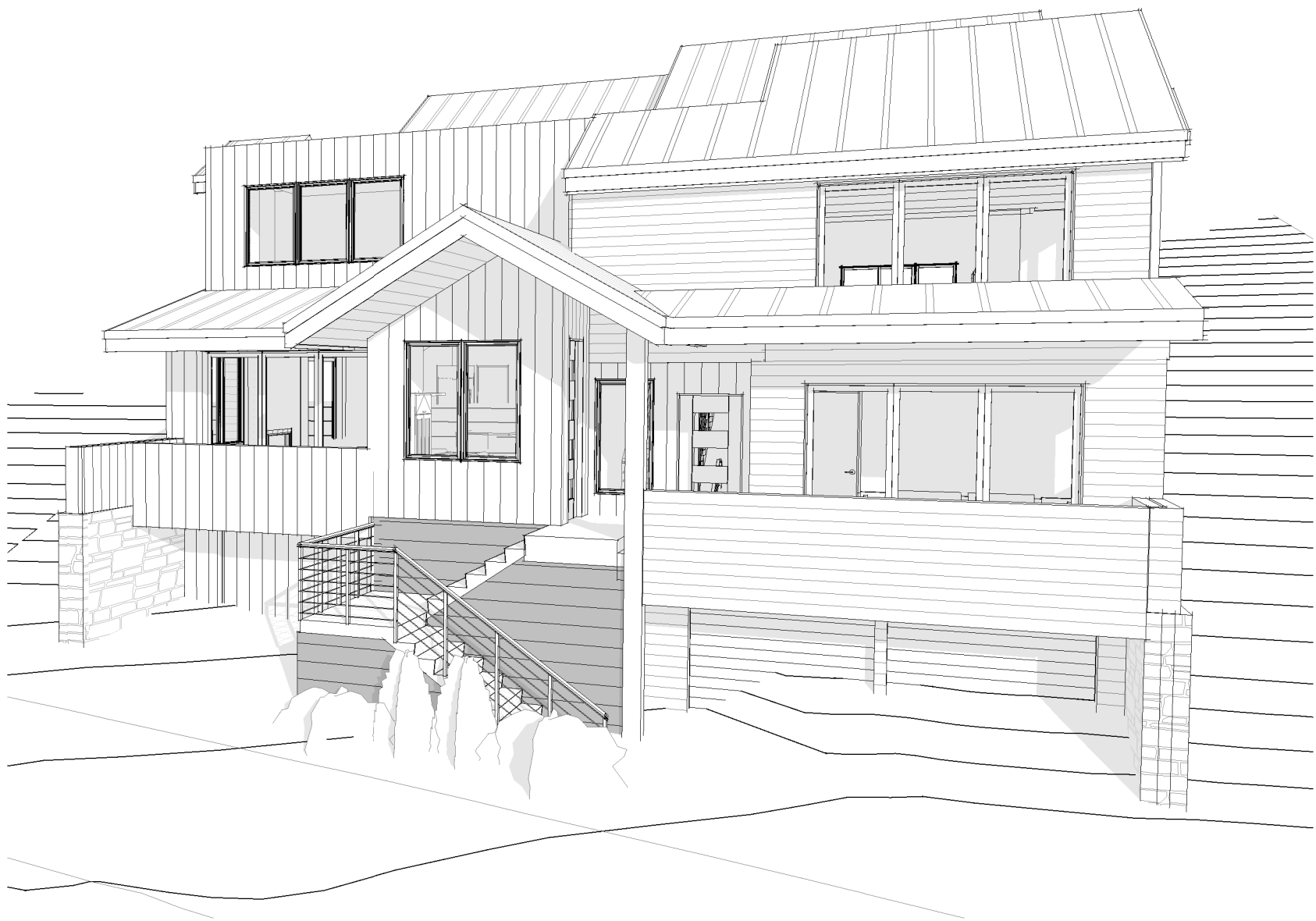
PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
Lowell Project, LLC. 1061 Lowell Ave Park City, Utah 84060 telephone: 504.301.7770 Contact: Stacy Head email: stacyhead08@yahoo.com	WOW atelier Architects LLC. 73 East 400 South Salt Lake City, UT 84111 p: 801.712.4078 Contact: Chimso Onwuegbu e: chimso@be-wow.com
CIVIL ENGINEER	STRUCTURAL ENGINEER
MECHANICAL ENGINEER	ELECTRICAL ENGINEER
DESIGN-BUILD BY CONTRACTOR SCHEMATICS BY ARCHITECT	
LANDSCAPE ARCHITECT	INTERIOR DESIGNER
CONTRACTOR	



PROJECT VICINITY MAP

Sheet List	
Sheet Number	Sheet Name
GI-000	COVER SHEET
GI-005	AREA PLANS
GI-100	EXISTING CONDITION PHOTOS
1 OF 1	RECORD OF SURVEY AND TOPOGRAPHY
L-1	LANDSCAPE PLAN
A-100	PRELIMINARY SITE PLAN
A-101	GARAGE LEVEL FLOOR PLAN
A-102	ENTRY LEVEL FLOOR PLAN
A-103	MID LEVEL FLOOR PLAN
A-104	LOFT LEVEL FLOOR PLAN
A-105	ARCHITECTURAL ROOF PLAN
A-200	EXTERIOR ELEVATION
A-201	EXTERIOR ELEVATION
A-202	EXTERIOR ELEVATION
A-203	EXTERIOR ELEVATION
A-204	EXTERIOR 3D VIEWS
A-301	SECTIONS
A-302	SECTIONS
A-600	DETAILS
A-601	DETAILS
A-604	WINDOW/DOOR DETAILS



WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

LANDSCAPE:

INTERIOR:

1063 LOWELL

TWO FAMILY HOME

1063 LOWELL AVE,

PARK CITY, UT 84060

PROJECT #:

220013

ISSUE DATE:

03.02.2023

ISSUE:

HDDR

REVISIONS

COVER SHEET

GI-000

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the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 3/13/2023 9:42:18 AM
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PANORAMIC WEST SIDE OF LOWELL AVE.



PANORAMIC EAST SIDE OF LOWELL AVE.



LOWELL AVE. VIEW #1 (WEST SIDE)



LOWELL AVE. VIEW #2 (WEST SIDE)



LOWELL AVE. VIEW #3 (WEST SIDE)



LOWELL AVE. VIEW #4 (WEST SIDE)



LOWELL AVE. VIEW #1 (EAST SIDE)



LOWELL AVE. VIEW #2 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)

WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

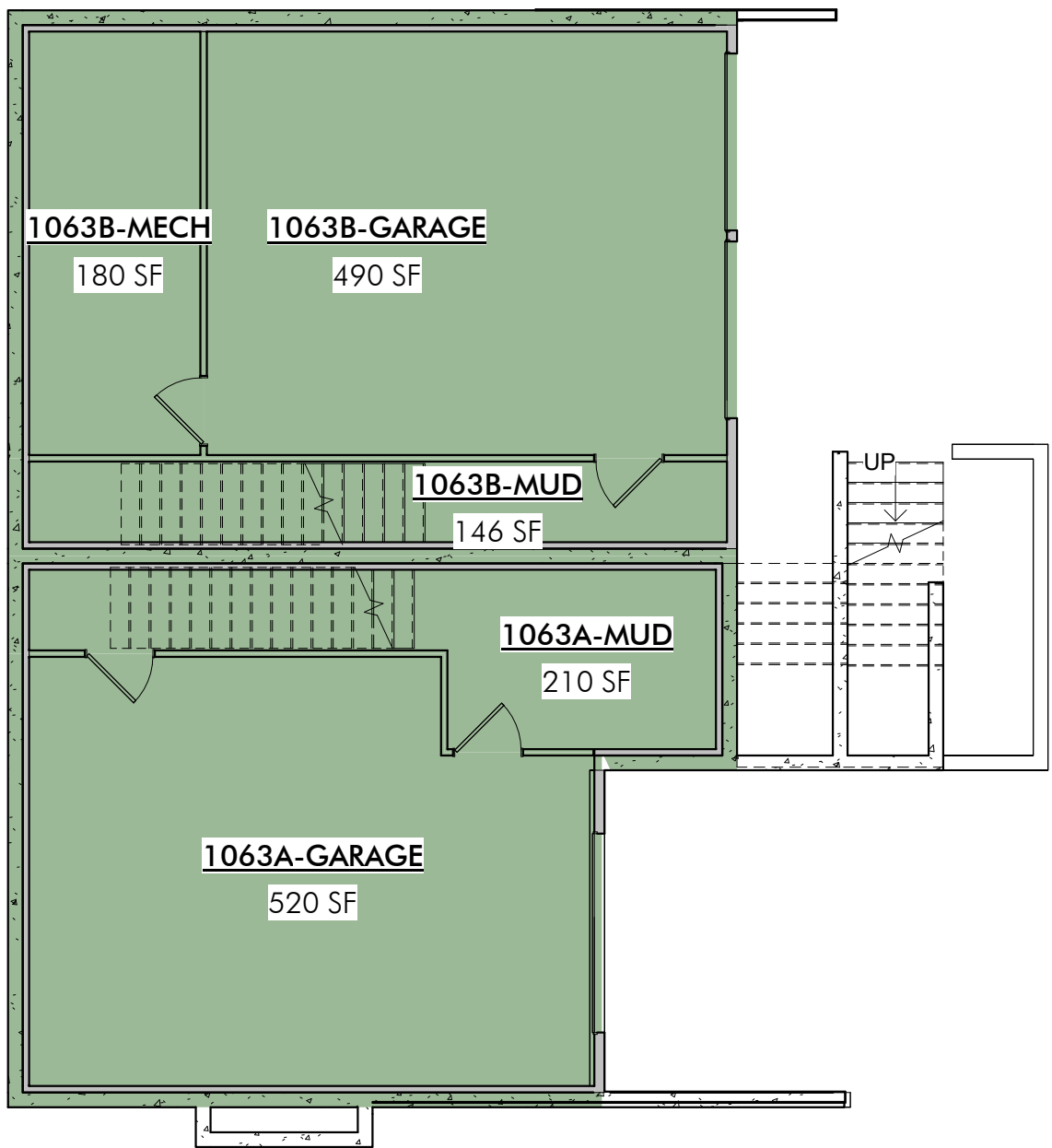
EXISTING CONDITION
PHOTOS

GI-100

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the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
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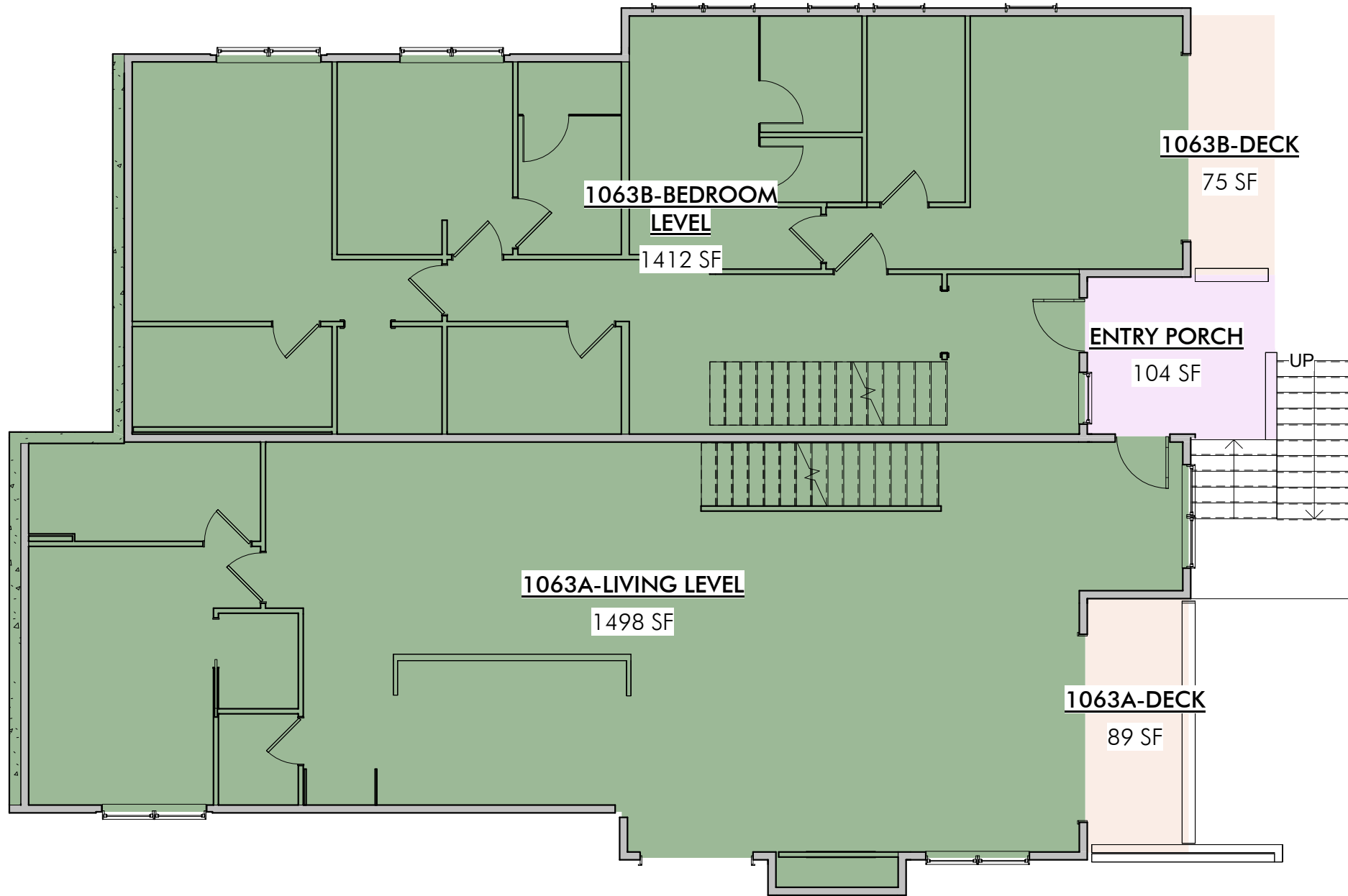
A1 0-GARAGE LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



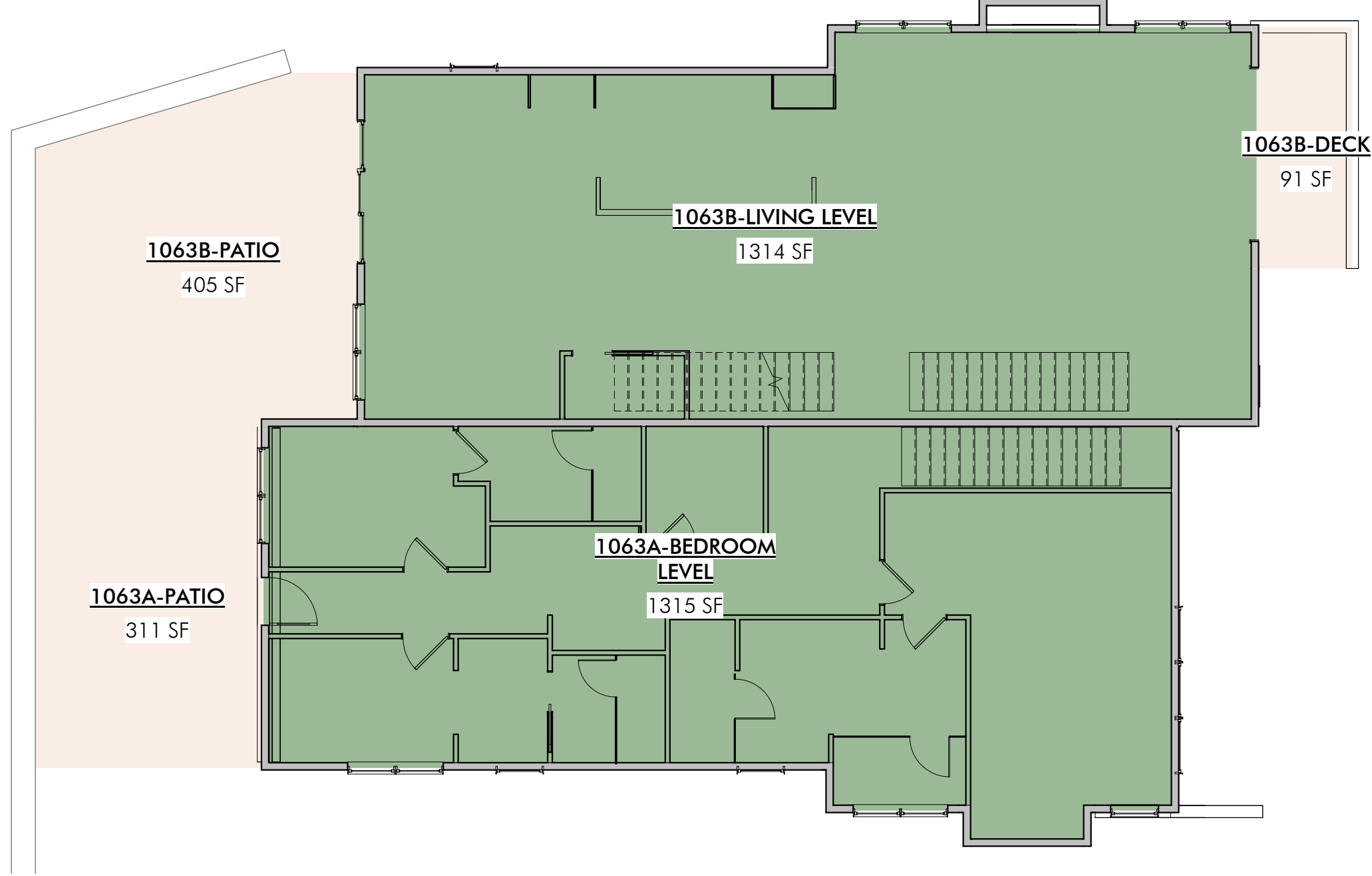
1063A AREA TOTALS	
AREA NAME	AREA
1063A-DECK	89 SF
1063A-PATIO	311 SF
	400 SF
1063A-GARAGE	520 SF
1063A-MUD	210 SF
1063A-LIVING LEVEL	1,498 SF
1063A-BEDROOM LEVEL	1,315 SF
	3,542 SF

1063B AREA TOTALS	
AREA NAME	AREA
1063B-DECK	75 SF
1063B-DECK	91 SF
1063B-PATIO	405 SF
	571 SF
1063B-GARAGE	490 SF
1063B-MECH	180 SF
1063B-MUD	146 SF
1063B-BEDROOM LEVEL	1,412 SF
1063B-LIVING LEVEL	1,314 SF
1063B-LOFT	694 SF
	4,236 SF

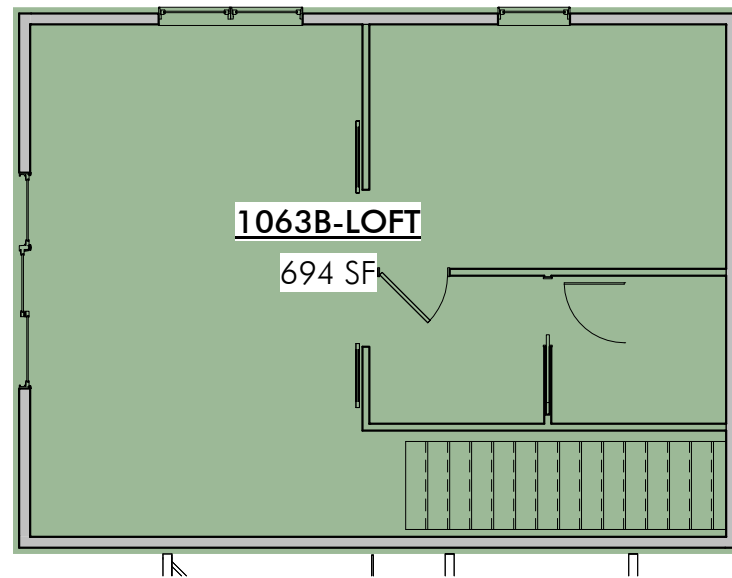
A3 1-ENTRY LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



C3 2-UPPER LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



D5 4-LOFT LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



AREA PLANS

G1-005

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDR
REVISIONS

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

WOW

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1061 & 1063 LOWELL AVENUE
RECORD OF SURVEY AND TOPOGRAPHY

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

RECORD LEGAL DESCRIPTION

PARCEL NO.1:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE SOUTH 3559' EAST 67.89 FEET; THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

PARCEL NO.2:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE, THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET; THENCE SOUTH 3559' EAST 67.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

AS-SURVEYED DESCRIPTION

TWO PARCELS OF LAND, FORMERLY KNOWN AS LOT 1 OF THE NORTHSTAR SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET, PARK CITY, UTAH, THENCE NORTH 35°44'11" WEST 14.88 FEET, THENCE SOUTH 54°17'08" WEST 224.71 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, ENTRY NUMBER 138365, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE SOUTH 35°42'52" EAST 135.78 FEET; THENCE SOUTH 54°17'08" WEST 143.50 FEET; THENCE NORTH 35°42'52" WEST 135.78 FEET; THENCE NORTH 54°17'08" EAST 143.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19,484 S.F. / 0.44 AC +/-

NARRATIVE

EPIC ENGINEERING WAS HIRED TO LOCATE AND MONUMENT THE BOUNDARY FOR TWO PARCELS OF LAND KNOWN AS PARCEL NUMBERS NR-1 AND NR-2, SAID PARCEL BEING FURTHER DESCRIBED IN A WARRANTY DEED, ENTRY NUMBER 1036378, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE.

IN ADDITION, A TOPOGRAPHIC SURVEY WAS COMPLETED TO LOCATE EXISTING IMPROVEMENTS AND CREATE CONTOURS UPON SAID PARCELS.

IN PERFORMING THIS SURVEY, MULTIPLE DOCUMENTS WERE OBTAINED FROM THE SUMMIT COUNTY SURVEYOR'S AND RECORDER'S OFFICE, TO INCLUDE ENTRY NUMBER(S): 1036378, 891323, 891326, 830412, 891325, 866671, 891327, S-5709, S-5840, 138365, 1015023, AND 1026767.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND CENTERLINE MONUMENTS, A BRASS CAP MONUMENT, AT THE INTERSECTION OF EMPIRE AVENUE AND 9TH STREET AND THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET WITH A MEASURED BEARING AND DISTANCE OF NORTH 35°44'11" WEST 859.73'.

A TITLE REPORT WAS NOT OBTAINED, PURSUANT TO AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED 2/23/2016. AS SUCH, THE PARCEL SURVEYED MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS, AGREEMENTS, CONVEYANCES, AND SURVEYS THAT MAY NOT BE REFLECTED ON THIS PLAT.

THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS ONLY. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE EXISTING HOME ON THE ADJACENT PARCEL TO THE SOUTH WAS LOCATED AS DEPICTED ON THIS DRAWING. HOWEVER, THE FOUNDATION WALLS OF A HOME UNDER CONSTRUCTION ON THE PARCEL TO THE NORTH, WAS NOT LOCATED.

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319686 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, WAS PERFORMED UNDER MY DIRECTION.

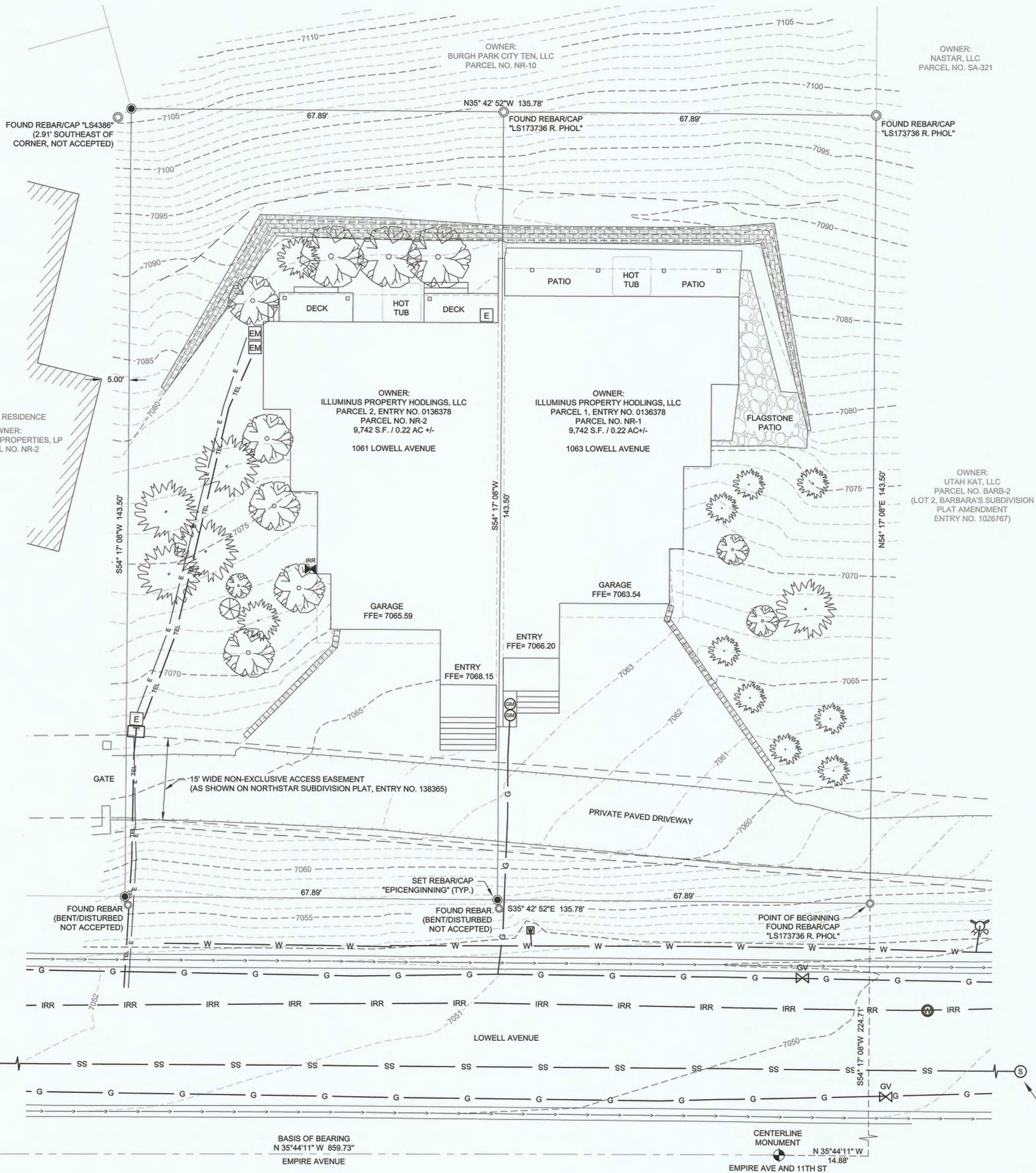
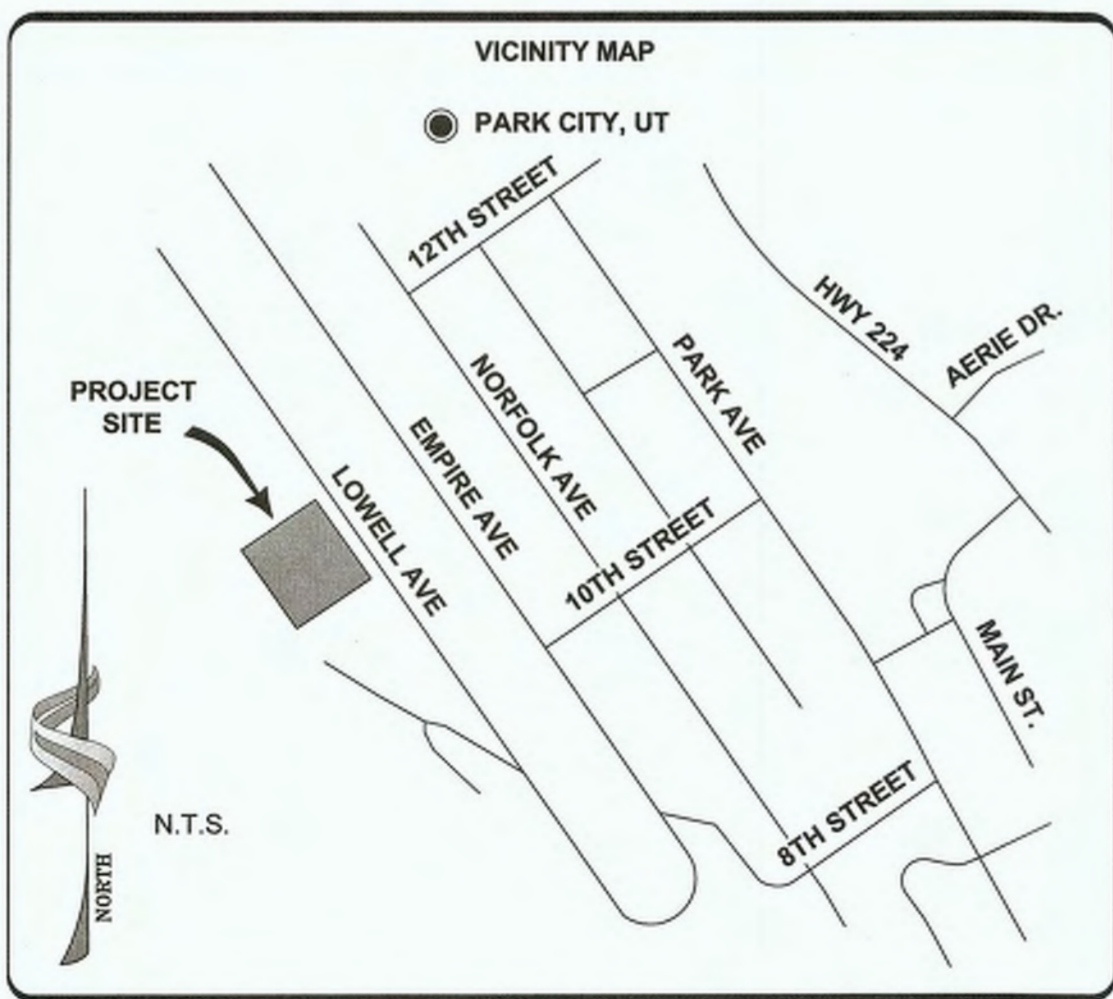
PHILLIP R. CHRISTENSEN
P.L.S. 319686
DATE: MAY 16, 2016
STATE OF UTAH

1061 & 1063 LOWELL AVENUE
RECORD OF SURVEY AND TOPOGRAPHY
SE1/4NW1/4 OF SEC.16, T.2S., R.4E, SLB&M,
1061 AND 1063 LOWELL AVENUE
PARK CITY, SUMMIT COUNTY, UTAH

epic
ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
907955-5025
50 East 100 South
Provo City, Utah 84602
(801)955-4600

PROJECT #: 16SM1891.14
DATE: 05/16/2016
SHEET NO: 1 OF 1
DRAWN: JD
CHECKED: PC

LEGEND	
PROPERTY LINE	---
SET MON (AS NOTED)	●
FOUND MON (AS NOTED)	○
FLOWLINE/SWALE	→
RETAINING WALL	▬▬▬▬▬▬
EDGE OF ASPHALT	▬▬▬▬▬▬
GAS LINE	---
GAS VALVE	GV
GAS METER	GM
IRRIGATION VALVE	IRR
ELECTRIC METER	EM
ELECTRIC PANEL/BOX	E
ASPEN TREE	⊗
PINE TREE	⊙
WATER MANHOLE	W
WATER LINE	W
WATER METER	WM
SANITARY SEWER MANHOLE	S
SANITARY SEWER LINE	SS
TELEPHONE PEDESTAL	T



