****AMENDED** AGENDA**
SNYDERVILLE BASIN PLANNING COMMISSION
Tuesday, February 13, 2024

NOTICE is hereby given that the Snyderville Basin Planning Commission will meet, electronically, via Zoom, and at the anchor location of
Sheldon Richins Building, Auditorium
1885 W. Ute Blvd., Park City, Utah 84098
(All times listed are general in nature, and are subject to change by the Board Chair)

You may attend in person or Join Zoom webinar:

https://summitcountyut.zoom.us/j/98189226475 OR

To listen by phone only: Dial 1-669-900-9128 or 1-253-215-8782, Webinar ID: 981 8922 6475

6:00 P.M. Regular Session

1. Public input for items not on the agenda or pending applications.
2. Discussion, possible recommendation for Elevation Condominiums Final Site Plan and Condominium Plat, located on parcel WEIGHT-1, 0.92 acres at 2306 West Red Pine Road, Canyons Village. Applicant, Tony Tyler. Administrative Review. Project # 22-262.
   Tiffanie N. Robinson, Senior Planner.
   Elevation Condos FSP and Condo Plat -SBPC 02.13.2024
3. **** At the request of the Applicant this item has been moved to a date uncertain****
   Discussion, possible recommendation for the Lower Village Development Area Master Plat LV1B and LV5 Amended Final Subdivision Plat, located on parcels PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A - 11.42 acres, Canyons Village. Applicant, Spencer White. Administrative Review. Project # 24-001.
   Tiffanie N. Robinson, Senior Planner.
4. Public hearing, possible action regarding a Final Subdivision Plat for a 10-lot subdivision on Lot 83 of the Lot 2 Silver Creek Village Center Subdivision, located at 6783 Service Berry Drive, Parcel SCVC-2-83. Applicant, Habitat for Humanity. Owner, Village Development Group. Administrative review. Project #23-090.

   Jennifer Strader, Senior Planner.
   SBPC Staff Report February 13, 2024 SUB.pdf
5. Public hearing, possible recommendation regarding a Final Site Plan for a 10-unit townhome project on Lot 83 of the Lot 2 Silver Creek Village Center Subdivision, located at 6783 Service Berry Drive, Parcel SCVC-2-83. Applicant, Habitat for Humanity. Owner, Village Development Group. Administrative review. Project #23-048. *Jennifer Strader, Senior Planner.*

SBPC Staff Report February 13, 2024 FSP.pdf

6. Public hearing and possible recommendation regarding a proposed change to the Snyderville Basin Development Code to include "dwelling unit, single family attached" (aka townhomes) to the list of conditional uses in the NMU-1 zone. Legislative review. Project # 23-152.
   Madlyn McDonough and Laura Kuhrmeyer, County Planners.
   Staff Report_NMU-1 Code Amendment_FINAL.pdf
   Exhibit A_Proposed List of Conditional Uses.docx
   Exhibit B_Future Land Use Maps.pdf

Commission Items

Director Items

Adjourn

To view staff reports available at the end of the Friday before the meeting please visit www.summitcounty.org

Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department at (435)336-3123.

AGENDA ITEM NO. 1

Staff Report

SNYDERVILLE BASIN PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 13, 2024

SUBMITTED BY: Vicki Geary, Planning

ITEM TYPE: Comment

AGENDA SECTION: 6:00 P.M. Regular Session

SUBJECT: Public input for items not on the agenda or pending applications.

SUGGESTED ACTION:

ESTIMATED TIME:

INTRODUCTION:

BACKGROUND:

CONCLUSION:

ATTACHMENTS:

AGENDA ITEM NO. 2

Staff Report

SNYDERVILLE BASIN PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 13, 2024

SUBMITTED BY: Tiffanie Robinson, Community Development

ITEM TYPE: Discussion

AGENDA SECTION: 6:00 P.M. Regular Session

SUBJECT: Discussion, possible recommendation for Elevation Condominiums Final Site Plan and Condominium Plat, located on parcel WEIGHT-1, 0.92 acres at 2306 West Red Pine Road, Canyons Village. Applicant, Tony Tyler. Administrative Review. Project # 22-262.
Tiffanie N. Robinson, Senior Planner.

SUGGESTED ACTION:

ESTIMATED TIME:

INTRODUCTION:

BACKGROUND:

CONCLUSION:

ATTACHMENTS:
Elevation Condos FSP and Condo Plat -SBPC 02.13.2024

STAFF REPORT

To:	Snyderville Basin Planning Commission (SBPC)
From:	Tiffanie N. Robinson, County Planner
Date of Meeting:	February 13, 2024
Type of Item:	Elevation Condominiums Final Site Plan & Condominium Plat Discussion, Possible Recommendation
Process:	Administrative Review

Recommendation

Staff has reviewed the application for compliance with all standards in the Snyderville Basin Development Code and the Canyons Development Agreement (DA). It is staff's finding that the project meets the applicable standards in the Snyderville Basin Development Code and the Canyons Development Agreement, with conditions. Staff suggests that the Planning Commission review the proposal and make a positive recommendation for the Elevation Condominiums Final Site Plan and Condominium Plat to the County Manager.

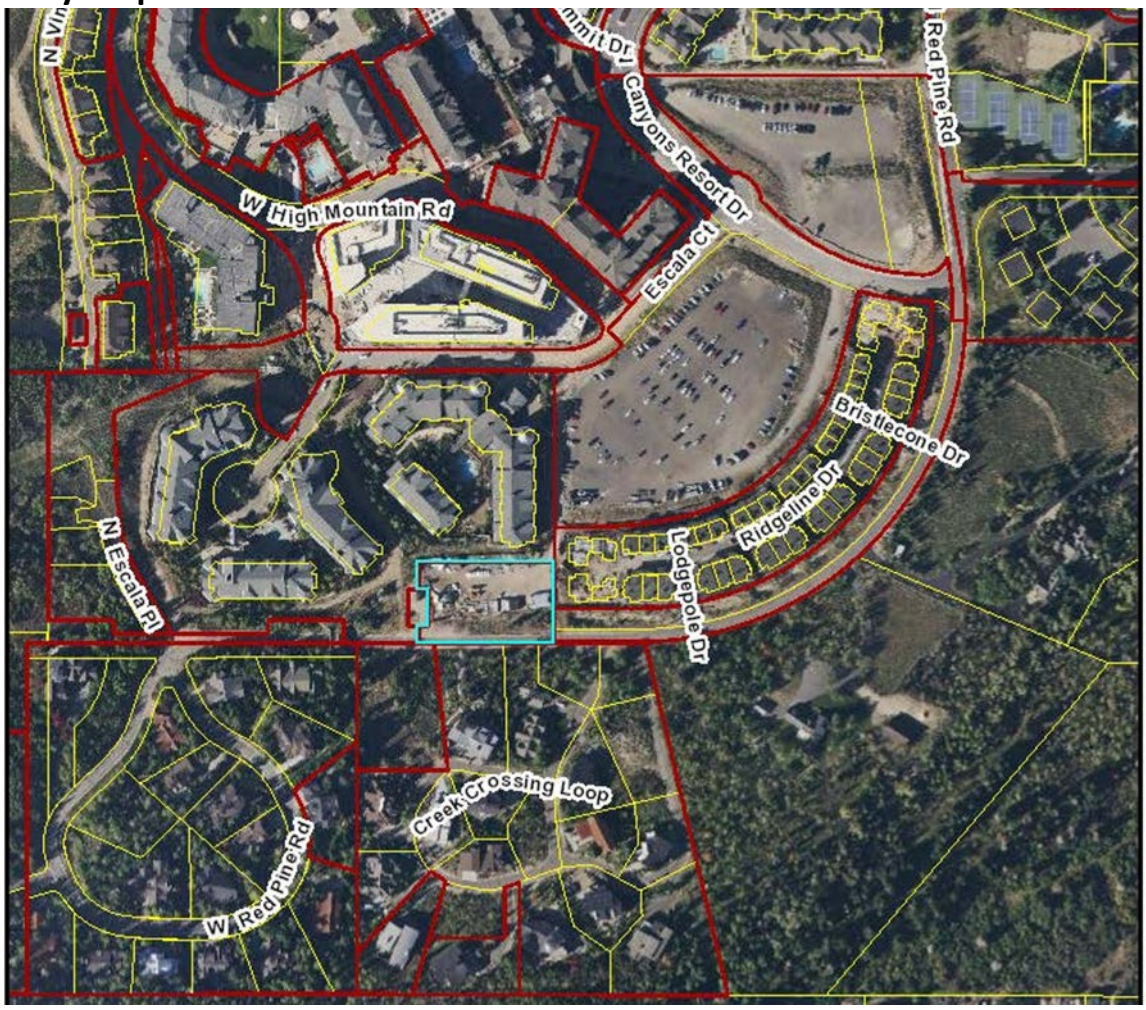
Project Description

Project Name:	Elevation Condominiums Final Site Plan & Condominium Plat
Project #:	22-262
Applicant(s):	Tony Tyler, authorized representative
Property Owner(s):	CPD THPC, LLC
Location:	2306 West Red Pine Road, Canyons Village
Zone District:	Specially Planned Area (SPA)
Parcel Number and Size:	WEIGHT-1, 0.92 acres
Type of Process:	Administrative
Final Land Use Authority:	County Manager

Proposal

The applicant is requesting a recommendation for a Final Site Plan and Condominium Plat for Elevation Condominiums on parcel WEIGHT-1, located at 2306 West Red Pine Road **EXHIBIT A**. Under the Amended and Restated Canyons Development Agreement, the remaining density for the WEIGHT-1 parcel is 36,760 square feet of hotel/lodging density and 33,813 square feet of commercial density. The applicant is proposing to create six (6) condominium units. No commercial use is proposed.

Vicinity Map



Background

The Canyons Development Agreement allocates the use, height, and maximum allowed square footage for each parcel within the Resort. According to the Amended and Restated Canyons SPA and Land Use chart the Weight parcel was allowed a maximum of 137,000 square feet of hotel/lodging density and 38,000 square feet of commercial/retail density. However, there is extensive history for this development parcel, explained below that leaves it with 36,760 square feet of hotel/lodging density and 33,813 square feet of commercial density.

The Escala development included the Cox/Muller 1, 2 & 3 density that was utilized for Escala Lodges Plat A and was recorded in 2005. The Escala Lodges Plat "A" included five (5) lots and is located between Red Pine Road and High Mountain Road. Lot 1, approximately 5.28 acres, is the site of the Escala, now known as Hyatt Centric, and the remaining four (4) lots are known as

the cabin lots. Construction for the three Escala hotel lodging buildings took place from 2006 until 2008. The cabin lots remain vacant.

The Weight density allotted in the Canyons Land Use and Zoning Chart, plus some density that was transferred from Escala (CM parcels) was utilized for construction of the Sunrise at Escala (Escala Phase II). The project site was approximately 4.02 acres and included two (2) buildings with 83 full ownership condominiums and 2-duplex buildings. The final site plan was recorded in 2006. Construction of the two primary hotel lodging buildings began in 2006 and continued until 2011. The duplex units were never constructed.

In 2008, a revised condominium plat was recorded to combine the Escala Lodges Plat A hotel lodging units and Sunrise at Escala, Escala Phase II hotel lodging units into one condominium plat. The four cabin lots remained in the Escala Lodges Plat A Subdivision. When the condominium plats were combined, the total project site comprised 9.02 acres. As part of that Escala Lodges Condominiums Amended & Restated plat, there was a portion of the site that was designated as "Withdrawable Land". The intent of this designation to preserve future building design flexibility for the remaining density from Sunrise at Escala (Escala Phase II).

In 2012, the Withdrawable Land was subdivided off and is known as the Weight Townhouse Subdivision **EXHIBIT B** . The maximum allowable density remaining of the Weight Townhouse parcel is 36,760 square feet of hotel/lodging density and 33,813 square feet of commercial density with a maximum height that is varied from 2-3 stories. Plat note 5 restricts the use of Red Pine Road as the primary access so the application has been on hold, pending the modification of this note restriction.

On November 10, 2022, an application was submitted for Elevation Condominiums which consist of six (6) condominium units to be constructed on the Weight Townhouse Subdivision. The units are proposed to be operated at hotel/lodging units. No commercial use has been proposed as part of the application. The Weight Townhouse Subdivision plat note 5 restricts the use of Red Pine Road as the primary access to the site, so the application has been on hold, pending the resolution of this note restriction.

On October 10, 2023, the SBPC conducted a public hearing to consider the proposed amendment to remove plat note 5 that restricts the use of Red Pine Road as the primary access to the site. The Commission voted unanimously to deny the amendment. The Final Site Plan and Condominium plat were not discussed.

On October 26, 2023, CPD THPC, LLC appealed the SBPC decision to deny the plat amendment to the Summit County Council.

On November 29, 2023, the Council heard the appeal of the determination by the Snyderville Basin Planning Commission to deny Applicant's application to remove Plat Note #5 from the

Weight Townhouse Subdivision Plat. The Council rendered its decision to GRANT the Appeal, voting on the matter 4-1, with that decision to become final following the adoption findings of fact and conclusions of law. The findings were effective December 12, 2023, **EXHIBIT C.** The findings approved the plat amendment removing Note 5, so long as not more than 25,000 square feet of the hotel/lodging density was used in the Weight Townhouse Subdivision.

The Canyon's Design Review Committee (DRC) conducted a detailed review of the proposed Elevation Condominiums plan and forwarded a positive recommendation, with conditions, for the Final Site Plan and Condominium Plat, on February 24, 2022, **EXHIBIT D**.

Analysis and Findings

Staff's review of the petition, based upon the information presented and with the recommendation of the Canyons DRC, indicates that the project generally complies with the Amended and Restated Canyons Development Agreement and meets the minimum requirement for approval in the Snyderville Basin Development Code. Although there are still some minor outstanding items to be completed, Staff believes that, as conditioned, the project could be considered for a recommendation from the Snyderville Basin Planning Commission and a public hearing and final decision from the County Manager.

Weight Townhouse – Elevation Condominiums - Final Site Plan Review		
Code Requirement	**Analysis**	**Comment**
1. Environmental Criteria	Comments from the Health department state that use will not produce byproducts that would be harmful to the air, water or watershed quality of the Snyderville Basin. No wood burning fireplaces are allowed.	**COMPLIES**
2. Critical Areas	The proposed use is not located on or near a critical ridgeline, wetland, critical slopes or flood plain.	**COMPLIES**
3. Open Space	All open space within the Canyons SPA and DA is designated on the Land Use Map, Exhibit B.1 if the DA. There is a portion of the site directly adjacent to Red Pine Road that appears to be designated as Village Open Space. This area should be limited to active and passive recreational use, per the DA **EXHIBIT E.** The applicant has updated the final site plan and condominium plat restricting this area to Village Open Space. A note has been included that is consistent with other plats describing this area and allowed	**COMPLIES, as conditioned**

	use of it.	
4. Water and Water Supply	The applicant has indicated that Summit Water has sufficient water for the site.	**COMPLIES**
5. Sanitary Sewer	The Snyderville Basin Water Reclamation District has been working with the applicant to complete a LEA. They are prepared to sign the plat once they have completed this agreement and provided the necessary design drawings.	**COMPLIES, as conditioned**
6. Fire Protection	Mike Owens has indicated he has reviewed the project and has questions regarding the use. Information submitted to the PCFD from the applicant suggests that the units are being constructed as multi-family dwellings under the residential code. The use allowed for the property is Hotel/Lodging. If approved, the applicants will be required to meet the IBC standards for hotel/lodging.	**COMPLIES, as conditioned**
7. Loading and Unloading	Loading and unloading will take place entirely on site.	**COMPLIES**
8. Parking Requirements	The Canyons parking standards requires 0.8 spaces per lodging unit. Each unit will have a garage to accommodate 2 parking spaces. The exterior parking was removed because it exceeded this standard and was within the landscaping buffer area.	**COMPLIES**
9. Transportation Infrastructure and Access Design	The Summit County Engineer has been working with the applicant to meet all necessary infrastructure standards. Some items are still be worked out through the construction plan review but nothing that would prevent the project from moving forward.	**COMPLIES, as conditioned**
10. Public Utilities	All necessary public utilities are available on site. Rocky Mt. Power and Dominion Energy has provided will-serve letters.	**COMPLIES**
11. Mail Delivery	No on-site mail delivery will be available. If a unit owner would like a mailbox they will have to obtain one at the Kimball Junction post office.	**COMPLIES**
12. Solid Waste and Recycling	All units will have individual garbage and recycling containers that will be stored in each units garage.	**COMPLIES**

13. Snow Removal and Storage	The Code requires a minimum of 10% for the site. As shown, the snow storage meets the minimum 10% required. However, staff and the CVMA have requested verification from Talisman Engineering that the detention basin is sufficiently sized, prior to final approval. **EXHIBIT A.17**	**COMPLIES, as conditioned**
14. Police and Security	The site provides adequate access for both police and security personnel.	**COMPLIES**
15. Parks, Trails, and Trailheads	The project was reviewed by the Snyderville Basin Recreation District who indicated they have no specific concerns. Per the connectivity exhibit, multiple pedestrian walkways are available for guests of the project to access the ski trail as well as the resort. The applicant has shown multiple connections to the adjacent properties and into the core of the resort, utilizing existing ski trails, bike paths and improved sidewalks **EXHIBIT A.21.**	**COMPLIES**
16. ADA Access	The project will be reviewed by representatives from the building Department for compliance with all accessibility requirements prior to the issue of a building permit.	**Building Dept. will verify at building permit review**
17. Special Site Design Requirements	The site-specific design guidelines require a 50-foot landscaping buffer setback from Red Pine Road, within which no building may occur **EXHIBIT E**. This area must be landscaped. The structures are setback and meet the standard. Some of the buffers include the access driveway to each unit, but the parking spaces have been removed.	**COMPLIES, as conditioned**
18. Architectural Regulations for All Structures	The proposed architecture has been reviewed by the Canyons DRC and is in compliance with the design guidelines. The façade shifts, color and materials are compatible with the standards of the Code.	**COMPLIES**
19. Landscape Regulations	Per the site-specific design guidelines of the Canyons DA, a 50' landscape buffer is required from the edge of the Red Pine Road ROW. Landscaping is also required up to the edge of the road. The first 40' of that buffer is landscaping and the detention basin.	

	EXHIBIT A.19 The landscaping plan must include plant size, count and irrigation plans and verify that it meets all standards of chapter 10-4-21**.**	
20. Lighting Regulations	10-4-22 requires a photometric plan to verify compliance with the lighting standards. It appears that the lighting complies with the minimum/maximum standards outlined in the Code. The LED lighting may not exceed 3000 kelvin.	**COMPLIES, as conditioned**
21. Height	The Canyons SPA allows for 2-5 stories on the Weight Parcel. Per the site-specific design guidelines of the Canyons DA, this portion of the Weight Parcel site limits the structure along Red Pine Road to 2 stories and then allows for 3 stories near the rear of the lot. The units include an elevator penthouse and roof top living area in the center of the structures that adds additional height in the center of the buildings. **EXHIBIT A.**	**COMPLIES**
22. Density/Use	WEIGHT-1 has 36,760 square feet of hotel/lodging density and 33,813 square feet of commercial density. As proposed, the units will utilize ~25,000 square feet. No commercial density is proposed. Based on the findings of fact and conclusions of law issued on December 12, 2023 by the SCC, a condition of the appeal approval, *"the Appellant may only locate 25,000 sf of hotel/lodging use in the Weight Townhouse Subdivision, with the remaining excess vested density available for transfer to another site within the Canyons Specially Planned Area in accordance with the Canyons DA."* A note shall be placed on the final site plan and condominium plat restricting the site to comply with this condition. The applicant has provided a statement to demonstrate compliance with the hotel/lodging definition **EXHIBIT A.8.** A note shall be placed on the Final Site Plan and Condominium plat stating that the density utilized on the site is for	**COMPLIES, AS CONDITIONED**

	Hotel/Lodging use and must comply with the hotel lodging standards outlined in the Canyons Development Agreement. Additionally, hotel lodging units do not qualify for primary residency. A note shall be included on the plats stating that the units would not qualify for primary tax exemption.	
23. Sustainability	The Canyons DA requires that each development make a sustainability statement associated with each project. The applicant has verbally described the sustainable design and construction efforts being made for this project. The applicant has provided a sustainability statement and practices for the Elevation Condominiums **EXHIBIT E.**	**COMPLIES**

Recommendation:

It is staff's finding that the project meets the applicable standards in the Snyderville Basin Development Code and the Canyons Development Agreement, with conditions. Staff suggests that the Planning Commission review the proposal and make a positive recommendation for the Elevation Condominiums Final Site Plan and Condominium Plat to the County Manager based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information, CDP THPC, LLC is the owner of record for parcel WEIGHT-1.
2. WEIGHT-1 is approximately 0.92 acres in size.
3. Parcel WEIGHT-1 is zoned Specially Planned Area (SPA) and is within the Canyons Specially Planned Area (SPA) boundaries.
4. An application for Elevation Condominiums Final Site Plan and Condominium Plat was submitted on November 10, 2022.
5. WEIGHT-1 has 36,760 square feet of hotel/lodging density and 33,813 square feet of commercial density remaining. As proposed, the units will utilize approximately 25,000 square feet. No commercial density is proposed.
6. The parcel is allowed to be a maximum height that is varied from 2-3 stories, as described in the Canyons Development Agreement Land Use and Zoning Chart, more specifically outlined in the site-specific design guidelines.
7. The applicant is proposing to construct six (6) condominium units, to be operated as hotel-lodging units.

8. The site-specific design guidelines require a minimum setback and landscape buffer of 50’ from the edge of the Red Pine Road right-of-way.
9. The Canyons Land Use map has designated village open space on the southern boundary of the Weight parcel.
10. The Canyons DRC made a formal recommendation, with conditions, for the Elevation Condominiums Final Site Plan and Elevation Condominiums Condominium Plat on February 22, 2022.
11. On December 12, 2023, Findings of Fact and Conclusions of Law were issued in the matter of the Weight Townhouse Subdivision appeal regarding the removal of plat note 5 restricting the use of Red Pine Road for primary access to the site. Based on those Finding of Fact and Conclusion of law, the County Council approved the plat amendment to remove plat note 5 with the condition that the Appellant may only located 25,000 square feet of hotel/lodging density on this site.

Conclusions of Law:

1. The proposed Elevation Condominiums Final Site Plan and Condominium Plat complies with all requirements of the Snyderville Basin Development Code and the amended and restated Canyons Development Agreement.
2. The proposed hotel structure, as conditioned, is consistent with the Snyderville Basin General Plan, as amended.
3. The use is not detrimental to public health, safety and welfare, as the roads and public services in the area are sufficient to accommodate the increase in intensity of the use.
4. The use is compatible with the existing neighborhood character and will not adversely affect surrounding land uses.

Conditions of Approval:

1. Staff shall review and approve all final landscaping plans for the site; including plant type, size, number, location and method of irrigation and verify that they are in compliance with the Canyons Development Agreement and the Snyderville Basin Development Code.
2. The Staff shall review and approve the lighting plan for the site; including building, parking area, and street fixture type, number, location and cut sheets, and photometric information for complete compliance with Section 4.22 of the Code, prior to issuance of a building permit.
3. Staff shall review and approve any signage associated with the project prior to installation.
4. Verification from Talisman verifying the sizing of the detention basin and sufficient capacity with snow storage use, prior to final approval.
5. The final site plan and condominium plat shall note the Village Open Space as shown on the Land Use Map. This area shall only be used for passive and active recreational use.

6. The required 50’ landscape buffer shall also be appropriately shown on the final site plan and condominium plat.
7. A note shall be placed on the Condominium Plat and Final Site Plan stating that only 25,000 sf of hotel/lodging use may be located in the Weight Townhouse Subdivision, with the remaining excess vested density available for transfer to another site within the Canyons Specially Planned Area in accordance with the Canyons DA, per the adopted Findings of Fact and Conclusions of Law, dated December 12, 2023.
8. Appropriate notes shall be included on the final site plan and condominium plat clearly demonstrating the project was approved utilizing hotel/lodging density and must comply with the hotel lodging attributes outlined in the Canyons DA. The structures shall not qualify for primary residency, the project shall be operated by the Hyatt Centric and will be included in the central reservations system, check-in at the hotel, the units will include commonly metered utilities and access to the hotels amenities.
9. The development parcel may not be gated.
10. A detailed Development Improvement Agreement (DIA) shall be submitted to and approved by the County Engineer, along with sufficient bonding for all infrastructure improvements, common area improvements, landscaping and re-vegetation. This plan must clearly denote the phasing plan for the project and triggers for landscaping and re-vegetation if the construction does not commence on the phases within the specific allotted time frame. This agreement shall be recorded concurrently with the final site plan, prior to issuance of any development permits. All necessary construction plan and inspections fees must be paid to the County Engineer, prior to issuance of any permits.
11. All service provider conditions shall be met to the provider’s satisfaction, prior to issuance of any development permits.
12. The Final Site Plan and associated Condominium Plat for the Elevation Condominiums must be approved and recorded prior to issuance of a any development permit.
13. The Summit County Attorney’s Office shall review and approve the Final Site Plan, Condominium Plat and Condominium Declarations for consistency with the conditions of approval and terms of the Amended and Restated Canyons Development Agreement.
14. All outstanding DRC items shall be completed prior to final approval of the Final Site Plan or prior to the issuance of any permits, as outlined in the DRC recommendation letter.

Public Notice, Meetings and Comments

This item has been scheduled as a discussion and possible recommendation, by the Snyderville Basin Planning Commission (SBPC). Once a recommendation is received from the SBPC, a public hearing will be scheduled before the County Manager for a final decision.

Attachments

EXHIBIT A – Proposed Elevation Condominiums Final Site Plan & Condominium Plat
EXHIBIT B - Weight Townhouse Sudivision Plat
EXHIBIT C – Adopted Findings of Fact and Conclusions of Law, December 12, 2023
EXHIBIT D - Canyons DRC Recommendation

EXHIBIT E - Site Specific Design Guidelines – LUZ Map
EXHIBIT F - Service Provider Comments
EXHIBIT G - Sustainability Statement

ELEVATION CONDOMINIUMS
2306 W. RED PINE RD.
PARK CITY, UT 84098

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN COUNTY OF SUMMIT, STATE OF UTAH



SHEET INDEX

CIVIL
C-100 Final Site Plan
C-101 Existing Conditions & Topography
C-102 Grading Plan
C-103 Utility Plan
C-104 Construction Mitigation Plan
C-105 Storm Water Detention Plan

EXTERIOR MATERIALS
J1 - Primary Elevations
J2 - Primary Elevations
J3 - Primary Elevations
J4 - Site Section

LANDSCAPE
LL-100 - Landscape Materials Plan
LL-101 - Layout Details
LL-102 - Snow Storage
LL-103 - Lighting & Signage Plan
LP-100 - Landscape Plan
LP-601 - Landscape Details
LS-100 - Circulation & Connectivity Plan

BUILDING A
AS-001 - Building A Site Plan
AE-100 - Building A Floor Plan - Level 0
AE-101 - Building A Floor Plan - Level 1
AE-102 - Building A Floor Plan - Level 2
AE-103 - Building A Floor Plan - Roof Deck
AE-104 - Building A Floor Plan - Roof
AE-201 - Building A Elevation - North
AE-202 - Building A Elevation - East
AE-203 - Building A Elevation - South
AE-204 - Building A Elevation - West
AE-301 - Building A Sections
AE-302 - Building A Sections
AE-303 - Building A Sections
AE-304 - Building A Sections
AE-305 - Building A Sections
AE-306 - Building A Sections

PHOTOMETRICS
E002 - Electrical Schedules
E101 - Overall Site Plan
E102 - Site Photometrics

BUILDING B
AS-001 - Building B Site Plan
AE-100 - Building B Floor Plan - Level 0
AE-101 - Building B Floor Plan - Level 1
AE-102 - Building B Floor Plan - Level 2
AE-103 - Building B Floor Plan - Roof Deck
AE-104 - Building B Floor Plan - Roof
AE-201 - Building B Elevation - North
AE-202 - Building B Elevation - East
AE-203 - Building B Elevation - South
AE-204a - Building Heights - Stories (Typical)
AE-204 - Building B Elevation - West
AE-301 - Building B Sections
AE-302 - Building B Sections
AE-303 - Building B Sections
AE-304 - Building B Sections
AE-305 - Building B Sections
AE-306 - Building B Sections

BUILDING C
AS-001 - Building C Site Plan
AE-100 - Building C Floor Plan - Level 0
AE-101 - Building C Floor Plan - Level 1
AE101a - Utility Building - Plans, Elevations, Sections
AE-102 - Building C Floor Plan - Level 2
AE-103 - Building C Floor Plan - Roof Deck
AE-104 - Building C Floor Plan - Roof
AE-201 - Building C Elevation - North
AE-202 - Building C Elevation - East
AE-203 - Building C Elevation - South
AE-204 - Building C Elevation - West
AE-301 - Building C Sections
AE-302 - Building C Sections
AE-303 - Building C Sections
AE-304 - Building C Sections
AE-305 - Building C Sections
AE-306 - Building C Sections

SURVEYORS CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, CPD THPC LLC, a Delaware limited liability company, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

Parcel 1:

Lot 1, of that certain plat entitled "Weight Townhouse Subdivision", which plat was filed in the Office of the Recorder of the County of Summit, State of Utah on February 26, 2013 as Entry No. 964263.

Parcel 2:

Together with and subject to an undivided interest in a perpetual right-of-way and easement for roadway purposes and for the construction, alteration, maintenance and repair of underground utilities including water, electrical power, telephone and natural gas, fifty (50) feet in width, twenty-five (25) on either side of the following described center line:

Beginning at a point in the south line of a county road which is 1253 feet North and 750 feet West from the northeast corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 680.6 feet; thence South 10°00' East 355 feet; thence 1,112.96 feet along the arc of a 636.62 foot radius curve to the right; thence West 881 feet.

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
07/25/2023
STATE OF UTAH

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP, LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

(435) 649-9467–PHONE
(435) 649-9475–FAX
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060–2664

Columbus Pacific Development LLC

Elevation Condominiums

2306 W. Red Pine Rd.
Park City, UT 84098

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
07/25/2023
STATE OF UTAH

Rev.	Date	Description

ISSUE DATE:	2023.06.06
OWNER PROJECT NO:	07-11-20
CONTRACT NO:	.
DRAWN BY:	JACOB BETZER
CHECKED BY:	MICHAEL DEMKOWICZ
DESIGNED BY:	JACOB BETZER
EWG PROJECT NO:	2019-58

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SHEET TITLE

COVER SHEET

SHEET 1 OF 7

RECORDED #

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

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE: _____ ENTRY NO: _____

RECORDER

EXHIBIT A1

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that CPD THPC LLC, a Delaware limited liability company, the undersigned owner of the hereon described tract of land, and hereby the same is divided into Condominium Parcels, together with easements, if any, as set forth on the Site Plan, hereafter to be know as_____.

Also, said Owner, hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Summit Water Distribution company and Park City Fire District, a non-exclusive easement of the utility easements as shown on this Plat, if any, for the purpose of providing access for utility installations, maintenance, use and eventual replacement.

Also, the Property is subject to the terms of the Declaration of Condominium, and Declaration of Covenants, Conditions and Restrictions, and Bylaws of_____.
a Utah Condominium Plat recorded in the office of the Summit County Recorder, Summit County, Utah.

By: _____
Its: Authorized Representative

ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 2023, personally appeared before me, Tony Tyler, who being by me duly sworn did say that he is the authorized representative of CPD THPC LLC, a Delaware limited liability company, and that he signed the above Owner's Dedication and Consent to Record for, on and in behalf of CPD THPC LLC, a Delaware limited liability company.

By: _____
Notary Public

_____
Printed Name

Residing in: _____

My Commission Expires: _____

Commission No.: _____

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS _____ DAY OF _____, 2024

BY _____
COMMISSION CHAIR

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____ DATE

_____ SUMMIT COUNTY ENGINEER

COUNTY TREASURER

REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS _____ DAY OF _____, 2024

BY _____
COUNTY ASSESSOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2024

BY _____
SUMMIT COUNTY ATTORNEY

PARK CITY FIRE DISTRICT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2024

BY _____
PARK CITY FIRE SERVICE DISTRICT, FIRE MARSHAL

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 2024

BY _____
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

COUNTY MANAGER APPROVAL

PRESENTED TO THE SUMMIT COUNTY MANAGER THIS _____ DAY OF _____ 2024 AT WHICH TIME THIS MASTER PLAT WAS APPROVED AND ACCEPTED.
ON BEHALF OF THE SUMMIT COUNTY COUNCIL

BY _____
SUMMIT COUNTY MANAGER

THE CANYONS RESORT VILLAGE ASSOCIATION INC.

APPROVED AND ACCEPTED

THIS ___ DAY _____ OF 2024

BY _____
AUTHORIZED REPRESENTATIVE

SUMMIT WATER DISTRIBUTION COMPANY

SUMMIT WATER DISTRIBUTION COMPANY WILL DELIVER WATER TO THE PLATTED LANDS AND THE PROPOSED LANDS PURSUANT WITH SUMMIT WATER DISTRIBUTION COMPANY'S ARTICLES OF INCORPORATION, RULES AND REGULATION, BYLAWS AND OTHER CORPORATE DOCUMENTS, AND PURSUANT TO THE DEVELOPMENT AGREEMENT BETWEEN SUMMIT WATER DISTRIBUTION COMPANY AND THE DEVELOPER.

APPROVED AND ACCEPTED

THIS ___ DAY _____ OF 2024

BY _____
SUMMIT WATER DISTRIBUTION COMPANY

ROCKY MOUNTAIN POWER

THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN APPROVED AND ACCEPTED

THIS ___ DAY OF _____ 2024

BY _____
ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP., AUTHORIZED AGENT

DOMINION ENERGY COMPANY

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2024

BY: _____

TITLE: _____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS

THIS ___ DAY OF _____ 2024

BY _____
ENGINEERING DEPARTMENT

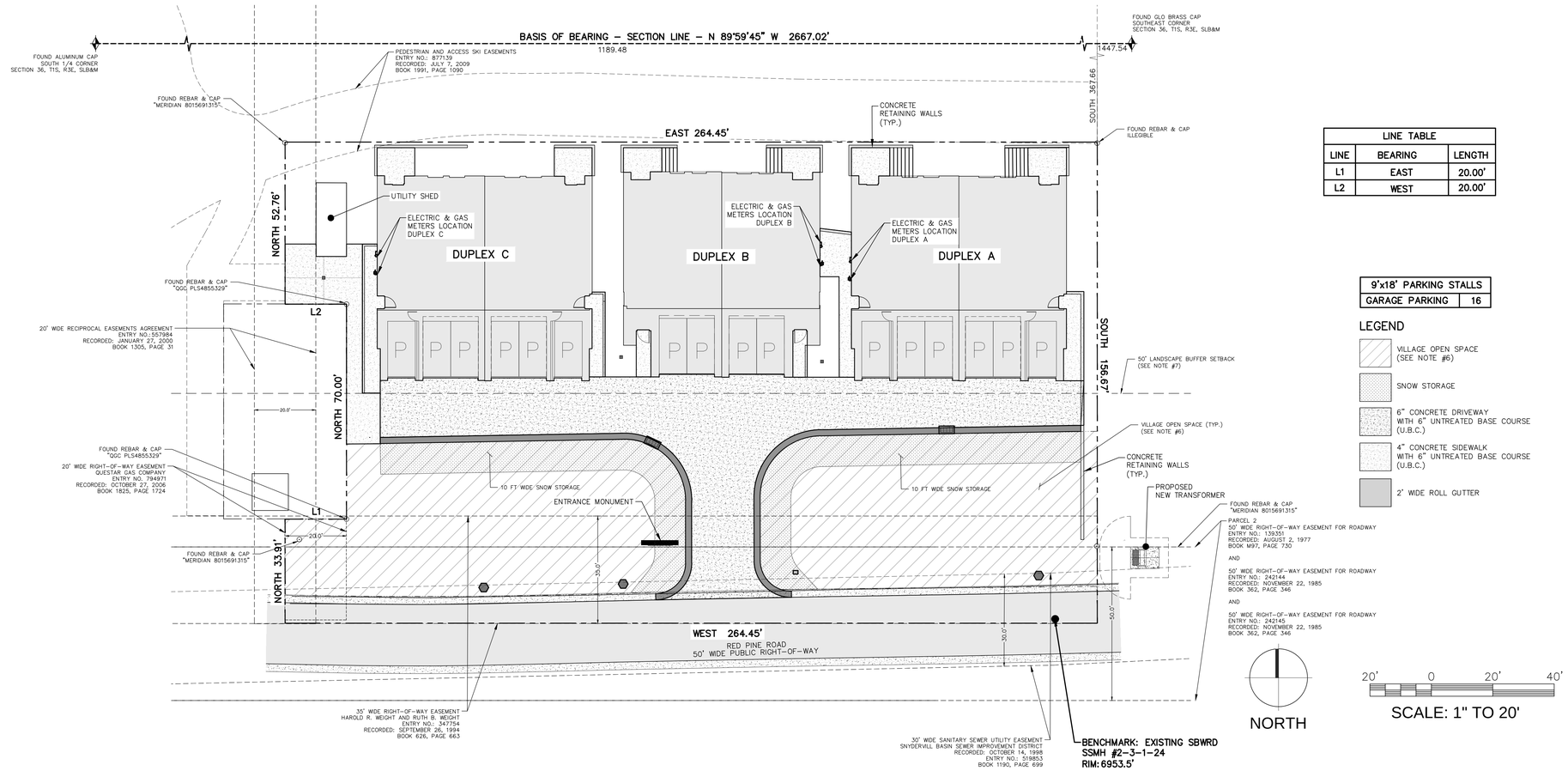
SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED AND ACCEPTED

THIS ___ DAY _____ OF 2024

BY _____
AUTHORIZED REPRESENTATIVE

JOB NO.:07-11-20 | FILE PATH: X:\CanyonsLDP\dwg\Weight Townhouse Sub\071120-civil



LINE TABLE		
LINE	BEARING	LENGTH
L1	EAST	20.00'
L2	WEST	20.00'

9'x18' PARKING STALLS	
GARAGE PARKING	16

LEGEND

- VILLAGE OPEN SPACE (SEE NOTE #6)
- SNOW STORAGE
- 6" CONCRETE DRIVEWAY WITH 6" UNTREATED BASE COURSE (U.B.C.)
- 4" CONCRETE SIDEWALK WITH 6" UNTREATED BASE COURSE (U.B.C.)
- 2' WIDE ROLL GUTTER

GENERAL NOTES

G–1 ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PLANS & SPECIFICATIONS:

A. S.B.W.R.D. Development Procedures, Design Standards and Construction Specifications, February 22, 2016 or latest edition.

B. Manual of Uniform Traffic Control Devices 2003 Edition, Revision #1 November 2004, Revision #2 December 2007.

C. Special conditions of approval and/or permits as required and/or issued by regulatory bodies.

D. Approved construction plans and details.

E. Storm Water Pollution Prevention Plan. (SWPPP)

G–2 Contractor/Bidder shall obtain a copy of the specifications, at his cost. Copies of the specifications shall be kept at the job site by the contractor and be available for the contractor, subcontractor, owner or his agent, design engineer, county engineer, S.B.W.R.D. engineer, Summit County engineer, and their designated representatives and inspectors.

G–3 The Contractor shall be responsible for ground and surface water control during construction. This requirement shall include, but not be limited to the installation of utilities, manholes, vaults, catch basins, earthwork operations, and road construction.

G–4 The contractor shall maintain accurate records of "As Built" conditions of all underground work. The "As Builts" shall be tied to easily defined monuments and/or surface improvements or as required by accuracy for the as–built conditions. The as–built information shall be given to the owner and be incorporated in the final "As Built" drawings. Special as–built requirements for HDPE sewer mains are required per as outlined on the drawings.

G–5 Prior to any excavation work, the contractor shall contact Blue Stakes for location of existing utilities. The contractor shall be responsible for determining the location of utilities, whether shown on the plans or not, and protecting the utilities during construction. If existing utility lines conflict in location with new construction, the contractor shall notify the engineer in order to resolve the conflict.

G–6 The contractor shall have a qualified representative to handle grade determination, drainage flow, and connections to existing features using proper grade setting techniques such as, but not limited to, string line, rod and level, GPS, or Surveying.

G–7 All work performed shall be guaranteed by the contractor and/or his surety against all defects in materials and workmanship of whatever nature for a period of one (1) year from the date of final acceptance of the work by the project owner.

G–8 The contractor shall be responsible for the installation and maintenance of adequate signs, traffic devices, and warning devices to inform and protect the public during all phases of construction. The contractor shall submit to the Owner and Design Engineer for approval.

G–9 Compaction testing shall be an integral part of the project. Compaction testing shall include, but shall not be limited to earthwork, trench back–fill, base course, and asphalt pavement. Compaction testing shall be performed by a qualified, independent testing company retained by the contractor.

NOTES:

1. Parcel 1 as depicted on this Plat was withdrawn from the Escala Lodges condominium regime pursuant to: (i) Article 8 of the Second Amended and Restated Declaration of Condominium Escala Lodges recorded on May 3, 2012 as Entry No. 944746 in Book 2126 at Page 1906 in the office of the Summit County Recorder, (ii) the First Amendment to Second Amended and Restated Declaration of Condominium for Escala Lodges recorded May 17, 2012 as Entry No. 00945466 in Book 2128 a Page 1223 in the office of the Summit County Recorder, and (iii) the First Amendment to Amended and Restated Condominium Plat Escala Lodges Condominiums to Withdraw Land.
2. This plat hereby creates the ELEVATION CONDOMINIUMS as a separate and independent parcel with the density set forth herein.
3. Notwithstanding the removal of Parcel 1 from the Escala Lodges Condominium Plat, Parcel 1 shall continue to have the development rights as set forth on the Plat, which includes the right to develop 36,760 square feet of residential space on Parcel 1 and 33,813 square feet of commercial space on Parcel 1.
4. The owner of Parcel 1, its successors and assigns, has right to access, use and enjoy the RVMA nonexclusive Ski and Pedestrian Trail, pursuant to that certain Nonexclusive Pedestrian and Ski Access Easement recorded on July 9, 2009 as Entry No. 877139, in the Summit County Recorder's Office.
5. A 10 foot wide Public Utility easement exists around the perimeter of the subject property.
6. The open space shown on the Elevation Condominiums plat shall allow for certain improvements, including landscaping, pedestrian walkways, and storm drainage which shall be constructed by the developer and maintained by the homeowner's association pursuant to the final site plan and construction drawings approved by Summit County. The open space shall permit certain other utility, landscape, waterway and trail enhancements as required by summit county or the Canyons Village Management Association. The open space may be used by the developer for temporary construction staging. The location and dimensions shall be designated and maintained at all times in accordance with the final site plan, which shall be approved by Summit County. Once the specific open space is defined on the final site plan, such open space improvements shall be available for use as a means of ingress and egress by the general public as part of the trails and ways within the Canyons SPA.
7. 50' landscape buffer setback from Red Pine Road right–of–way in which no building shall occur.

ELLIOTT WORKGROUP

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

Columbus Pacific Development LLC

Elevation Condominiums

2306 W. Red Pine Rd.
Park City, UT 84098

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
07/25/2023
STATE OF UTAH

Rev.	Date	Description

ISSUE DATE:	2023.06.06
OWNER PROJECT NO:	7-11-20
CONTRACT NO:	.
DRAWN BY:	.
CHECKED BY:	.
DESIGNED BY:	.
EWG PROJECT NO:	2019-58

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SHEET TITLE

FINAL SITE PLAN

C-100

EXHIBIT A2

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NOTES:

1. EXISTING VEGETATION CONSISTS OF NATIVE SCRUB OAK, ASPEN TREES AND CONIFEROUS TREES.
2. SUBJECT PROPERTY CONTAINS TWO MAIN SOIL TYPES: 12.5% (TYPE B) & 87.5% (TYPE C).
3. MAX SLOPE OF 15%-20%.

10' 0 10' 20'

SCALE: 1" TO 10'

NORTH

JOB NO.:07-11-20 | FILE PATH: X:\Canyons\DP\dwg\Weight Townhouse Sub\07\120-civil

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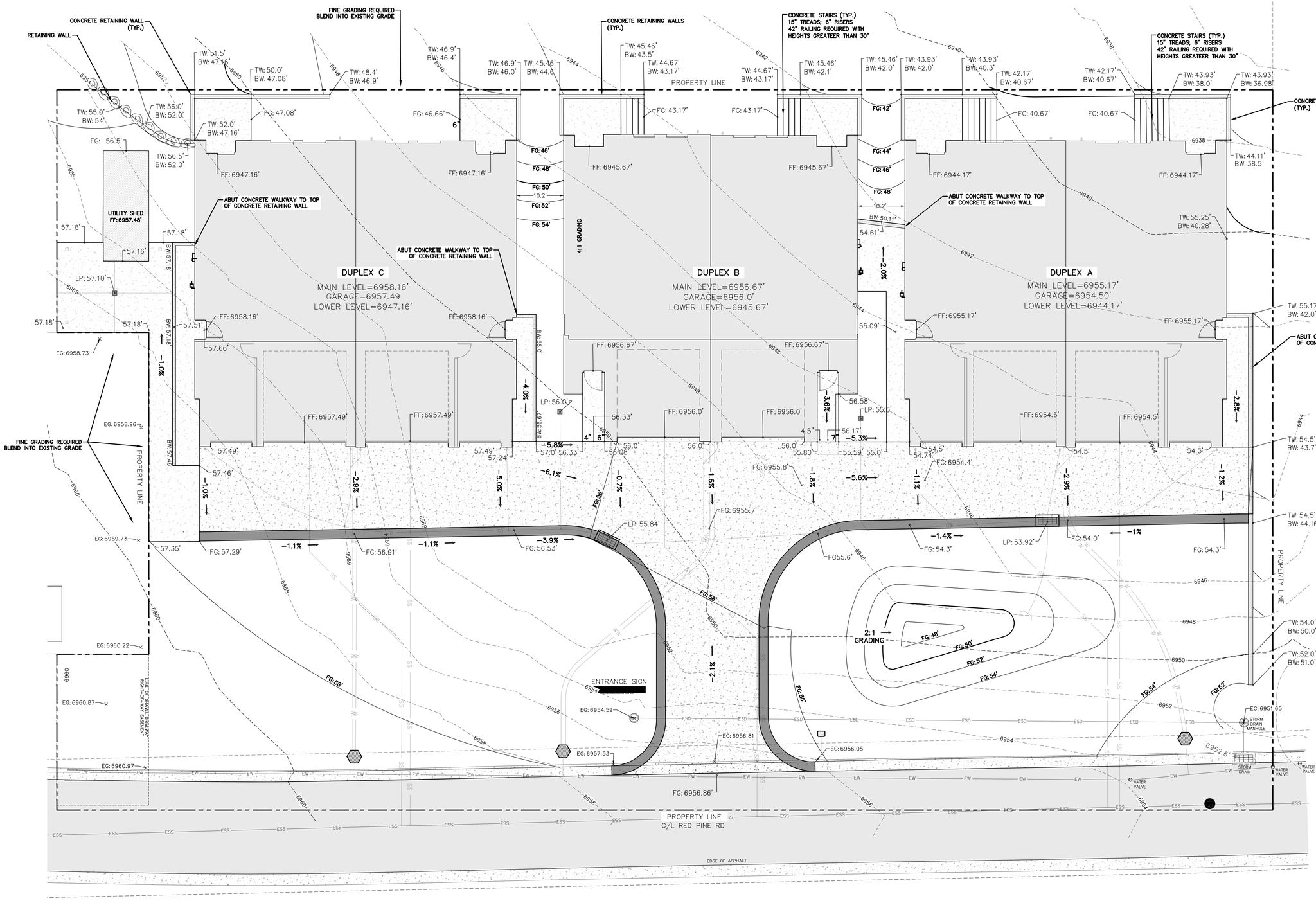
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SHEET TITLE

EXISTING CONDITIONS & TOPOGRAPHY

C-101

EXHIBIT A3



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07/25/2023
STATE OF UTAH

Rev.	Date	Description

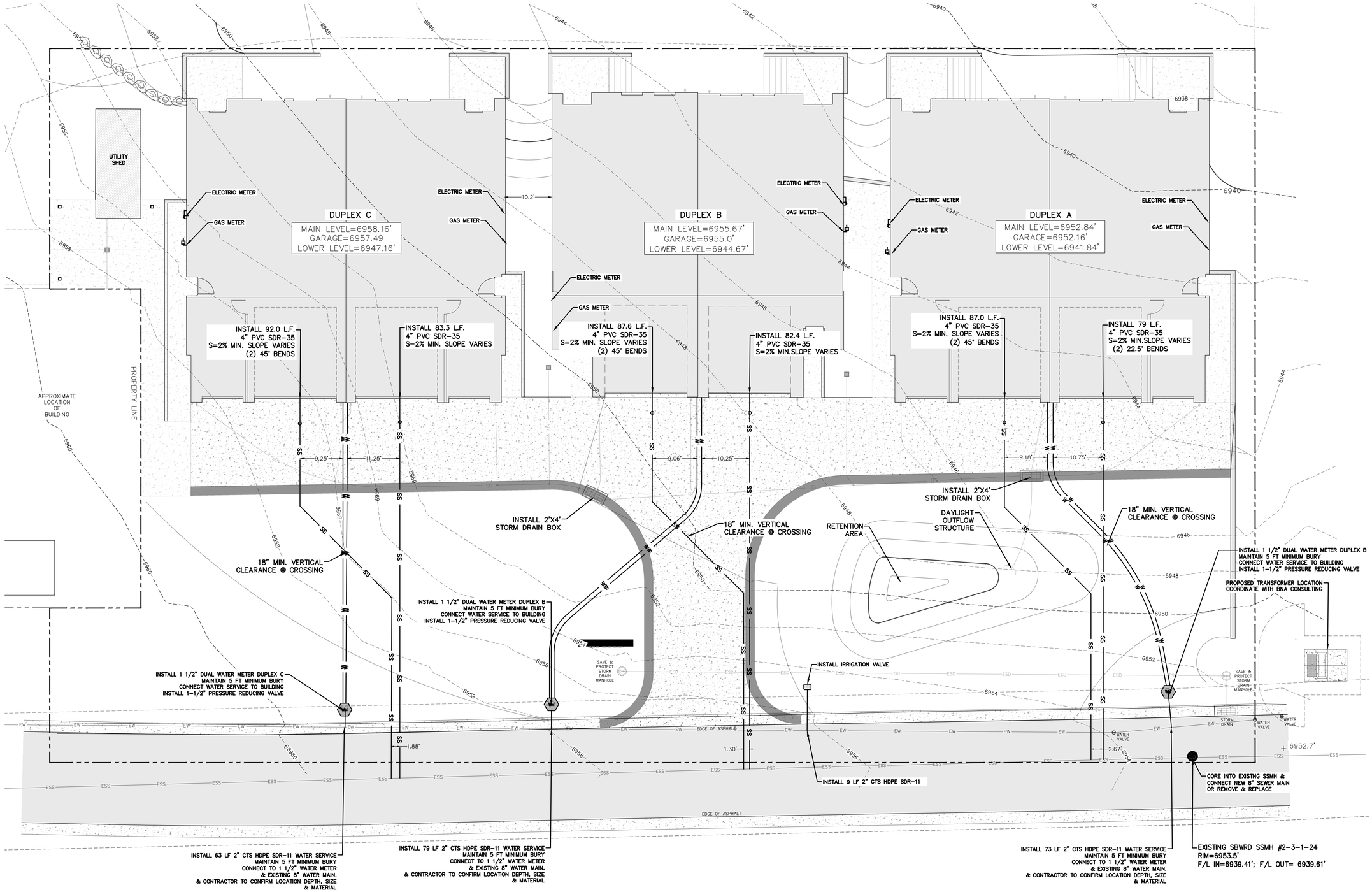
ISSUE DATE: 2023.06.06
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CONTRACT NO: .
DRAWN BY: .
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DESIGNED BY: .
EWG PROJECT NO: 2019-58
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SHEET TITLE

GRADING PLAN

C-102

EXHIBIT A4



NOTES:

1. CONFIRM WITH PLUMBING/MECHANICAL FOR ROOF DRAIN LOCATIONS.
2. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY & ROCKY MOUNTAIN POWER FOR GAS & POWER UTILITY CONNECTION. GAS & ELECTRIC METERS SHOWN ON PLAN.
3. COORDINATE WITH BNA CONSULTING FOR ELECTRICAL OVERALL SITE PLAN.

10' 0 10' 20'

SCALE: 1" TO 10'

NORTH

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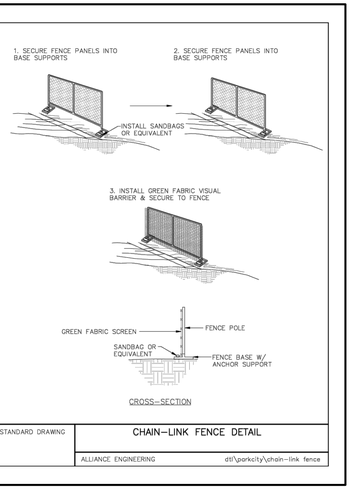
SHEET TITLE

UTILITY PLAN:
WATER & SEWER

C-103

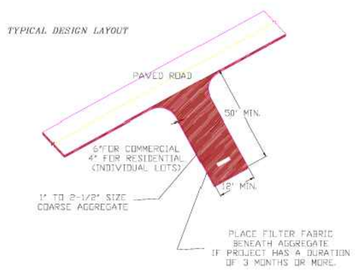
EXHIBIT A5

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STABILIZED CONSTRUCTION ENTRANCE

TYPICAL DESIGN LAYOUT



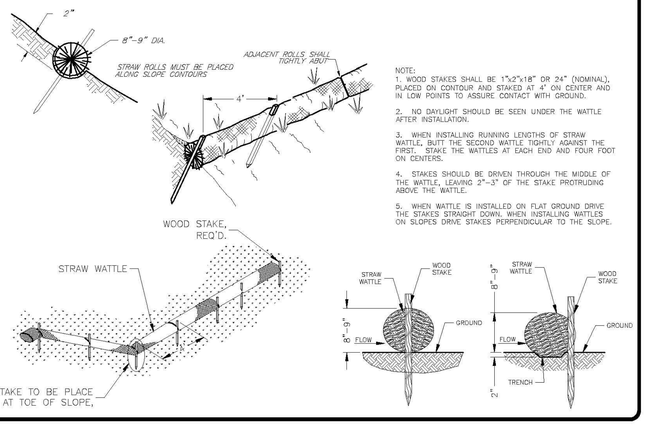
INSTALLATION:

1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

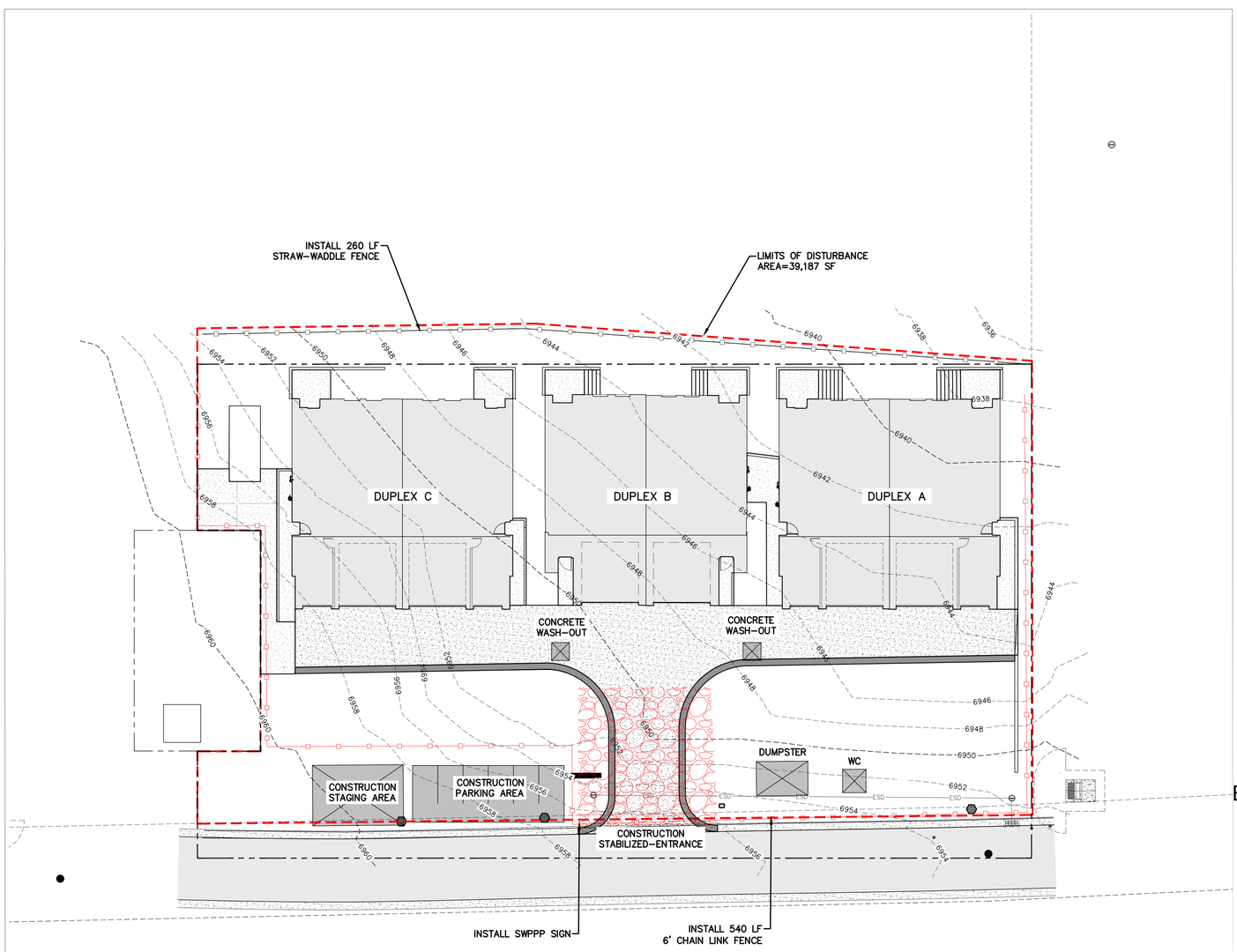
MAINTENANCE:

1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

STRAW WATTLE DETAIL
NO SCALE



NOTE:
1. WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL), PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.
2. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.
3. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTERS.
4. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2"-3" OF THE STAKE PROTRUDING ABOVE THE WATTLE.
5. WHEN WATTLE IS INSTALLED ON FLAT GROUND DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES DRIVE STAKES PERPENDICULAR TO THE SLOPE.



NOTES

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.

2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.

LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

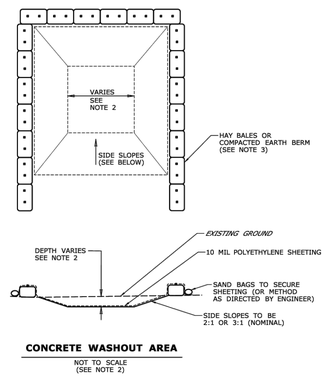
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.

4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.

5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.

6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



CONCRETE WASHOUT AREA
NOT TO SCALE
(SEE NOTE 2)

10' 0 10' 20'
SCALE: 1" TO 10'

NORTH

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07/25/2023
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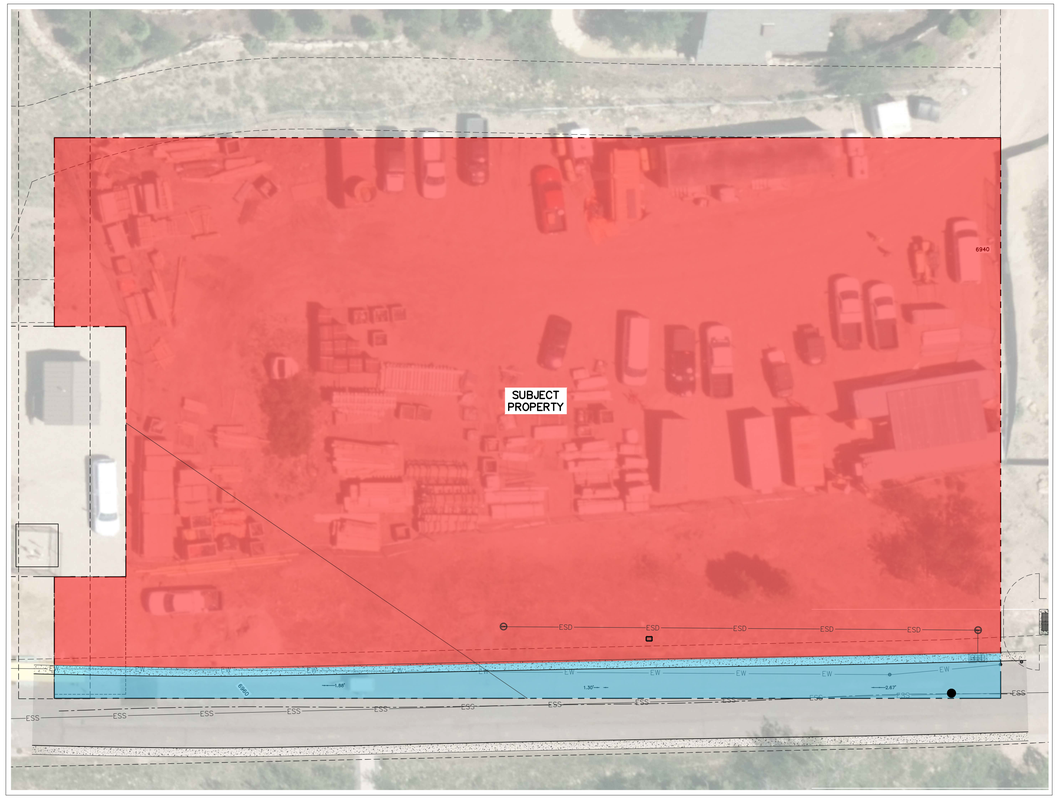
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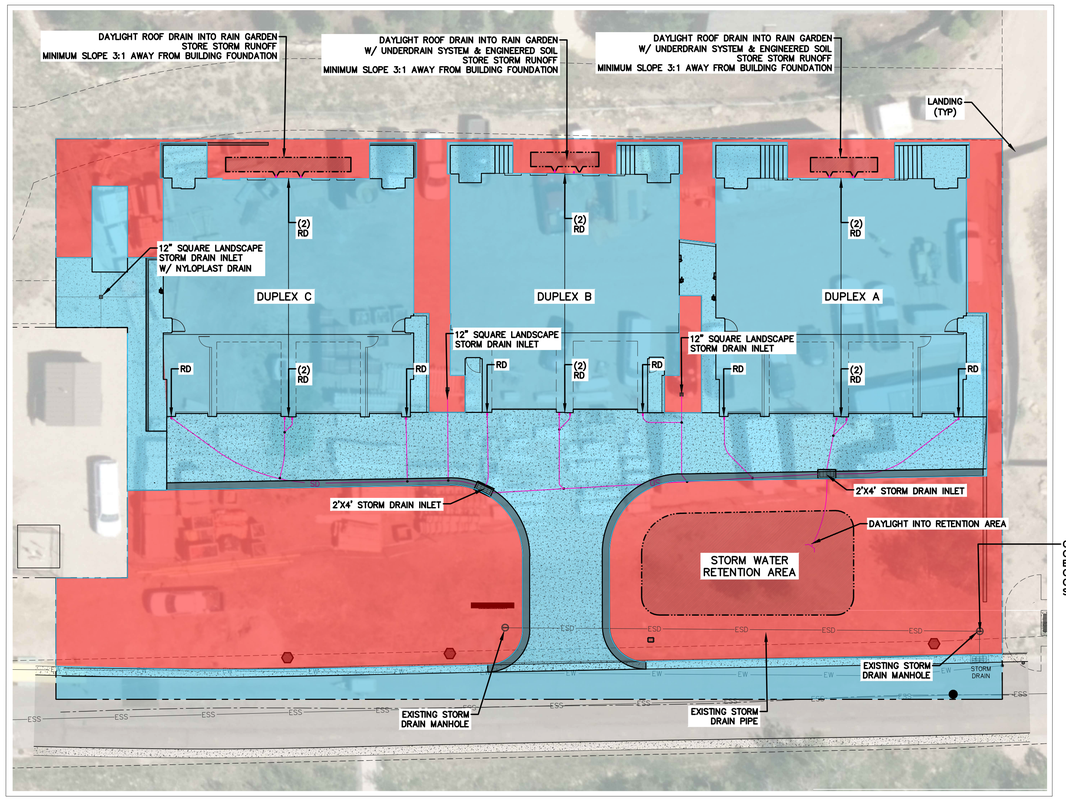
CONSTRUCTION MITIGATION PLAN

C-104

EXHIBIT A6

JOB NO.:07-11-20 | FILE PATH: X:\CanyonsLDP\dwg\Weight Townhouse Sub\07120-civil





IMPERVIOUS HARDSCAPE ROOF/ASPHALT/CONCRETE

PERVIOUS SURFACE

10' 0 10' 20'

SCALE: 1" TO 10'

NORTH

WATER QUALITY VOLUME CALCULATIONS

GRANATO METHOD:

THE WATER QUALITY VOLUME, AS DESCRIBED IN ORDINANCE 381 AND 953, IS CALCULATED USING THE GRANATO METHOD, WHICH DETERMINES THE VOLUMETRIC RUN OFF COEFFICIENT AND USES AN 80TH PERCENTILE STORM EVENT OF 0.48 INCHES FOR SUMMIT COUNTY. FIGURE BELOW DETERMINES THE TOTAL DEVELOPABLE AREA FOR ELEVATIONS CONDOMINIUMS PROJECT.

