

Planning Commission Staff Report



Application: PL-17-03526
Subject: Empire Residences
Author: Kirsten Whetstone, AICP, Sr. Planner
Date: October 25, 2017
Type of Item: Administrative - Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and discuss the Conditional Use Permit for the Empire Residences (Building 3 -Village at Empire Pass Master Planned Development). **Staff requests discussion of 1) side setback reduction requested for balconies on the north elevation and 2) compliance with the VEP MPD Building 3 Volumetric diagram, and continuation to November 29th.**

Description

Applicant: Empire Residences LLC- Brady Deucher
Location: 7695 Village Way
Zoning: Residential Development (RD) District as part of the Flagstaff Annexation and Master Planned Development
Adjacent Land Uses: Deer Valley Resort, Empire Club, condominiums, townhouses, vacant development parcels of the Village at Empire Pass Pod A and open space

Summary

On April 12, 2017, the Planning Department received an application for a Conditional Use Permit (CUP) for a 21 unit residential lodge building to be located on Lot 3 of the Village at Empire Pass North Subdivision (Exhibits A-D) utilizing 24.5 unit equivalents (UE). The building is identified as Building 3 within the Village at Empire Pass Master Planned Development (VEP MPD), approved on July 28, 2004 (Exhibit E). An ADA and a deed restricted unit are also proposed within the lodge building. This application was deemed complete on July 17, 2017, with submission of additional information.

Background

Flagstaff Annexation

On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" Master Planned Development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions, restrictions, obligations, and amenities for each parcel. The Flagstaff Development Agreement (Agreement) was amended and recorded in March 2007 (Exhibit F).

The 2007 Amended Agreement specifies that a total of 87 acres, within three development pods (A, B1 and B2), of the 1,750 acres of annexation property may be developed for the Mountain Village. The Mountain Village is further constrained to a maximum density of 785 unit equivalents (UE) configured in no more than 550 dwelling units as multi-family, hotel, townhouse or PUD units, provided the number of PUD units does not exceed 60. The Mountain Village is also allowed 16 single family home sites. At least 50% of the residential units within the Mountain Village must be clustered within the primary development pod (Pod A) (Exhibit L- Village Map). The development pods are to be linked by transit. A fourth pod, pod D is allowed 30 single family lots (this area was platted with the Red Cloud Subdivision for 30 single family home sites). Subject property is located within Pod A (Exhibit M- Pod Map). See Exhibit N for density summary of the MPD (note- this is still current density summary as no new condominium plats recording new units/UEs have been recorded).

The Agreement required the applicant to submit 14 specific technical reports for review and approval by the City. The 14 studies, along with the Land Management Code and the amended Development Agreement form the standards under which the subject subdivision plat, and subsequent Administrative Conditional Use Permit, are reviewed (Exhibit O – [Link to Technical Reports](#)).

Village at Empire Pass Master Planned Development

On July 28, 2004, the Planning Commission approved a Master Planned Development (MPD) for the Village at Empire Pass (Pod A), known as the Village Master Planned Development (VEP MPD) (Exhibit F). The VEP MPD was the first step in the development process for Pod A. A separate MPD for Pod B1 was approved in May 2002 and amended in 2004, 2005, 2008 and 2009. Additionally, on March 14, 2007, the Planning Commission approved a Master Planned Development for Pod B2 at Empire Pass (location of the Montage Resort and Empire Canyon Day Lodge).

The purpose of the MPD was to establish unit mix and density for the Mountain Village as well as addressing overall project infrastructure throughout the Annexation Area. The MPD established building volumetric diagrams, including specific height exceptions, density and development location. The MPD requires Conditional Use Permit approval for the lodge buildings and Administrative Conditional Use Permit approval for the townhouse and PUD style units, prior to building permit issuance for construction.

Subdivision Approvals

Village at Empire Pass North Subdivision plat, approved by Council on June 15, 2017, plats metes and bounds parcels within the VEP MPD area for the purpose of creating platted lots of record for Buildings 3 and 4, as well as townhouse units on Lot 1. Recordation of the final plat is pending final review by the City Engineer and the City Attorney's Office. Plat recordation is a condition of issuance of a building permit for construction of Building 3. The plat identifies a requirement for affordable housing to be constructed within the buildings on Lots 2 and 3 to be completed prior to issuance of a certificate of occupancy for each building.

Submittal

On April 12, 2017, the Planning Department received an application for a Conditional Use Permit (CUP) for a 20 unit residential lodge building to be located on Lot 3 of the Village at Empire Pass North Subdivision (Exhibits A-D). The application was deemed complete on July 17, 2017 with submission of additional information.

Purpose

The purpose of the Residential Development (RD) Zoning District is to:

- (A) allow a variety of Residential Uses that are Compatible with the City’s Development objectives, design standards, and growth capabilities,
- (B) encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
- (C) allow commercial and recreational activities that are in harmony with residential neighborhoods,
- (D) minimize impacts of the automobile on architectural design,
- (E) promote pedestrian connections within Developments and between adjacent Areas; and
- (F) provide opportunities for variation in architectural design and housing types.