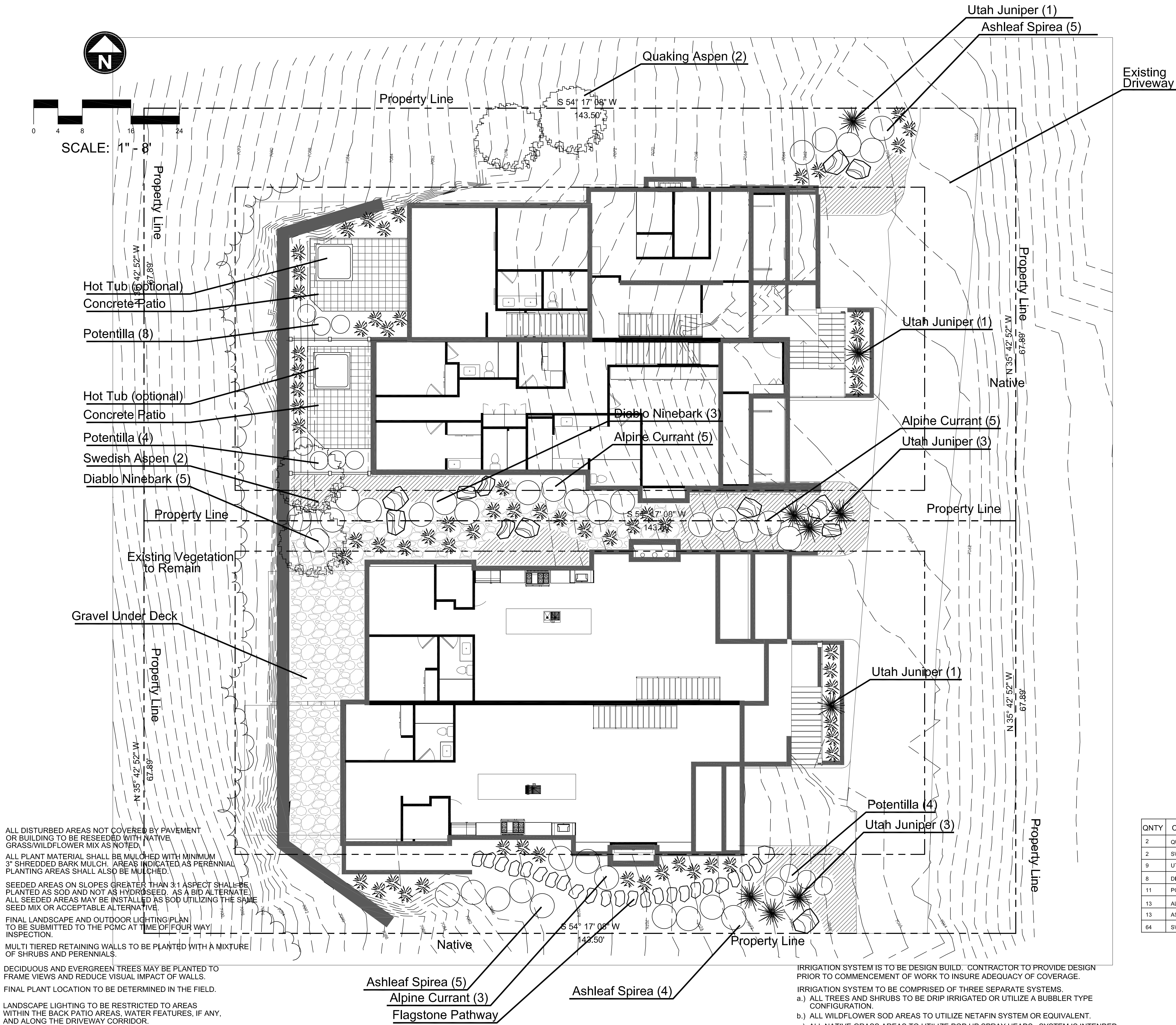
SSMH
RIM= 7053.61
8" INV. N= 7041.31
8" INV. S= 7041.36

CENTERLINE
MONUMENT
EMPIRE AVE AND 9TH ST

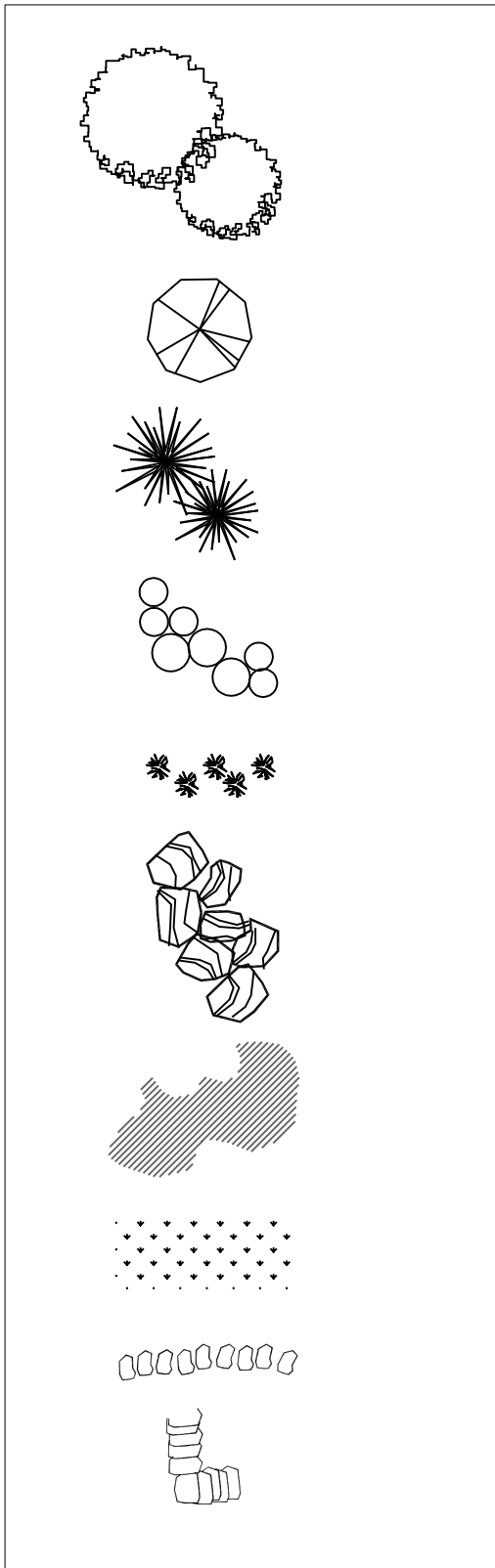
BASIS OF BEARING
N 35°44'11" W 859.73"
EMPIRE AVENUE

CENTERLINE
MONUMENT
EMPIRE AVE AND 11TH ST

SSMH
RIM= 7046.88
8" INV. N= 7038.23
8" INV. S= 7038.32
6" INV. W= 7039.24
(274.2' BETWEEN MANHOLES)



LANDSCAPE LEGEND



- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS
- PERENNIALS
- LAWN AREA
- PATHWAY
- LANDSCAPE STEPS

PERENNIALS/GROUNDCOVERS
1 GAL. CONTAINERS

- Arrowleaf Balsamroot
- Pacific Aster
- Black-eyed Susan
- Blanket Flower
- Blue Flax
- Colorado Columbine
- Purple Coneflower
- Prairie Coneflower
- Lanceleaf Coreopsis
- Dame's Rocket
- Fireflower
- Wild Geranium
- Iceland Poppy
- Rocky Mountain Iris
- Maiden Pinks
- Red Mexican Hat
- Mountain Lupine
- Large Flowered Penstemon
- Rocky Mountain Penstemon
- Wasatch Penstemon
- White Evening Primrose
- Showy Goldeneye
- Northern Sweetvetch
- White Yarrow

APPROXIMATE AREA: 928 SF

SEEDED AREAS

- HARD FESCUE 35%
- SHEEP FESCUE 25%
- CHEWING FESCUE 20%
- ROCKY MTN PENSTEMON 10%
- BLUE FAX 5%
- YARROW 5%
- SEED AT RATE OF 40LBS./ACRE

PLANT SCHEDULE

QNTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	COMMENTS
2	QUAKING ASPEN	POPULUS TREMULOIDES	2" CAL.	B&B	MULTI STEM
2	SWEDISH ASPEN	POPULUS TREMULOIDES ERECTA	2" CAL.	B&B	SINGLE STEM
9	UTAH JUNIPER	JUNIPERUS UTAHENSIS	5 - 6'	B&B	FULL BRANCHING
8	DIABLO NINEBARK	PHYSOCARPUS OPULIFOLIUS	5 GAL.	CONT.	4' ON CENTER
11	POTENTILLA	POTENTILLA SPP.	5 GAL.	CONT.	4' ON CENTER
13	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.	4' ON CENTER
13	ASHLEAF SPIREA	SORBARIA SORIBIFOLIA	5 GAL.	CONT.	4' ON CENTER
64	SWITCH GRASS	PANICUM VIRGATUM	3 GAL.	CONT.	3' ON CENTER

NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY OWNER OR OWNERS REPRESENTATIVE

ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR BUILDING TO BE RESEED WITH NATIVE GRASS/WILDFLOWER MIX AS NOTED.

ALL PLANT MATERIAL SHALL BE MULCHED WITH MINIMUM 3" SHREDDED BARK MULCH. AREAS INDICATED AS PERENNIAL PLANTING AREAS SHALL ALSO BE MULCHED.

SEEDING AREAS ON SLOPES GREATER THAN 3:1 ASPECT SHALL BE PLANTED AS SOD AND NOT AS HYDROSEED. AS A BID ALTERNATE, ALL SEEDING AREAS MAY BE INSTALLED AS SOD UTILIZING THE SAME SEED MIX OR ACCEPTABLE ALTERNATIVE.

FINAL LANDSCAPE AND OUTDOOR LIGHTING PLAN TO BE SUBMITTED TO THE PCMC AT TIME OF FOUR WAY INSPECTION.

MULTI TIERED RETAINING WALLS TO BE PLANTED WITH A MIXTURE OF SHRUBS AND PERENNIALS.

DECIDUOUS AND EVERGREEN TREES MAY BE PLANTED TO FRAME VIEWS AND REDUCE VISUAL IMPACT OF WALLS.

FINAL PLANT LOCATION TO BE DETERMINED IN THE FIELD.

LANDSCAPE LIGHTING TO BE RESTRICTED TO AREAS WITHIN THE BACK PATIO AREAS, WATER FEATURES, IF ANY, AND ALONG THE DRIVEWAY CORRIDOR.

IRRIGATION SYSTEM IS TO BE DESIGN BUILD. CONTRACTOR TO PROVIDE DESIGN PRIOR TO COMMENCEMENT OF WORK TO INSURE ADEQUACY OF COVERAGE.

IRRIGATION SYSTEM TO BE COMPRISED OF THREE SEPARATE SYSTEMS.

a.) ALL TREES AND SHRUBS TO BE DRIP IRRIGATED OR UTILIZE A BUBBLER TYPE CONFIGURATION.

b.) ALL WILDFLOWER SOD AREAS TO UTILIZE NETAFIN SYSTEM OR EQUIVALENT.

c.) ALL NATIVE GRASS AREAS TO UTILIZE POP UP SPRAY HEADS. SYSTEM IS INTENDED TO PROVIDE ADEQUATE MOISTURE FOR SEED GERMINATION AND IRRIGATION DURING DRY SPELLS.

Post Office Box 683175
Park City, Utah 84068
1750 Sun Peak Drive Suite 100
435.901.3716
peteg@landsolutionspc.biz



1061 AND 1063 LOWELL AVENUE
TWO FAMILY HOMES
PARK CITY, UTAH

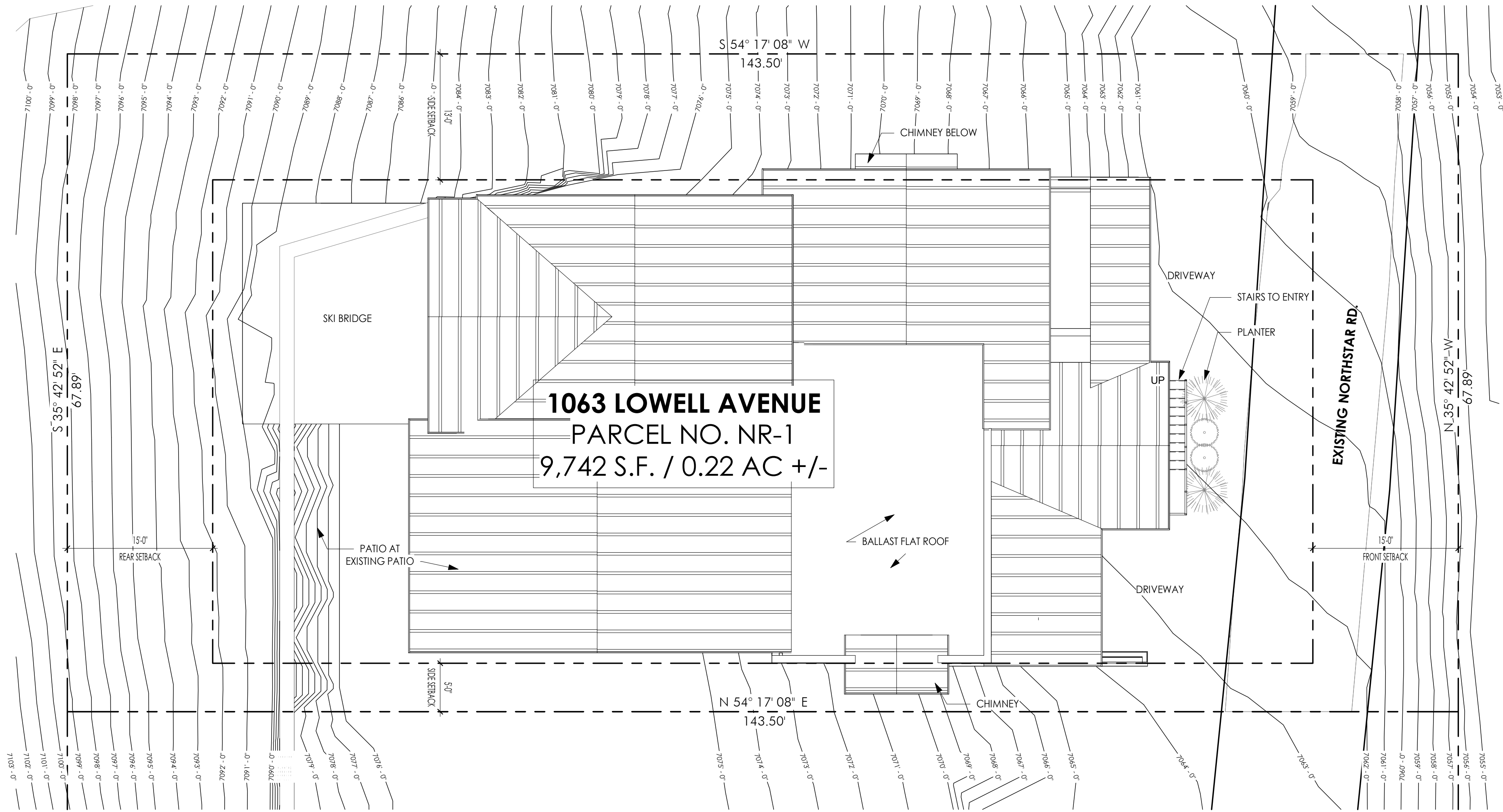
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CONSTRUCTION



Drawn By PGG
Date 03/09/2023
Project #
Phase PRELIMINARY SET
Sheet

L-1
PRELIMINARY
LANDSCAPE PLAN

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A1 HDDR ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL SITE MITIGATION NOTES

HOURS OF OPERATION ARE 7:00 A.M. TO 9:00 P.M. MONDAY THROUGH SATURDAY AND 9:00 A.M. TO 6:00 P.M. ON SUNDAYS.

PARKING WILL NOT BLOCK REASONABLE PUBLIC AND SAFETY VEHICLE ACCESS. WILL REMAIN ON SAME SIDE OF STREET AND ON PAVEMENT ONLY. WITHIN PAID AND PERMIT ONLY AREAS, AN APPROVED PARKING PLAN WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

DELIVERIES WILL BE DURING HOURS OF OPERATION ONLY.

STOCKPILING & STAGING WILL BE ON SITE AND WITHIN THE APPROVED LIMITS OF DISTURBANCE FENCE.

CONSTRUCTION PHASING IF NECESSARY, MAY BE REQUIRED AND WILL BE AUTHORIZED BY THE BUILDING OFFICIAL.

TRASH MANAGEMENT & RECYCLING - CONSTRUCTION SITE WILL PROVIDE ADEQUATE STORAGE AND PROGRAM FOR TRASH REMOVAL AND WILL KEEP SITE CLEAN DAILY. RECYCLING IS ENCOURAGED.

CONTROL OF DUST & MUD WILL BE CONTROLLED DAILY. GRAVEL WILL BE PLACED IN THE EGRESS AND INGRESS AREAS TO PREVENT MUD AND DIRT FROM BEING TRACKED ON STREETS. WATER WILL BE ON SITE TO PREVENT DUST.

NOISE WILL NOT BE ABOVE 65 DECIBELS WHICH VIOLATES THE NOISE ORDINANCE AND WILL NOT BE MADE OUTSIDE THE HOURS OF OPERATION.

GRADING & EXCAVATION WILL BE DURING HOURS OF OPERATION AND TRUCKING ROUTES MAY BE RESTRICTED TO PREVENT ADVERSE IMPACTS.

TEMPORARY LIGHTING IF USED, WILL BE APPROVED BY THE PLANNING DEPARTMENT.

CONSTRUCTION SIGN WILL BE POSTED ON SITE AND IN A LOCATION THAT IS READABLE FROM THE STREET. THE SIGN WILL NOT EXCEED 12 SQUARE FEET IN SIZE AND 6 FEET IN HEIGHT. THE LETTERING WILL NOT EXCEED 4 INCHES IN HEIGHT AND WILL INCLUDE THE FOLLOWING INFORMATION: CONTRACTOR NAME, ADDRESS, PHONE NUMBER AND EMERGENCY CONTACT INFORMATION.

OTHER ISSUES: DOGS WILL BE PROHIBITED FROM CONSTRUCTION SITES. INFORMATION WILL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS TO HELP THEM BE AWARE OF PROJECT AND TO KEEP THE LINES OF COMMUNICATION OPEN.

SOILS ORDINANCE: ALL PROPERTIES LOCATED WITHIN THE SOILS ORDINANCE BOUNDARY SHALL COMPLY WITH PCMC TITLE 11, CHAPTER 15, INCLUDING BUT NOT LIMITED TO DUST CONTROL, SOIL COVER AND APPROVED SOIL DISPOSAL.

EROSION CONTROL: STORM WATER MANAGEMENT PLAN - ATTACHMENT A - WILL BE REVIEWED, SIGNED AND ATTACHED TO THIS CONSTRUCTION MITIGATION PLAN.

BUILDING FOOTPRINT

SITE AREA:	9,742 SF
ALLOWABLE FOOTPRINT:	2,818 SF
BUILDING FOOTPRINT:	2,800 SF

PRELIMINARY SITE PLAN

PROJECT #:
220013
ISSUE DATE:
03.02.2023
ISSUE:
HDDR
REVISIONS

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

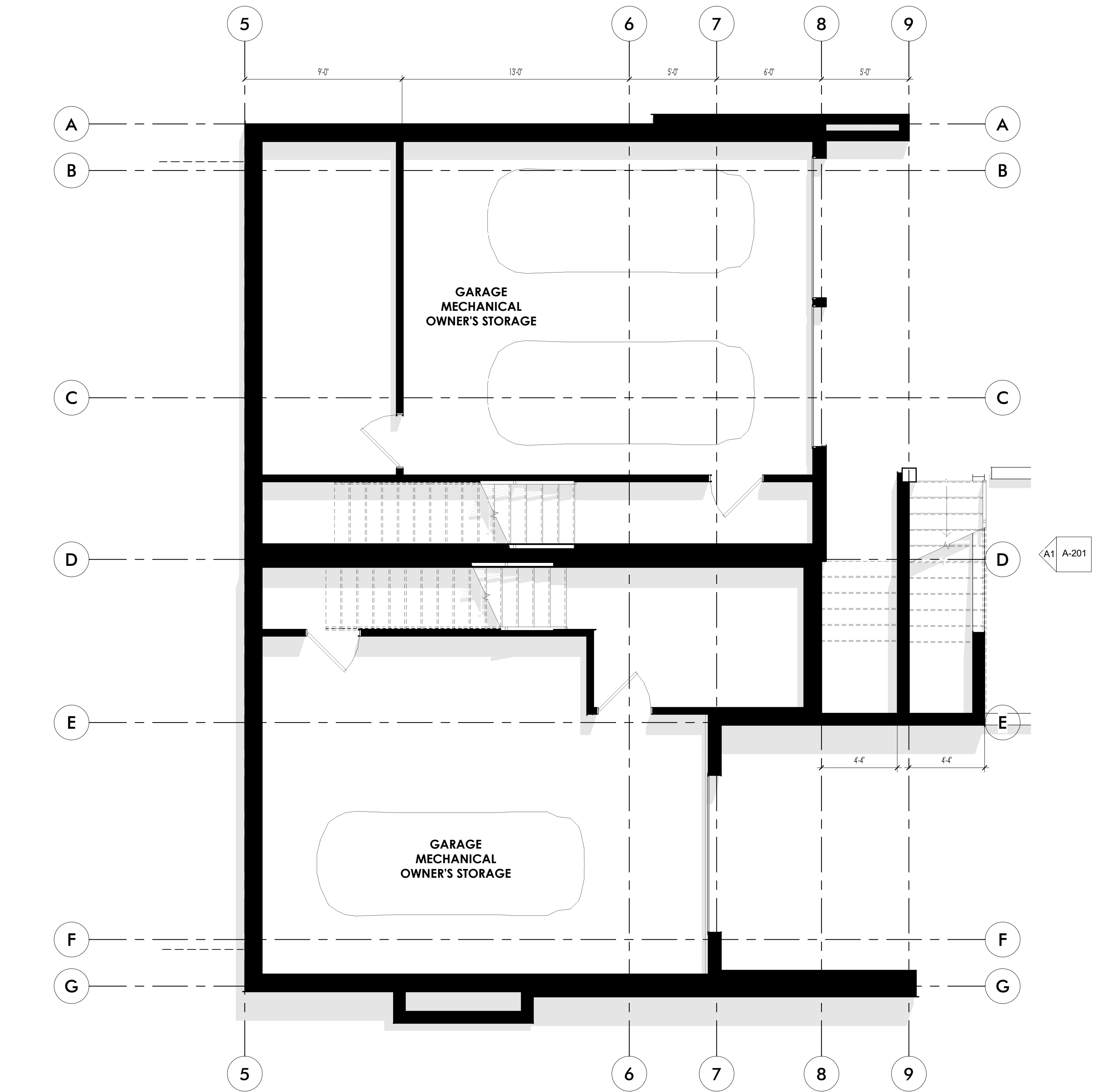
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A2 A0-GARAGE LEVEL
SCALE: 1/4" = 1'-0"

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CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

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TWO FAMILY HOME
1063 LOWELL AVE,
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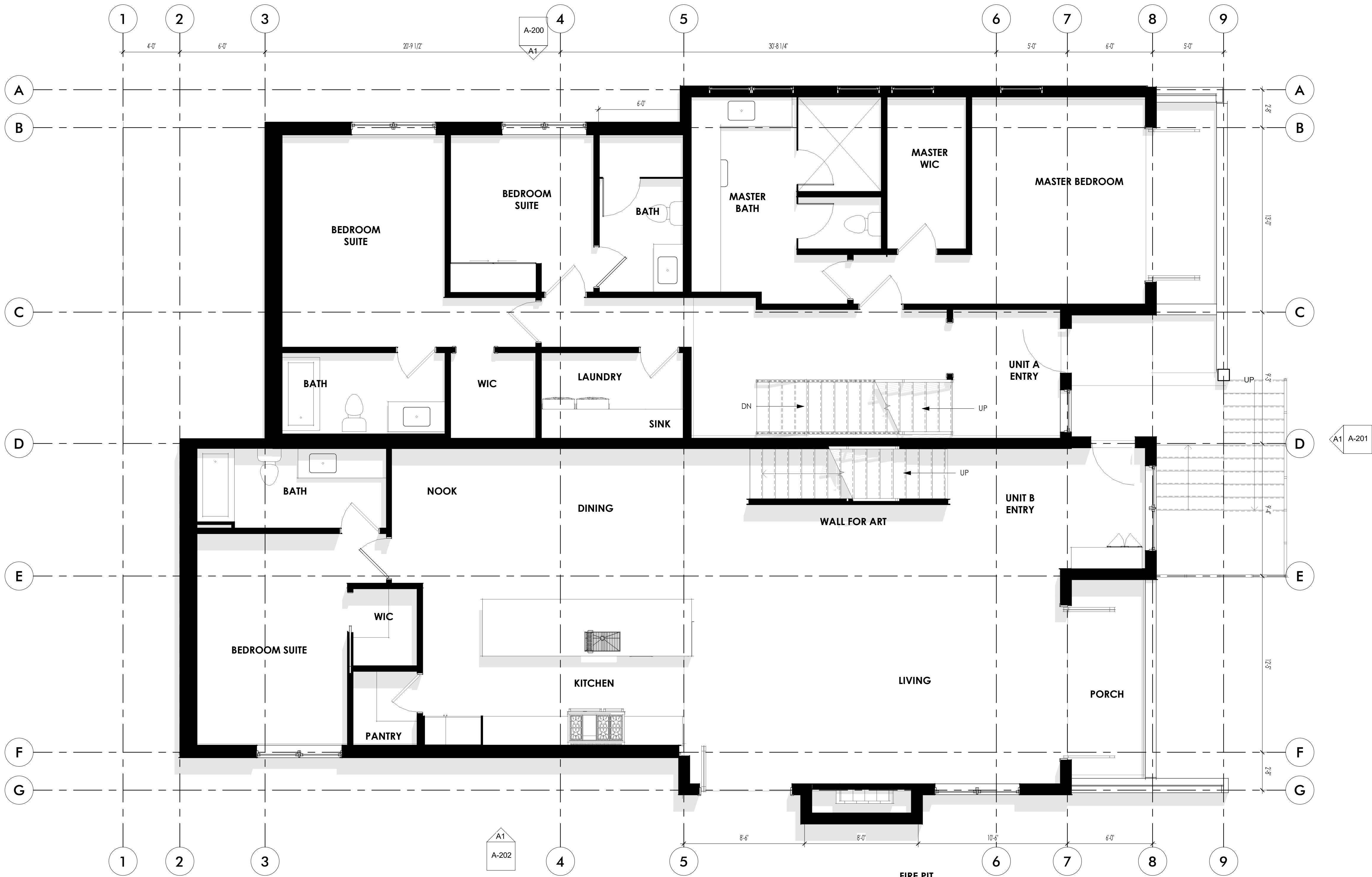
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ISSUE DATE:
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GARAGE LEVEL FLOOR
PLAN

A-101

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A1 A1-ENTRY LEVEL
SCALE: 1/4" = 1'-0"

WOW

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CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

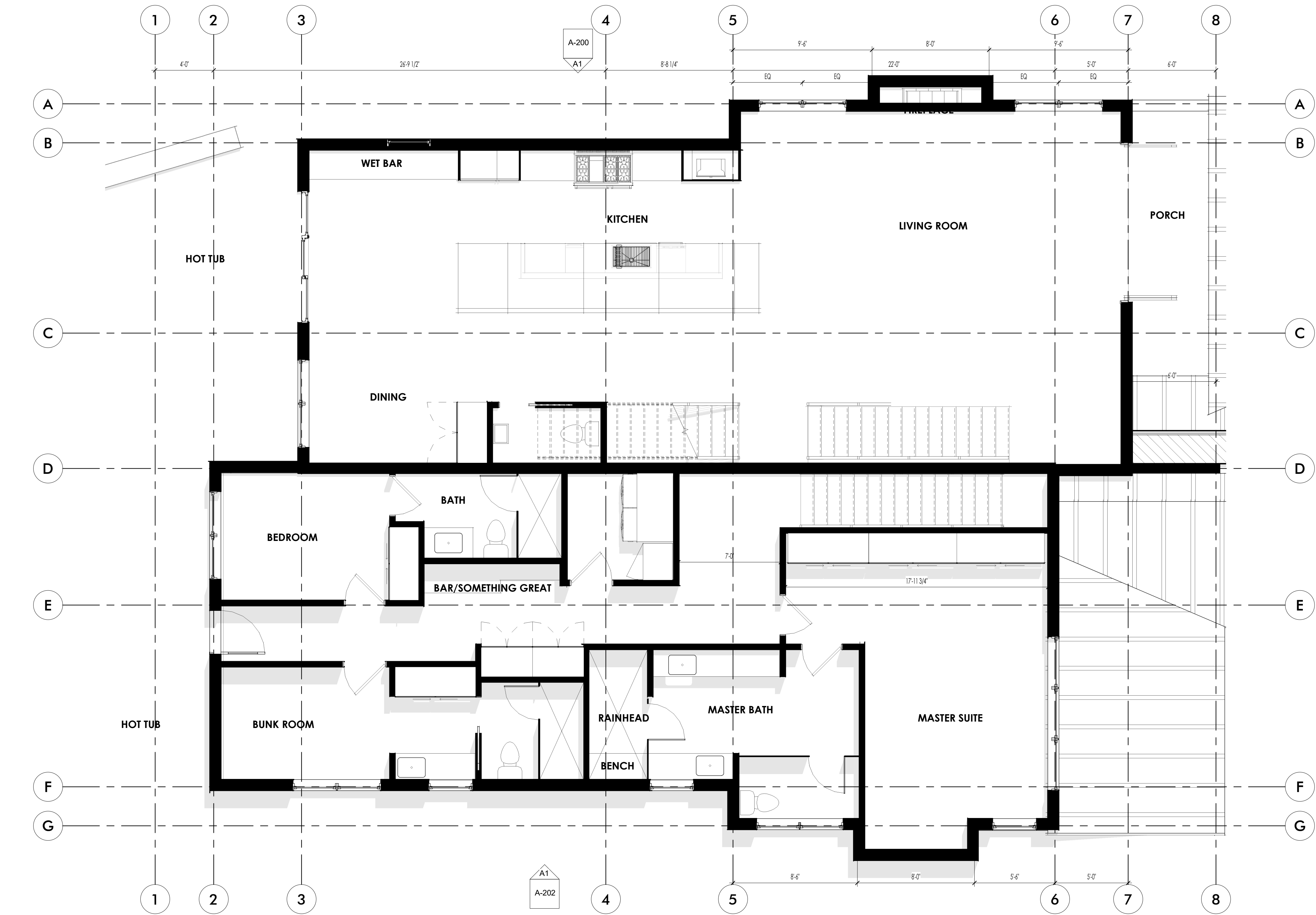
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220013
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ENTRY LEVEL FLOOR PLAN

A-102

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A1 A2-MID LEVEL
SCALE: 1/4" = 1'-0"

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MECHANICAL:
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LANDSCAPE:
INTERIOR:

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TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