DEVELOPABLE AREA: 37,364.98 SF

IMPERVIOUS AREA: 24,789.34 SF

EQUATION 1)

Rv=1.14*(i)-0.371; when i ≥ 0.55

Rv=VOLUMETRIC RUNOFF COEFFICIENT (UNITLESS)

i=PERCENT IMPERVIOUSNESS (IN DECIMAL FORMAT)

i= 24,789.34 SF/37,364.98 SF = 0.6634

Rv= 1.14*(0.6634)-0.371 = 0.3853

EQUATION 2)

WQV=Rv*d*A

WQV= 80th PERCENT VOLUME (CF)

d= 80th PERCENTILE PRECIPITATION DEPTH. FT (d=0.48 INCHES)

A= PROJECT AREA

WQV=(0.3853)*(0.04 FT)*(37,364.98 SF)

WQV=575 CF PEAK RUNOFF VOLUME

NOTES:

1. PEAK RUNOFF VOLUME OF 575 CU. FT.
2. PROMOTE DRAINAGE TO ROOF-DRAINS AND 2'X4' STORM DRAIN INLETS AND CONNECT TO EXISTING STORM DRAIN SYSTEM. CONTRACTOR TO CONFIRM ROOF-DRAIN LOCATIONS FOR EACH DUPLEX.
3. EXISTING STORM DRAINS OUTLET INTO REGIONAL DETENTION SYSTEM.
4. PRE-DEVELOPMENT DISCHARGE CALCULATIONS WERE DETERMINED BY THE LOT'S NATURAL STATE TO ANALYZE PEAK RUN-OFF VOLUME REQUIREMENTS.

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP, LLC

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SHEET TITLE

STORM DRAIN UTILITY & STORM WATER POLLUTION PREVENTION PLAN

C-105

EXHIBIT A7

JOB NO..07-11-20 | FILE PATH: X:\CanyonsLDP\dwg\Weight Townhouse Sub\071120-civil

From: Tony Tyler <tony@cpdre.com>
Sent: Thursday, November 17, 2022 8:56 AM
To: Tiffanie Robinson <trobinson@summitcounty.org>; David Moyes <david@cpdre.com>; Brian Madacsi <bmadacsi@cvma.com>
Subject: Fwd: Weight Final Site Plan initial comments

Thanks Tiffanie!

Appreciate the comments - see our responses below, in **blue**. Let me know if you need anything else to complete the review for Planning Commission!

Cheers,

Tony

For a faster response, please call or text: 435-640-5568

TONY TYLER

CP COLUMBUS PACIFIC DEVELOPMENT

---------- Forwarded message ---------
From: **Tiffanie Robinson** <trobinson@summitcounty.org>
Date: Thu, Nov 17, 2022 at 8:13 AM
Subject: Weight Final Site Plan initial comments
To: tony@cpdre.com <tony@cpdre.com>

Tony,

I am in receipt of your application for the Weight Townhomes final site plan and condominium plat. Prior to getting too far down the road in the review process, I have some items that need to be addressed.

1) The project appears to be designed as multi-family residential and the allowed use for the parcel is hotel/lodging. Therefore, it must meet the following requirements: **- Confirmed. The project is part of the Hyatt Centric, and will be operated similarly to the existing Hyatt condo/hotel - in other words, condominium owners will have access to the central reservations systems, will check-in through the central lobby area before going to the unit, will have commonly-metered utilities and access to the existing amenities in the Hyatt. I've responded to each component below, and the CVMA has previously confirmed that this structure is consistent with the hotel/lodging density in the Canyons SPA (copied Brian Madasci for clarity if needed).**

*"**Hotel/Lodging Unit(s)** means a unit which shall contain attributes of a hotel or facility established for similar purposes and which shall be available for short term occupancy by the unit owner or others. Attributes shall include":*

Central reservation service for all units, including central check-in with full-time front desk service, bellhops, and concierge, operated by the owner/operator, a property management company chosen by the owners' association, or as a function of the owner's association; **- Confirmed that the project includes all of the above.**

Central access to the building, with no private entrances for individual units or wings, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director; **- Confirmed. Each structure contains only two units and check-in is through the Hyatt lobby, not direct to the units.**

Pedestrian traffic funneled through a central lobby area, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director; **- Confirmed. Each structure contains only two units and check-in is through the Hyatt lobby, not direct to the units.**

Centralized parking, with no assigned spaces, except in structures which include up to but not to exceed four dwelling units, unless otherwise approved by the Director; **- Confirmed. Each structure contains only two units.**

Utilities centrally controlled, including cable television, telephone, electricity, gas and water; and **- Confirmed.**

Limited storage area for owners. **- Confirmed. Limited storage provided for each unit owner.**

Kind Regards,

Tiffanie N. Robinson, Planner

Summit County Community Development

Phone: (435) 336-3139

Email: trobinson@summitcounty.org

Web: www.summitcounty.org

Address: PO Box 128, 60 N. Main, Coalville, UT 84017

January 31, 2023

CPD THPC, LLC
ATTN: Tony Tyler
1389 Center Drive, Suite 230
Park City, UT 84098

RE: Weight Condominium Hotel/Lodging Compatibility and Guest Access Narrative

Dear Tony,

The Weight Condominiums are planned to be incorporated into the existing management agreement with Hyatt Centric Park City, a part of the Escala Lodges family in the resort core at the Canyons Village. Once the Weight Condominiums are added to the agreement, the guests and owners of the condominium units on the Weight property will have similar rights, benefits and restrictions of the existing hotel operations. This includes access to hotel amenities, rental management agreements, signature rights at the restaurant, shop and ski rental facilities, and key card access to their unit. As part of the registration and check-in process, all guests, including owners, are required to follow the same procedures of the existing hotel operations, which includes primary check-in at the front desk prior to unit access.

Hyatt Centric Park City manages guest registration, key card distribution and the orientation process for all units within the property, including those that are not part of the rental program through Hyatt. This means that an owner who chooses not to rent their unit is still required to register and check-in on arrival pursuant to Hyatt's operating procedures. This central registration and access point is the primary access route for all guests to the Hyatt Centric Park City. Once the Weight Condominiums are incorporated in the agreement, this will also be the primary access for all guests and owners of the Weight Condominium units.

Please let me know if you have any further questions regarding the incorporation of Weight Condominiums into the Hyatt Centric Park City.

Sincerely,

Hyatt Centric Park City



2 North Elevation
3/32" = 1'-0"



1 South Elevation
3/32" = 1'-0"

Material Legend

- Architectural Concrete
- Dry Stacked Light Gray Cut Stone Cladding
- Dark Stained Cedar Fine Line Wood Siding
- Matte Black Metal Trim and Cladding
- Matte Black Aluminum Storefront
- Matte Black Aluminum Clad Windows

Grade Legend

- Existing Grade
- Revised Grade

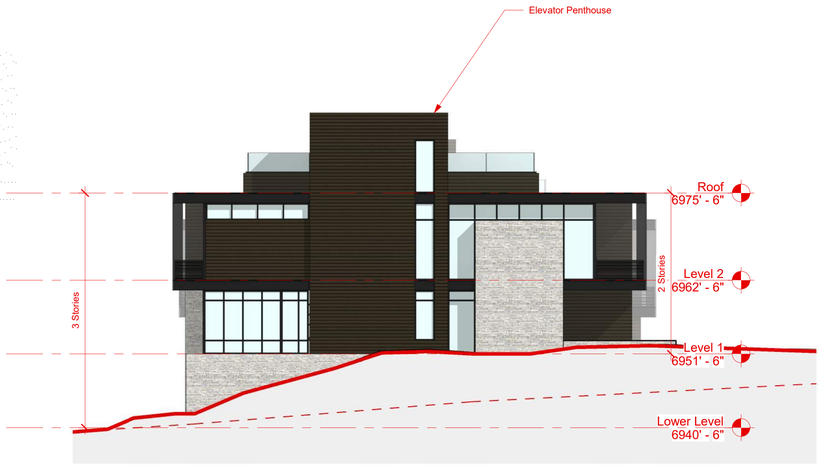
Preliminary Elevations

Hyatt Centric - Weight Parcel

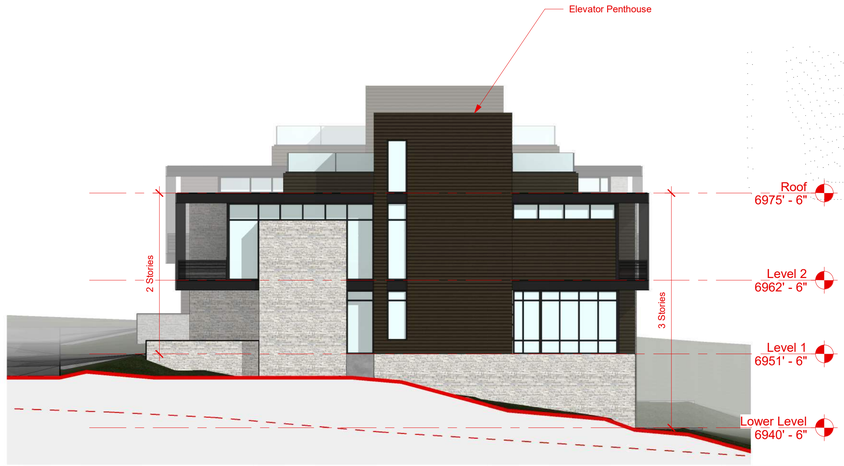
2021.06.23

J1

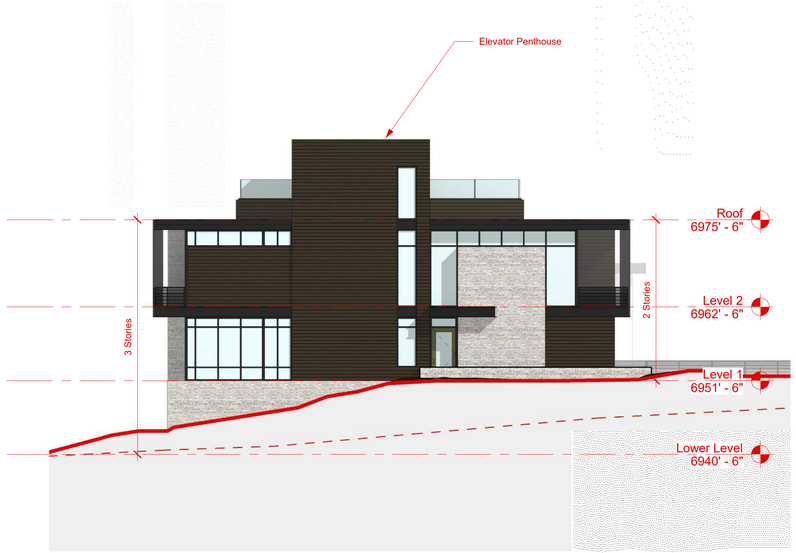
ELLIOTT WORKGROUP



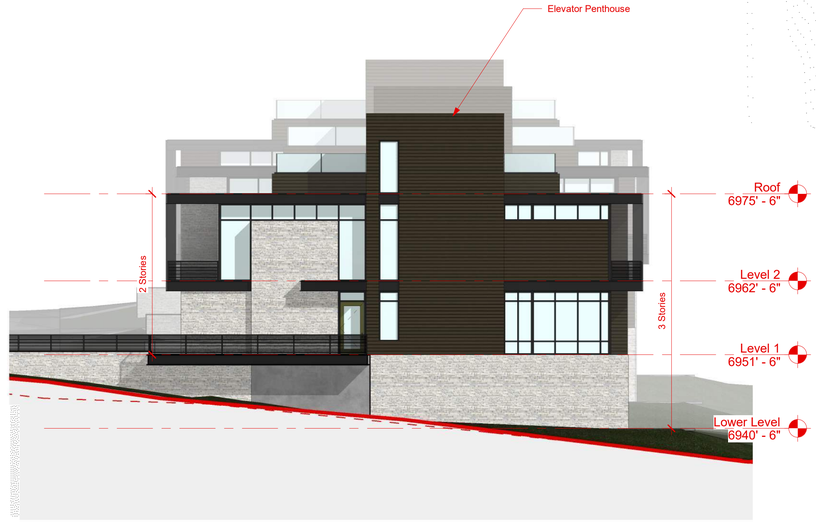
4 Duplex B West Elevation
3/32" = 1'-0"



3 Duplex B East Elevation
3/32" = 1'-0"

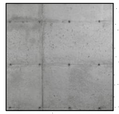


2 Duplex A West Elevation
3/32" = 1'-0"



1 Duplex A East Elevation
3/32" = 1'-0"

Material Legend



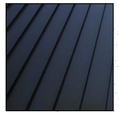
Architectural Concrete



Dry Stacked Light Gray Cut Stone Cladding



Dark Stained Cedar Fine Line Wood Siding



Matte Black Metal Trim and Cladding



Matte Black Aluminum Storefront



Matte Black Aluminum Clad Windows

Grade Legend

Existing Grade

Revised Grade

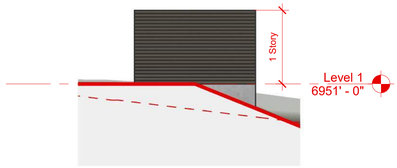
Preliminary Elevations

Hyatt Centric - Weight Parcel

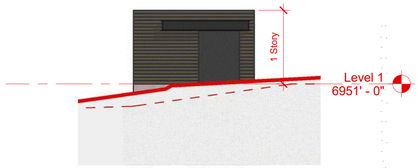
2021.06.23

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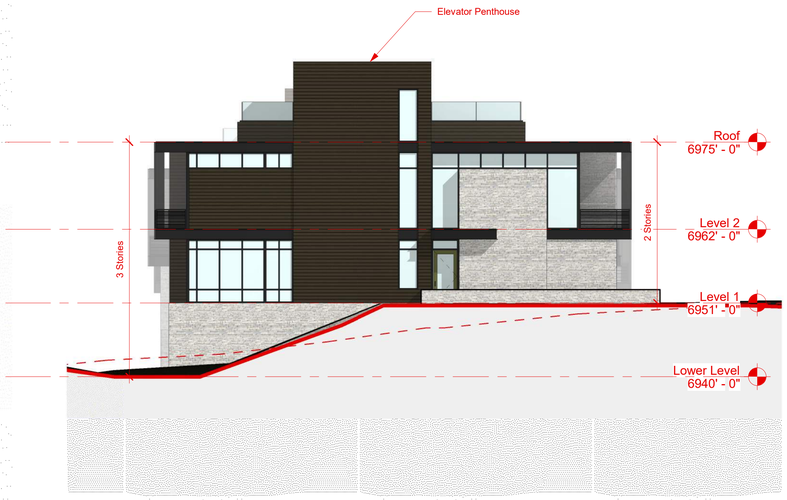
J2



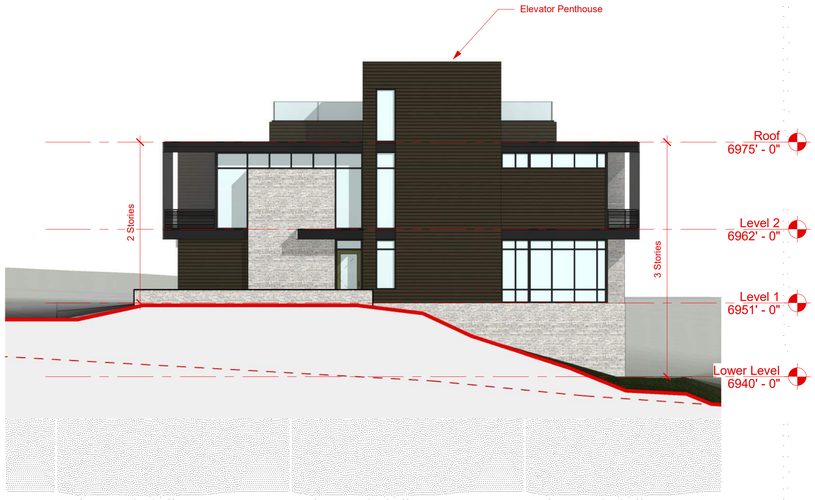
4 Utility Building West Elevation
3/32" = 1'-0"



3 Utility Building East Elevation
3/32" = 1'-0"

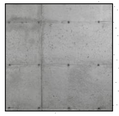


2 Duplex C West Elevation
3/32" = 1'-0"



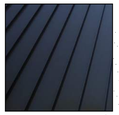
1 Duplex C East Elevation
3/32" = 1'-0"

Material Legend


Architectural Concrete


Dry Stacked Light Gray Cut Stone Cladding


Dark Stained Cedar Fine Line Wood Siding


Matte Black Metal Trim and Cladding


Matte Black Aluminum Storefront


Matte Black Aluminum Clad Windows

Grade Legend

Existing Grade

Revised Grade

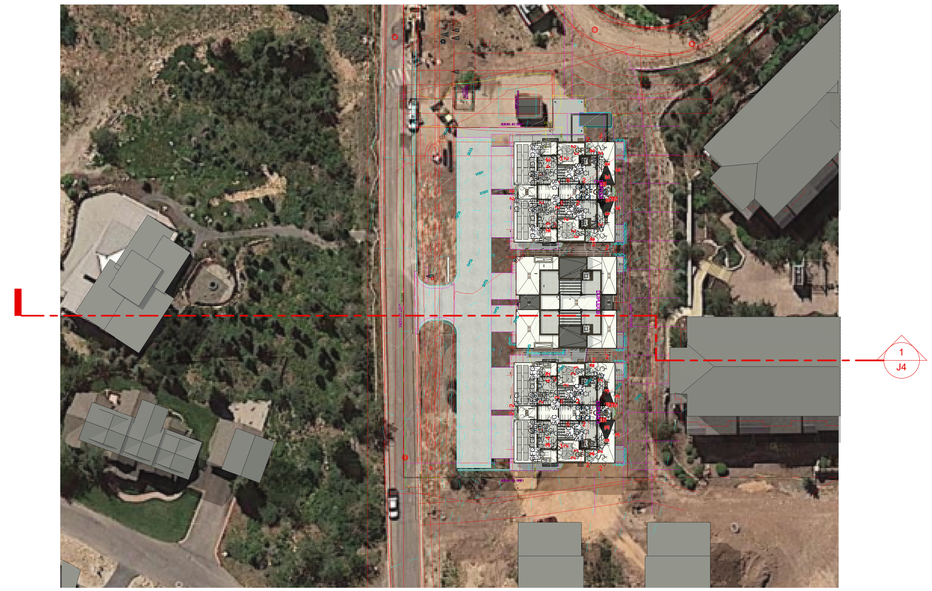
Preliminary Elevations

Hyatt Centric - Weight Parcel

2021.06.23

J3

ELLIOTT WORKGROUP



2 Site Section Key Plan
1" = 50'-0"



1 Site Section
1/16" = 1'-0"

Site Section

The Weight at Hyatt Centric
2021.10.06

J4

ELLIOTT WORKGROUP



LAYOUT AND MATERIALS SCHEDULE

SYMBOL	DESCRIPTION
1	CONCRETE PATIO, TYP.
2	AMENITIES SHED
3	CONCRETE WALL, TYP. (SEE DETAIL)
4	CONCRETE SIDEWALK WITH THICKENED EDGE (SEE DETAIL)
5	CONCRETE DRIVEWAY (SEE DETAIL)
6	CONCRETE SIDEWALK (SEE DETAIL)
7	LIGHT BOLLARD (SEE DETAIL)
8	CONCRETE CURB (SEE CIVIL)
9	SIDEWALK ON TOP OF CONCRETE WALL (SEE DETAIL)
10	ENTRY/MONUMENT SIGN
11	RETAINING WALL (SEE CIVIL)
12	STORM DRAIN UNIT (SEE CIVIL)
13	GUARDRAIL (SEE ARCHITECTURE PLANS)
14	ROCK RETAINING WALL (SEE DETAIL)

SYMBOL	DESCRIPTION
1	CONCRETE SIDEWALK, TYP.
5	ASPHALT PAVING, TYP.

NOTE: Parking for the development will be located in the 2 or 3 car garages.

SIGN SCHEDULE

SYMBOL	DESCRIPTION
▬	BUILDING SIGN

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
◉	BOLLARD LIGHT
	BUILDING WALL SCONCE (SEE ARCH)

ELLIOTT WORKGROUP, LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

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Columbus Pacific Development LLC

Elevation at Canyons Village

2306 W. Red Pine Rd.
Park City, UT 84098

Final Site Plan Package

Rev.	Date	Description

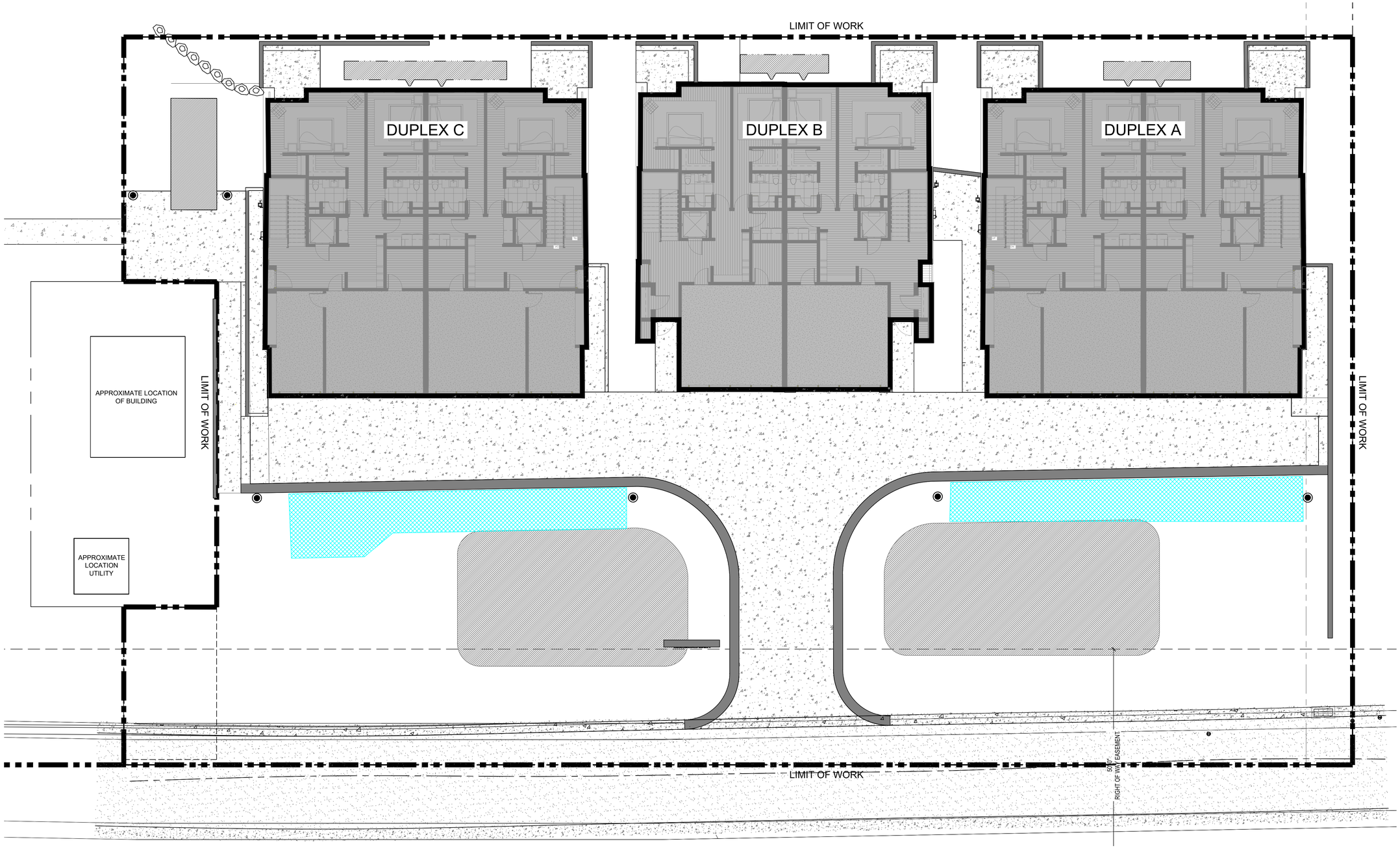
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OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2019.58
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Layout & Materials Plan

LL-100

EXHIBIT A15



Snow Storage :

Total Parking & Drive Area: 5,850 S.F.
Total Snow Storage Area: 1,480 S.F. (25%)

N

0 5 10 20 30

SCALE: 1"=10'

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DESIGNED BY: Designer
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SHEET TITLE

Snow Storage Plan

LL-102

EXHIBIT A17

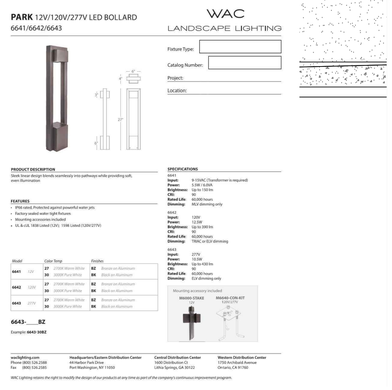


SIGN SCHEDULE

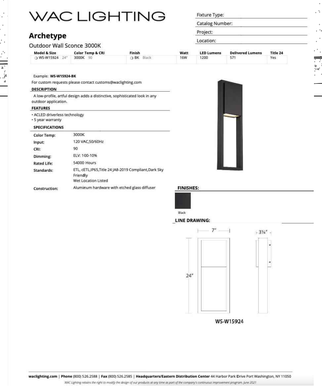
SYMBOL	DESCRIPTION
▬	BUILDING SIGN

LIGHTING SCHEDULE

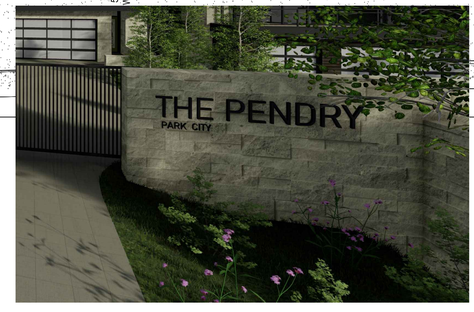
SYMBOL	DESCRIPTION
◉	BOLLARD LIGHT
⋈	BUILDING WALL SCONCE (SEE ARCH)



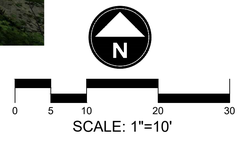
BOLLARD LIGHT



BUILDING WALL SCONCE



MONUMENT SIGN



SCALE: 1"=10'

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Final Site Plan Package

Rev.	Date	Description

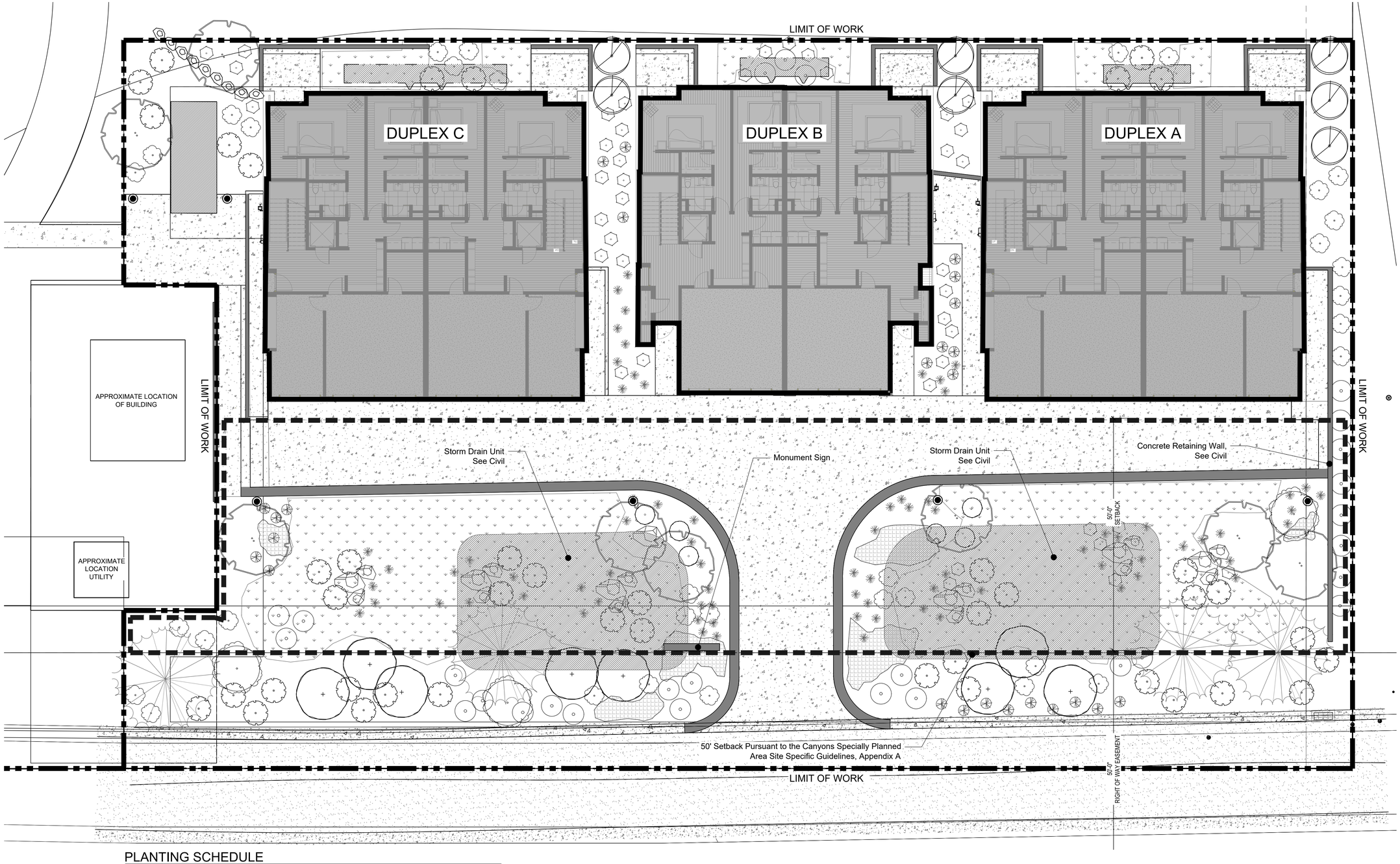
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OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2019.58
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SHEET TITLE

Signage & Lighting Plan

LL-103

EXHIBIT A18



PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
TREES				
	Acer glabrum	Rocky Mountain Maple	2" Cal.	8
	Acer grandidentatum	Bigtooth Maple	2" Cal.	3
	Picea pungens	Colorado Blue Spruce	6 - 8' Tall	4
	Populus tremuloides	Quaking Aspen	2" Cal.	8
	Populus tremuloides 'Erecta'	Columnar Swedish Aspen	2" Cal.	7
SHRUBS				
	Arctostaphylos x coloradoensis	Mock Bearberry Manzanita	5 Gal.	28
	Potentilla fruticosa	Yellow Shrubby Cinquefoil	5 Gal.	34
	Prunus besseyi 'Pawnee Buttes'	Western Sand Cherry	5 Gal.	6
	Rhus aromatica 'Gro-low'	Fragrant Sumac	5 Gal.	37
	Ribes alpinum 'Greenmound'	Alpine Currant	5 Gal.	36
GRASSES				
	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Gras	1 Gal.	25
	Schizachyrium scoparium	Little Blue Stem	1 Gal.	31
	Hydro Seed	Native Grass Mix		5,680 SQ. FT

PERENNIALS - DIVIDE UP PLANTS EQUALLY, 24" O.C. TRIANGULAR SPACING — 1 Gal. 200

Aster alpinus	Alpine Aster
Campanula carpatica Blue Chips	Bellflower
Echinacea purpurea	Purple Coneflower
Gaillardia aristata 'Arizona Sun'	Blanket Flower
Heuchera 'Firefly'	Coral Bells
Oenothera missouriensis	Missouri Evening Primrose
Phlox subulata 'Drummond Pink'	Creeping Phlox
Rudbeckia x American Gold Rush	Black Eyed Susan
Salvia nemorosa 'May Night'	Salvia
Scabiosa columbaria 'Rose Pink'	Pincushion Flower

Boulders (Color to be Determined)

Notes: 1. All Planter Beds Shall be Covered in 4" Min. of Bark Mulch.
2. Placement of Trees to be Approved by Landscape Architect.

N

0 5 10 20 30

SCALE: 1"=10'

ELLIOTT WORKGROUP, LLC

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Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

Columbus Pacific Development LLC

Elevation at Canyons Village

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Final Site Plan Package

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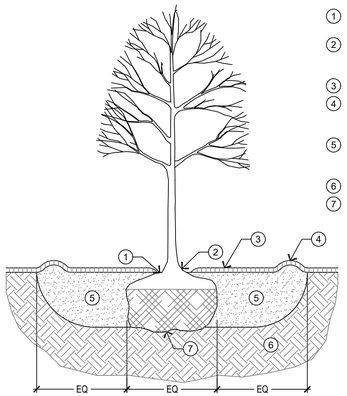
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CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
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SHEET TITLE

Landscape Plan

LP-100

EXHIBIT A19

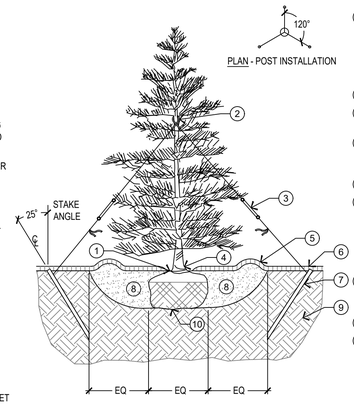


1. TOP OF ROOTBALL SHALL BE 1-2" ABOVE FINISHED GRADE
2. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
3. 4" DEEP BARK MULCH
4. BERM TO FORM DEPRESSED WATERING BASIN. (TO BE REMOVED PRIOR TO END OF MAINTENANCE PERIOD.)
5. EXCAVATE HOLE TO DIAMETER 2X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX.
6. UNDISTURBED SUBGRADE
7. PLACE BALL ON UNDISTURBED SUBSOIL

NOTES:
1. INSTALL TREE PLUMB
2. REMOVE ALL SYNTHETIC SOIL WRAPPING MATERIALS AND WIRE BASKET

1 DECIDUOUS TREE

SCALE: NOT TO SCALE — SECTION

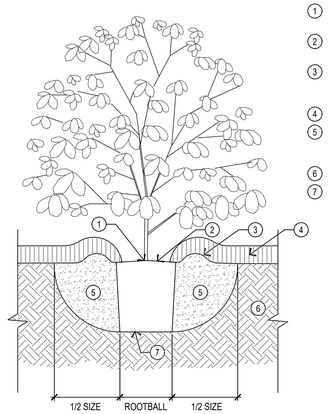


1. TOP OF ROOTBALL SHALL BE 1-2" ABOVE FINISHED GRADE
2. INSTALL 3 GUYS WIRE PER TREE, EQUALLY SPACED AROUND ROOTBALL. ATTACH 13 GAUGE GALV. MALLEABLE STEEL GUY WIRE 2/3 HEIGHT OF TREE IN REINFORCED RUBBER HOSE WITH CABLE CLAMPS. SECURE BY TWISTING TAUTLY.
3. GALVANIZED TRUNBUCKLES, 1 PER CABLE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. BERM TO FORM DEPRESSED WATERING BASIN. (TO BE REMOVED PRIOR TO END OF MAINTENANCE PERIOD.)
6. 4" DEEP BARK MULCH
7. (3) 2"X3"X4" FIR POST. ATTACH GALVANIZED MALLEABLE STEEL CABLE TO POST AND SECURE BY TWISTING TAUTLY. SET ANGLE OF POST AND GUY TO ENTER GROUND AT THE LIMIT OF THE SPREAD OF THE BOTTOM BRANCHES.
8. EXCAVATE HOLE TO DIAMETER 2X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX.
9. UNDISTURBED SUBGRADE
10. PLACE BALL ON UNDISTURBED SUBSOIL

NOTES:
1. INSTALL TREE PLUMB.
2. REMOVE ALL SYNTHETIC SOIL WRAPPING MATERIALS AND WIRE BASKET.
3. STAKES SHALL BE OUTSIDE THE TREE PIT.
4. MARK GUYING WIRES WITH SURVEYOR'S TAPE.

2 EVERGREEN TREE WITH GUYING SYSTEM

SCALE: NOT TO SCALE — SECTION

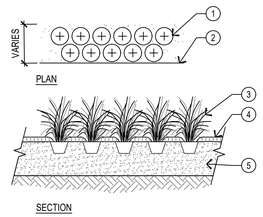


1. SET CROWN 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
2. ROOT FLARE SHALL BE EXPOSED, MULCH SHOULD BE WITHIN 4" OF SHRUB TRUNK
3. BERM TO FORM DEPRESSED WATERING BASIN. (TO BE REMOVED PRIOR TO END OF MAINTENANCE PERIOD.)
4. 4" DEEP BARK MULCH
5. EXCAVATE HOLE TO DIAMETER 2X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX.
6. UNDISTURBED SUBGRADE
7. PLACE BALL ON UNDISTURBED SUBSOIL

NOTES:
1. PLACE BALL ON UNDISTURBED SUBSOIL
2. REMOVE ALL SYNTHETIC SOIL WRAPPING MATERIALS (TREATED BURLAP, NYLON TWINE, WIRE BASKETS, ETC.) AND DISCARD

3 SHRUB

SCALE: NOT TO SCALE — SECTION



1. SEE PLANT SCHEDULE LIST FOR SPACING
2. SEE PLAN FOR EDGE CONDITION
3. GRASSES (SEE PLANTING PLAN)
4. 4" DEEP BARK MULCH
5. 12" DEEP PLANTING MIX

4 GRASSES

SCALE: NOT TO SCALE — SECTION/PLAN

1. SEE PLANT SCHEDULE FOR SPACING
2. SEE PLAN FOR EDGE CONDITION
3. GROUNDCOVER/PERENNIALS
4. 4" DEEP BARK MULCH
5. PLANTING SOIL MIX

5 GROUNDCOVER/PERENNIALS

SCALE: NOT TO SCALE — PLAN / SECTION

PLANTING NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON ALL DRAWINGS.

3. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.

4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT OR EQUAL.

5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN THE CONTAINER, B&B, OR IF TRANSPLANTED.

6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.

7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.

8. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR EQUAL.

9. AT PLANTING TIME, ALL PLANTS SHALL BE THINNED BY REMOVING A BALANCED ONE-THIRD OF THE VEGETATIVE MATERIAL. DO NOT CUT LEADERS.

10. ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT WITHIN 24 HOURS AFTER PLANTING. ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.

11. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NEEDED AND SUGGESTED BY LOCAL CONDITIONS DURING THE FIRST GROWING SEASON.

12. AREAS TO BE SEEDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE.

13. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANT MATERIAL, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.

14. THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME FAMILIAR WITH GRADING AND SURFACE UTILITIES.

15. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

15. THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

16. THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.

17. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT AND FURNISHINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE ON THE PART OF THE CONTRACTOR IN THE EXECUTION OF THE WORK.

18. ALL PROPOSED PLANT MATERIALS SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED.

19. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITIONS OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS, IF DESIRED OR REQUESTED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT, AS INDICATED ON THE DOCUMENTS.

20. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.

21. ALL TREES, SHRUBS, AND PERENNIALS SHALL BE GUARANTEED FOR 12 MONTHS FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.

22. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE PLANS, THE PLANT SCHEDULE SHALL CONTROL. IMPROPER PLANT COUNT MADE BY THE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COST TO THE OWNER. SOD QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING.

23. PERENNIALS TO BE PLANTED @ 24" O.C. IN CLUSTERS OF 3-10 PER SPECIES AS SPECIFIED ON PLAN. LANDSCAPE ARCHITECT SHALL VERIFY SITE PLACEMENT OF PLANTS BEFORE PLANTING BEGINS.

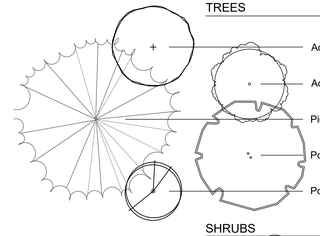
24. CONTRACTOR TO VERIFY QUANTITIES.

25. ALL PERENNIAL BEDS TO BE MULCHED WITH A MINIMUM OF 4" PINE BARK.

26. LANDSCAPE AREA WILL BE COVERED 100% BY EITHER DRIP OR SPRAY IRRIGATIONS. AN IRRIGATION PLAN WILL BE INCLUDED AS A DESIGN-BUILD CONTRACT AND WILL BE SUBMITTED AND APPROVED BY COUNTY PRIOR TO IRRIGATION AND PLANT MATERIAL INSTALLATION.

27. ALL MAINTAINED LANDSCAPE AREAS WILL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. AREAS DESIGNATED AS NON-IRRIGATED SHALL HAVE TEMPORARY SPRINKLERS INSTALLED UNTIL NATIVE GRASSES ARE ESTABLISHED.

PLANTING SCHEDULE



SYMBOL	SCIENTIFIC NAME	COMMON NAME
TREES		
	Acer glabrum	Rocky Mountain Maple
	Acer grandidentatum	Bigtooth Maple
	Picea pungens	Colorado Blue Spruce
	Populus tremuloides	Quaking Aspen
	Populus tremuloides 'Erecta'	Columnar Swedish Aspen
SHRUBS		
	Arctostaphylos x coloradoensis	Mock Bearberry Manzanita
	Potentilla fruticosa	Yellow Shrubby Cinquefoil
	Prunus besseyi 'Pawnee Buttes'	Western Sand Cherry
	Rhus aromatica 'Gro-low'	Fragrant Sumac
	Ribes alpinum 'Greenmound'	Alpine Currant
GRASSES		
	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Gras
	Schizachyrium scoparium	Little Blue Stem
	Hydro Seed	Native Grass Mix
PERENNIALS - DIVIDE UP PLANTS EQUALLY, 24" O.C. TRIANGULAR SPACING		
	Aster alpinus	Alpine Aster
	Campanula carpatica Blue Chips	Bellflower
	Echinacea purpurea	Purple Coneflower
	Gaillardia aristata 'Arizona Sun'	Blanket Flower
	Heuchera 'Firefly'	Coral Bells
	Oenothera missouriensis	Missouri Evening Primrose
	Phlox subulata 'Drummond Pink'	Creeping Phlox
	Rudbeckia x American Gold Rush	Black Eyed Susan
	Salvia nemorosa 'May Night'	Salvia
	Scabiosa columbaria 'Rose Pink'	Pincushion Flower
	Boulders (Color to be Determined)	

Notes: 1. All Planter Beds Shall be Covered in 4" Min. of Bark Mulch.
2. Placement of Trees to be Approved by Landscape Architect.

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP, LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

Columbus Pacific Development LLC

Elevation at Canyons Village

2306 W. Red Pine Rd.
Park City, UT 84098

Final Site Plan Package

Rev.	Date	Description

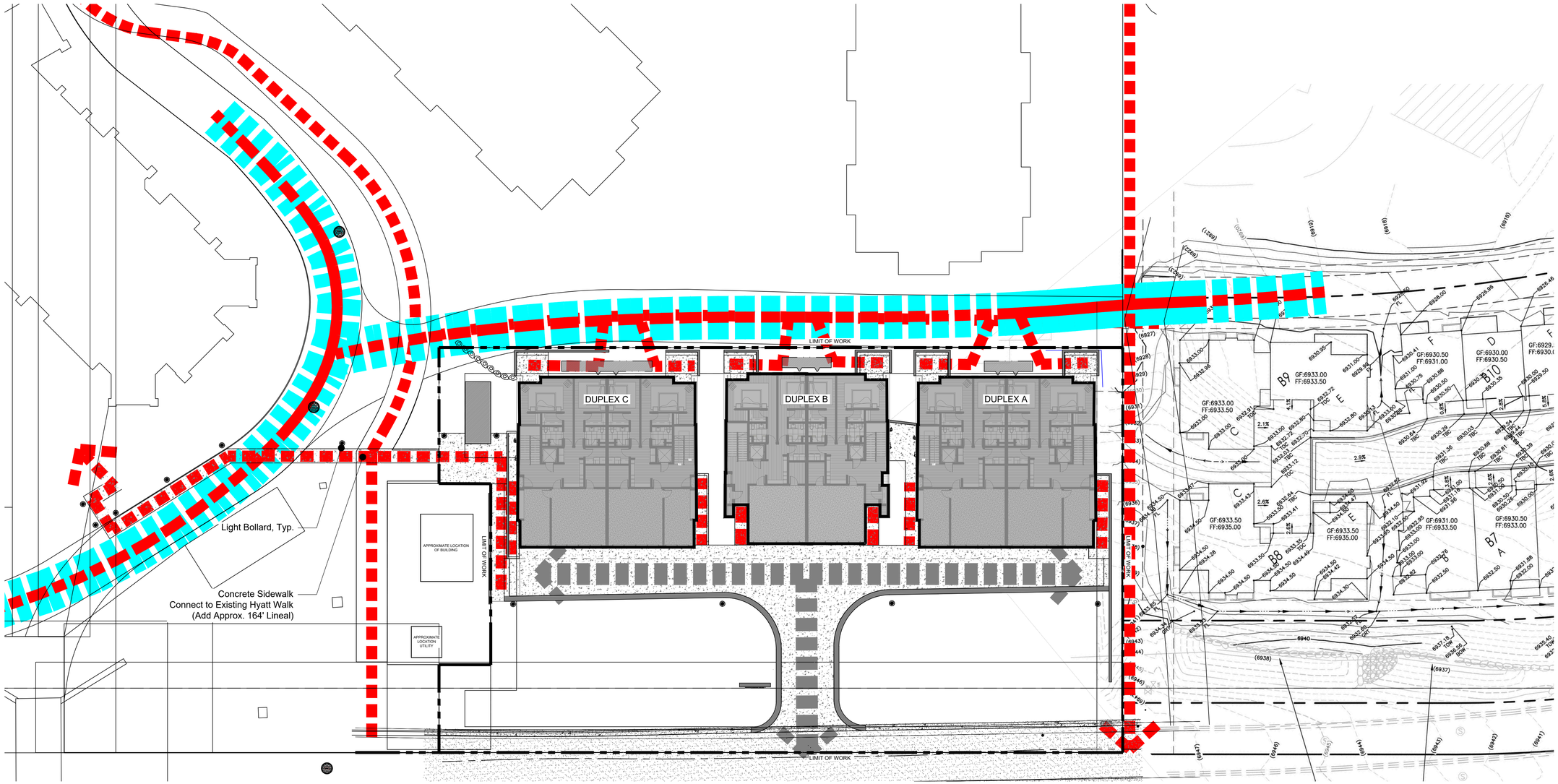
ISSUE DATE: 2023.08.10
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2019.58
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Landscape Details

LP-601

EXHIBIT A20



Legend:

- Pedestrian Circulation
- Vehicular Circulation
- Ski Circulation

N

0 10 20 40 60

SCALE: 1"=20'

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DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2019.58
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SHEET TITLE

Circulation & Connectivity Plan

LS-100

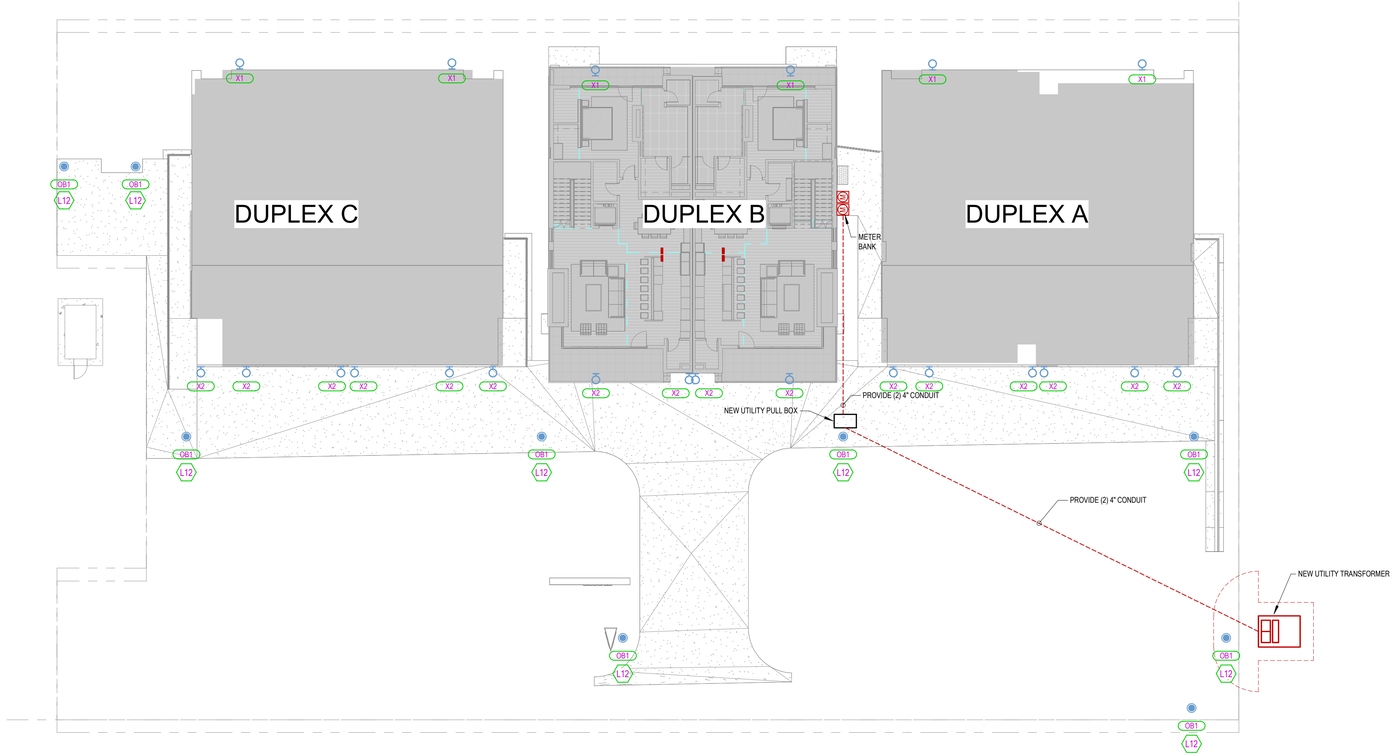
EXHIBIT A21

GENERAL SHEET NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS AND CIRCUITING OF EXTERIOR WALL SCONCES X1 AND X2 FOR EACH UNIT.

SHEET KEYNOTES

L12 CIRCUIT SITE LIGHTING BOLLARDS TO AN OPEN CIRCUIT IN THE SHED FOR BUILDING C, PANEL DC3.



OVERALL SITE PLAN
SCALE = 1/16" = 1'-0"



ELLIOTT WORKGROUP ARCHITECTURE LLC

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ELLIOTT WORKGROUP

BNA CONSULTING
SALT LAKE ST. GEORGE

4225 Lake Park Blvd
Suite 275
West Valley, UT 84120
P: 801.532.2196
F: 801.532.2305
www.bnaconsulting.com

Columbus Pacific Development

Elevation at Canyons Village - Unit B

2306 W. Red Pine Rd.
Park City, UT 84098

100% Construction Documents

PROFESSIONAL ENGINEER
JOSHUA DAKESON
7707877
STATE OF UTAH

Rev.	Date	Description

ISSUE DATE: 2022.11.23
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: BNA
CHECKED BY: BNA
DESIGNED BY: BNA
EWG PROJECT NO: 2019.58
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SHEET TITLE

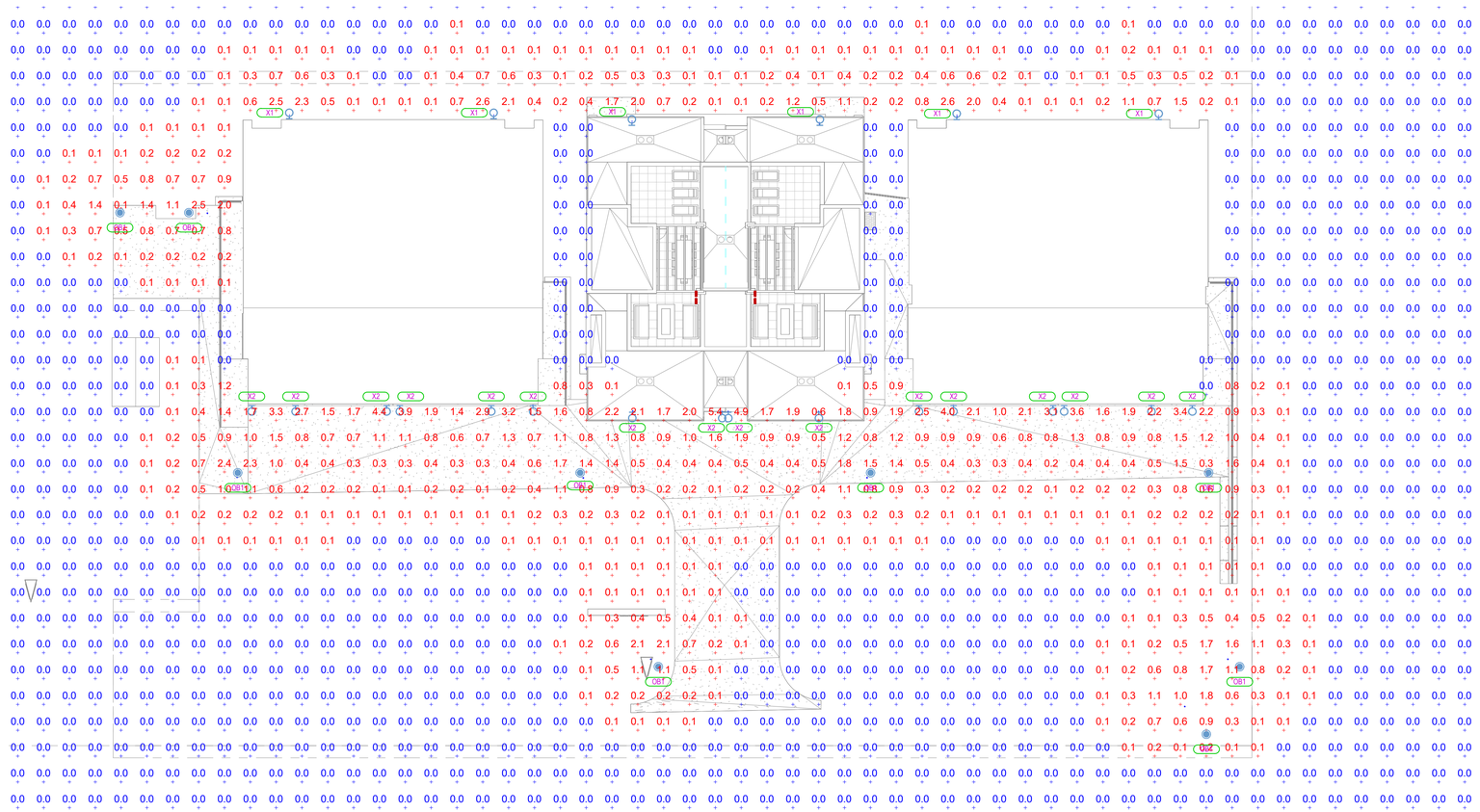
OVERALL SITE PLAN

E101

EXHIBIT A40

GENERAL SHEET NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS AND CIRCUITING OF EXTERIOR WALL SCONCES X1 AND X2 FOR EACH UNIT.



OVERALL SITE PLAN - PHOTOMETRIC
SCALE = 1/16" = 1'-0"

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ARCHITECTURE LLC

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Columbus Pacific Development

Elevation at Canyons Village - Unit B

2306 W. Red Pine Rd.
Park City, UT 84098

100% Construction Documents

PROFESSIONAL ENGINEER
JOSHUA OAKESON
7702013-2202
STATE OF UTAH

Rev.	Date	Description

ISSUE DATE: 2022.11.23
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: BNA
CHECKED BY: BNA
DESIGNED BY: BNA
EWG PROJECT NO: 2019.58
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SHEET TITLE

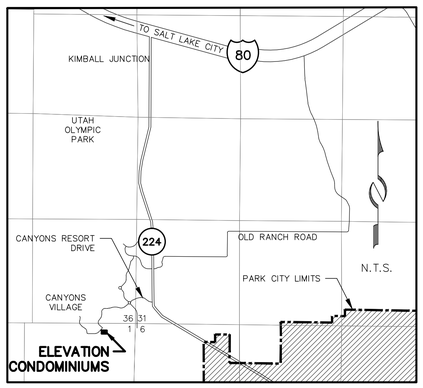
SITE PHOTOMETRICS

E102

EXHIBIT A41

NOTES:

1. Parcel 1 as depicted on the "Weight Townhouse Subdivision Amended", which plat was filed in the Office of the Recorder of the County of Summit, State of Utah on _____ __, 2023 as Entry No. _____.
2. This plat hereby creates the ELEVATION CONDOMINIUMS as separate and independent parcels with the density set forth herein.
3. The commercial unit owner shall continue to have the remaining development rights as set forth on this condominium plat, which includes the right to develop 13,706 square feet of Residential space on Parcel 1 and 33,813 square feet of Commercial space on Parcel 1, Which is transferable pursuant to the Canyons SPA Agreement.
4. Elevation Condominiums, its successors and assigns, has right to access, use and enjoy the RVMA nonexclusive Ski and Pedestrian Trail, pursuant to that certain Nonexclusive Pedestrian and Ski Access Easement recorded on July 9, 2009 as Entry No. 877139, in the Summit County Recorder's Office.
5. A 10 foot wide Public Utility easement exists around the perimeter of the subject property.
6. Pursuant to the Declaration of Covenants, Conditions and Restrictions for ELEVATION CONDOMINIUMS (the "Declaration"), the Elevation Condominium Owners Association, Inc., a Utah non-profit corporation (the "Association") is responsible for maintaining the Common Areas and Facilities, and the Association shall have a perpetual non-exclusive easement over the project property, including the Residential Units, for such maintenance purposes as further described in the Declaration.
7. Access to each Residential Unit is by an easement granted in the Declaration over the Shared Driveway and drive aisles comprising part of the Commercial Unit.
8. The Commercial Unit is owned and controlled by the Commercial Unit Owner and is not part of the Common Areas and Facilities for the project. The Commercial Unit Owner is obligated to maintain and repair the Commercial Unit. However, the costs for such maintenance and repairs will be paid by the Residential Unit Owners as part of their assessments in exchange for certain easements and use rights on and over the Commercial Unit, including the Shared Driveway, all as further described in the Declaration.
9. All parking within the project shall be exclusively in a garage comprising part of a Residential Unit. No Parking is allowed on the Shared Driveway or on any Commercial Area.
10. The project is situated within a portion of the area constituting and referred to as the "Resort Core" development area (the "Resort Core") which is a part of The Canyons Specially Planned Area Zone District (the "Canyons SPA") established pursuant to Summit County Ordinance No. 333A, approved November 15, 1999, as amended, and generally depicted and described in the Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded November 24, 1999, as Entry No. 553911, in Book 1297, beginning at Page 405, in the official records of the Summit County, Utah Recorder (as amended, the "SPA Development Agreement").
11. The principle Use shall be as Hotel/Lodging units, and as such are not eligible for the primary residence exception (Summit County ordinance 787-A).
12. All units may require privately owned and operated wastewater ejector pumps for wastewater service for the lower levels.
13. The open space shown on the Elevation Condominiums plat shall allow for certain improvements, including landscaping, pedestrian walkways, and storm drainage which shall be constructed by the developer and maintained by the homeowner's association pursuant to the final site plan and construction drawings approved by Summit County. The open space shall permit certain other utility, landscape, waterway and trail enhancements as required by summit county or the Canyons Village Management Association. The open space may be used by the developer for temporary construction staging. The location and dimensions shall be designated and maintained at all times in accordance with the final site plan, which shall be approved by Summit County. Once the specific open space is defined on the final site plan, such open space improvements shall be available for use as a means of ingress and egress by the general public as part of the trails and ways within the Canyons SPA.
14. 50' landscape buffer setback from Red Pine Road right-of-way in which no building shall occur.
15. By acceptance of a deed to a Residential Unit, each Residential Unit Owner hereby agrees and acknowledges the project is located near or adjacent to a public skiing facility known as the Canyons Village at Park City (the "Ski Facility"), which area may generate an unpredictable amount of visible, audible and odorous impacts and disturbances from activities relating to the construction, operation, use and maintenance thereof. The activities associated with the Ski Facility include, without limitation: (i) vehicular and residential traffic, including, without limitation, (a) buses, vans, snowcats, snowmobiles and other vehicles which transport residents and guests around and through the Ski Facility, and (b) construction vehicles and equipment; (ii) activities relating to the construction, operation and maintenance of ski trails, skiways and skier bridges and tunnels relating to the Ski Facility, including, without limitation, (a) construction, operation and maintenance of access roads serving the Ski Facility, snow-making equipment and chair lifts, gondolas and other skier transportation systems, and (b) operation of snow-grooming vehicles and equipment, and safety and supervision vehicles; and (iii) activities relating to the use of the Ski Facility, including, without limitation, skiing, snow-boarding, hiking, horseback riding, bicycling and other recreational activities. By acceptance of a deed to a Residential Unit, each Owner also agrees and acknowledges that neither Commercial Unit Owner nor Declarant is the operator of the Ski Facility, and accordingly, the Commercial Unit Owner and Declarant cannot make any representations relating thereto. Neither the Commercial Unit Owner nor the Declarant nor any of their respective employees or agents can make any representations regarding the opening or closing dates of the Ski Facility or other nearby ski areas in any given year. Each Residential Unit Owner fully understands that the operator of those ski areas may decide, in its sole discretion, whether any or all of the ski lifts within those ski areas should be operated.



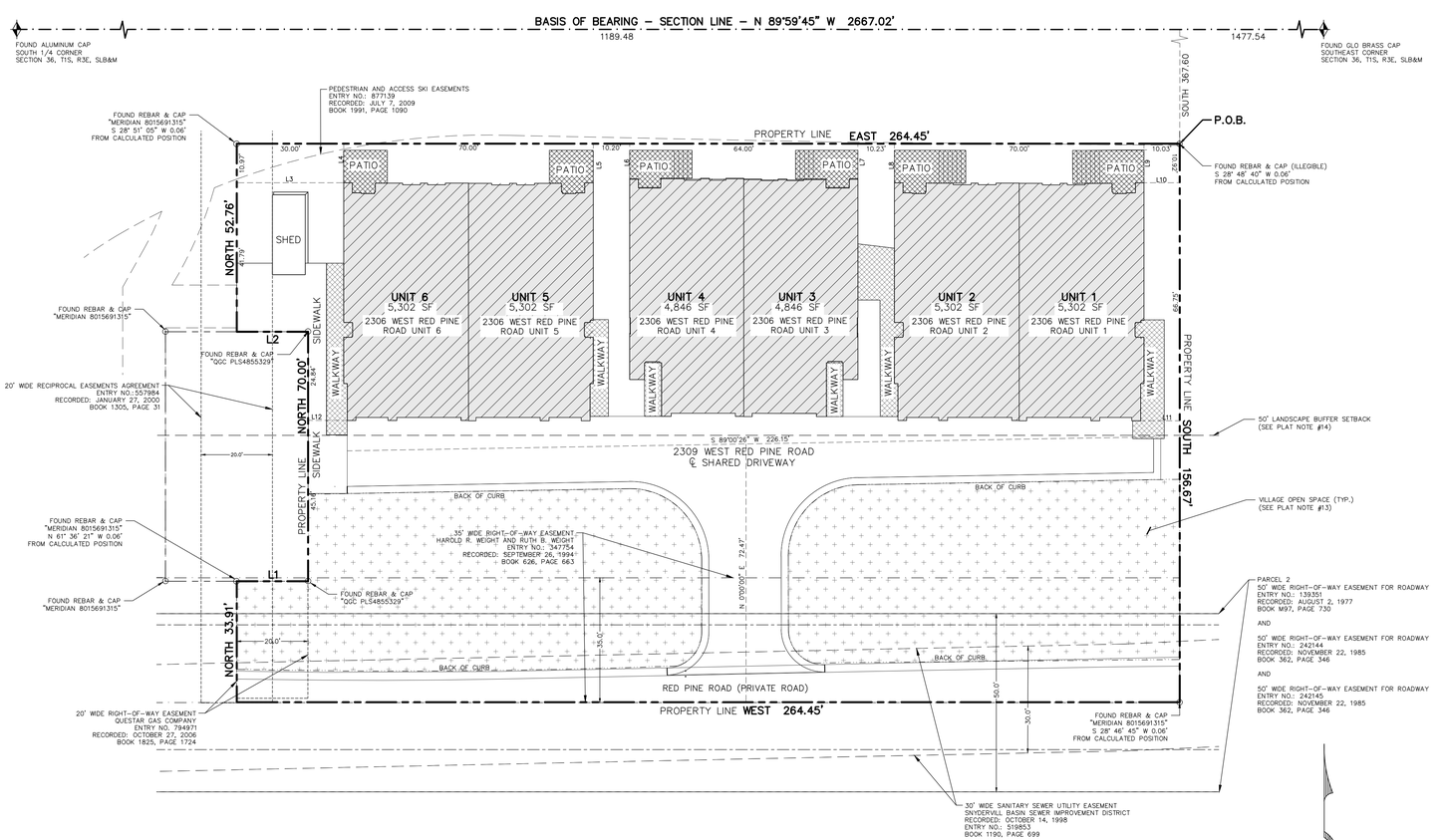
VICINITY MAP

OWNERSHIP LEGEND

- LIMITED COMMON
- RESIDENTIAL UNIT
- COMMERCIAL UNIT

LINE TABLE		
LINE	BEARING	LENGTH
L1	EAST	20.00'
L2	WEST	20.00'
L3	EAST	30.00'
L4	NORTH	10.97'
L5	NORTH	10.97'
L6	NORTH	10.05'
L7	NORTH	10.05'
L8	NORTH	10.97'
L9	NORTH	10.97'
L10	EAST	10.03'
L11	EAST	10.95'
L12	EAST	11.00'

WEIGHT TOWNHOMES AMENDED TRANSFERABLE DEVELOPMENT RIGHTS			
OWNERSHIP AREA	DENSITY ALLOWED	DENSITY UTILIZED	REMAINING
COMMERCIAL UNIT	33,813 SF	0 SF	33,813 SF
RESIDENTIAL UNIT	36,760 SF	25,054 SF	13,706 SF



LEGEND

- Found Monument (As-Noted)
- Found Section monument (As-Noted)
- Village Open Space

ELEVATION CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN COUNTY OF SUMMIT, STATE OF UTAH

SURVEYORS CERTIFICATE

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

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed or found monuments represented on the plat. I do further certify that by authority of the owners, and in accordance with Utah State Code Section 57-8-13, I have prepared this Condominium Plat containing 6 Residential Units, together with Commercial Area, Common Area and Limited Common Areas, hereafter to be known as Elevation Condominiums.