Land Management Code (LMC) and VEP MPD Analysis

The proposal complies with LMC lot and site requirements of the RD Zoning District and the VEP MPD as described below.

	RD Zoning District and/or VEP MPD
Lot Size	No minimum lot size. Lot 3 is approximately 0.66 acres (28,750 square feet).
Front yard setbacks	Minimum 25 feet to front facing garage, 20 feet to building. Proposed front setback is 20’ (garage is on side).
Rear yard setbacks	Minimum 15 feet rear setbacks. Proposed minimum rear setback is 15’.
Side yard setbacks Roof eaves are allowed to extend 3’ into the side, rear and front setbacks. Shared driveway is permitted across the property line within the platted access easement per plat. Sidewalks that provide circulation within the Village are permitted as shown within platted access easements.	Minimum 12 feet side setbacks. North side- proposed minimum setback is 12’. (North side balconies must maintain a 12’ setback, as they are not within 30” of final grade, unless the Planning Commission allows a reduction as project is within an MPD.) South side- proposed minimum setback is 12’. On south side the screened and grated mechanical vault is shown in the side yard setback. Screened mechanical equipment is allowed in the side setback but must maintain a minimum 5’ setback to the property line- proposed mechanical is entirely below final grade.

<p>Building Height Per Village MPD Volumetric and Height Exception Diagrams (see Exhibit G).</p>	<p>Staff requests discussion regarding compliance with the MPD allowed building volumetric (see Exhibit H- Volumetric Study). A mix of 4 and 5 residential stories are allowed in addition to a parking story and a roof envelop area with the following volumetric configuration: 25% of the building was permitted to reach 74' above existing grade (north end), 55% of the building to reach 82' above existing grade, and 20% of the building (south end) to reach 74' above existing grade. Proposed building (north) 25% at or less than 74', 50% at or less than 82', and (south) 25% at or less than 74'.</p>
<p>Parking</p>	<p>The Transit and Parking Management Plan approved with the MPD requires a 25% reduction in parking from what would be normally required by the LMC. Based on unit sizes, forty-two (42) spaces would be required for the 20 units, one ADA and one EHU. With the 25% reduction 32 spaces are required. The underground parking structure has 30 spaces (29 are code compliant) (including one ADA). There are 3 surface spaces at front drop-off area for required parking.</p>
<p>Architectural Design</p>	<p>All construction is subject to Village at Empire Pass Design Review Board (DRB) approval and LMC Chapter 15-5 Architectural Design Guidelines with final review conducted at the time of the Building Permit. The building as presented was reviewed by the Village at Empire Pass DRB including site and architectural design, articulation, volumetric, height allowances, and setbacks. Final approval is required for permitting.</p>
<p>Residential Units</p>	<p>21 units ranging in size from 496 sf to 3,608 sf (total of 49,000 sf). Deed restricted unit is 880 sf (includes dedicated storage area). ADA unit is 436 sf. Total all residential is 50,316 sf. Total circulation is approximately 16,409 sf.</p>
<p>Commercial space</p>	<p>No commercial space is proposed.</p>
<p>Residential Accessory uses (Guest amenities)</p>	<p>Common residential amenity areas are provided on level one, including locker rooms, fitness area, lounge/pub and lobby areas for the use of the residents and guests. Total amenities is approximately 4,500 sf.</p>

<p>Density Summary</p> <p>Density is per Development Agreement and VEP MPD.</p> <p>21 units (49,000 square feet, utilizing 24.5 UE). 1 UE is equivalent to 2,000 sf of residential floor area. One ADA and one deed restricted affordable unit are proposed within the building. Development Agreement tracks both UEs (each 2,000 sf) as well as total number of units.</p> <p>Gross building area is 85,789 sf and includes all residential units, circulation and lobby, guest amenities, parking, mechanical, storage, and other (office, housekeeping, etc.).</p> <p>All residential- 50,316 sf- 58% Circulation- 18,029 sf- 21% Guest Amenities- 4,500 sf- 5.2% Parking/mech/storage/other- 12,944 sf- 15.8%. (approximate square footages)</p>	<p>The Mountain Village (Pods A, B1 and B2) was approved with a maximum of 785 UE of multi-family (550 multifamily units) and 16 single family units. A maximum of 60 PUD style units (i.e. Belles, Paintbrush, and Nakoma) were approved as part of the overall multi-family units.</p> <p>To date 382 multi-family units (588.742 UE) (of which 52 are PUD style units) and 16 single family units have been platted and/or built within the Mountain Village, including One Empire.</p> <p>Constructed lodge style buildings include Shooting Star, Silver Strike, Flagstaff, Arrowleaf A and B, and Grand Lodge. One Empire Pass is under construction.</p> <p>Still to be approved/constructed are Tower Residences (aka Building 1), Building 3 (subject property), Building 4 (north of subject property) and B2East, as well as several townhouse units within Pod A.</p> <p>There is sufficient remaining density for the proposal (see Exhibit N- Density Summary). Density summary includes One Empire Pass as the condominium plat was recorded. 168 MF units (196.268 UE) remain at this time.</p>
--	---

Analysis of Conditional Use Criteria

Conditional Uses are subject to review according to the following criteria set forth in the LMC 15-1-10(E). Staff’s analysis is in *italics*.