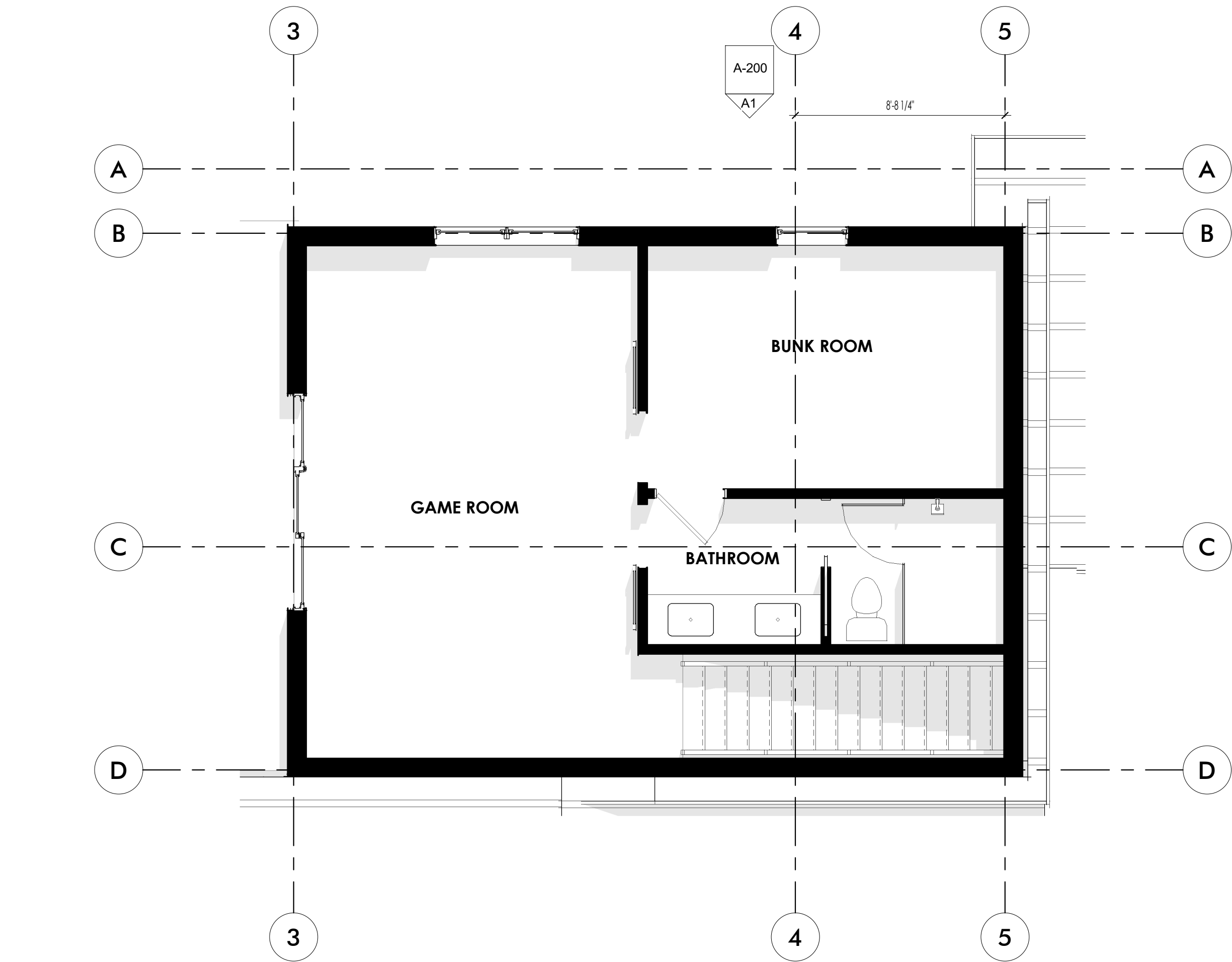
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220013
ISSUE DATE:
03.02.2023
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MID LEVEL FLOOR PLAN

A-103

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A1 A4-LOFT LEVEL
SCALE: 1/4" = 1'-0"

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CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
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ISSUE DATE:
03.02.2023
ISSUE:
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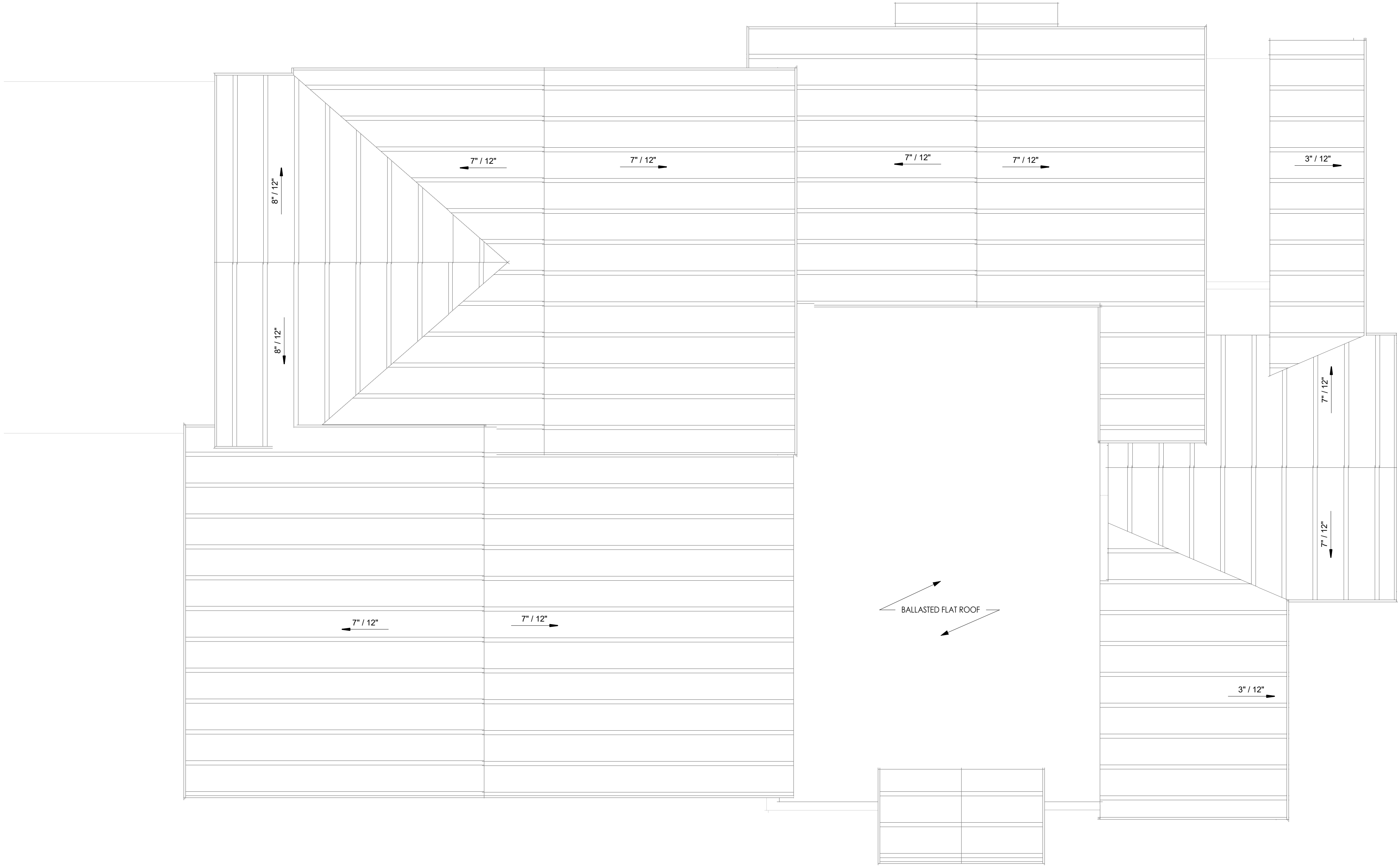
LOFT LEVEL FLOOR PLAN

A-104

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A1 ROOF PLAN
SCALE: 1/4" = 1'-0"



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A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



GENERAL NOTES

	HORIZONTAL WOOD SIDING
	VERTICAL WOOD SIDING
	STUCCO - 3/8" HARD COAT STUCCO, COLOR BY OWNER
	BRICK VENEER - MAGNOLIA BAY THIN BRICK
	STONE VENEER, LOCALLY SOURCED - DOVER WHITE STONE VENEER
	ROOFING: STANDING SEAM METAL ROOF
	ROOFING - ARCHITECTURAL GRADE 30YEAR ASPHALT SHINGLES

LEGEND

	REVISION TAG
	ELEVATION TAG
	SECTION/ ELEVATION MARKER
	BUILT-IN / CASEWORK TAG
	DOOR TAG
	WINDOW TAG

EXTERIOR ELEVATION

A-200

PROJECT #:
220013
ISSUE DATE:
03.02.2023
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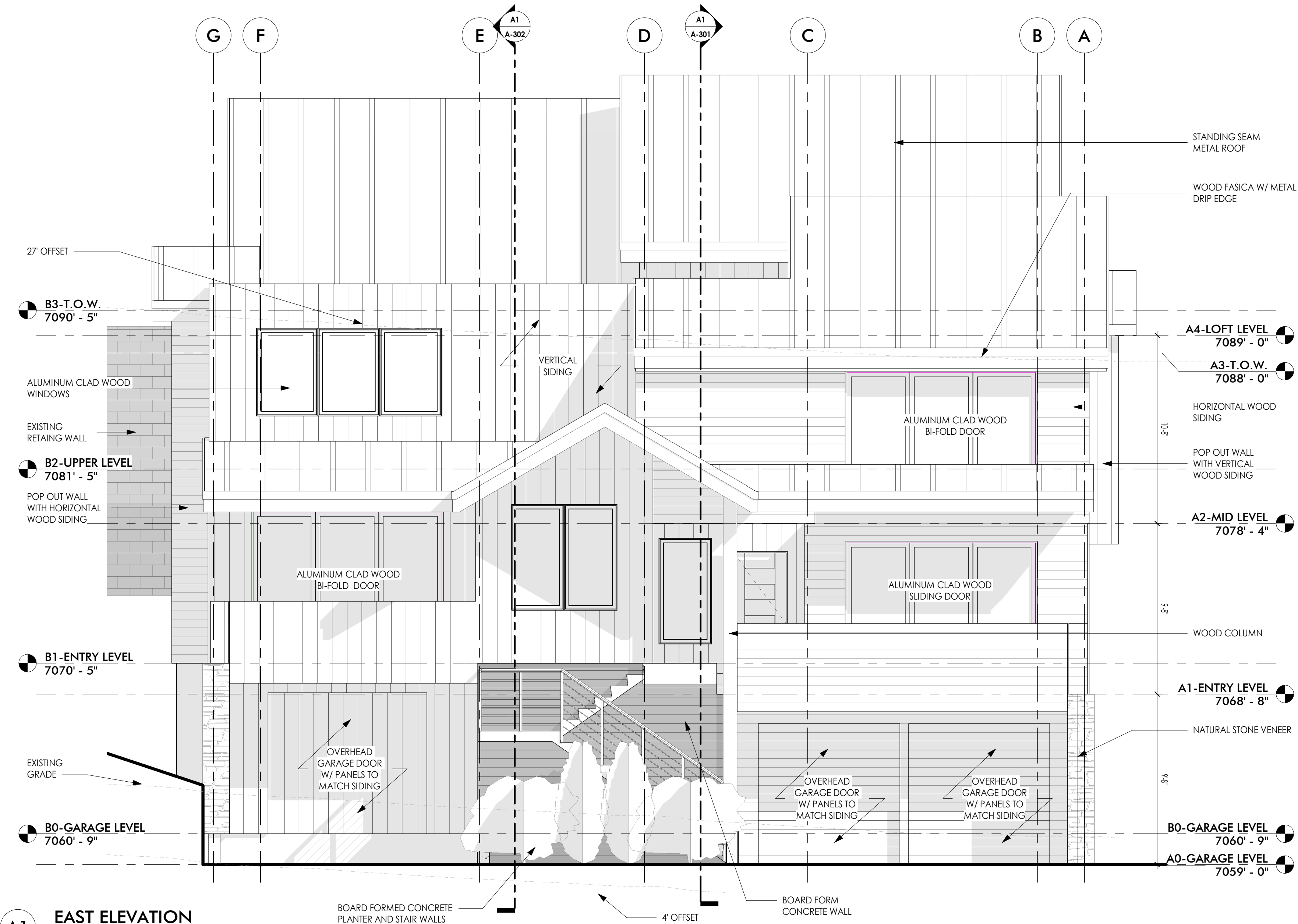
1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
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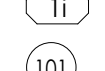




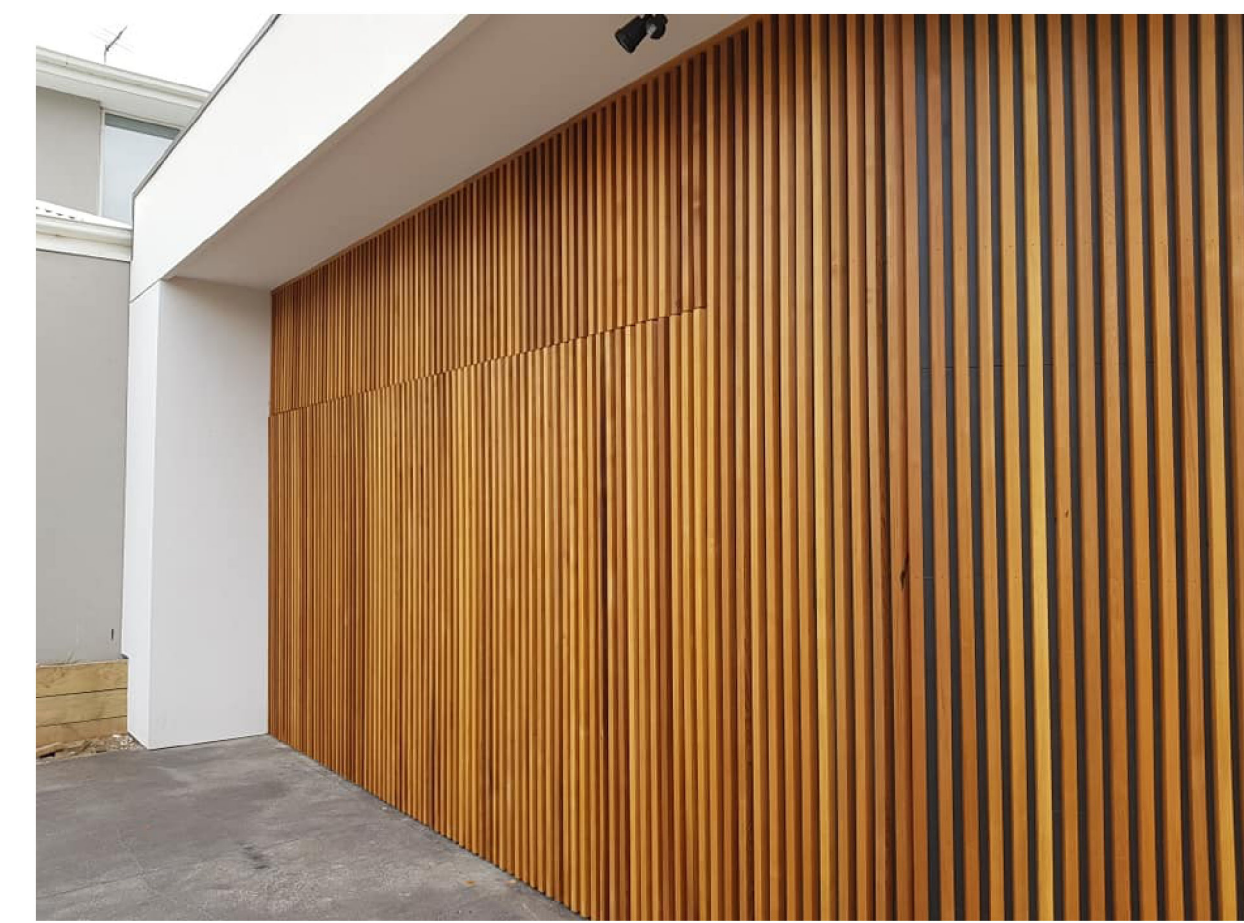
A1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

-  HORIZONTAL WOOD SIDING
-  VERTICAL WOOD SIDING
-  STUCCO - 3/8" HARD COAT STUCCO, COLOR BY OWNER
-  BRICK VENEER - MAGNOLIA BAY THIN BRICK
-  STONE VENEER, LOCALLY SOURCED - DOVER WHITE STONE VENEER
-  ROOFING: STANDING SEAM METAL ROOF
-  ROOFING - ARCHITECTURAL GRADE 30YEAR ASPHALT SHINGLES

LEGEND

-  REVISION TAG
-  ELEVATION TAG
-  SECTION/ ELEVATION MARKER
-  BUILT-IN / CASEWORK TAG
-  DOOR TAG
-  WINDOW TAG



**PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION**

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

**1063 LOWELL
TWO FAMILY HOME**
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
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ISSUE DATE:
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EXTERIOR ELEVATION

A-201

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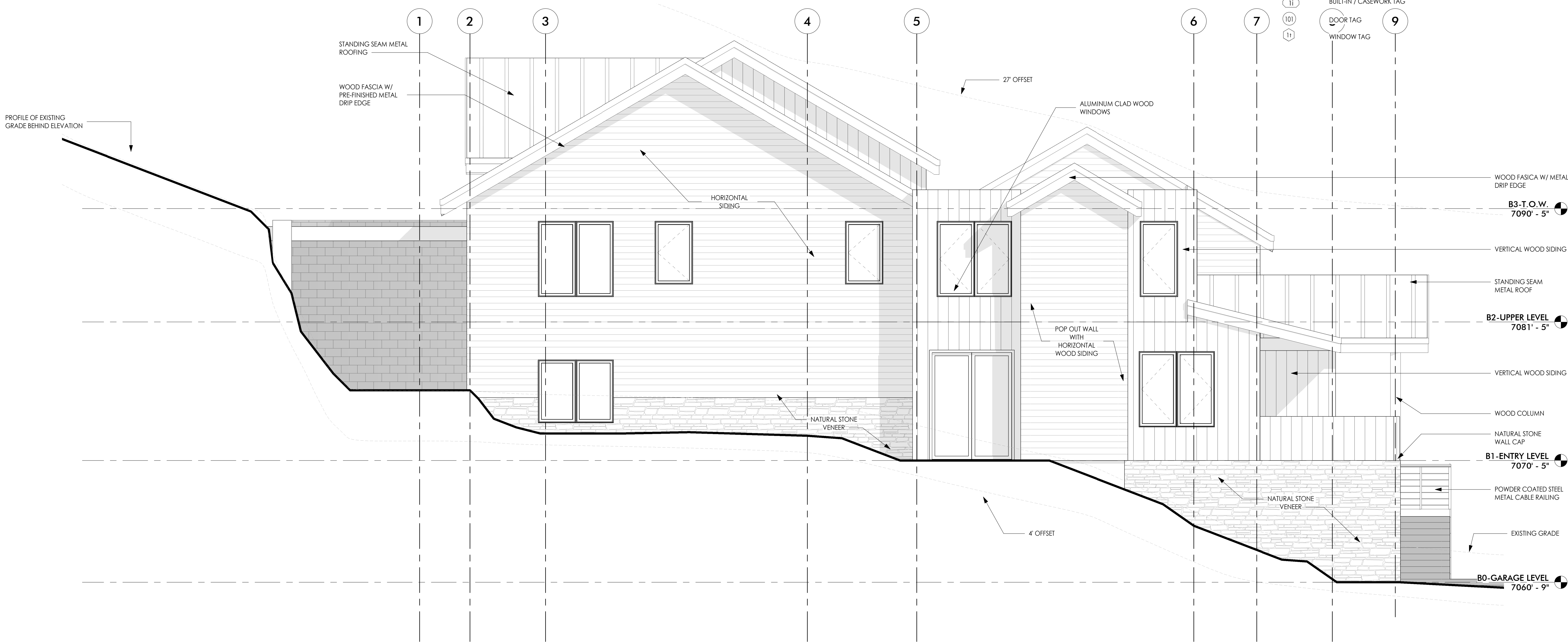
A1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- HORIZONTAL WOOD SIDING
- VERTICAL WOOD SIDING
- STUCCO - 3/8" HARD COAT STUCCO, COLOR BY OWNER
- BRICK VENEER - MAGNOLIA BAY THIN BRICK
- STONE VENEER, LOCALLY SOURCED - DOVER WHITE STONE VENEER
- ROOFING: STANDING SEAM METAL ROOF
- ROOFING - ARCHITECTURAL GRADE 30YEAR ASPHALT SHINGLES

LEGEND

- REVISION TAG
- ELEVATION TAG
- SECTION/ ELEVATION MARKER
- BUILT-IN / CASEWORK TAG
- DOOR TAG
- WINDOW TAG



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CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

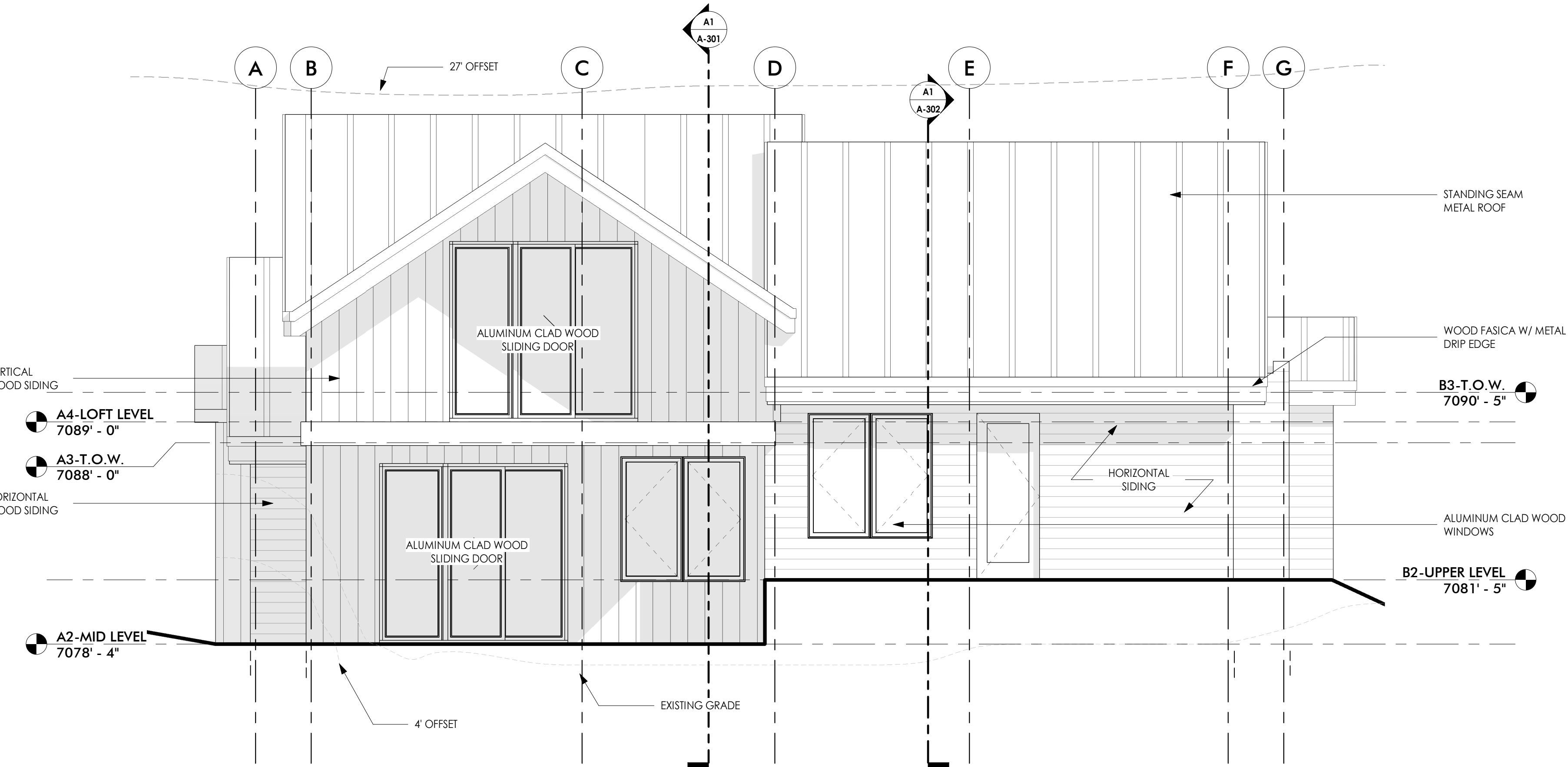
PROJECT #:
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EXTERIOR ELEVATION

A-202

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A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

	HORIZONTAL WOOD SIDING
	VERTICAL WOOD SIDING
	STUCCO - 3/8" HARD COAT STUCCO, COLOR BY OWNER
	BRICK VENEER - MAGNOLIA BAY THIN BRICK
	STONE VENEER, LOCALLY SOURCED - DOVER WHITE STONE VENEER
	ROOFING: STANDING SEAM METAL ROOF
	ROOFING - ARCHITECTURAL GRADE 30YEAR ASPHALT SHINGLES

LEGEND

	REVISION TAG
	ELEVATION TAG
	SECTION/ ELEVATION MARKER
	BUILT-IN / CASEWORK TAG
	DOOR TAG
	WINDOW TAG

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LANDSCAPE:
INTERIOR:

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PARK CITY, UT 84060

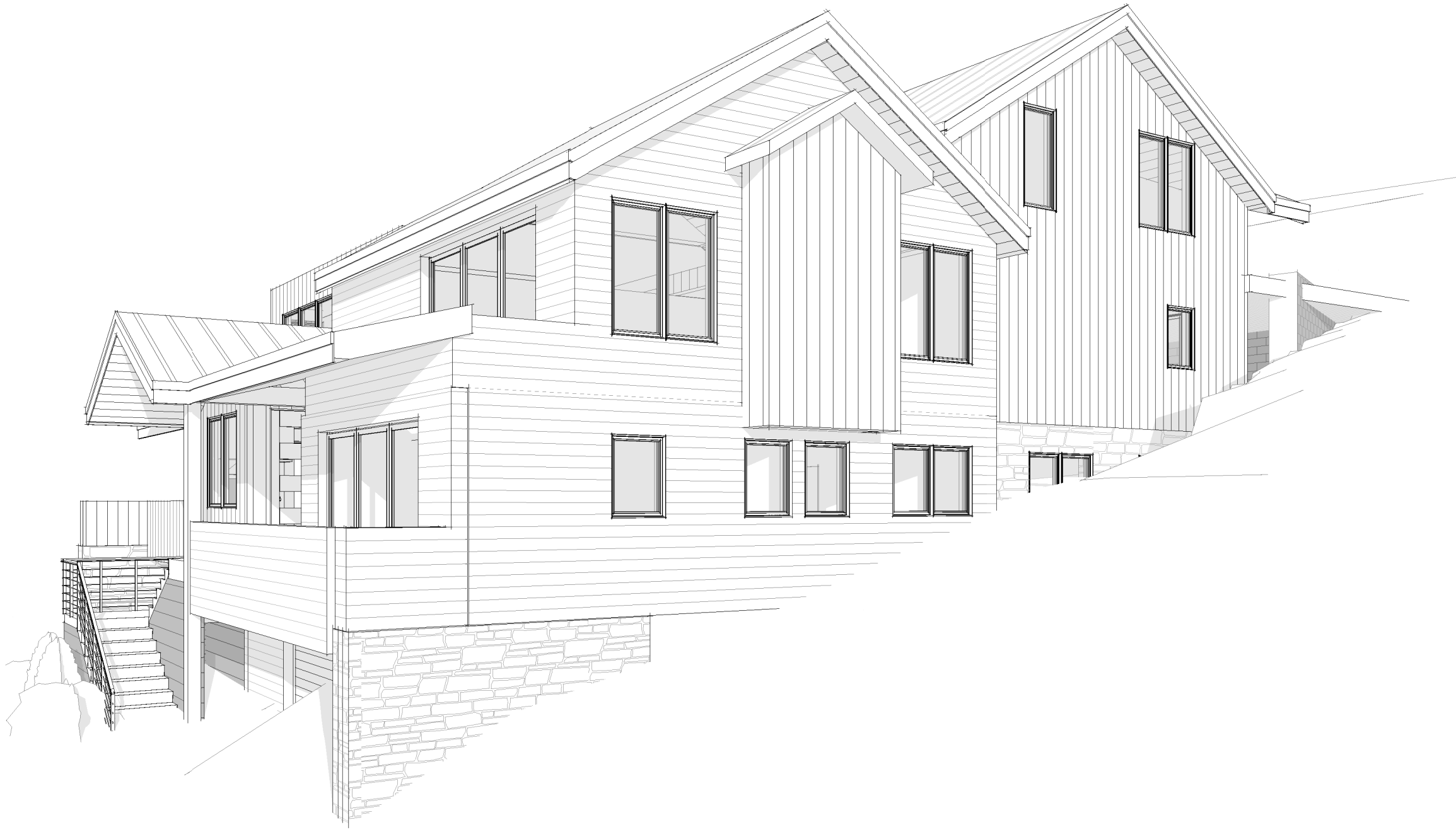
PROJECT #:
220013
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EXTERIOR ELEVATION