LEGAL DESCRIPTION

Parcel 1:

Lot 1, of that certain plat entitled "Weight Townhouse Subdivision Amended", which plat was filed in the Office of the Recorder of the County of Summit, State of Utah on _____ __, 2023 as Entry No. _____.

More particularly described as follows:

Beginning at a point on the easterly property line of Escala Lodges Condominiums which is North 89°59'45" West 1477.57 feet along the section line and South 367.59 feet from the Southeast corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian; thence South 156.67 feet; thence West 264.45 feet to the east line of the Escala Lodges Condominiums; thence North 33.91 feet along said east line; thence East 20.00 feet; thence North 70.00 feet; thence West 20.00 feet to the east line of the Escala Lodges Condominiums; thence North 52.76 feet along said east line to the south line of Escala Lodges Condominiums; thence East 264.45 feet along said south line to the point of beginning.

Contains 40,031 squrare feet or 0.919 acres.

Parcel 2:

Together with and subject to an undivided interest in a perpetual right-of-way and easement for roadway purposes and for the construction, alteration, maintenance and repair of underground utilities including water, electrical power, telephone and natural gas, fifty (50) feet in width, twenty-five (25) on either side of the following described center line:

Beginning at a point in the south line of a county road which is 1253 feet North and 750 feet West from the northeast corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 680.6 feet; thence South 10°00' East 355 feet; thence 1,112.96 feet along the arc of a 636.62 foot radius curve to the right; thence West 881 feet.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that CPD THPC LLC, a Delaware limited liability company, the undersigned owner of the hereon described tract of land, to be known hereafter as ELEVATION CONDOMINIUMS, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

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

CPD THPC LLC, a Delaware limited liability company,

By: _____
Its: Authorized Representative

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 2023, personally appeared before me, Tony Tyler, who being by me duly sworn did say that he is the authorized representative of CPD THPC LLC, a Delaware limited liability company, and that he signed the above Owner's Dedication and Consent to Record for, on and in behalf of CPD THPC LLC, a Delaware limited liability company.

By: _____
Notary Public

_____
Printed Name

Residing In: _____

My Commission Expires: _____

Commission No.: _____

SURVEYORS NARRATIVE:

1. The purpose of this Condominium Plat is to create 6 Residential Condominium Units AND 1 Commercial Unit.
2. Record of Survey drawing was filed on July 13, 2023 as file number S-11273, in the office of the Summit County Recorder.
3. A 10 foot wide Public Utility easement exists around the perimeter of the subject property.
4. Pursuant to the Declaration of Covenants, Conditions and Restrictions for ELEVATION CONDOMINIUMS (the "Declaration"), the Elevation Condominium Owners Association, Inc., a Utah non-profit corporation (the "Association") is responsible for maintaining the Common Areas and Facilities, and the Association shall have a perpetual non-exclusive easement over the project property, including the Residential Units, for such maintenance purposes as further described in the Declaration.

SHEET 1 OF 3

07/25/2023 JOB NO.: 19-5-21 FILE: X:\CanyonsLDP\dwg\srv\plat2021\190521-condo plat\190521.dwg

CANYONS RESORT VILLAGE ASSOCIATION, INC.
BY: _____
PRINT NAME: _____
TITLE: _____
DATE: _____

DOMINION ENERGY
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023.
BY: _____
TITLE: _____

SUMMIT WATER DISTRIBUTION COMPANY
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023.
_____
SUMMIT WATER DISTRIBUTION COMPANY

PUBLIC SAFETY ANSWERING POINT APPROVAL
THIS _____ DAY OF _____ 2023 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
BY _____
SUMMIT COUNTY GIS COORDINATOR
PUBLIC SAFETY ANSWERING POINT

ROCKY MOUNTAIN POWER
THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023.
_____
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP., AUTHORIZED AGENT

PARK CITY FIRE SERVICE DISTRICT
THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT AND ACCEPTED THIS _____ DAY OF _____, 2023
BY _____
PARK CITY FIRE SERVICE DISTRICT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2023
BY _____
ENGINEERING DEPARTMENT

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

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2023.
_____
AUTHORIZED REPRESENTATIVE

COUNTY TREASURER
REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY TREASURER THIS _____ DAY OF _____, 2023
BY _____
COUNTY TREASURER

COUNTY MANAGER APPROVAL
PRESENTED TO THE SUMMIT COUNTY MANAGER THIS _____ DAY OF _____ 2023 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
ON BEHALF OF THE SUMMIT COUNTY COUNCIL
BY _____
SUMMIT COUNTY MANAGER

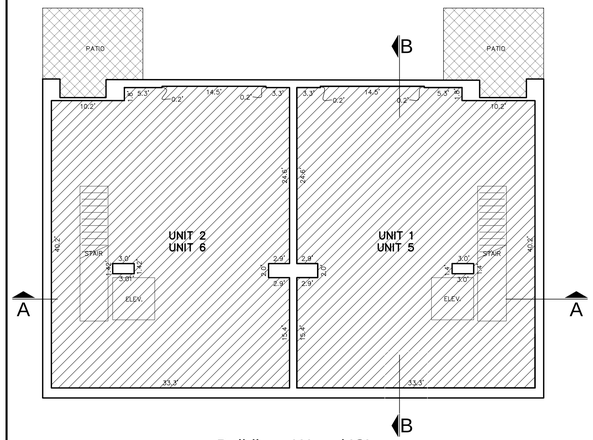
COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
_____ DATE
_____ SUMMIT COUNTY ENGINEER

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS _____ DAY OF _____, 2023
BY _____
COMMISSION CHAIRMAN

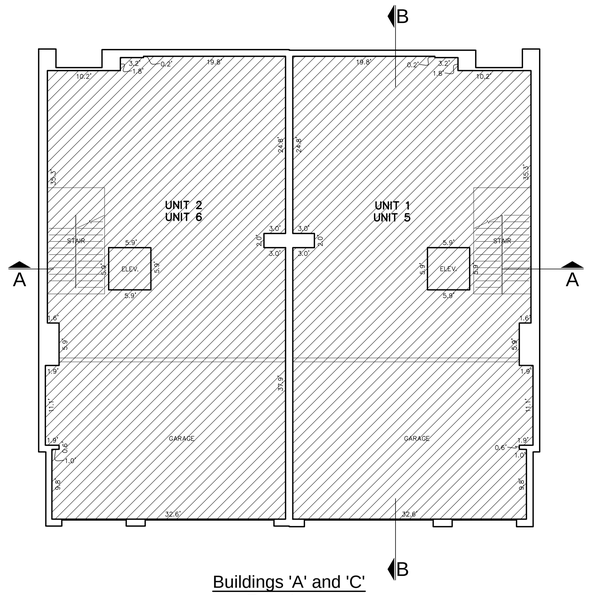
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2023
BY _____
SUMMIT COUNTY ATTORNEY

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

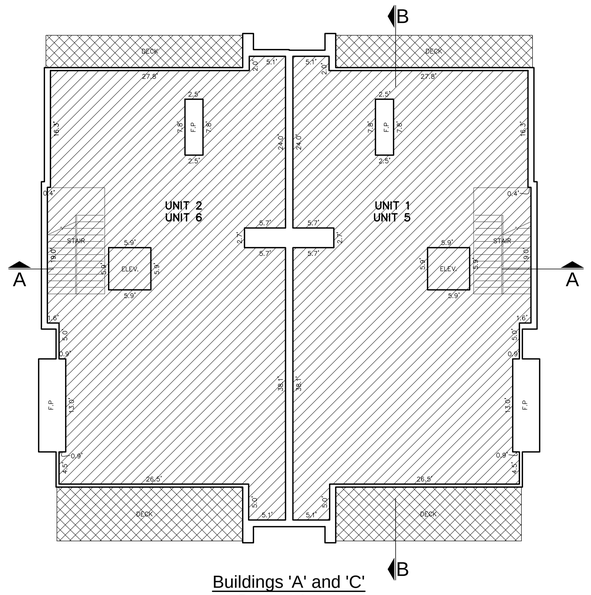
EXHIBIT A - CONDO PLAT 1



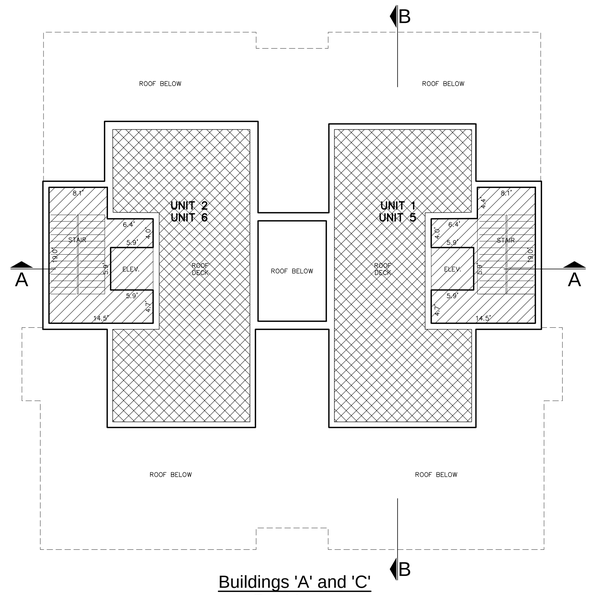
Buildings 'A' and 'C'
Lower Level
1,371 SF



Buildings 'A' and 'C'
First Level
2,077 SF



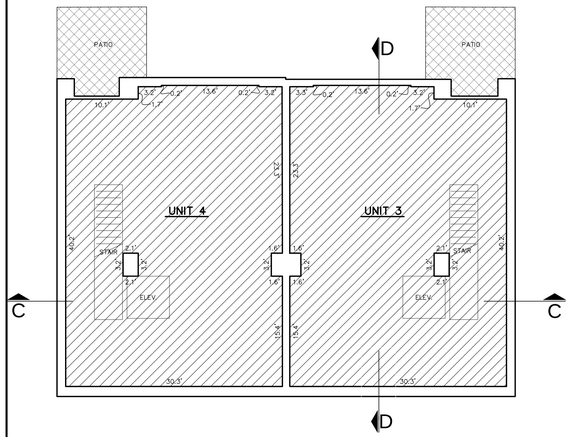
Buildings 'A' and 'C'
Second Level
1,833 SF



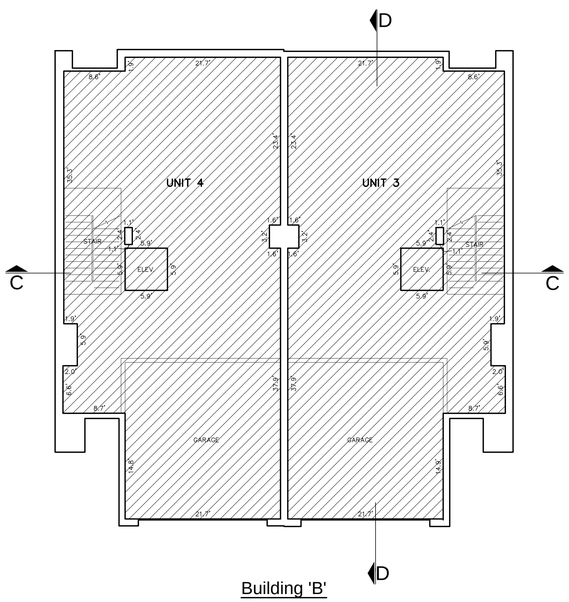
Buildings 'A' and 'C'
Roof Level
213 SF

GENERAL NOTES

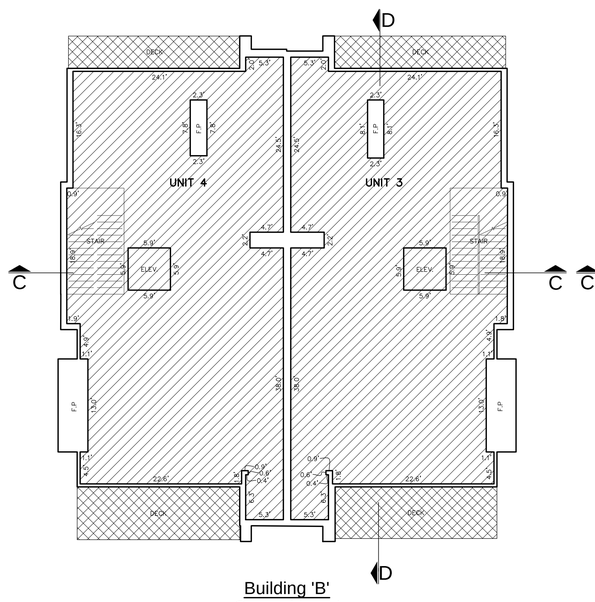
The dimensions, square footage calculations and elevations for the Residential Units shown on this Plat may vary from the cross-hatched area depicted on this Plat and are based on drawings by the architect, Elliot Work Group, and are determined in accordance with the Utah Condominium Ownership Act and the Declaration. Dimensions shown are to the internal surface of the Residential Units only and exclude structural columns, mechanical and utility chases. Upon completion of each Residential Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



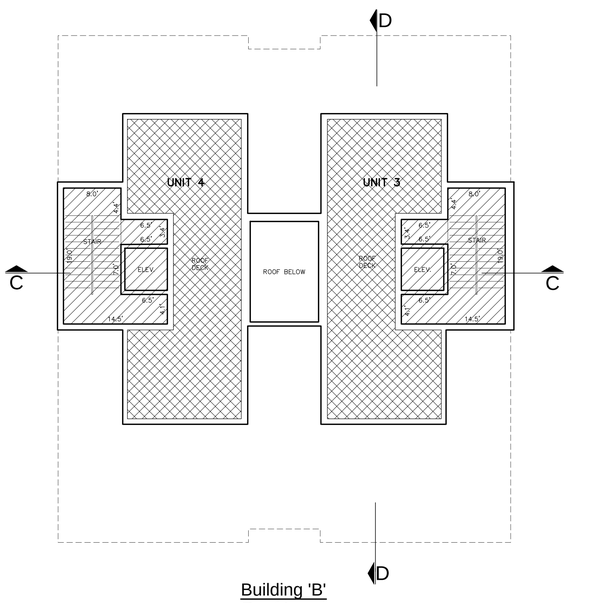
Building 'B'
Lower Level
1,240 SF



Building 'B'
First Level
1,758 SF



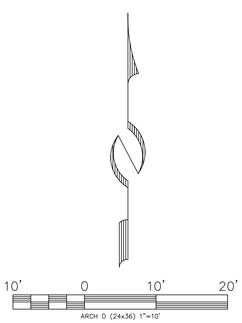
Building 'B'
Second Level
1,647 SF



Building 'B'
Roof Level
201 SF

OWNERSHIP LEGEND

- LIMITED COMMON
- RESIDENTIAL UNIT
- COMMON AREA



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

ELEVATION CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1
TOWNSHIP 2 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Buildings 'A,' 'B' & 'C'
Square Footage Table

UNIT	TOTAL SQUARE FOOTAGE
1,2,5,6	5,484 SF
3,4	4,846 SF

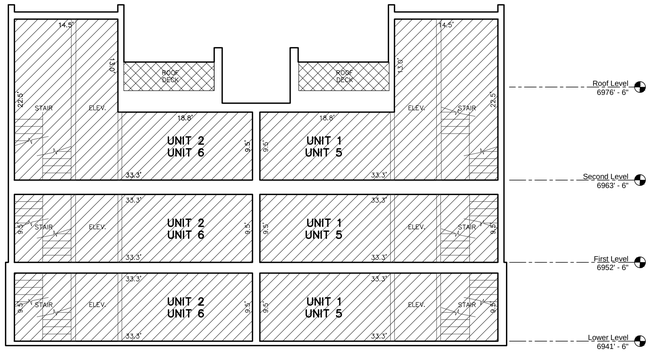
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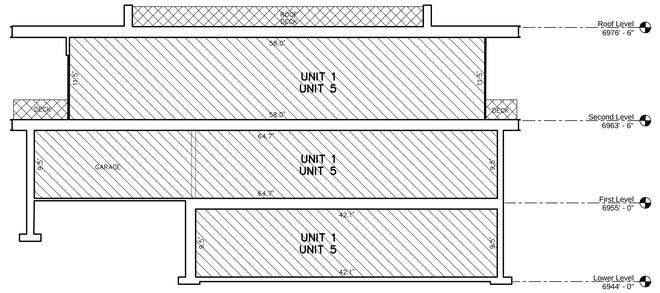
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

_____ FEE _____ RECORDER

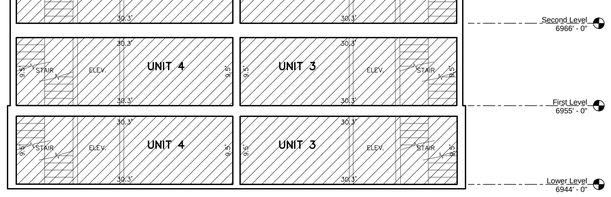
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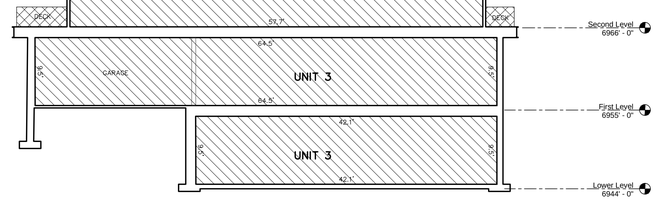
Section A-A
Buildings 'A' and 'C'



Section B-B
Buildings 'A' and 'C'



Section C-C
Building 'B'



Section D-D
Building 'B'

10' 0 10' 20'
ARCH D (24x36) 1"=10'

OWNERSHIP LEGEND

- LIMITED COMMON
- RESIDENTIAL UNIT
- COMMON AREA

GENERAL NOTES

The dimensions, square footage calculations and elevations for the Residential Units shown on this Plat may vary from the cross-hatched area depicted on this Plat and are based on drawings by the architect, Elliot Work Group, and are determined in accordance with the Utah Condominium Ownership Act and the Declaration. Dimensions shown are to the internal surface of the Residential Units only and exclude structural columns, mechanical and utility chases. Upon completion of each Residential Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.

ELEVATION CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1
TOWNSHIP 2 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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

2/27/2021 JOB NO.: 19-5-21 FILE: X:\CanyonsLDP\dwg\srv\plat2021\190521-condo plat\190521.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

_____ _____
FEE RECORDER

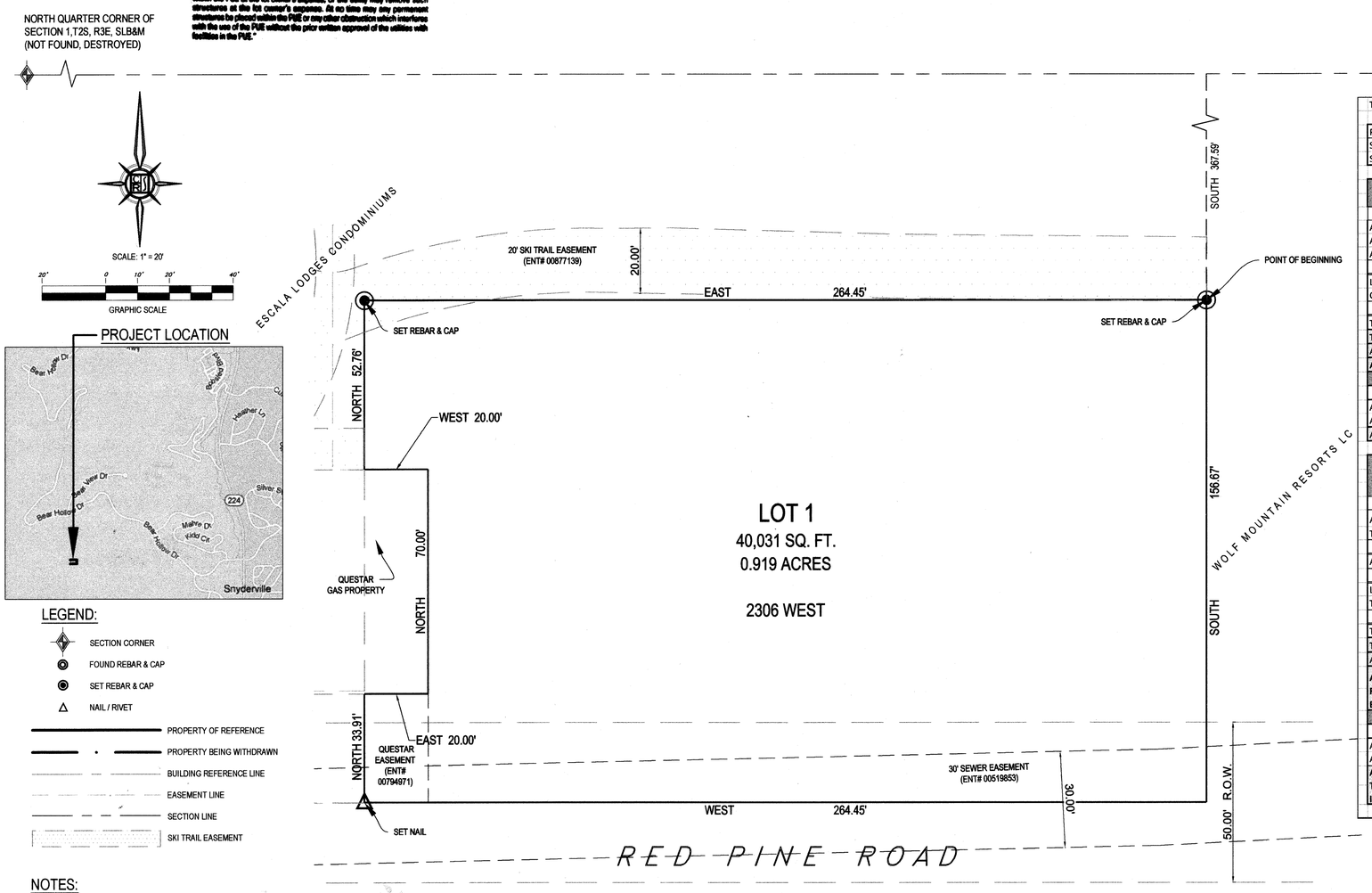
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WEIGHT TOWNHOUSE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

COUNTY OF SUMMIT, STATE OF UTAH

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."



LEGEND:

- SECTION CORNER
- FOUND REBAR & CAP
- SET REBAR & CAP
- NAIL / RIVET
- PROPERTY OF REFERENCE
- PROPERTY BEING WITHDRAWN
- BUILDING REFERENCE LINE
- EASEMENT LINE
- SECTION LINE
- SKI TRAIL EASEMENT

NOTES:

1. Lot 1 as depicted on this Plat was withdrawn from the Escala Lodges condominium regime pursuant to: (i) Article 8 of the Second Amended and Restated Declaration of Condominium Escala Lodges recorded on May 3, 2012 as Entry No. 944746 in Book 2126 at Page 1906 in the office of the Summit County Recorder; (ii) the First Amendment to Second Amended and Restated Declaration of Condominium for Escala Lodges recorded May 17, 2012 as Entry No. 00945466 in Book 2128 at Page 1223 in the office of the Summit County Recorder; and (iii) the First Amendment to Amended and Restated Condominium Plat Escala Lodges Condominiums to Withdraw Land of even date herewith.
2. This plat hereby creates Lot 1 as a separate and independent parcel with the density set forth herein.
3. Notwithstanding the removal of Lot 1 from the Escala Lodges Condominium Plat, Lot 1 shall continue to have the development rights as set forth on the Plat, which includes the right to develop 36,760 square feet of residential space on Lot 1 and 33,813 Square feet of commercial space on Lot 1.
4. The Escala Lodges Condominiums Association shall not unreasonably interfere with the rights of Morinda Properties Escala Lodges, as the owner of Lot 1, its successors and assigns, to access, use and enjoy the RVMA nonexclusive Ski and Pedestrian Trail, regardless of the ultimate location or relocation of such trail. It being the parties' intent that the owner(s) of Lot 1 shall have continued access, use and enjoyment rights to such trail in perpetuity, which rights shall run with Lot 1.
5. Red Pine Road will not be used for primary access to the subject property.
6. 10 Foot P.U.E. EXISTS AROUND PERIMETER OF SUBJECT PROPERTY.

Transferable Development Rights Clarification

Purchased TDR's (12.10.04)		25,000
Sqft. Area from TDR Purchase Applied to Escala Phase I		13,000
Sqft. Area from TDR Purchase Applied to Escala Phase II		12,000
Escala Phase I Lodging Accommodation Area		
		Sqft.
Allowed Accom. Area Per SPA Agreement		179,200
Applied Area from Weight Parcel Sale		10,000
Applied Area from TRD purchase contract		13,000
		Subtota 202,200
Lodging Accommodation Area		173,200
Cabin Lodging Accomodation Area		29,000
		Subtota 202,200
TDR Transfer from Phase I to Phase II		-3,000
Total Applied Accomodation Area	**Total**	**199,200**
Actual Lodging Accommodation Area		145,851
Available Cabin Lodging Accommodation Area		**53,349**
Commercial Area		
		Sqft.
Allowed Commercial Area Per SPA Agreement		83,267
Actual Phase 1 Commercial Area		21,242
Available Cabin Commercial Area		62,025
Escala Phase II & Weight Townhouse Subdivision (Formerly Part of Escala Phase II) Lodging Accommodation Area		
		Sqft.
Allowed Lodging Accom. Area Per SPA Agreement		137,000
TDR's Sold to Phase I by developer		-10,000
		Subtota 127,000
Applied Area from TRD purchase contract		12,000
		Subtota 139,000
Lodging Accommodation Area		124,500
Townhouse Lodging Accomodation Area		14,500
		Subtota 139,000
TDR Transfer from Phase I to Phase II		3,000
Total Available Lodging Accomodation Area	**Total**	**142,000**
Actual Phase II Lodging Accommodation Area		105,240
Available Townhome Lodging Accommodation Density For Weight Townhouse Subdivision (Formerly Part of Escala Phase II)		**36,760**
Commercial Area		
		Sqft.
Allowed Commercial Area Per SPA Agreement		38,000
Actual Phase II Commercial Area		4,187
Available Townhome Commercial Area For Weight Townhouse Subdivision (Formerly Part of Escala Phase II)		**33,813**

SURVEYOR'S CERTIFICATE

I, Darren R. Williams, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 4975981, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into a single lot, hereafter to be known as Weight Townhouse Subdivision and that the same has been correctly surveyed and staked on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR — No. 4975981-2201 — DARREN RYAN WILLIAMS — STATE OF UTAH

2/5/13
Date

Darren R. Williams License No. 4975981

BOUNDARY DESCRIPTION

WEIGHT TOWNHOUSE SUBDIVISION:

Beginning at a point on the easterly property line of Escala Lodges Condominiums which is 1476.30 feet (1477.57 feet) North 89°56'08" West along the section line and 367.59 feet SOUTH from the Northeast corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base & Meridian; thence SOUTH 156.67 feet; WEST 264.45 feet to the east line of the Escala Lodges Condominiums; thence NORTH 33.91 feet along said east line; thence EAST 20.00 feet; thence NORTH 70.00 feet; thence WEST 20.00 feet to the east line of Escala Lodges Condominiums; thence NORTH 52.76 feet along said east line to the south line of Escala Lodges Condominiums; thence EAST 264.45 feet along said south line to the point of beginning.

Above described tract of land contains 40,031 square feet or 0.919 acres.

OWNER'S DEDICATION

Known all men by these presents that the undersigned owner of the described tract of land hereon, hereby caused the same to be subdivided into a single lot to be hereafter known as WEIGHT TOWNHOUSE SUBDIVISION.

Executed this 5th day of Feb 2013.

MORINDA PROPERTIES ESCALA LODGES LC, a Utah limited liability company

By: Kim Sharp

Its: Manager

ACKNOWLEDGMENT

STATE OF Utah)
:SS
COUNTY OF Utah)

On this 5th day of Feb 2013 personally appeared before me Kim S. Sharp, who being duly sworn did say that he/she/they/ is the Manager, of MORINDA PROPERTIES ESCALA LODGES LC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company by authority of its members or articles of organization, and he/she/they acknowledge to me that said limited liability company executed the same

NOTARY PUBLIC: N. Aydelotte My Commission Expires:

N. AYDELOTTE — NOTARY PUBLIC • STATE of UTAH — COMMISSION NO. 581440 — COMM. EXP. 01/22/2014

CONDOMINIUM ASSOCIATION	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	QUESTAR GAS	ROCKY MOUNTAIN POWER
APPROVED AND ACCEPTED THIS 5 DAY OF FEBRUARY A.D., 2013 — Allen R. Jones PRESIDENT	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 5th DAY OF February A.D., 2013 — BY:	APPROVED AND ACCEPTED THIS 5th DAY OF Feb A.D., 2013	APPROVED AND ACCEPTED THIS 6 DAY OF FEB A.D., 2013 — M. Gerrell
SUMMIT WATER DISTRIBUTION COMPANY	**SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT**	**GOVERNING BODY APPROVAL AND ACCEPTANCE**	**RESORT VILLAGE MANAGEMENT ASSOCIATION**
APPROVED AND ACCEPTED THIS 6 DAY OF Feb A.D., 2013 — Vail Mgt.	APPROVED AND ACCEPTED THIS 5TH DAY OF February A.D., 2013 — Bruce Baird	APPROVED THIS 14th DAY OF Feb. A.D., 2013 ON BEHALF OF THE SUMMIT COUNTY COUNCIL, PER SNYDERVILLE BASIN DEVELOPMENT CODE, SECTION 10-3-14 — SUMMIT COUNTY MANAGER	APPROVED AND ACCEPTED THIS 6 DAY OF Feb. A.D., 2013 — DIRECTOR
PARK CITY FIRE DISTRICT	**SUMMIT COUNTY ASSESSOR**	**SUMMIT COUNTY ATTORNEY**	**SUMMIT COUNTY ENGINEER**
APPROVED AND ACCEPTED THIS 5TH DAY OF FEBRUARY A.D., 2013 — W. Adams — FIRE MARSHAL	APPROVED AND ACCEPTED THIS 8th DAY OF February A.D., 2013 — Carla Lee Richins, Chief Deputy — COUNTY ASSESSOR - Chief Deputy	APPROVED AS TO FORM ON THIS 22nd DAY OF February A.D., 2013 — COUNTY ATTORNEY	I, Derrick Radke SUMMIT COUNTY ENGINEER HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 2/8/13 DATE — COUNTY ENGINEER

RECORDED # 964263

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF MORINDA PROPERTIES ESCALA LODGES LC

DATE 2/26/13 TIME 8:38 AM BOOK — PAGE —

$ 31.00 FEE $ — C. Willoughby - deputy — SUMMIT COUNTY RECORDER

CALDWELL RICHARDS SORENSEN
ANSWERS TO INFRASTRUCTURE

SALT LAKE CITY OFFICE:
2060 EAST 2100 SOUTH
SALT LAKE CITY, UTAH 84109
PHONE: 801 . 359 . 5565
FAX: 801 . 359 . 4272
www.crsengineers.com

BEFORE THE SUMMIT COUNTY COUNCIL
IN AND FOR SUMMIT COUNTY, STATE OF UTAH

IN THE MATTER OF WEIGHT TOWNHOUSE SUBDIVISION APPEAL	:	**FINDINGS OF FACT & CONCLUSIONS OF LAW** Effective Date: December 12, 2023

On November 29, 2023, this matter came before the Summit County Council ("*Council*") on an appeal by CPD THPC, LLC ("*Applicant*" and "*Appellant*") of a determination by the Snyderville Basin Planning Commission (the "*Planning Commission*") to deny Applicant's application to remove Plat Note #5 from the Weight Townhouse Subdivision Plat.

The Appellant was represented by Brent N. Bateman, Dentons Durham Jones Pinegar P.C. The Planning Commission was represented by Lynda Viti, Deputy Summit County Attorney. The Council was represented by David L. Thomas, Chief Civil Deputy Summit County Attorney.

Evidence and materials were presented by way of testimony, statements, documents and memorandum for consideration by the Council. Having considered the evidence presented by all

interested parties and the entire record relating to this Appeal (*defined below*), the Council rendered its decision following discussion and deliberation as part of its regularly scheduled agenda on November 29, 2023, adopting a motion to GRANT the Appeal, with that decision to become final following the adoption of these findings and conclusions. The voting of the Council on this matter was 4-1. In support of that decision, the Council adopts the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. Summit County (the "*County*") approved that certain Amended and Restated Development Agreement for the Canyons Specially Planned Area, dated December 15, 1999, as further amended on December 13, 2017 (the "*Canyons DA*").[1]

2. Within the Canyons DA is Exhibit B, referred to as the Land Use and Zoning Chart, which allocates density, height and use for all parcels within the Canyons DA.[2]

3. On or about 2005, Morinda Properties Escala Lodges, LC ("*Morinda*") was the record owner of four parcels within the Canyons DA; namely, Cox/Muller 1, Cox/Muller 2, Cox/Muller 3, and Weight. In accordance with the Land Use and Zoning Chart, each of these parcels is zoned for hotel/lodging uses. Morinda sought approval to construct hotels on these properties in two phases: (a) Escala Phase I: "*Escala Lodges*" (now the "*Hyatt Centric*") which was approved in 2005, utilizing the density on the Cox/Muller 1-3 parcels; and (b) Escala Phase II: "*Sunrise at*

[1] Weight00092; 00415-00513.
[2] Id.

Escala" (now the "*Hilton Grand Vacations*") which was approved in 2006, utilizing some, but not all of the density on the Weight parcel.[3]

4. In 2008, a revised condominium plat was approved and recorded which combined the Escala Lodges and the Sunrise at Escala into one condominium plat ("*Escala Lodges Condominiums Amended & Restated Plat*"), comprising 5.28 acres, which is located between Red Pine Road and High Mountain Road (see *Figure 1* below).[4] A portion of the Escala Lodges Condominium Amended & Restated Plat was designated as "*Withdrawable Land,*" which would allow for further subdivision in the future to accommodate the remaining density from the Weight parcel (approximately 33,760 sf of hotel/lodging and 33,813 sf of commercial).[5]

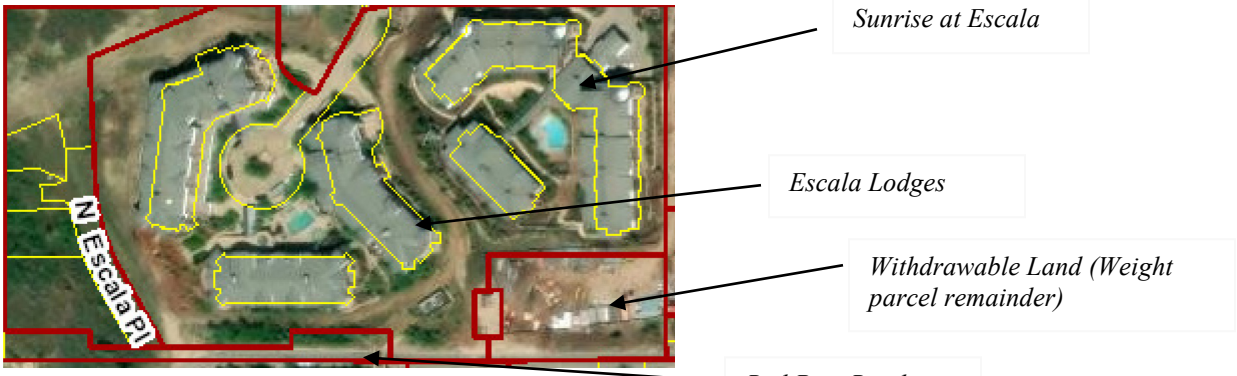


Figure 1 (Weight00092)

5. In 2013, the Withdrawable Land was subdivided from the Escala Lodges Condominiums Amended & Restated Plat, and is now known as the Weight Townhouse Subdivision Plat, located at 2306 West Red Pine Road (the "*Weight Plat*" or "*Weight Townhouse Subdivision*").

[3] Weight00092-93; 00305-307.
[4] Four cabin lots were not included in the combined plat. These cabin units are not germane to this Appeal.
[5] Weight00092-93; 00305-307; 00311; 00341-342.

The Weight Plat was encumbered by Plat Note #5, which reads as follows: "Red Pine Road will not be used for primary access to the subject property." (*emphasis in the original*).[6] There is no prohibition on the use of Red Pine Road for secondary access or temporary construction access to the Weight Townhouse Subdivision.[7]

6. The approval of the Weight Plat was not appealed under Utah Code §17-27a-801(6), nor was any civil action filed within the statutory limitations period for an "as applied" taking of private property under Tolman v. Logan City, 2007 UT App. 260, ¶10, 167 P.3d 489.[8]

7. Hotel/lodging uses are defined in the Canyons DA, and require, among other things, a central check-in and hotel amenities.[9]

8. At the time Plat Note #5 was approved, the Canyons DA had no prohibition on access from Red Pine Road to the Weight Townhouse Subdivision.[10] In fact, there is a recorded easement granting legal access for ingress and egress from the Weight Townhouse Subdivision onto Red Pine Road.[11]

9. On or about 2019, Appellant acquired ownership of the Hyatt Centric and the Weight Townhouse Subdivision, and thereafter in 2023 made application to the Planning Commission to amend the Weight Plat by removing Plat Note #5 so that he could potentially develop three (3) duplexes (6 condominium units) for hotel/lodging uses (approximately, 25,000 sf) utilizing Red

[6] Weight00091; 00093.
[7] Weight00235; Testimony of Tiffanie Robinson, County Planner, November 29, 2023 hearing.
[8] Weight00321-323; 0035-352.
[9] Weight00094; 00425.
[10] Weight00093; 00308; 00689.
[11] Weight00093; 00241-242; 00307; 00313-314

Pine Road as his primary vehicular access. Appellant proposes that hotel check-in and hotel amenities will be provided by the Hyatt Centric.[12]

10. As a result of Plat Note #5, the Weight Townhouse Subdivision cannot be primarily accessed by vehicular traffic. According to the Planning Commission, primary access would have to be through the Hyatt Centric by golf cart or footpath traversing over the existing ski easement located between the Hyatt Centric and the Weight Townhouse Subdivision.[13]

11. While there was testimony at the public hearing before the Planning Commission from residents in the area that allowing primary vehicular access to the Weight Townhouse Subdivision from Red Pine Road would increase traffic and change the character of the area,[14] there has also been testimony that there are seventy-five (75) new condominium units in the adjacent property to the Weight Townhouse Subdivision that are primarily accessed from Red Pine Road[15] and that the County Engineer has indicated that six (6) additional condominium units would have no appreciable impact on Red Pine Road traffic.[16]

12. The Planning Commission denied the amendment to remove Plat Note#5[17] and the Appellant timely appealed.[18]

[12] Weight00008-10; 00094; 00227; 00307; 00343-344; 00425; 00713-714; Testimony of Tony Tyler, Appellant, November 29, 2023 hearing.
[13] Counsel stipulated that this was the case at the November 29, 2023 hearing; Weight00315.
[14] Weight00320-331; 00344-345.
[15] Testimony of Tiffanie Robinson, County Planner, November 29, 2023 hearing.
[16] Weight00312.
[17] Weight00007; 00676-677.
[18] Weight00001-00007.

13. The Timber's Homeowners Association ("*HOA*") filed an amicus brief with the Council. The Council decided that the amicus brief was not timely filed, nor was a motion made for intervention under the rules governing land use appeals and therefore, it was not considered.[19]

BASED on the totality of facts and circumstances presented by the evidence and the entire record considered as part of the decision, the Council renders the following Conclusions of Law:

CONCLUSIONS OF LAW

1. Any person adversely affected may appeal the decision of a land use authority.[20] The burden of proof to show that the land use authority erred is upon the Appellant.[21] The Council's responsibility is to serve as the final decision maker regarding the interpretation and/or application of land use regulations.[22] In making that determination, the scope of review for the Council is bifurcated between factual matters (findings of fact) and the interpretation and application of the regulations (conclusions of law).[23] For factual matters, the review is *de novo* without deference to the land use authority's determination of the facts.[24] The scope of review for the legal conclusions of the decision itself, however, is one of correctness. To determine if the decision was correct, the Council must make a two-pronged determination. The first is whether the land use authority erred in interpreting the plain meaning of the regulatory language,

[19] See Summit County Administrative Appeal Procedure (March 7, 2018).
[20] Utah Code §17-27a-703.
[21] Utah Code §17-27a-705.
[22] Utah Code §17-27a-701.
[23] Utah Code §17-27a-707.
[24] Utah Code §17-27a-707(2).

and the second is whether the land use authority erred in applying the plain meaning of the regulatory language.[25] Utah Code mandates that the Council interpret and apply the regulatory language to favor the land use application unless the regulation plainly restricts the application.[26]

2. In statutory interpretation, courts attempt to give effect to the legislative intent of ordinances as evidenced by the ordinance's plain language.[27] This is because courts have determined that "[t]he best evidence of the [legislative] intent is the statute's plain language."[28] In doing so, courts "presume that the *legislature used each word advisedly* and give effect to each term according to its ordinary and accepted meaning."[29] Courts "presume that the expression of one [term] should be interpreted as the exclusion of another."[30] Further, courts "interpret statutes to give meaning to all parts, and avoid rendering portions of the statute *superfluous*."[31] "To do so, [courts] read the *plain language of the statute as a whole*, and interpret its provisions in *harmony with other statutes in the same chapter* and *related chapters*."[32]

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[25] Utah Code §17-27a-707(4).
[26] Utah Code §17-27a-707(4)(b); §17-27a-308(2). Such statutory provision overrules Code §11-7-8. See Utah Code §17-27a-104(2).
[27] Summit Water Distribution Company v. Summit County, 2005 UT 73, ¶17, 123 P.3d 437, 442; Jensen v. Intermountain Health Care, Inc., 679 P.2d 903, 906 (Utah 1984).
[28] Marion Energy, Inc. v. KFJ Ranch Partnership, 2011 UT 50, ¶14, 267 P.3d 863, 866.
[29] C.T. ex. Rel. Taylor v. Johnson, 1999 UT 35, ¶9, 977 P.2d 479, 481 (*emphasis added*).
[30] Marion Energy, Inc., 2011 UT 50, ¶14, 267 P.3d at 866.
[31] State v. Watkins, 2013 UT 28, ¶23, 309 P.3d 209, 213 (*emphasis added*).
[32] State v. Barrett, 2005 UT 88, ¶29, 127 P.3d 682, 689 (*emphasis added*).

Relevant Code Provision

3. Grounds for Vacating or Changing a Plat: "If the county manager or land use authority is satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment, and that there is good cause for the vacation, alteration, or amendment, the county manager or land use authority may vacate, alter, or amend the plat, any portion of the plat, or any road or lot."[33]

Planning Commission Error

4. The central issue is whether the Planning Commission made an error in not approving the plat amendment by removing Plat Note #5. The process to determine such is straight forward. We look at the facts *de novo* and decide (a) whether there is evidence that the public or a person "will be materially injured" by removing the plat note, and (b) whether there is evidence of "good cause" to remove the plat note. If the facts show that someone will be materially injured or that there is no good cause, then we affirm the Planning Commission's land use decision. However, if the facts show that there is no material injury and there is good cause, then we must conclude that the Planning Commission erred and reverse their decision.

5. While there certainly is testimony from residents in the area about increased traffic from six (6) additional condominium units, such testimony is not compelling in the face of: (a) the County Engineer's determination that a new traffic study is not required because the impact of so few units will be minimal on traffic;[34] and (b) there is already increased traffic from seventy-five

[33] Summit County Code §10-3-18 (*emphasis added*).
[34] Weight00312.

(75) units that were recently approved.[35] In short, the "character" of the area has already changed. The Code requires materiality in any injury. As Appellant noted, Black's Law Dictionary defines "material" to mean something that is "important . . . having influence and effect."[36] We agree with Appellant that "nonexistent or even slight injuries do not meet the ordinance standard. Moreover, alleged but unsupported injuries are not material injuries. . . . [T]he impact on traffic of Applicant's six (6) unit project is so minimal that a traffic study is not even required for approval of the project. Slight inconveniences are not material injuries."[37]

6. While Appellant encourages us to find good cause to correct a past mistake, we are not persuaded to make that determination given that the statute of limitations on the decision regarding Plat Note #5 has already expired. Rather, we feel that good cause is satisfied because, in our opinion, the Weight Townhouse Subdivision is functionally landlocked (even if it is not legally landlocked). In our estimation, the lack of a primary vehicular access to vested hotel/lodging units in a ski resort is not reasonable. Requiring patrons to park at the Hyatt Centric and walk over an existing ski easement during the winter season to the condominiums is not a reasonable solution for responsible development, nor is tearing out the existing infrastructure to make the access from the Hyatt Centric to the Weight Townhouse Subdivision vehicle-accessible. Removal of the plat note will grant the primary vehicular access needed for a successful hotel/lodging project in the Canyons resort. Such satisfies good cause.

Grant of Appeal

[35] Testimony of Tiffanie Robinson, County Planner, November 29, 2023 hearing.
[36] https://thelawdictionary.org/material/

7. For the above reasons, we conclude as follows:

   a. the Planning Commission erred in its decision to deny the amendment to the Weight Plat;

   b. the Weight Plat amendment is approved;

   c. Plat Note #5 is hereby removed from the Weight Plat; and

   b. by stipulation of Appellant and the County, as a condition of this approval, Appellant may only locate 25,000 sf of hotel/lodging use in the Weight Townhouse Subdivision, with the remaining excess vested density available for transfer to another site within the Canyons Specially Planned Area in accordance with the Canyons DA.

8. The Appeal is granted.

This is the final administrative decision of Summit County and is appealable pursuant to Utah Code §17-27a-801 within thirty (30) days of the Effective Date to the Third District Court of Summit County.

[37] Weight00717.

DATED this 12th day of December, 2023.

COUNTY COUNCIL
OF SUMMIT COUNTY



By:_____
Roger Armstrong
Chair

ATTEST:



_____
Evelyn Furse
County Clerk

APPROVED AS TO FORM:



_____
David L. Thomas
Chief Civil Deputy

February 24, 2022

Tiffanie N. Robinson, County Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

Re: CVMA Letter of Recommendation – Weight Parcel

Mrs. N. Robinson,

The DRC finalized their review of the Weight Parcel project during their October 14, 2021 meeting. The DRC reviewed the plans for compliance with CVMA development and architectural guidelines, approval of site access was not reviewed as that is under Summit County jurisdiction. DRC forwards their positive recommendation to the County subject to the following conditions:

Prior to Planning Commission Approval:

1) Storm Water review letter by Talisman Civil Consultants indicating compliance. The DRC may need to review any proposed modifications should they require substantial adjustments to the Site Plan.

Prior to the issuance of a Building Permit:

2) Prior to the issuance of a building permit, the CVMA must review and approve of the proposed community CC&Rs. CC&Rs must reflect language regarding the CVMA assessments specific to billing, collection, and remittance procedures. Additionally, the CC&Rs must include language governing exterior maintenance responsibilities to guarantee long-term, cohesive, and high-quality exterior maintenance.

3) CVMA must review and approve of any proposed rooftop HVAC equipment and venting.

4) CVMA must review and approve of final signage plan for the project.

5) A copy of the proposed County Development Improvement Agreement must be provided to the CVMA prior to the issuance of a building permit.

6) Compliance with section 2.9.4 of the SPA Development Agreement outlining concurrency with Summit County Code as well as the SPA Development and Management Agreements.

7) The developer and appointed general contractor must meet with the CVMA to discuss the proposed Construction Management and Mitigation Plan. This plan will include construction staging, parking, laydown, SWPPP representative appointee, hours of operation, insurance, etc.

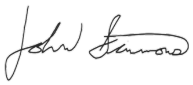
8) The developer will provide payment of applicable fees, a signed Construction Mitigation & Management Agreement and a signed Construction Management & Mitigation Performance Agreement must be submitted to the CVMA.

Prior to the issuance of any Certificate of Occupancy:

9) The developer will contact the CVMA in writing for a property inspection to be scheduled 30 days prior to the issuance of any Certificate of Occupancy. As part of this inspection process, the applicant must fill and sign a CVMA Density Verification Form for all units scheduled for inspection. This is required for each Certificate of Occupancy issued in the event of a phased approach.

Thanks, and please feel free to contact me with any questions,

On behalf of the Design Review Committee:



John Simmons
Planning and Operations Manager
Canyons Village Management Association

E-Copied: Tony Tyler, Columbus Pacific Development

Appendix A: Resort Core Site Specific Guidelines

Site:	W1
Parcel Use:	Lodging
Site Area:	-
Gross Bldg. Footage:	175,000 sq. ft.
Commercial Area:	38,000 sq.ft.
Accommodation Area:	137,000 sq.ft.
Building Height:	2 to 5 storeys

Applicable Guidelines:

The Canyons SPA
The Canyons Design Guidelines

Design Approvals required:

Design Review Panel (Master Association),
Summit County Planning Department,
Snyderville Basin Planning Commission,
Board of County Commissioners

General Intent:

This parcel is comprised of a Lodge-use building fronting High Mountain Road with associated lower scale Residential to the south.

This parcel is a transitional site at the edge of the Village Core, therefore there are a number of setbacks, height requirements, trails, open space, etc. as noted below:

Setbacks, Buffers

1. The north boundary of the site fronts High Mountain Road. Building frontage should have a continuous street wall condition with a retail/commercial podium at the ground floor. The commercial setback is a min. 12 ft. and is encouraged to create a pedestrianized retail edge with a hard surface from curb to face of building with appropriate landscape. Above, residential floors setback a minimum of 12 ft. (total 24 ft. min. setback) to create the podium base and provide for snow management as per the design guidelines.

2. In a rural area it is important to buffer existing development such as that along Red Pine Road. Therefore there is a 50 ft. setback from the edge of the Red Pine Road right-of-way within which no building shall occur. It is expected that this will be extensively landscaped and that the landscaping would continue into the right-of-way to the back of curb of Red Pine Road.



KEY PLAN

3. The Masterplan has called for Village Open Space at flanking side yards to this parcel. Development should respond with 'soft edge', naturalistic landscape at the side yards and coordinate trail access with the Resort.

Building Heights and Massing

1. The paved frontage along High Mountain Road is intended to have a 'hard edge' to the northeast corner with retail as noted. Building heights are permitted to rise to a maximum 5 storeys from the setbacks and are expected to step down towards building ends as per the Guidelines.

2. A maximum 2-storey building height is permitted adjacent to the Red Pine Road landscape buffer.

Linkages

1. This parcel is adjacent to significant pedestrian/bike and ski trails and open space at two of its boundaries and development should respond to these edges with appropriate landscape and massing.

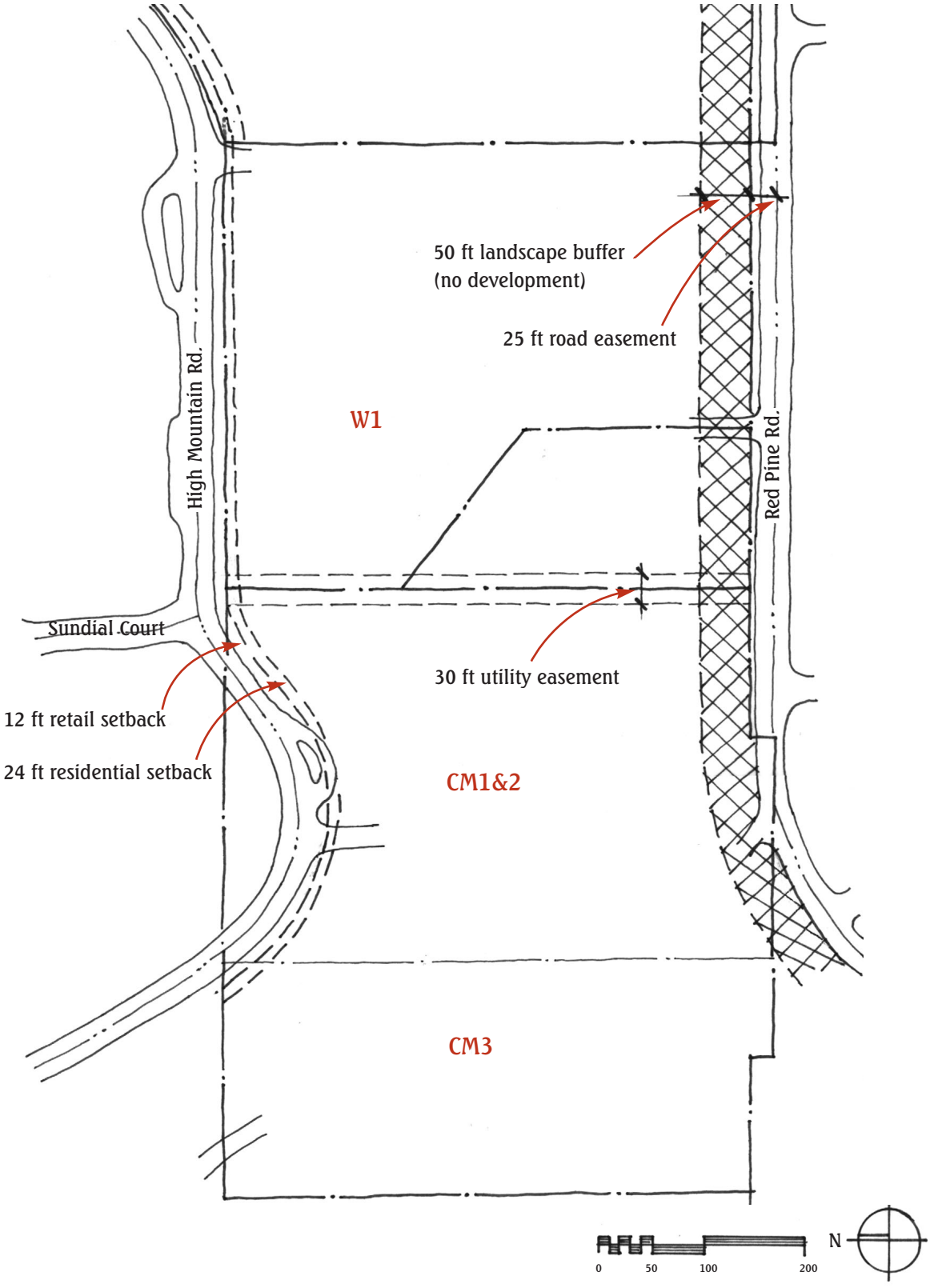
Other Design Criteria

1. The axis of roadways create special view corridors and provide orientation. The northeast building corner is along a view corridor down High Mountain Road. There should be significant architectural treatment to the building at this location.

2. Lower scale Residential Chalets should be sited in a more naturalistic landscape associated with adjacent landscape buffer and open space.