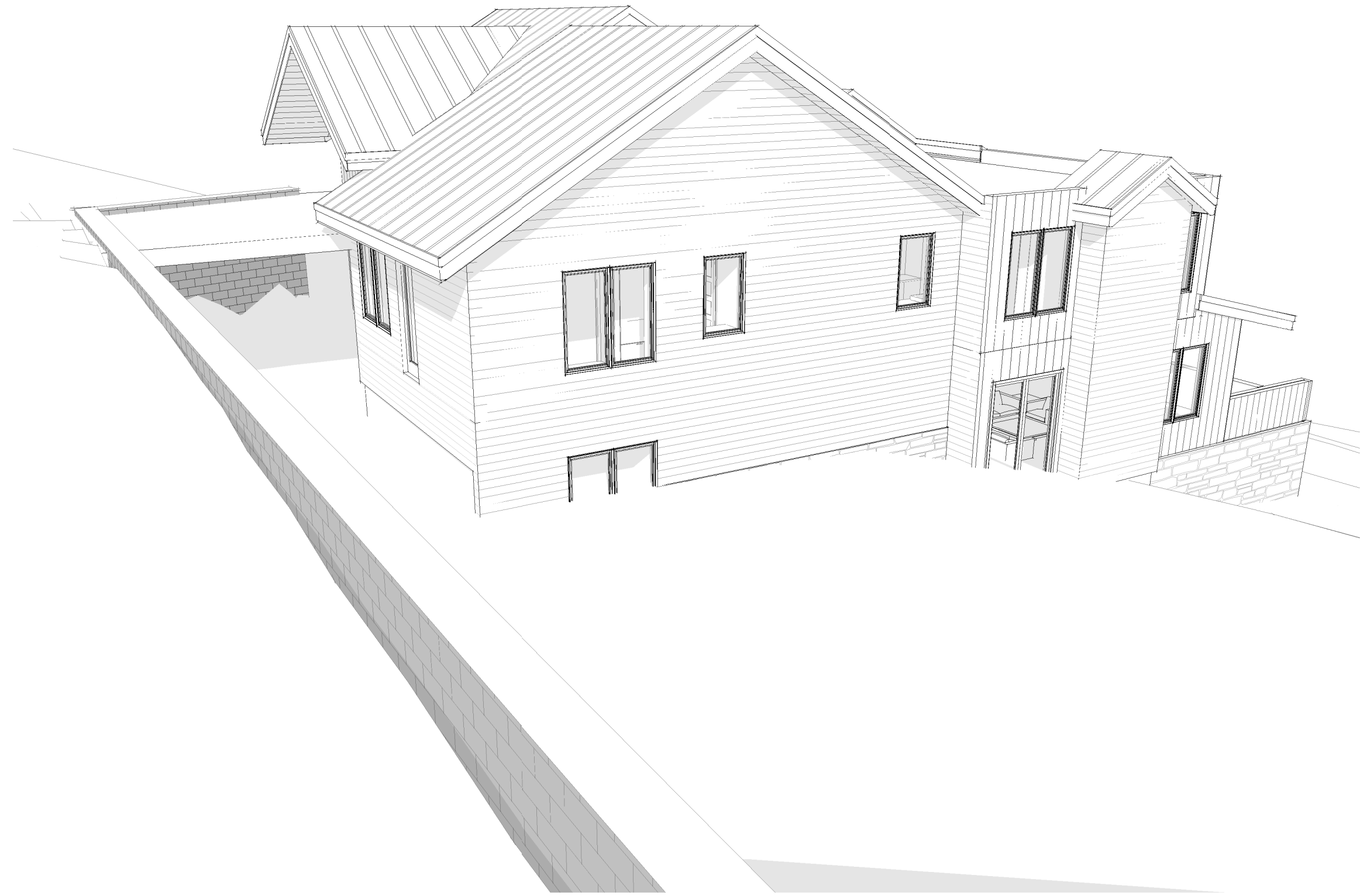
A-203

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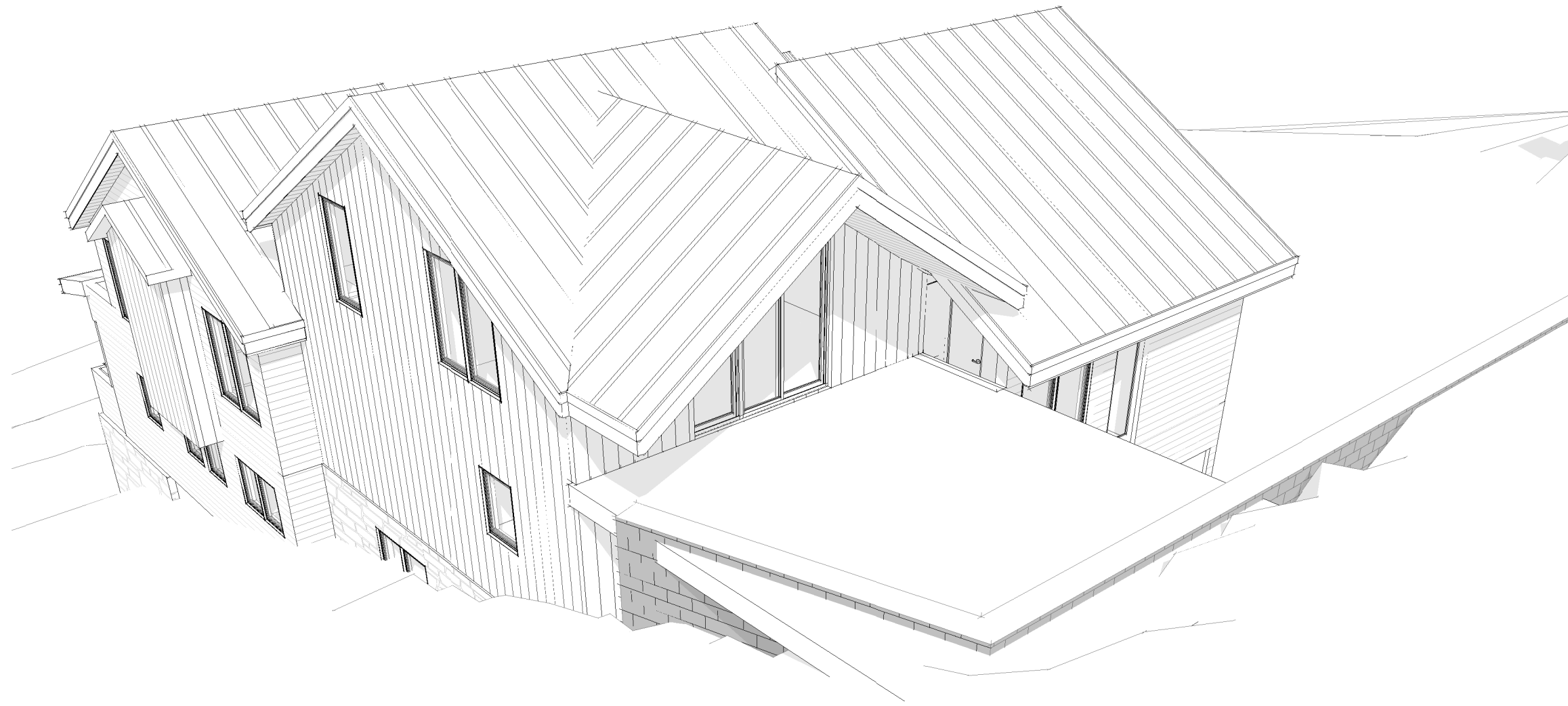
C1 NORTH CORNER 3D VIEW
SCALE:



A1 DOWN HILL VIEW 01
SCALE:



C4 EAST CORNER 3D VIEW
SCALE:



A4 DOWN HILL VIEW 02
SCALE:

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EXTERIOR 3D VIEWS

A-204

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A1 UNIT - A SECTION
SCALE: 1/4" = 1'-0"

SECTIONS

A-301

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MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

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A1 UNIT - B SECTION
SCALE: 1/4" = 1'-0"

SECTIONS

A-302

PROJECT #:
220013
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ISSUE:
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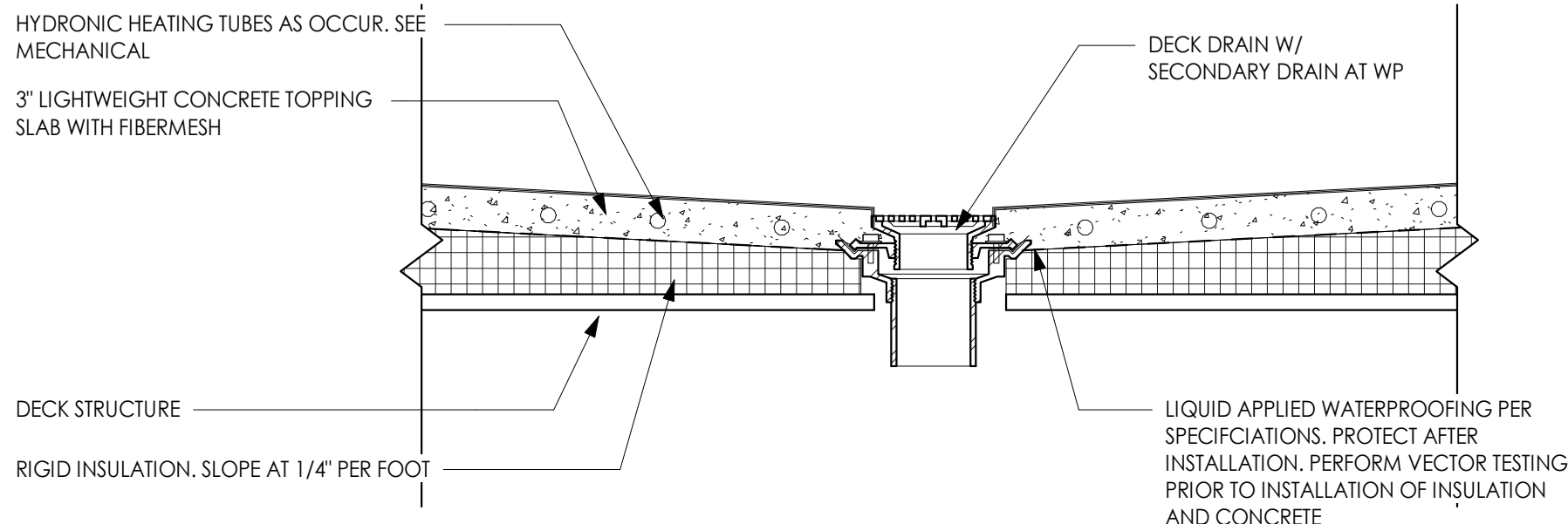
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PARK CITY, UT 84060

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

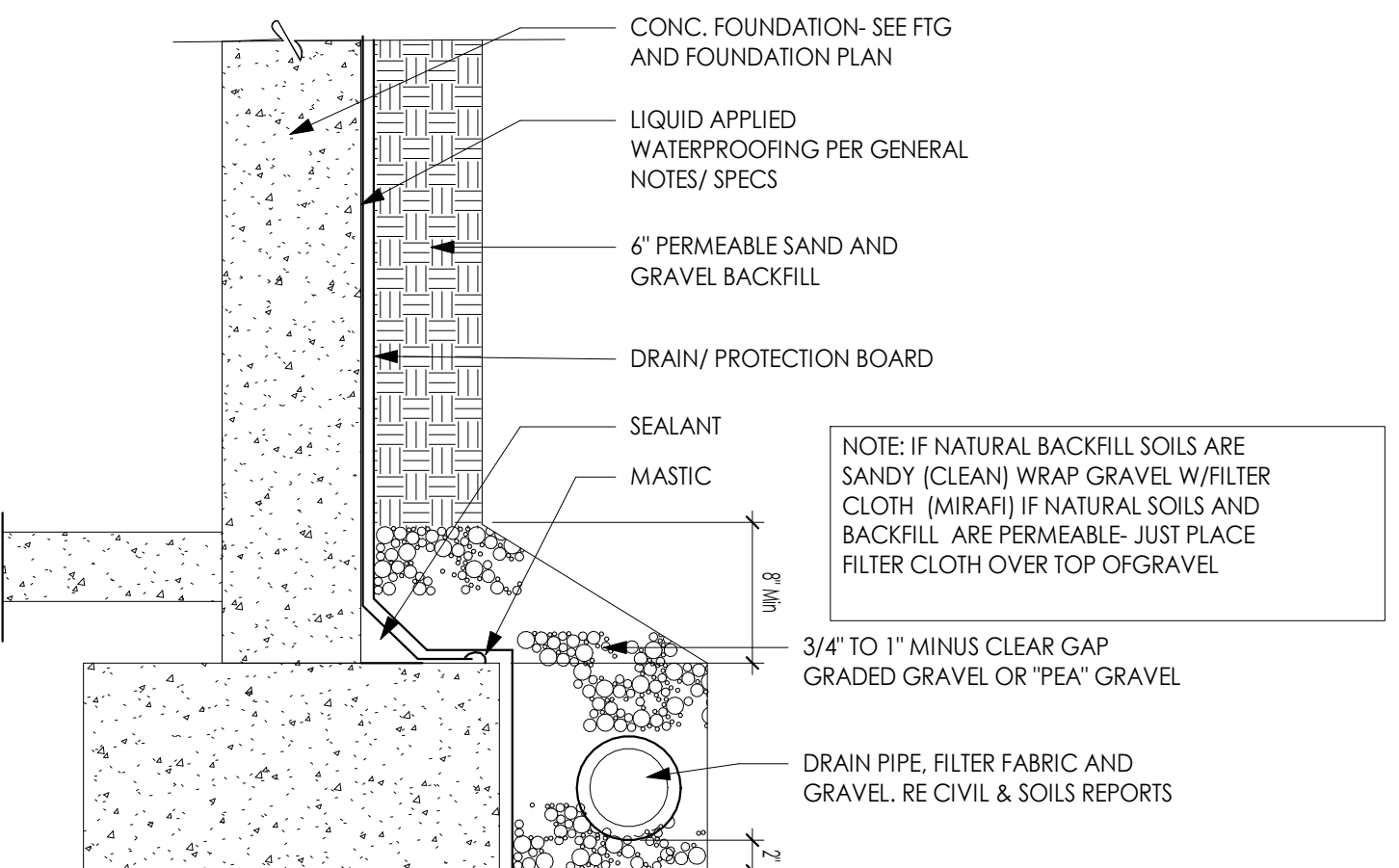
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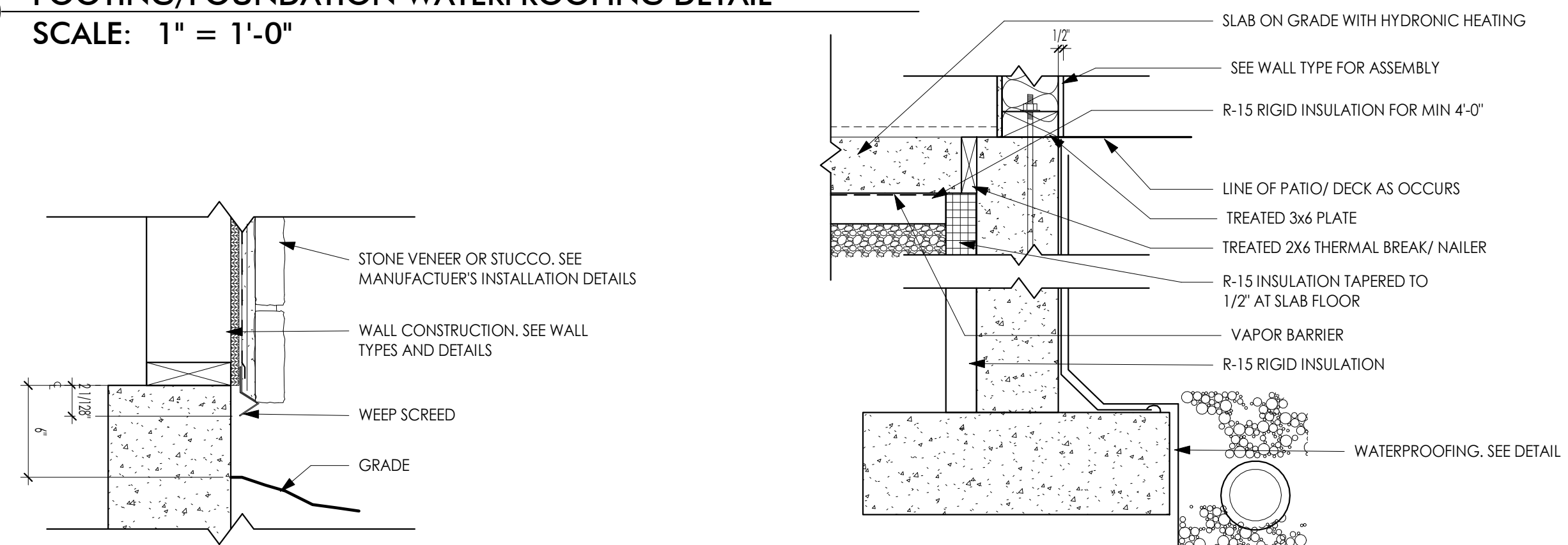
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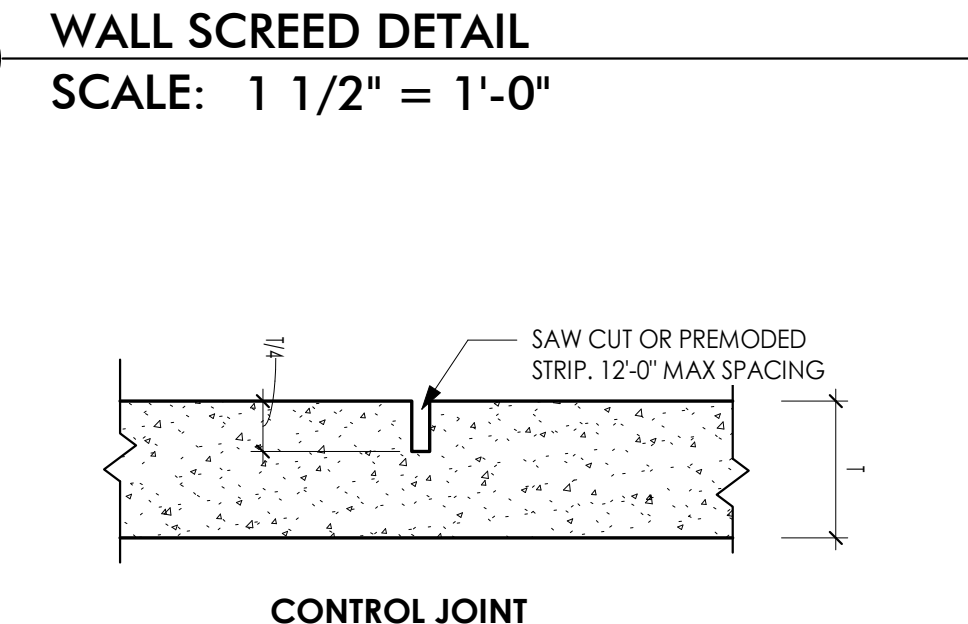
E1 DECK DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"



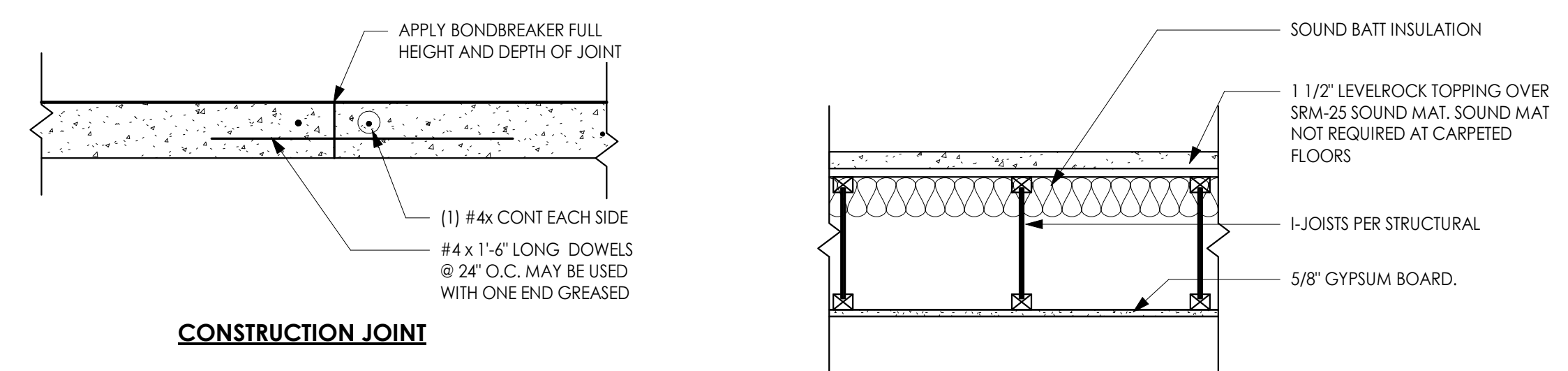
C1 FOOTING/FOUNDATION WATERPROOFING DETAIL
SCALE: 1" = 1'-0"



B2 SLAB INSULATION DETAILS
SCALE: 1" = 1'-0"

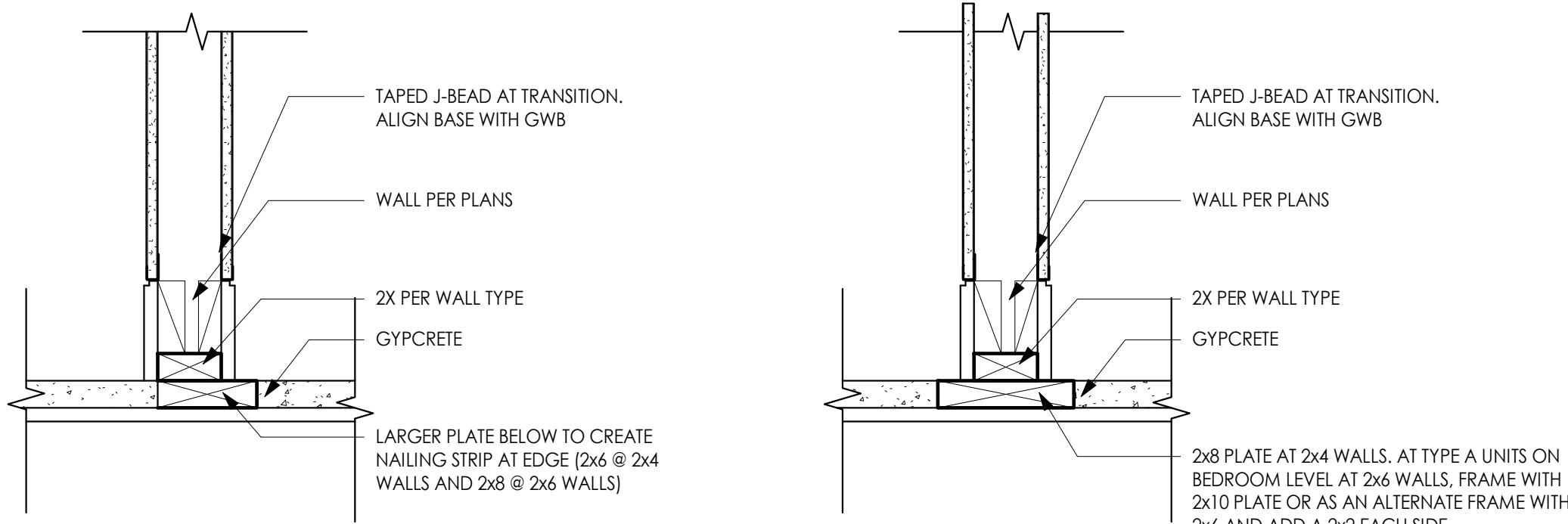


B1 WALL SCREED DETAIL
SCALE: 1 1/2" = 1'-0"

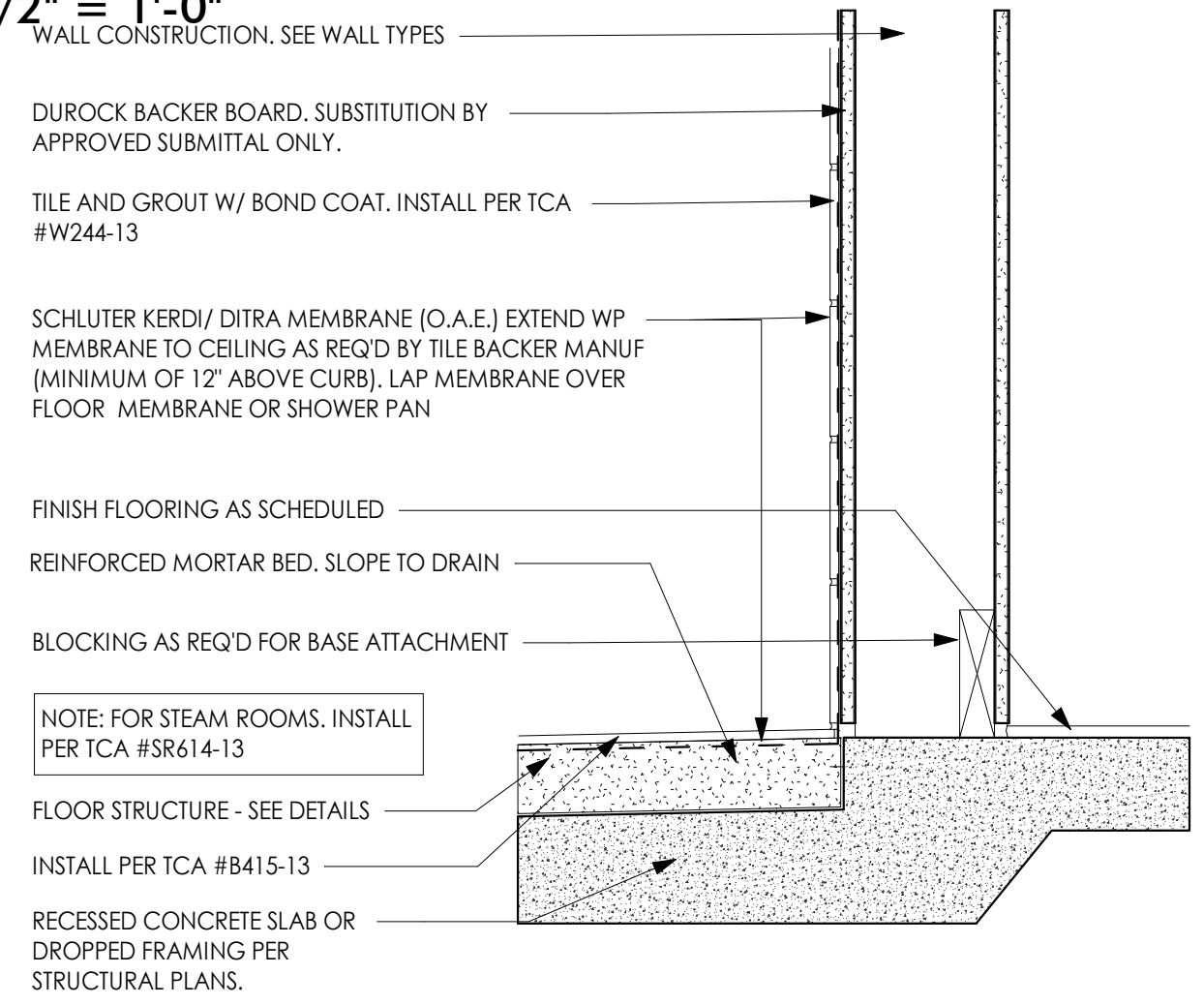


A1 TYP. SLAB JOINT DETAILS
SCALE: 1" = 1'-0"

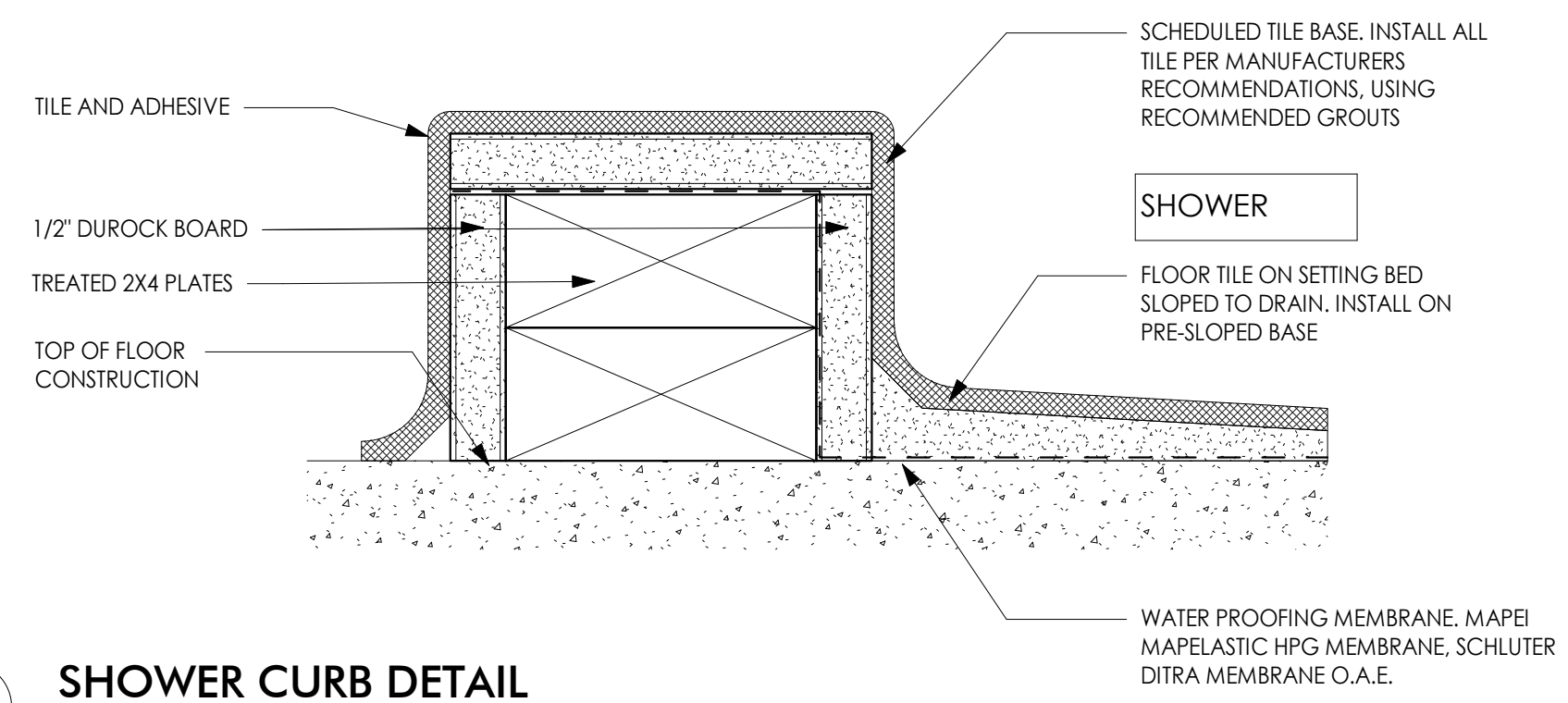
A2 TYP. FLOOR TYPE
SCALE: 1" = 1'-0"



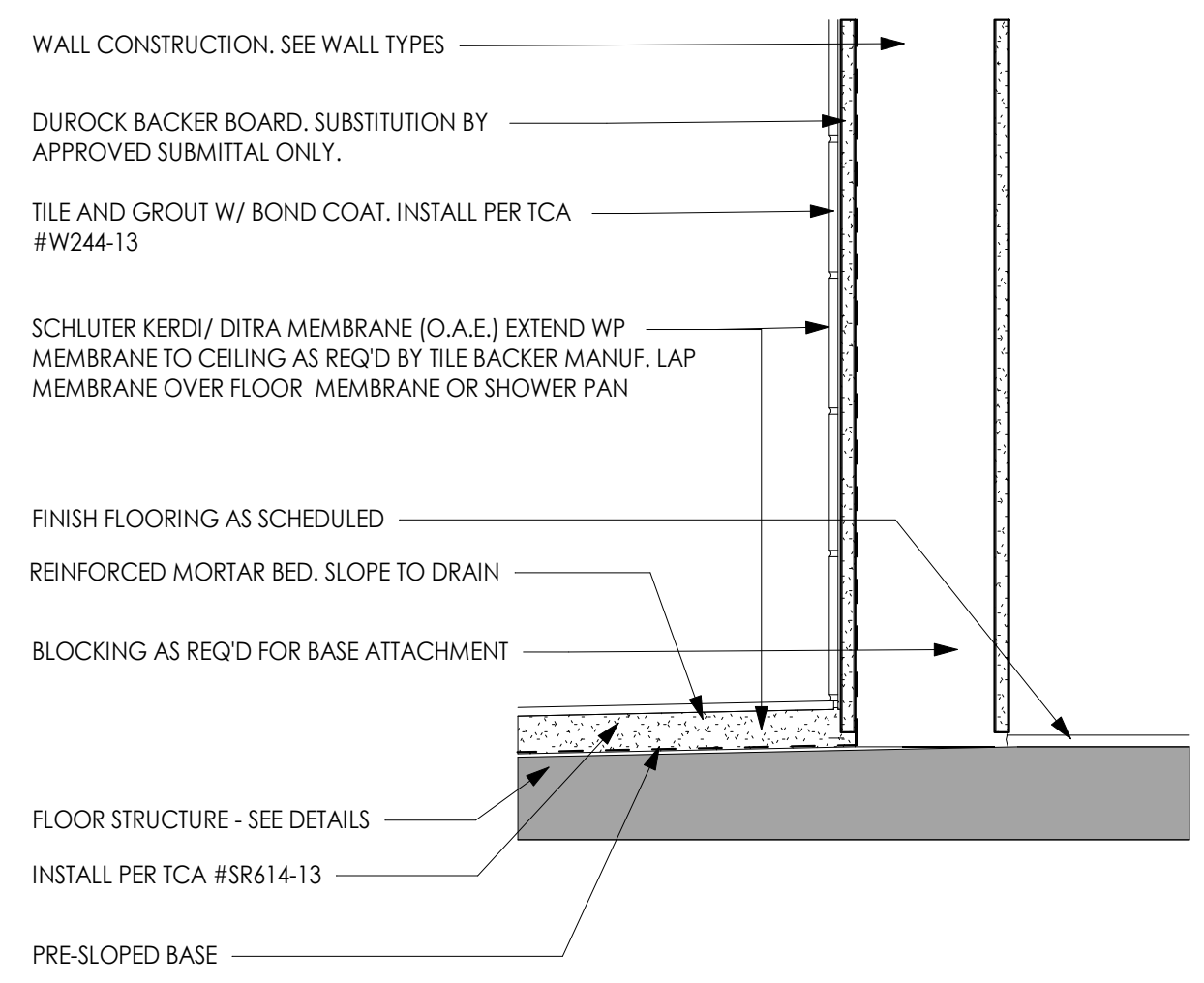
E3 WALL BASE DETAIL @ GYPCRETE
SCALE: 1 1/2" = 1'-0"



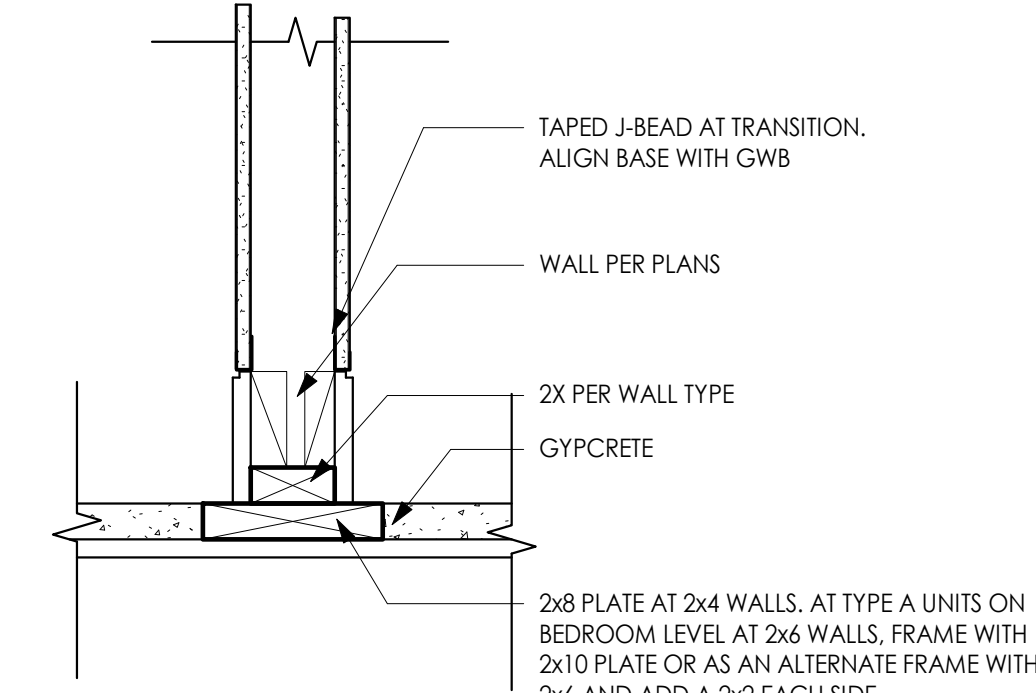
C3 RECESSED SHOWER FLOOR DETAIL
SCALE: 1 1/2" = 1'-0"



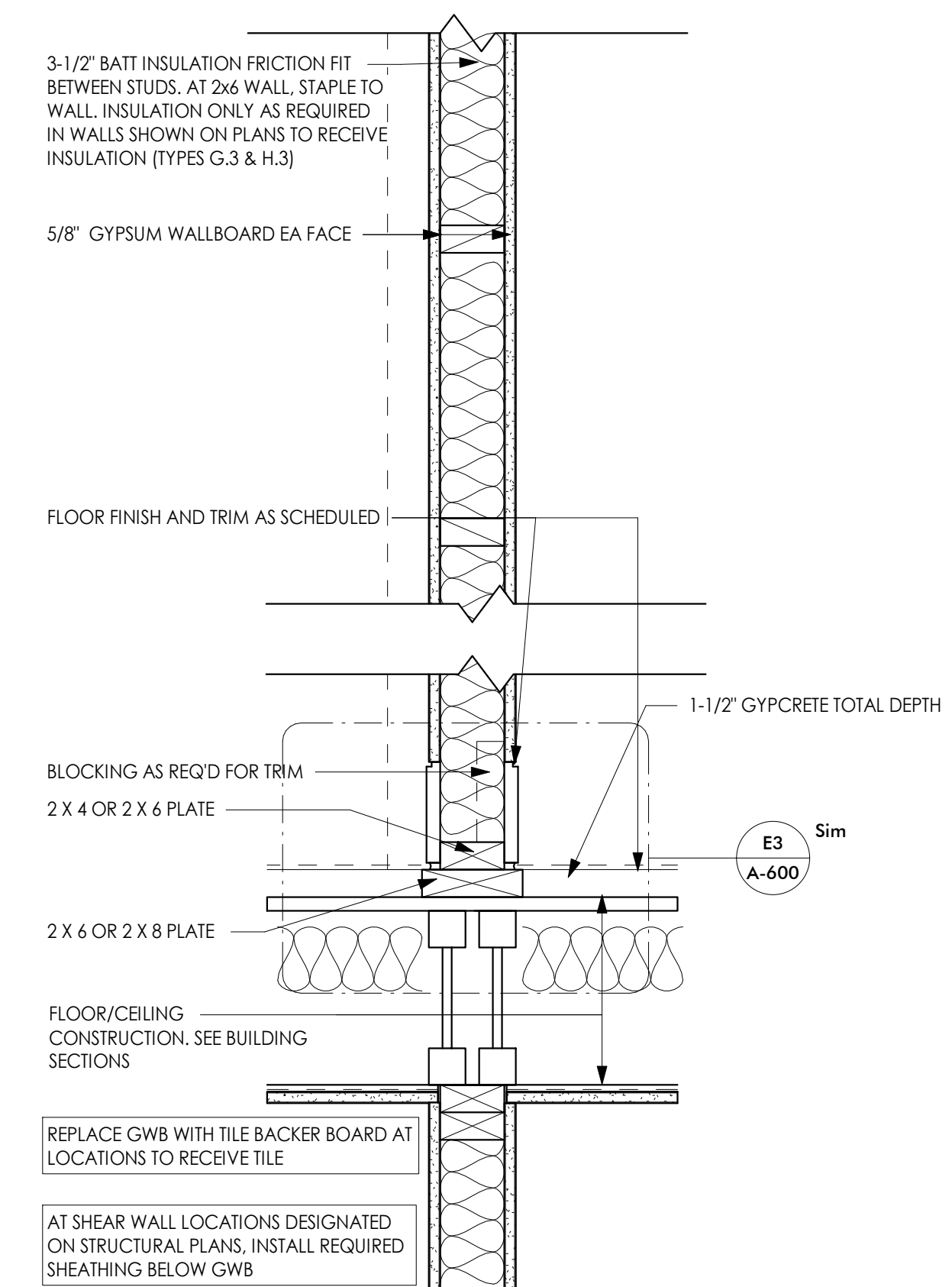
B3 SHOWER CURB DETAIL
SCALE: 6" = 1'-0"



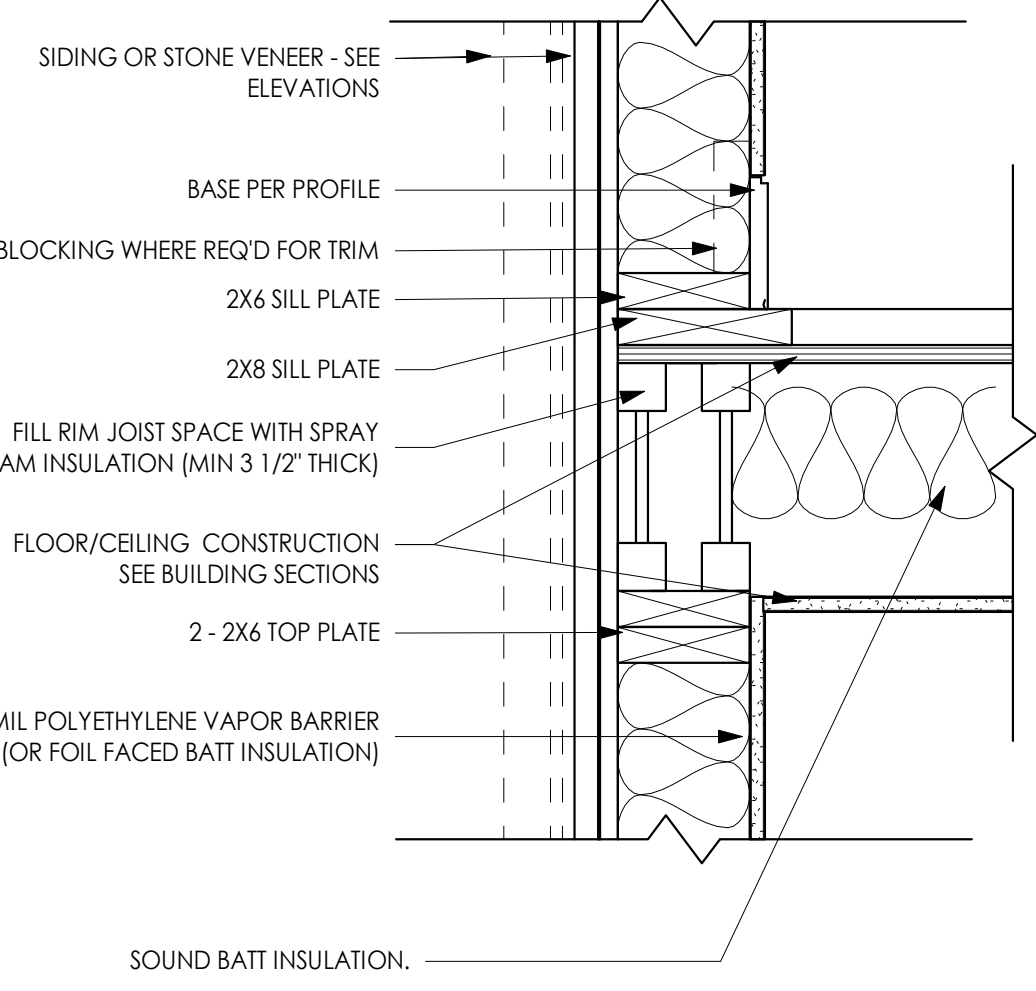
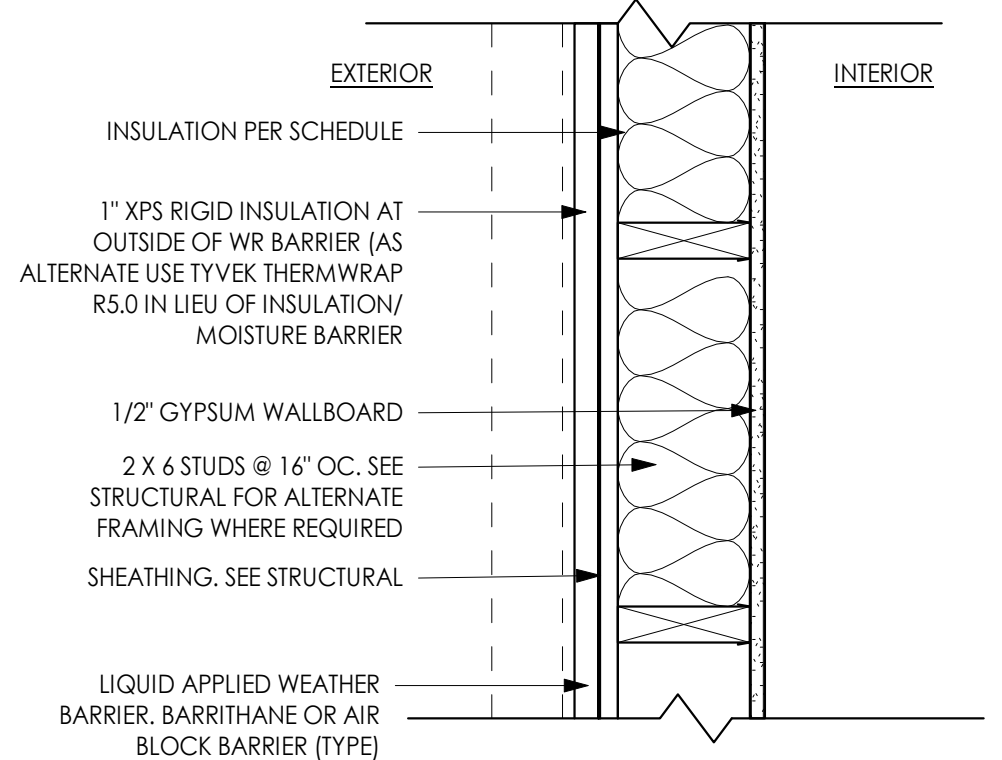
A3 SHOWER WALL DETAIL
SCALE: 1 1/2" = 1'-0"



WALL BASE DETAIL - CARPET BOTH SIDES



C5 TYPICAL INTERIOR WALL TYPE
SCALE: 1 1/2" = 1'-0"



A5 TYPICAL EXTERIOR WALL TYPE
SCALE: 1 1/2" = 1'-0"

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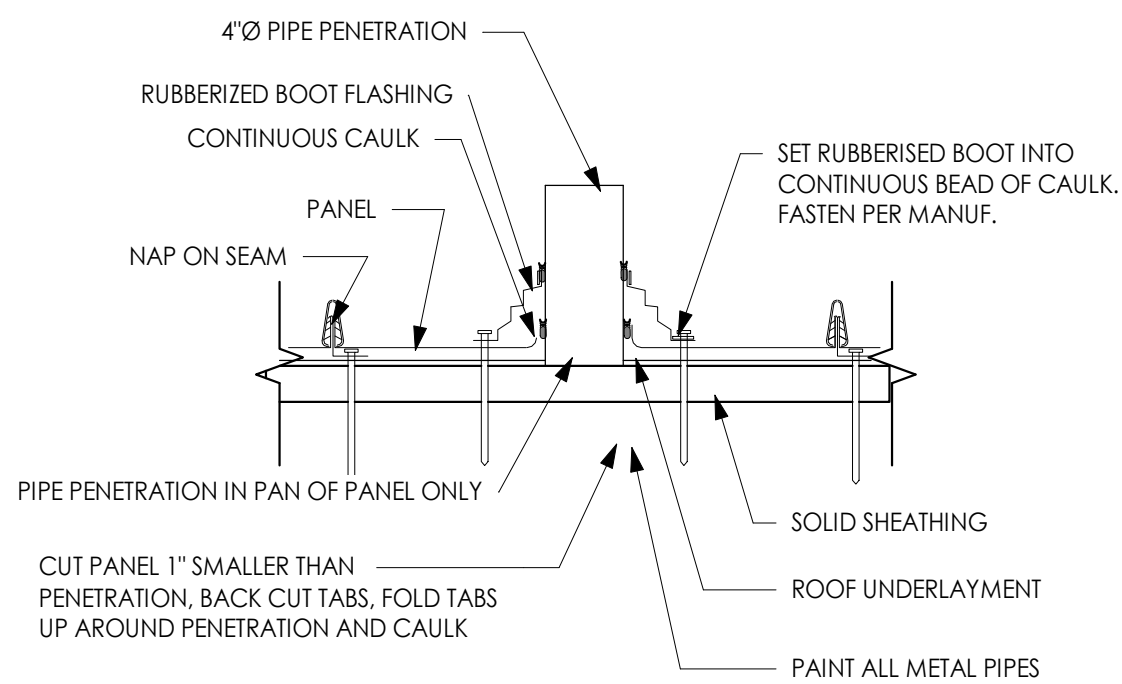
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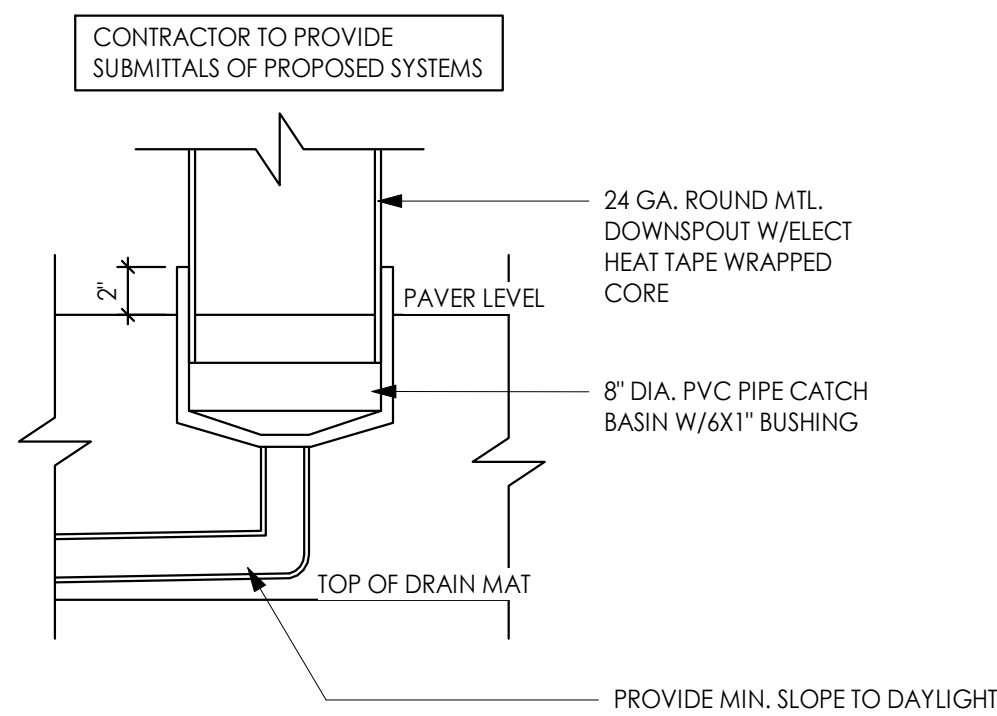
DETAILS
A-600
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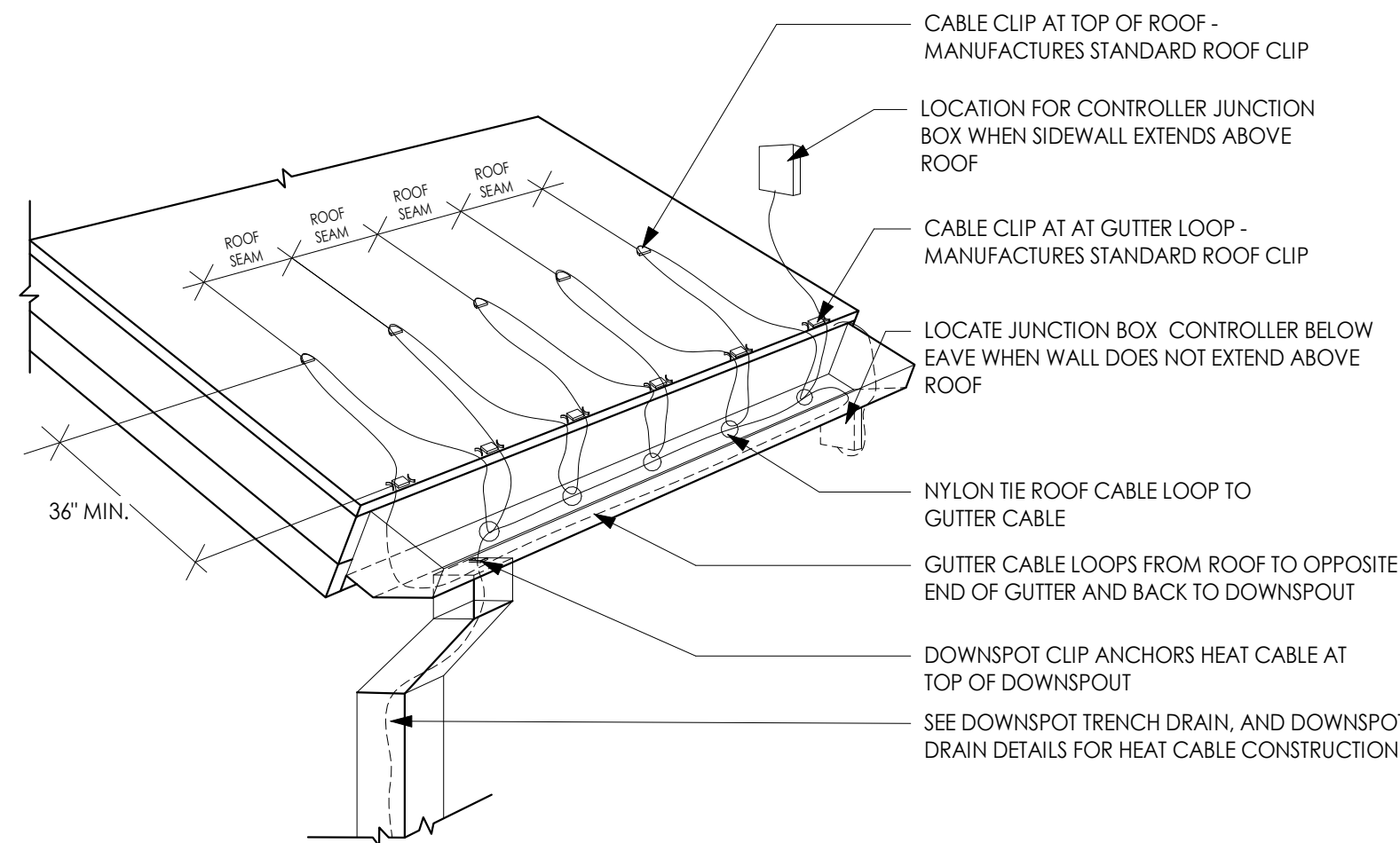
A1 PIPE PENETRATION @ STANDING SEAM
SCALE: 3" = 1'-0"



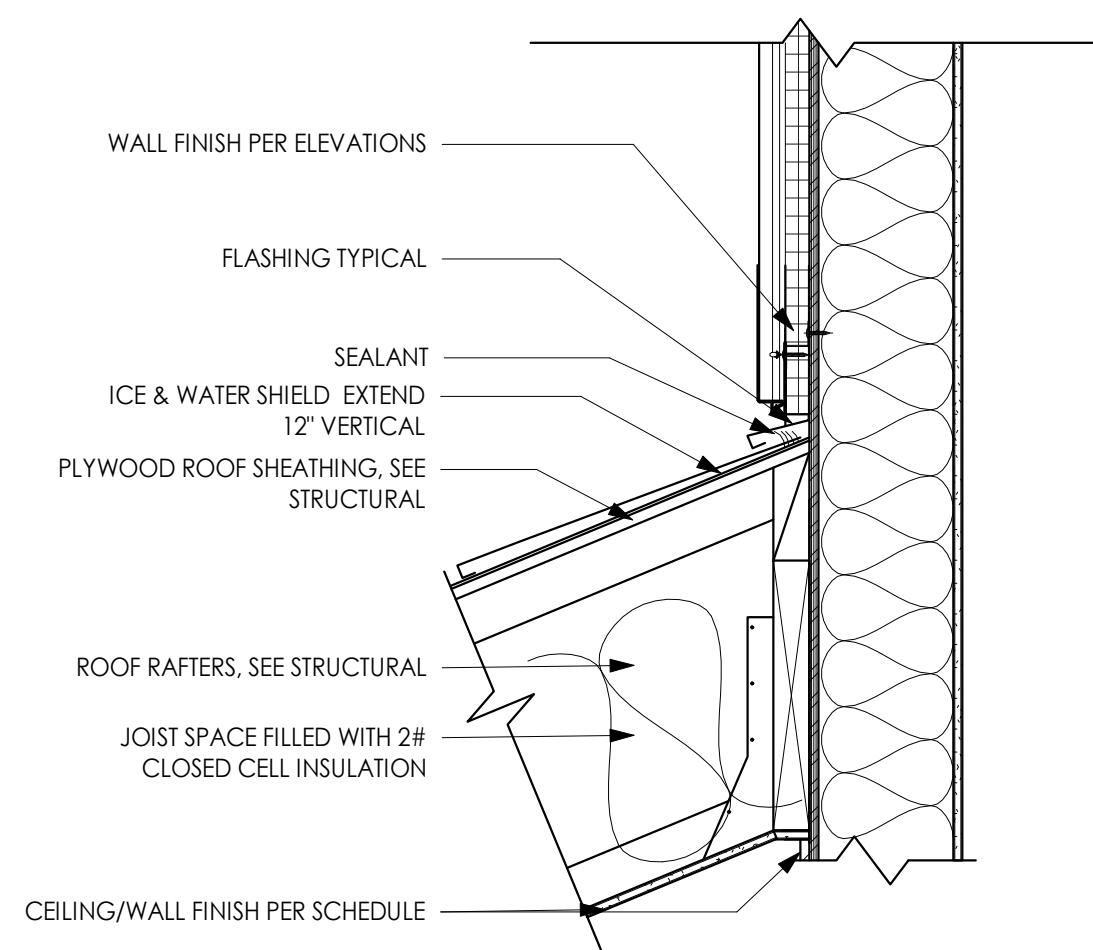
A2 DOWNSPOUT COLLECTOR
SCALE: 1 1/2" = 1'-0"



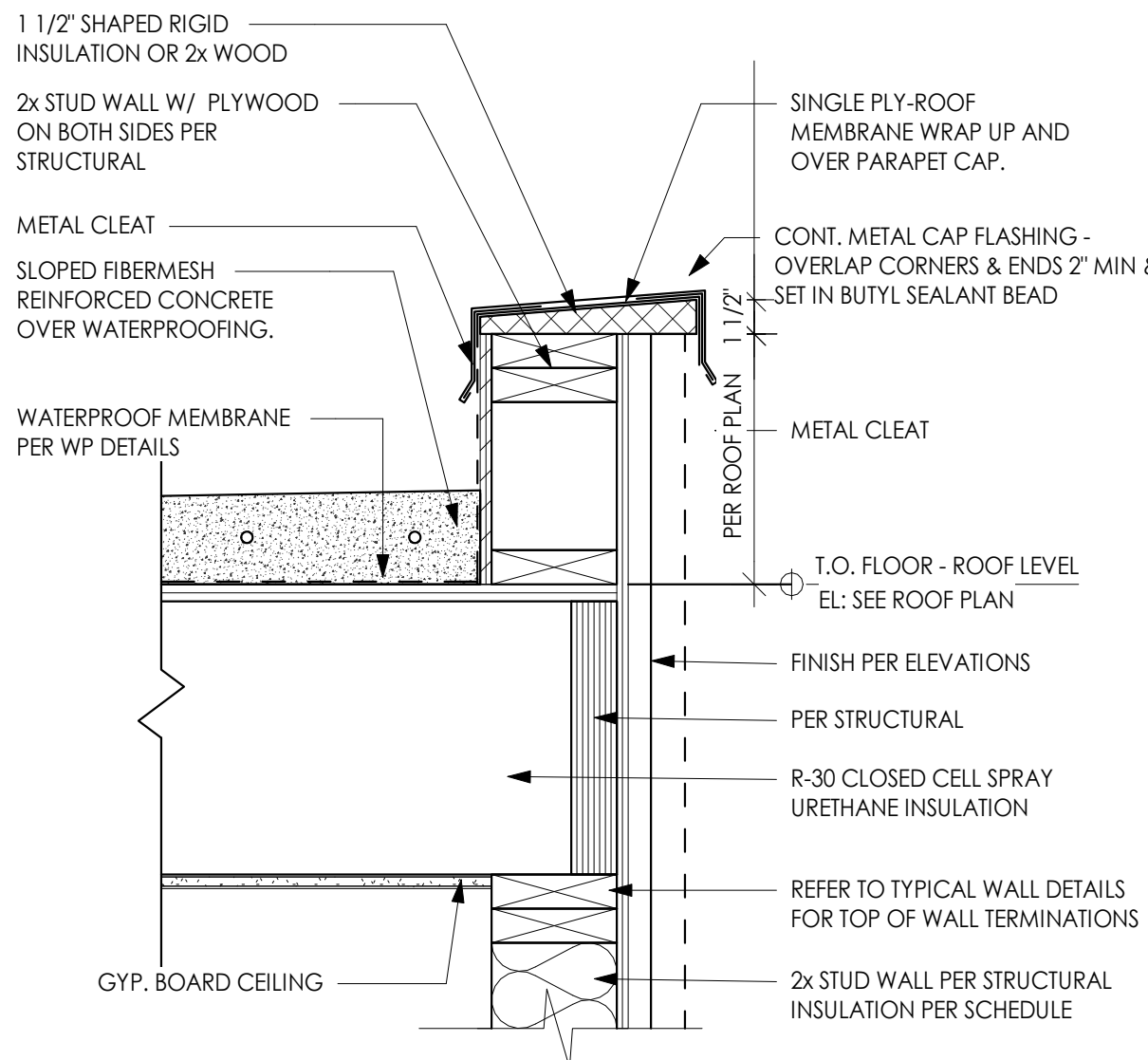
A3 TYPICAL HEAT TAPE DETAIL
SCALE: 1/2" = 1'-0"



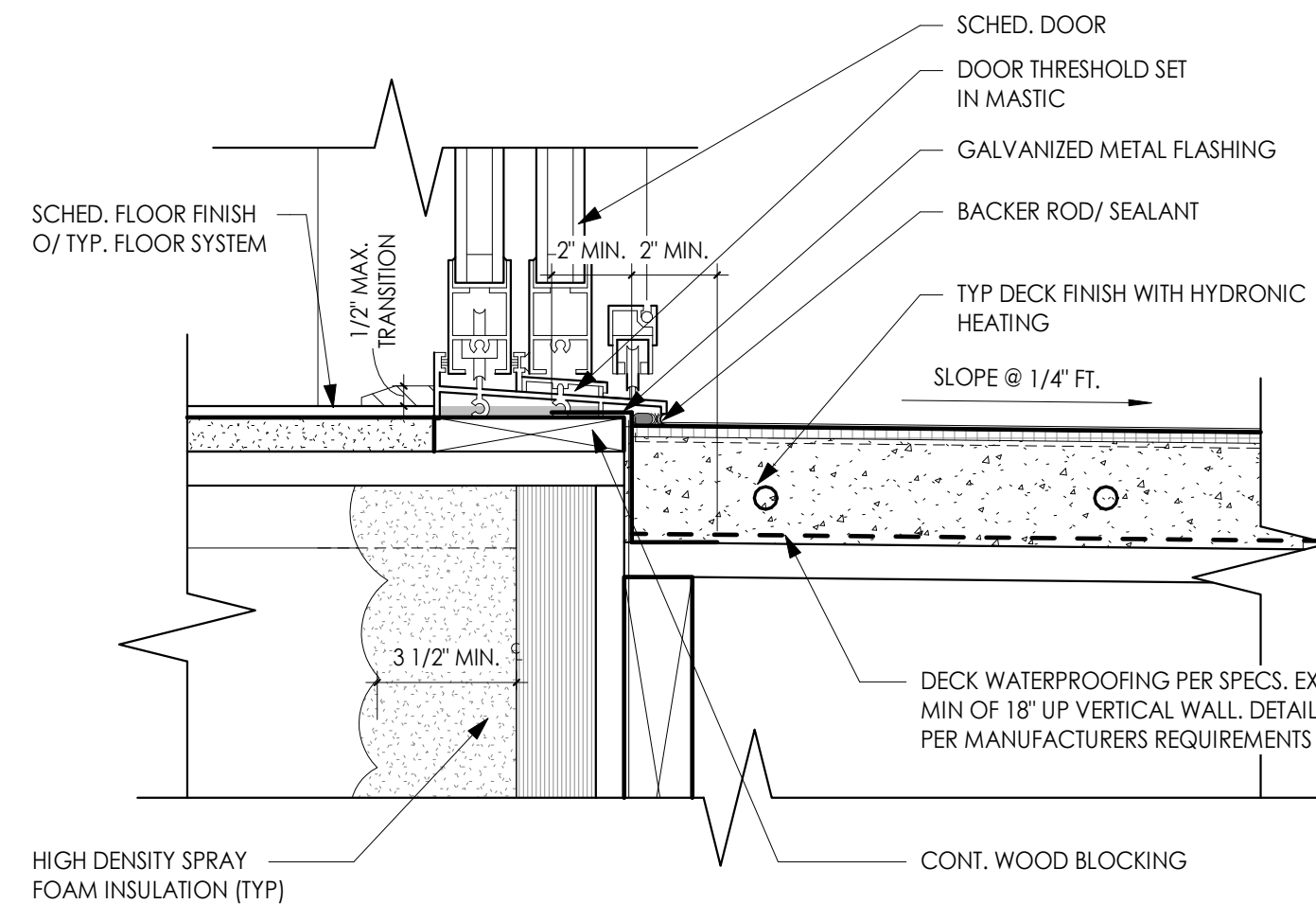
A5 WALL TO ROOF CONNECTION
SCALE: 1 1/2" = 1'-0"