Resort Core Site Specific Guidelines
Parcels: W1, CM1, CM2, CM3

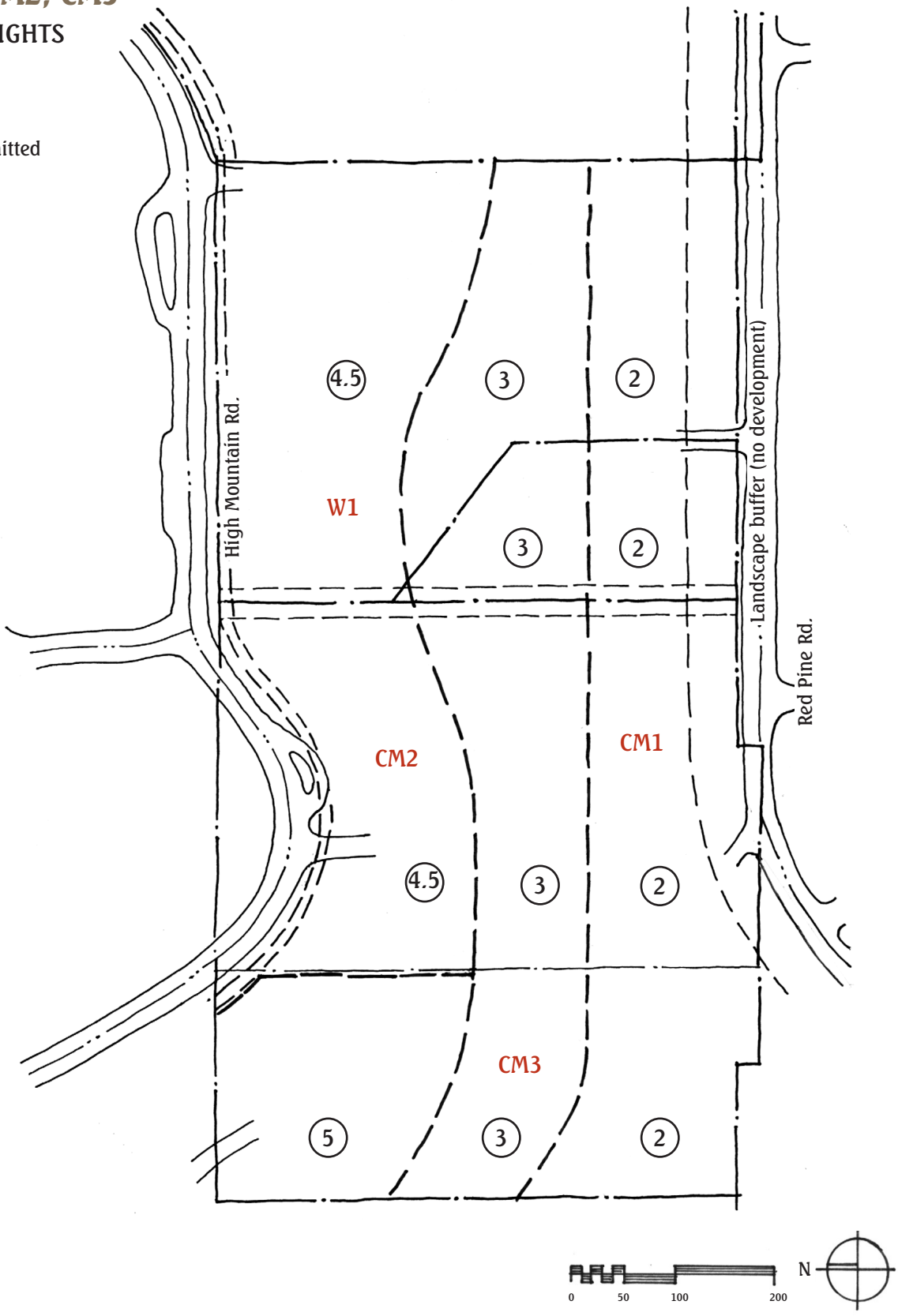
BUILDING SETBACKS



Resort Core Site Specific Guidelines
W1, CM1, CM2, CM3
BUILDING HEIGHTS

Legend

○ Storeys permitted



Resort Core Site Specific Guidelines
W1, CM1, CM2, CM3

SITE PLANNING/MASSING

Legend

Storeys permitted

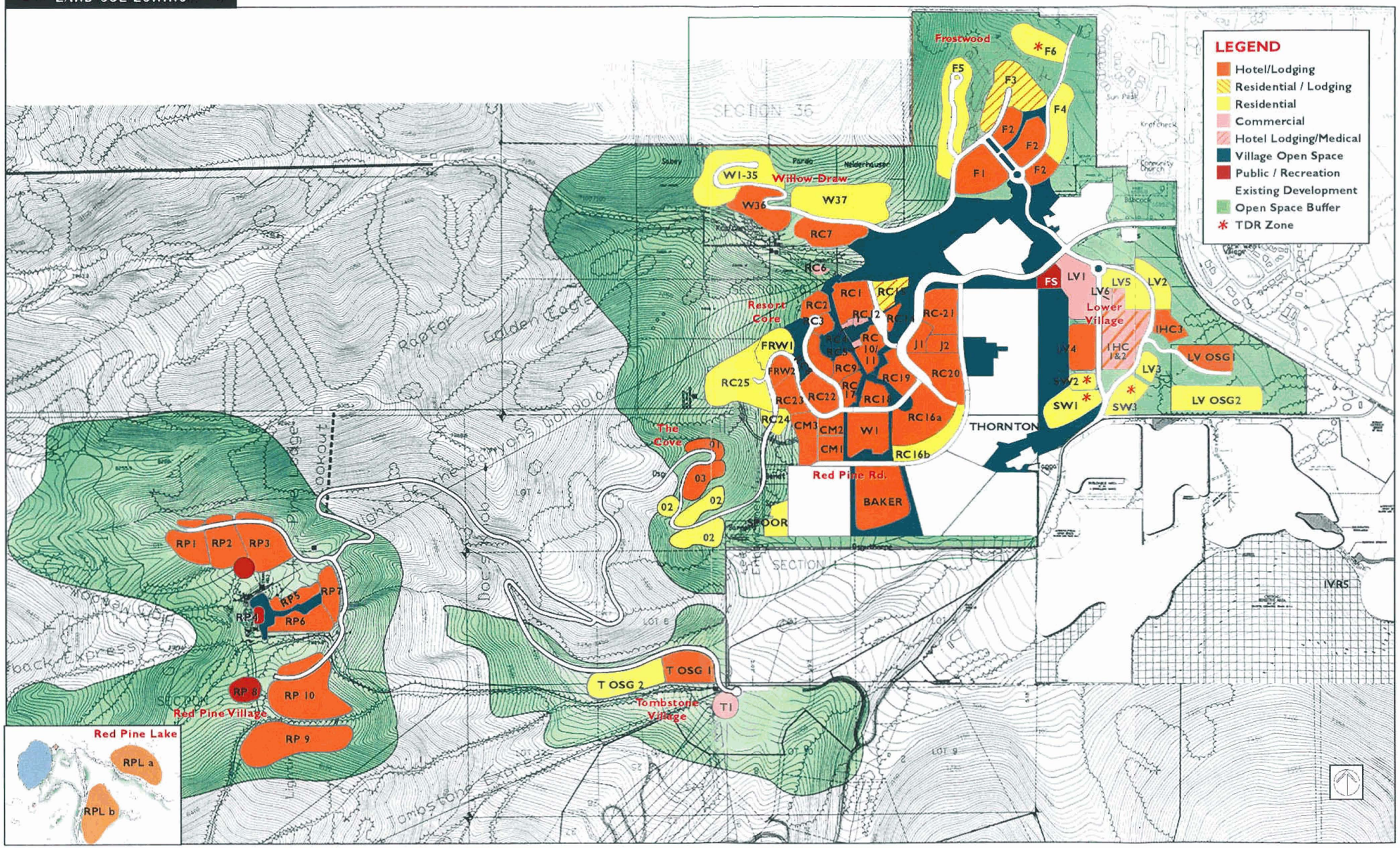
Modulate building forms to create interesting outdoor spaces and to reduce effective building length and mass

Modulate building height and massing to add visual interest and reduce mass and scale

Lower scale residential sited in naturalistic setting adjacent to green space



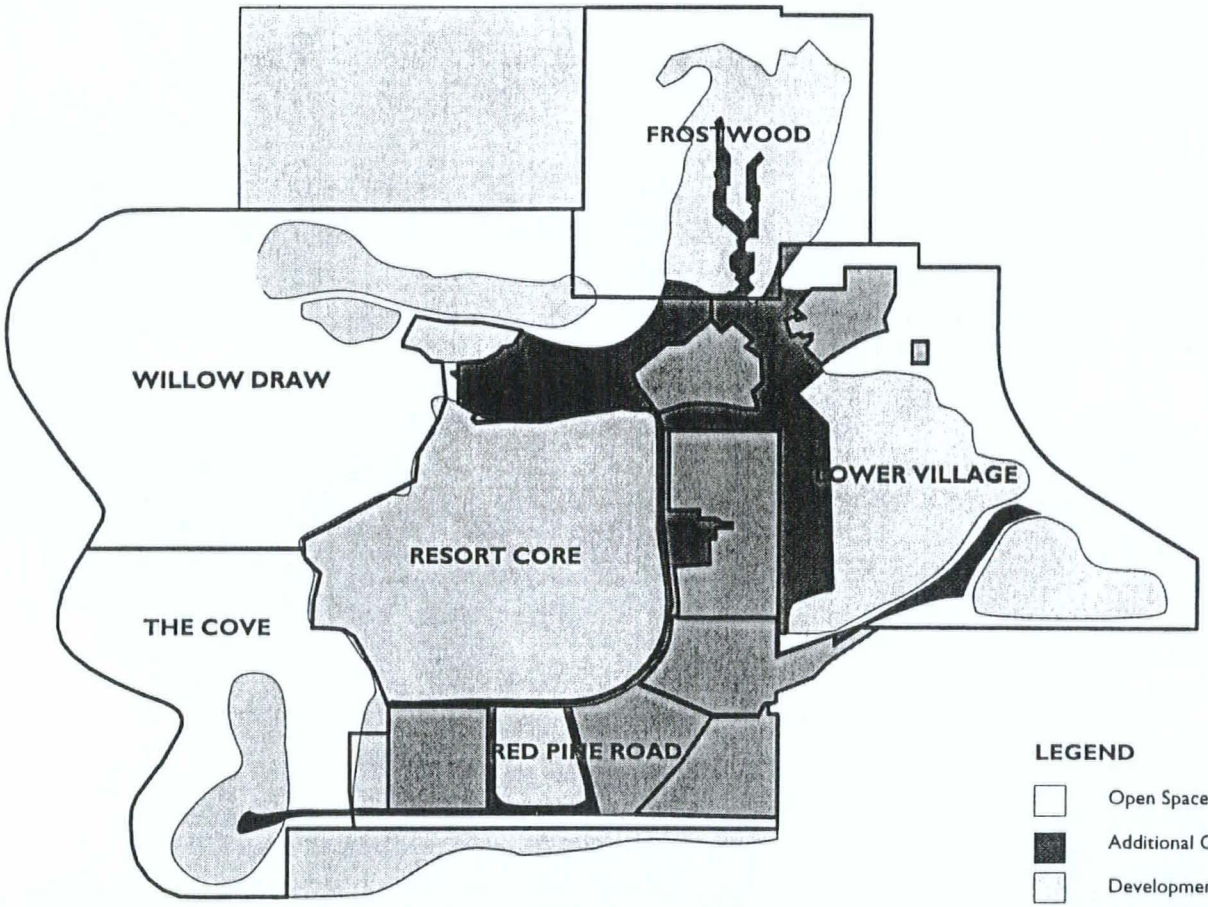
LAND USE ZONING



EXHIBIT# B.1 NOVEMBER 1999

EXHIBIT E5

RESORT CENTER: PLANNING CELLS



LEGEND

	Open Space Buffer	257.5 acres	acres 51%
	Additional Open Space	51.5 acres	acres 10%
	Development Sites	205 acres	acres 41%
		515 acres	acres 100%
	Existing development		

November 1999

EXHIBIT E6

H.2.4 - The Canyons Open Space Summary

	Parcel	Acres Protected	Benefits	Protection Method
1.	**Master Planned Open Space**, about 93%	4200	Immediately protects all non-development lands for recreational and agricultural uses.	Development Agreement
2.	**Viewshed Preservation Areas**	SPA - 3169 USFS – 782 Total 3951	Mid and long views of the mountains from the Basin remain undisturbed.	Development Agreement - Viewshed Preservation Area enforced through site plan reviews prior to new on-mountain construction.
3.	**Resort Center: Open Space & Buffer Lands**	320	Protect buffer and open space for active and passive recreational uses including golf.	Deed Restrictions.
4.	**On-site TDRs:**			
	a. Neiderhauser	5	Viewshed Protection	Deed restriction or conservation easement
	b. Snyderville West	15	224 Buffer, near viewshed protection	"
	c. Babcock	6	224 Buffer, resort entry, near viewshed protection	"
	d. Parkway Land	5	Viewshed Protection	"
	e. Sabey	5	Viewshed Protection	"
5.	**Significant Open Space Protection with TDRs:**			
	a. Swaner Memorial Park	94	60 lot subdivision converted to major community park expansion through TDR program.	Conservation Easement
	b. Mutcher	0.33	224 Corridor enhancement	Conservation Easement
	b. Frostwood,	To be determined	Buffer and golf course. 3 acres for 50 UEs to County for future.	Deed restrictions
	c. Snyderville West,	To be determined	224 Buffer, near viewshed protection, golf course. 4 acres for 50 UEs to County for future use.	Deed restrictions

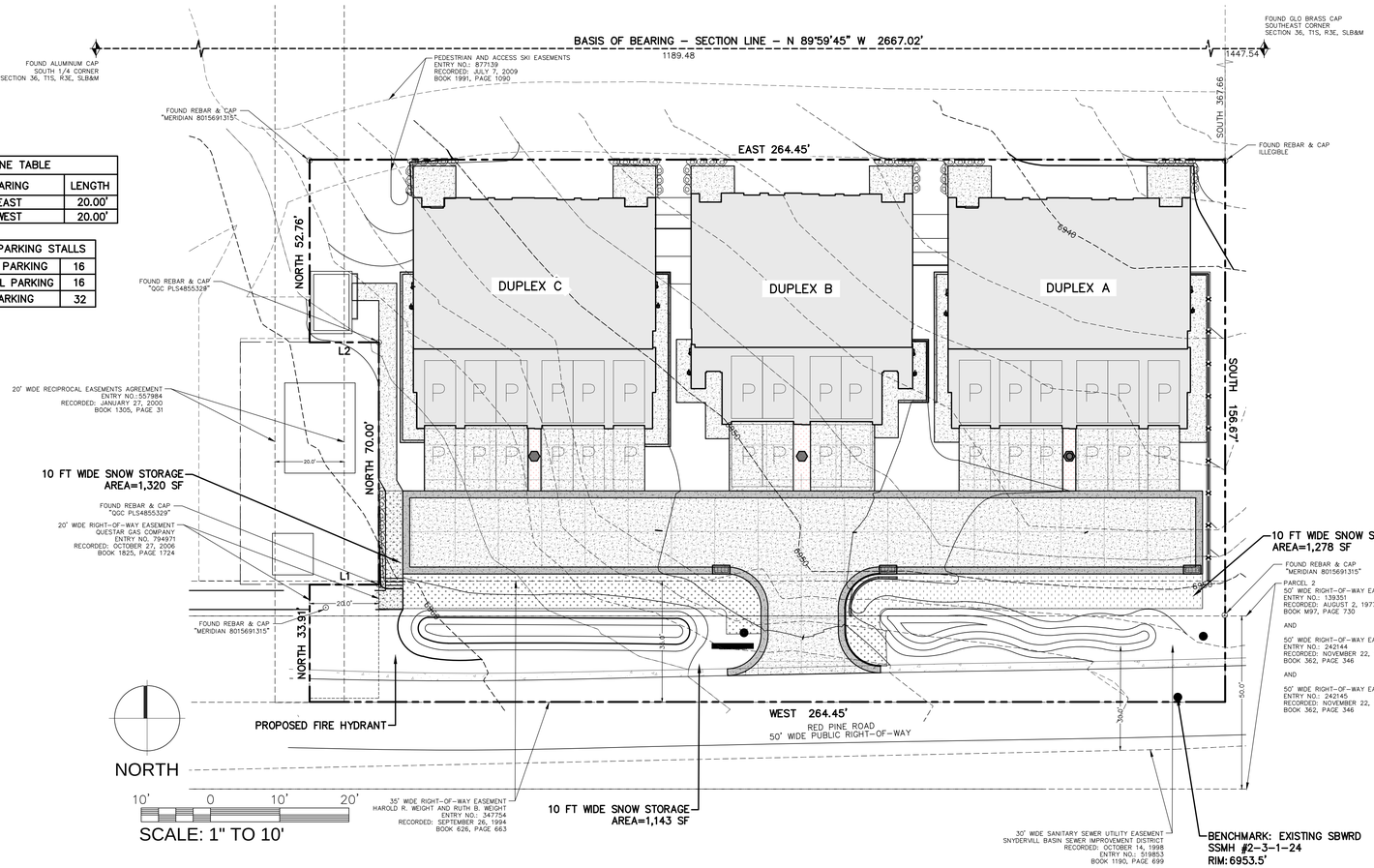
	d. The Colony	To be determined	Future protection of off site lands in Basin. 5 TDRs to County.	To be determined in future.
	e. Mines Ventures	To be determined.	Future protection of off site lands in Basin. 1 TDR to County.	To be determined.
6.	**Parks & Trails**	To be determined	Provides for pedestrian connections and pocket and other parks on individual Project Sites	Deed restrictions or easements at Site Plan approval.
7.	**Murdock Peak Area**	320	High mountain use remains as is forever for wildlife, hiking and other back country activities.	Conservation easement.
8.	**Inst. & State Trust Lands**	520	Developable lands surrounding Red Pine Village are permanently protected for on-mountain recreational uses only.	Conservation easement.

NOTES:

1. Parcel 1 as depicted on this Plat was withdrawn from the Escala Lodges condominium regime pursuant to: (i) Article 8 of the Second Amended and Restated Declaration of Condominium Escala Lodges recorded on May 3, 2012 as Entry No. 944746 in Book 2126 at Page 1906 in the office of the Summit County Recorder, (ii) the First Amendment to Second Amended and Restated Declaration of Condominium for Escala Lodges recorded May 17, 2012 as Entry No. 00945466 in Book 2128 a Page 1223 in the office of the Summit County Recorder, and (iii) the First Amendment to Amended and Restated Condominium Plat Escala Lodges Condominiums to Withdraw Land.
2. This plat hereby creates the WEIGHT CONDOMINIUMS as a separate and independent parcel with the density set forth herein.
3. Notwithstanding the removal of Parcel 1 from the Escala Lodges Condominium Plat, Parcel 1 shall continue to have the development rights as set forth on the Plat, which includes the right to develop 36,760 square feet of residential space on Parcel 1 and 33,813 square feet of commercial space on Parcel 1.
4. The owner of Parcel 1, its successors and assigns, has right to access, use and enjoy the RVMA nonexclusive Ski and Pedestrian Trail, pursuant to that certain Nonexclusive Pedestrian and Ski Access Easement recorded on July 9, 2009 as Entry No. 877139, in the Summit County Recorder's Office.
5. Primary access to the project will be from the Reservation Desk at Hyatt Centric pursuant to the Canyons SPA (as defined in Note 11) and the SPA Development agreement (as defined in Note 11).
6. A 10 foot wide Public Utility easement exists around the perimeter of the subject property.
7. Pursuant to the Declaration of Covenants, Conditions and Restrictions for WEIGHT CONDOMINIUMS (the "Declaration"), the Weight Townhomes Owners Association, Inc., a Utah non-profit corporation (the "Association") is responsible for maintaining the Common Areas and Facilities, and the Association shall have a perpetual non-exclusive easement over the project property, including the Residential Units, for such maintenance purposes as further described in the Declaration.
8. Access to each Residential Unit is by an easement granted in the Declaration over the Shared Driveway and drive aisles comprising part of the Commercial Unit.
9. The Commercial Unit is owned and controlled by the Commercial Unit Owner and is not part of the Common Areas and Facilities for the project. The Commercial Unit Owner is obligated to maintain and repair the Commercial Unit. However, the costs for such maintenance and repairs will be paid by the Residential Unit Owners as part of their assessments in exchange for certain easements and use rights on and over the Commercial Unit, including the Shared Driveway, all as further described in the Declaration.
10. All parking within the project shall be exclusively in a garage comprising part of a Residential Unit or in a driveway comprising part of the Limited Common Areas and Facilities appurtenant to such Residential Unit.
11. The project is situated within a portion of the area constituting and referred to as the "Resort Core" development area (the "Resort Core") which is a part of The Canyons Specially Planned Area Zone District (the "Canyons SPA") established pursuant to Summit County Ordinance No. 333A, approved November 15, 1999, as amended, and generally depicted and described in the Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded November 24, 1999, as Entry No. 553911, in Book 1297, beginning at Page 405, in the official records of the Summit County, Utah Recorder (as amended, the "SPA Development Agreement").
12. By acceptance of a deed to a Residential Unit, each Residential Unit Owner hereby agrees and acknowledges the project is located near or adjacent to a public skiing facility known as the Canyons Village at Park City (the "Ski Facility"), which area may generate an unpredictable amount of visible, audible and odorous impacts and disturbances from activities relating to the construction, operation, use and maintenance thereof. The activities associated with the Ski Facility include, without limitation: (i) vehicular and residential traffic, including, without limitation, (a) buses, vans, snowcats, snowmobiles and other vehicles which transport residents and guests around and through the Ski Facility, and (b) construction vehicles and equipment; (ii) activities relating to the construction, operation and maintenance of ski trails, skiways and skier bridges and tunnels relating to the Ski Facility, including, without limitation, (a) construction, operation and maintenance of access roads serving the Ski Facility, snow-making equipment and chair lifts, gondolas and other skier transportation systems, and (b) operation of snow-grooming vehicles and equipment, and safety and supervision vehicles; and (iii) activities relating to the use of the Ski Facility, including, without limitation, skiing, snow-boarding, hiking, horseback riding, bicycling and other recreational activities. By acceptance of a deed to a Residential Unit, each Owner also agrees and acknowledges that neither Commercial Unit Owner nor Declarant is the operator of the Ski Facility, and accordingly, the Commercial Unit Owner and Declarant cannot make any representations relating thereto. Neither the Commercial Unit Owner nor the Declarant nor any of their respective employees or agents can make any representations regarding the opening or closing dates of the Ski Facility or other nearby ski areas in any given year. Each Residential Unit Owner fully understands that the operator of those ski areas may decide, in its sole discretion, whether any or all of the ski lifts within those ski areas should be operated.
13. This survey was performed in conjunction with a Commitment for Title Insurance, Commitment No. 29629, issued by Coalition Title Agency with an effective date of January 18, 2022.
14. Alliance Engineering Record of Survey S-10094 was used as the basis of this survey. Exception 31.
15. Areas:
    Parcel 1: 40,031 sq ft = 0.92 acres

LINE TABLE		
LINE	BEARING	LENGTH
L1	EAST	20.00'
L2	WEST	20.00'

9'x18' PARKING STALLS	
GARAGE PARKING	16
EXTERNAL PARKING	16
TOTAL PARKING	32



SURVEYORS CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, CPD THPC LLC, a Delaware limited liability company, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

Parcel 1:

Lot 1, of that certain plat entitled "Weight Townhouse Subdivision", which plat was filed in the Office of the Recorder of the County of Summit, State of Utah on February 26, 2013 as Entry No. 964263.

Parcel 2:

Together with and subject to an undivided interest in a perpetual right-of-way and easement for roadway purposes and for the construction, alteration, maintenance and repair of underground utilities including water, electrical power, telephone and natural gas, fifty (50) feet in width, twenty-five (25) on either side of the following described center line:

Beginning at a point in the south line of a county road which is 1253 feet North and 750 feet West from the northeast corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 680.6 feet; thence South 10°00' East 355 feet; thence 1,112.96 feet along the arc of a 636.62 foot radius curve to the right; thence West 881 feet.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that CPD THPC LLC, a Delaware limited liability company, the undersigned owner of the hereon described tract of land, and hereby the same is divided into Condominium Parcels, together with easements, if any, as set forth on the Site Plan, hereafter to be know as_____.

Also, said Owner, hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Summit Water Distribution company and Park City Fire District, a non-exclusive easement of the utility easements as shown on this Plat, if any, for the purpose of providing access for utility installations, maintenance, use and eventual replacement.

Also, the Property is subject to the terms of the Declaration of Condominium, and Declaration of Covenants, Conditions and Restrictions, and Bylaws of_____, a Utah Condominium Plat recorded in the office of the Summit County Recorder, Summit County, Utah.

By: _____
Its: Authorized Representative

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 2022, personally appeared before me, Tony Tyler, who being by me duly sworn did say that he is the authorized representative of CPD THPC LLC, a Delaware limited liability company, and that he signed the above Owner's Dedication and Consent to Record for, on and in behalf of CPD THPC LLC, a Delaware limited liability company.

By: _____
Notary Public

_____
Printed Name

Residing in: _____

My Commission Expires: _____

Commission No.: _____

1. Provide title report.

ELLIOTT WORKGROUP, LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

(435) 649-9467-PHONE
(435) 649-9475-FAX
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

Columbus Pacific Development LLC

Elevation at Canyons Village

2306 W. Red Pine Rd.
Park City, UT 84098

PROFESSIONAL ENGINEER No. 4857264 MICHAEL DEMKOWICZ 1/17/2023 STATE OF UTAH

Rev.	Date	Description

ISSUE DATE:	2022.10.07
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	.
CHECKED BY:	.
DESIGNED BY:	.
EWG PROJECT NO:	2019-58

COPYRIGHT: Elliott Workgroup Architecture, LLC, 2022

SHEET TITLE

CONSTRUCTION SITE PLAN

C-100

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN COUNTY OF SUMMIT, STATE OF UTAH

ROCKY MOUNTAIN POWER
THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN APPROVED AND ACCEPTED
THIS ___ DAY OF _____ 2021
BY _____
ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP., AUTHORIZED AGENT

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED AS TO FORM THIS ____
DAY OF _____, 2021
BY _____
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

COUNTY MANAGER APPROVAL
PRESENTED TO THE SUMMIT COUNTY MANAGER THIS _____ DAY OF _____ 2021 AT WHICH TIME THIS MASTER PLAT WAS APPROVED AND ACCEPTED.
ON BEHALF OF THE SUMMIT COUNTY COUNCIL
BY _____
SUMMIT COUNTY MANAGER

SUMMIT WATER DISTRIBUTION COMPANY
SUMMIT WATER DISTRIBUTION COMPANY WILL DELIVER WATER TO THE PLATTED LANDS AND THE PROPOSED LANDS PURSUANT WITH SUMMIT WATER DISTRIBUTION COMPANY'S ARTICLES OF INCORPORATION, RULES AND REGULATION, BYLAWS AND OTHER CORPORATE DOCUMENTS, AND PURSUANT TO THE DEVELOPMENT AGREEMENT BETWEEN SUMMIT WATER DISTRIBUTION COMPANY AND THE DEVELOPER.
APPROVED AND ACCEPTED
THIS ___ DAY _____ OF 2021
BY _____
SUMMIT WATER DISTRIBUTION COMPANY

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS
THIS ___ DAY OF _____ 2021
BY _____
ENGINEERING DEPARTMENT

THE CANYONS RESORT VILLAGE ASSOCIATION INC.
APPROVED AND ACCEPTED
THIS ___ DAY _____ OF 2021
BY _____
AUTHORIZED REPRESENTATIVE

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED AND ACCEPTED
THIS ___ DAY _____ OF 2021
BY _____
AUTHORIZED REPRESENTATIVE

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

DOMINION ENERGY COMPANY
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021
BY:_____
TITLE: _____

PARK CITY FIRE DISTRICT APPROVAL
APPROVED AND ACCEPTED THIS
____ DAY OF _____, 2021
BY _____
PARK CITY FIRE SERVICE DISTRICT, FIRE MARSHAL

COUNTY ASSESSOR
REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS
____ DAY OF _____, 2021
BY _____
COUNTY ASSESSOR

COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
_____ _____
DATE SUMMIT COUNTY ENGINEER

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS _____
DAY OF _____, 2021
BY _____
COMMISSION CHAIR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____
DAY OF _____, 2021
BY _____
SUMMIT COUNTY ATTORNEY

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____
_____ _____ _____
ENTRY NO. FEE EXHIBIT F1 RECORDER

JOB NO.:07-11-20 | FILE PATH: X:\CanyonsLDP\dwg\Weight Townhouse Sub\07120-civil

1. Grading violates 2 foot setback.

Appears to encroach on pedestrian access easement.

Red Pine Rd cannot be primary access.

INSTALL 115 SF 4" CONCRETE PATIO W/ 4" UBC SLOPE 2% AWAY FROM BUILDING SEE SHEET C-105 FOR DETAIL (TYP.)

INSTALL 180 CF DETENTION BASIN 30'x4'X1.5' DAYLIGHT ROOF DRAINS CONTRACTOR TO CONFIRM ROOF DRAIN LOCATIONS

INSTALL 180 CF DETENTION BASIN 30'x4'X1.5' DAYLIGHT ROOF DRAINS CONTRACTOR TO CONFIRM ROOF DRAIN LOCATIONS

INSTALL 180 CF DETENTION BASIN 30'x4'X1.5' DAYLIGHT ROOF DRAINS CONTRACTOR TO CONFIRM ROOF DRAIN LOCATIONS

PROPERTY LINE

DUPLEX C
MAIN LEVEL=6958.16'
GARAGE=6957.49
LOWER LEVEL=6947.16'

DUPLEX B
MAIN LEVEL=6955.67'
GARAGE=6955.0'
LOWER LEVEL=6944.67'

DUPLEX A
MAIN LEVEL=6952.84'
GARAGE=6952.16'
LOWER LEVEL=6941.84'

LOWER LEVEL FINISHED FLOOR FF=6946.5'

LOWER LEVEL FINISHED FLOOR FF=6946.5'

LOWER LEVEL FINISHED FLOOR FF=6944.0'

LOWER LEVEL FINISHED FLOOR FF=6944.0'

LOWER LEVEL FINISHED FLOOR FF=6941.16'

LOWER LEVEL FINISHED FLOOR FF=6941.16'

INSTALL 42 LF CONCRETE RETAINING WALL TOP W/ 4" CONCRETE SIDEWALK W/ HAND RAIL SEE ARCHITECT PLANS FOR DETAILS

INSTALL 31 LF CONCRETE RETAINING WALL TOP W/ 4" CONCRETE SIDEWALK W/ HAND RAIL SEE ARCHITECT PLANS FOR DETAILS

UTILITY SHED FF: 6957.00'

FF MAIN LEVEL: 6958.13'

FF MAIN LEVEL: 6958.13'

FF MAIN LEVEL: 6955.63'

FF MAIN LEVEL: 6955.63'

FF MAIN LEVEL: 6952.84'

FF MAIN LEVEL: 6952.84'

INSTALL 4" CONCRETE SIDEWALK W/ 4" UBC SLOPE 2.0& AWAY FROM BUILDING INSTALL 60 LF CONCRETE RETAINING WALL TOP W/ 4" CONCRETE SIDEWALK W/ HAND RIAL SEE ARCHITECT PLANS FOR DETAILS

INSTALL 4" CONCRETE SIDEWALK W/ 4" UBC SLOPE 2.0& AWAY FROM BUILDING

INSTALL 4" CONCRETE SIDEWALK W/ 4" UBC SLOPE 2.0& AWAY FROM BUILDING

INSTALL 6" CONCRETE DRIVEWAY W/ 6' UBC

INSTALL 6" CONCRETE DRIVEWAY W/ 6' UBC

INSTALL 6" CONCRETE DRIVEWAY W/ 6' UBC

FF GARAGE: 6957.5'

FF GARAGE: 6957.5'

FF GARAGE: 6955.0'

FF GARAGE: 6952.16'

APPROXIMATE LOCATION OF BUILDING

4:1 GRADING

2 FT WIDE ROLL GUTTER -2.0% OUTFLOW

2 FT WIDE ROLL GUTTER -2.0% OTFLOW

2 FT WIDE ROLL GUTTER 2.0% INFLOW

2 FT WIDE ROLL GUTTER -2.0% INFLOW

2 FT WIDE ROLL GUTTER -2.0% INFLOW

2 FT WIDE ROLL GUTTER -2.0% INFLOW

INSTALL 28 LF STONE RETAINING WALL

INSTALL 20' WIDE DRIVEWAY W/ 6" CONCRETE & 6" UNTREATED BASE COURSE, W/ 2' WIDE ROLLBACK CURB JOINTING SHOULD NOT EXCEED 30X THE THICKNESS. PROPOSED 12.5'x12.5' SAW CUTS. DEPTH OF JOINTS=1.5"

SEE GEOTECH REPORT MAY 13, 2022

INSTALL CONCRETE STAIRS (4) 6" RISERS (3) 12" TREADS

INSTALL LANDSCAPE BERM

2.% CROWNED ROAD SECTION

ENTRANCE SIGN

STORM DRAIN MANHOLE

INSTALL 20 LF RETAINING WALL DAYLIGHT 8" CPP SD PIPE F/L: 6951.11'

INSTALL DRY RIVER BED RETENTION BASIN 60'x6'X2.5' DEPTH SLOPE DRY RIVER BED 1.0% TO 8" SD INLET TO PRINSCO SYSTEM INSTALL PRINCO (SHEET 8 DETAILS) 6" BELOW FG OF DRY RIVERBED CONTACT MANUFACTURER FOR INSTALLATION DETAILS

INSTALL 8" SD INLET TO PRINSCO SYSTEM RIM: 6950.57' W/ DOMED CIRCULAR GRATE CONNECT 8" CPP SD PIPE

INSTALL LANDSCAPE BERM

EXISTING SBWRD SSMH #2-3-1-24 RIM=6953.5' F/L OUT= 6939.61' F/L IN=6939.41' FLOW LINES WERE OBTAINED FROM AS-BUILTS SEPT. 22, 1998

PROPERTY LINE C/L RED PINE RD

EDGE OF ASPHALT

NOTES:

1. EXCESS SPOILS QUANTITY MANAGEMENT PLAN:
   CUT: 910 CU. YD.
   FILL: 1,911 CU. YD.
   NET: 1,001 (FILL) CU. YD.
   FILL FACTOR OF 1.1

10' 0 10' 20'

SCALE: 1" TO 10'

NORTH

JOB NO.:07-11-20 | FILE PATH: X:\CanyonsLDP\dwg\Weight Townhouse Sub\071120-civil

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP, LLC

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Elevation at Canyons Village

2306 W. Red Pine Rd.
Park City, UT 84098

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
1/17/2023
STATE OF UTAH

Rev.	Date	Description

ISSUE DATE: 2022.10.07
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EWG PROJECT NO: 2019-58
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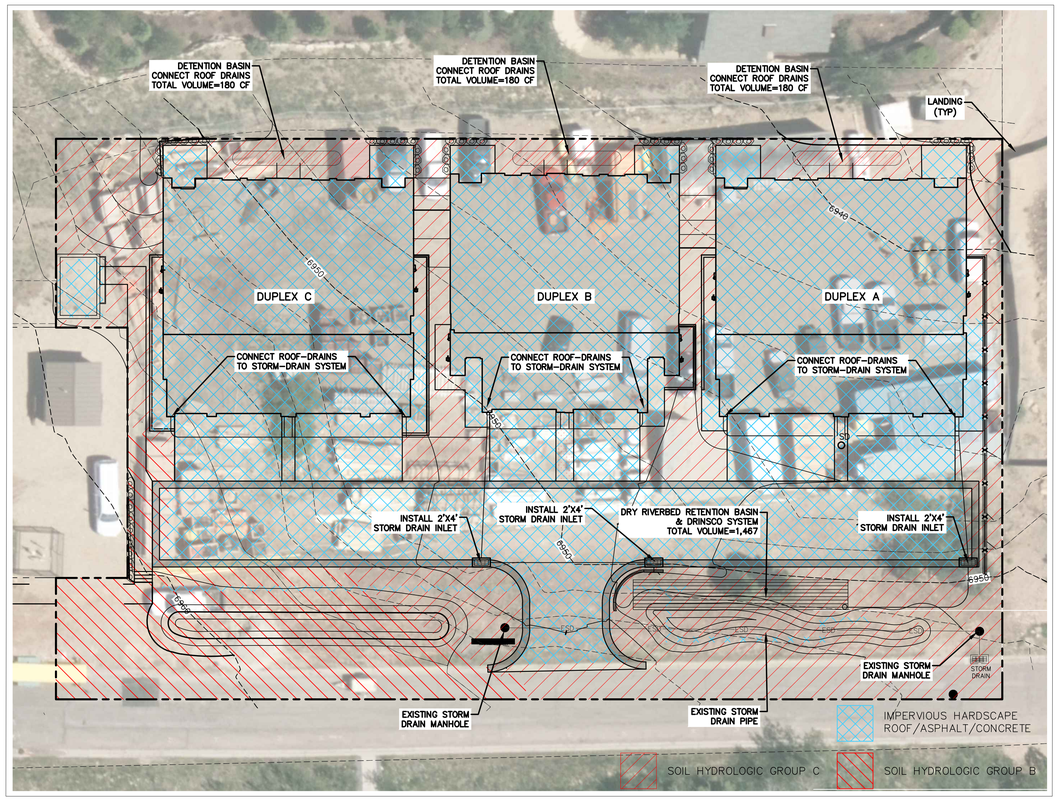
SHEET TITLE

GRADING PLAN

C-102

EXHIBIT F2





WATER QUALITY VOLUME CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: WQ_v = *CITA*

DESIGN STORM: *90TH PERCENTILE EVENT*

NOTE: *INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MS4.*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0.07*	*0.10*	*0.14*	*0.18*
AVERAGE (2-6%)	*0.12*	*0.15*	*0.19*	*0.23*
STEEP (>6%)	*0.16*	*0.21*	*0.27*	*0.33*
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE	*0.78*		*0.93*	

i = STORM INTENSITY [FT/HR]

T= STORM DURATION (HR)

NOTE: *T= 1 HR PER SUMMIT COUNTY ORDINANCE 381-A.*

A = AREA [FT^2]

PRE-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)		*5,000*	*35,024*	
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE				-

A= 40,024 FT^2

C= 0.26

i= 0.05 *FT/HR*

t= 1.00 *HR*

ΔWQ_v = 525 *CU FT*

POST-DEVELOPMENT WATER QUALITY VOLUME

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)				
AVERAGE (2-6%)				
STEEP (>6%)		*4,219*	*10,969*	
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE				*25,036*

A= 40,224 FT^2

C= 0.67

i= 0.05 *FT/HR*

t= 1.00 *HR*

ΔWQ_v = 1,350 *CU FT*

GROUNDWATER RECHARGE VOLUME

ΔWQ_v = 825 *CU FT*

Need to use Granato method.

PEAK RUNOFF CALCULATIONS

ASSUMPTIONS

METHOD OF ANALYSIS: *RATIONAL METHOD Q=CiA*

STORM RETURN PERIOD: *100 YEARS*

NOTE: *FOR THE 100 YR RECURRANCE INTERVAL, THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q.*

STORM DURATION: *10 MN.*

SOUCE: *NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648*

VARIABLES

Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]

C = RUNOFF COEFFICIENT

(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)

RUNNOFF COEFFICIENTS "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	*0.07*	*0.10*	*0.14*	*0.18*
AVERAGE (2-6%)	*0.12*	*0.15*	*0.19*	*0.23*
STEEP (>6%)	*0.16*	*0.21*	*0.27*	*0.33*
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE	*0.78*		*0.93*	

i = STORM INTENSITY [INCHES/HR]

A = AREA [ACRES]

t = TIME OF CONCENTRATION (SEC.)

V = EXCESS RUNNOFF VOLUME (CU FT) = ΔQt

PRE-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	*0.11*	*0.80*	-
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE		-		-

A= 0.92 *ACRES*

C= 0.26

C_{ADJ} = 0.33

i= 5.00 *IN/HR*

Q= 1.51 *CFS*

POST-DEVELOPMENT PEAK DISCHARGE

AREAS FOR WEIGHT AVERAGE "C":

SLOPE	HYDROLOGIC SOIL GROUP			
	A	B	C	D
FLAT (0-2%)	-	-	-	-
AVERAGE (2-6%)	-	-	-	-
STEEP (>6%)	-	*0.10*	*0.25*	-
SURFACING	**PERVIOUS**		**IMPERVIOUS**	
HARDSCAPE		-		*0.57*

A= 0.92 *ACRES*

C= 0.67

C_{ADJ} = 0.84

i= 5.02 *IN/HR*

Q= 3.89 *CFS*

EXCESS RUNOFF STORAGE VOLUME

ΔQ= 2.38 *CFS*

t= 600 *SEC.*

V= 1,430 *CU FT*

STORMWATER RETENTION REQUIRED = 1430 CU. FT.
STORMWATER RETENTION PROVIDED = 2,007 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 1430 CU. FT.
2. PROMOTE DRAINAGE TO ROOF-DRAINS AND 2'X4' STORM DRAIN INLETS AND CONNECT TO EXISTING STORM DRAIN SYSTEM. CONTRACTOR TO CONFIRM ROOF-DRAIN LOCATIONS FOR EACH DUPLEX.
3. EXISTING STORM DRAINS OUTLET INTO REGIONAL DETENTIONI SYSTEM.
4. PRE-DEVELOPMENT DISCHARGE CALCULATIONS WERE DETERMINED BY THE LOT'S NATURAL STATE TO ANALYZE PEAK RUN-OFF VOLUME REQUIREMENTS.
5. SEE DETAILS FOR PRINSCO DESIGN AND CONTACT MANUFACTURER FOR INSTALLATION.

10' 0 10' 20'

SCALE: 1" TO 10'

NORTH

ELLIOTT WORKGROUP

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REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
1/17/2023
STATE OF UTAH

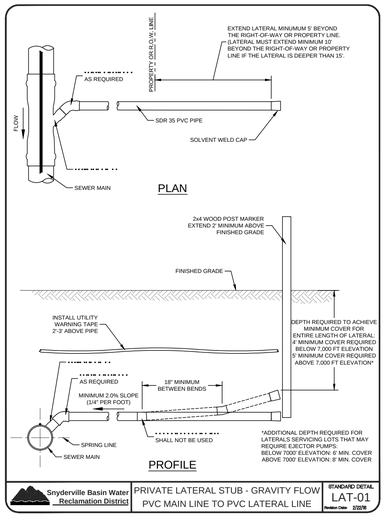
Rev.	Date	Description

ISSUE DATE: 2022.10.07
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CONTRACT NO: .
DRAWN BY: .
CHECKED BY: .
DESIGNED BY: .
EWG PROJECT NO: 2019-58
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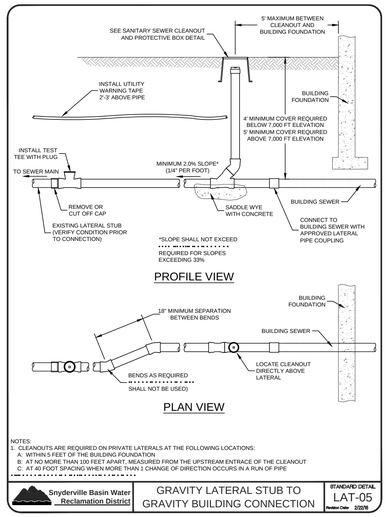
SHEET TITLE

STORM WATER DETENTION PLAN

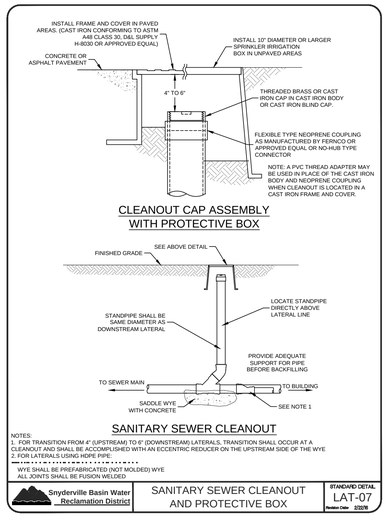
C-107



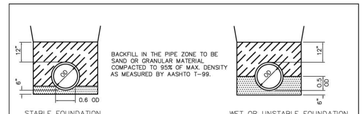
Snyderville Basin Water Reclamation District	PRIVATE LATERAL STUB - GRAVITY FLOW PVC MAIN LINE TO PVC LATERAL LINE	STANDARD DETAIL LAT-01 Revision Date: 2/22/16



Snyderville Basin Water Reclamation District	GRAVITY LATERAL STUB TO GRAVITY BUILDING CONNECTION	STANDARD DETAIL LAT-05 Revision Date: 2/22/16



Snyderville Basin Water Reclamation District	SANITARY SEWER CLEANOUT AND PROTECTIVE BOX	STANDARD DETAIL LAT-07 Revision Date: 2/22/16



TRENCH NOTES

1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
2. NO ROCK LARGER THAN 1.5 INCHES IN DIAMETER FOR DUCTILE IRON PIPE OR 3/4 INCHES IN DIAMETER FOR PVC AND HDPE PIPE SHALL BE ALLOWED (1) WITHIN 6 INCHES OF THE PIPE. (2) AS BACKFILL MATERIAL FOR BEDDING, OR (3) AS BACKFILL MATERIAL IN THE PIPE ZONE.

PIPE BEDDING MATERIAL

SAND

FINE SAND (NON-PLASTIC) AND CLAYEY (CLAY FILLED) GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES, AND GRAVEL-CLAY MIXTURES. THIS MATERIAL IS NOT ALLOWED FOR BEDDING IN WET TRENCHES.

SIEVE	% PASSING
3/4"	100
NO. 4	80-100
NO. 10	30-50
NO. 40	10-30
NO. 200	7-15

GRANULAR

SAND AND GRAVEL WELL GRADED AND READILY COMPACTED, NON-PLASTIC, CLASSIFICATION A-1, ASTM 3282.

SIEVE	% PASSING
3/4"	100
NO. 4	60-100
NO. 40	15-60
NO. 200	0-15

BEDDING MATERIAL GRADATION FOR WET OR UNSTABLE FOUNDATION

FOR DUCTILE IRON:		FOR PVC AND HDPE:	
SIEVE	% PASSING	SIEVE	% PASSING
1-1/2"	100%	3/4"	100%
NO. 4	0%	NO. 4	0%

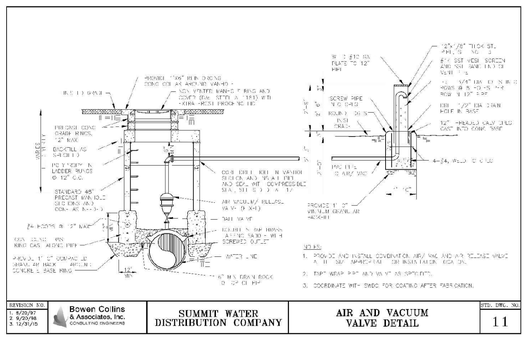
REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 10/4/95 2. 11/5/99 3. 4/13/13 4. 5/18/15 5. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	PIPE BEDDING DETAILS	2A

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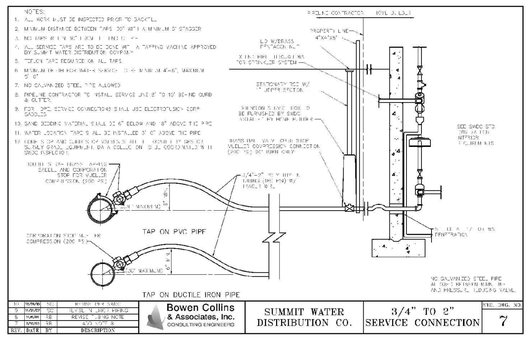
ELLIOTT WORKGROUP, LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

1. Provide curb standard details.

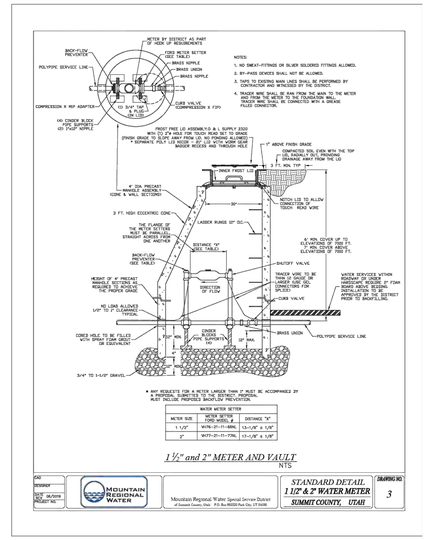


REVISION NO.			
1. 8/20/97 2. 9/30/98 3. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	SUMMIT WATER DISTRIBUTION COMPANY	AIR AND VACUUM VALVE DETAIL	STD. DWG. NO. 11

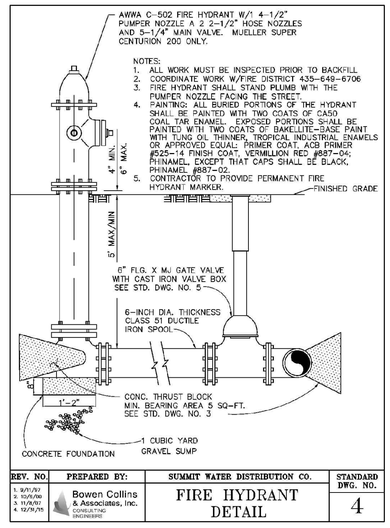


NO.	DATE	BY	DESCRIPTION
1.	10/4/95	SGC	ORIGINAL DRAWING
2.	11/5/99	SGC	ADDED NOTES
3.	4/13/13	SGC	ADDED NOTES
4.	5/18/15	SGC	ADDED NOTES
5.	12/31/15	SGC	UPDATE PER SWDC

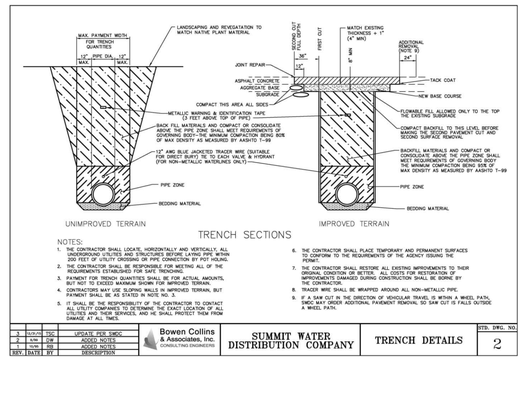
Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	SUMMIT WATER DISTRIBUTION CO.	3/4" TO 2" SERVICE CONNECTION	STD. DWG. NO. 7



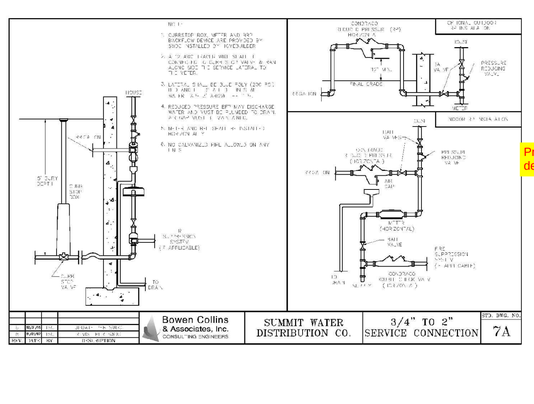
CAD DESIGNER	Mountain Regional Water	Mountain Regional Water Special Service District of Summit County, Utah · P.O. Box preserved · Park City, UT 84060	STANDARD DETAIL 1 1/2" & 2" WATER METER SUMMIT COUNTY, UTAH	DRAWING NO. 3



REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 9/11/97 2. 11/5/99 3. 11/9/99 4. 12/29/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	FIRE HYDRANT DETAIL	4

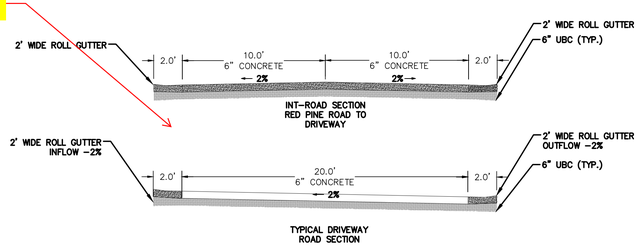


REVISION NO.			
3. 10/4/95 2. 11/5/99 3. 4/13/13 4. 5/18/15 5. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	SUMMIT WATER DISTRIBUTION COMPANY	TRENCH DETAILS	STD. DWG. NO. 2



REVISION NO.			
1. 10/4/95 2. 11/5/99 3. 4/13/13	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	SUMMIT WATER DISTRIBUTION CO.	3/4" TO 2" SERVICE CONNECTION	STD. DWG. NO. 7A

Provide pavement design report.



(435) 649-9467-PHONE
(435) 649-9475-FAX
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323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

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REGISTERED PROFESSIONAL ENGINEER — No. 4857264 — MICHAEL DEMKOWICZ — 1/17/2023 — STATE OF UTAH

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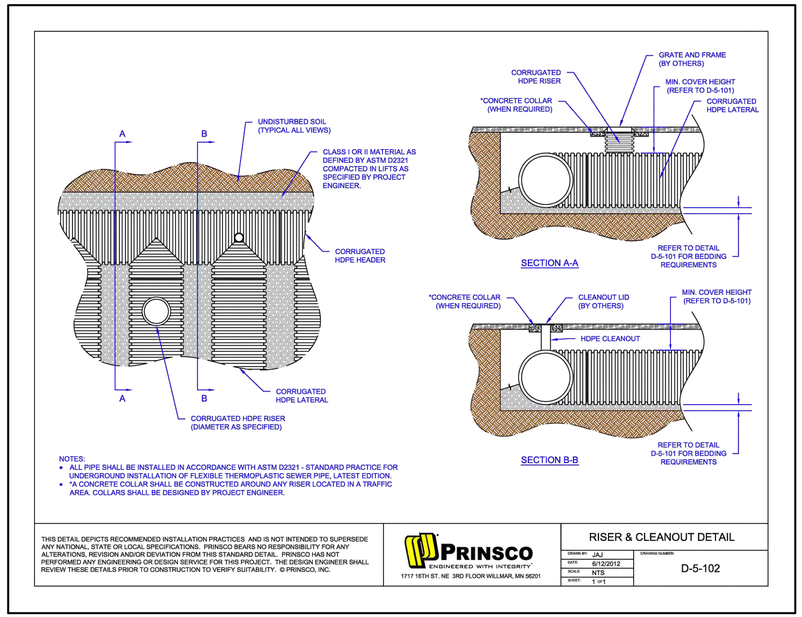
SHEET TITLE

DETAILS:
SANITARY SEWER & WATER

C-108

EXHIBIT F4

JOB NO.:07-11-20 | FILE PATH: X:\Canyons\LDP\dwg\Weight Townhouse Sub\071120-civil



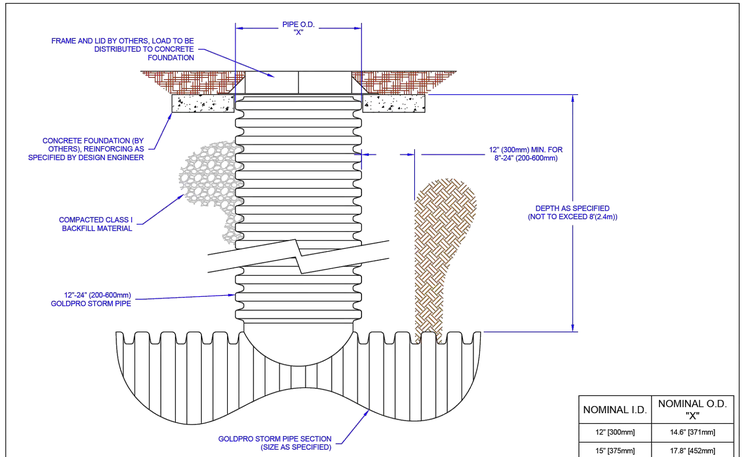
NOTES:
- ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE, LATEST EDITION.
- *A CONCRETE COLLAR SHALL BE CONSTRUCTED AROUND ANY RISER LOCATED IN A TRAFFIC AREA. COLLARS SHALL BE DESIGNED BY PROJECT ENGINEER.

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

PRINSCO ENGINEERED WITH INTEGRITY
1717 16TH ST. NE 3RD FLOOR WILLMAR, MN 56201

RISER & CLEANOUT DETAIL

DRAWN BY:	JAJ
DATE:	6/12/2012
SCALE:	NTS
SHEET:	1 of 1
DRAWING NUMBER:	D-5-102



NOMINAL I.D.	NOMINAL O.D. "X"
12" [300mm]	14.6" [371mm]
15" [375mm]	17.8" [452mm]
18" [450mm]	21.5" [538mm]
24" [600mm]	28.2" [716mm]

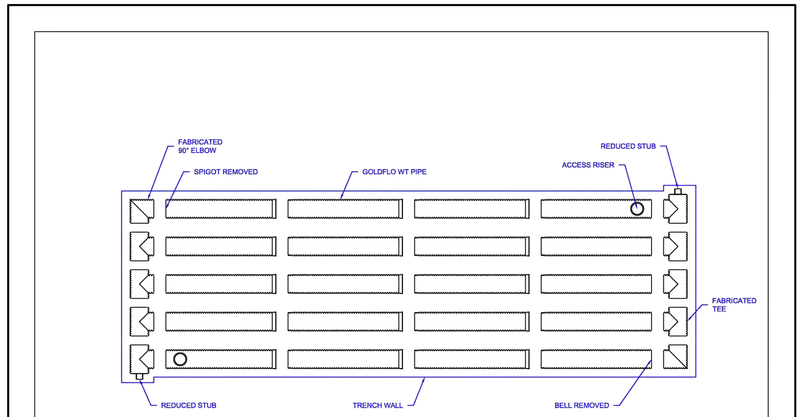
NOTE:
1. PLEASE REFERENCE PRINSCO INSTALLATION GUIDE FOR PROPER TRENCH AND BACKFILL INSTRUCTIONS.

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1717 16TH ST. NE WILLMAR, MN 56201 www.prinsco.com

HP PIPE - ACCESS RISER INSTALLATION

DRAWN BY:	DJW
DATE:	20-May-20
SCALE:	NTS
SHEET:	1 OF 1
DRAWING NUMBER:	D-2-104



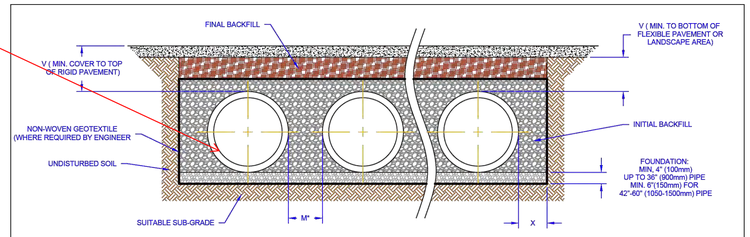
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1717 16TH ST. NE WILLMAR, MN 56201 www.prinsco.com

PIPE SYSTEM - STANDARD LAYOUT

DRAWN BY:	TRA
DATE:	06-Jan-20
SCALE:	NTS
SHEET:	1 OF 1
DRAWING NUMBER:	D-5-100
REV:	A

Is this pipe permeable? How does the water infiltrate or leave the system?



NOTES:
1. RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM D2321 AND THE MANUFACTURER'S INSTALLATION GUIDELINES.
2. A NON-WOVEN GEOTEXTILE FILTER FABRIC OR OTHER MEASURES SHOULD BE TAKEN TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE INITIAL BACKFILL MATERIAL, WHEN REQUIRED.
3. **SUB-GRADE:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER.
4. **FOUNDATION:** SUITABLE MATERIAL SHALL BE CLASS I OR II, AS SPECIFIED BY ASTM D2321. MINIMUM FOUNDATION BEDDING THICKNESS SHALL BE 4" [100mm] FOR PIPE DIAMETER UP TO 36" [900mm] DIAMETER, 6" [150mm] FOR 42" [1000mm], 48" [1200mm], AND 60" [1500mm] DIAMETER.
5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I OR II, AS SPECIFIED BY ASTM D2321. COMPACTION AND BACKFILL LIFTS SHALL BE IN ACCORDANCE WITH ASTM D2321.
6. **MINIMUM COVER:** FOR UP TO H-25 TRAFFIC APPLICATIONS A MINIMUM OF 12" [300mm] FOR PIPE DIAMETER UP TO 36" [900mm] DIAMETER, 15" [380mm] FOR 42" [1000mm] AND 18" [450mm] FOR 48" [1200mm] AND 60" [1500mm] DIAMETER. MINIMUM COVER, V, SHALL BE MEASURED FROM THE TOP OF THE PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO THE TOP OF RIGID PAVEMENT. ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS, VEHICLES OVER 25T [23MT], OR TO PREVENT FLOATATION.
7. **FINAL BACKFILL:** SUITABLE MATERIALS DIRECTED BY THE ENGINEER SHALL BE USED IN LANDSCAPE OR NON-TRAFFIC APPLICATIONS. FOR AREAS SUBJECTED TO TRAFFIC A HIGHER DEGREE OF COMPACTION IS REQUIRED AND A SEPARATION LAYER OF NON-WOVEN GEOTEXTILE MAY BE REQUIRED. COMPACTION LEVELS AND/OR GEOTEXTILE MAY BE SPECIFIED AT THE DISCRETION OF THE DESIGN ENGINEER.

NOMINAL I.D.	APPROX O.D.	MIN. DISTANCE TO SIDE WALL "X"	*SPACING "M"	MIN. COVER "V"
12" [300mm]	14.5" [368mm]	8" [200mm]	9" [229mm]	12" [300mm]
15" [375mm]	17.7" [450mm]	8" [200mm]	11" [279mm]	12" [300mm]
18" [450mm]	21.5" [546mm]	9" [225mm]	14" [356mm]	12" [300mm]
24" [600mm]	28.2" [716mm]	10" [250mm]	19" [483mm]	12" [300mm]
30" [750mm]	34.7" [881mm]	18" [450mm]	20" [508mm]	12" [300mm]
36" [900mm]	40.6" [1031mm]	18" [450mm]	21" [533mm]	12" [300mm]
42" [1050mm]	47.5" [1207mm]	18" [450mm]	23" [584mm]	15" [375mm]
48" [1200mm]	54.1" [1374mm]	18" [450mm]	23" [584mm]	18" [450mm]
60" [1500mm]	66.8" [1697mm]	18" [450mm]	27" [686mm]	18" [450mm]

*MINIMUM SPACING "M" MEASURED FROM OUTSIDE DIAMETERS

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PIPE SYSTEM - STANDARD CROSS SECTION

DRAWN BY:	TJW
DATE:	29-Jul-20
SCALE:	NTS
SHEET:	1 OF 1
DRAWING NUMBER:	D-5-101

ELLIOTT WORKGROUP, LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

(435) 649-9467-PHONE
(435) 649-9475-FAX
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

Columbus Pacific Development LLC

Elevation at Canyons Village

2306 W. Red Pine Rd.
Park City, UT 84098

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
1/17/2023
STATE OF UTAH

Rev.	Date	Description

ISSUE DATE:	2022.10.07
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	.
CHECKED BY:	.
DESIGNED BY:	.
EWG PROJECT NO:	2019-58

COPYRIGHT: Elliott Workgroup Architecture, LLC, 2022

SHEET TITLE

DETAILS:
PRINSCO

C-110

JOB NO..07-11-20 | FILE PATH: X:\CanyonsLDP\dwg\Weight Townhouse Sub\071120-civil

EXHIBIT F5

From:	Mike Owens
To:	Tiffanie Robinson
Subject:	RE: Weight Parcel - "Elevations Condominiums" FSP Condo Plat and Plat Amendment #22-262 - Service Provider Review
Date:	Monday, June 12, 2023 5:52:15 PM
Attachments:	image003.png

Tiffanie,

I have a couple of questions that need answers.

1. Is the intent of the developer to sell these as individual units? If they are, then how can they be built as duplexes? If this is a condo plat, shouldn't there be property lines between the units? As far as I can tell, this is one parcel with the potential of six individual owners.
2. Since this project is built for the purpose of nightly rentals, I object to these buildings being built under the International Residential Code. It would be more appropriate for these to be built under the Building Code and classified as R-1 occupancies. This will require fire sprinklers and a fire alarm system.
3. Is there a reason that there are no provider notes on the plats? Do you need the providers notes from PCFD or do they fall under the Canyons SPA notes?
4. Will you please ask the applicant to provide a site map showing the intended access if it is not going to be from Red Pine Road?

Feel free to contact me if you have any questions.

Thank you.

Have a great day.

Battalion Chief Mike Owens
District Fire Marshal
Fire Prevention Bureau
(435) 940-2520

PCFD
PARK CITY FIRE DISTRICT

From: Tiffanie Robinson <trobinson@summitcounty.org>
Sent: Thursday, June 8, 2023 3:29 PM
To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcounty.org>; Kelly.Jepsen@pacificorp.com; Andy R. Davis <adavis@summitcounty.org>; Jennifer Barclay <jbarclay@summitcounty.org>; Gregory Wolbach <gwolbach@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>; Kenny Jacobson <kjacobson@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards

From:	Gregory Wolbach
To:	Tiffanie Robinson
Cc:	Steven Dennis
Subject:	RE: Weight Parcel - "Elevations Condominiums" FSP Condo Plat and Plat Amendment #22-262 - Service Provider Review
Date:	Tuesday, June 13, 2023 9:50:28 AM
Attachments:	E5E1ED26B9874CC1B44A06C70B64D0D2[383662421.png

Tiffanie,

I have completed my preliminary review of the Weight Townhomes, and have the following comments:

1. Please revise your "*SURVEYOR'S CERTIFICATE*", to the following:

   Surveyor's Certificate

   I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, and in accordance with Utah Code Section 57-8-13, I have prepared this Condominium Plat containing 6 Residential Units, together with Common and Limited Common Areas, hereafter to be known as Weight Townhomes.

   _____

   Michael Demkowicz, PLS 4857264 Date
2. Please revise your "*LEGAL DESCRIPTION*", to include the following: "**More particularly described as follows:** (add metes & bounds description)**. Contains: 40,031 sq. ft. or 0.919 Acres**"
3. Please add the following approval block:

   PUBLIC SAFETY ANSWERING POINT APPROVAL

   APPROVED THIS __ DAY OF _____ 20 __.

   _____

   BY: JEFF WARD, GIS COORDINATOR

   SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT
4. Please revise the "*COUNTY ASSESSOR*" reviewed and accepted block to "**COUNTY TREASURER**".
5. Please revise the "OWNERSHIP LEGEND" (page 1 of 3) "*COMMERCIAL UNIT*" to "**COMMON AREA**".
6. Please include a "**LEGEND**" that has symbols of survey monuments with detailed descriptions of what was set or found at the exterior boundary corners.
7. Please include a "**SURVEYOR'S NARRATIVE**", and include the following:
   1) "**This purpose of this Condominium plat is to create 6 Residential Condominium Units.**"

2) "**Record of Survey drawing was filed on _____ , 20__ as file number S-_____, in the office of the Summit County Recorder.**"

8. Please revise all of the listed "*2022"* dates to "**20__**" for all blocks and signatures.
9. Please add distance labels to exterior building walls/lines.
10. Please add distance labels to exterior lines of Limited Common Areas (driveways, walkways, and patios).
11. Please add bearing/distance and curve labels to the tbc for the shared driveway connecting to Red Pine Road.
12. Please correct building tie label "L12" in the line table. It should be perpendicular to the boundary line. I believe it should be **EAST 10.92'**
13. Please label all existing easements with bearings and distances that are located within the project boundary. Also, please tie these easements to the boundary lines.
14. Include addresses or an address table. The previous plat list the site address as 2306 West Red Pine Road, please coordinate with Jeff Ward, GIS Coordinator for approved addresses for all Units.
15. "NOTES":
    - Please revise notes to remove all references to the Commercial Unit, Notes 8, 9 & 12. There are no Commercial Units located or defined within this Condominium Project.
    - Please append note 10, as follows: "*...appurtenant to such Residential Unit."* "**No parking is allowed on the Shared Driveway or any Common Area.**"

Please let me know if you have any questions.

Thank you,

Greg Wolbach, PLS, M.ASCE
County Survey Manager / Cadastral Mapper II
Summit County Recorder's Office
P.O. Box 128
60 North Main
Coalville, UT 84017
O: 435-336-0159
gwolbach@summitcounty.org

From: Tiffanie Robinson <trobinson@summitcounty.org>
Sent: Thursday, June 8, 2023 3:29:01 PM
To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcounty.org>; Kelly.Jepsen@pacificorp.com <Kelly.Jepsen@pacificorp.com>; Andy R.

From:	Kevin Berkley
To:	Tiffanie Robinson
Cc:	michael@alliance-engr.com
Subject:	RE: Weight Parcel - "Elevations Condominiums" FSP Condo Plat and Plat Amendment #22-262 - Service Provider Review
Date:	Monday, June 12, 2023 3:38:52 PM

Tiffanie,

Thanks for sending this over for our review. We have one item to add to the plat:

> Add the following note:
> *All units may require privately owned and operated wastewater ejector pumps for wastewater service for the lower levels.*

We have another simple design item for Alliance to address: On Sheet C-104, the laterals are identified as both HDPE (profile views) and PVC (plan view). It appears that PVC laterals will be adequate for this development.

Please let me know if you have any questions.

Sincerely,

Kevin Berkley

Kevin Berkley, P.E.
District Engineer
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, UT 84098
Office: 435.214.5236
Mobile: 435.731.0424
kberkley@sbwrd.org

From: Tiffanie Robinson <trobinson@summitcounty.org>
Sent: Thursday, June 8, 2023 3:29 PM
To: Steven Dennis <sdennis@summitcounty.org>; Mike Owens <mowens@pcfd.org>; Whit Sargent <whit.sargent@dominionenergy.com>; Kevin Berkley <KBerkley@sbwrd.org>; Richard Butz <rbutz@summitcounty.org>; Kelly.Jepsen@pacificorp.com; Andy R. Davis <adavis@summitcounty.org>; Jennifer Barclay <jbarclay@summitcounty.org>; Gregory Wolbach <gwolbach@summitcounty.org>; Stephanie Poll <spoll@summitcounty.org>; Kenny Jacobson <kjacobson@summitcounty.org>; Jeff Ward <jward@summitcounty.org>; Alyssa Richards

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

6280 North Silver Creek Drive
Park City, Utah 84098-6202

December 28, 2021

Re: Weight Townhomes 2306 W Red Pine Rd, Park City, UT

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the project located at **2306 W Red Pine Rd, Park City, UT** with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Sincerely,

Pamela Neilson

Pamela Neilson
Journeyman Estimator
435-655-7813

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

November 24, 2021

Mr. Michael Demkowicz
Alliance Engineering
323 Main St.
P.O. Box 2664
Park City, UT 84060-2664

RE: Weight Parcel Residences
Service Provider Letter

Dear Mr. Demkowicz,

This is to respond to a request regarding wastewater service for the above referenced project in the Snyderville Basin.

The proposed project is within the Snyderville Basin Water Reclamation District (SBWRD) service area. The SBWRD can provide wastewater service to the project provided the established procedures for obtaining said wastewater service are followed as outlined in Section 4.2.D.1 and 4.6 of the Snyderville Basin Development Code and SBWRD standards.

Wastewater service is not committed by SBWRD until SBWRD receives full payment of all required fees including SBWRD impact fees.

Please contact Kevin Berkley at extension 236 with any questions.

Sincerely,

for

Bryan D. Atwood, P.E.
District Engineer

Cc: Taissa Folden, Columbus Pacific
Tony Tyler, Coumbus Pacific
Project File

From: **Summit Water Distribution Company**

Subject: Willing to Serve Letter – Weighted Townhomes 12/03/2022

To Whom It May Concern,

Pursuant to the development plat approval process in Summit County, this letter confirms Summit Water Distribution Company's (SWDC) willingness to serve the Weighted Townhomes project. This water service is in accordance with commitments being made in the project's development agreement, which is to be executed by the developer as a condition precedent to water delivery.

SWDC has water sufficient to serve the needs of this project. In addition, SWDC has existing infrastructure located in close proximity to the project and adequate reservoir storage available to serve the project.

Thank you,



Mike Folkman

Assistant General Manager

Summit Water Distribution Company
O. 435-602-3480
C. 435-640-8017
mike.folkman@swdc.us

December 13, 2021

Dominion Energy
6445 N Silver Creek Dr.
Park City, UT 84098

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Weight Townhomes development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).

2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Whit Sargent
Pre-Construction Representative

FINAL SITE PLAN / CONDOMINIUM PLAT APPLICATIONS

CANYONS SPA GUIDELINES; SUSTAINABILITY

Sustainability Statement

Columbus Pacific Development is committed to caring for and enhancing the astonishing environments we are so privileged to be a part of and plan for sustainability and energy efficiency from the concept of every project. We are passionate about the environment at every level of the company and at each of our property developments. This includes integration of development, design, construction, operations, and community involvement. With this as our focus, we have defined a vision which is the foundation for all our decisions and actions relating to sustainability in development.

Sustainable practices specific to the Weight Parcel - Elevation Project include:

- Significant components of Passive House certification have been incorporated into the design of the project, although certification is not possible due to mechanical venting requirements. These components include:
  - High-Performance thermal control of the building enclosures
  - Triple-paned window systems
  - Energy Star compliant electric appliances
  - LED lighting
  - Low water natural landscaping
  - Dark Sky compliant buildings
  - Local sourcing for most building materials
  - Renewable energy systems (PV solar)
  - EV charging for electric cars at each unit
  - Construction Waste Management protocols
  - Storage and collection of recyclables during construction activities
  - Use of low emitting construction materials
- Designed for and anticipated to meet U.S. Green Building Council's LEED Gold certification requirements.
- Designed for and anticipated to meet U.S. Department of Energy Zero Energy Ready Home requirements.
- Participation in the Canyons Village Connect shuttle/ride-sharing options for the resort.