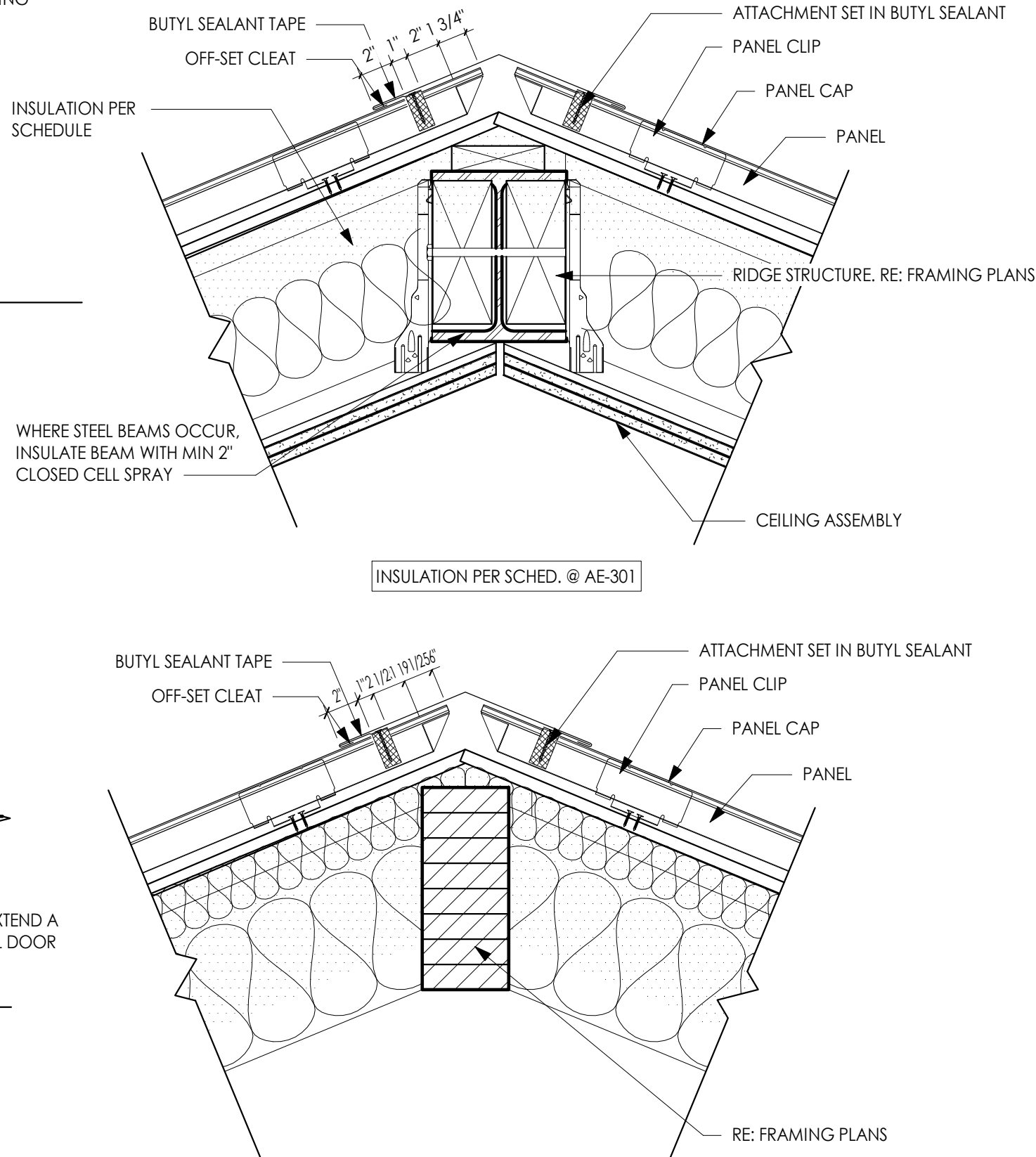
B1 SINGLE PLY/ PARAPET CAP DETAIL
SCALE: 1 1/2" = 1'-0"



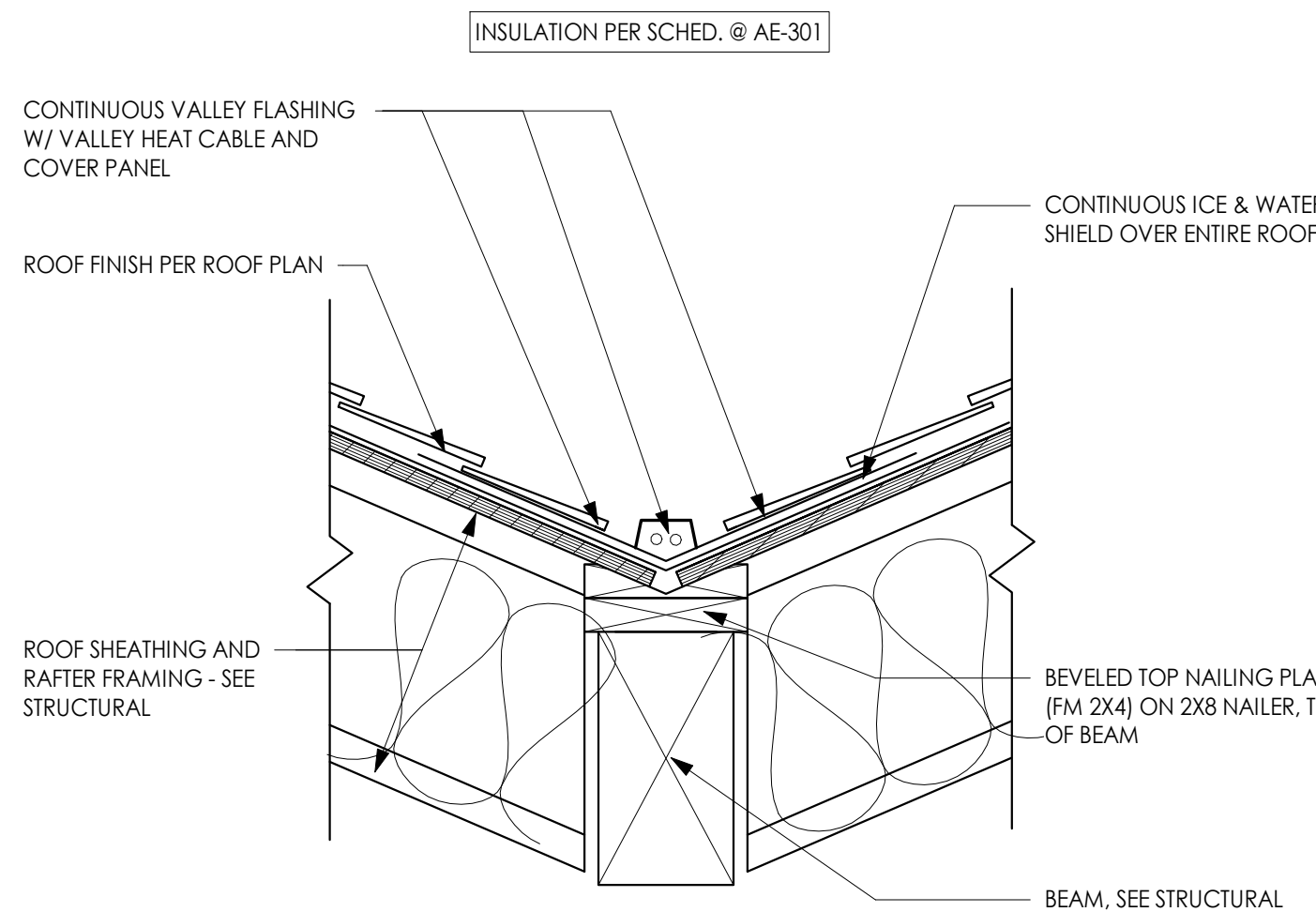
B2 DECK TO BIFOLD DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"



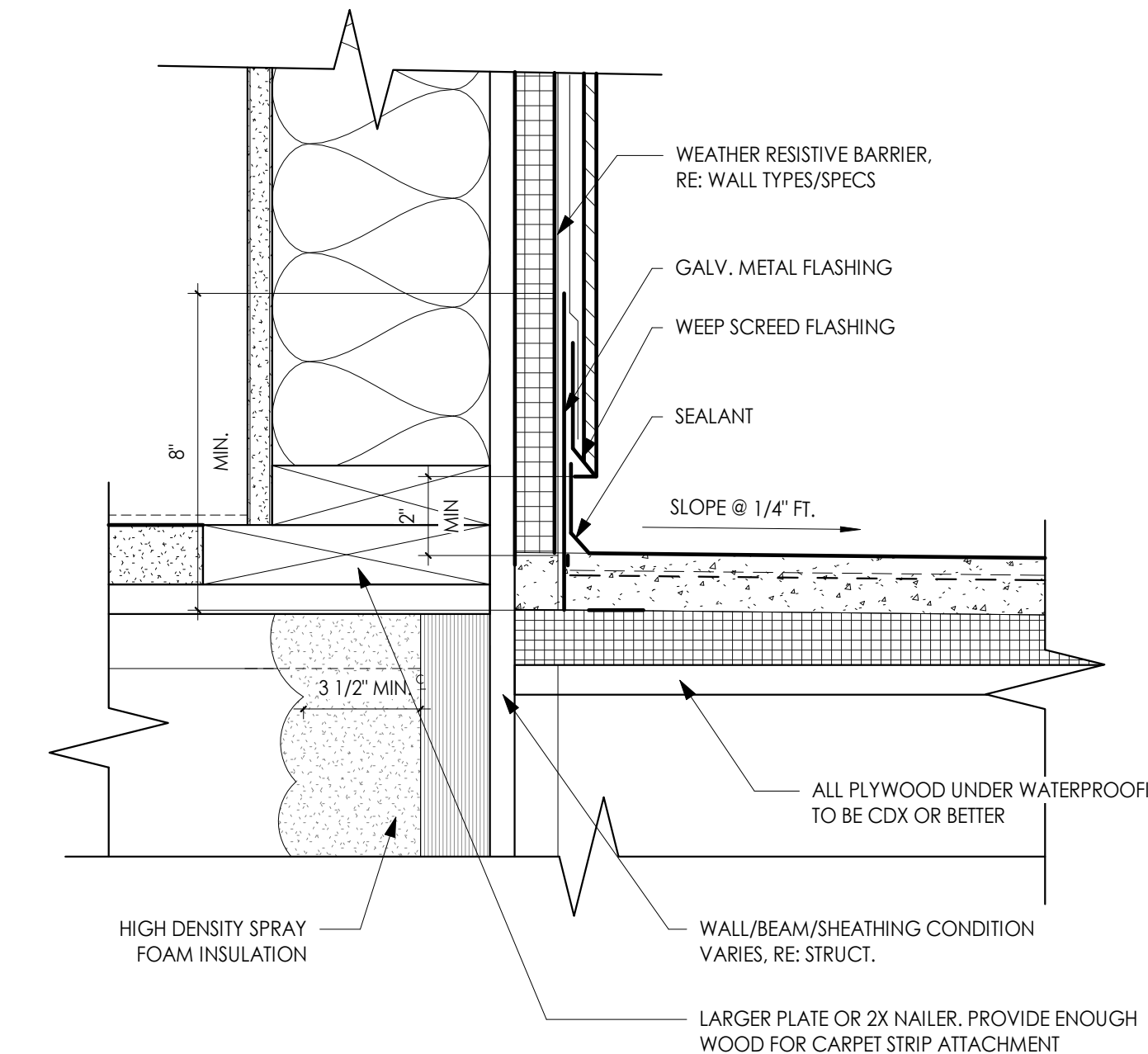
B3 RIDGE DETAIL
SCALE: 1 1/2" = 1'-0"



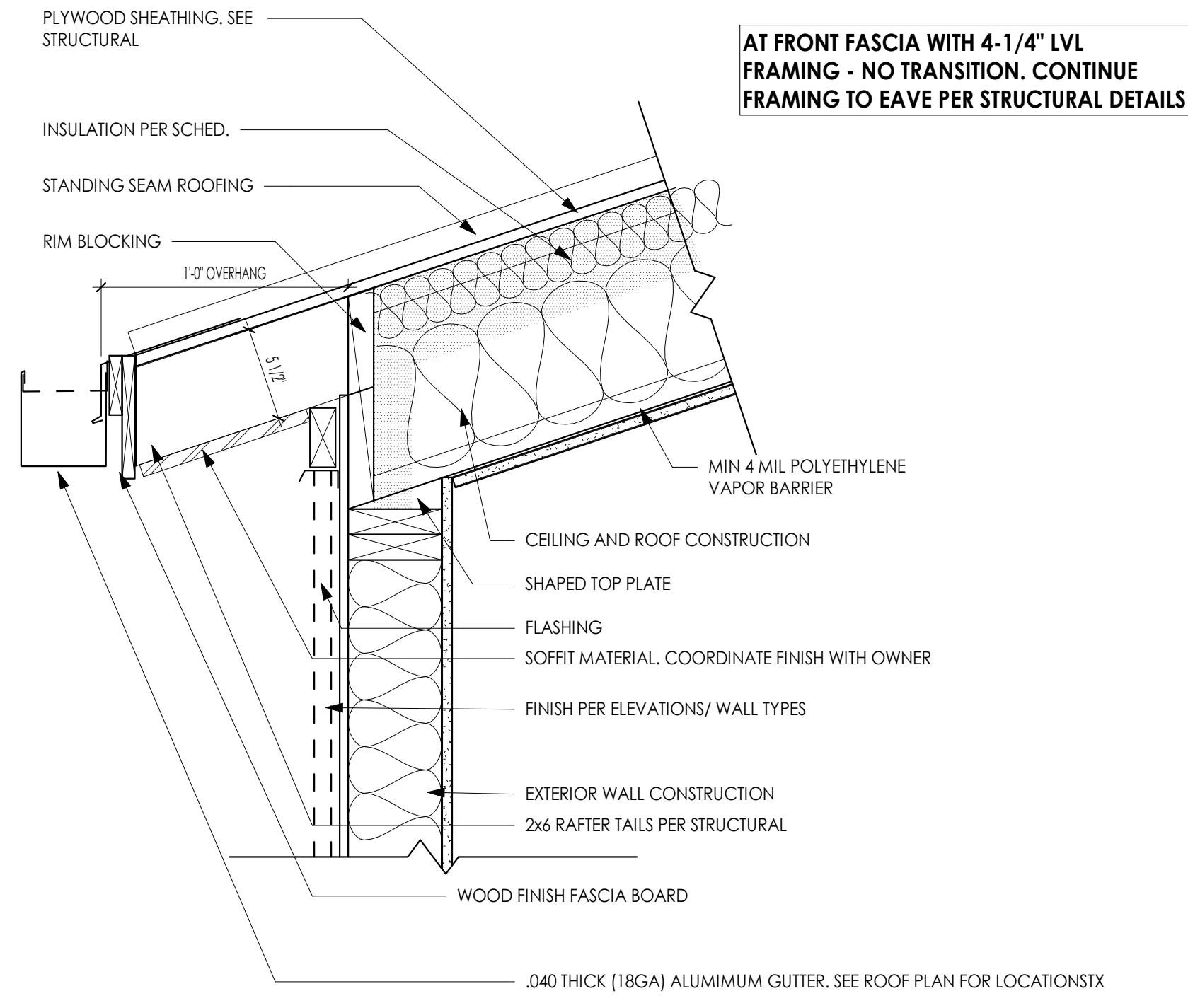
B5 ROOF VALLEY DETAIL -TYPICAL
SCALE: 1 1/2" = 1'-0"



C2 DECK TO WALL TRANSITION DETAIL
SCALE: 3" = 1'-0"



C5 FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



DETAILS

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STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

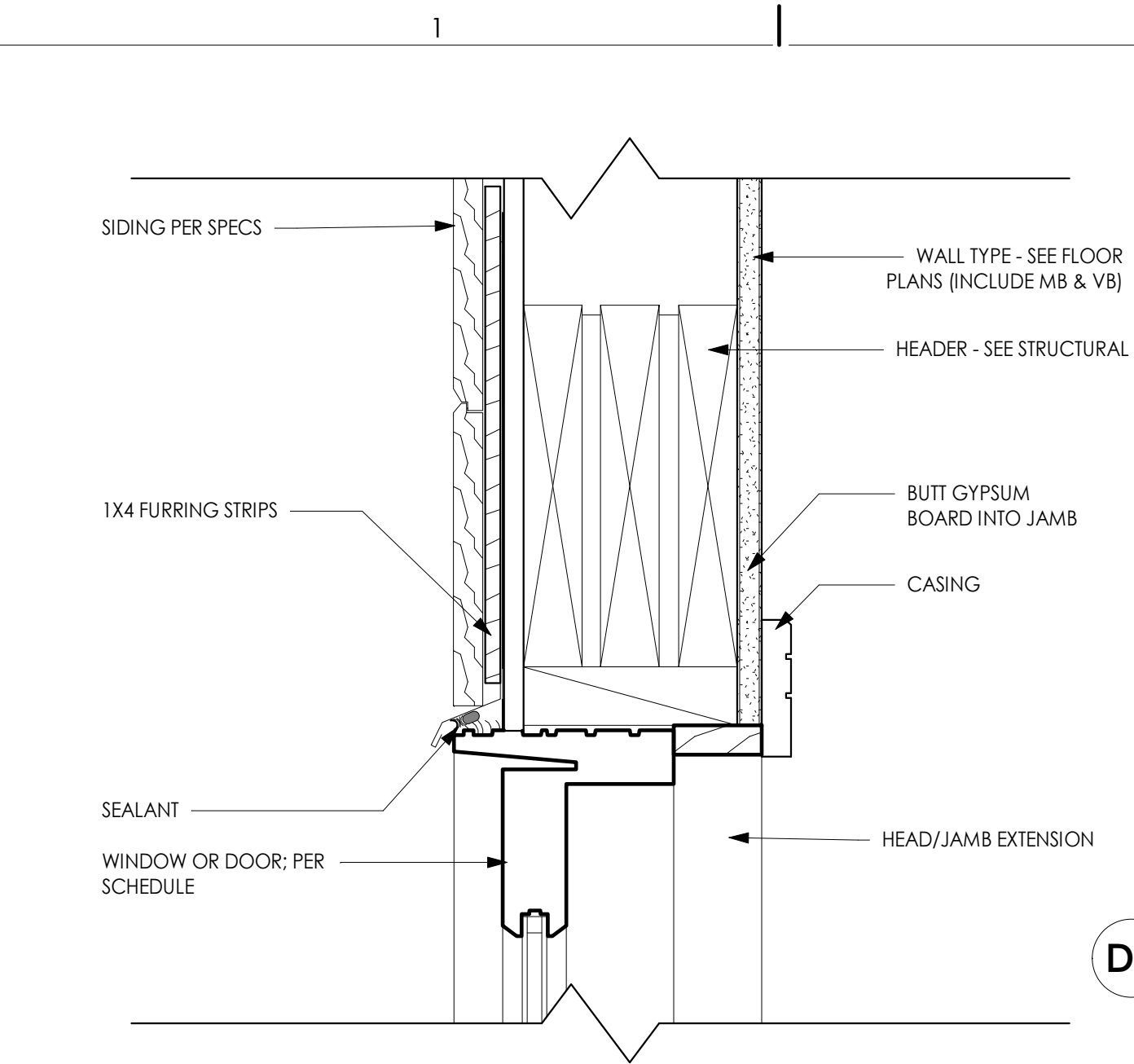
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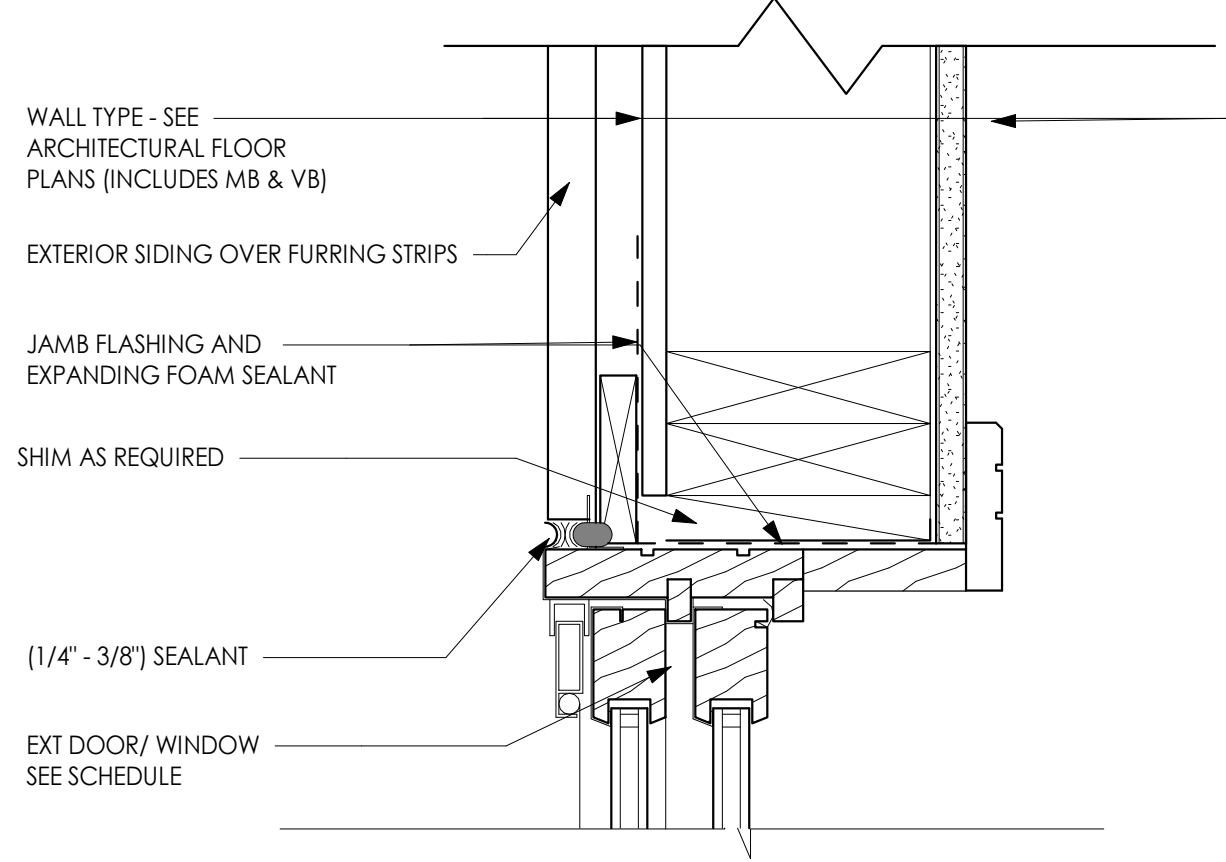
A-601

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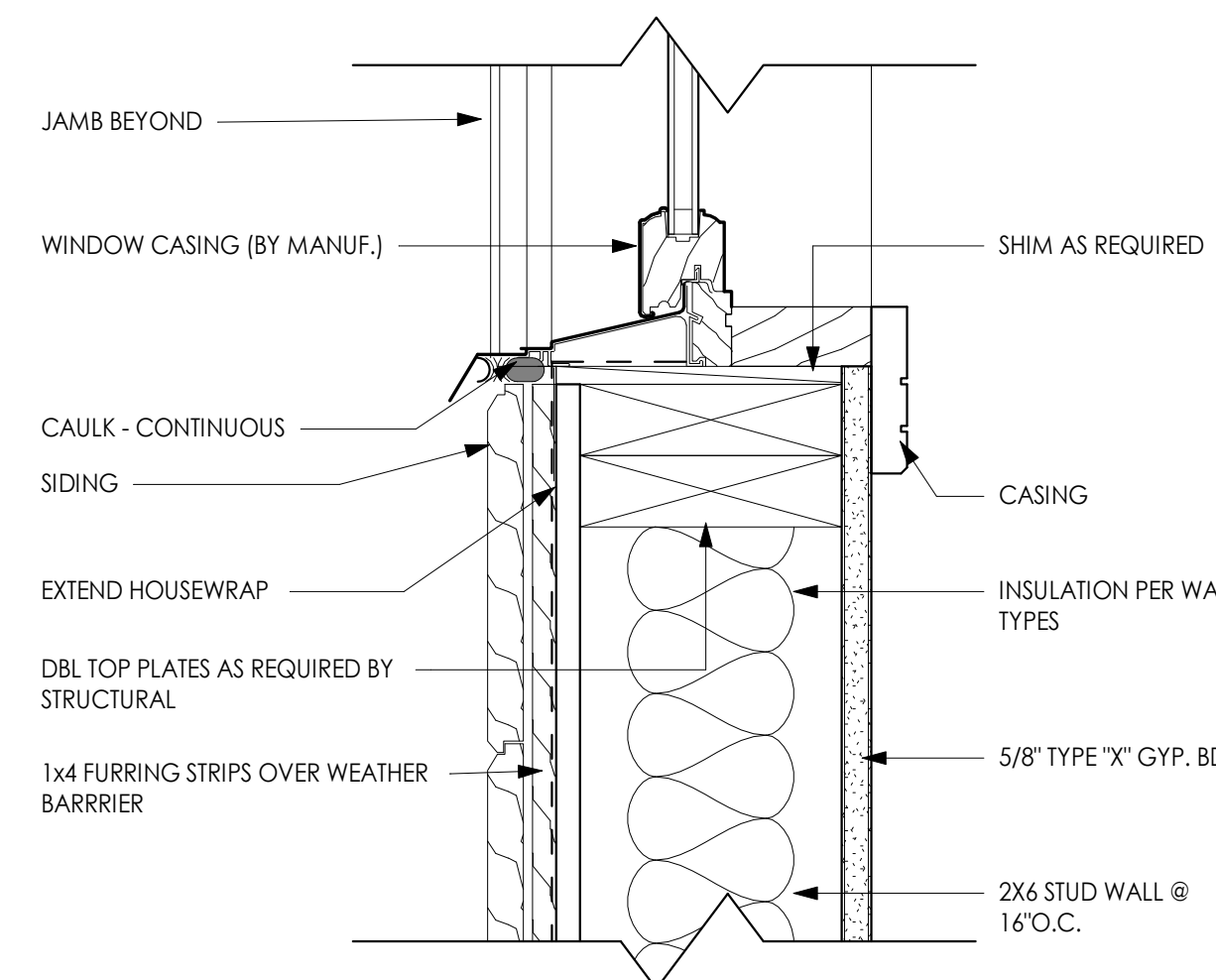
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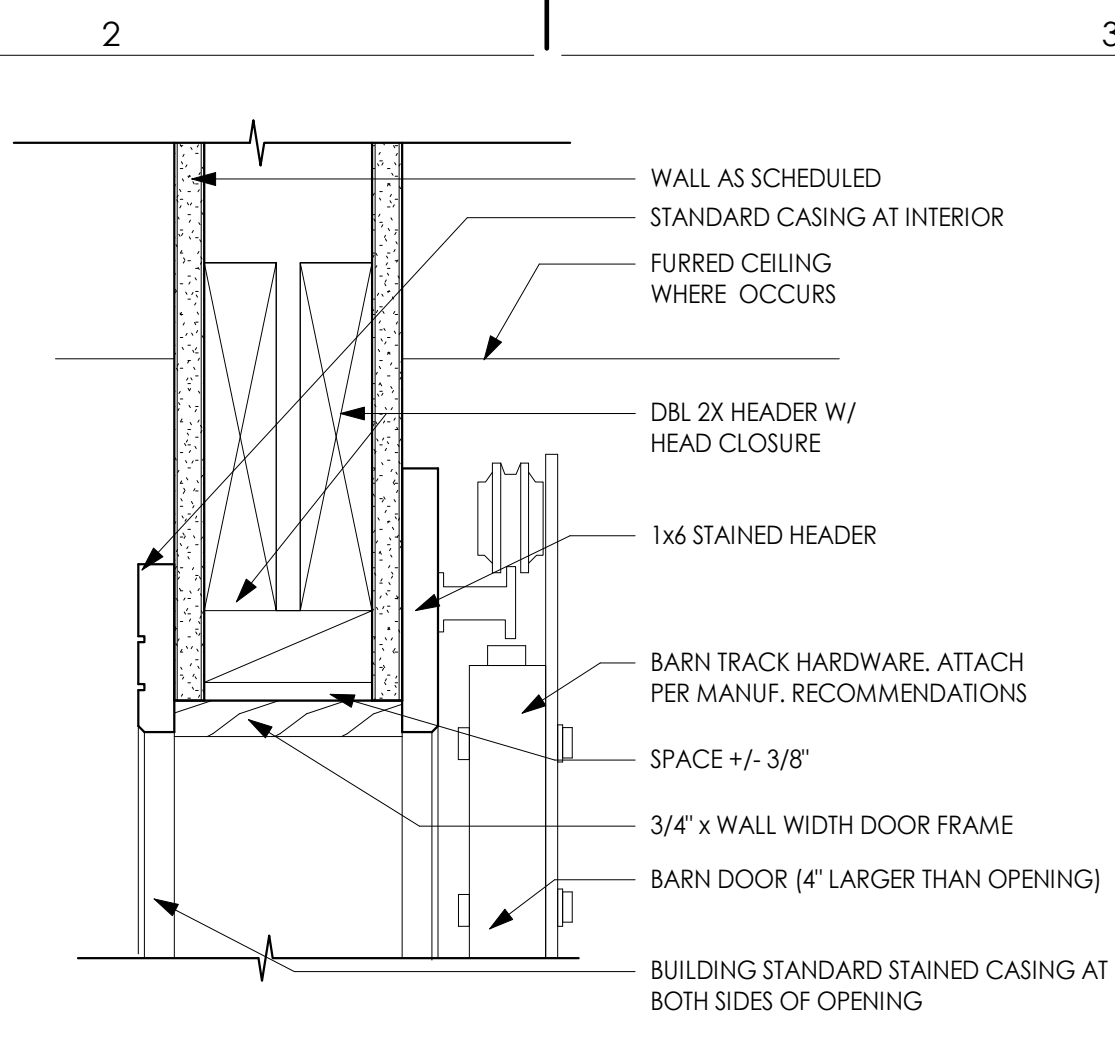
D1 WINDOW/DOOR HEAD DETAIL - SIDING
SCALE: 3" = 1'-0"