AGENDA ITEM NO. 3

Staff Report

SNYDERVILLE BASIN PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	February 13, 2024
SUBMITTED BY:	Tiffanie Robinson, Community Development
ITEM TYPE:	Recommendation
AGENDA SECTION:	6:00 P.M. Regular Session
SUBJECT:	**** At the request of the Applicant this item has been moved to a date uncertain**** Discussion, possible recommendation for the Lower Village Development Area Master Plat LV1B and LV5 Amended Final Subdivision Plat, located on parcels PP-102-C-2-C, PP-102-B-12, PP-102-B-3-A, PP-102-B-3 and PP-PW-1-610-A - 11.42 acres, Canyons Village. Applicant, Spencer White. Administrative Review. Project # 24-001. *Tiffanie N. Robinson, Senior Planner*.
SUGGESTED ACTION:	
ESTIMATED TIME:	
INTRODUCTION:	
BACKGROUND:	
CONCLUSION:	
ATTACHMENTS:	

AGENDA ITEM NO. 4

Staff Report

SNYDERVILLE BASIN PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 13, 2024

SUBMITTED BY: Vicki Geary, Planning

ITEM TYPE: Comment

AGENDA SECTION: 6:00 P.M. Regular Session

SUBJECT:

Public hearing, possible action regarding a Final Subdivision Plat for a 10-lot subdivision on Lot 83 of the Lot 2 Silver Creek Village Center Subdivision, located at 6783 Service Berry Drive, Parcel SCVC-2-83. Applicant, Habitat for Humanity. Owner, Village Development Group. Administrative review. Project #23-090.

Jennifer Strader, Senior Planner.

SUGGESTED ACTION:

ESTIMATED TIME:

INTRODUCTION:

BACKGROUND:

CONCLUSION:

ATTACHMENTS:

SBPC Staff Report February 13, 2024 SUB.pdf

STAFF REPORT

To:	Snyderville Basin Planning Commission
From:	Jennifer Strader, Senior Planner
Date of Meeting:	February 13, 2024
Subject:	Silver Creek Village Center Lot 83 of the Lot 2 Subdivision, Final Subdivision Plat
Type of Item:	Public Hearing
Process:	Administrative Review

I. Recommendation

Staff has reviewed the application for compliance with all standards in the Silver Creek Village Center Development Agreement (Agreement) and Snyderville Basin Development Code (Code) and found that it meets the minimum standards required for approval. Staff recommends the Snyderville Basin Planning Commission (SBPC) review the final subdivision plat, conduct a public hearing, and vote to forward a positive recommendation to the Summit County Manager, pursuant to the findings of fact, conclusions of law, and conditions of approval found in this staff report.

II. Project Description

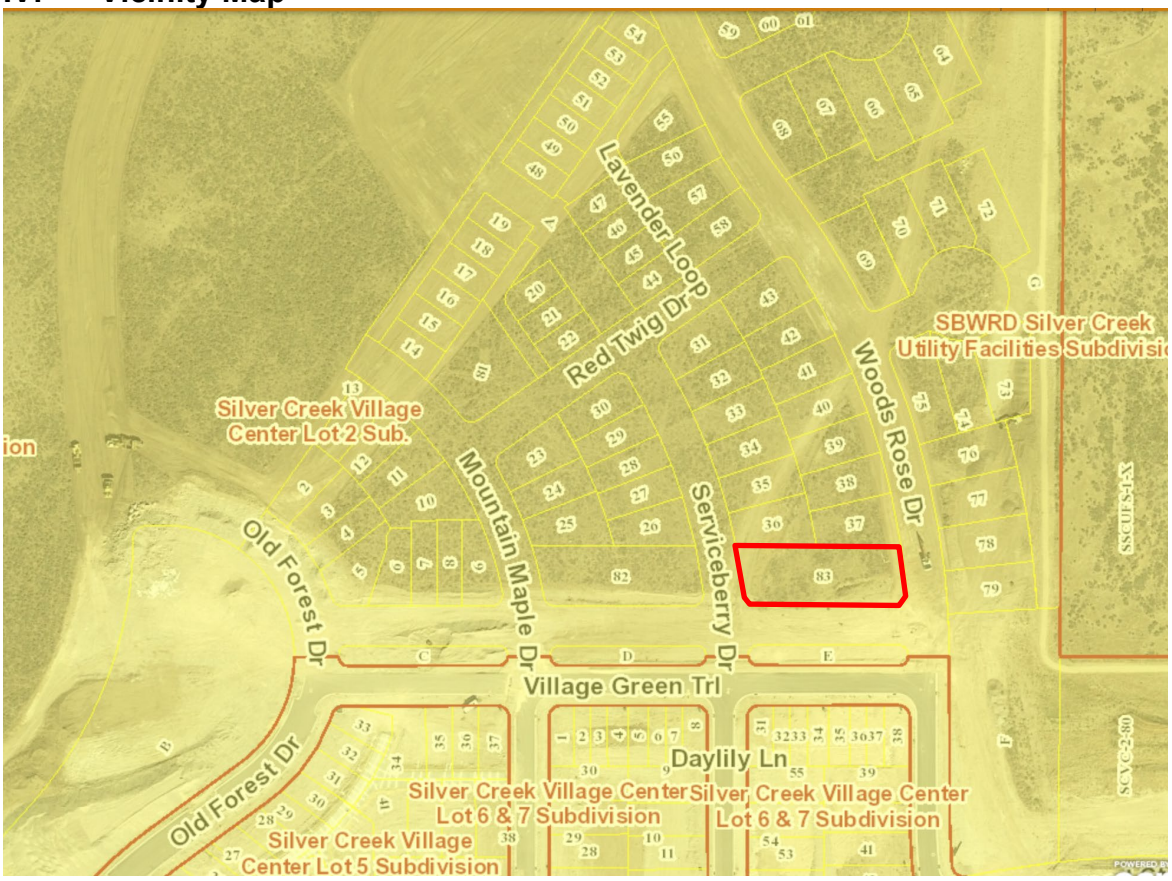
Project Name:	Silver Creek Village Center Lot 83
Applicant(s):	Habitat for Humanity
Property Owner(s):	Village Development Group
Location:	6783 Service Berry Drive
Parcel Number and Size:	SCVC-2-83, 0.36 acres
Zone District:	SPA/RR
Final Land Use Authority:	SBPC

III. Proposal

The applicant is requesting consideration of a 10-lot subdivision on Lot 83 of the Lot 2 Silver Creek Village Center Subdivision. The lots are intended for townhomes, each of which will be an affordable unit **(Exhibit A)**.

The Silver Creek Village Center Lot 2 Subdivision was recorded on November 26, 2018. It consists of 83 lots. Lots 81, 82, and 83 were intended to contain affordable townhomes. Lots 81 and 82 were developed by Habitat for Humanity and contain a total of 14 affordable units.

IV. Vicinity Map



V. Process

Subdivision plats, up to a maximum of ten (10) lots, are processed as a Minor Development. This consists of the submittal of a sketch plan and final plat. The SBPC is the final land use authority for Minor Developments.

Prior to the submission to the County of any Development Permit for a proposed development Parcel, the Developer shall submit its plans to the DRC to obtain the DRC's written recommendation **(Exhibit B).**

VI. Background

The Village Center consists of approximately 244 acres and was approved for 1,290 residential units and 50,000 SF of commercial use through the Specially Planned Area (SPA) provisions of the 1998 Code and General Plan. On June 22, 2015, the Development Agreement that implements the provisions of the SPA was recorded.

The Development Agreement contains several Exhibits that outline specific requirements as well as Development Standards that must be met for all development within the Village Center. Where the Development Agreement is silent as to specific development standards, the Code provisions apply.

VII. Development Agreement Analysis and Findings

Affordable Housing

When the Lot 2 subdivision was developed, the provision for each development to provide a minimum of 25% of the units as affordable had not commenced. The Agreement provides a two-step threshold to the development of affordable units. It first states:

"35% of the first 271 units (95 units) within the project shall be workforce units…"

Once the first step is satisfied, the second threshold must be met.

"Thereafter, any future development shall have a proportionate number of workforce units of not less than 25% of the total units as workforce units until the total obligation is satisfied."

At the time Lot 2 was being developed, the first threshold was being reviewed and processed on another lot within the development. Because this first step of the requirement was not yet satisfied, Lot 2 was able to proceed without providing any affordable units. However, during the approval process for Lot 2, it was understood that Habitat for Humanity was going to develop Lots 81, 82, and 83 for affordable units in the future.

The townhomes will be a combination of three and four bedroom units that will be for sale. A workforce housing agreement is required to be approved by the County Manager.

Development Agreement Compliance

The following table identifies Development Standards from the Development Agreement that are required to be met for subdivision plats. The remaining Development Standards are addressed in the Final Site Plan report.

<u>Environmental Requirement</u> All dwelling units will be built subject to the National Green Building Standard, Bronze, and the then effective version in effect at the time of building permit with certification by a qualified third party consultant that will be submitted to the Summit County Building Department to ensure compliance prior to issuance of a certificate of occupancy.	Noted on the Subdivision Plat.	**COMPLIES**

Environmental Requirement Prior to plat recordation within any Parcel within the Project, Silver Creek Village will comply with the National Green Building Standard for Site Design and Development or a similar standard and submit proof of such to Summit County.	Written confirmation that the Subdivision Plat is compliant with the National Green Building Standard for Site Design is required to be submitted prior to plat recordation.	**COMPLIES (as conditioned)**
Environmental Requirement Require all fireplaces to be non-wood burning. This requirement shall be noted on all plats.	Noted on the Subdivision Plat.	**COMPLIES**
Environmental Requirement There will be a maximum 20% of an entire building lot or residential development parcel that may include turf. Requirement will be noted on all plats containing residential units.	Noted on the Subdivision Plat.	**COMPLIES**

VIII. Snyderville Basin Development Code Analysis and Findings

The SBPC may approve, approve with conditions, or deny a Minor Development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance.

Standard 1. Complies with the "base zoned density" or "Incentive density" according to section 10-2-11 of the Code, established for the property in the application.

Analysis: Exhibit C1 in the Silver Creek Village Center Development Agreement outlines the density allowed for each parcel. Lot 83 was originally part of Parcel 24.2, which is allowed up to 10 townhomes. **COMPLIES**

Standard 2. The subdivision is generally consistent with the spirit of the general plan.

> **Analysis:** The Silver Creek Village Center was approved in accordance with the 1998 Code and General Plan. At the time of approval, the County Council found that the project was in conformity with the General Plan as reflected in and conditioned by the terms and conditions of the Development Agreement. The County Council also found that the project contains outstanding features which advance the policies, goals and objectives of the General Plan, including limitations to minimize the visual impact of the development, clustering and

locating density to preserve contiguous open space, and the creation of a significant community trail system. **COMPLIES**

Standard 3. The subdivision conforms to all pertinent provisions of the Code.

Analysis: All development permits shall comply with the Development Standards found in Chapter 4 of the Code. However, because there is an existing Development Agreement, only those standards below, which are not addressed in the Agreement, apply. **COMPLIES**

Environmental Criteria *Air Quality *Water Quality *Watershed Protection *Sewage Disposal	The development does not contain any elements that would have a negative effect on air quality in a manner that would require State approval. The development will tie into the existing sewer system.	**COMPLIES**
Critical Lands *Wetlands *Slopes exceeding 30% *Ridgelines *Avalanche Zones *Geologic Hazards	There are no wetlands, slopes, ridgelines, avalanche zones or geologic hazards located on the parcel.	**COMPLIES**

Water and Water Supply Willing to serve letter required prior to development permit approval.	Mountain Regional Water will supply water to the subdivision.	**COMPLIES**
Transportation Infrastructure and Access Design	The Summit County Engineering Department reviewed the subdivision plat and granted preliminary approval. Final details will be approved prior to Final Plat recordation.	**COMPLIES**

Public Utilities A letter shall be obtained from the public utility companies that will provide service to the development.	Applicable utility companies have confirmed their ability to provide service.	**COMPLIES**

Standard 4. The subdivision complies with appropriate concurrency management provisions of the Code and the appropriate infrastructure and level of service standards of the Code.

> **Analysis:** The subdivision has been reviewed by all applicable service providers who have stated they have adequate capacity to provide service to the development. **COMPLIES**

Standard 5. The development of the subdivision will not adversely affect the health, safety and welfare of the residents of the Snyderville Basin.

> **Analysis:** The development of the subdivision will not adversely affect the public health, safety and welfare. **COMPLIES**

VIIII. Recommendation

Staff recommends the Snyderville Basin Planning Commission (SBPC) review the proposed final subdivision plat, conduct a public hearing and vote to approve the plat based on the following Findings of Fact and Conclusions of Law, and with the Conditions of Approval.

FINDINGS OF FACT

1. Habitat for Humanity submitted a final subdivision plat to divide Lot 83 of the Silver Creek Village Center Lot 2 Subdivision into ten (10) lots.
2. The Silver Creek Village Center Lot 2 Subdivision was recorded on November 26, 2018. It consists of 83 lots.
3. When the Lot 2 subdivision was developed, the provision for each development to provide a minimum of 25% of the units as affordable had not commenced. The Agreement provides a two-step approach to the development of affordable units. It first states: *"35% of the first 271 units (95 units) within the project shall be workforce units…"* Once the first step is satisfied, the second part of the requirement is enforced. It states: *"…Thereafter, any future development shall have a proportionate number of workforce units of not less than 25% of the total units as workforce units until the total obligation is satisfied."*
4. At the time Lot 2 was being developed, the first obligation for affordable housing was being contemplated on another lot within the development. Because this first step of the requirement was not satisfied, Lot 2 was able to proceed without providing any affordable units.
5. During the approval process for Lot 2, it was understood that Habitat for Humanity was going to develop Lots 81, 82, and 83 for affordable units in the future.
6. Lots 81, 82, and 83 were intended to contain affordable townhomes.
7. Lot 83 contains 0.36 acres.
8. Lot 83 is zoned SPA/RR.

9. Each of the lots will contain a townhome.
10. Each of the townhomes will be an affordable unit.
11. Details of the affordable housing will be memorialized in a Housing Agreement approved by the County Manager.
12. A written recommendation for approval was submitted to the County from the DRC.
13. The Silver Creek Village Center consists of approximately 244 acres and was approved for 1,290 residential units and 50,000 SF of commercial use through the Specially Planned Area (SPA) provisions of the 1998 Code and General Plan.
14. On August 6, 2015, the Development Agreement that implements the provisions of the SPA was recorded.
15. The Development Agreement contains several Exhibits that outline specific requirements as well as Development Standards that must be met for all development within the Village Center.
16. Where the Development Agreement is silent as to specific development standards, the Code provisions apply.
17. The Silver Creek Village Center Subdivision Plat was recorded on April 4, 2017. It consists of 19 lots that are intended to be further subdivided and developed, including Lots 13 and 16.
18. The processing of subdivision plats and other types of development permits are required to follow the provisions in the Code for the particular type of application.
19. This subdivision is being processed according to the Minor Development standards found in Chapter 3 of the Code. The Minor Development process is used for subdivisions containing up to ten (10) lots.
20. The plat contains a note stating: *"All dwelling units will be subject to the National Green Building Standards, Bronze, and the then effective version in effect at the time of building permit with certification by a qualified third party consultant that will be submitted t the Summit County Building Department to ensure compliance prior to the issuance of a certificate of occupancy."*
21. The plat contains a note stating: "A*ll fireplaces to be non-wood burning."*
22. The applicant filed a Final Site Plan application for the townhome lots in conjunction with the Final Subdivision Plat. The Final Site Plan is scheduled for a public hearing and possible recommendation after the public hearing for the Final Subdivision Plat.
23. The Final Site Plan staff report for Lot 83, dated February 13, 2024, addresses all the applicable Development Agreement standards for approval.
24. The site does not contain Critical Lands, as defined in the Snyderville Basin Development Code.
25. The development will tie into the existing sewer system.
26. Mountain Regional Water will supply water to the subdivision.
27. The Summit County Engineering Department reviewed the subdivision plat and provided preliminary approval. Final details will be resolved prior to recordation of the Final Subdivision Plat.
28. Applicable utility companies have confirmed their ability to provide service.
29. The subdivision has been designed to be compliant with the exhibits in the Development Agreement.
30. Written approval for the development of the subdivision has been granted by the property owner.

CONCLUSIONS OF LAW

1. The proposed subdivision complies with all applicable requirements of the Silver Creek Village Center Development Agreement as evidenced in the Finding of Fact and Conclusions of Law found in the staff report for the Final Site Plan for Lots 13, 15, and 16 dated February 24, 2024.
2. The subdivision is in accordance with the General Plan.
3. The subdivision conforms to all pertinent provisions of the Code.
4. The subdivision complies with appropriate concurrency management provisions of the Code and the appropriate infrastructure and level of service standards of the Code.
5. The development of the subdivision will not adversely affect the public health, safety and welfare.

CONDITIONS OF APPROVAL

1. Prior to Final Subdivision Plat recordation, confirmation of the final details of the plat will be verified by Staff.
2. Final details of any outstanding Engineering requirements shall be satisfied prior to recordation of the Final Subdivision Plat.
3. All service provider requirements shall be met.
4. A Workforce Housing Agreement shall be approved and recorded concurrent with the Subdivision Plat and Final Site Plan for Lot 83.
5. Written confirmation that the Final Site Plan is compliant with the National Green Building Standard for Site Design shall be submitted prior to final site plan recordation.

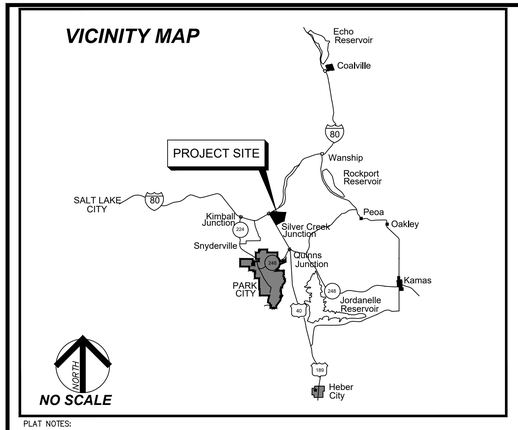
Attachments

Exhibit A: Proposed Subdivision Plat
Exhibit B: DRC Letter

EXHIBIT A

SILVER CREEK VILLAGE CENTER
LOT 83 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH



PLAT NOTES:

1. Lot 83 of the Silver Creek Village Center Subdivision corresponds to Parcel 24.2 of the Master Development Agreement, Recorded August 6, 2015 in the office of the Summit County Recorder as Entry number 1025271.
2. See Silver Creek Village Center Lot 2 Subdivision, Entry number 1102101, recorded November 26, 2018 in the office of the Summit County Recorder.
3. See A.L.T.A. survey of record, S–8979, recorded Feb. 22, 2017 in the office of the Summit County Recorder.
4. The tracts of land that are described in, subdivided by, and platted pursuant to this SILVER CREEK VILLAGE CENTER LOT 83 SUBDIVISION ("Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within a portion of the area constituting and referred to as the Silver Creek Village generally depicted and described in the Development Agreement. As used in these Plat notes, the term "Parcel" shall mean any tract of land shown as part of the Platted Lands. The Platted Lands are subject to the provisions of the Development Agreement and the requirements, restrictions, and limitations imposed thereby.
5. This Plat is subject to, among other things, the provisions of: (a) the Development Agreement; and (b) The Master Declaration of Covenants, Conditions, Restrictions and Easements for Silver Creek Village ("Master CC&Rs") recorded April 20, 2017, as Entry No. 01067652, in Book 2405, beginning at Page 1721, in the official records of the Summit County, Utah Recorder. The Master CC&Rs references the rights of the Silver Creek Village Owners Master Association ("Master Association") and further describes that each subdivision, or grouping of subdivisions, will have its own sub or district association, which will be a separate association from the Master Association. References in these Plat notes to a "Sub–association" shall mean a sub–association established in conformity with the Master CC&Rs and a separate set of governing documents for such Sub–association.
6. These Plat notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the owners with respect to each Parcel of the Platted Lands.
7. Pursuant to Utah Code Ann. § 17–27a–603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE and approves this Plat solely for the purpose of confirming that this Plat contains the PUE and approximates the location of the PUE, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
   a) a recorded easement or right–of way,
   b) the law applicable to prescriptive rights,
   c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   d) any other provision of law.
8. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right–of–Way Department at 1–800–366–8532.
9. Roofing Material: Roofing materials must be non–combustible. No wood shake roofing material will be permitted.
10. Fire Apparatus Access Roads

An all–weather fire apparatus access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all–weather fire apparatus access road is to be maintained at all times during construction. In the event that the all–weather fire apparatus access road is not maintained, the PCFSD reserves the right to stop work until required roads are placed back in service. Fire apparatus access roads must be in accordance with Appendix D and all other applicable requirements of the International Fire Code. Each parcel/subdivision that is developed must be provided with the appropriate fire apparatus access roads, turn–arounds and in certain conditions, two means of ingress/egress into the area.

11. Water Supplies for Fire Protection

Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.

12. Fireplaces: all fireplaces shall be non wood burning.
13. Fire–Flow Requirements for Buildings

The minimum fire–flow and flow duration requirements must be as specified in Appendix B, Tables B105.1(1) and B105.1(2) of the International Fire Code. One– and Two–Family Dwellings, Group R–3 and R–4 Buildings and Townhouses: The required fire–flow shall be not less than 1,500 gallons per minute. Buildings Other Than One– and Two–Family Dwellings, Group R–3 and R–4 Buildings and Townhouses: The required fire–flow shall be not less than 2,000 gallons per minute.

14. All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non–exclusive easements, including emergency or non–emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plats.

15. Pursuant to Utah code ann. § 54–3–27, this plat conveys to the owner(s) or operators of utility facilities an 8' to 10' wide non–exclusive underground utility easement ("P.U.E."), along with all the rights and duties described therein.
16. A maximum 20% of an entire building lot or residential development parcel may include turf (DA §5.3.4.2);
17. All dwelling units will be built subject to the National Green Building Standard, Bronze, and the then effective version in effect at the time of the building permit with certification by a qualified third party consultant that will be submitted to the Summit County Building Department to ensure compliance prior to issuance of a certificate of occupancy.
18. A Sub–association shall maintain the private "alleys" depicted on the plat. The areas designated as Parcel C and D on this Plat shall be maintained by the Master Association, unless the Master Association designates the Sub–association as the responsible party.
19. All sidewalks and trails shown on Exhibit F3 in the Master Development Agreement, recorded August 6, 2015 in the office of the Summit County Recorder as entry number 1025271 (page 67 of 252) must be constructed as shown in the approved Site and Landscape plans.
20. No on street parking is allowed in winter months (as defined by Summit County) with the exception of those areas along Old Forest Drive and as shown on Exhibits G2 and G4 within the Master Development Agreement, Recorded August 6, 2015 in the office of the Summit County Recorder as Entry number 1025271 (pages 78 and 80 of 252)
21. Note that the County is not liable for damage to landscaping located within or adjacent to the County right–of–way; replacement is the sole responsibility of Developer(s) or Owners Association (DA §2.12.2);
22. The properties shown hereon lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) Map #49043C0926C, Effective Date: March 16, 2006.
23. Lots with basements may require a privately owned and operated wastewater ejector pump for wastewater service.
24. Lots 15–24 are Affordable Housing Units subject to the deed restrictions described in the workforce housing agreement entered into by and between Summit County and Habitat for Humanity of Summit & Wasatch Counties.
25. Record of Survey filed on _____ __, 20__ as file No. S–_____ in the Summit County Recorder's Office.
26. The Developer acknowledges services for the project are being supplied by Mountain Regional Water District for water and Snyderville Basin Water Reclamation District for sewer, as those are the approved service providers to the site.

SILVER CREEK VILLAGE CENTER LOT 83 SUBDIVISION LEGAL DESCRIPTION:

All of Lot 83 of Silver Creek Village Center Lot 2 Subdivision, Entry No. 1102101, recorded November 26, 2018, in the office of the Summit County Recorder. Lot 83 being located in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian.

More particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East 1,849.58 feet along the northerly line of said Section 22 and thence North 00°16'58" East 994.25 feet to the true Point of Beginning, and running thence North 89°54'51" East 208.12 feet to a point on a 930.00 foot radius non–tangent curve to the right, the center of which bears South 81°09'41" West; thence Southerly 60.13 feet along the arc of said curve through a central angle of 03°42'15" (chord bears South 06°59'12" East 60.12 feet) to a point on a 15.00 foot radius compound curve to the right, the center of which bears South 84°51'56" West; thence Southwesterly 24.88 feet along the arc of said curve through a central angle of 95°02'55" (chord bears South 42°23'23" West 22.13 feet); thence South 89°54'51" West 175.84 feet to a point on a 15.00 foot radius curve to the right, the center of which bears North 00°05'09" West; thence Northwesterly 21.93 feet along the arc of said curve through a central angle of 83°45'12" (chord bears North 48°12'33" West 20.03 feet) to a point on a 725.00 foot radius reverse curve to the left, the center of which bears South 83°40'03" West; thence Northerly 63.39 feet along the arc of said curve through a central angle of 05°00'35" (chord bears North 08°50'15" West 63.37 feet) to the Point of Beginning.

Contains 0.36 acre, 15,615 square feet.

Contains 10 Lots and 2 Parcels.



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these presents that VILLAGE DEVELOPMENT GROUP INC, the undersigned owner of the described tracts of land, having caused the same to be subdivided into lots and streets to hereafter be known as:

Silver Creek Village Center Lot 83 Subdivision

does hereby dedicate for perpetual use of the public, subject to all interests of record, non exclusive easements as shown hereon for the use of Summit County, a political subdivision of the State of Utah, and other approved utility providers for the purpose of providing access for utility installation, maintenance, use and replacement.

In witness whereof, this _____ day of _____, 2023.

VILLAGE DEVELOPMENT GROUP INC

By_____

Name and Title: _____

ACKNOWLEDGMENT

State of Utah

County of _____

The foregoing Plat was acknowledged before me this _____ day of _____,2023

by _____, the _____ of VILLAGE DEVELOPMENT GROUP INC, a Utah company, on behalf of the Company.

Notary Public: _____

My Commission Expires: _____

LIEN HOLDER'S CONSENT TO RECORD

State of _____

County of _____

The undersigned lien holder hereby consents to the recordation of this plat.

COMPANY: _____ BY: _____

NAME and TITLE: _____

The foregoing consent to record was acknowledged before me this _____ day of _____ 2023.

BY: _____
Notary Public

My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 334571 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17–23–17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have subdivided said property into lots and streets, hereafter to be known as SILVER CREEK VILLAGE CENTER LOT 83 SUBDIVISION.

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PURDY STATE OF UTAH

_____
MICHAEL W. PURDY, PLS 334571

10/6/2023 **SHEET 1 OF 2**

SUMMIT COUNTY HEALTH DEPARTMENT	PUBLIC SAFETY ANSWERING POINT APPROVAL	DOMINION ENERGY	ROCKY MOUNTAIN POWER	MOUNTAIN REGIONAL WATER DISTRICT	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
ACCEPTED THIS _____ DAY OF _____, 2023. _____ SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR	APPROVED THIS _____ DAY, OF _____, 2023 _____ BY: JEFF WARD GIS DIRECTOR THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT	ACCEPTED THIS _____ DAY OF _____, 2023 BY THE DOMINION ENERGY WHICH HAS COMMITTED TO PROVIDING SERVICE TO THE LOTS INCLUDED ON THIS PLAT. _____ AUTHORIZED AGENT OF DOMINION ENERGY	SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT. _____ AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER	ACCEPTED THIS _____ DAY OF _____, 2023 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT. _____ AUTHORIZED AGENT	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2023. BY: _____

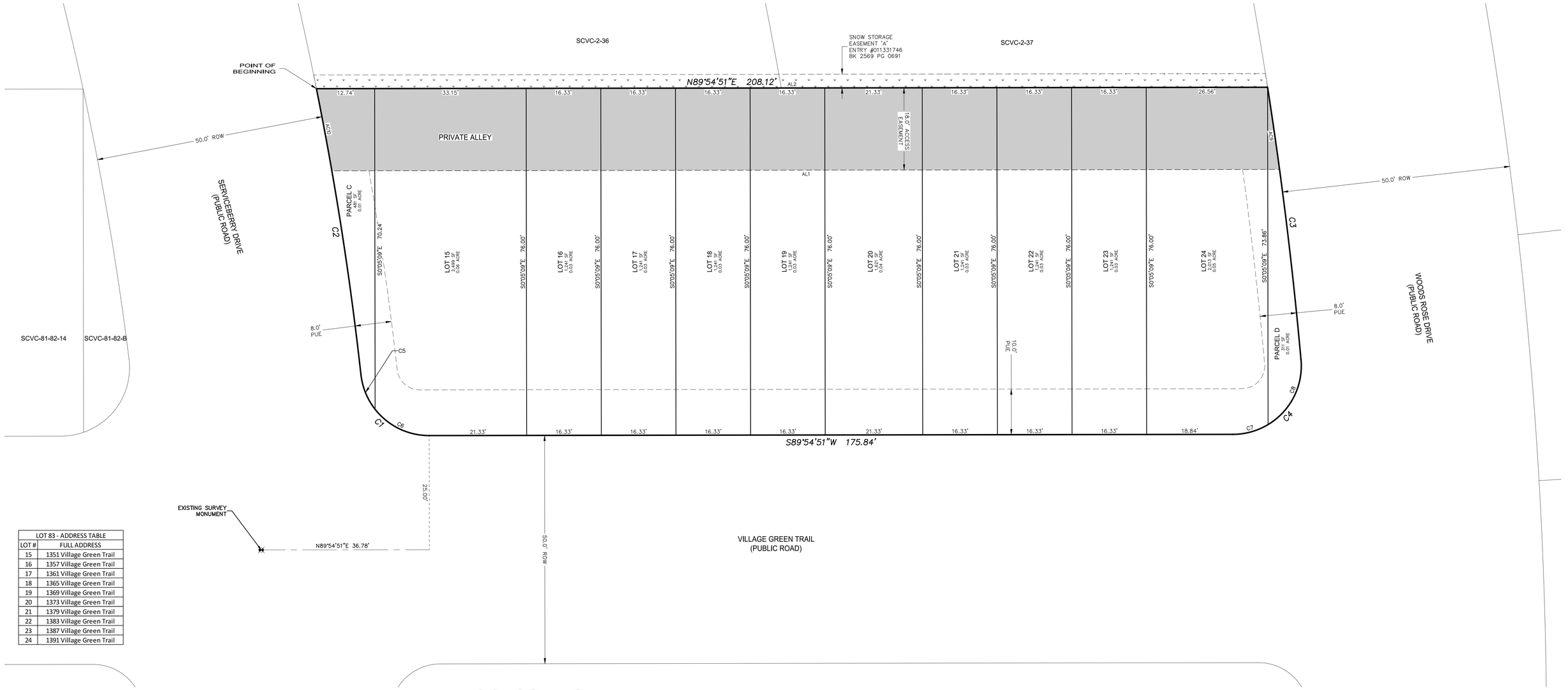
S.B.S.R.D.	COUNTY TREASURER	PARK CITY FIRE SERVICE DISTRICT	COUNTY ENGINEER	GOVERNING BODY APPROVAL AND ACCEPTANCE	APPROVAL AS TO FORM	RECORDED
THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. _____ _____ DATE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE	REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY TREASURER THIS _____ DAY OF _____ 2023. _____ SUMMIT COUNTY TREASURER	THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. _____ _____ DATE PARK CITY FIRE MARSHAL	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. _____ _____ DATE SUMMIT COUNTY ENGINEER	APPROVED THIS _____ DAY OF _____, 2023 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10–3–14. _____ SUMMIT COUNTY MANAGER	APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2023. _____ SUMMIT COUNTY ATTORNEY	ENTRY NO _____. STATE OF UTAH COUNTY OF SUMMIT DATE _____ TIME _____ RECORDED AND FILED AT THE REQUEST OF: _____ COUNTY RECORDER

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619–5528
mike.cpsurveying@gmail.com

path: C:\Users\kcoonan\ABS Dropbox\Projects\03. Silver Creek Village – Lot 2\06_Survey\
Survey: SCVC LOT 83 & Plat.dwg | Last Edit: October 31, 2023 | Edited By: kcoonan

SILVER CREEK VILLAGE CENTER
LOT 83 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



LOT 83 - ADDRESS TABLE	
LOT #	FULL ADDRESS
15	1351 Village Green Trail
16	1357 Village Green Trail
17	1361 Village Green Trail
18	1365 Village Green Trail
19	1369 Village Green Trail
20	1373 Village Green Trail
21	1379 Village Green Trail
22	1383 Village Green Trail
23	1387 Village Green Trail
24	1391 Village Green Trail

LEGEND

- EXISTING SURVEY MONUMENT
- ACCESS EASEMENT
- SNOW EASEMENT

LOT CORNER MONUMENTATION NOTE:

1) PK NAIL SHALL BE SET TOP OF CONCRETE CURB OFFSET TO LOT CORNERS.
2) 5/8 REBAR AND CAP MARKED PLS 334571 SHALL BE SET AT LOT CORNERS.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	15.00'	21.93'	83°45'12"	N48°12'33"W	20.03'
C2	725.00'	63.39'	5°00'35"	N8°50'15"W	63.37'
C3	930.00'	60.13'	3°42'15"	S6°59'12"E	60.12'
C4	15.00'	24.88'	95°02'55"	S42°23'23"W	22.13'
C5	15.00'	8.32'	31°46'30"	N22°13'12"W	8.21'
C6	15.00'	13.61'	51°58'42"	N64°05'48"W	13.15'
C7	15.00'	8.11'	30°58'16"	S74°25'43"W	8.01'
C8	15.00'	16.78'	64°04'39"	S26°54'16"W	15.91'

ACCESS EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AC9	930.00'	18.19'	1°07'13"	S8°16'43"E	18.19'
AC10	725.00'	18.31'	1°26'49"	N10°37'08"W	18.31'

LINE TABLE

LINE	LENGTH	BEARING
AL1	207.36'	S89°54'51"W
AL2	208.12'	N89°54'51"E

DEVELOPMENT STANDARDS

See Master Development Agreement, Entry 1025271, recorded 08-20-2015 in the office of the Summit County Recorder.

Lots 15-24 (Parcel 24.2)	Lot Use - Townhome
Maximum lot Size	2,500 SF
Minimum Front Setback	10 feet to front façade 10 feet to porch or balcony
Maximum Front Setback	15 feet to front façade.
Frontage Build Out	60%
* Minimum Side Setback	4 feet to home or garage 8.0 feet to Home or Garage when adjacent to Mountain Maple Drive, Serviceberry Drive and Woods Rose Dr.
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Min. Distance between Buildings	12 feet from detached garage to house
Maximum Height	37 feet
Driveway Setback	2.5 feet from side lot line
Alley access required	Yes
Parking Required	2 Off-Street stalls per Unit

* Side setbacks do not apply to townhomes at the common wall but do apply to public street Serviceberry Drive and Woods Rose Dr.

10/6/2023

SHEET 2 OF 2

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
3387 Comanche Road, St. George, UT 84790
Cell (435) 619-5528
mike.cpsurveying@gmail.com

NORTH

0 5 10 20 30

SCALE: 1"=10'

path: C:\Users\Mcconnor\MSG Dropbox\Projects\03. Silver Creek Village - Lot 21\06_Survey\...
File name: 21-Lot LOT 83 ALTA.dwg Date: Oct 06, 2023 Last Saved By: mcconnor

EXHIBIT B

Silver Creek Village
Design Review Committee

June 2, 2023

RE: **Approval of Preliminary Subdivision Plat and Site Plan for the Silver Creek Village Center Lot 83 Subdivision**

Habitat for Humanity

Dear Habitat for Humanity:

The Silver Creek Village Design Review Committee (the "**Committee**") has reviewed and recommends approval for your application for **Preliminary Subdivision Plat and Site Plan for the Silver Creek Village Center Lot 83 Subdivision** (the "**Project**"), submitted to the Committee for Final Design Review on **May 24, 2023**. Please include this recommendation letter in your application materials to Summit County for all applicable building and use permits. We wanted to indicate that the DRC panel voted unanimously to approve your application. Please make sure that the plans meet the NGBS standards as called out on the plat and in the Development Agreement.

Subsequent Adjustments. Any subsequent adjustments to Committee-approved final design documents, sample boards, etc., whether or not required by the County, must be submitted to the Committee for review and approval prior to commencing construction.

Pre-Construction Conference. No materials, temporary offices, portable toilets, excavation or construction equipment, or similar materials or equipment may be delivered to the site before the issuance of all building permit(s) from Summit County and completion of the Pre-Construction Conference. Submit a request for a Pre-Construction Conference at least **seven (7) working days** before the desired meeting date.

Validity of Approval. Final design approval is valid for **eight (8) months** from the date of this letter. If final design approval expires, all approvals related to the Project are revoked and you must repeat the Final Design Review process, unless waived in writing by the Committee.

Construction. Construction must commence within **one (1) year** of receiving Summit County final approval. If construction is not commenced within this time period, the Committee may revoke its recommendation. Construction must be completed within **eighteen (18) months** of commencement and all landscape Improvements must be installed within **one (1) summer**

season of occupancy. Prior written approval from the Committee is required for all time extensions.

Compliance Certificate. Occupancy of any improvement is prohibited until after the Committee has issued final construction approval. Upon completion of construction and prior to a request for a Certificate of Occupancy, you must provide written notice to the Committee requesting a final inspection. If the Committee determines that construction is complete and in compliance with Committee-approved plans and the governing design guidelines, the Committee will issue a Compliance Certificate (subject to completion of landscape installation).

***

Please note that the issuance of this or any other approval recommendation by the Committee does not imply corresponding compliance with legally required demands of other agencies. In addition to the Committee's review and approval recommendation, all construction must conform to all applicable design standards and ordinance requirements of Summit County and any other applicable governing agency.

If you disagree with the Committee's conclusions, you may appeal the decision in accordance with the procedures set forth in the Master Declaration of Covenants, Restrictions, and Easements for Silver Creek Village.

Should you have questions, please feel free to contact the Committee at the address above.

Sincerely,



Silver Creek Village
Design Review Committee

AGENDA ITEM NO. 5

Staff Report

SNYDERVILLE BASIN PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 13, 2024

SUBMITTED BY: Vicki Geary, Planning

ITEM TYPE: Recommendation

AGENDA SECTION: 6:00 P.M. Regular Session

SUBJECT:

Public hearing, possible recommendation regarding a Final Site Plan for a 10-unit townhome project on Lot 83 of the Lot 2 Silver Creek Village Center Subdivision, located at 6783 Service Berry Drive, Parcel SCVC-2-83. Applicant, Habitat for Humanity. Owner, Village Development Group. Administrative review. Project #23-048. *Jennifer Strader, Senior Planner.*

SUGGESTED ACTION:

ESTIMATED TIME:

INTRODUCTION:

BACKGROUND:

CONCLUSION:

ATTACHMENTS:

SBPC Staff Report February 13, 2024 FSP.pdf

STAFF REPORT

To: Snyderville Basin Planning Commission
From: Jennifer Strader, Senior Planner
Date of Meeting: February 13, 2024
Subject: Silver Creek Village Center Lot 83 Final Site Plan
Type of Item: Public Hearing
Process: Administrative Review

I. Recommendation

Staff has reviewed the application for compliance with all standards in the Silver Creek Village Center Development Agreement (Agreement) Snyderville Basin Development Code (Code) and found that it meets the minimum standards required for approval. Staff recommends the Snyderville Basin Planning Commission (SBPC) review the final site plan, conduct a public hearing, and vote to forward a positive recommendation to the Summit County Manager, pursuant to the findings of fact, conclusions of law, and conditions of approval found in this staff report.

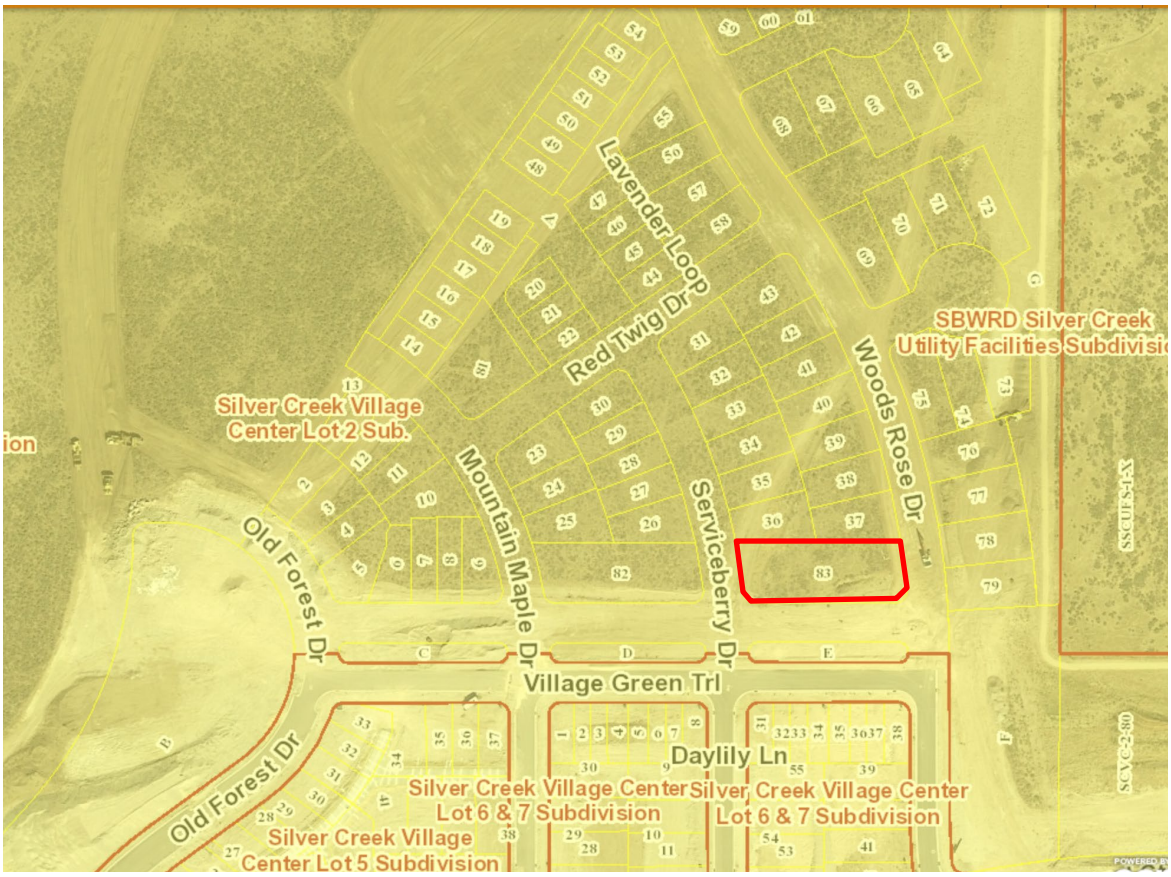
II. Project Description

Project Name:	Silver Creek Village Center Lot 83
Applicant(s):	Habitat for Humanity
Property Owner(s):	Village Development Group
Location:	6783 Service Berry Drive
Parcel Number and Size:	SCVC-2-83, 0.36 acres
Zone District:	SPA/RR
Final Land Use Authority:	County Manager

III. Proposal

The applicant is requesting consideration of a Final Site Plan for 10-unit townhome development on Lot 83 of the Silver Creek Village Center Lot 2 Subdivision **(Exhibit A)**.

IV. Vicinity Map



V. Background

The Village Center consists of approximately 244 acres and was approved for 1,290 residential units and 50,000 SF of commercial use. On June 22, 2015, the Development Agreement that implements the provisions of the SPA was recorded.

The Development Agreement contains several Exhibits that outline specific requirements as well as Development Standards that must be met for all development within the Village Center. Where the Development Agreement is silent as to specific development standards, the Code provisions apply.

The processing of final site plans and other types of development permits are required to follow the provisions in the Code for the particular type of application. A Final Site Plan requires a public hearing before the SBPC, who then forward a recommendation to the County Manager. The County Manager is the final land use authority.

VI. Development Agreement Analysis and Findings

Affordable Housing

When the Lot 2 subdivision was developed, the provision for each development to provide a minimum of 25% of the units as affordable had not commenced. The Agreement provides a two-step threshold to the development of affordable units. It first states:

"35% of the first 271 units (95 units) within the project shall be workforce units…"

Once the first step is satisfied, the second threshold must be met.

"…Thereafter, any future development shall have a proportionate number of workforce units of not less than 25% of the total units as workforce units until the total obligation is satisfied."

At the time Lot 2 was being developed, the first threshold was being reviewed and processed on another lot within the development. Because this first step of the requirement was not yet satisfied, Lot 2 was able to proceed without providing any affordable units. However, during the approval process for Lot 2, it was understood that Habitat for Humanity was going to develop Lots 81, 82, and 83 for affordable units in the future.

The townhomes will be a combination of three- and four-bedroom units that will be for sale. A workforce housing agreement is required to be approved by the County Manager concurrent with the approval of the subdivision and final site plan.

Exhibit B1 – Land Use Plan
The Land Use Plan identifies each Parcel and Block and its associated land use designation (a Block is made up of several Parcels). Lot 83 is designated as VR2 which allows multi-family and single family uses. A Multi-Family Unit is defined as:

"A residential unit that is adjoined to at least one other residential unit in either a side by side (townhome) or stacked (condominium, loft and/or apartment) configuration…"

Analysis: The lots are intended for townhomes. **COMPLIES**

Exhibit C1 – Parcel Standards
The Parcel Standards exhibit identifies each parcel, the parcel acreage, anticipated uses, and anticipated number of units. It also contains any special conditions for each parcel (e.g. when some parcels are platted, a condition that an adjacent park must be built will be noted). The anticipated number of units may be increased by a maximum of 25% or reduced from the identified number.

Analysis: The parcel included in the Final Site Plan is as follows**: COMPLIES**

PARCEL	LAND USE	ANTICIPATED USES	PROPOSED USES	ANTICIPATED UNITS	PROPOSED UNITS
24.2	VR2	Townhomes	Townhomes	8	**10**
TOTAL				**8**	**10**

Exhibit F2 – Building Use Plan
The Building Use Plan identifies the anticipated building types and general arrangement of the structures and road layout.

Analysis: The layout of the buildings is compliant with the buildings shown on

the Building Use Plan. **COMPLIES**

Exhibit F3 – Trails and Open Space Plan
The Trails and Open Space Plan identifies the locations of the community trail, neighborhood trails, sidewalks, and open space.

> **Analysis:** There are no neighborhood trail connections associated with Lot 83. Sidewalks adjacent to the main roads around the perimeter of the development parcels will be completed with the road construction. **COMPLIES**

The following table identifies Development Standards from the Development Agreement that are required to be met.

Agreement Requirement	Analysis	Finding
DRC Prior to the submission to the County of any Development Permit for a proposed development Parcel, the Developer shall submit its plans to the DRC to obtain the DRC's written recommendation.	The DRC submitted a written recommendation for approval **(Exhibit B)**.	**COMPLIES**
Environmental Requirement All dwelling units will be built subject to the National Green Building Standard, Bronze, and the then effective version in effect at the time of building permit with certification by a qualified third party consultant that will be submitted to the Summit County Building Department to ensure compliance prior to issuance of a certificate of occupancy.	Noted on the accompanying Subdivision Plat.	**COMPLIES**
Environmental Requirement Prior to plat recordation within any Parcel within the Project, Silver Creek Village will comply with the National Green Building Standard for Site Design and Development or a similar standard and submit proof of such to Summit County.	Written confirmation that the Final Site Plan is compliant with the National Green Building Standard for Site Design will be submitted prior to plat recordation.	**COMPLIES (as conditioned)**
Environmental Requirement Require all fireplaces to be non-wood burning. This requirement shall be noted on all plats.	Noted on the accompanying Subdivision Plat.	**COMPLIES**

Environmental Requirement There will be a maximum 20% of an entire building lot or residential development parcel that may include turf. Requirement will be noted on all plats containing residential units.	Noted on the accompanying Subdivision Plat.	**COMPLIES**
Fire A letter from the Fire District is required prior to subdivision plat approval.	The Park City Fire District reviewed the plans and did not have any concerns or comments with the proposal.	**COMPLIES**
Sewer A Line Extension Agreement shall be accepted by the Water Reclamation District prior to subdivision plat approval.	The Snyderville Basin Sewer Improvement District provided written confirmation that they have reviewed and approved this project.	**COMPLIES**
Setbacks Min Front: 10' to front façade, porch, or balcony Max Front: 15' to front façade Min Side: 4' to home or garage, 2.5' to detached garage, 8' when adjacent to side street Min Rear: 15' to home Alley: 5' or less or 20' or more to rear loaded garage Driveway: 2.5' from side lot line	Front: 10' Front: 15' Service Berry Drive: ~10' Woods Rose Drive: ~8' Rear: ~20' Alley: ~20' Driveway: 2.5'	**COMPLIES**
Parking Required Townhomes: 2 spaces per lot (off street) 10 Townhomes = **20 spaces**	Parking Provided **20 spaces** provided (in garages)	**COMPLIES**
Height The maximum height allowed on Parcel 24.2 is 37'.	The highest point of the building is ~37'.	**COMPLIES**

Snyderville Basin Development Code Analysis and Findings
All development permits shall comply with the Development Standards found in Chapter 4 of the Code. However, because there is an existing Development Agreement, only those standards below, which are not addressed in the Agreement, apply.

Environmental Criteria *Air Quality *Water Quality *Watershed Protection *Sewage Disposal	The development does not contain any elements that would have a negative effect on air quality in a manner that would require State approval. The development will tie into the existing sewer system.	**COMPLIES**
Critical Lands *Wetlands *Slopes exceeding 30% *Ridgelines *Avalanche Zones *Geologic Hazards	There are no wetlands, slopes, ridgelines, avalanche zones or geologic hazards located on the parcel.	**COMPLIES**
Water and Water Supply Willing to serve letter required prior to development permit approval.	Mountain Regional Water will supply water to the development.	**COMPLIES**
Transportation Infrastructure and Access Design	The Summit County Engineering Department reviewed the plans and provided preliminary approval. Final details will be confirmed prior to recordation.	**COMPLIES (as conditioned)**
Public Utilities A letter shall be obtained from the public utility companies that will provide service to the development.	Applicable utility companies have confirmed their ability to provide service.	**COMPLIES**
Mail Delivery Locations for mail delivery should be shown on the final site plan and written approval from the postmaster.	Community mailboxes were identified and approved as part of the overall Lot 2 subdivision.	**COMPLIES**
Solid Waste and Recycling Garbage and Recycling Containers need to be identified on the site plan and located within a completely enclosed structure.	Summit County Public Works reviewed the site plan and stated they have no comments.	**COMPLIES**
Architectural Regulations	The proposed architecture has been reviewed and recommended by the Silver Creek Village Center DRC.	**COMPLIES**

Landscape Regulations At the time of development application, the application shall include a conceptual landscape plan. Prior to building permit issuance, a complete landscape plan shall be submitted to and approved by the director.	A conceptual landscape plan was submitted with the Final Site Plan. Prior to the issuance of a building permit, Staff will review the final landscape plan for compliance with the standards in the Code.	**COMPLIES (as conditioned)**
Lighting Regulations Lighting is reviewed and approved by the Community Development Director or his or her designee prior to any installation.	All proposed lighting shall comply with the standards in the Development Code. Prior to the issuance of a building permit, Staff will review the final lighting plan for compliance with the standards in the Code.	**COMPLIES (as conditioned)**

VIII. Recommendation

Staff recommends the Snyderville Basin Planning Commission (SBPC) review the proposed Final Site Plan, conduct a public hearing, and vote to forward a positive recommendation to the Summit County Manager based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. Habitat for Humanity submitted a Final Site Plan application for a 10-unit townhome development on Lot 83 of the Silver Creek Village Center Lot 2 Subdivision (SCVC-83-2).
2. Parcel SCVC-83-2 is owned by Village Development Group.
3. Parcel SCVC-83-2 is located at 6783 Service Berry Drive.
4. Parcel SCVC-83-2 is zoned SPA/RR.
5. Parcel SCVC-83-2 contains 0.36 acres.
6. The Silver Creek Village Center consists of approximately 244 acres and was approved for 1,290 residential units and 50,000 SF of commercial use through the Specially Planned Area (SPA) provisions of the 1998 Code and General Plan.
7. On June 22, 2015, the Development Agreement that implements the provisions of the SPA was recorded.
8. The Development Agreement contains a number of Exhibits that outline specific requirements as well as Development Standards that must be met for all development within the Village Center.
9. Where the Development Agreement is silent as to specific development standards, the Code provisions apply.
10. The processing of final site plans and other types of development permits are required to follow the provisions in the Code for the particular type of application.
11. When the Lot 2 subdivision was developed, the provision for each development to provide a minimum of 25% of the units as affordable had not commenced. The Agreement provides a two-step approach to the development of affordable units. It first states: *“35% of the first 271 units (95 units) within the project shall*

be workforce units…"

12. Once the first step is satisfied, the second part of the requirement is enforced. It states: *"…Thereafter, any future development shall have a proportionate number of workforce units of not less than 25% of the total units as workforce units until the total obligation is satisfied."*
13. At the time Lot 2 was being developed, the first obligation for affordable housing was being contemplated on another lot within the development. Because this first step of the requirement was not satisfied, Lot 2 was able to proceed without providing any affordable units.
14. During the approval process for Lot 2, it was understood that Habitat for Humanity was going to develop Lots 81, 82, and 83 for affordable units in the future.
15. Each of the townhomes will be an affordable unit.
16. Details of the affordable housing will be memorialized in a Housing Agreement approved by the County Manager, concurrent with his approval of the subdivision plat and final site plan.
17. Lot 83 is designated as VR2 on the Silver Creek Village Center Development Agreement Land Use Plan which allows multi-family and single family uses.
18. A Multi-Family Unit is defined as: *"A residential unit that is adjoined to at least one other residential unit in either a side by side (townhome) or stacked (condominium, loft and/or apartment) configuration…"*
19. The parcel included in the Final Site Plan is 24.2 per the Parcel Stanrads Exhibit in the Silver Creek Village Center Development Agreement.
20. Parcel 24.2 contains 10 townhomes.
21. Sidewalks adjacent to the main roads around the perimeter of the development parcels will be completed with the road construction.
22. The DRC submitted a written recommendation for approval.
23. There is a note on the accompanying subdivision plat stating: *"All dwelling units will be built subject to the National Green Building Standard, Bronze, and the then effective version in effect at the time of building permit with certification by a qualified third party consultant that will be submitted to the Summit County Building Department to ensure compliance prior to issuance of a certificate of occupancy."*
24. There is a note on the accompanying subdivision plat stating: *"All fireplaces to be non-wood burning."*
25. There is a note on the accompanying subdivision plat stating: *"A maximum 20% of an entire building lot or residential development parcel that may include turf."*
26. The Park City Fire District submitted written approval of the site plan.
27. The Snyderville Basin Sewer Improvement District provide written confirmation that they have reviewed and approved this project.
28. The setback for each lot have been verified and the structures are compliant.
29. There are 2 parking spaces provided for each townhome in the garage.
30. The height of the buildings do not exceed the maximum allowed in the Development Agreement.
31. There are no wetlands, slopes, ridgelines, avalanche zones, or geologic hazards located on the development parcels.
32. Mountain Regional Water will supply water to the development, confirmed in writing.
33. The Summit County Engineering Department reviewed the plans and provided preliminary approval.
34. The applicant provided will-serve letters from the utility companies.

35. Community mailboxes have been identified on the Lot 2 subdivision, the location of which have been reviewed and approved by the Postmaster.
36. Summit County Public Works reviewed the proposed site plan and did not have any comments.
37. The proposed architecture has been reviewed and recommended by the Silver Creek Village Center DRC.
38. A conceptual landscape plan was submitted with the Final Site Plan.
39. A conceptual lighting plan was submitted with the Final Site Plan.

Conclusions of Law

1. The proposed multifamily development, as conditioned, complies with all requirements of the Silver Creek Village Development Agreement.
2. The proposed multifamily development, as conditioned, complies with all requirements of the Snyderville Basin Development Code.
3. The use is not detrimental to the public health, safety, and welfare.

Conditions of Approval

1. All service provider requirements shall be satisfied.
2. Prior to the issuance of a building permit, Staff will review the final lighting plan for compliance with the standards in the Code.
3. Final details of any outstanding Engineering requirements shall be satisfied prior to recordation of the Final Site Plan.
4. Prior to the issuance of the building permit, Staff will review the final landscape plan for compliance with the standards in the Code.
5. A Workforce Housing Agreement shall be approved and recorded concurrent with the Subdivision Plat and Final Site Plan for Lot 83.
6. Written confirmation that the Final Site Plan is compliant with the National Green Building Standard for Site Design shall be submitted prior to final site plan recordation.

Exhibits

Exhibit A: Proposed Final Site Plan
Exhibit B: DRC Letter

EXHIBIT A

SILVER CREEK VILLAGE CENTER

LOT 83 - FINAL SITE PLAN
SUMMIT COUNTY, UT

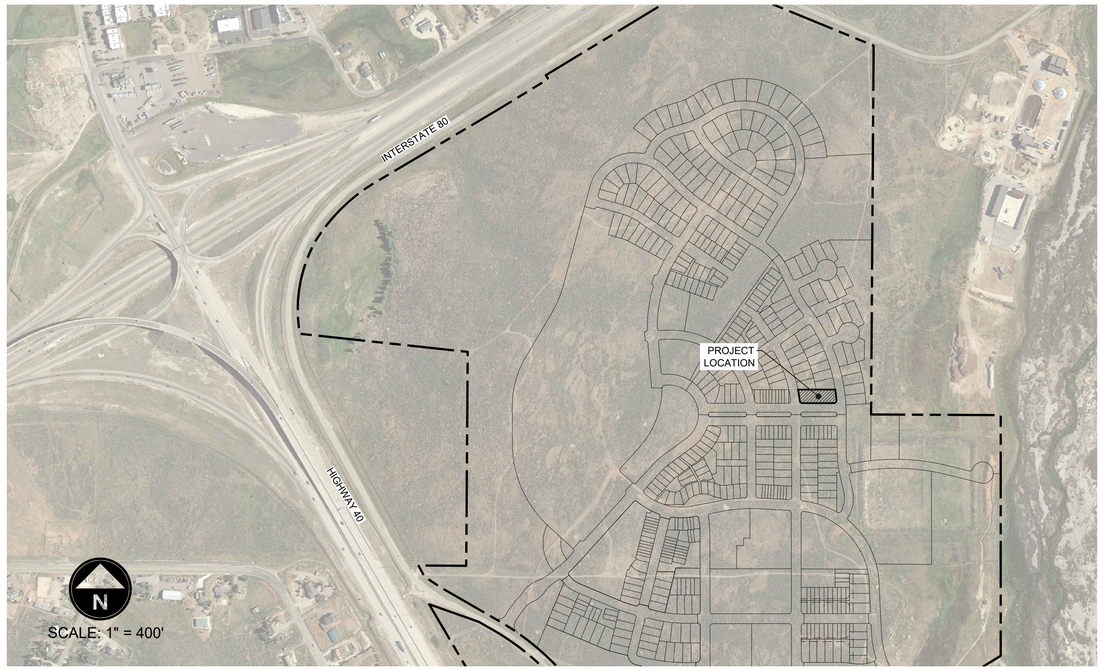
PREPARED FOR:
VILLAGE DEVELOPMENT GROUP, INC.
MATT LOWE
6028 SOUTH RIDGELINE DRIVE #203
OGDEN, UTAH 84405
801.648.8229

CONSULTANTS:
LAND PLANNING:
LANGVARDT DESIGN GROUP
ERIC LANGVARDT, LANDSCAPE ARCHITECT
328 W. 200 S. SUITE 102
SALT LAKE CITY, UTAH 84101
801.583.1295

ARCHITECT:
THINK ARCHITECTURE
TYLER KIRK, AIA
5151 900 E #200
SALT LAKE CITY, UTAH 84117
801.269.0055

CIVIL ENGINEER:
MULHOLLAND DEVELOPMENT SOLUTIONS
KRISTIAN MULHOLLAND, P.E.
P.O. BOX 680925
PARK CITY, UT
435.615.6550

LOCATION MAP:



SHEET INDEX:

CVR - COVER SHEET
C1.1 - EXISTING CONDITION MAP
C1.2 - LOT 83 TOPOGRAPHIC SURVEY

SP1.0 - FINAL SITE PLAN
C2.1 - LOT 83-BUILDING 3 GRADING PLAN
C2.2 - LOT 83-BUILDING 3 UTILITY PLAN

L1.0 - OVERALL LANDSCAPE PLAN
L1.1 - LANDSCAPE PLAN
L1.2 - PLANT SCHEDULE

D0.00 - COVER PAGE
D0.10 - ARCHITECTURAL SITE PLAN
D0.11 - HEIGHT ANALYSIS
D2.01 - 10 PLEX EXTERIOR VIEW
D3.11 TO D3.13 - BUILDING 3 FLOOR PLANS
D3.14 - BUILDING 3 ROOF PLAN
D3.21 TO D3.26 - BUILDING 3 ELEVATIONS
D3.41 TO D3.42 - 10 PLEX BUILDING SECTIONS
D4.11 TO D4.12 - 3 BEDROOM FLOOR PLANS
D4.21 TO D4.22 - 4 BEDROOM FLOOR PLANS
D5.01 TO D5.02 - MATERIAL BOARD

D5.11 TO D5.13 - DETAILS

SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, do hereby certify that I am a Professional Land Surveyor, and that I hold license number 334571 as prescribed under the laws of the State of Utah, and this Final Site Plan was prepared under my direction in accordance with the requirements of Summit County. I further cerfity that the property boundaries as shown are correct.

PROFESSIONAL LAND SURVEYOR No. 334571 10/6/2023 MICHAEL W. PURDY STATE OF UTAH

MICHAEL W. PURDY, PLS 334571

SILVER CREEK VILLAGE CENTER LOT 83:

All of Lot 83 of Silver Creek Village Center Lot 2 Subdivision, Entry No. 1102101, recorded November 26, 2018, in the office of the Summit County Recorder. Lot 83 being located in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian.

More particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East 1,849.58 feet along the northerly line of said Section 22 and thence North 00°16'58" East 994.25 feet to the true Point of Beginning, and running thence North 89°54'51" East 208.12 feet to a point on a 930.00 foot radius non-tangent curve to the right, the center of which bears South 81°09'41" West; thence Southerly 60.13 feet along the arc of said curve through a central angle of 03°42'15" (chord bears South 06°59'12" East 60.12 feet) to a point on a 15.00 foot radius compound curve to the right, the center of which bears South 84°51'56" West; thence Southwesterly 24.88 feet along the arc of said curve through a central angle of 95°02'55" (chord bears South 42°23'23" West 22.13 feet); thence South 89°54'51" West 175.84 feet to a point on a 15.00 foot radius curve to the right, the center of which bears North 00°05'09" West; thence Northwesterly 21.93 feet along the arc of said curve through a central angle of 83°45'12" (chord bears North 48°12'33" West 20.03 feet) to a point on a 725.00 foot radius reverse curve to the left, the center of which bears South 83°40'03" West; thence Northerly 63.39 feet along the arc of said curve through a central angle of 05°00'35" (chord bears North 08°50'15" West 63.37 feet) to the Point of Beginning.

Contains 0.36 acre, 15,615 square feet.

Contains 10 Lots and 2 Parcels.

LOT 83 - ADDRESS TABLE	
LOT #	FULL ADDRESS
15	1351 Village Green Trail
16	1357 Village Green Trail
17	1361 Village Green Trail
18	1365 Village Green Trail
19	1369 Village Green Trail
20	1373 Village Green Trail
21	1379 Village Green Trail
22	1383 Village Green Trail
23	1387 Village Green Trail
24	1391 Village Green Trail

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these presents that Village Development Group Inc, the undersigned owner of the described tracts of land, having caused the same to be subdivided into lots and streets to hereafter be known as:

Silver Creek Village Center LOT 83 Subdivision

does hereby dedicate for perpetual use of the public, subject to all interests of record, non exclusive easements as shown hereon for the use of Summit County, a political subdivision of the State of Utah, and other approved utility providers for the purpose of providing access for utility installation, maintenance, use and replacement..

In witness whereof, this ____ day of _____, 2023.

VILLAGE DEVELOPMENT GROUP, INC

By_____

Name and title:_____

ACKNOWLEDGMENT

State of Utah
County of _____

The foregoing Final Site Plan was acknowledged before me this _____ day of _____, 2023

by _____, the _____ of VILLAGE DEVELOPMENT GROUP INC, a Utah corporation, on behalf of the Company.

Notary Public: _____

My Commission Expires: _____

LIEN HOLDER'S CONSENT TO RECORD

State of _____

County of _____

The undersigned lien holder hereby consents to the recordation of this Final Site Plan.

COMPANY: _____ BY: _____

NAME and TITLE:_____

The foregoing consent to record was acknowledged before me this _____ day of _____, 2023.

BY: _____
Notary Public

My Commission Expires: _____

CONSENT TO RECORD

State of _____

County of _____

The undersigned beneficiary of a deed of trust hereby consents to the recordation of this Final Site Plan.

COMPANY: _____ BY: _____

NAME & TITLE: _____

The foregoing consent to record was acknowledged before me this _____ day of _____, 2023.

BY: _____
Notary Public

My Commission Expires: _____
Notary Public

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS _____ DAY OF _____, 2023.

_____
SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY, OF _____, 2023

_____
BY: JEFF WARD GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

MOUNTAIN REGIONAL WATER DISTRICT

ACCEPTED THIS _____ DAY OF _____, 2023 BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS FINAL SITE PLAN.

_____
AUTHORIZED AGENT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2023.

BY: _____

PARK CITY FIRE SERVICE DISTRICT

THIS FINAL SITE PLAN HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

_____ _____
DATE PARK CITY FIRE MARSHAL

S.B.S.R.D.

THIS FINAL SITE PLAN HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

_____ _____
DATE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

COUNTY TREASURER

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY TREASURER THIS_____ DAY OF _____ 2023.

_____
SUMMIT COUNTY TREASURER

ROCKY MOUNTAIN POWER

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS FINAL SITE PLAN.

_____
AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20___

BY_____

TITLE_____

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS FINAL SITE PLAN REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

_____ _____
DATE SUMMIT COUNTY ENGINEER

GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2023 ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14.

_____
SUMMIT COUNTY MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____

DAY OF _____, 2023.

_____
SUMMIT COUNTY ATTORNEY

RECORDED

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

_____
COUNTY RECORDER

SILVER CREEK VILLAGE CENTER
HABITAT FOR HUMANITY
LOT 83
FINAL SITE PLAN

Think Architecture

LDG LANGVARDT DESIGN GROUP EST. 2006 SALT LAKE CITY PLANNING & LANDSCAPE ARCHITECTURE

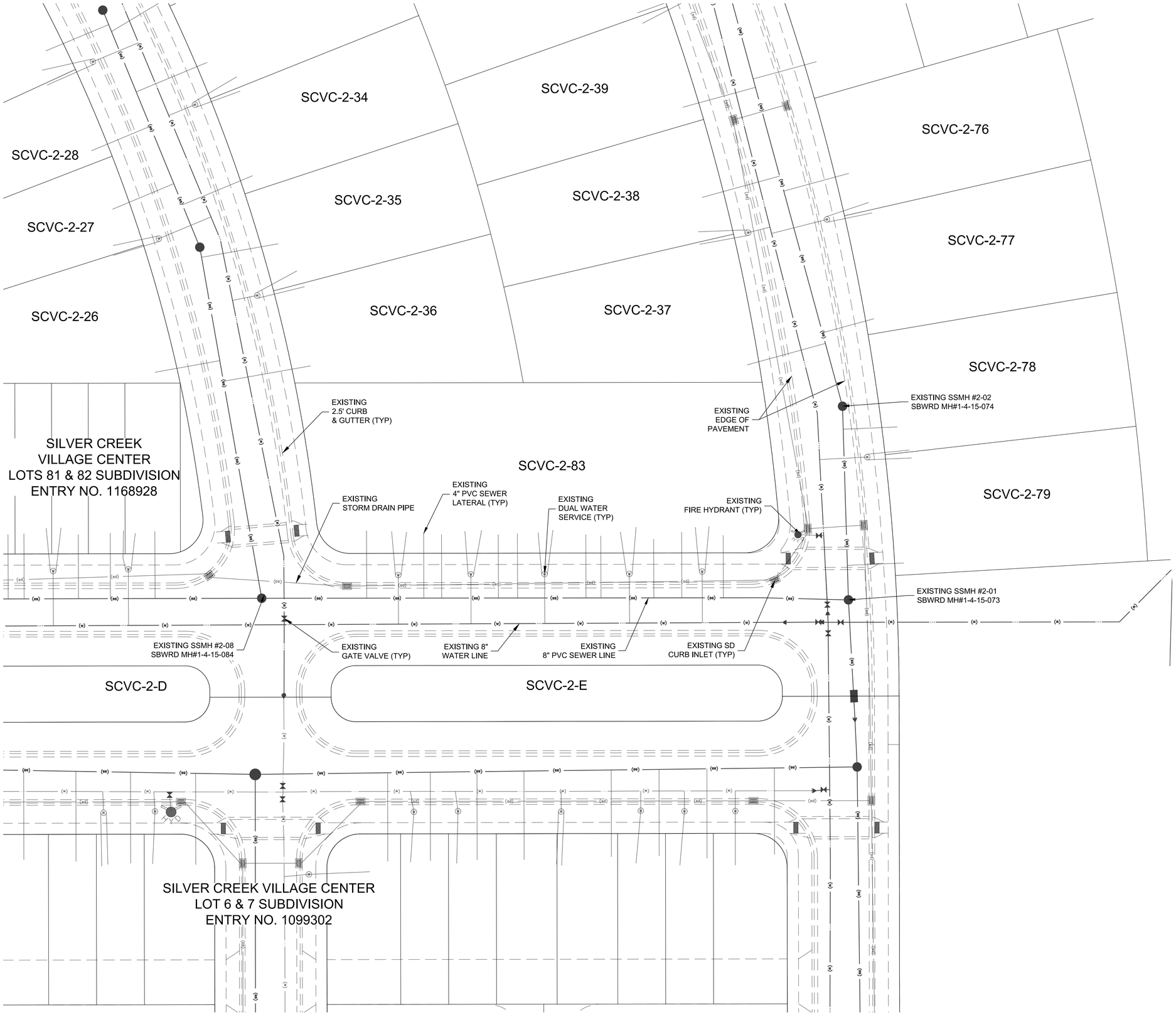
MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

DATE:	October 06, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	SCV-HH LOT 83
ISSUE:	
REVISIONS:	

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
CVR

path: C:\Users\bcocanour\MDS Dropbox\Projects\03_Silver Creek Village - Lot 2\01_DESIGN\HH Lots 81-83\02_Lot 83\
file name: C1.0-COVER SCV LOT 83 FSP.dwg | plot date: October 06, 2023 | plotted by: bcocanour



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE

0 10 20 40 80
1" = 20'

NORTH

SILVER CREEK VILLAGE CENTER
HABITAT FOR HUMANITY
LOT 83
FINAL SITE PLAN

Think Architecture

LDG — LANGVARDT DESIGN GROUP — EST. 2006 — LANDSCAPE & LANDSCAPE ARCHITECTURE — SALT LAKE CITY

MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

DATE:	March 08, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	SCV-HH LOT 83
ISSUE:	
REVISIONS:	

SHEET TITLE:
EXISTING CONDITION

SHEET NUMBER:
C1.1

path: C:\Users\bocanour\MDS Dropbox\Projects\03_Silver Creek Village - Lot 201_DESIGN\HH Lots 81-83\02_Lot 83\
file name: C1.1-SCV LOT 83 EXST COND.dwg | plot date: March 08, 2023 | plotted by: bocanour

TOPOGRAPHIC SURVEY

LOT 83 OF THE SILVER CREEK VILLAGE CENTER LOT 2 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL W. PURDY A REGISTERED UTAH LAND SURVEYOR DO HEREBY CERTIFY THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 334571. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS A BOUNDARY AND TOPOGRAPHIC SURVEY MADE UNDER MY DIRECT SUPERVISION OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. AND THAT THIS PLAT IS TRUE AND CORRECT.

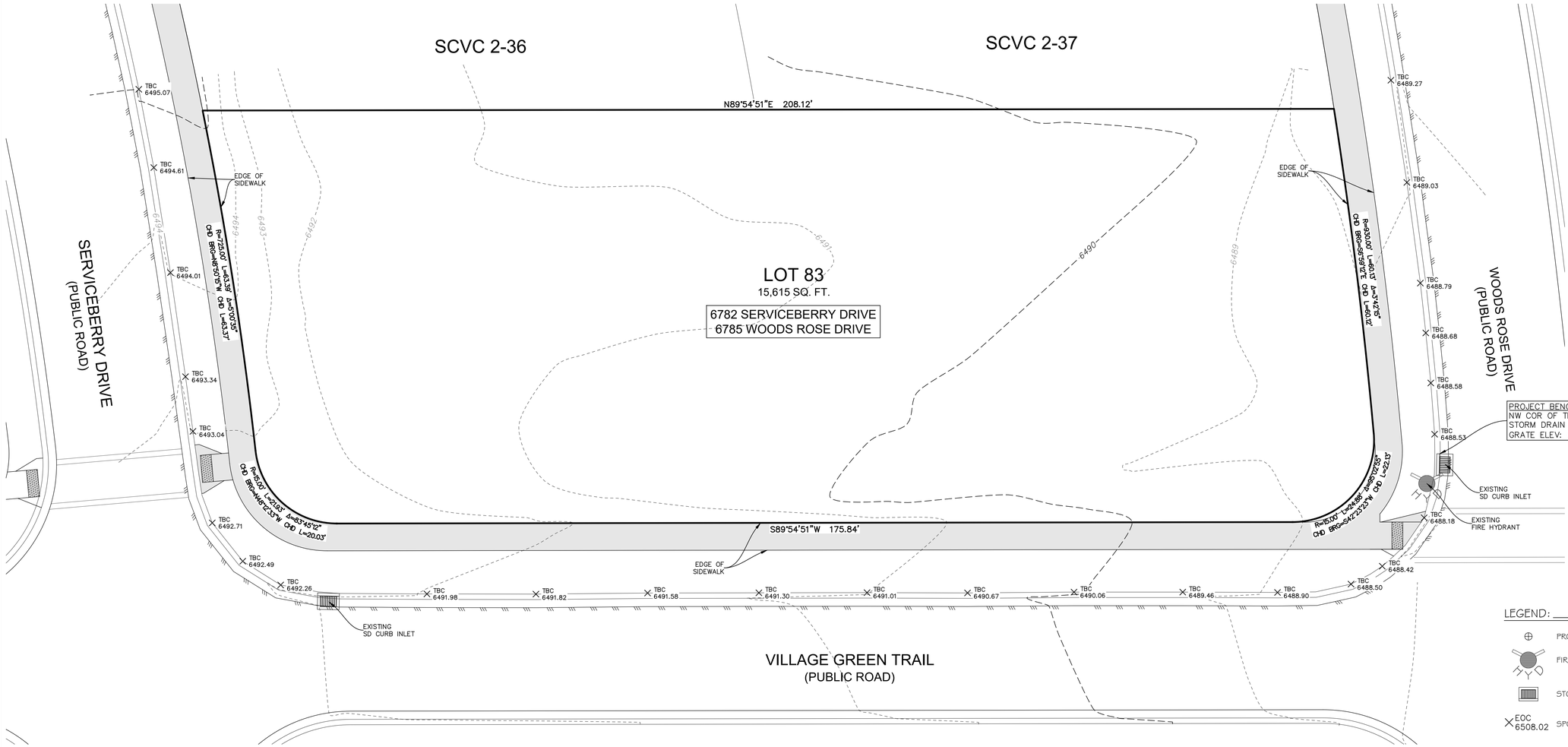
NARRATIVE

THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO SURVEY THE PROPERTY AS SHOWN HEREON AT THE REQUEST OF THE CLIENT. PROJECT BENCHMARK IS THE NW COR OF THE NORTHWEST CORNER OF EXISTING STORM DRAIN GRATE, GRATE ELEVATION: 6488.2', VERTICAL DATUM: NAVD 88. PUBLIC UTILITIES, IF SHOWN, WERE LOCATED FROM AVAILABLE DESIGN INFORMATION AND / OR BY DIRECT SURFACE OBSERVATION AS NOTED. OWNER SHOULD CONTACT LOCAL UTILITY COMPANIES OR GOVERNING MUNICIPALITIES FOR VERIFICATION AND / OR LOCATION OF ANY UNDERGROUND PUBLIC UTILITIES.

SURVEY COMPLETED: 08-05-2019

DESCRIPTION :

LOT 83 OF THE SILVER CREEK VILLAGE CENTER LOT 2 SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.



LEGEND:

- PROJECT BENCHMARK AS NOTED
- FIRE HYDRANT
- STORM DRAIN INLET
- EOC 6508.02 — SPOT ELEVATION (SURVEY)
- EXISTING MAJOR CONTOUR AT TIME OF SURVEY (5' INTERVAL)
- EXISTING MINOR CONTOUR AT TIME OF SURVEY (1' INTERVAL)

10 0 10
SCALE IN FEET
SCALE 1" =10'

No.	Description of Revisions	Date	By

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 S.Sir Monte Drive #43,
St George, Utah, 84770
435-619-5528
mike.cpsurveying@gmail.com

TOPOGRAPHIC SURVEY
LOT 83 OF THE SILVER CREEK VILLAGE CENTER
LOT 2 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

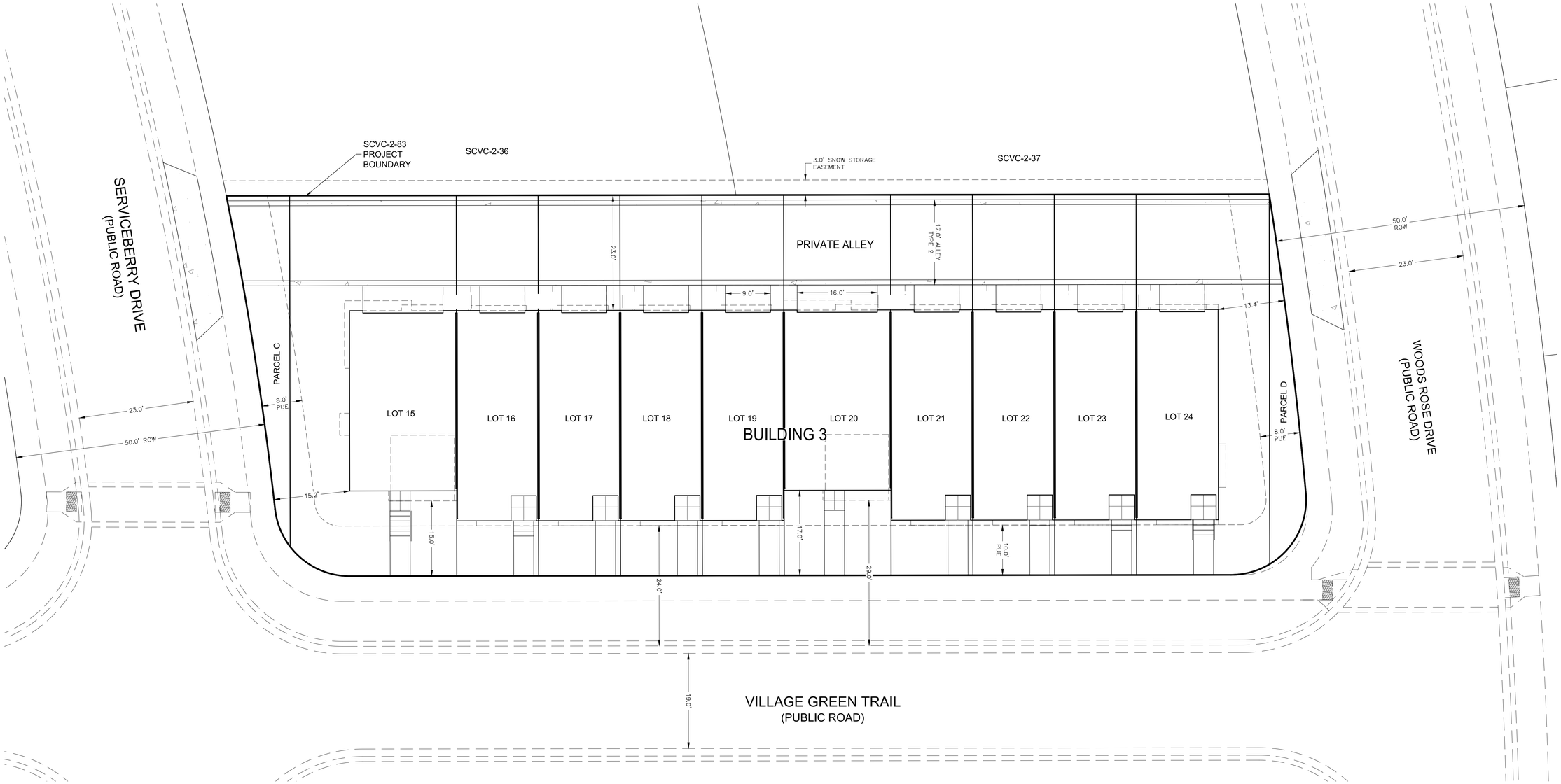
PROFESSIONAL LAND SURVEYOR
No. 334571
8/30/2022
MICHAEL W. PURDY
STATE OF UTAH

Project :
File : C1.2-SCV LOT 83 TOPOGRAPHIC SURVEY
Date : Aug. 30, 2022
Drafted by : BRC
Review by : MWP

Scale :
1"=10'

Sheet No.
1 Of 1

D:\MDS Drawings\Projects\03_Silver Creek Village - Lot 2\01_DESIGN\Plat Lots 81-83\02_Lot 83\C1.2-SCV LOT 83 TOPOGRAPHIC SURVEY.dwg, Aug 30, 2022 - 3:10pm, USER



DEVELOPMENT STANDARDS

See Master Development Agreement, Entry 1025271, recorded 08-20-2015 in the office of the Summit County Recorder.

Lots 15-24 (Parcel 24.2)	Lot Use - Townhome
Maximum lot Size	2,500 SF
Minimum Front Setback	10 feet to front façade 10 feet to porch or balcony
Maximum Front Setback	15 feet to front façade.
Frontage Build Out	60%
* Minimum Side Setback	4 feet to home or garage 8.0 feet to Home or Garage when adjacent to Serviceberry Drive and Woods Rose Dr.
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Min. Distance between Buildings	12 feet from detached garage to house
Maximum Height	37 feet
Driveway Setback	2.5 feet from side lot line
Alley access required	Yes
Parking Required	2 Off-Street stalls per Unit

* Side setbacks do not apply to townhomes at the common wall but do apply to public street Serviceberry Drive and Woods Rose Dr.

PROJECT MAILBOXES TO BE INCLUDED WITH LOT 2 SUBDIVSION LOCATED WEST OF PARCEL F (OPEN SPACE)

0 5 10 20 30
HORIZONTAL SCALE: 1"=10

NORTH

SILVER CREEK VILLAGE CENTER
HABITAT FOR HUMANITY
LOT 83
FINAL SITE PLAN

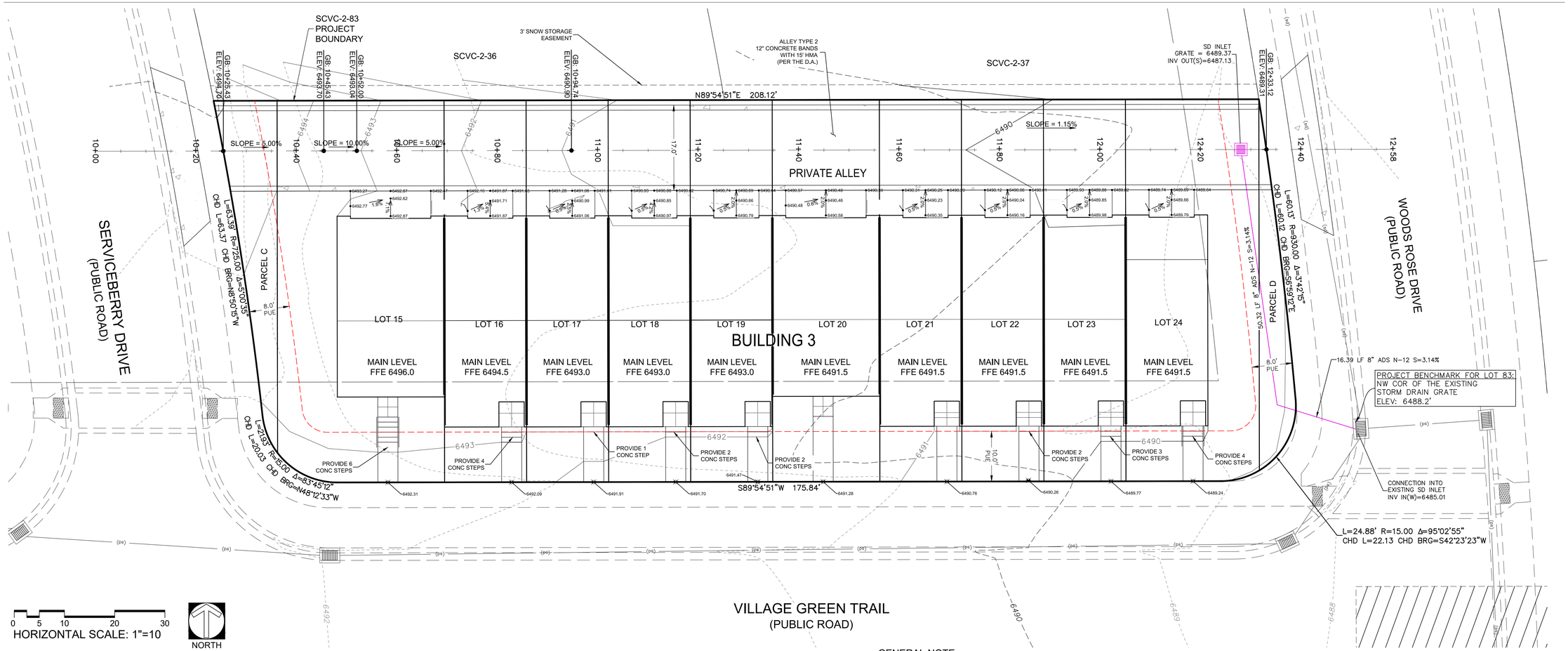
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LDG
LANGVARDT DESIGN GROUP
EST. 2006
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

MULHOLLAND
DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

DATE:	March 08, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	SCV-HH LOT 83
ISSUE:	
REVISIONS:	
SHEET TITLE:	FINAL SITE PLAN
SHEET NUMBER:	SP1.0

path: C:\Users\bocanour\MDS Dropbox\Projects\03. Silver Creek Village - Lot 2\01_DESIGN\HH Lots 81-83\02. Lot 83\
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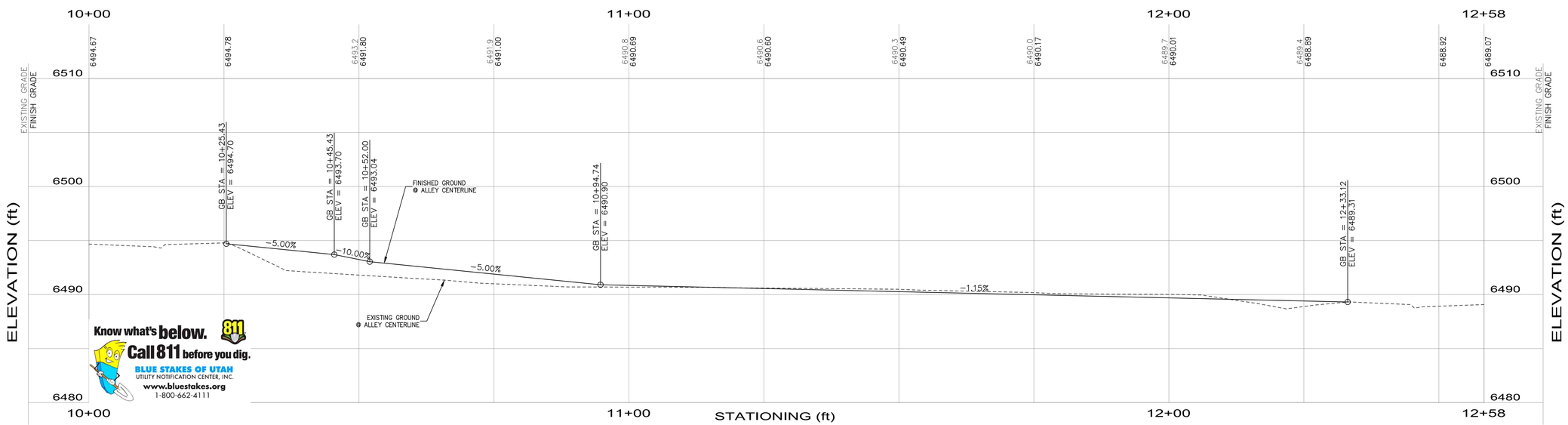


GENERAL NOTE:

1. THE PRIMARY POWER, NATURAL GAS AND FIBER OPTIC LINES SERVICING THE PROJECT SHALL BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS (P.U.E.).
2. SERVICE LINES TO INDIVIDUAL LOTS SHALL BE LOCATED IN PRIVATE UTILITY EASEMENTS OR THE P.U.E.

LEGEND

EASEMENT LINE (PUBLIC & PRIVATE) - GAS, POWER, FIBER OPTIC / DATA - SEE NOTES 1 & 2 AND SUBDIVISION PLAT.



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SILVER CREEK VILLAGE CENTER
HABITAT FOR HUMANITY
LOT 83
FINAL SITE PLAN

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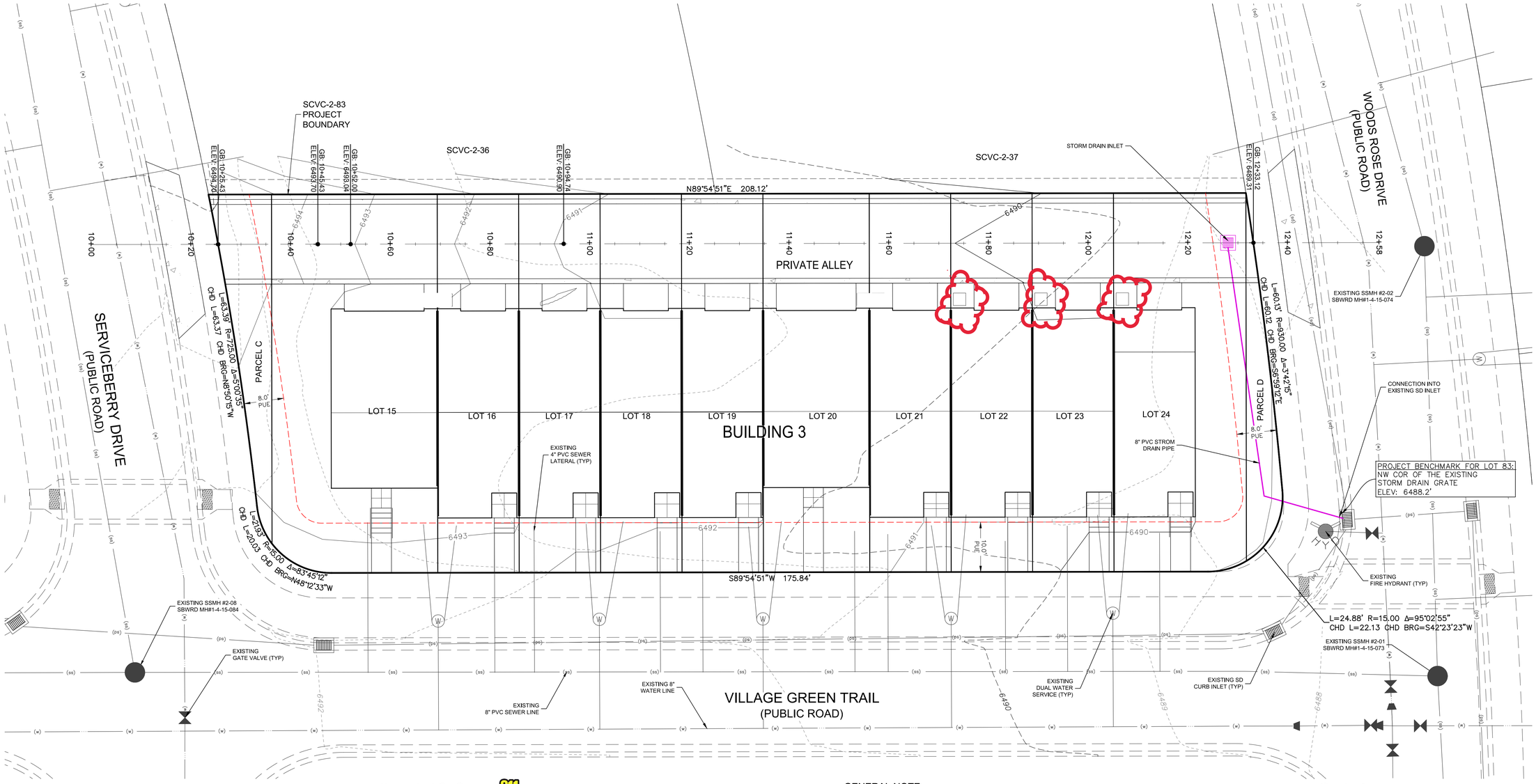
MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

DATE:	March 08, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	SCV-HH LOT 83
ISSUE:	
REVISIONS:	

SHEET TITLE:
LOT 83-BUILDING 3
GRADING PLAN

SHEET NUMBER:
C2.1

path: C:\Users\bcocanour\MDS Dropbox\Projects\03. Silver Creek Village - Lot 201_DESIGN\HH Lots 81-83\02. Lot 83\
file name: C2.1-SCV LOT 83 BUILDING AND GRADING PLAN.dwg | plot date: March 08, 2023 | plotted by: bcocanour



0 5 10 20 30
HORIZONTAL SCALE: 1"=10

NORTH

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2. SERVICE LINES TO INDIVIDUAL LOTS SHALL BE LOCATED IN PRIVATE UTILITY EASEMENTS OR THE P.U.E.

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING SSMH
- EXISTING STORM DRAIN INLET
- (sd) EXISTING STORM DRAIN PIPE
- (ss) EXISTING SANITARY SEWER LINE
- EXISTING 4" PVC SEWER LATERAL
- (w) EXISTING WATER LINE
- W EXISTING DUAL WATER SERVICE
- PROPOSED STORM DRAIN PIPE
- EASEMENT LINE (PUBLIC & PRIVATE) - GAS, POWER, FIBER OPTIC / DATA - SEE NOTES 1 & 2 AND SUBDIVISION PLAT.

SILVER CREEK VILLAGE CENTER
HABITAT FOR HUMANITY
LOT 83
FINAL SITE PLAN

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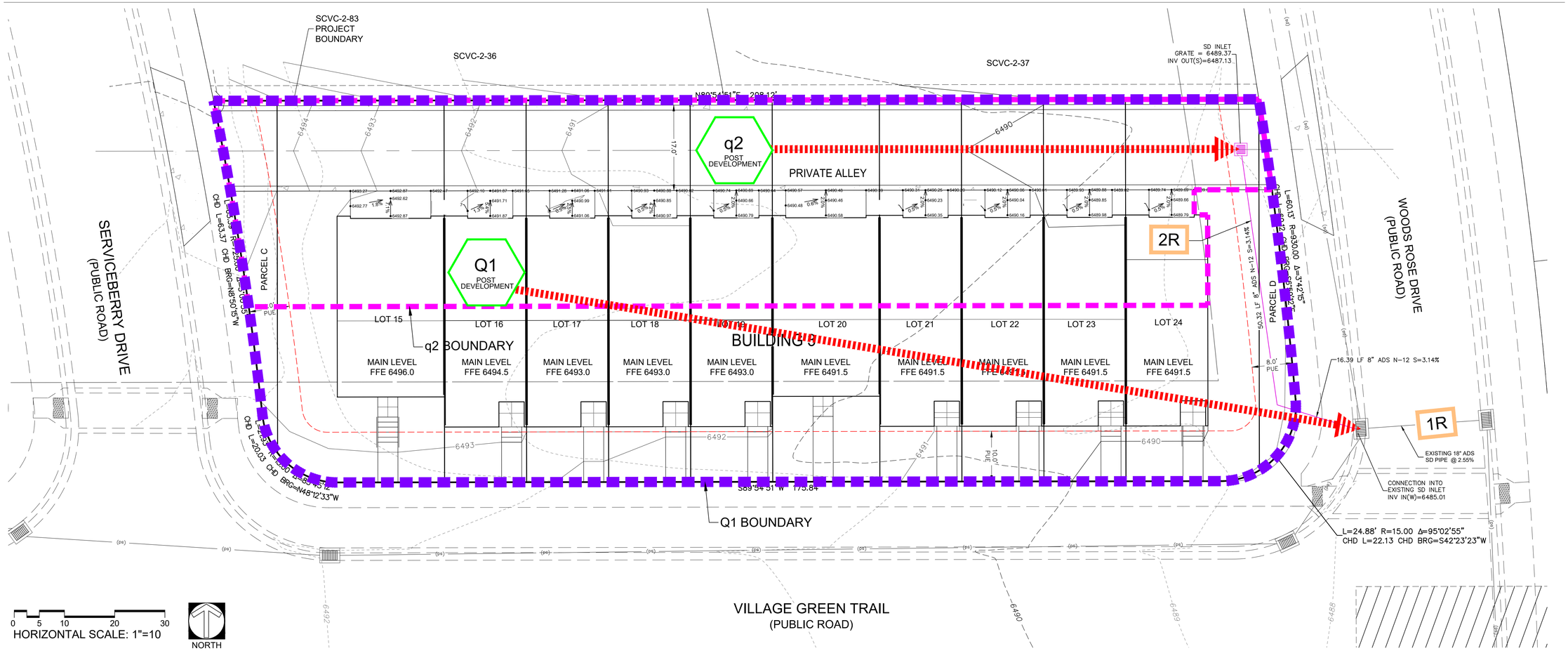
MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

DATE:	March 08, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	SCV-HH LOT 83
ISSUE:	
REVISIONS:	

SHEET TITLE:
LOT 83-BUILDING 3
UTILITY PLAN

SHEET NUMBER:
C2.2

path: C:\Users\bcocanour\MDS Dropbox\Projects\03. Silver Creek Village - Lot 201_DESIGN\HH Lots 81-83\02. Lot 83\
file name: C2.2-SCV LOT 83 UTILITY PLAN.dwg | plot date: March 08, 2023 | plotted by: bcocanour



0 5 10 20 30
HORIZONTAL SCALE: 1"=10

NORTH

Summary for Subcatchment Q1: Post Dev

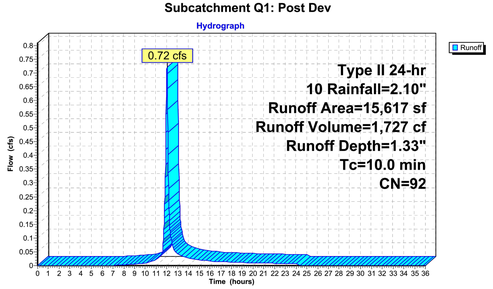
Runoff = 0.72 cfs @ 12.01 hrs, Volume= 1,727 cf, Depth= 1.33"
Routed to Reach 1R : EXIST 18" ADS PIPE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
Type II 24-hr 10 Rainfall=2.10"

	Area (sf)	CN	Description
*	3,532	98	Paved Alley Road, HSG C
*	8,350	98	Roofs,Patios, HSG C
*	3,735	74	Landscape / Grass cover, HSG C
	15,617	92	Weighted Average
	3,735	74	23.92% Pervious Area
	11,882	98	76.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, Min Tc

Subcatchment Q1: Post Dev



Summary for Subcatchment q2: Post Dev

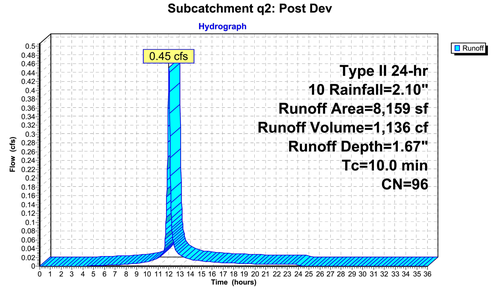
Runoff = 0.45 cfs @ 12.01 hrs, Volume= 1,136 cf, Depth= 1.67"
Routed to Reach 2R : 8" ADS PIPE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.02 hrs
Type II 24-hr 10 Rainfall=2.10"

	Area (sf)	CN	Description
*	3,532	98	Paved Alley Road, HSG C
*	3,960	98	Roofs, patios, HSG C
*	667	74	Landscape / Grass cover, HSG C
	8,159	96	Weighted Average
	667	74	8.18% Pervious Area
	7,492	98	91.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, Min Tc

Subcatchment q2: Post Dev



STORM WATER CALCULATIONS AND DESIGN PER ORDINANCE 953

THE STORM WATER DETENTION VOLUME FOR THIS PROJECT WAS INCLUDED IN THE SCV PHASE 1 HYDROLOGY REPORT DATED AUGUST 2017. SEE BELOW TABLE FOR THE COMPARISON SUMMARY BETWEEN THE POST-DEVELOPMENT 24.0S CATCHMENT FROM THE PHASE 1 REPORT AND LOT 83 PROJECT DEVELOPMENT WHICH IS REPRESENTED BY Q1 CATCHMENT.

CATCHMENT ID	**24.0S** (FROM SCV PHASE 1A POST DEVELOPMENT REPORT)	**Q1**	**REMARKS**
PERVIOUS AREA (%) & CN	18.63% (CN=72)	23.92% (CN=74)	THE PROPOSED PROJECT DEVELOPMENT AVERAGE CN CALCULATED IS LESS THAN THE ESTIMATED VALUE OF THE SCV PHASE 1A HYDROLOGY REPORT AND IS LESS IMPERVIOUS, THEREFORE NO ADDITIONAL DETENTION STRUCTURE, TSS REMOVAL AND WATER QUALITY VOLUME TREATMENT IS REQUIRED.
IMPERVIOUS AREA (%) & (CN)	81.37% (CN=98)	76.08% (CN=98)	
WEIGHTED AVERAGE CN	=(72 x 0.1863)+(98 x 0.8137) CN = 93	=(74 x 0.2392)+(98 x 0.7608) CN = 92	

CONVEYANCE SIZING

	POST DEVELOPMENT	
CATCHMENT ID	Q1	q2
CATCHMENT AREA (sq.ft)	15617.0	8159.0
RAINFALL EVENT	10-YR	10-YR
RUNOFF RATE (cfs)	0.72	0.45
PIPE ID	1R	2R
PIPE SIZE & SLOPE	EXISTING 18" ADS N-12 PIPE @ 2.55%	8" ADS N-12 PIPE @ 3.14%
PIPE CAPACITY (cfs)	18.19	2.32

SILVER CREEK VILLAGE CENTER
HABITAT FOR HUMANITY
LOT 83
FINAL SITE PLAN

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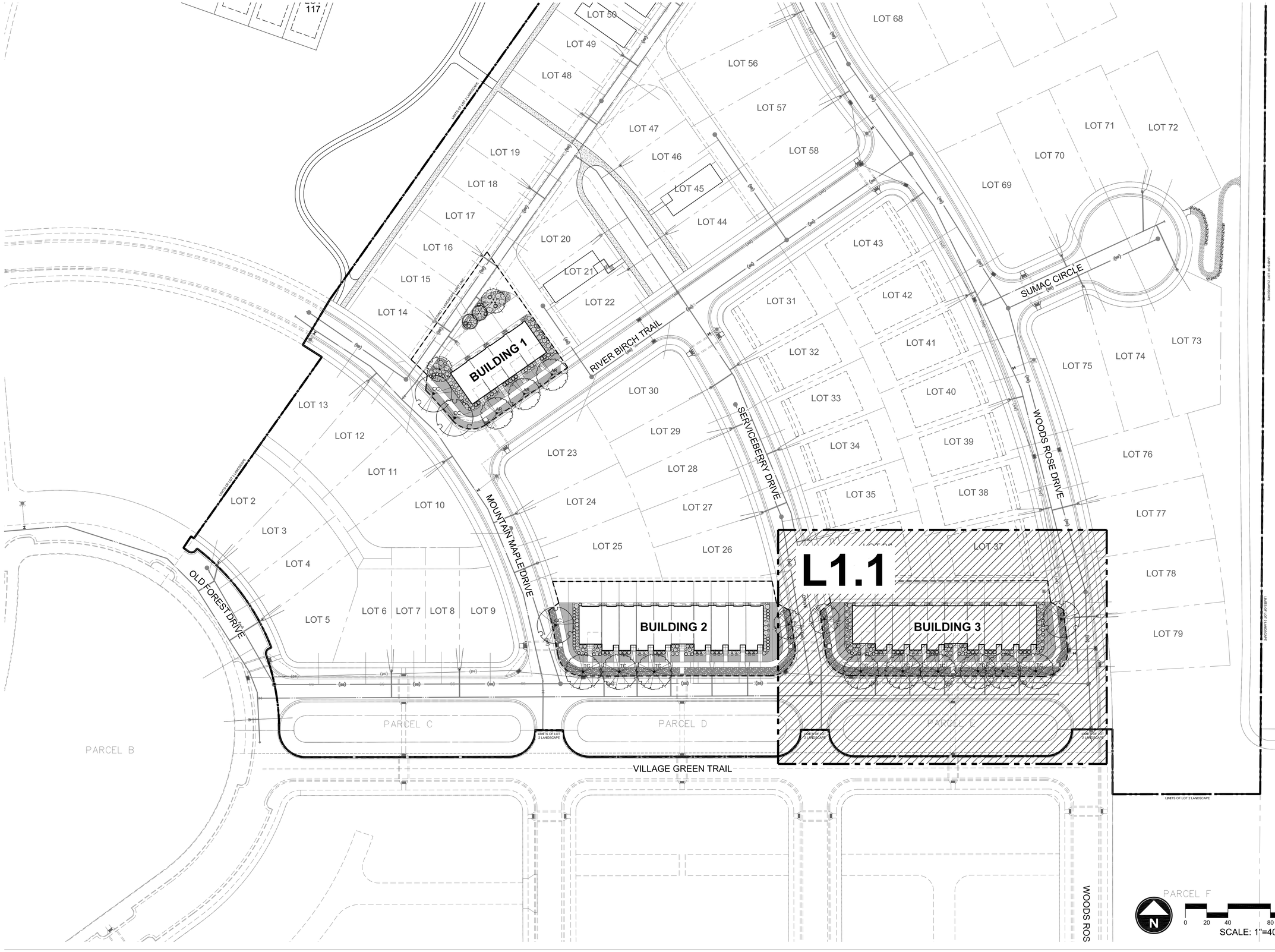
MULHOLLAND DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680925
PARK CITY, UTAH 84068
435.901.2940 (c)

DATE:	March 18, 2023
DESIGN BY:	KJM
DRAWN BY:	BRC/DUF
REVIEW BY:	
PROJECT NO:	SCV-HH LOT 83
ISSUE:	
REVISIONS:	

SHEET TITLE:
LOT 83
HYDROLOGY
EXHIBIT

SHEET NUMBER:
C2.3

path: C:\Users\Jenny\MDS Dropbox\Projects\03. Silver Creek Village - Lot 2\01_DESIGN\HH Lots 81-83\02. Lot 83\
file name: C2.3-SCV LOT 83 HYDROLOGY EXHIBIT.dwg | plot date: March 18, 2023 | plotted by: Jenny



SILVER CREEK VILLAGE CENTER

LOT 83 - HABITAT FOR HUMANITY BUILDING 3

SUMMIT COUNTY, UTAH

PREPARED FOR:

VILLAGE DEVELOPMENT GROUP, INC.
6028 SOUTH RIDGELINE DRIVE # 203
OGDEN, UT 84405

DATE:	03.16.2023
PROJECT:	000.0000.82
DRAWN BY:	AKC
REVIEW BY:	EL
VERSION:	FINAL SITE PLAN
REVISIONS:	

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

LOT 36

LOT 37

SERVICEBERRY DRIVE

WOODS ROSE DRIVE

BUILDING 3 LANDSCAPE LIMIT LINE

BUILDING 3

FP

FP

CC

TC TC TC TC TC TC

PLANTER BED AREA

LANDSCAPED PARKSTRIP WITH DECORATIVE COBBLE ROCK

PLANTER BED AREA

VILLAGE GREEN TRAIL

3 STREET TREES AT 30' O.C.

LANDSCAPED PARKSTRIP WITH DECORATIVE COBBLE ROCK

PARCEL E

LIMITS OF LOT 2 LANDSCAPE

LIMITS OF LOT 2 LANDSCAPE

N

0 5 10 20 30

SCALE: 1"=10'

LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

SILVER CREEK VILLAGE CENTER

LOT 83 - HABITAT FOR HUMANITY BUILDING 3

SUMMIT COUNTY, UTAH

PREPARED FOR:

VILLAGE DEVELOPMENT GROUP, INC.
6028 SOUTH RIDGELINE DRIVE # 203
OGDEN, UT 84405

DATE:	03.16.2023
PROJECT:	000.0000.82
DRAWN BY:	AKC
REVIEW BY:	EL
VERSION:	FINAL SITE PLAN
REVISIONS:	

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.1

LANDSCAPE NOTES:

A. INSTALL BARK MULCH TO AN AVERAGE MINIMUM DEPTH OF FOUR INCHES (4") ACROSS ALL PLANTER BED AREAS.
B. INSTALL COBBLE ROCK TO AN AVERAGE MINIMUM DEPTH OF FOUR INCHES (4") ACROSS ALL PARKSTRIP AREAS.
C. ALL PLANTER BED AREAS SHALL BE SEPARATED FROM TURFGRASS AREAS WITH METAL LANDSCAPE EDGING.
D. STREET TREES SHALL BE ADJUSTED TO ACCOMMODATE ACTUAL PARKSTRIP CONDITIONS AND UTILITY LOCATIONS, BUT THE TOTAL QUANTITIES AND APPROXIMATE SPACING SHOWN SHALL BE MET.
E. PRIOR TO INSTALLATION OF LANDSCAPING, MOUNTAIN REGIONAL WATER SHALL BE NOTIFIED TO REVIEW THE PROPOSED LANDSCAPE PLACEMENT; TREES SHALL NOT BE PLANTED WITHIN 6' OF ANY EXISTING WATER INFRASTRUCTURE (MAIN LINES, SERVICE LATERALS, METER VAULTS, FIRE HYDRANTS, VALVES, ETC.).
F. QUANTITIES FOR TREES, SHRUBS, GRASSES, PERENNIALS, AND LANDSCAPE MATERIALS SHOWN IN THE PLANT SCHEDULE ARE FOR BOTH MULTI-FAMILY BUILDINGS.

LANDSCAPE CALCULATIONS:

LOT 83 BUILDING 3	
TOTAL PARCEL SIZE	0.36 ACRES (15,635 SF)
TURFGRASS AREA PROVIDED	0.04 ACRES (1,843 SF)
TURFGRASS AREA PERCENTAGE	11.8%

PLANT SCHEDULE BLDG 3

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
CC	CC	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	1
FP	FP	Fraxinus pennsylvanica `Summit`	Summit Ash	2" Cal.	B&B	1
TC	TC	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	2" Cal.	B&B	6

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
CA	CA	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	Pot	5
PA	PA	Perovskia abrotanoides	Russian Sage	5 gal.	Pot	4
PO	PO	Physocarpus opulifolius `Amber Jubilee`	Ninebark	5 gal.	Pot	8
SJ	SJ	Spiraea japonica `Goldflame`	Spirea	5 gal.	Pot	11

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
KF	KF	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	15
PV	PV	Panicum virgatum `Shenandoah`	Switch Grass	1 gal.	Pot	16
PA	PH	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	1 gal.	Pot	21
SS	SS	Schizachyrium scoparium	Little Bluestem Grass	1 gal.	Pot	43

PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
AC	AC	Aquilegia caerulea `Rocky Mountain Blue`	Rocky Mountain Columbine	1 gal.	Pot	2
LS	LS	Leucanthemum x `Snow Lady`	Dwarf Shasta Daisy	1 gal.	Pot	1
RF	RF	Rudbeckia fulgida speciosa `Viette`s Little Suzy`	Coneflower	1 gal.	Pot	17
SN	SN	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	1 gal.	Pot	24

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BM	Bark Mulch 4" Depth	Shredded Hardwood Bark Mulch	---		1,804 sf
	CR	Decorative Cobble Rock 4" Depth	SouthTown cobble rock	2" to 4"		2,249 sf
	PP	Poa pratensis Cool season turfgrass blend of more drought tolerant bluegrass varieties and perennial rye grass varieties. BioGrass Sod Farms as basis of design.	BioBlue Kentucky Bluegrass Mix	Sod		1,843 sf

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SILVER CREEK VILLAGE CENTER
LOT 83 - HABITAT FOR HUMANITY BUILDING 3
SUMMIT COUNTY, UTAH

PREPARED FOR:

VILLAGE DEVELOPMENT GROUP, INC.
6028 SOUTH RIDGELINE DRIVE # 203
OGDEN, UT 84405

DATE:	03.16.2023
PROJECT:	000.0000.82
DRAWN BY:	AKC
REVIEW BY:	EL
VERSION:	FINAL SITE PLAN
REVISIONS:	

SHEET TITLE:
PLANT SCHEDULE

SHEET NUMBER:
L1.2



BUILDING #3 DEVELOPMENT PLAN
HABITAT FOR HUMANITY TOWNHOMES at SILVER CREEK VILLAGE CENTER
TABLE OF CONTENTS:

1) D0.10 - ARCHITECTURAL SITE PLAN
2) D0.11 - HEIGHT ANALYSIS
3) D2.01 - 10 PLEX EXTERIOR VIEW
4) D3.11 TO D3.14 - BUILDING 3 FLOOR PLANS
5) D3.21 TO D3.26 - BUILDING 3 ELEVATIONS
6) D3.41 TO D3.42 - 10 PLEX BUILDING SECTIONS
7) D4.11 TO D4.12 - 3 BEDROOM FLOOR PLANS
8) D4.21 TO D4.22 - 4 BEDROOM FLOOR PLANS
9) D5.01 TO D5.02 - MATERIAL BOARD
10) D5.11 TO D5.13 - DETAILS

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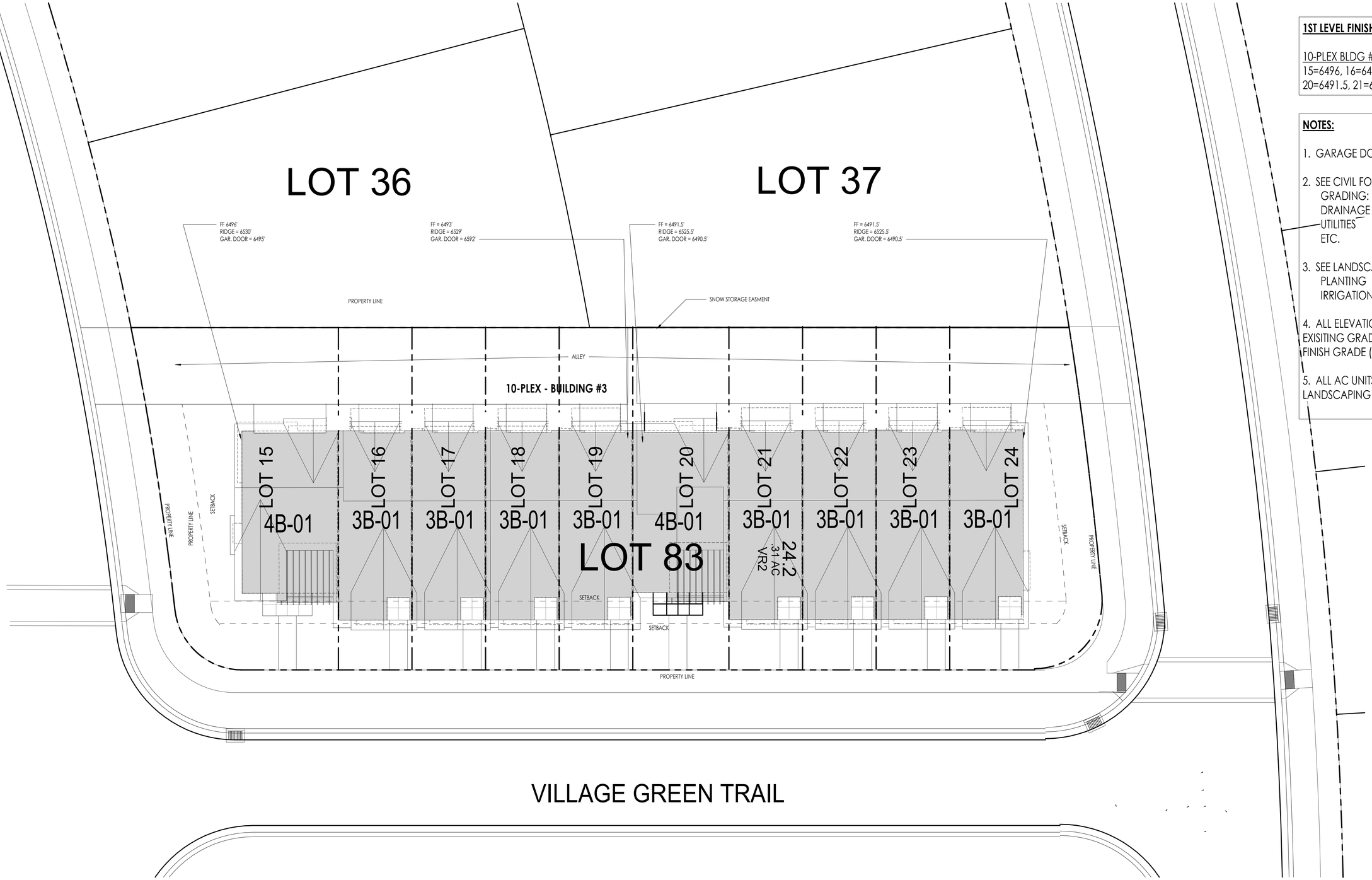
HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

COVER PAGE

D0.00

16 SEP 2022



1ST LEVEL FINISH FLOOR ELEVATIONS:

10-PLEX BLDG #3 (LEFT TO RIGHT FROM FRONT)
15=6496, 16=6494.5, 17=6493, 18=6493, 19=6493
20=6491.5, 21=6491.5, 22=6491.5, 23=6491.5, 24=6491.5

NOTES:

1. GARAGE DOOR -1' DOWN FROM FINISH FLOOR
2. SEE CIVIL FOR ALL:
   GRADING: EXISTING & FINISHED
   DRAINAGE
   UTILITIES
   ETC.
3. SEE LANDSCAPE DRAWINGS FOR:
   PLANTING
   IRRIGATION
4. ALL ELEVATION REFERENCES ARE RELATIVE TO EXISITING GRADE. EXISTING GRADE IS LOWER THAN FINISH GRADE (TYP.)
5. ALL AC UNITS TO BE SURROUNDED BY LANDSCAPING

ARCHITECTURAL SITE PLAN

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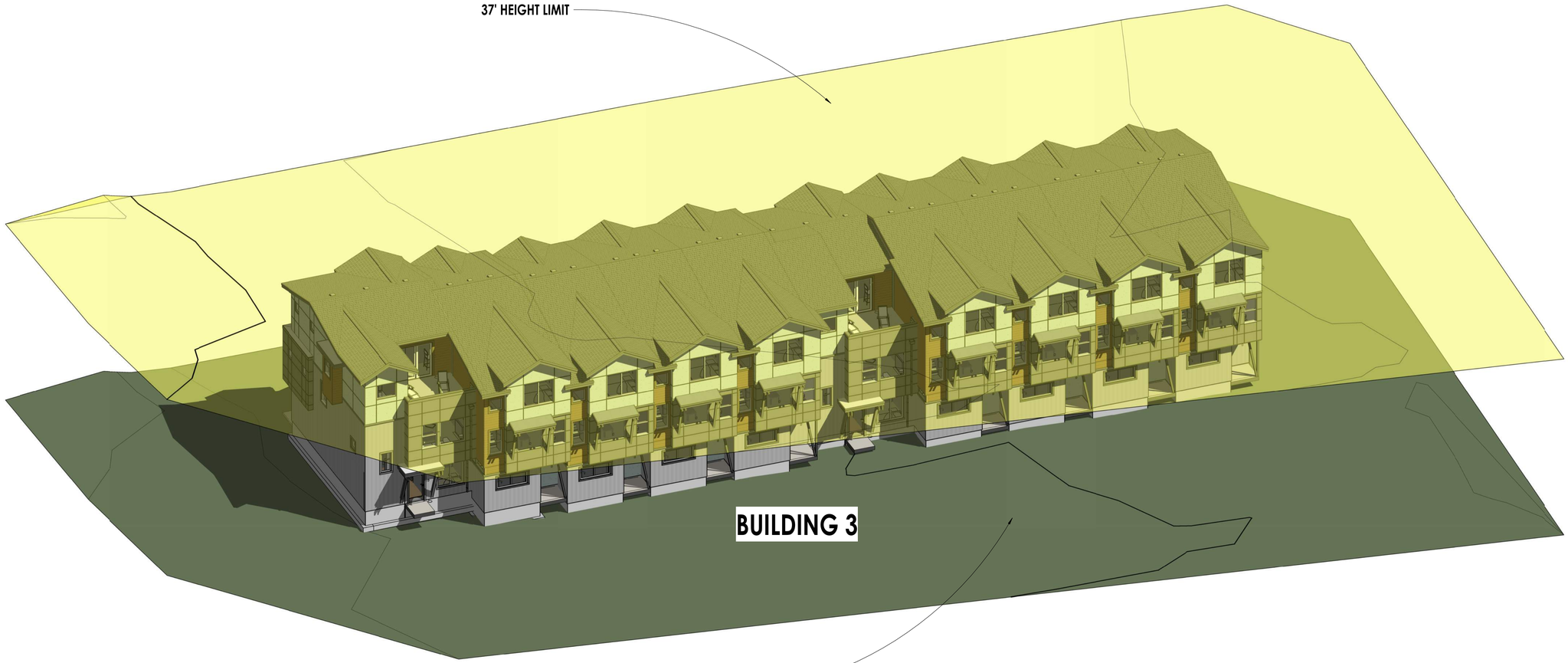
HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

ARCHITECTURAL SITE PLAN

D0.10

16 SEP 2022



HEIGHT STUDY BLDG #3 — 1 / D0.11

BUILDING IS BELOW THE ALLOWABLE HEIGHT LIMIT

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HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

HEIGHT ANALYSIS

D0.11

16 SEP 2022



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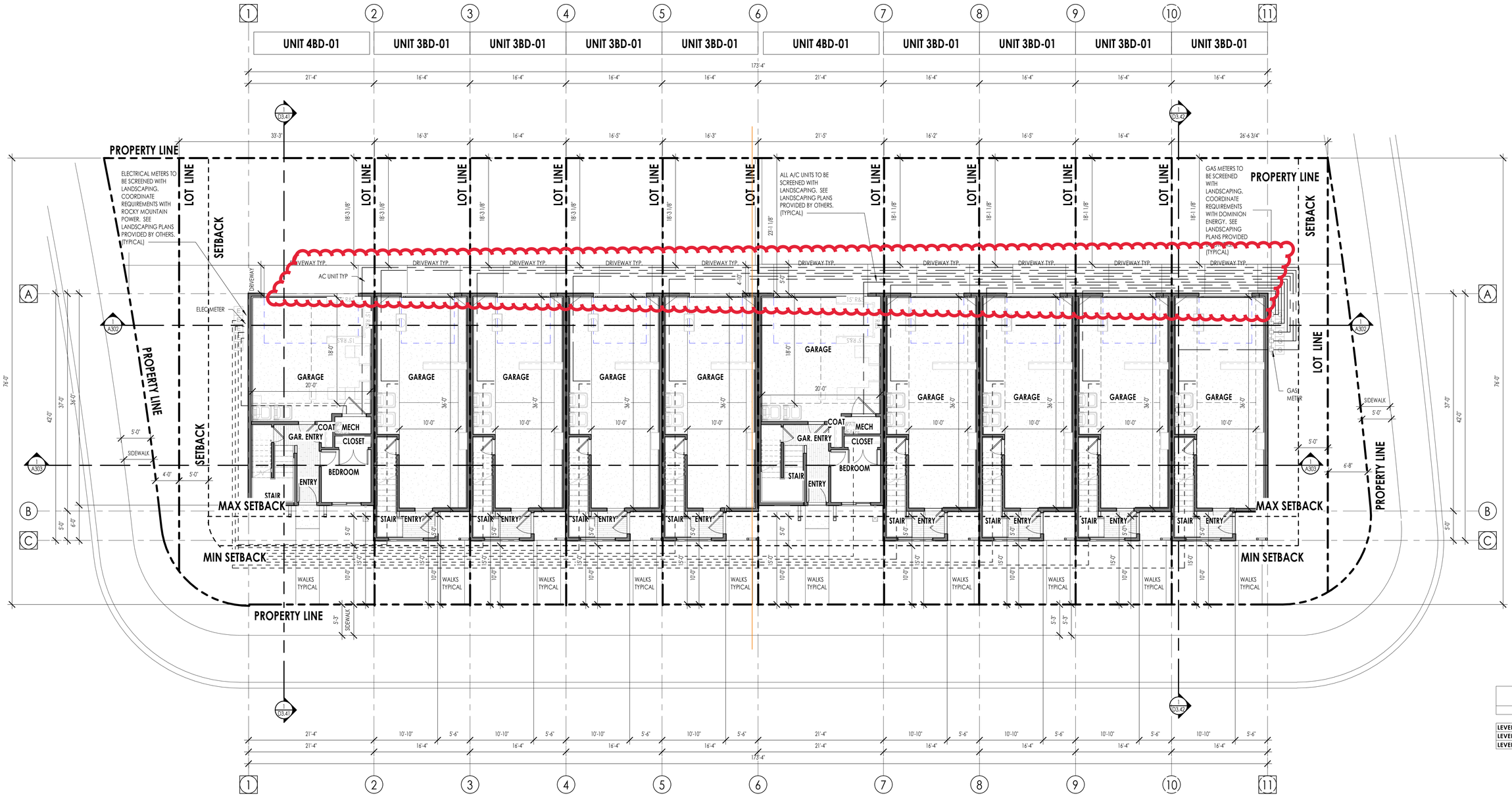
10-PLEX - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

10 PLEX - EXTERIOR VIEW

D2.01

2 NOV. 2021



LEVEL 1 - PRESENTATION BUILDING 3

1/8" = 1'-0"

BUILDING AREA	
Level	Area
LEVEL 1 - FLOOR PLAN	6804 SF
LEVEL 2 - FLOOR PLAN	7257 SF
LEVEL 3 - FLOOR PLAN	6966 SF
	21028 SF

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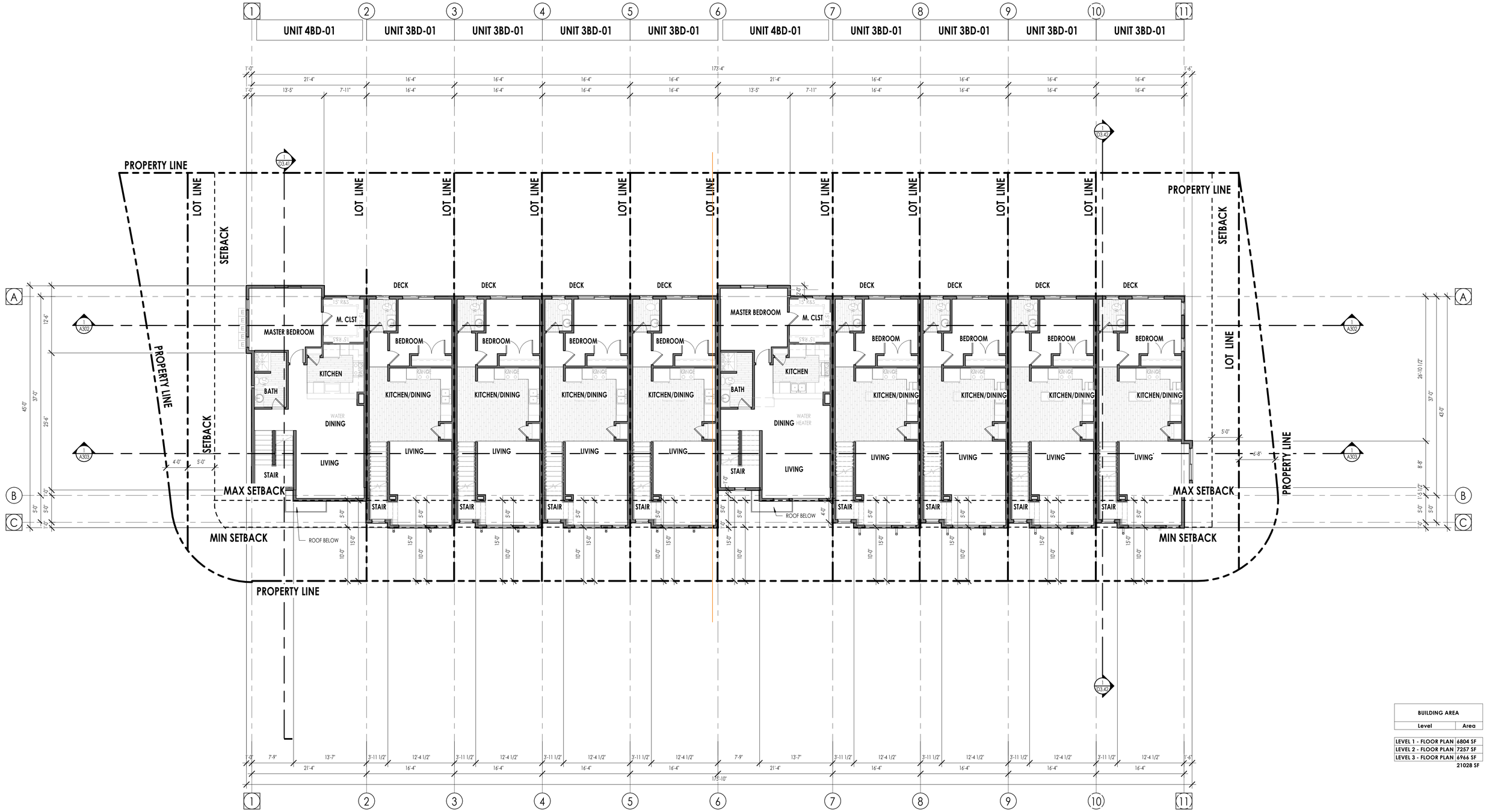
10-PLEX - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING #3 10
PLEX - LEVEL 1