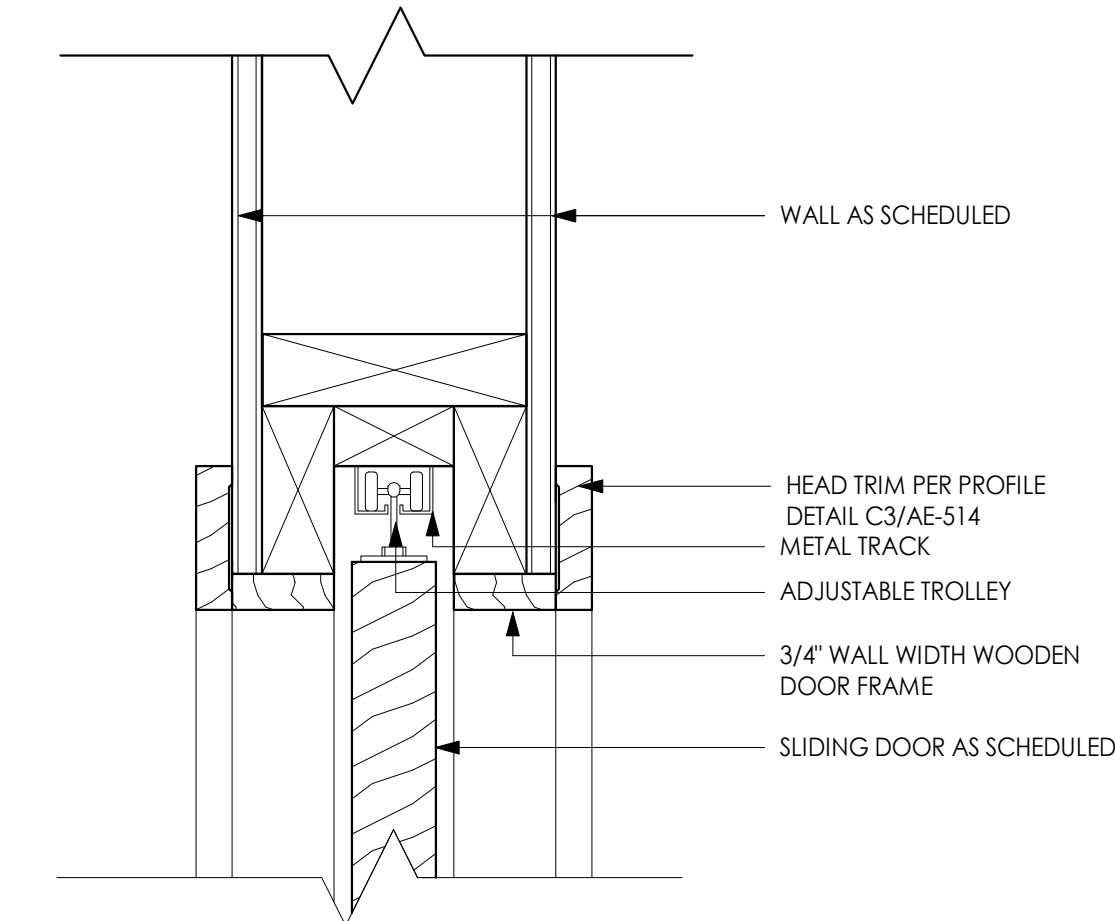
B1 WINDOW/DOOR JAMB DETAIL - SIDING
SCALE: 3" = 1'-0"



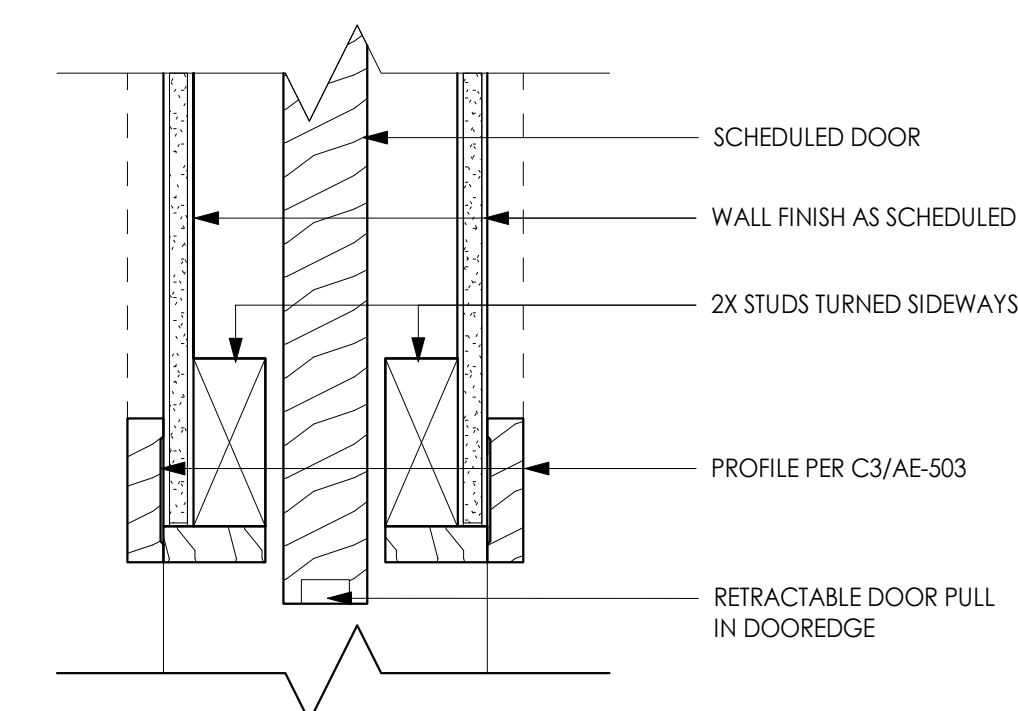
A1 WINDOW/DOOR SILL DETAIL - SIDING
SCALE: 3" = 1'-0"



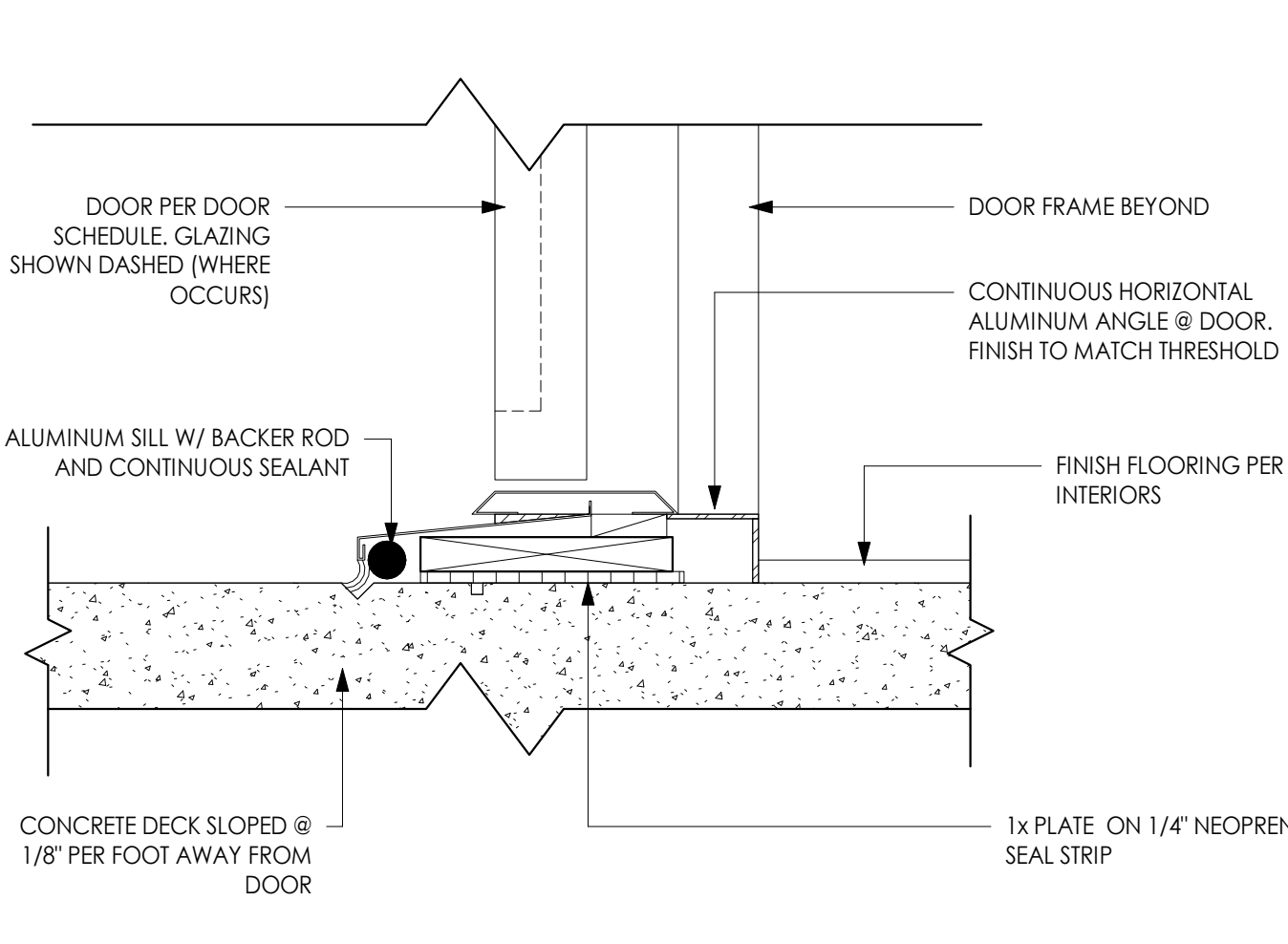
D2 INT BARN DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



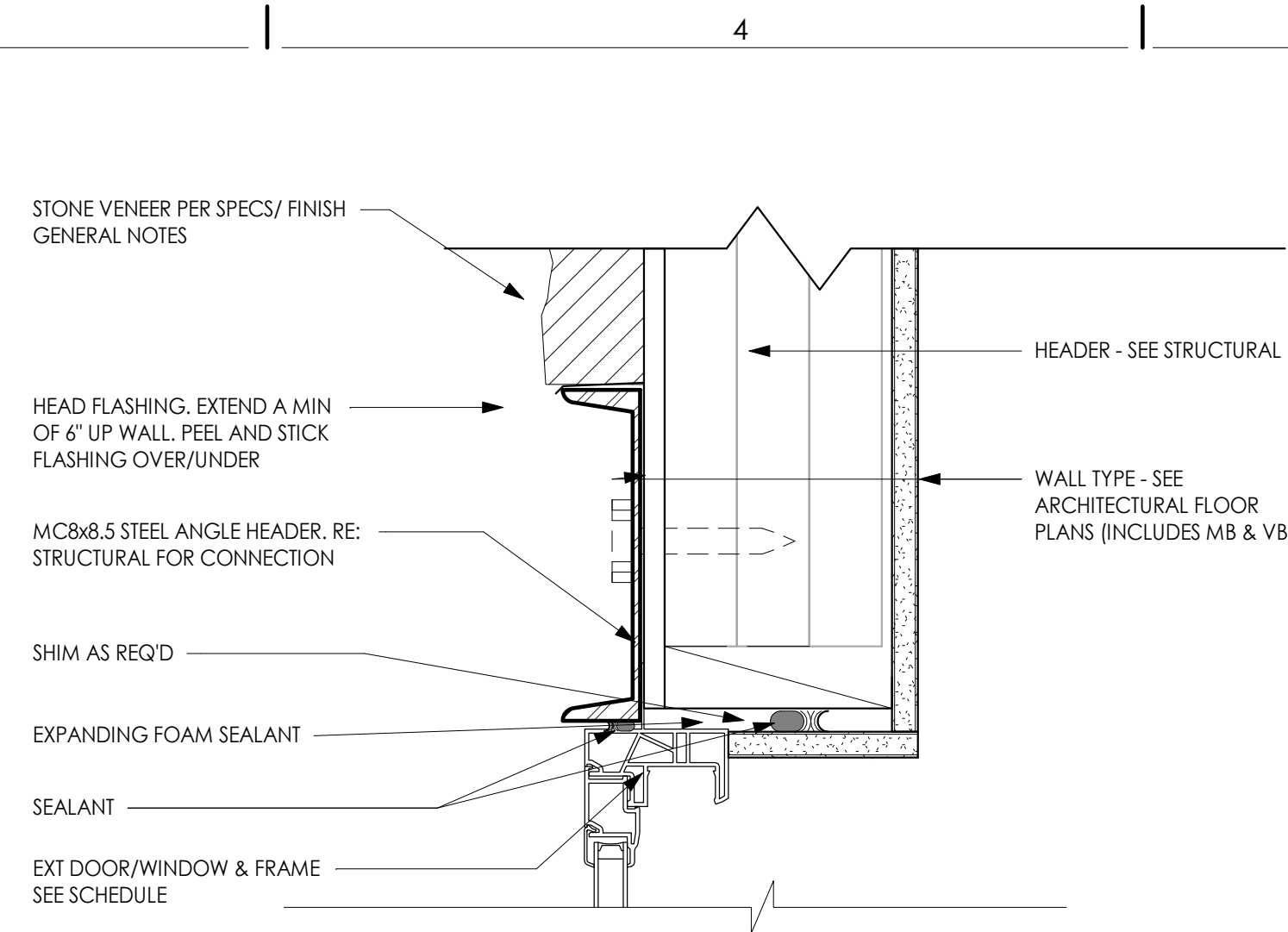
C2 POCKET DOOR - HEAD DETAIL
SCALE: 3" = 1'-0"



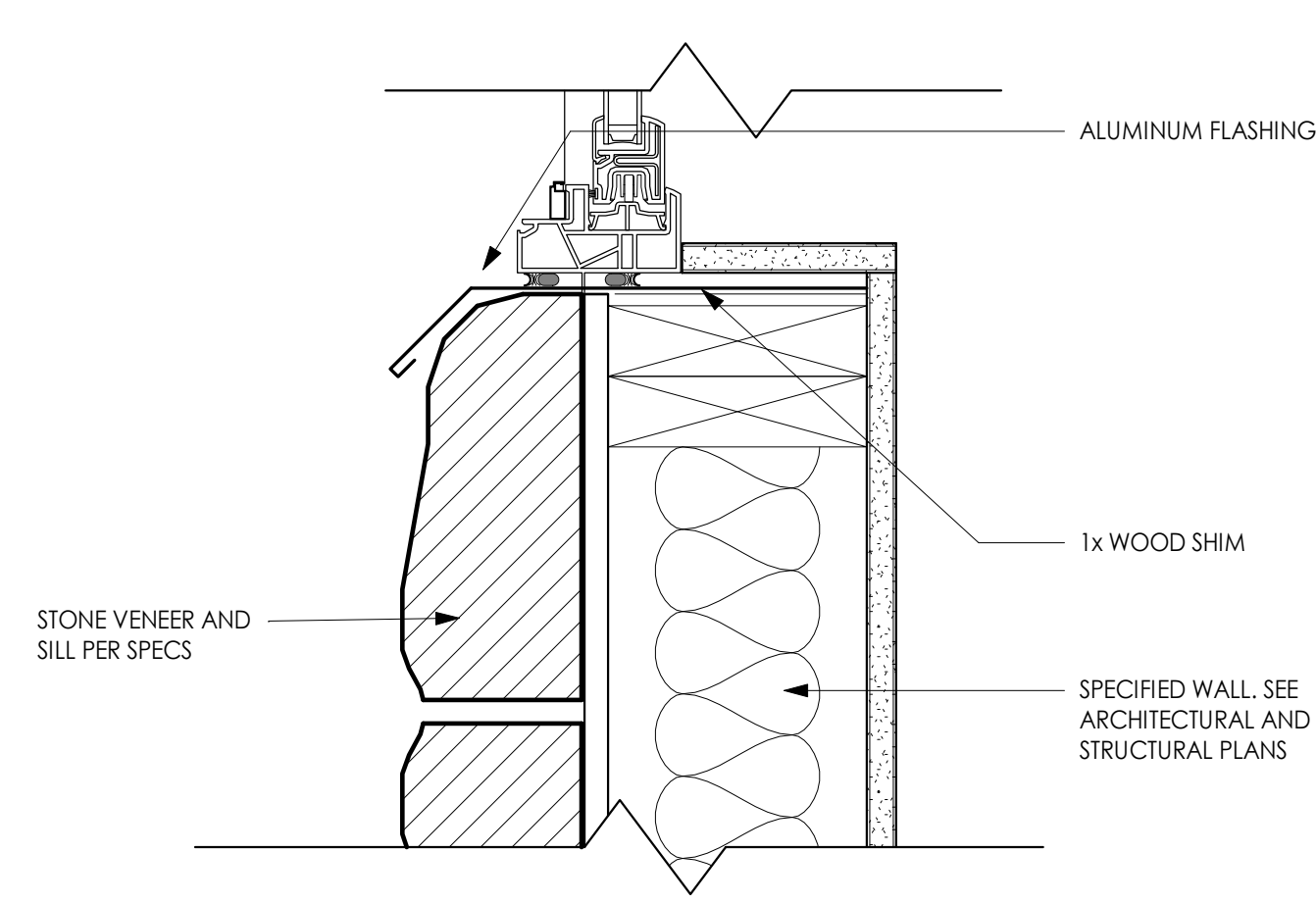
B2 POCKET DOOR - JAMB DETAIL
SCALE: 3" = 1'-0"



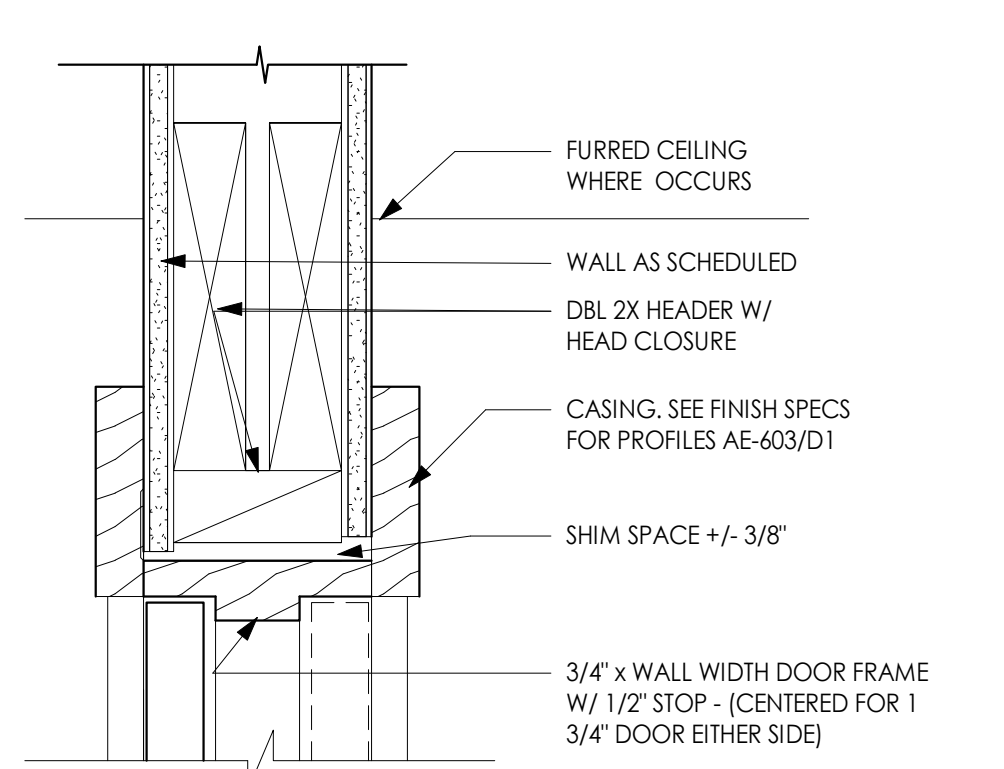
A2 DOOR THRESHOLD @ CONCRETE DECK
SCALE: 3" = 1'-0"



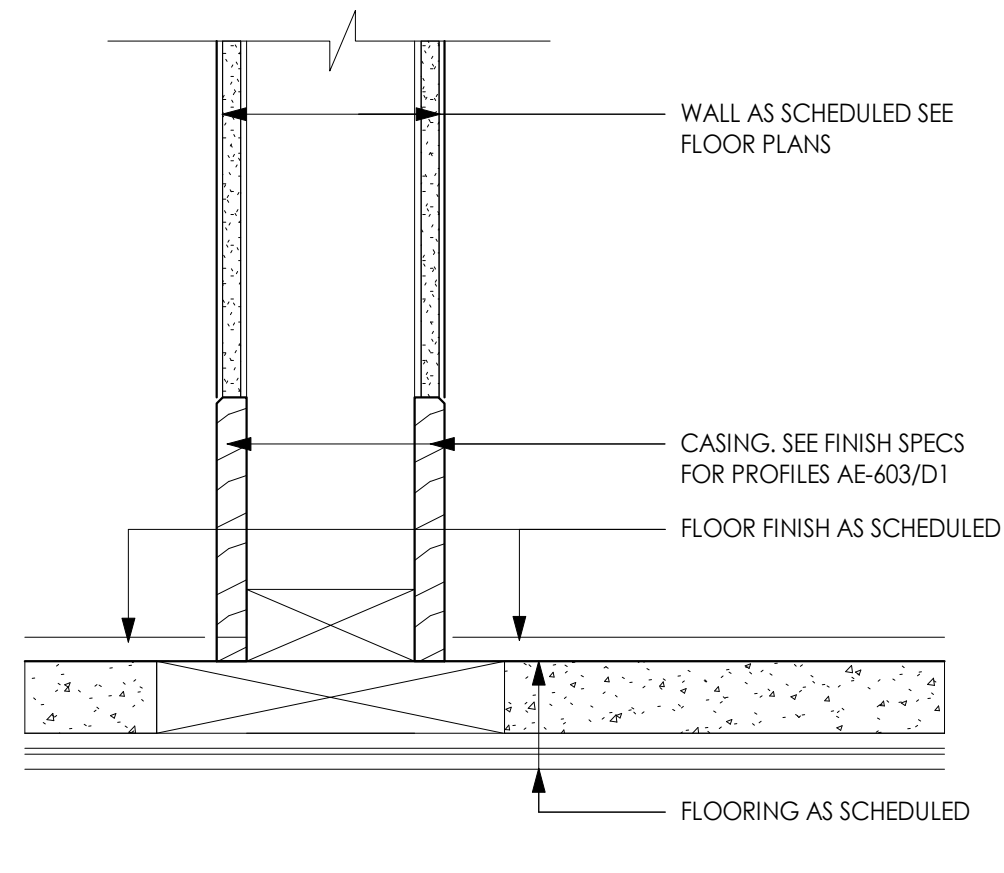
D3 DOOR/ WIN HEAD DETAIL - EXTERIOR AT STONE
SCALE: 3" = 1'-0"



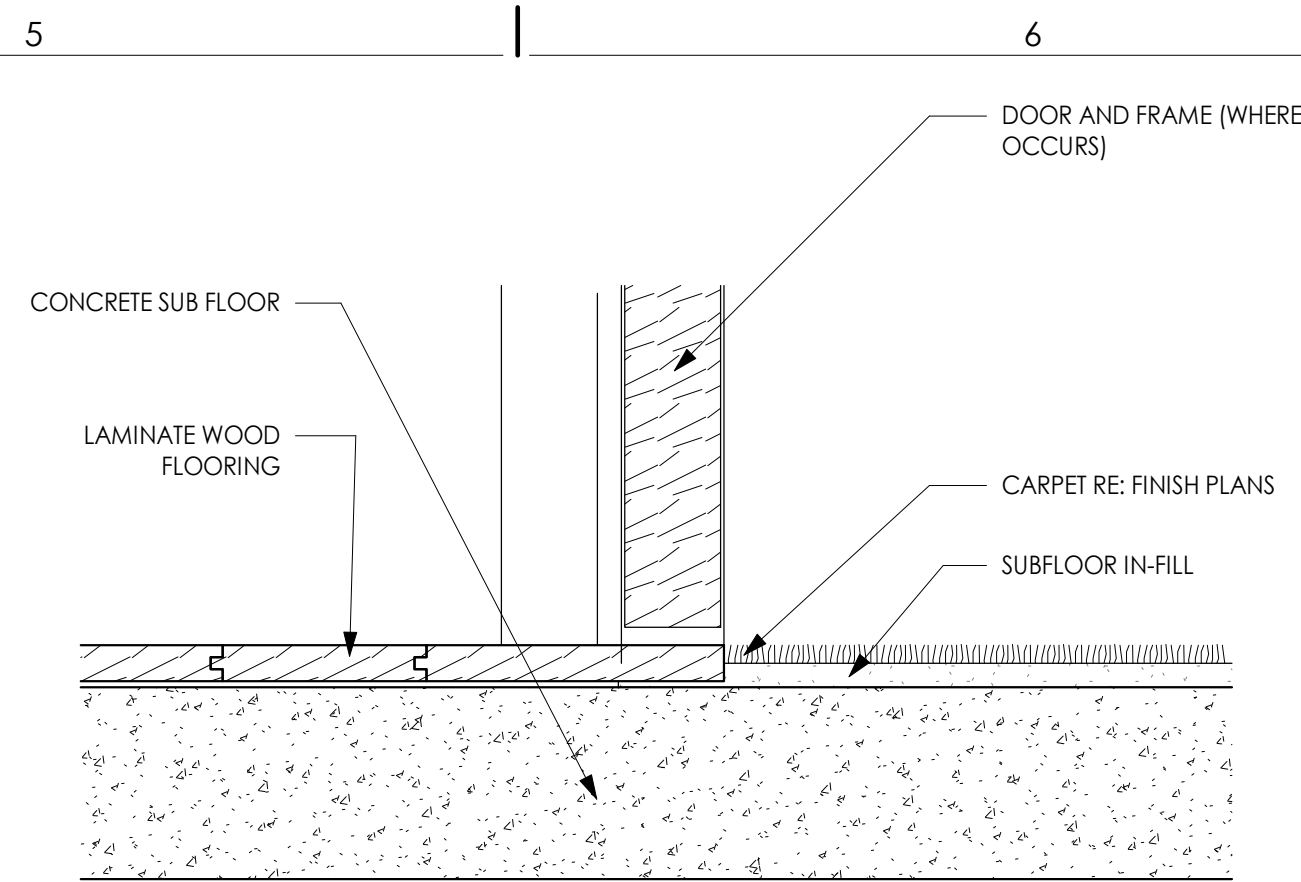
C3 WINDOW SILL - EXTERIOR AT STONE
SCALE: 3" = 1'-0"



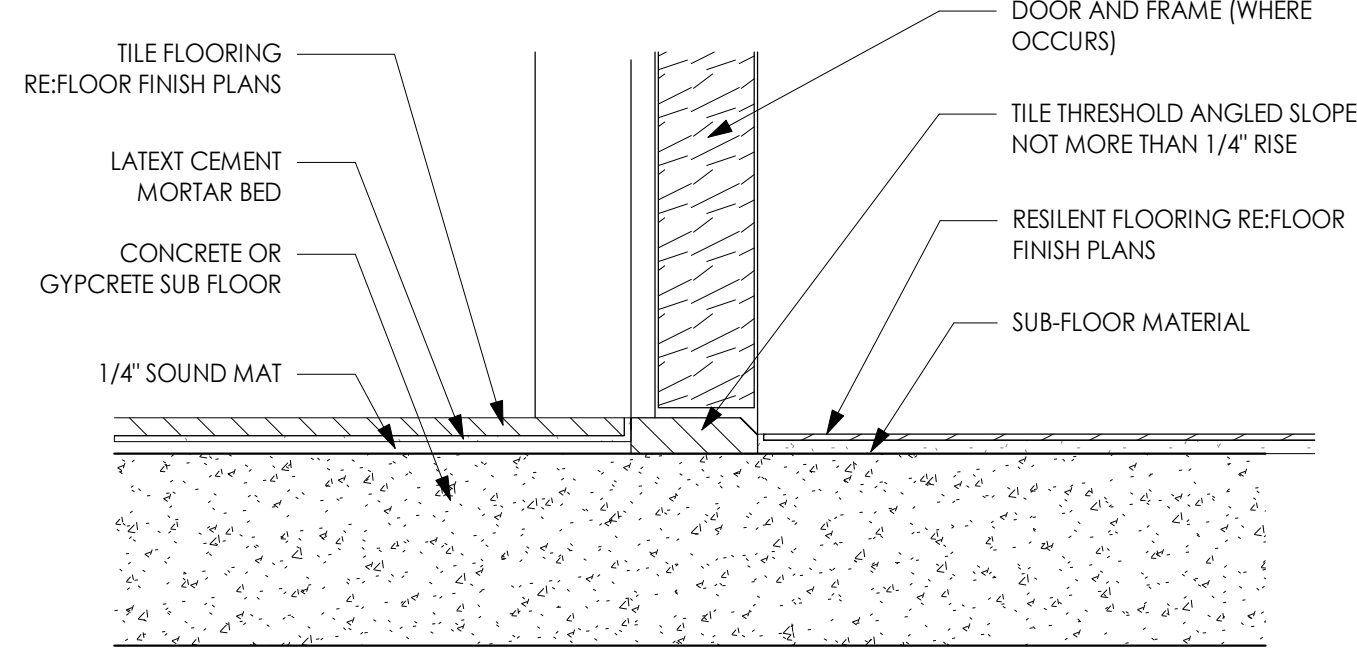
B4 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



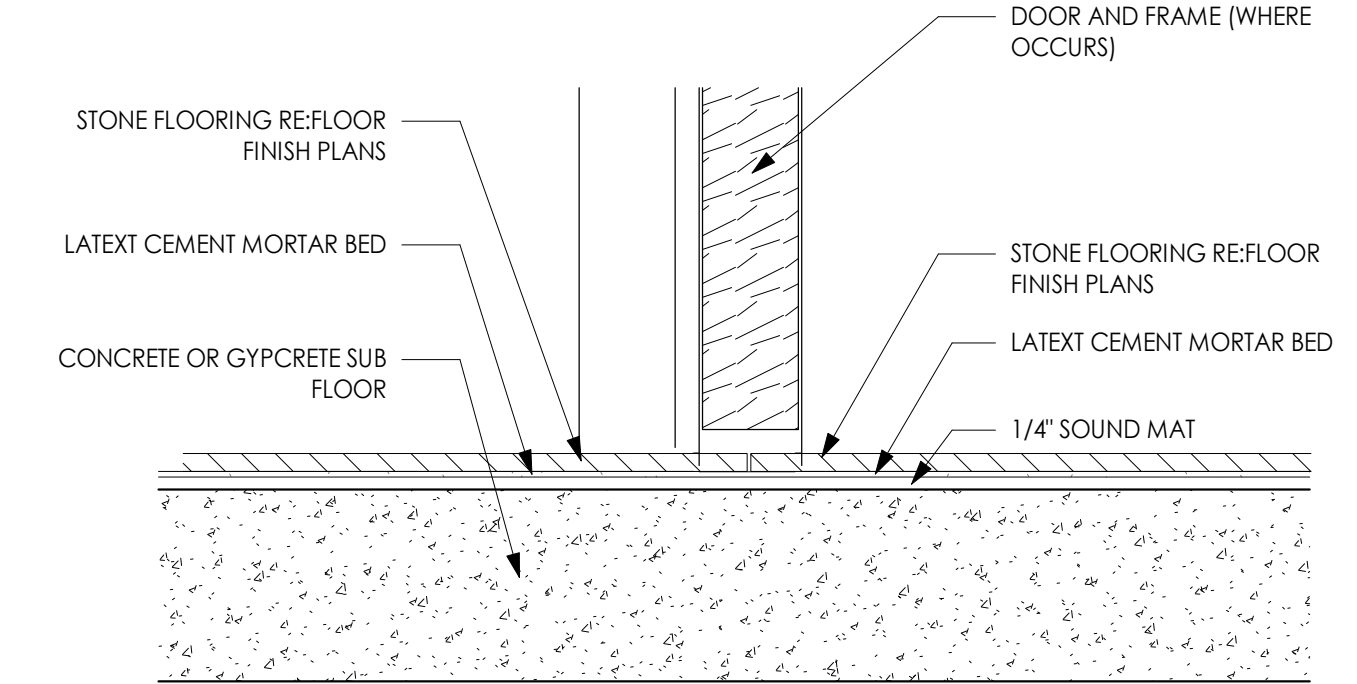
A4 INTERIOR DOOR SILL DETAIL
SCALE: 3" = 1'-0"