D3.11

15 SEP, 2022



LEVEL 2 - PRESENTATION BUILDING 3

1/8" = 1'-0"

BUILDING AREA	
Level	Area
LEVEL 1 - FLOOR PLAN	6804 SF
LEVEL 2 - FLOOR PLAN	7257 SF
LEVEL 3 - FLOOR PLAN	6966 SF
	21028 SF

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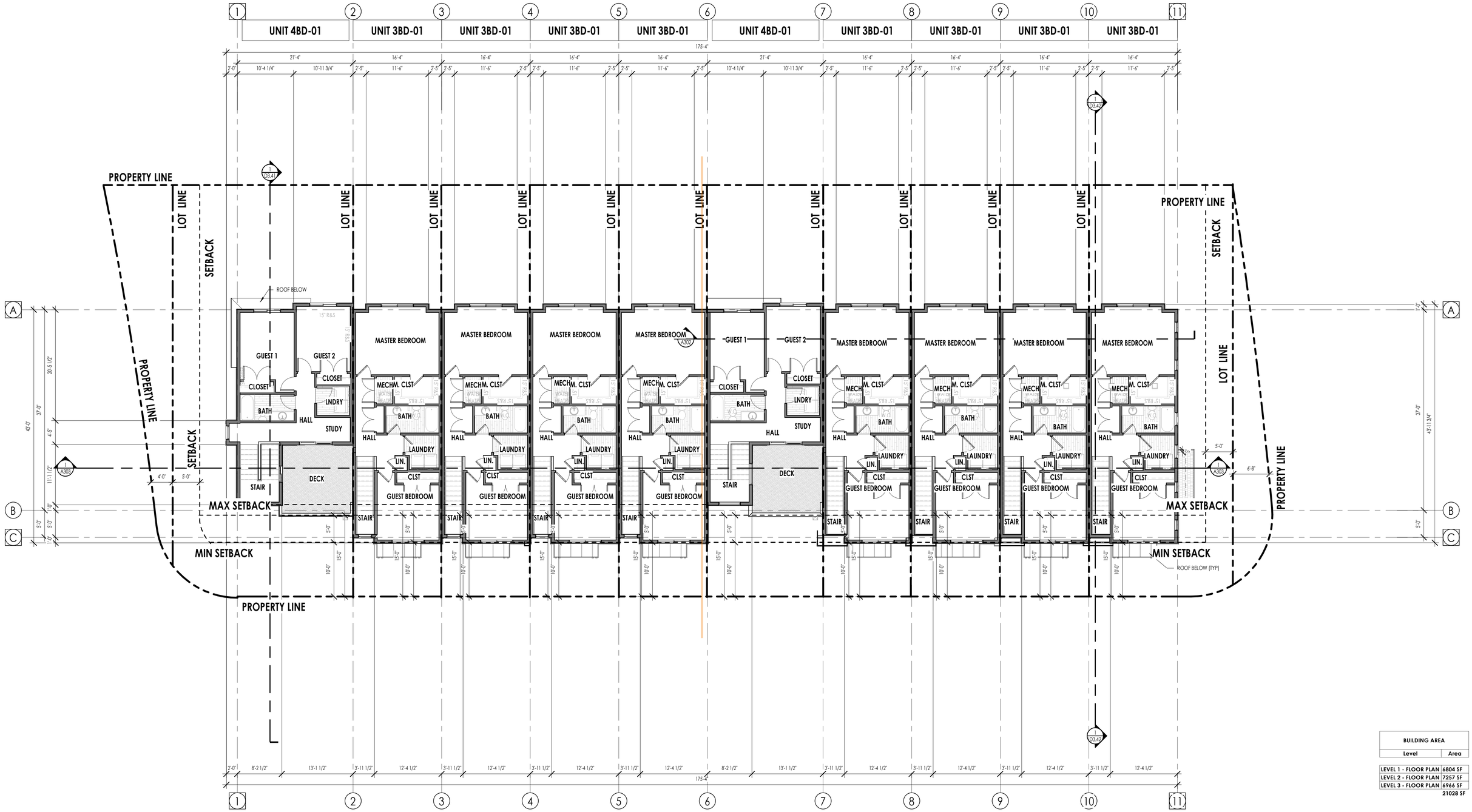
10-PLEX - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING #3 10 PLEX - LEVEL 2

D3.12

15 SEP, 2022



LEVEL 3 - PRESENTATION BUILDING 3

1/8" = 1'-0"

BUILDING AREA	
Level	Area
LEVEL 1 - FLOOR PLAN	6804 SF
LEVEL 2 - FLOOR PLAN	7257 SF
LEVEL 3 - FLOOR PLAN	6966 SF
	21028 SF

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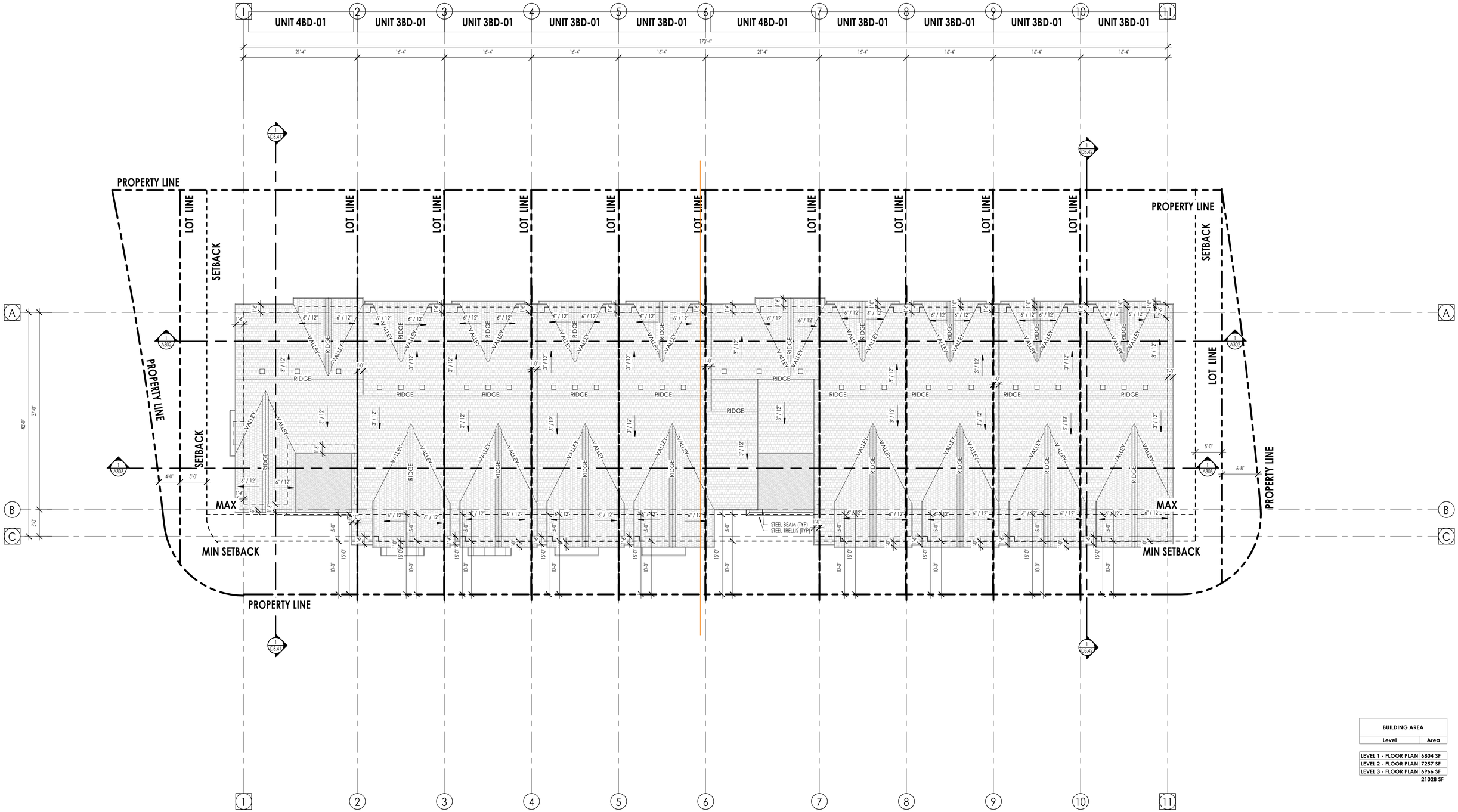
10-PLEX - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING #3 10
PLEX - LEVEL 3

D3.13

15 SEP, 2022



UPPER ROOF BEARING - PRESENTATION BUILDING 3

1/8" = 1'-0"

D3.14

BUILDING AREA	
Level	Area
LEVEL 1 - FLOOR PLAN	6804 SF
LEVEL 2 - FLOOR PLAN	7257 SF
LEVEL 3 - FLOOR PLAN	6966 SF
	21028 SF

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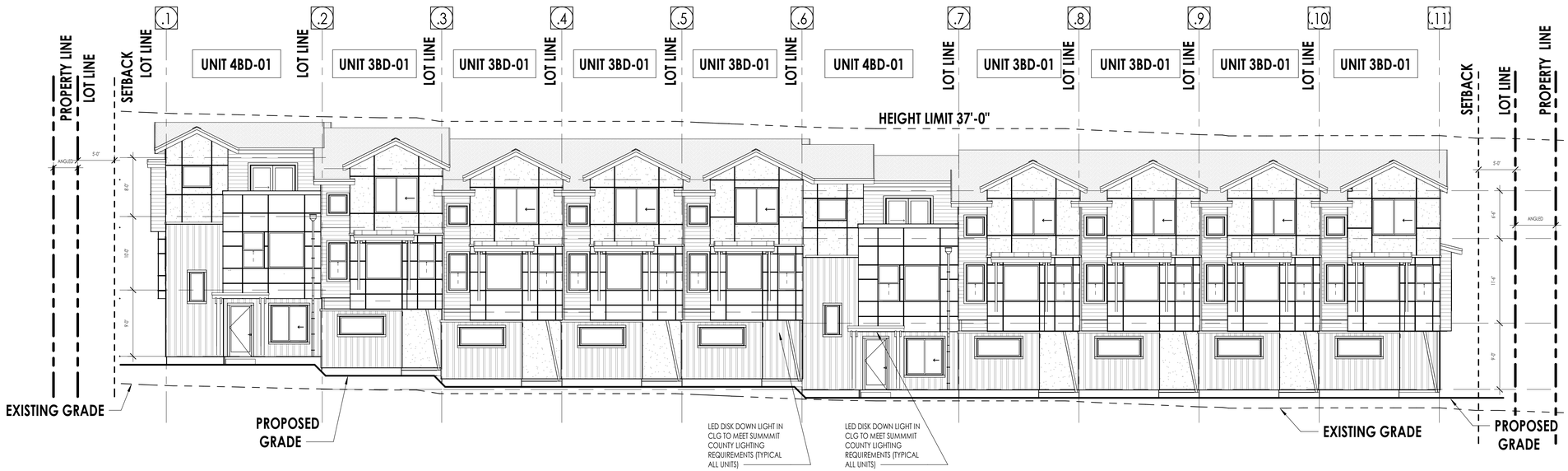
10-PLEX - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING #3 10 PLEX - ROOF PLAN

D3.14

15 SEP, 2022



BUILDING 3 EXTERIOR ELEVATION FRONT

1/8" = 1'-0"

1 / D3.21

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD AND BATT SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1-1/2" BATTS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BASIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	FIBER CEMENT PANEL SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1/2" EZ TRIM REVEALS COLOR: VARIES, SEE COLOR BOARD
	ROOF ASPHALT BASIS OF DESIGN: ASPHALT SHINGLE ROOFING COLOR: VARIES, SEE COLOR BOARD
	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	STANDING SEAM METAL ROOFING BASIS OF DESIGN: STANDING SEAM M8CI COLOR: CHARCOAL

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



BUILDING 3 EXTERIOR ELEVATION REAR

1/8" = 1'-0"

2 / D3.21

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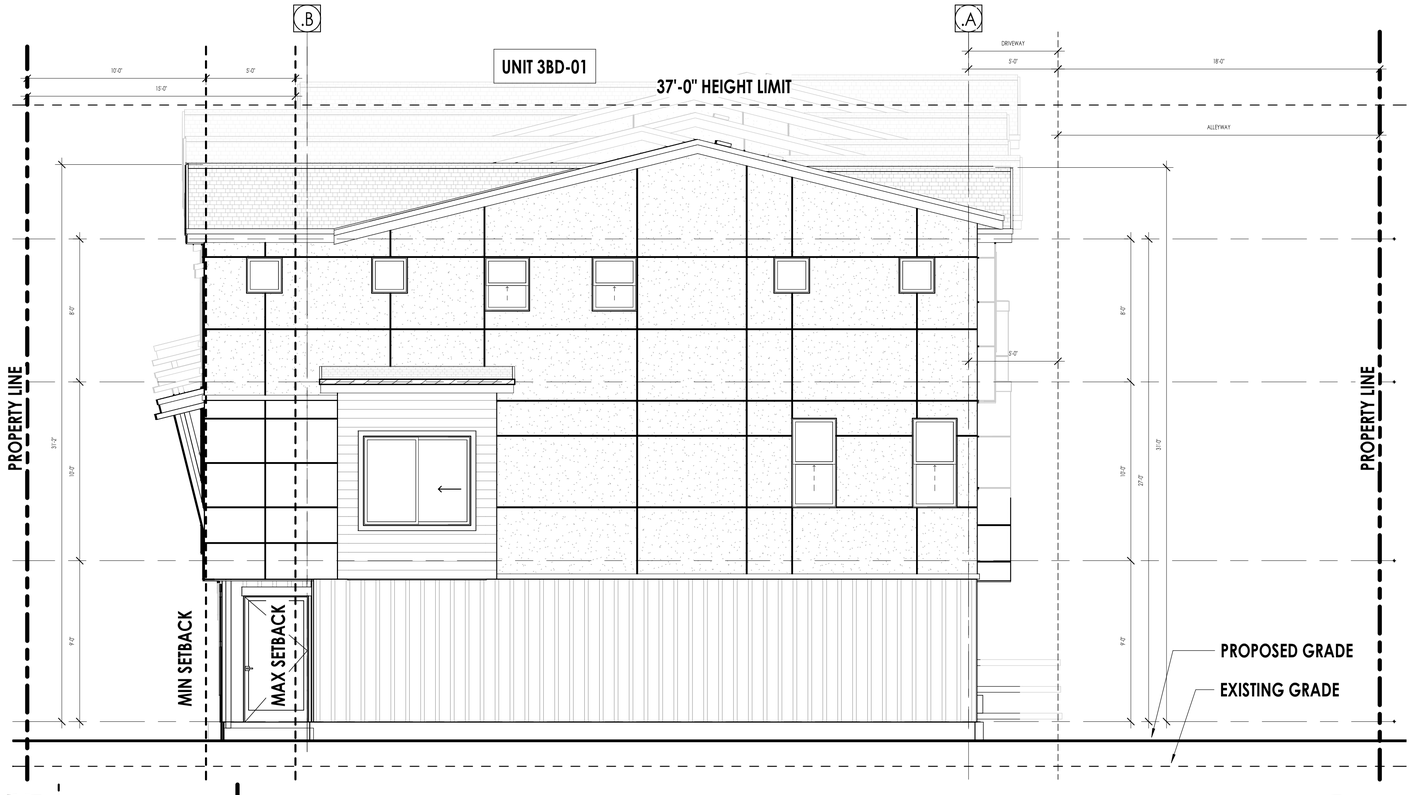
HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

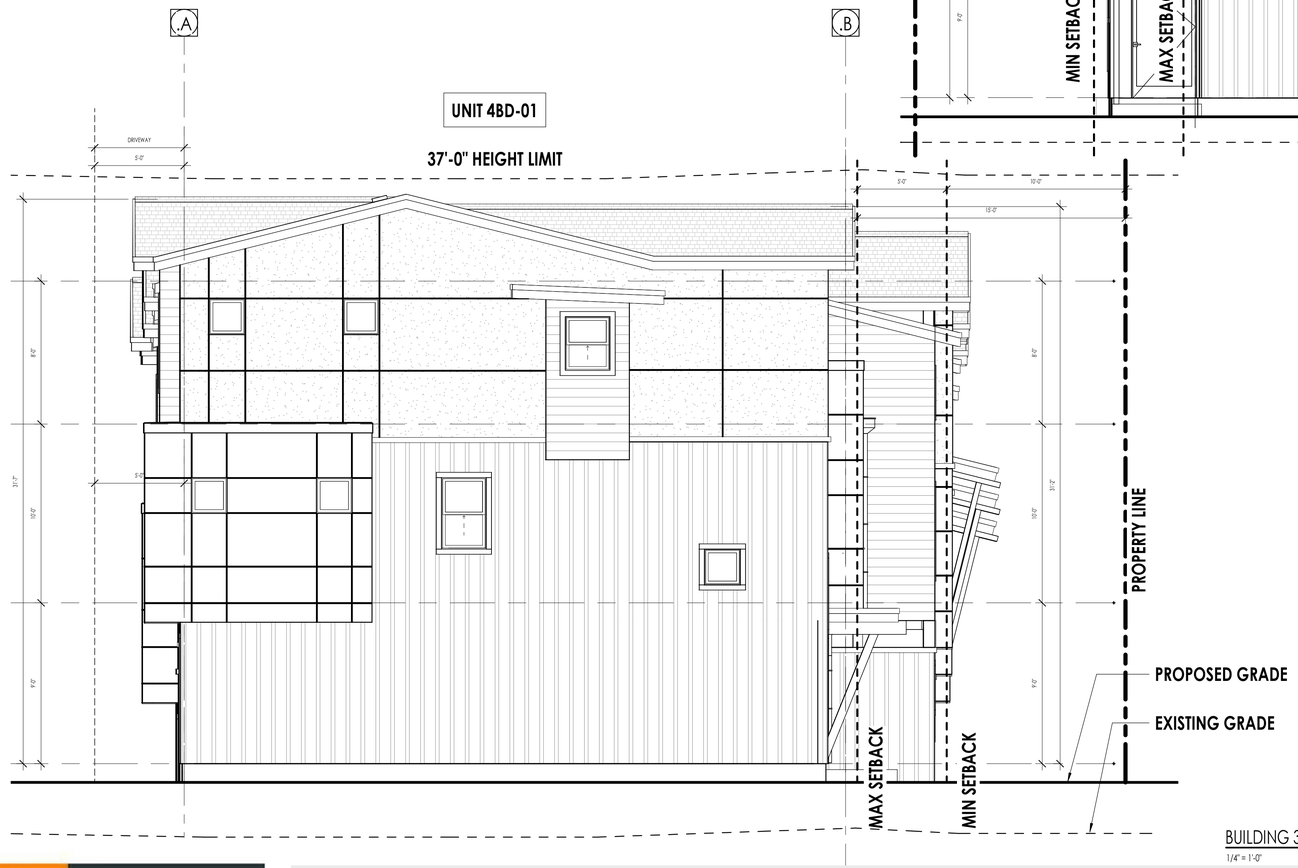
BUILDING 3- EXTERIOR ELEVATIONS

D3.21

16 SEP 2022



BUILDING 3 EXTERIOR ELEVATION RIGHT 1
1/4" = 1'-0" D3.22



BUILDING 3 EXTERIOR ELEVATION LEFT 2
1/4" = 1'-0" D3.22

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD AND BATT SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1-1/2" BATTS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	FIBER CEMENT PANEL SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1/2" EZ TRIM REVEALS COLOR: VARIES, SEE COLOR BOARD
	ROOF ASPHALT BASIS OF DESIGN: ASPHALT SHINGLE ROOFING COLOR: VARIES, SEE COLOR BOARD
	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	STANDING SEAM METAL ROOFING BASIS OF DESIGN: STANDING SEAM MBCI COLOR: CHARCOAL

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HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING 3- EXTERIOR ELEVATIONS

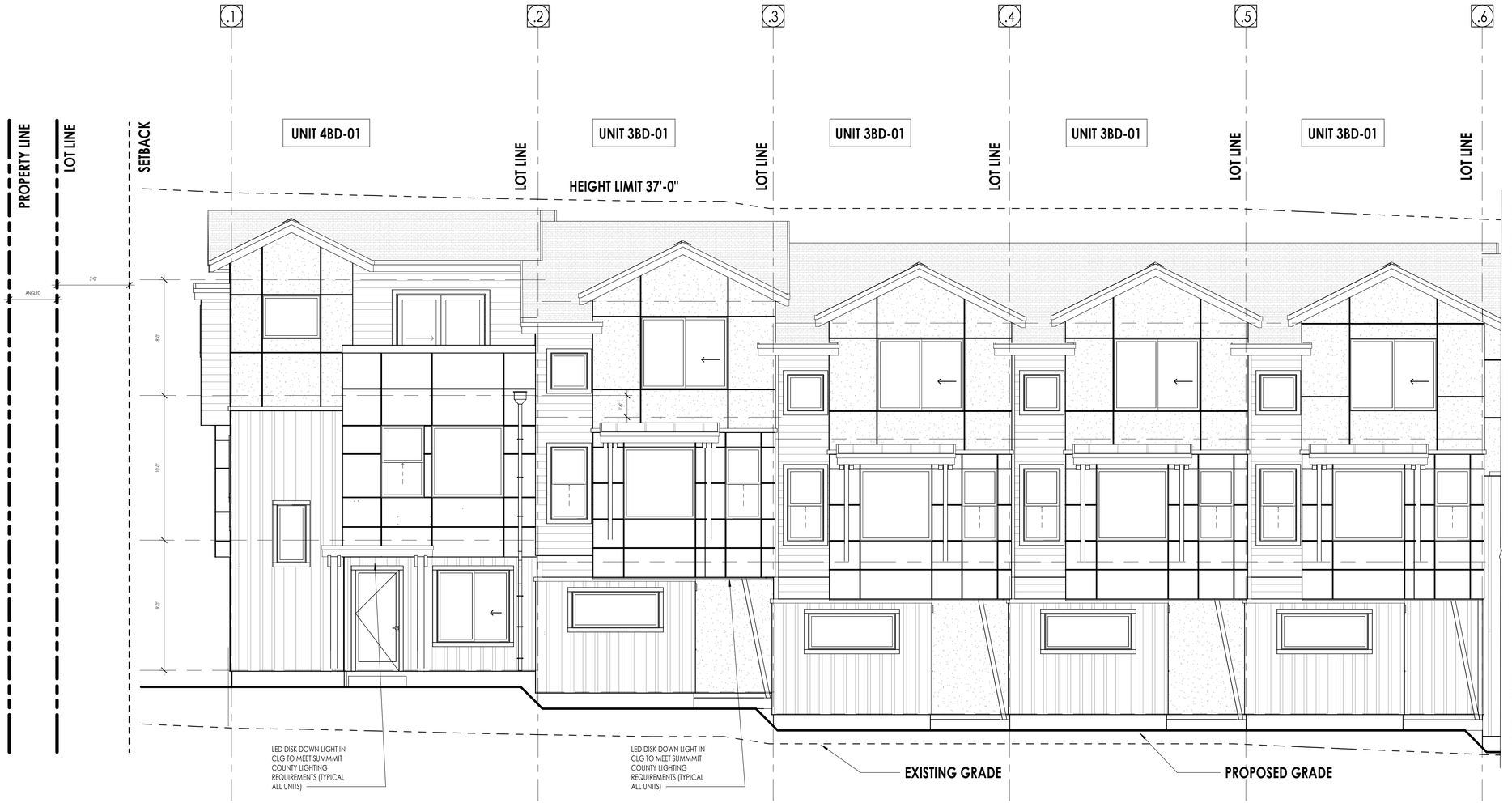
D3.22

16 SEP 2022

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD AND BATT SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1-1/2" BATTS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	FIBER CEMENT PANEL SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1/2" EZ TRIM REVEALS COLOR: VARIES, SEE COLOR BOARD
	ROOF ASPHALT BASIS OF DESIGN: ASPHALT SHINGLE ROOFING COLOR: VARIES, SEE COLOR BOARD
	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	STANDING SEAM METAL ROOFING BASIS OF DESIGN: STANDING SEAM MBCI COLOR: CHARCOAL

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



BUILDING 3 EXTERIOR ELEVATION FRONT ENLARGED A — 1 / D3.23
1/4" = 1'-0"

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HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING 3 FRONT EXTERIOR ELEVATION LARGE

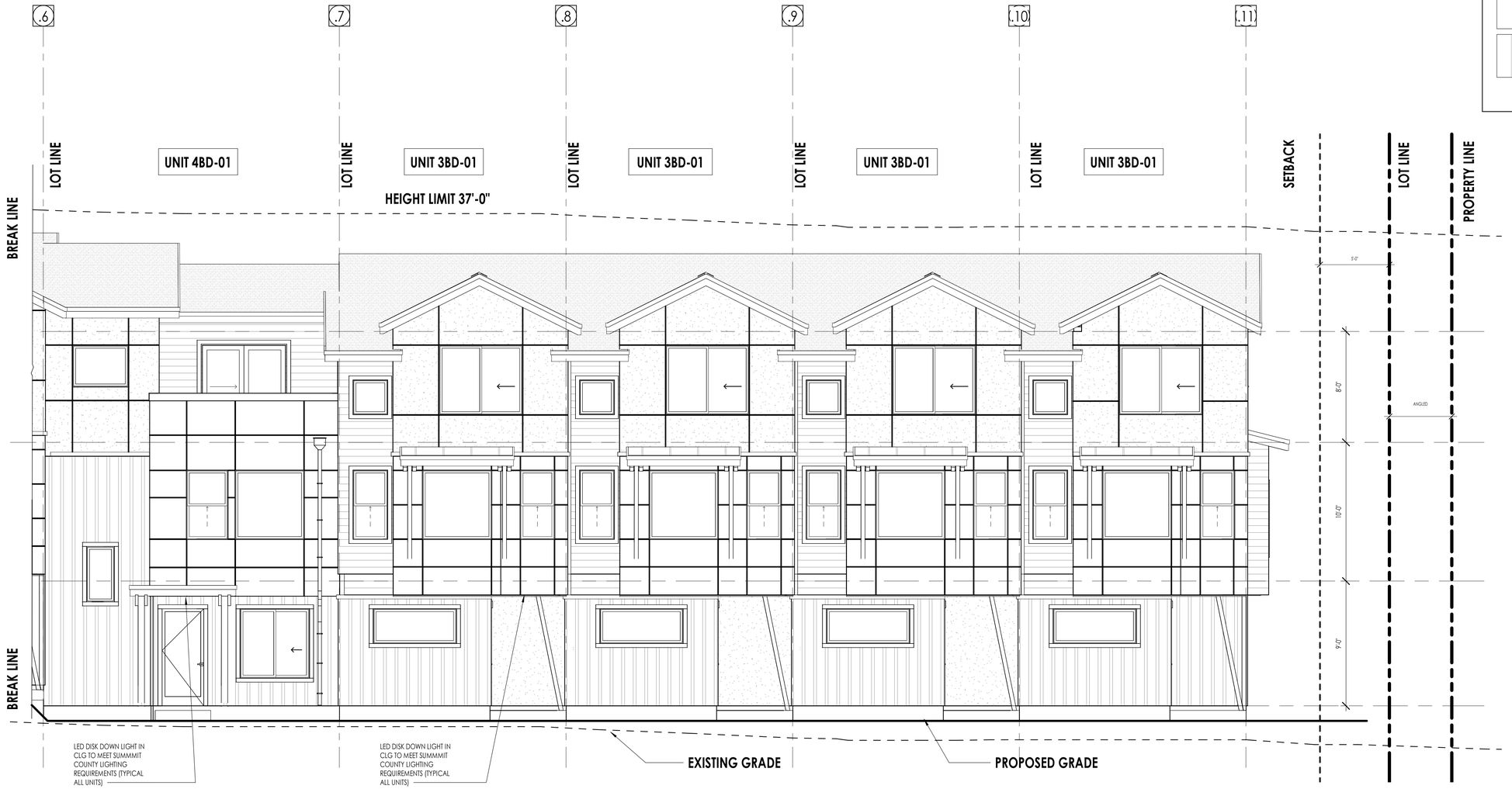
D3.23

16 SEP 2022

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD AND BATT SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1-1/2" BATTS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
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	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	STANDING SEAM METAL ROOFING BASIS OF DESIGN: STANDING SEAM MBCI COLOR: CHARCOAL

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



BUILDING 3 EXTERIOR ELEVATION FRONT ENLARGED B (1 / D3.24)

1/4" = 1'-0"

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HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUIDING 3 FRONT EXTERIOR ELEVATION LARGE

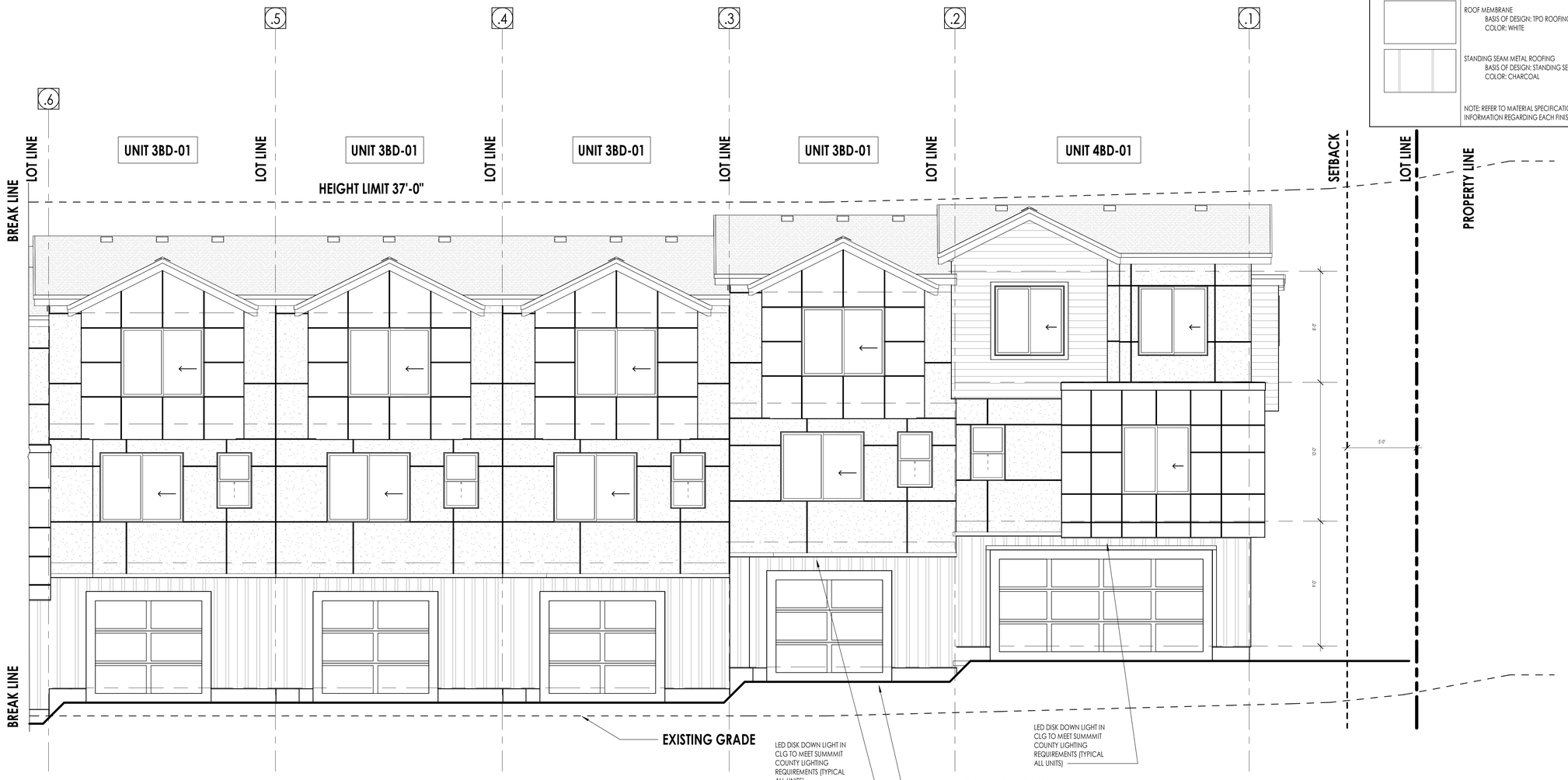
D3.24

16 SEP 2022

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD AND BATT SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1-1/2" BATTS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BASIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
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	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	STANDING SEAM METAL ROOFING BASIS OF DESIGN: STANDING SEAM MBCI COLOR: CHARCOAL

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



BUILDING 3 EXTERIOR ELEVATION REAR ENLARGED B (1 / D3.25)
1/4" = 1'-0"

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HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING 3 REAR EXTERIOR ELEVATIONS LARGE

D3.25

16 SEP 2022

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD AND BATT SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1-1/2" BATTS COLOR: VARIES, SEE COLOR BOARD
	LAP SIDING BASIS OF DESIGN: ALLURA PRE-STAINED FIBER CEMENT LAP SIDING 6" EXPOSURE COLOR: VARIES, SEE COLOR BOARD
	STUCCO BAISIS OF DESIGN: DIRECT APPLIED SYNTHETIC STUCCO SYSTEM COLOR: VARIES, SEE COLOR BOARD
	FIBER CEMENT PANEL SIDING BASIS OF DESIGN: FIBER CEMENT PANELS WITH 1/2" EZ TRIM REVEALS COLOR: VARIES, SEE COLOR BOARD
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	ROOF MEMBRANE BASIS OF DESIGN: TPO ROOFING COLOR: WHITE
	STANDING SEAM METAL ROOFING BASIS OF DESIGN: STANDING SEAM MBCI COLOR: CHARCOAL
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



BUILDING 3 EXTERIOR ELEVATION REAR ENLARGED A — 1 / D3.26

1/4" = 1'-0"

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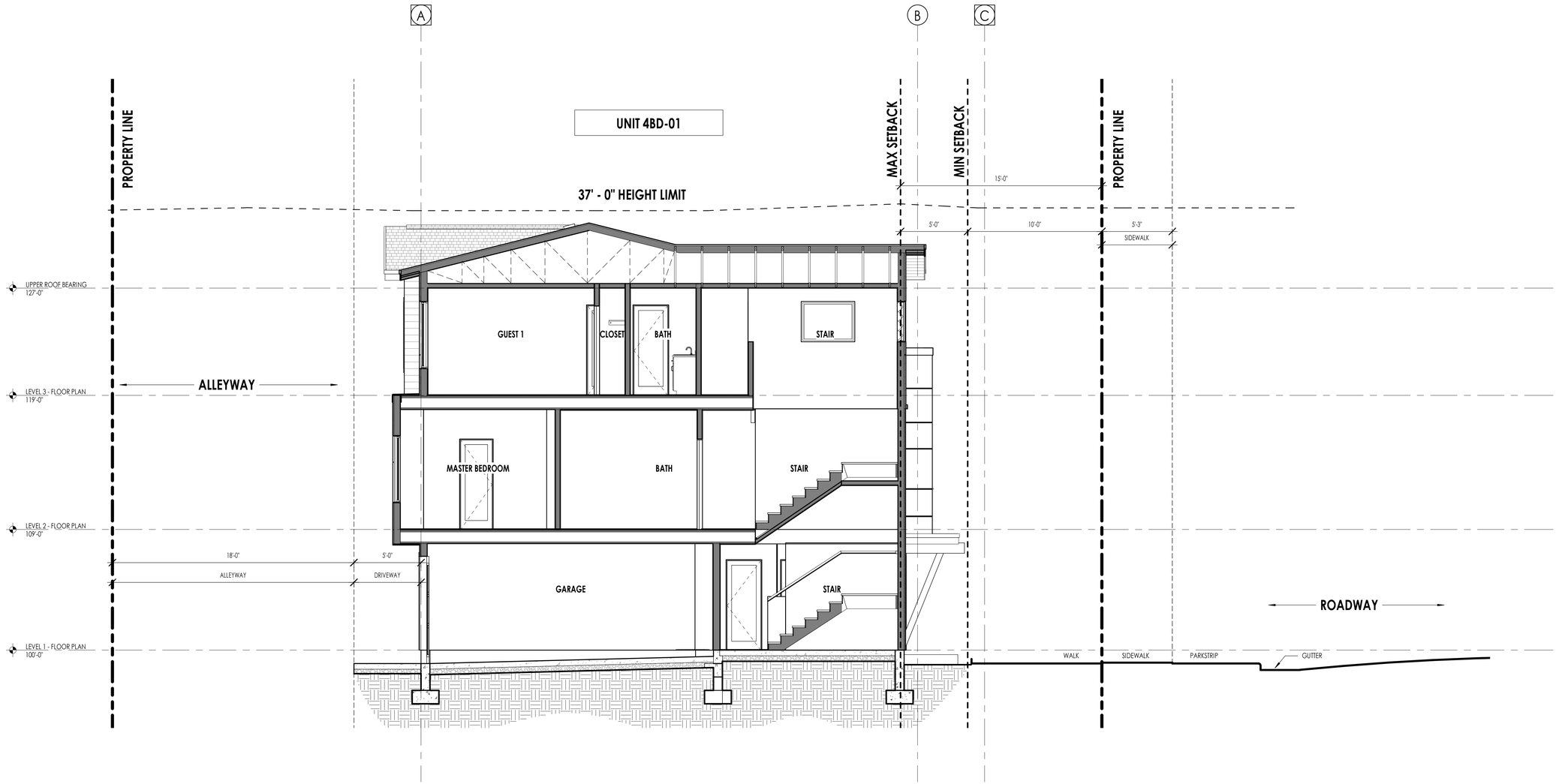
HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING 3 REAR EXTERIOR ELEVATIONS LARGE

D3.26

16 SEP 2022



Section 1 — 1/4" = 1'-0" — 1 / D3.41

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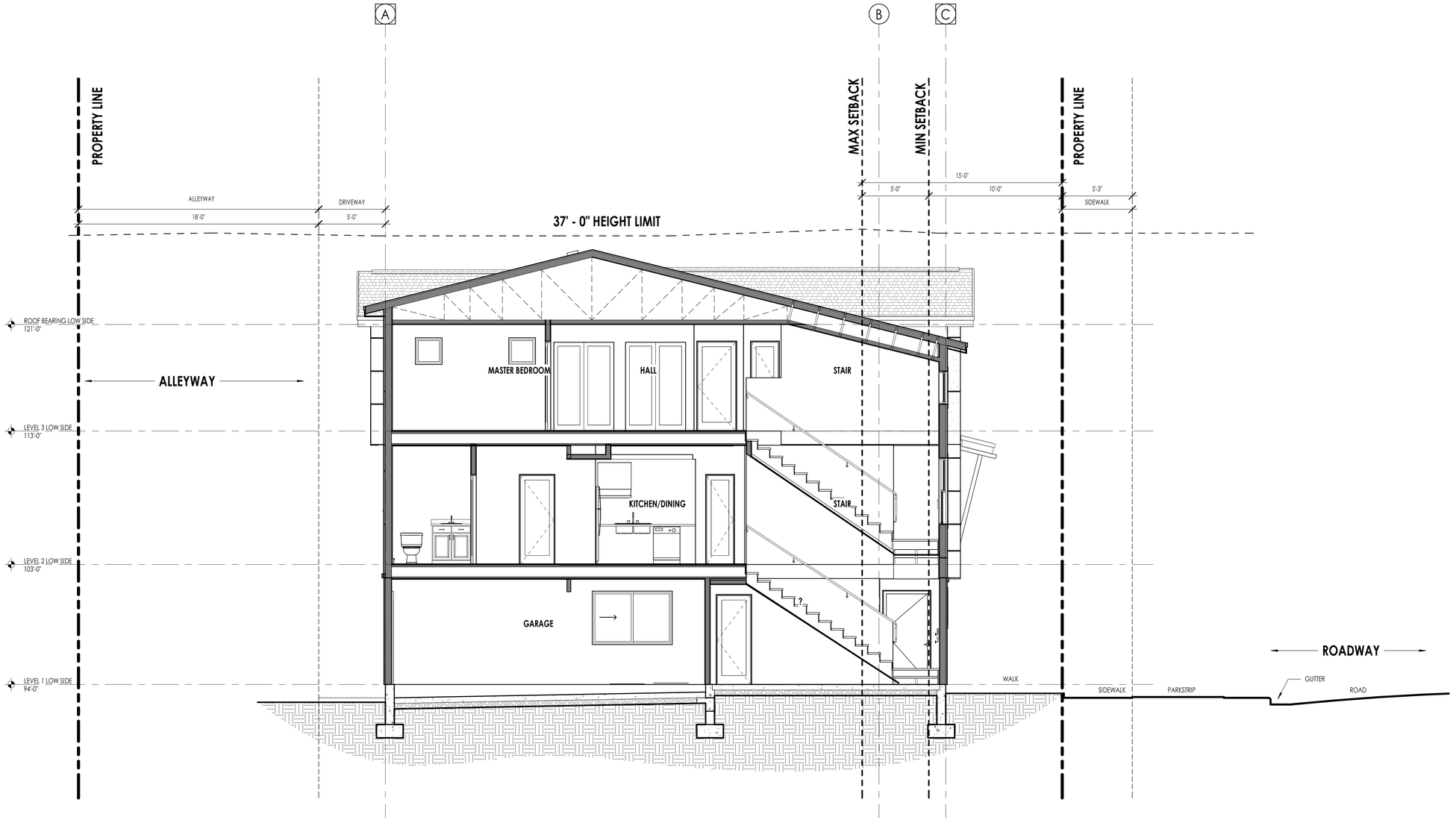
10-PLEX - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING 10 PLEX
SECTIONS

D3.41

2 NOV. 2021



Section 2 — 1/4" = 1'-0" — 1 / D3.42

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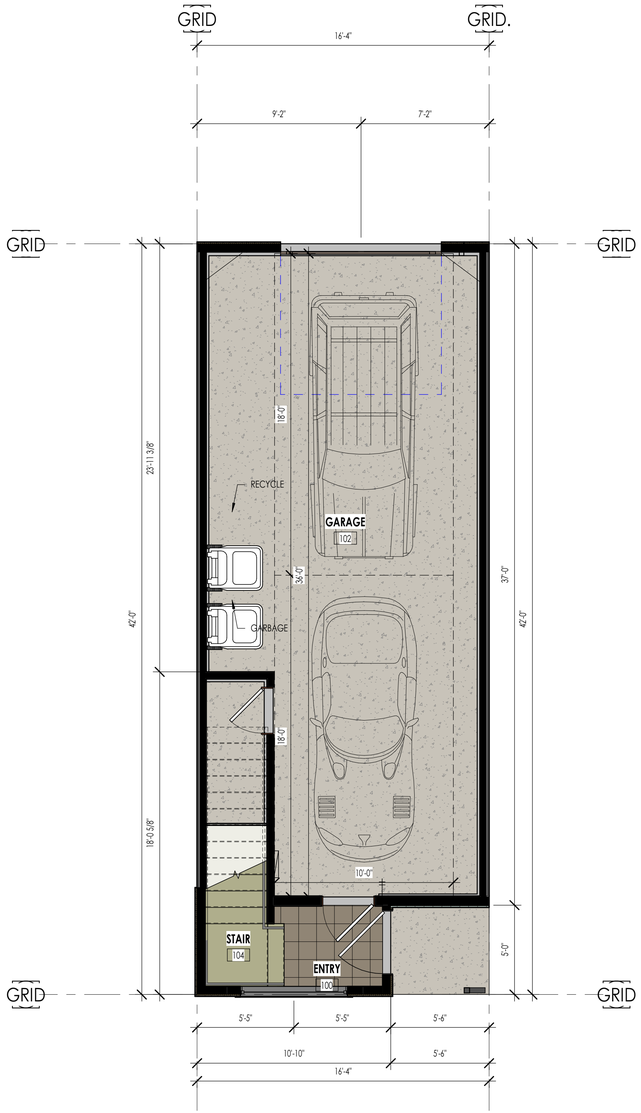
10-PLEX - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

BUILDING 10-PLEX SECTIONS

D3.42

2 NOV. 2021



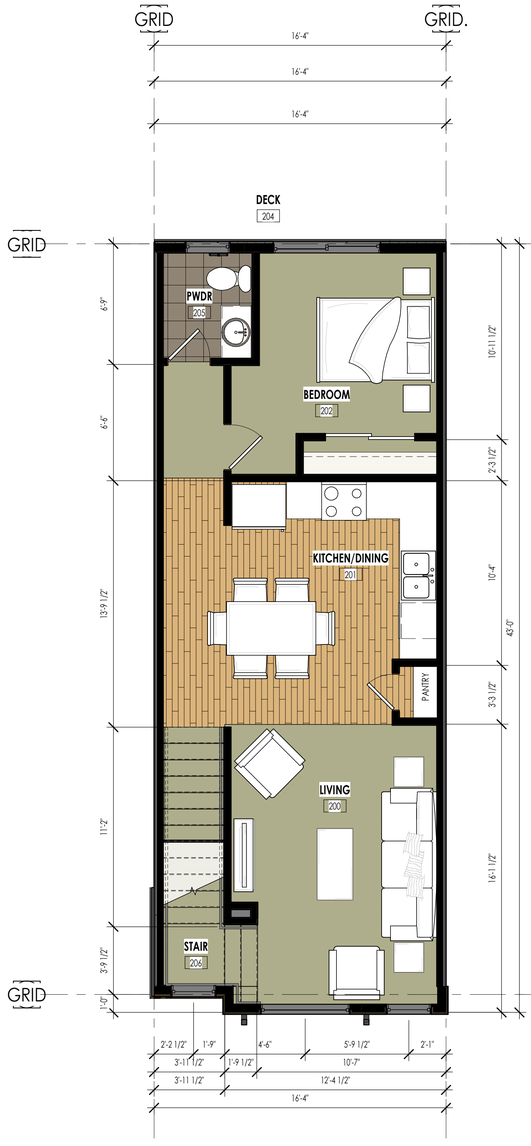
LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1 D4.11

UNIT AREA - TOTAL	
AREA	**TOTAL**
LEVEL 1	112 SF
LEVEL 2	698 SF
LEVEL 3	651 SF
	1461 SF
GARAGE	544 SF
	544 SF
Grand total	2005 SF

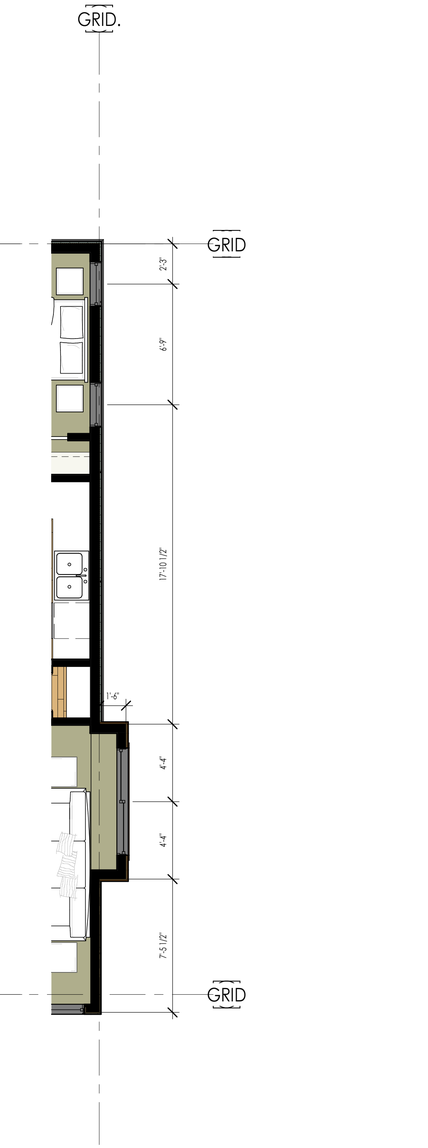
UNIT AREA - TOTAL RIGHT END UNIT	
Name	**Area**
LEVEL 1	**112 SF**
LEVEL 2	**711 SF**
LEVEL 3	**650 SF**
GARAGE	**546 SF**



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

2 D4.11



LEVEL 2 - PRESENTATION RIGHT EXTERIOR OPTION

1/4" = 1'-0"

2A D4.11

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UNIT 3BD-01 - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER, SUMMIT COUNTY, UTAH

3BD-01 FLOOR PLANS

D4.11

2 NOV. 2021



LEVEL 3 - PRESENTATION 1
1/4" = 1'-0" D4.12

LEVEL 3 - PRESENTATION RIGHT EXTERIOR OPTION 1A
1/4" = 1'-0" D4.12

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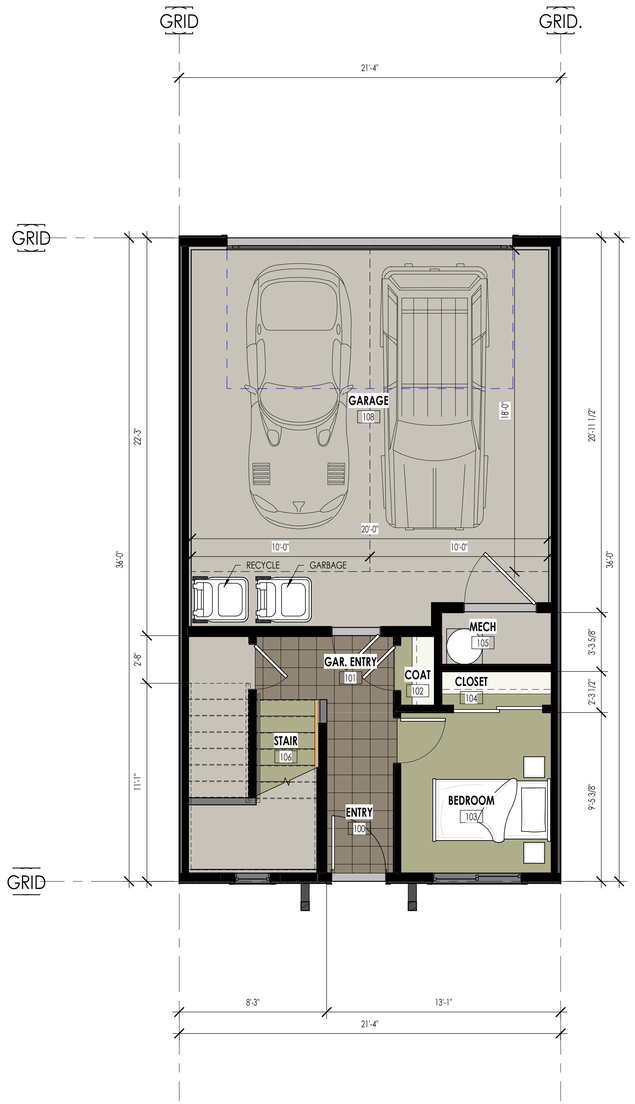
UNIT 3BD-01 - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER, SUMMIT COUNTY, UTAH

3BD-01 FLOOR PLANS

D4.12

2 NOV. 2021



UNIT AREA TYPICAL	
LEVEL 1	308 SF
LEVEL 2	810 SF
LEVEL 3	624 SF
LIVING	1742 SF
GARAGE	448 SF
DECK	171 SF
NON-LIVING	620 SF
Grand total	2361 SF

UNIT AREA LEFT EXTERIOR WALL	
VG	Area
LEVEL 1	310 SF
LEVEL 2	829 SF
LEVEL 3	639 SF
	1778 SF
GARAGE	452 SF
DECK	171 SF
	623 SF
Grand total	2401 SF

UNIT AREA RIGHT EXTERIOR WALL	
VG	Area
LEVEL 1	310 SF
LEVEL 2	816 SF
LEVEL 3	637 SF
	1763 SF
GARAGE	452 SF
DECK	173 SF
	625 SF
Grand total	2388 SF



LEVEL 1 - PRESENTATION
1/4" = 1'-0"
1 D4.21

EXTERIOR WALL OPTIONS
1/4" = 1'-0"
2A D4.21

LEVEL 2 - PRESENTATION
1/4" = 1'-0"
2 D4.21

EXTERIOR WALL OPTIONS
1/4" = 1'-0"
2B D4.21

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UNIT 4BD-01 - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

4BD-01 FLOOR PLANS

D4.21

2 NOV. 2021



EXTERIOR WALL OPTIONS — 1A — D4.22
1/4" = 1'-0"

LEVEL 3 - PRESENTATION — 1 — D4.22
1/4" = 1'-0"

EXTERIOR WALL OPTIONS — 1B — D4.22
1/4" = 1'-0"

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UNIT 4BD-01 - HABITAT FOR HUMANITY TOWNHOMES

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

4BD-01 FLOOR PLANS

D4.22

2 NOV. 2021

COLOR SCHEME 1

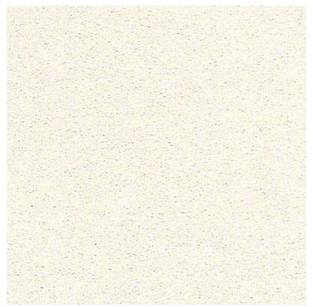
BOARD AND BATT SIDING
Material: FIBER CEMENT
Size: FIBER CEMENT PANELS W/ 1-1/2" BATTS
Color: SW 7064 PASSIVE
Possible Manufacturer: ALLURA/JAMES HARDIE



FIBER CEMENT PANEL
Material: FIBER CEMENT PANEL
Size: PER DRAWINGS W/ 1/2" EZ TRIM
Color: SW 7068 GRIZZLE GRAY
Possible Manufacturer: ALLURA/JAMES HARDIE



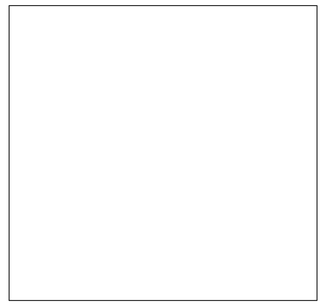
PRE-STAINED FIBER CEMENT LAP
Material: FIBER CEMENT
Size: 6" EXPOSURE
Color: MAPLE
Possible Manufacturer: ALLURA



STUCCO COLOR
Material: SYNTHETIC STUCCO
Color: COTTON
Possible Manufacturers: DRYVIT; SENECA

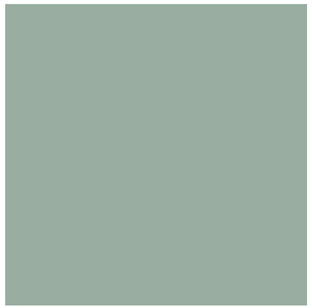


ROOF COLOR
Material: ASPHALT ROOFING
Color: HEATHER BLEND
Possible Manufacturers: CERTAINTEED



ROOF COLOR
Material: TPO
Color: WHITE
Possible Manufacturers: CARLISLE

COLOR SCHEME 2



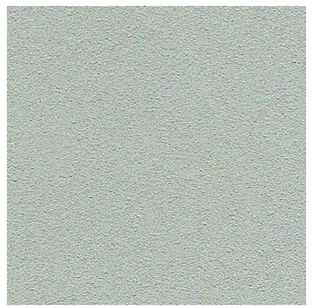
BOARD AND BATT SIDING
Material: FIBER CEMENT
Size: FIBER CEMENT PANELS W/ 1-1/2" BATTS
Color: SW 7655 STAMPED CONCRETE
Possible Manufacturer: ALLURA/JAMES HARDIE



FIBER CEMENT PANEL
Material: FIBER CEMENT PANEL
Size: PER DRAWINGS W/ 1/2" EZ TRIM
Color: SW 2802 ROOKWOOD RED
Possible Manufacturer: ALLURA/JAMES HARDIE



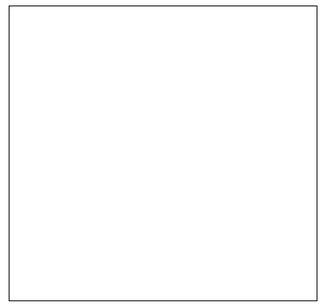
PRE-STAINED FIBER CEMENT LAP
Material: FIBER CEMENT
Size: 6" EXPOSURE
Color: CEDAR
Possible Manufacturer: ALLURA



STUCCO COLOR
Material: SYNTHETIC STUCCO
Color: METAL GRAY
Possible Manufacturers: DRYVIT; SENECA



ROOF COLOR
Material: ASPHALT ROOFING
Color: THUNDERSTORM GRAY
Possible Manufacturers: CERTAINTEED



ROOF COLOR
Material: TPO
Color: WHITE
Possible Manufacturers: CARLISLE

COLOR SCHEME 3



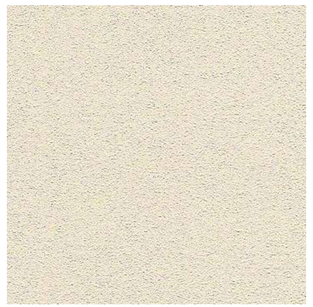
BOARD AND BATT SIDING
Material: FIBER CEMENT
Size: FIBER CEMENT PANELS W/ 1-1/2" BATTS
Color: SW 7532 URBAN PUTTY
Possible Manufacturer: ALLURA/JAMES HARDIE



FIBER CEMENT PANEL
Material: FIBER CEMENT PANEL
Size: PER DRAWINGS W/ 1/2" EZ TRIM
Color: SW 2838 POLISHED MAHOGANY
Possible Manufacturer: ALLURA/JAMES HARDIE



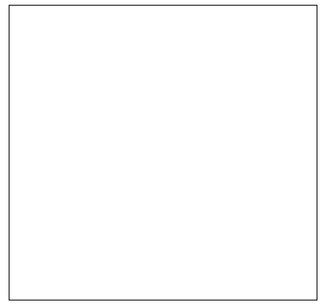
PRE-STAINED FIBER CEMENT LAP
Material: FIBER CEMENT
Size: 6" EXPOSURE
Color: GRANITE PEAK
Possible Manufacturer: ALLURA



STUCCO COLOR
Material: SYNTHETIC STUCCO
Color: BUCKSKIN
Possible Manufacturers: DRYVIT; SENECA



ROOF COLOR
Material: ASPHALT ROOFING
Color: WEATHERED WOOD
Possible Manufacturers: CERTAINTEED



ROOF COLOR
Material: TPO
Color: WHITE
Possible Manufacturers: CARLISLE

CONCEPT MATERIAL & COLOR BOARD

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HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

MATERIAL BOARD

D5.01

2 NOV. 2020



GARAGE DOOR
Material: ALUMINIUM
Size: VARIES
Color: METALLIC PEWTER
Manufacturer: MARTIN ATHENA



FRONT DOOR
Material: STEEL
Size: 3'-0" X 8'-0"
Color: GREY
Proposed Manufacturer: TBD



WINDOWS
Material: VINYL
Size: VARIES
Color: WHITE
Proposed Manufacturer: TBD



STANDING SEAM ROOFING
Material: STAINLESS STEEL
Size: VARIES
Color: CHARCOAL
Proposed Manufacturer: MBCI



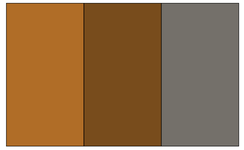
FIBER CEMENT TRIM
Material: FIBER CEMENT
Size: VARIES
Color:
Proposed Manufacturer: TBD



METAL TRIM
Material: ALUMINIUM
Size: VARIES
Color: METALIC METAL PANEL
Proposed Manufacturer: TBD



FASCIA \ DRIP EDGE
Material: FIBER CEMENT
Size: VARIES
Color: CHARCOAL
Proposed Manufacturer: TBD



WINDOW TRIM
Material: FIBER CEMENT
Size:VARIES
Color: VARIES
Proposed Manufacturer: TBD



RAILING
Material: STAINLESS STEEL
Size: SEE DETAIL
Color: STAINLESS
Proposed Manufacturer: TBD

COMMON MATERIAL & COLOR BOARD

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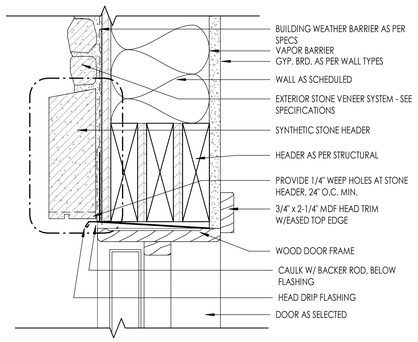
HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

MATERIAL BOARD

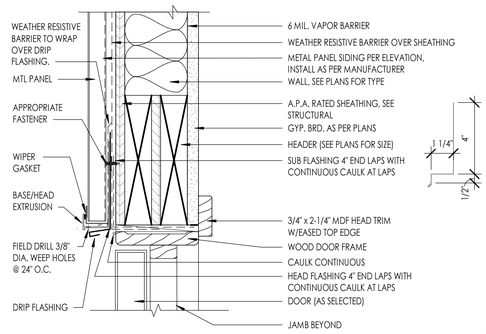
D5.02

2 NOV. 2020



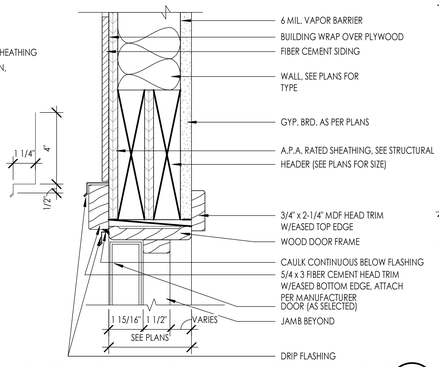
DOOR - HEAD DETAIL AT STONE 1 D5.11

3" = 1'-0"



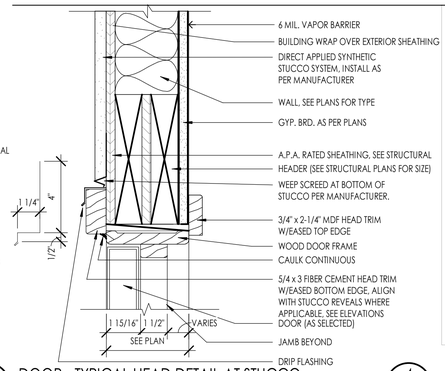
DOOR - TYPICAL HEAD DETAIL AT METAL PANEL SIDING 2 D5.11

3" = 1'-0"



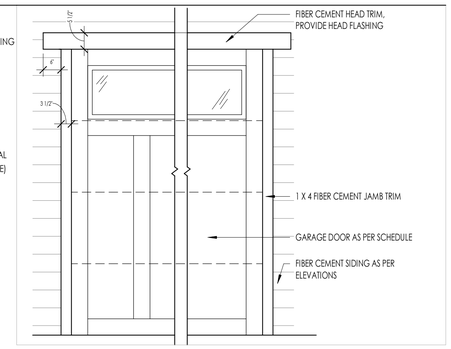
DOOR - TYPICAL HEAD DETAIL AT FIBER CEMENT SIDING 3 D5.11

3" = 1'-0"



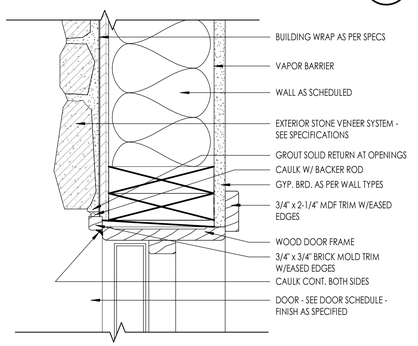
DOOR - TYPICAL HEAD DETAIL AT STUCCO 4 D5.11

3" = 1'-0"



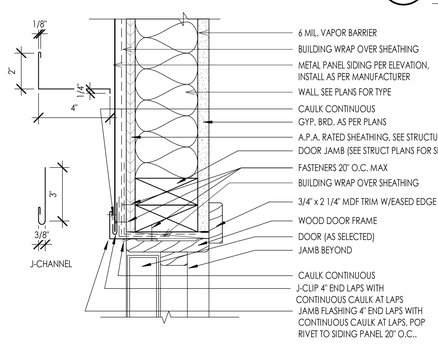
GARAGE DOOR - TYPICAL EXTERIOR DOOR TRIM 5 D5.11

1/2" = 1'-0"



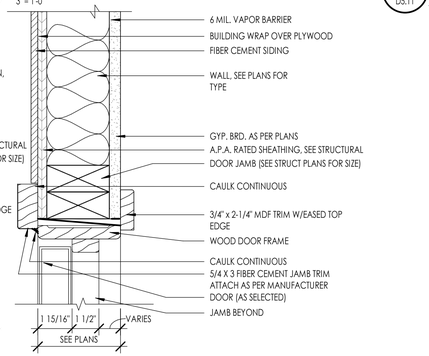
DOOR - JAMB DETAIL AT STONE 6 D5.11

3" = 1'-0"



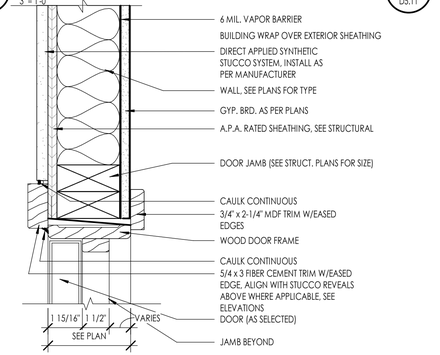
DOOR - TYPICAL JAMB DETAIL AT METAL PANEL SIDING 7 D5.11

3" = 1'-0"



DOOR - TYPICAL JAMB DETAIL AT FIBER CEMENT SIDING 8 D5.11

3" = 1'-0"



DOOR - TYPICAL JAMB DETAIL AT STUCCO 9 D5.11

3" = 1'-0"

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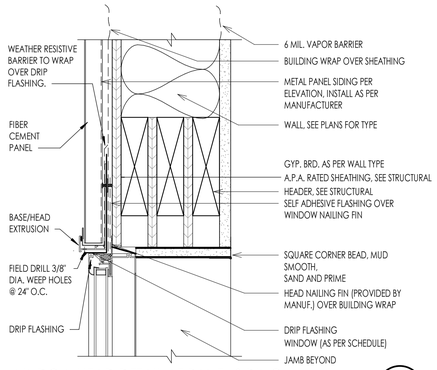
HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

DOOR DETAILS

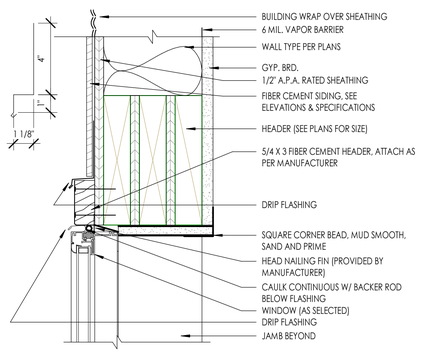
D5.11

2 NOV. 2020



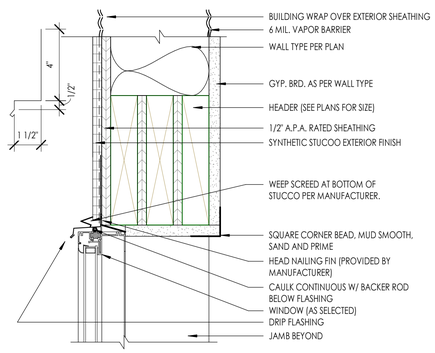
WINDOW HEAD DETAIL AT PANEL SIDING — 2 / D5.12

3" = 1'-0"



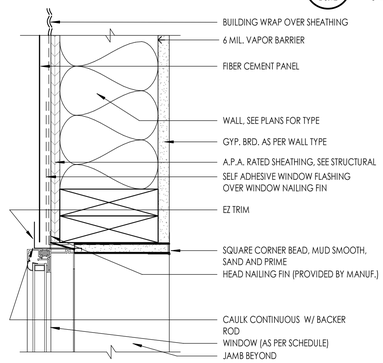
WINDOW HEAD DETAIL AT FIBER CEMENT SIDING — 3 / D5.12

3" = 1'-0"



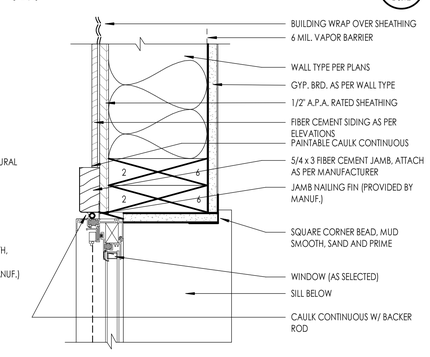
WINDOW HEAD DETAIL AT STUCCO — 4 / D5.12

3" = 1'-0"



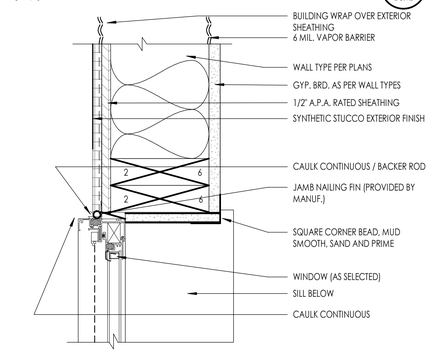
WINDOW JAMB DETAIL AT PANEL SIDING — 7 / D5.12

3" = 1'-0"



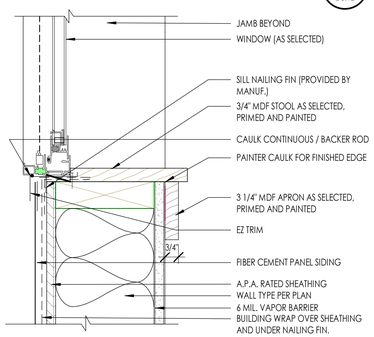
WINDOW JAMB DETAIL AT FIBER CEMENT SIDING — 8 / D5.12

3" = 1'-0"



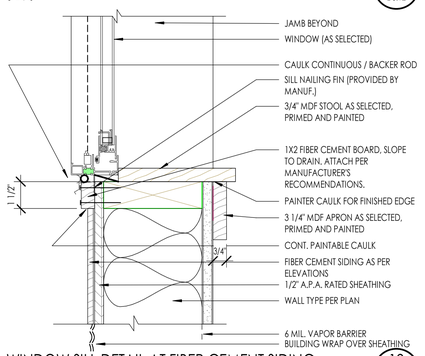
WINDOW JAMB DETAIL AT STUCCO — 9 / D5.12

3" = 1'-0"



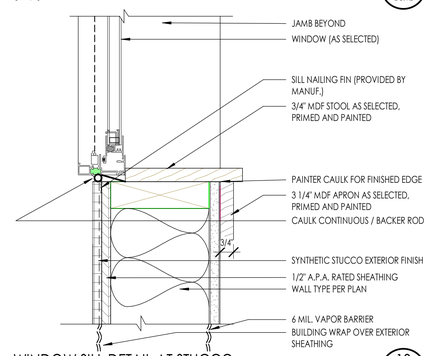
WINDOW SILL DETAIL AT METAL PANEL — 11 / D5.12

3" = 1'-0"



WINDOW SILL DETAIL AT FIBER CEMENT SIDING — 12 / D5.12

3" = 1'-0"



WINDOW SILL DETAIL AT STUCCO — 13 / D5.12

3" = 1'-0"

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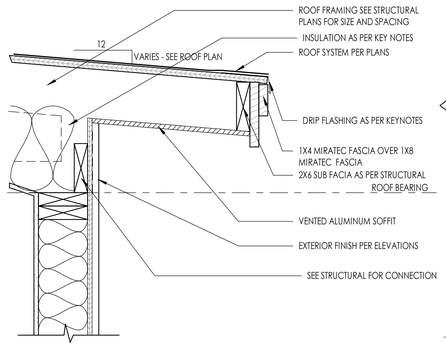
HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

WINDOW DETAILS

D5.12

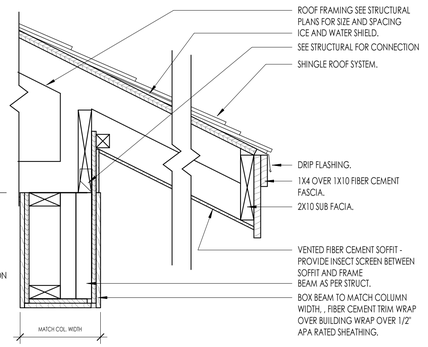
2 NOV. 2020



ROOF - TYPICAL EAVE DETAIL

1 1/2" = 1'-0"

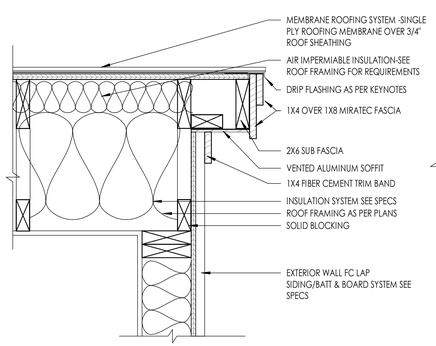
1 D5.13



ROOF - EAVE DETAIL AT BOX BEAM

1 1/2" = 1'-0"

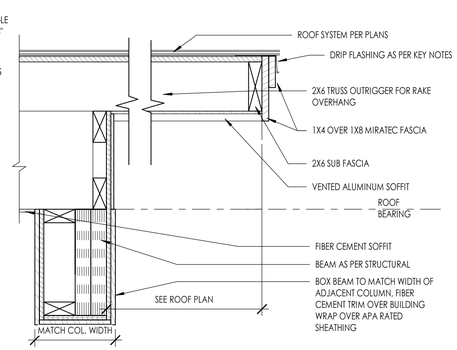
2 D5.13



ROOF-RAKE DETAIL

1 1/2" = 1'-0"

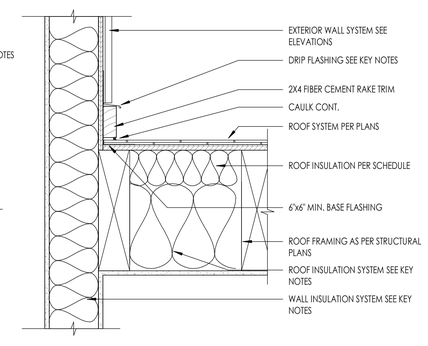
3 D5.13



ROOF - RAKE DETAIL AT BOX BEAM1

1 1/2" = 1'-0"

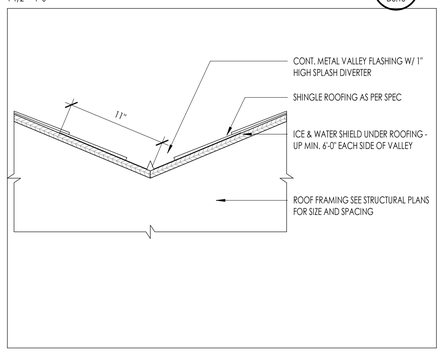
4 D5.13



ROOF - RAKE TO WALL DETAIL

1 1/2" = 1'-0"

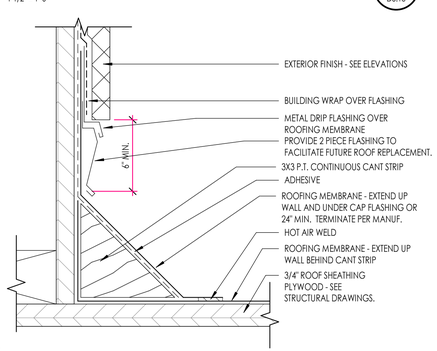
5 D5.13



ROOF - VALLEY FLASHING DETAIL

1 1/2" = 1'-0"

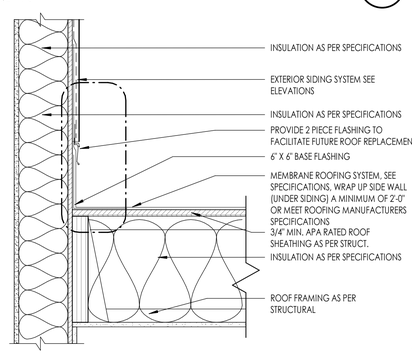
6 D5.13



ROOF - CANT DETAIL

6" = 1'-0"

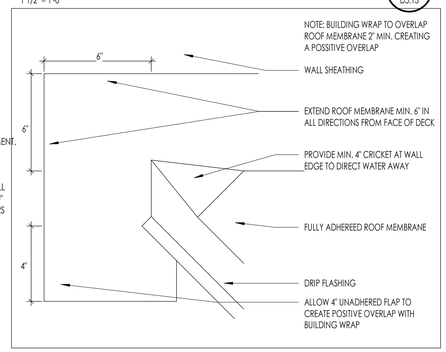
7 D5.13



ROOF - LOW ROOF TO WALL

1 1/2" = 1'-0"

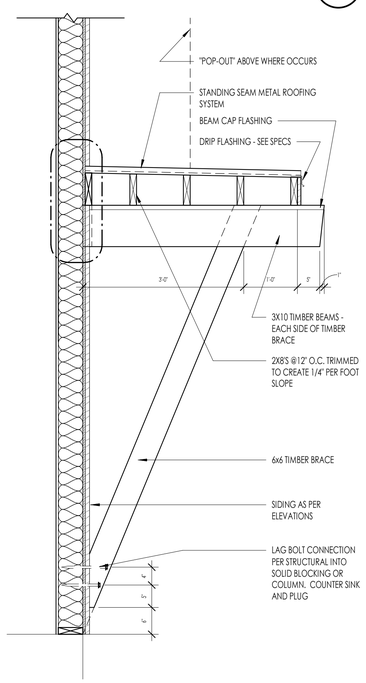
8 D5.13



ROOF - DETAIL CORNER FLASHING

3" = 1'-0"

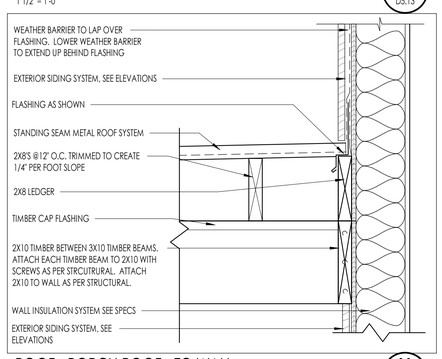
9 D5.13



ROOF - PORCH ROOF DETAIL

3/4" = 1'-0"

15 D5.13



ROOF - PORCH ROOF - TO WALL

1 1/2" = 1'-0"

11 D5.13

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HABITAT FOR HUMANITY TOWNHOMES AT SILVER CREEK VILLAGE CENTER

SILVER CREEK VILLAGE CENTER , SUMMIT COUNTY, UTAH

ROOF DETAILS

D5.13

2 NOV. 2020

EXHIBIT B

Silver Creek Village
Design Review Committee

June 2, 2023

RE: **Approval of Preliminary Subdivision Plat and Site Plan for the Silver Creek Village Center Lot 83 Subdivision**

Habitat for Humanity

Dear Habitat for Humanity:

The Silver Creek Village Design Review Committee (the "**Committee**") has reviewed and recommends approval for your application for **Preliminary Subdivision Plat and Site Plan for the Silver Creek Village Center Lot 83 Subdivision** (the "**Project**"), submitted to the Committee for Final Design Review on **May 24, 2023**. Please include this recommendation letter in your application materials to Summit County for all applicable building and use permits. We wanted to indicate that the DRC panel voted unanimously to approve your application. Please make sure that the plans meet the NGBS standards as called out on the plat and in the Development Agreement.

Subsequent Adjustments. Any subsequent adjustments to Committee-approved final design documents, sample boards, etc., whether or not required by the County, must be submitted to the Committee for review and approval prior to commencing construction.

Pre-Construction Conference. No materials, temporary offices, portable toilets, excavation or construction equipment, or similar materials or equipment may be delivered to the site before the issuance of all building permit(s) from Summit County and completion of the Pre-Construction Conference. Submit a request for a Pre-Construction Conference at least **seven (7) working days** before the desired meeting date.

Validity of Approval. Final design approval is valid for **eight (8) months** from the date of this letter. If final design approval expires, all approvals related to the Project are revoked and you must repeat the Final Design Review process, unless waived in writing by the Committee.

Construction. Construction must commence within **one (1) year** of receiving Summit County final approval. If construction is not commenced within this time period, the Committee may revoke its recommendation. Construction must be completed within **eighteen (18) months** of commencement and all landscape Improvements must be installed within **one (1) summer**

season of occupancy. Prior written approval from the Committee is required for all time extensions.

Compliance Certificate. Occupancy of any improvement is prohibited until after the Committee has issued final construction approval. Upon completion of construction and prior to a request for a Certificate of Occupancy, you must provide written notice to the Committee requesting a final inspection. If the Committee determines that construction is complete and in compliance with Committee-approved plans and the governing design guidelines, the Committee will issue a Compliance Certificate (subject to completion of landscape installation).

***

Please note that the issuance of this or any other approval recommendation by the Committee does not imply corresponding compliance with legally required demands of other agencies. In addition to the Committee's review and approval recommendation, all construction must conform to all applicable design standards and ordinance requirements of Summit County and any other applicable governing agency.

If you disagree with the Committee's conclusions, you may appeal the decision in accordance with the procedures set forth in the Master Declaration of Covenants, Restrictions, and Easements for Silver Creek Village.

Should you have questions, please feel free to contact the Committee at the address above.

Sincerely,



Silver Creek Village
Design Review Committee

AGENDA ITEM NO. 6

Staff Report

SNYDERVILLE BASIN PLANNING COMMISSION AGENDA ITEM REPORT

DATE: February 13, 2024

SUBMITTED BY: Madlyn McDonough, Community Development

ITEM TYPE: Recommendation

AGENDA SECTION: 6:00 P.M. Regular Session

SUBJECT: Public hearing and possible recommendation regarding a proposed change to the Snyderville Basin Development Code to include "dwelling unit, single family attached" (aka townhomes) to the list of conditional uses in the NMU-1 zone. Legislative review. Project # 23-152.
Madlyn McDonough and Laura Kuhrmeyer, County Planners.

SUGGESTED ACTION:

ESTIMATED TIME:

INTRODUCTION:

BACKGROUND:

CONCLUSION:

ATTACHMENTS:
Staff Report_NMU-1 Code Amendment_FINAL.pdf
Exhibit A_Proposed List of Conditional Uses.docx
Exhibit B_Future Land Use Maps.pdf

STAFF REPORT

To: Snyderville Basin Planning Commission
From: Madlyn McDonough and Laura Kuhrmeyer, County Planners
Date of Meeting: February 13, 2024
Type of Item: Code Text Amendment; Discussion and Possible Action
Process: Legislative

Project Description

Project Number: 23-152
Project Name: Text Amendment to NMU-1 Zone
Final Authority: Summit County Council

Proposal

During recent community conversations and visioning discussions, residents and workers in the community have expressed a desire for a greater variety of housing types.

Staff is proposing an amendment to the NMU-1 zone to ensure the Goals, Objectives, and Policies of the Snyderville Basin General Plan can be appropriately implemented.

The proposed text amendment would impact all properties zoned NMU-1. Based on a thorough review of existing performance standards, staff does not propose any additional performance standards.

A list of allowed and permitted uses in the NMU-1 zone can be found in section 10-2-17(B) of the Snyderville Basin Development Code. To the list of Conditional Uses in 10-2-17(B)(3), staff proposes to add the following:

> **Dwelling Unit, Single Family Attached:** A dwelling unit in a structure containing three (3) or more units sharing one or more vertical common walls and no horizontal floors and ceilings, each of which is designed for and used as a dwelling unit exclusively by one family and its guests. May also be referred to as a townhouse.

"Dwelling Unit, Single Family Attached" is an existing use defined in Section 10-11-1.

Background

The Neighborhood Mixed Use (NMU-1) Zone was adopted on June 9, 2021. Staff's intention is to improve the NMU-1 zone by increasing the variety of housing types available in compact, mixed-use developments.

Currently, no property is zoned NMU-1. The only areas eligible to be rezoned to NMU-1 are those identified on the Future Land Use Maps in the Snyderville Basin General Plan. The areas designated as potential Mixed Use are marked on the attached Future Land Use Maps taken from the Snyderville Basin General Plan (Exhibit B).

On September 26, 2023, during a work session, the Planning Commission discussed a possible change to the NMU-1 zone to include both "dwelling unit, single family attached" (existing definition) and "cluster subdivision" (proposed new definition). Based on Commissioner comments and extensive research, staff feel it is prudent to move forward with the addition of "dwelling unit, single family attached" while we continue to explore the options for the "cluster subdivision" concept.

Analysis

Section 10-7-3 of the Snyderville Basin Development Code states that whenever there is initiated an amendment to the Code, it must be reviewed by the Planning Commission who will deliver a recommendation to the County Council. The County Council, after holding a public hearing, shall approve, approve with modifications, or deny the amendment according to the following criteria.

Criteria 1: The amendment shall be consistent with the goals, objectives, and policies of the general plan. **COMPLIES**

> **Analysis:** The Snyderville Basin General Plan seeks to "promote sustainable Land Use Planning Principles that preserve Critical Lands, maintain neighborhood character, protect the economic base, prevent sprawl, and provide efficient delivery of services" and "encourage the creation of highly livable neighborhoods and mixed-use areas that are connected by open spaces and multi-modal transportation systems."
>
> The inclusion of "Dwelling Units, Single Family Attached" is a way to encourage more sustainable and highly livable development. Additionally, the compact nature of higher-density development requires less extensive infrastructure to support it, making delivery of basic services like mail, trash collection, and police and fire protection more efficient.
>
> This type of development is not only consistent with the Snyderville Basin General Plan, but also with the stated goal of the existing NMU-1 zone: to create communities that are mixed use, pedestrian focused, and transit oriented.

Criteria 2: The amendment shall not permit the use of land that is not consistent with the uses of properties nearby. **COMPLIES**

Analysis: The amendment applies to the Neighborhood Mixed Use (NMU-1) zone. One intention of the proposed amendment is to provide an option to buffer mixed uses from existing residential uses nearby.

Criteria 3: The amendment will not permit suitability of the properties affected by the proposed amendment for the uses to which they have been restricted. **COMPLIES**

Analysis: The amendment will not permit suitability of the properties affected by the proposed amendment to the uses to which they have been restricted.

Criteria 4: The amendment will not permit the removal of the then existing restrictions which will unduly affect nearby property. **COMPLIES**

Analysis: The NMU-1 zone currently allows for Dwelling Units, Multi-Family. The addition of "Dwelling Unit, Single Family Attached" is a less intense residential use than what is currently allowed. The amendment will encourage the inclusion of diverse housing types within a single project which adds to neighborhood vibrancy.

Criteria 5: The amendment will not grant special favors or circumstances solely for one property owner or developer. **COMPLIES**

Analysis: The proposed amendment applies to all properties zoned to NMU-1.

Criteria 6: The amendment will promote the public health, safety, and welfare better than the existing regulations for which the amendment is intended to change. **COMPLIES**

Analysis: The amendments are intended to bring the existing language in the Code up to date with current best practices encouraging the promotion of health, safety, and welfare.

Recommendation

Staff recommends the Snyderville Basin Planning Commission review the proposed language to amend Chapter 2, Section 10-2-17(B)(3) of the Snyderville Basin Development Code, discuss, and forward a positive recommendation to the Summit County Council.

Findings of Fact

1. The Snyderville Basin General Plan was adopted on June 17, 2015.
2. The NMU-1 Zone was adopted on June 1, 2021.
3. Currently, no property is zoned NMU-1.
4. The only areas eligible to be rezoned to NMU-1 are those identified on the Future Land Use Maps in the Snyderville Basin General Plan
5. Staff is proposing an amendment to the NMU-1 section of the Snyderville Basin Development Code to ensure the Goals, Objectives, and Policies of the General Plan can be appropriately implemented.
6. To the list of Conditional Uses in 10-2-17(B)(3), staff proposes to add the following:

Dwelling Unit, Single Family Attached: A dwelling unit in a structure containing three (3) or more units sharing one or more vertical common walls and no horizontal floors and ceilings, each of which is designed for and used as a dwelling unit exclusively by one family and its guests. May also be referred to as a townhouse.

7. "Dwelling Unit, Single Family Attached" is an existing use defined in Section 10-11-1.
8. The Snyderville Basin General Plan seeks to "promote sustainable Land Use Planning Principles that preserve Critical Lands, maintain neighborhood character, protect the economic base, prevent sprawl, and provide efficient delivery of services" and "encourage the creation of highly livable neighborhoods and mixed-use areas that are connected by open spaces and multi-modal transportation systems."
9. The NMU-1 zone currently allows for Dwelling Units, Multi-Family.
10. The proposed amendment is for Chapter 2, Section 17.
11. The intent of the Code amendment is to ensure consistency between the Development Code and General Plan.
12. This amendment applies to any land zoned NMU-1 within the Snyderville Basin Planning District.

Conclusions of Law

1. The amendment is consistent with the goals, objectives, and policies of the General Plan.
2. The amendment does not permit the use of land that is not consistent with the uses of properties nearby.
3. The amendment does not permit suitability of the properties affected by the proposed amendment for the uses to which they have been restricted.
4. The amendment does not permit the removal of the then existing restrictions which will unduly affect nearby property.
5. The amendment will not grant special favors or circumstances solely for one property owner or developer.
6. The amendment will promote the public health, safety, and welfare better than the existing regulations for which the amendment is intended to change.

Conditions of Approval

1. Staff will not proceed with the proposed code amendment until approved by the County Council.

Attachments

Exhibit A: Modified list of conditional uses in the NMU-1 zone
Exhibit B: Future Land Use Maps – Snyderville Basin

Exhibit A: Chapter 2, Section 10-2-17(B)(3)

Chapter 2, Section 10-2-17(B)(3)

Conditional Uses:

a. Churches, schools and institutional uses;
b. Commercial event center;
c. Dwelling unit, multi-family;
d. Dwelling unit, single-family attached
e. Group home;
f. Hazardous liquids or materials transmission pipelines;
g. Historic structures, preservation of, including related accessory and supporting uses;
h. Hotel, motel, or inn;
i. Indoor entertainment such as bowling alleys, skating rinks, movie theaters, performing arts center;
j. Mobile food court;
k. Nursing home;
l. Office, intensive;
m. Open recreation uses, commercial;
n. Park and ride lot;
o. Parking lot, commercial;
p. Public facilities;
q. Recreation and athletic facilities, commercial;
r. Recreation and athletic facilities, private;
s. Recreation, public; and
t. Retail sales, general, larger than ten thousand (10,000) square feet less than fifty thousand (50,000) square feet in size.

EXHIBIT B

PRESERVED OPEN SPACE

GREENBELT

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HERITAGE AMENITY

LOW DENSITY RESIDENTIAL

NEIGHBORHOOD COMMERCIAL

MIXED USE NEIGHBORHOOD COMMERCIAL

Pheasant Way

Station Loop Rd

Knob Hill

Bitner Ranch Road

224

80

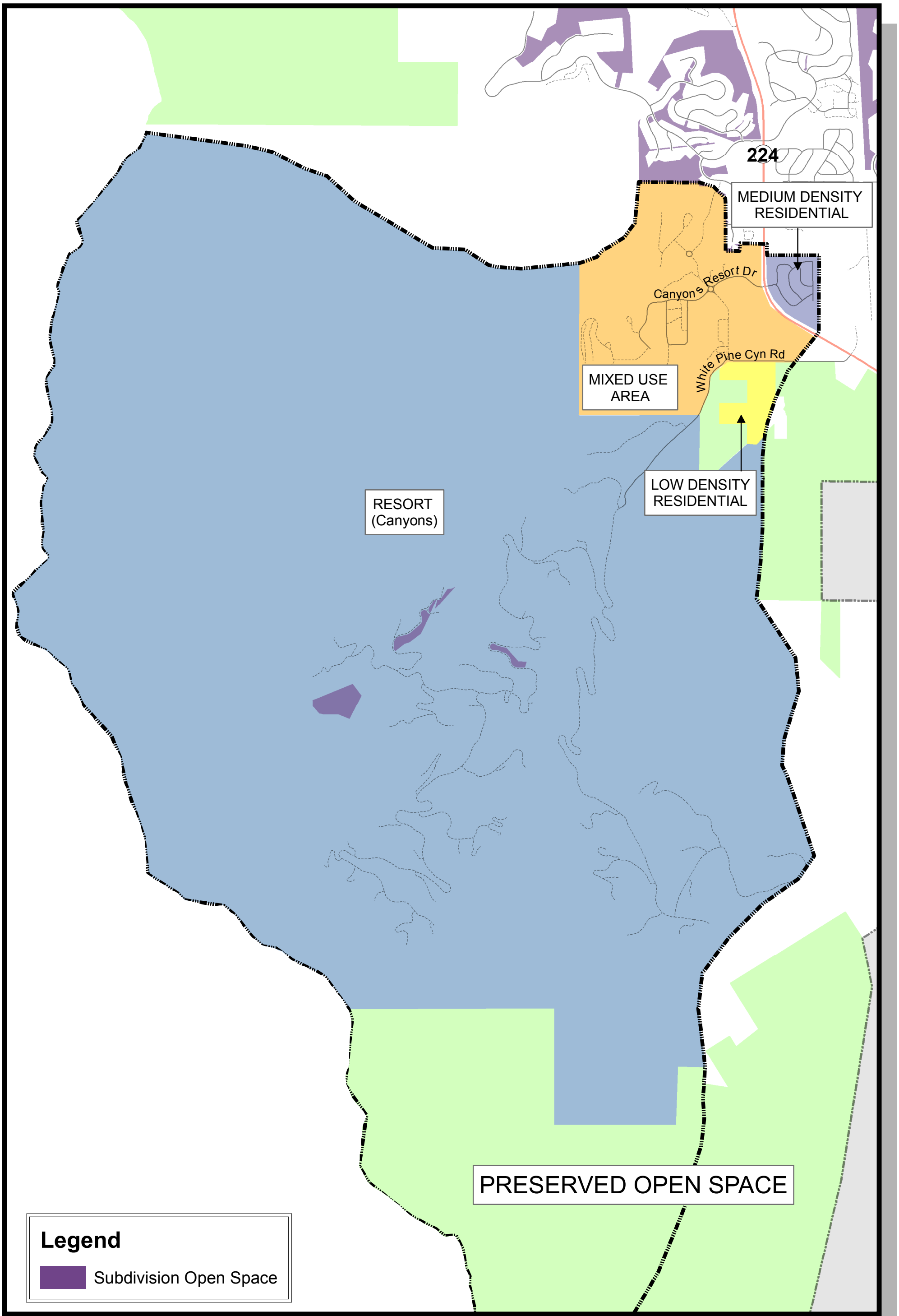
Legend

Subdivision Open Space

SUMMIT COUNTY UTAH

Bitner Neighborhood Planning Area Future Land Use Map

N



SUMMIT COUNTY UTAH

Canyons Neighborhood Planning Area Future Land Use Map

N

INSTITUTIONAL PARCEL
(Bear Hollow)

PRESERVED OPEN SPACE

MEDIUM DENSITY
RESIDENTIAL

MEDIUM DENSITY
RESIDENTIAL

Cove Canyon Dr

Silver Springs Rd

224

NEIGHBORHOOD
COMMERCIAL

PARLEYS PARK
ELEMENTARY

Old Ranch Road

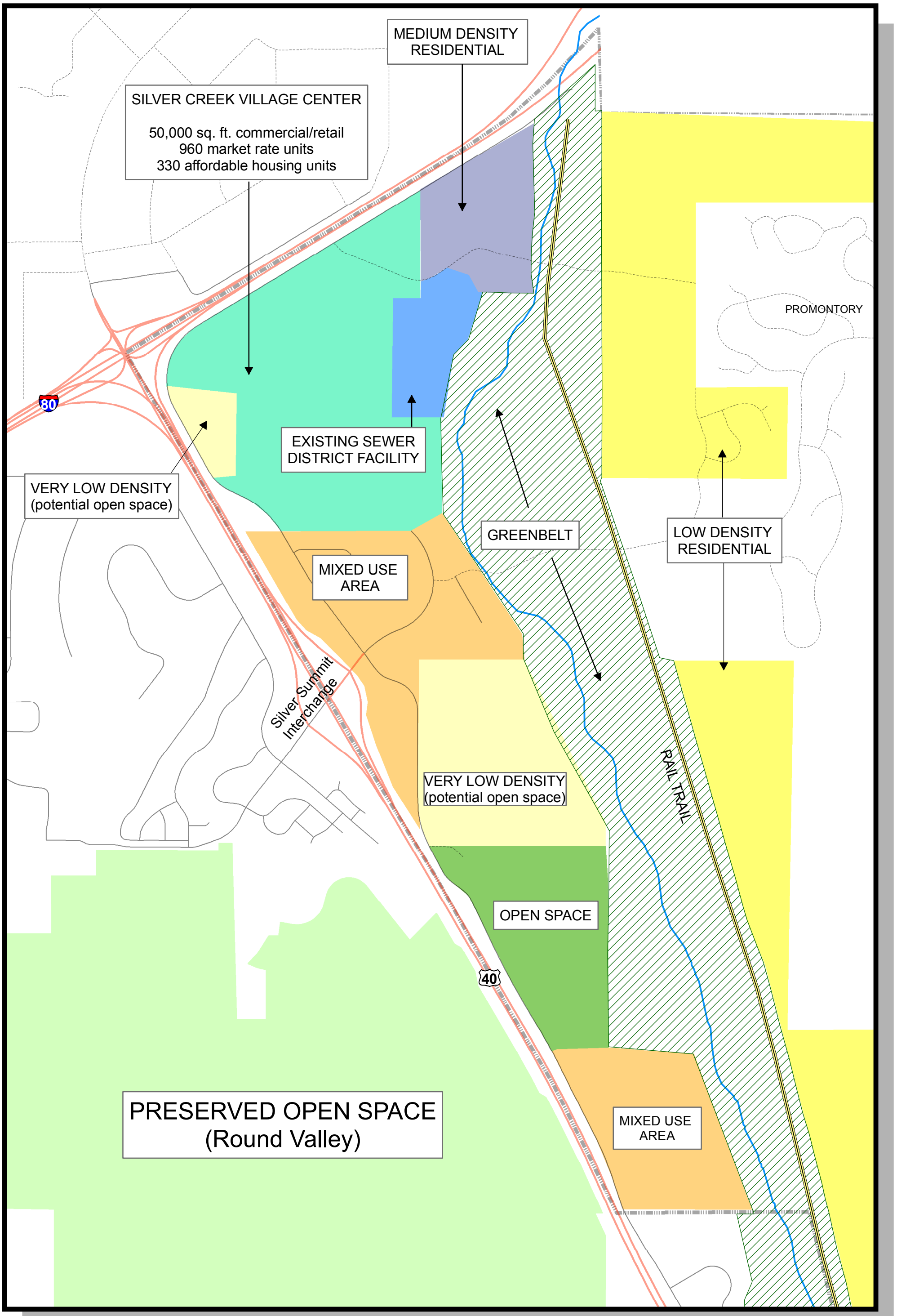
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Subdivision Open Space

SUMMIT COUNTY
UTAH

Central Basin Neighborhood Planning Area
Future Land Use Map

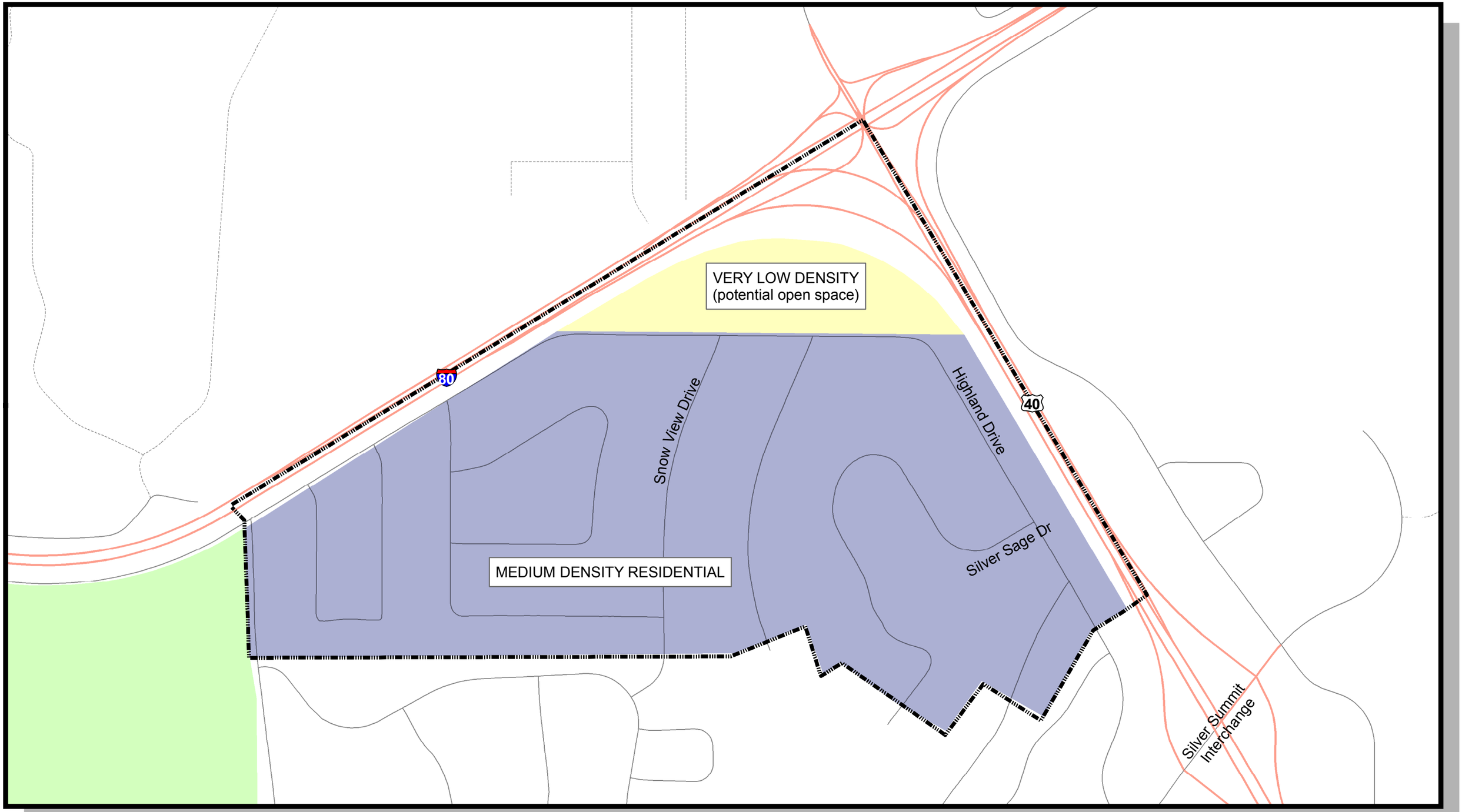
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SUMMIT COUNTY UTAH

East Basin Neighborhood Planning Area Future Land Use Map

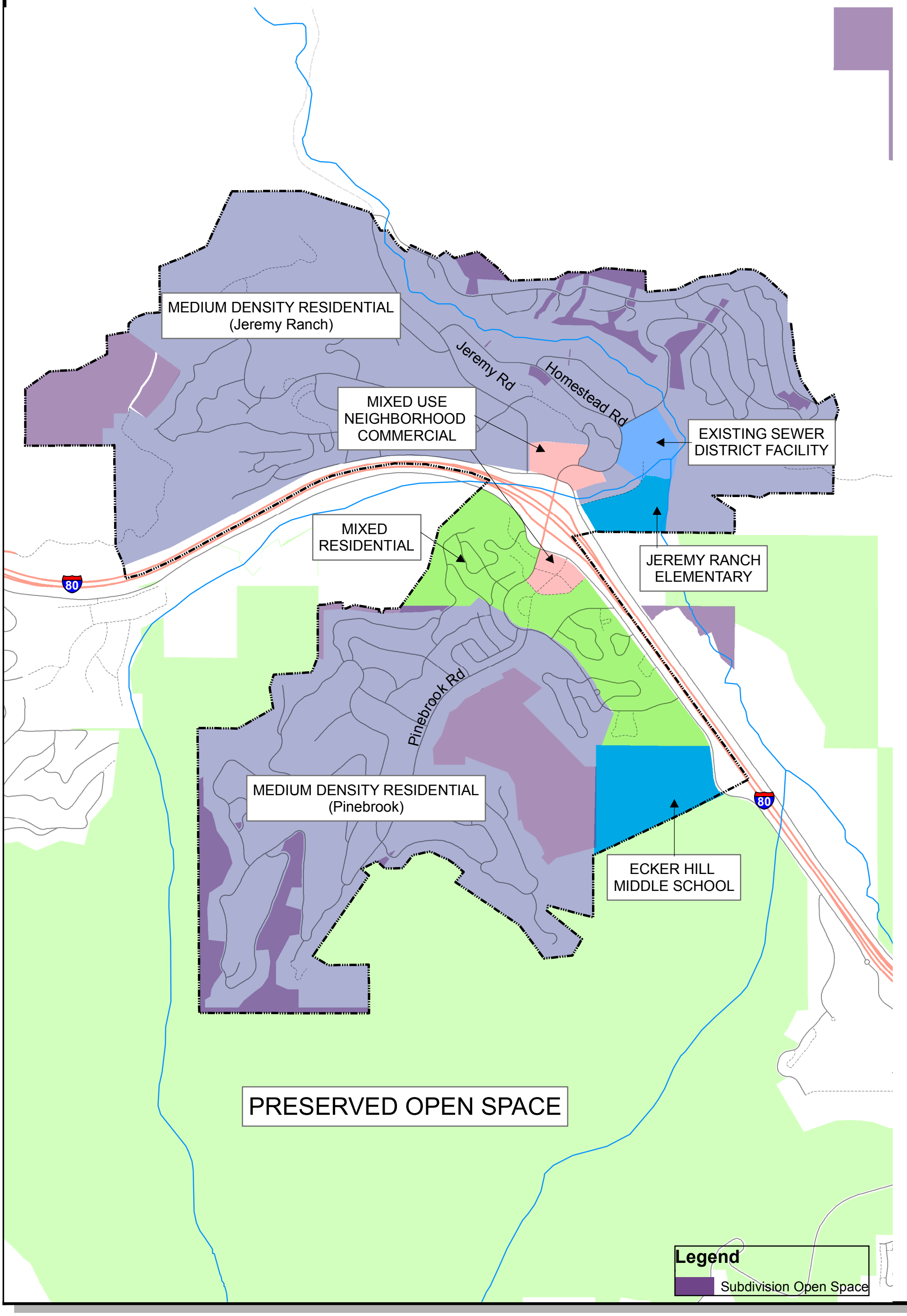
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SUMMIT COUNTY UTAH

Highland Neighborhood Planning Area
Future Land Use Map

N



Jeremy Ranch / Pinebrook Neighborhood Planning Area
Future Land Use Map

N

PRESERVED OPEN SPACE

80

Ute Blvd

MIXED USE AREA

224

Newpark Blvd

PRESERVED OPEN SPACE

Olympic Parkway

PRESERVED OPEN SPACE

Legend

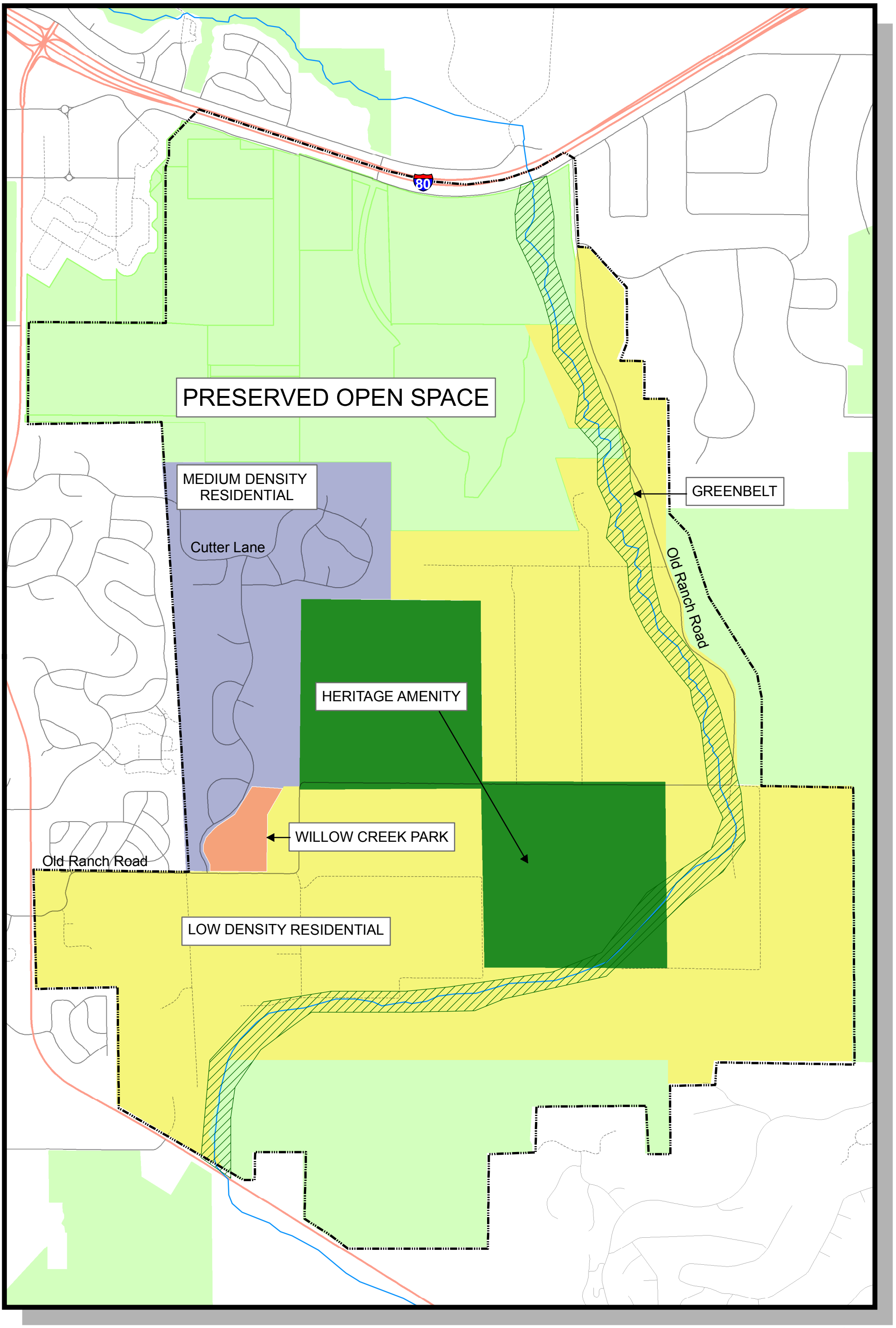
Subdivision Open Space

SUMMIT COUNTY UTAH

Kimball Junction Neighborhood Planning Area
Future Land Use Map

N

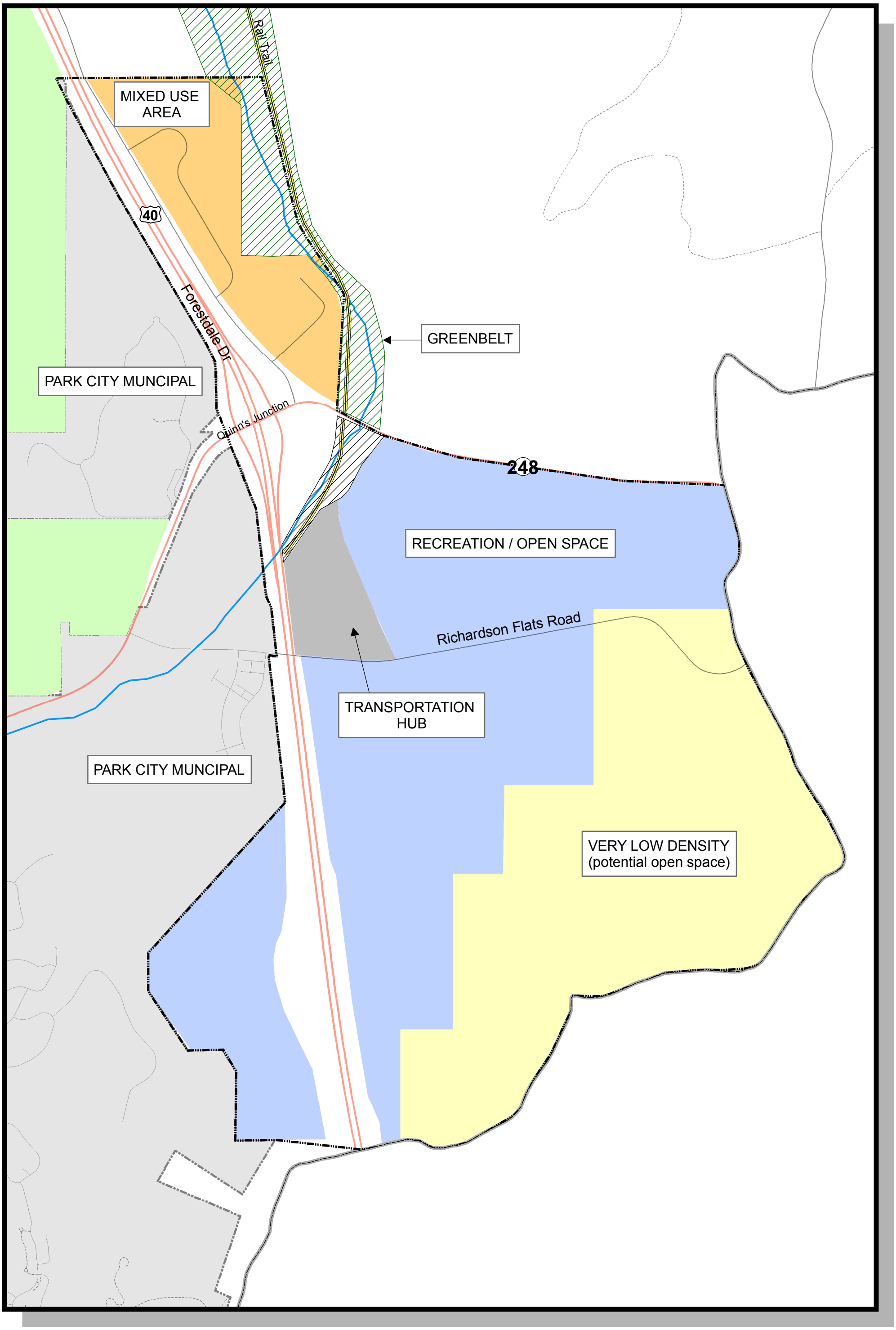
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SUMMIT COUNTY UTAH

Old Ranch Road
Future Land Use Map

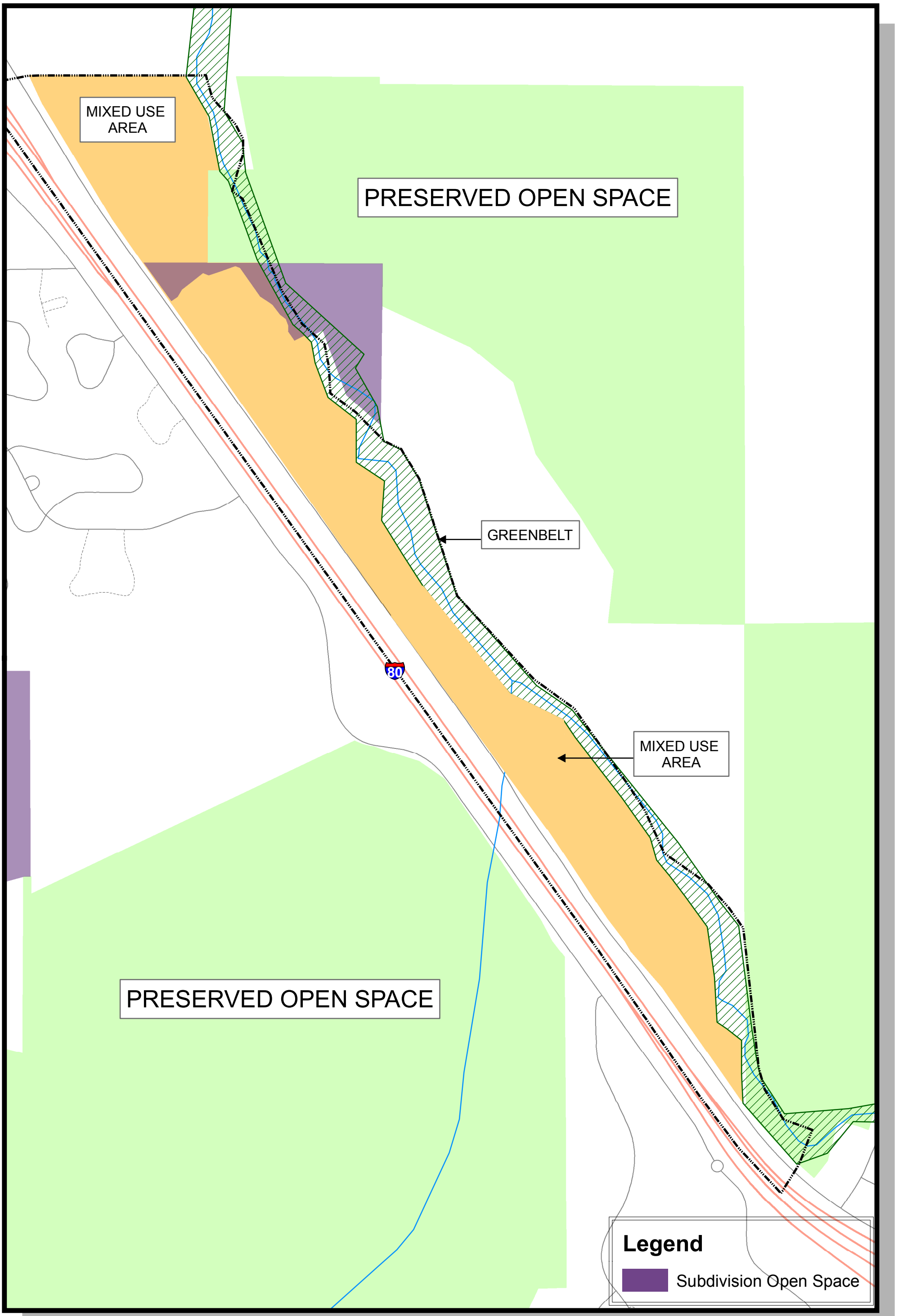
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SUMMIT COUNTY UTAH

Quinns Junction Neighborhood Planning Area Future Land Use Map

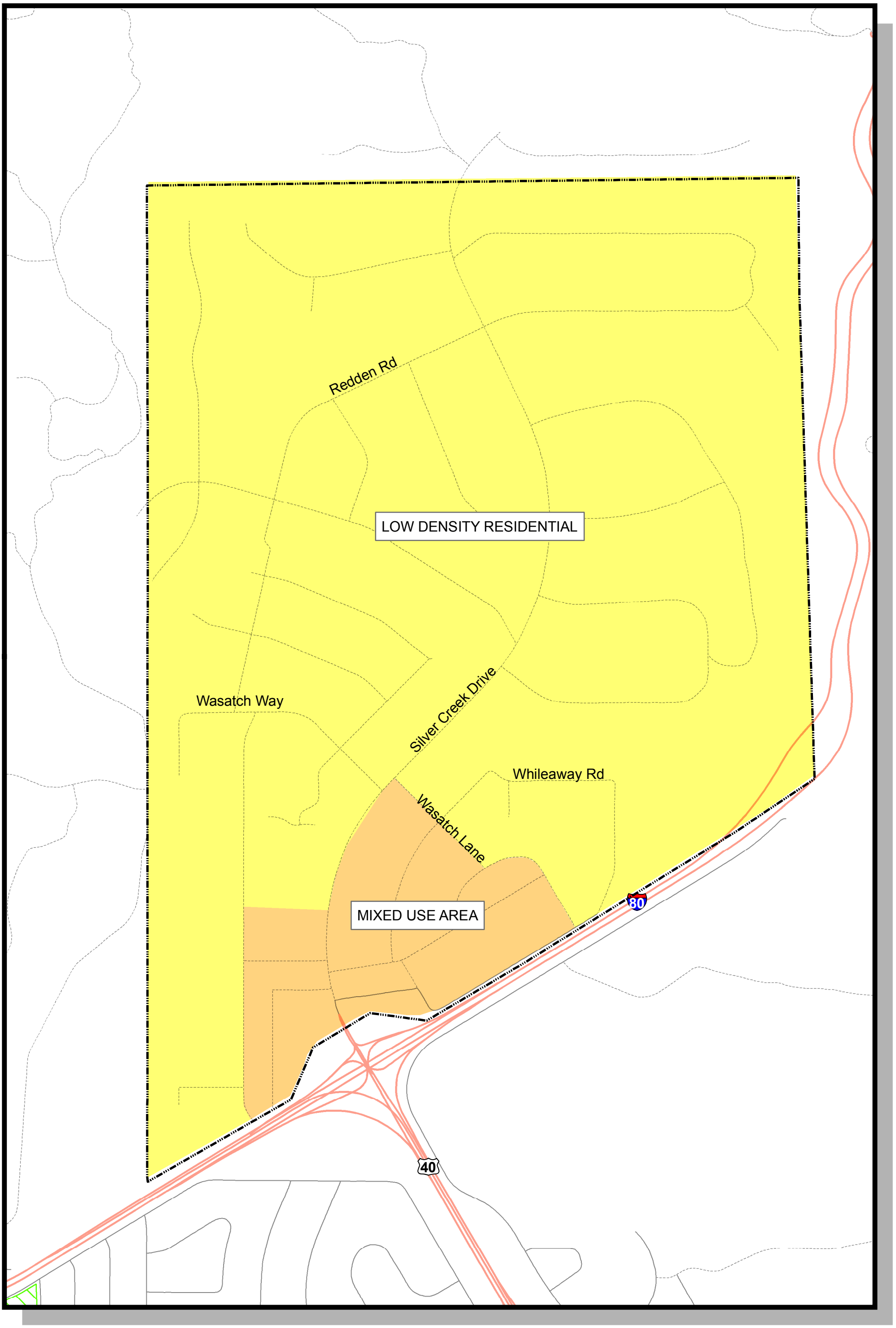
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SUMMIT COUNTY UTAH

Rasmussen Neighborhood Planning Area
Future Land Use Map

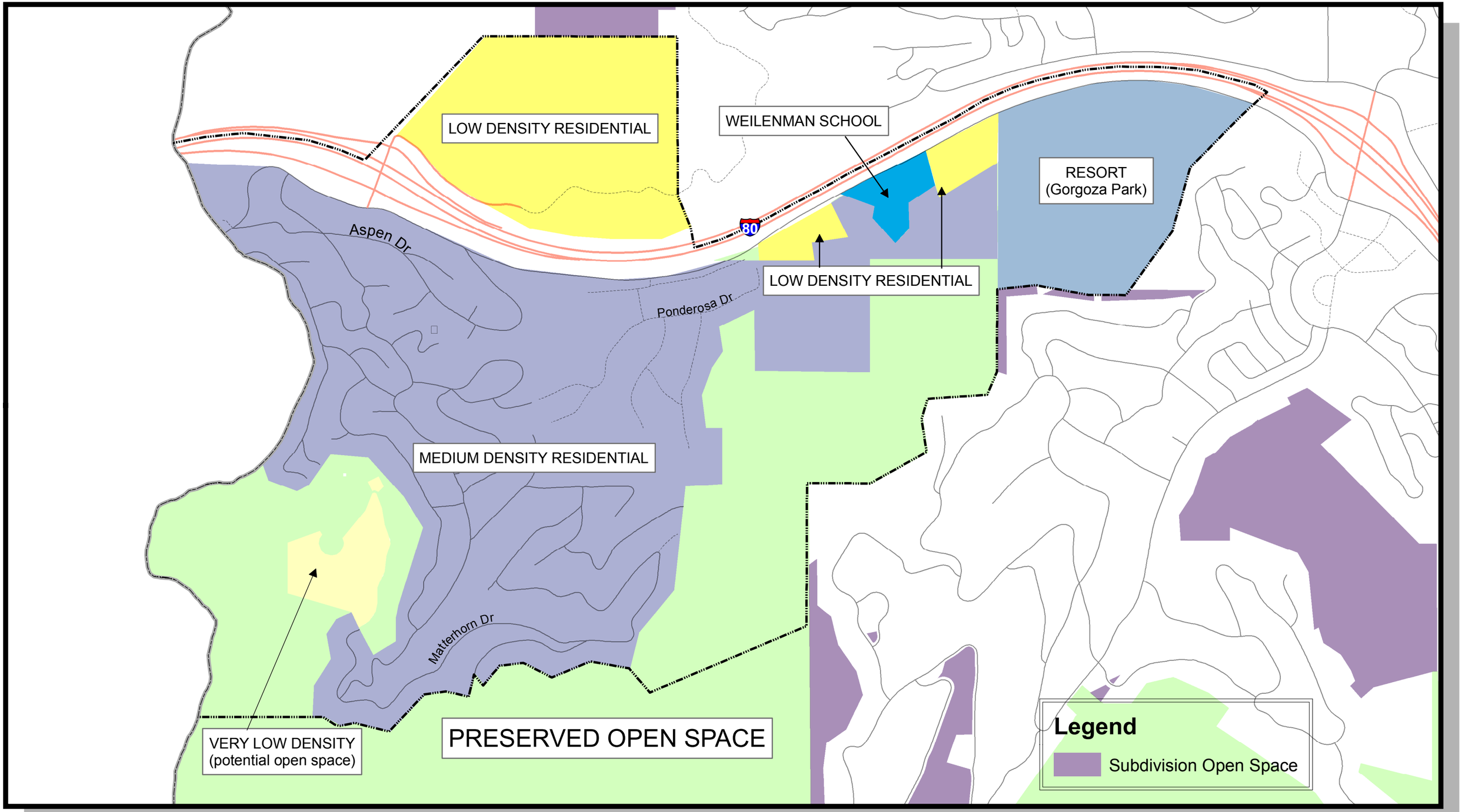
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SUMMIT COUNTY UTAH

Silver Creek Neighborhood Planning Area
Future Land Use Map

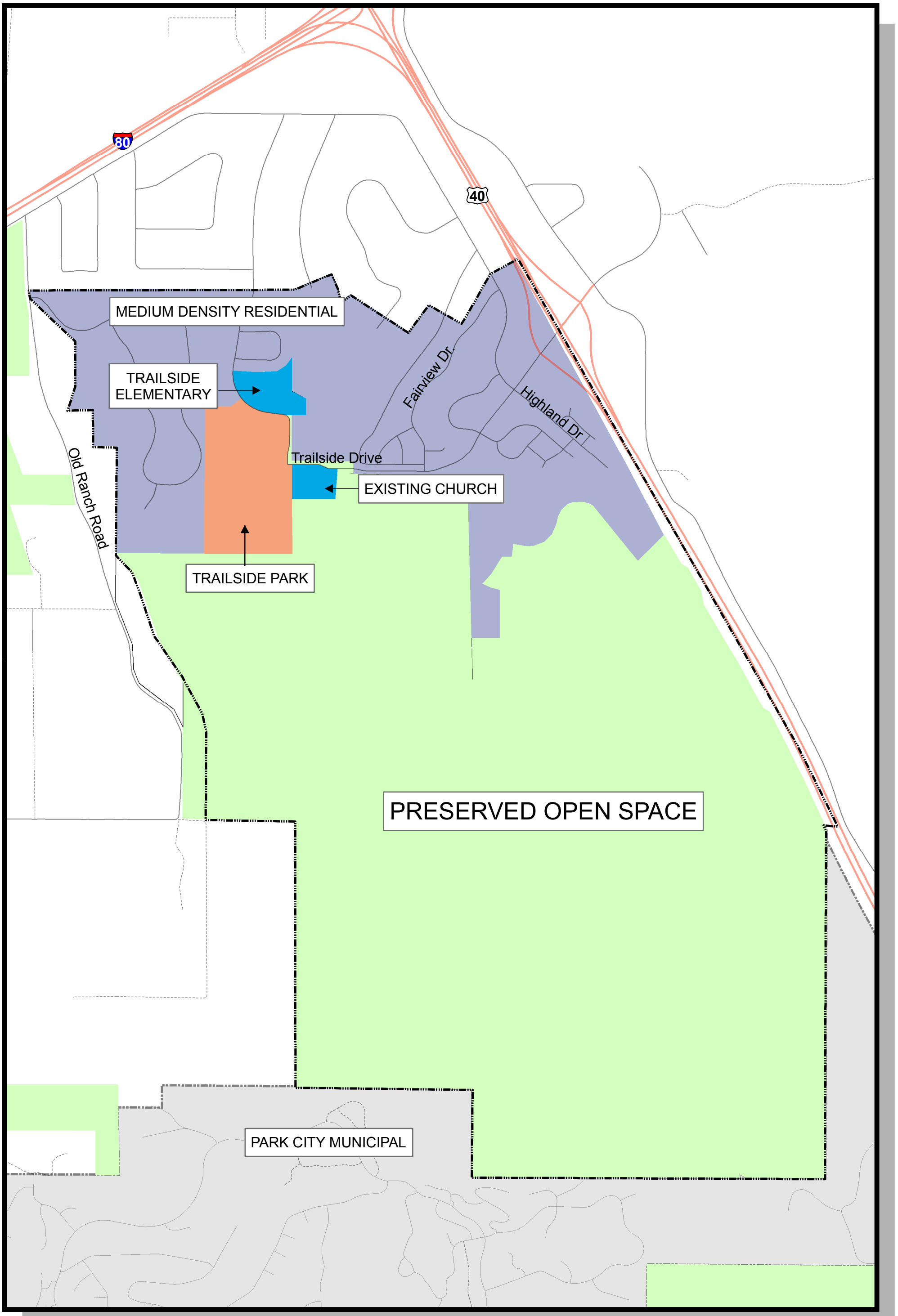
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SUMMIT COUNTY UTAH

Summit Neighborhood Planning Area
Future Land Use Map

N



SUMMIT COUNTY UTAH

Trailside Neighborhood Planning Area
Future Land Use Map

N

PRESERVED OPEN SPACE

RESORT
(Utah Olympic Park)

224

Legend

Subdivision Open Space

SUMMIT COUNTY
UTAH

Utah Olympic Park
Future Land Use Map

N

157