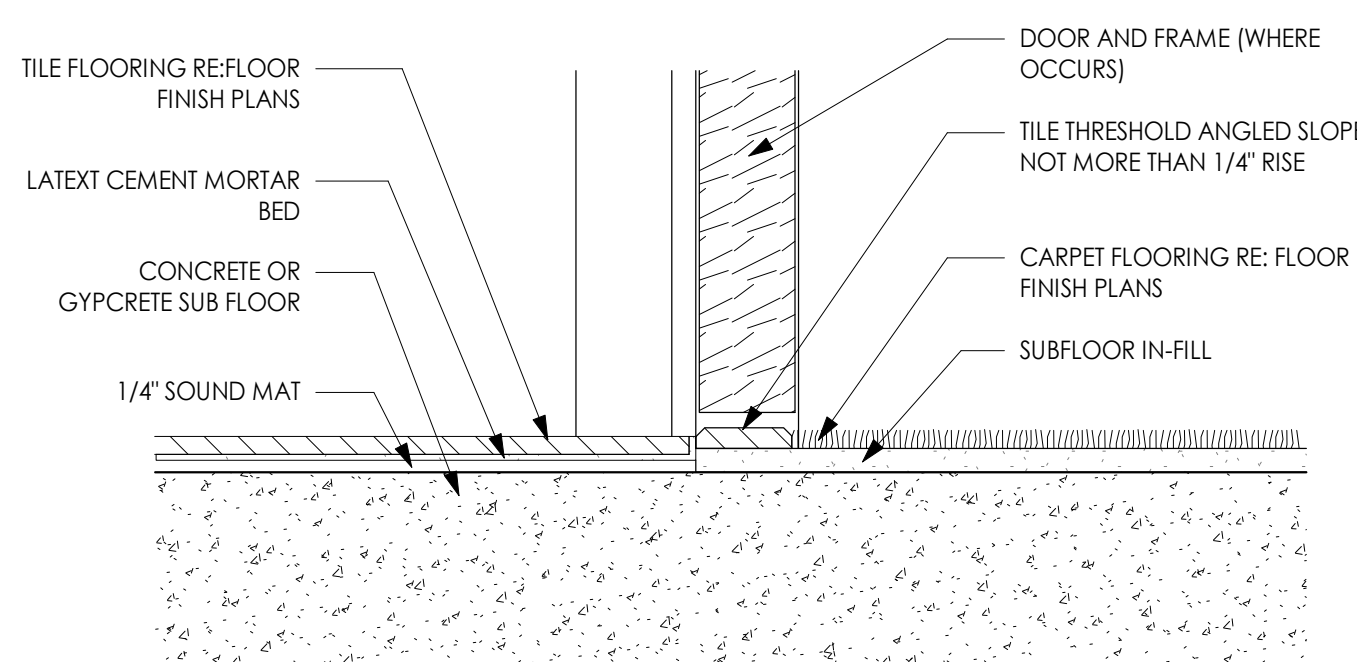
E5 WOOD TO CARPET TRANSITION
SCALE: 3" = 1'-0"



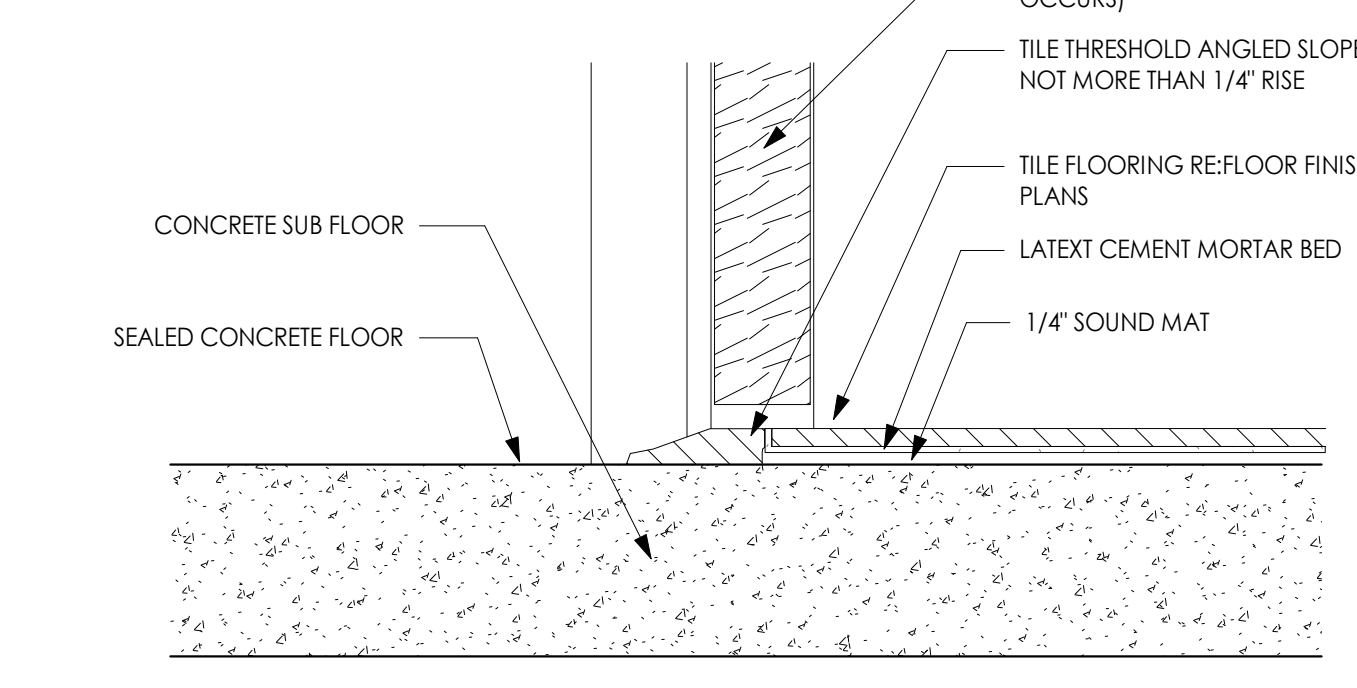
D5 TILE TO WOOD TRANSITION
SCALE: 3" = 1'-0"



C5 TILE TO TILE TRANSITION
SCALE: 3" = 1'-0"



B5 TILE TO CARPET TRANSITION
SCALE: 3" = 1'-0"



A5 CONCRETE TO TILE TRANSITION
SCALE: 3" = 1'-0"

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INTERIOR: _____

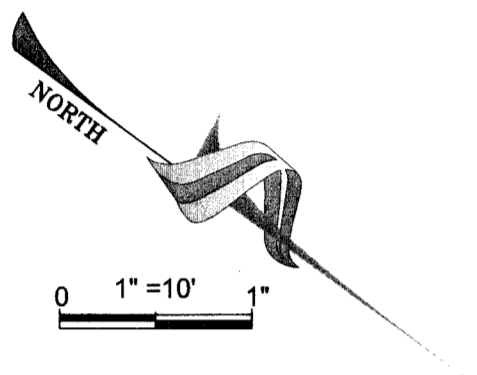
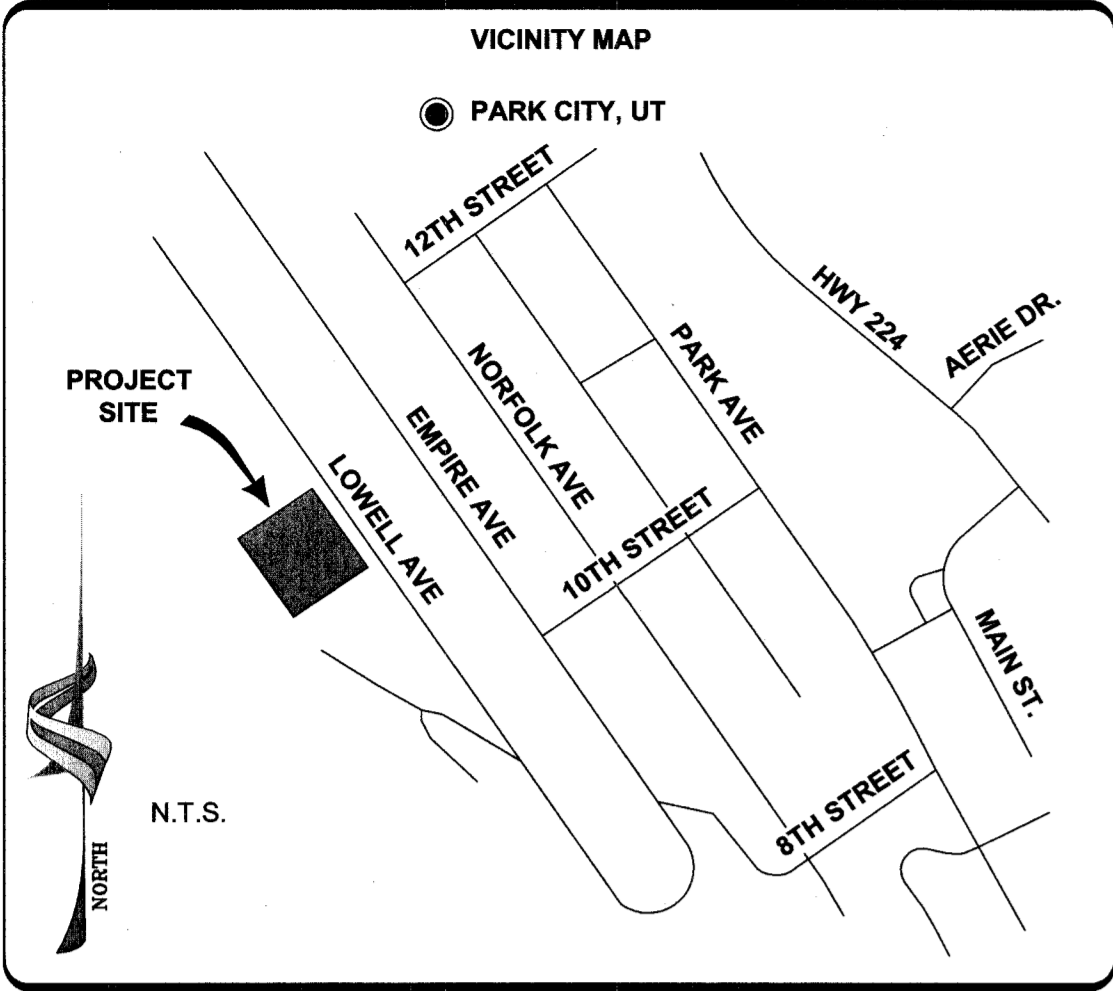
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WINDOW/DOOR DETAILS

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NORTH STAR SUBDIVISION
(ENTRY NO. 138365)

LOT 2

NOTES

- BUILDING FOOTPRINT FOR EACH LOT IS 2,818 SQUARE FEET.
- ONE SIDE OF THE DUPLEX CANNOT BE DEMOLISHED WITHOUT THE OTHER. IF DEVELOPMENT IS PROPOSED, BOTH LOTS REQUIRE AGREEMENT REGARDING CONCURRENT DEMOLITION.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, UNDER TITLE 49043C0919D, WITH AN EFFECTIVE DATE OF MARCH 23, 2021.
- THE EASEMENT (ENTRY #24421, SUMMIT COUNTY RECORDER'S OFFICE) GIVES A DESCRIPTION THAT BLANKETS PARCELS 1A AND 1B AND INCLUDES THE ACCESS EASEMENT AS REFLECTED ON THIS PLAT.
- THE NORTHSTAR SUBDIVISION PLAT IS AFFECTED BY A ROCKY MOUNTAIN POWER EASEMENT (ENTRY #00784871, SUMMIT COUNTY RECORDER'S OFFICE) BUT DOES NOT AFFECT LOT 1.
- THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-42.

FOUND
BRASS CAP
CENTERLINE
MONUMENT
EMPIRE AVE AND 9TH ST

BASIS OF BEARING
N 35°44'11" W 859.73'
EMPIRE AVENUE

NORTH STAR SUBDIVISION
(ENTRY NO. 138365)

LOT 10

FOUND REBAR/CAP
"EPIC ENGINEERING" (TYP.)

NORTH STAR SUBDIVISION
(ENTRY NO. 138365)

LOT 1

LOT : 1B
9742 SQ. FT.
0.22 ACRES

1061 LOWELL AVENUE

LOT : 1A
9742 SQ. FT.
0.22 ACRES

1063 LOWELL AVENUE

15.0' ACCESS EASEMENT
(ENTRY NO. 138365 & 244212)

15.0' ACCESS EASEMENT
(ENTRY NO. 138365 & 244212)

FOUND REBAR/CAP
"EPIC ENGINEERING" (TYP.)

SET REBAR & "EPIC
ENGINEERING" CAP (TYP.)

LOWELL AVENUE S35° 42' 52"E
(PUBLIC USE AVENUE)

KINGS CROWN RE-SUBDIVISION
FIRST AMENDED
(ENTRY NO. 01141429)
LOT 32 OPEN SPACE

FOUND REBAR/CAP
"LS173736 R. PHOL"

BARBARA'S SUBDIVISION PLAT
AMENDMENT
(ENTRY NO. 1026767)

LOT 2

POINT OF BEGINNING
FOUND REBAR/CAP
"LS173736 R. PHOL"

FOUND
BRASS CAP
CENTERLINE
MONUMENT
EMPIRE AVE AND 11TH ST

N 35°44'11" W
14.88'

PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE PARK CITY
COUNCIL THIS 28 DAY OF OCTOBER, 2021. A.D.

Don Wore MAYOR
Michelle Kellogg CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS 8th DAY OF
March, 2022. A.D.

Jeff M. Zand SUMMIT COUNTY GIS COORDINATOR

Address Table

Lot #	Address
1A	1063 LOWELL AVENUE
1B	1061 LOWELL AVENUE

PARK CITY PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING
COMMISSION ON THIS 22 DAY OF SEPTEMBER,
2021. A.D.

[Signature]
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14th DAY OF
February, 2022. A.D.

W.D. Hye
CITY ATTORNEY

PARK CITY ENGINEER

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE
INFORMATION ON FILE IN MY OFFICE THIS
DAY OF February, 2022. A.D.

John S. Delatorre
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS 7th DAY OF January, 2022.
A.D.

Ben B. Bueh
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY
COUNCIL THIS 28 DAY OF October, 2021. A.D.
TIME: 5:30 PM ENTRY# 01184145

Michelle Kellogg
CITY RECORDER

SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE
REQUEST OF
CAPSTONE TITLE AND ESCROW, INC.
APPROVED THIS 5th DAY OF MARCH, 2022. A.D.
TIME: 9:30 AM ENTRY# 01184145 FEE: \$54.00

Ally R. Rasmussen Deputy
COUNTY RECORDER

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF
LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE
SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR
SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC
ALL ROADS AND OTHER AREAS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND OTHER
EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN
HEREON SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF Jan, 2022.

LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

BY: *Stacy Head*
STACY HEAD

January 14, 2022
DATE

ACKNOWLEDGMENT

STATE OF Louisiana
COUNTY OF Orleans : SS.

ON THIS 14 DAY OF January, 2022, STACY HEAD PERSONALLY APPEARED BEFORE ME,
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY
EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT SHE IS THE President
(TITLE OR OFFICE) OF LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY AND THAT
SAID DOCUMENT WAS SIGNED BY HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY
AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND SHE
ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE OWNER'S DEDICATION AND CONSENT TO
RECORD.

Valerie Scott (#28757)
NOTARY PUBLIC

MY COMMISSION EXPIRES: at Death

LEGAL DESCRIPTION

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY
RECORDER'S OFFICE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365,
SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF
SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND
EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS
THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND
THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58,
CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING
ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE
AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON
THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS
AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL
TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR
SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND
MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

Travis R. Gower
TRAVIS R. GOWER
P.L.S. 6439364

January 5, 2022
DATE

LEGEND

STREET MONUMENT (FOUND)

MONUMENT LINE

PROPERTY LINE

LOT LINE

SET MONUMENT

FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
3341 South 1000 West
West Valley, Utah 84120
(801) 955-5600
50 East 100 South
Heber City, Utah 84032
(435) 854-6900

PROJECT #:
16SM1891.14

DRAWN: JF

CHECKED: TG

DATE: 01/03/2021

SHEET NO: 1 OF 1

PARK CITY, UTAH
LAND MANAGEMENT CODE

Consisting of

Ordinance No. 12-79 (January 1, 1980) Creating a Planning Commission, Board of Adjustment and Providing for the Administration and Enforcement of the City's Land Management Code; and Ordinance 8-80A, (August 22, 1980) Repealing and Re-enacting Ordinance No. 13-79, as Amended, to Provide for a Comprehensive Zoning of Park City and Adopting an Official Zoning Map.

Adopted August 22, 1980

Effective August 28, 1980

Reprinted as Amended June 15, 1981

\$5.00

PARK CITY MUNICIPAL CORPORATION
P. O. Box 1480
Park City, Utah 84060

SECTION 4. DISTRICTS AND REGULATIONS

4.1. HISTORIC RESIDENTIAL (HR-1) DISTRICT

4.1.1. PURPOSE. To allow continuation of the land uses and architectural scale and styles of the original Park City residential area and to encourage densities that will preserve the desirable residential environment and that will allow safe and convenient traffic circulation.

4.1.2. PERMITTED USES. In a Historic Residential (HR-1) District, no building or structure shall be erected which is arranged, intended, or designed to be used for other than one or more of the following uses:

4.1.2.1. Single-unit detached dwelling.

4.1.2.2. Two-unit dwelling.

4.1.2.3. Home occupation.

4.1.2.4. Accessory buildings and uses customarily incidental to main use.

4.1.2.5. Three-unit dwellings. Three-unit dwellings may be permitted upon review by the Planning Director provided that all required parking must be fully enclosed in a parking structure situated so that the mass of the parking area is at least 50% below the natural grade.

4.1.2.6. Lockout room.

4.1.3. CONDITIONAL USES. The following uses may be considered by the Planning Commission for conditional use approval as provided by Park City Ordinance 12-79, Section 2.

4.1.3.1. Public and quasi-public institutional use.

4.1.3.2. Nightly rentals.

4.1.3.3. Child nursery.

4.1.4. LOT AND SIZE REGULATIONS.

4.1.4.1. Lot Size. The minimum lot area for a single-unit dwelling shall be 2,812 square feet. Two-unit dwelling shall have a lot size of 3,750 square feet. Three-unit dwelling shall have a lot size of 5,625 square feet. The minimum width of a lot shall be 37.50 feet, 15.00 feet back from front lot line.

4.1.4.2. Side Yard.

4.1.4.2.1. The minimum side yard for any structure or accessory buildings or uses shall be five feet except that a side yard shall not be required where

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

LOG 311

*Date of Application **5-11-83** Date Work

Receipt No. **29711** **6-8-83** Permit Number **1302**

*Proposed Use of Structure **DUPLEX**

BUILDING FEE SCHEDULE
Square Ft. of Building **7258** Valuation **\$336275.30**

*Bldg. Address **#1 NORTHSTAR**

☐ Rough Basement Building Fees **2522.06**
☒ Finish Basement **6860** Plan Check Fees **1639.34**

*Address Certificate No. **1061 LOWELL AVE** Assessors Parcel No.

Garage sq. ft. **1190** Electrical Fees **1100.00**
Plumbing Fees

*Lot # **1** *Block **NORTHSTAR** *Subd. Name & Number

Type of Bldg. **I-N** Occ. Group **R-3** Mechanical Fees
No. of Bldgs. **1** R. Value Walls **19** Roof **30** Water **1200.00**

*Property Location ☐ *If metes and bounds see instructions

No. of Stories **2** Storm Sewer
Moving or Demo.

*Total Property Area - In Acres or Sq. Ft. **19485** Total Bldg. Site Area Used **4500**

No. of Bedrooms **6** Temporary Conn.
No. of Dwellings **2** Reinspection

*Owner of Property **DAN CONLON + HECTOR MESTRE** Phone

Type of Construction ☒ Frame ☐ Brick Var. **Smpt. 6725.51**
☐ Brick ☐ Block ☐ Concrete ☐ Steel **W. Devel. 5000.00**

*Mailing Address **96 P.O. 2455 PARK CITY UTAH** City

Max. Occ. Load **less plan**
Fire Sprinkler ☐ Yes ☒ No **CK dep't. -200.00**

*Business Name Address **Business Lic. No.**

Total **16886.91**

*Architect or Engineer **STEVEN T. BAIRD SLC 328-2541** Phone

Special Approvals Required Received Not Req.
Board of Adjustment

*General Contractor **A.D.A.C. Dev. Corp 649-0181** Phone

Health Dept.
Fire Dept.

*Business Address **PO 2455 P.C. UTAH** *State Lic. No. **36021-6** *City/Co. Lic. No. **1095**

Soil Report
Water or Well Permit

*Electrical Contractor **ALPINE ELECTRIC 649-8779** Phone

Traffic Engineer
Flood Control

*Business Address **HIGHWAY 248 E COMPTON** *State Lic. No. **35131-5** *City/Co. Lic. No. **2080**

Sewer or ~~Septic Tank~~ ☒ **#1438**
City Engineer (off site)

*Plumbing Contractor **B.R. HALE PLUMBING 268-9223** Phone

Gas

*Business Address **231 West 4500 So. MURRAY** *State Lic. No. **33607-5** *City/Co. Lic. No. **2100**

Comments: **NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING**

*Mechanical Contractor **Phone**

NOTE: Prior to foundation inspection, review and approval of final grading, drainage and landscape plans required.

*Business Address **State Lic. No. City/Co. Lic. No.**

Land Use Cert.
Electrical Dept.

*Previous Usage of Land or Structure (Past 3 yrs.) **VACANT**

HiBack C.G. & S.
Other

*Dwell. Units Now on Lot **VACANT** *Assessory Bldgs. Now on Lot **VACANT**

Bond Required ☐ Yes ☐ No Amount

*Type of Improvement/Kind of Const.
☐ Sign ☒ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

This application does not become a permit until signed below.
Plan Chk. OK by **[Signature]**

*No. of offstreet parking spaces: **4** Covered Uncovered

Signature of Approval **[Signature]** Date **6-8-83**

SUB-CHECK Zone **HR-1** Zone Approved **[Signature]**

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Disapproved **6-8-83** Sub-Ck. By **[Signature]**

Signature of Contractor or Authorized Agent **[Signature]** Date **6-8-83**

Minimum Setbacks in Feet

Signature of Owner (If owner) (Date)

Front **15'** Side **5'** Side **5'** Rear **10'**

Census Tract. Traffic Zone Coordinate Ident. No.

Indicate Street If Corner Lot

PLANNING DEPT. USE

Indicate North

House or House & Garage if Attached

STREET

New S.L.U. Code No. Old S.L.U. Code No. **83**

NOTE: 24 hours notice is required for all inspections.

Certificate of Occupancy

Entry No.

244212

WESTERN STATES TITLE

REQUEST OF

FEE

ALAN SPRIGGS, SUMMIT CO. RECORD

By *[Signature]* **PARTY WALL AGREEMENT, EASEMENTS AND RESTRICTIVE COVENANTS RUNNING WITH THE LAND**

RECORDED 12-30-85 *[Signature]* M

at: 4:47

THIS AGREEMENT is made and entered into this 23rd day of December, 1985, by Williamsburg Savings Bank, formerly known as Washington Savings Bank, a Utah Corporation (hereinafter referred to as the "Bank").

RECITALS:

A. The Bank is the owner in fee of that certain tract of real property located at Park City, Summit County, State of Utah which is more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

B. Situated on the above-described parcel of land are two residential units in a duplex structure. The two halves of the structure are contiguous, join at the boundary line which separates the above-described tracts, and have in common a single wall (hereinafter referred to as the "party wall") running along said boundary line, extending through said two-family residential duplex structure, and including the roof of said structure, along said dividing boundary line. One half of said party wall is located upon each of the above-described tracts.

C. The Bank desires to set forth in a recordable document, its rights and obligations concerning the party wall.

NOW, THEREFORE, in consideration of the premises and of the rights and obligations set forth herein, and for the mutual benefit of the unit owners, the Bank agrees as follows:

1. The party wall referred to and described above is hereby agreed for all purposes to constitute a party wall. Except as herein modified or expended, all legal and equitable principles relating to party walls shall govern and apply to the party wall which is the subject of this Agreement.

2. The Bank or any subsequent owner of the parcels of land shall use or alter any improvements located on the tract which would jeopardize the support furnished by or the soundness or integrity of the party wall.

3. Any party who may purchase one of the units separately from the other shall share equally with the other unit owner any and all costs and expenses relating to damages, repair, replacement, restoration, or maintenance, the expenditure or incurring of which may be necessary or desirable to preserve the soundness or structural integrity of the party wall; provided, however, that if any such cost or expense becomes necessary or desirable as a result of the act or omission of one party, the cost or expense involved shall be borne by that party alone. In addition, all costs associated with maintenance, repairs, or replacements benefiting only one party (such as interior painting or redecorating) shall be borne solely by the party benefited.

4. Any demolition and/or new construction an owner may desire to carry out on one single unit owned by him, that party shall not be entitled to damage or demolish the party wall in whole or in part or alter or change the exterior design or structure of the building, whether on the party wall or on the unit owned by him, without obtaining the prior written consent of the other owner.

5. The Bank hereby grants such easements and rights of ingress and egress over, across, through and under the two separate units as are reasonably necessary to perform any necessary or desirable repairs, replacements, restoration, or maintenance in connection with the party wall, and in connection with utilities, including but not limited to water, sewer, electrical power, natural gas, telephone, whether for the benefit of the party who owns the tract over, across, through and under, which the utilities' accesses are provided or for the benefit of the other owner.

6. The Bank recognizes that, because of the proximity with respect to one another of the two units on the parcel of land described herein and of the improvements situated on said tracts, both the value of each unit and associated improvements and the ability of unit owner to use and enjoy his tract and improvements are, in large part, dependent upon the condition and use of the other owner's tract and improvements. Accordingly, each unit owner hereto agrees that (a) he will not use his tract and improvements in a way which does or would interfere with the other owner's use or enjoyment of his property or in a way which does or would materially and adversely affect the value of the other party's unit and (b) he will maintain his tract and improve-

OK 368 1277

ments so as not to interfere with the owner's use and enjoyment of his unit and so as not to materially and adversely affect the value of the other party's unit.

7. The Bank recognizes that there is a common outflow of sewer outside of the structure provided for the common benefit of the separate units. The common sewer line may have been installed over all or a portion of the separate units. The Bank agrees that the periodic costs assessed for the sewer and any and all repairs and maintenance costs for such sewer shall be shared equally by the owner of each unit. Each unit owner grants the other owner such easements and rights of ingress and egress over, across, through and under the tract owned by him as are reasonably necessary to permit the other party to perform any necessary repairs, replacements, or maintenance in connection with said sewer lines.

8. In the event that one owner defaults in any of the terms, conditions or covenants contained in this agreement, then the owner in default agrees to pay all costs of enforcing this Agreement or any damages arising out of the breach hereof including reasonable attorney's fee. In addition, the owners agree that in view of the uniqueness of the real property described herein, that either owner may maintain an action against the other owner for equitable relief in the form of a temporary restraining order or injunction to enforce the terms of this Agreement, and the owner in default under the terms, conditions and covenants of this Agreement shall pay all costs incurred in connection with such action, including reasonable attorney's fee.

9. This Agreement and each and every provision contained herein shall constitute easements and covenants running with the land, or equitable servitudes, as the case may be and shall be binding upon and shall inure to the benefit of the Bank and its respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. At any time that the Bank transfers its ownership in fee simple of one unit in the real property described herein, then the Bank shall no longer be obligated under the terms and conditions of this Agreement, but its successor in interest shall be fully obligated and substituted for the Bank as if such successor in interest had signed and entered into this Agreement in the first instance. The provisions hereof shall remain in full force and effect, until both structures utilizing the party wall and/or sewer lines or other utility lines are totally destroyed or demolished, in accordance with the terms of this Agreement, at which time this Agreement shall in all respects cease to be of any further force and effect.

DATED this 23rd day of December, 1985.

WILLIAMSBURG SAVINGS BANK, formerly
known as Washington Savings Bank, a Utah
Corporation.

Randy H. Tesch
By: Randy H. Tesch
Its: Senior Vice President

Gary M. Unker
By: Gary M. Unker
Its: Vice President

STATE OF UTAH }
ss.
COUNTY OF SALT LAKE }

300 368 PAGE 278

On the 23rd day of December A.D. 1985 personally appeared before me Randy H. Tesch and Gary M. Unker, who being by me duly sworn did say each for himself, that (s)he, the said Randy H. Tesch is the Sr. Vice President and he, the said Gary M. Unker is the Vice Pres. of Williamsburg Savings Bank and that the within and foregoing instrument was signed in behalf of said corporation.

My Commission expires: 6-2-87

Notary Public, Residing at
Salt Lake City, Utah

EXHIBIT A

COMMENCING at the most Northerly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 35°59' East 67.89 feet; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence North 54°01' East 143.5 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO access easement as shown on the recorded plat of North Star Subdivision.

COMMENCING at the most Easterly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence North 54°01' East 143.5 feet; thence South 35°59' East 67.89 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO that certain non-exclusive access easement as shown on the recorded plat of North Star Subdivision.

300 368 PAGE 279

WHEN RECORDED, RETURN TO:

Northstar Subdivision Homeowners Association
c/o Thomas T. Billings, Esq.
Van Cott, Bagley, Cornwall & McCarthy
36 South State Street, Suite 1900
Salt Lake City, UT 84111

ENTRY NO. 00891326

02/02/2010 11:14:09 AM B: 2019 P: 1331

Notice PAGE 1/2

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 16.00 BY VAN COTT BAGLEY CORNWALL MCCARTHY



Affects Parcel ID Nos. NR-1, NR-1A, NR-2, NR-3

NOTICE OF REMOVAL OF PROTECTIVE COVENANTS

PLEASE TAKE NOTICE that the following-described parcels of real property are no longer subject to the provisions of and/or the beneficiaries of any obligations of the Northstar Homeowners Association pursuant to the Declaration of Protective Covenants for the Northstar Subdivision dated July 19, 1977 and recorded as Entry No. 139189 in Book M97 at Pages 387 through 404 of the official records of Summit County, Utah, as amended by a First Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00497969 in Book 01113 at Pages 00248 through 00249 of the official records of Summit County, Utah, and as further amended by a Second Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00806996, in Book 1852 at Pages 1838 through 1841 of the official records of Summit County, Utah, and as may be further amended from time to time. Said real properties are more particularly described as follows:

Lot 1, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1.

Lot 1A, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1A.

Lot 2, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-2.

Lot 3, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-3.

All common areas, access easements, and paved streets within said real properties or adjacent to Lots 1 and/or 1A.

DATED this 14th day of January, 2010.

NORTHSTAR HOMEOWNERS
ASSOCIATION, a Utah nonprofit corporation

By: Annie Davis J. Beale
Its: Secretary

STATE OF N.C.)
 : ss.
COUNTY OF Chatham)

The foregoing instrument was acknowledged before me this 14 day of January, 2010, by Annie Lewis J. Gorda, who is the Secretary of the Northstar Homeowners Association, a Utah nonprofit corporation.

[Signature]
Notary Public