(1) Size and location of the Site;

Empire Residences consists of a single multi-story building with 21 residential units ranging in area from 496 sf to 3,608 sf, one 880 sf affordable housing unit, and one 436 sf ADA unit. Subject property is Lot 3 of the Village at Empire Pass North subdivision, north of Shooting Star and southeast of One Empire Pass adjacent to the Silver Strike lift and ski run. The lot consists of approximately 0.66 acres (28,750 square feet). Excluding the affordable and ADA units, the total market rate residential floor area is 49,000 sf, utilizing 24.5 unit equivalents (UE). Gross building area is 85,789 sf, of which 50,316 sf is residential (58%); 18,029 sf is circulation/lobby (21%); 4,500 sf is guest amenities (5.2%); and 12,944 sf is parking garage, mechanical, storage, manager office, housekeeping, etc. (15.8 %).

*The site slopes up from the street and the design proposes a single level underground parking structure with up to five and six stories of residential uses. Two upper units have a mezzanine level into the roof area. The garage entrance is on the north side. The garage level is mostly below final grade. The size and location of the site comply with parameters of the MPD. **No unmitigated impacts.***

(2) Traffic considerations including capacity of the existing Streets in the Area;
*This site is served by Village Way and Empire Club Drive, private roads that connect to Marsac Avenue, a public Right-of-Way. A traffic management plan was approved as part of the Technical Reports for the Flagstaff Annexation and Development Agreement to reduce overall traffic generated from the development. Parking has been reduced by 25%. A Construction Mitigation Plan is required at the time of Building Permit issuance in compliance with the Flagstaff Development Agreement that reiterates that downhill truck traffic will use Royal Street, unless use of Marsac Avenue is approved and/or required by the City Engineer and Chief Building Official. The Construction Mitigation Plan also addresses where excavated materials will be hauled if they are not used on this site. The Development Agreement requires excavated materials to remain within the Annexation Area. **No unmitigated impacts.***

(3) Utility capacity;
*Sewer, electric, gas, water and phone service is available at the site. A final approved storm water plan, as well as a final utility and grading plan, is required prior to issuance of a building permit. Applicant will need to verify that capacity still exists in the detention pond below this property and will need to maintain run-off sufficient to support the existing tree stands. All above ground utility infrastructure (transformers, ground sleeves, telephone boxes, cable boxes, etc.) are to be located on the property. Staff recommends a condition of approval related to the location of dry facilities on the property to ensure that the location of transformers and other utility infrastructure on the property is shown and these items can be adequately screened. Showing dry utilities on the final plans allows verification from utility companies that the location shown on the plans is viable for their installation. **No unmitigated impacts.***

(4) Emergency vehicle Access;
*Primary emergency access is from Village Way as well as Empire Club Drive that winds through the Village area with two access points onto Marsac Avenue. Village Way intersects both Empire Club Drive and Marsac Avenue providing multiple routes for emergency access. **No unmitigated impacts.***

(5) Location and amount of off-Street parking;
*The Transit and Parking Management Plan approved with the MPD and Flagstaff Development requires a 25% reduction in parking from what would be normally required by the LMC. A total of forty-two (42) spaces are required for the 20 units as configured, the EHU and the ADA unit. The 25% reduction rounds to a required 32 spaces. The underground parking structure will have 30 spaces, of which 29 are code compliant. Additionally, 3 surface spaces are provided in front near the drop-off area. Spaces should not be assigned to individual units. **No unmitigated impacts.***

(6) Internal vehicular and pedestrian circulation system;
*Access to the project is from Village Way, a private street. A drop-off area is located in the front of the building and a bus stop is located nearby on Marsac Avenue. A pedestrian path system is proposed consistent with the Village Master Plan of Trails connecting this building to the Empire Club and shuttle stop. **No unmitigated impacts.***

(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;
*A final landscape plan is required as a condition precedent to Building Permit. Landscaping and irrigation will be water efficient, utilizing drought tolerant plantings, limited turf area, and drip irrigation. The plan shall indicate mitigation for removal of identified significant trees. **No unmitigated impacts.***

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site;
including orientation to Buildings on adjoining Lots;

This building is one of ten multi-story lodge buildings planned to be clustered within Pod A and oriented along the Silver Strike lift and ski run. Empire Residences is proposed to have four to six floors (with a seventh mezzanine level for three of the sixth floor units within the roof area). There is a single level parking structure under the building. The ADA unit and deed restricted employee housing unit (EHU) are located on the first story, along with three market units and the resident's amenity area (locker rooms, exercise room, lounge/pub, and lobby area). Levels 2 -4 each have four units. Levels 5 and 6 each have three units. Market rate units range in area from 496 sf to 3,608 sf. The ADA unit is 439 sf and the EHU is 880 sf (including assigned storage area).

*Gross building area, including units, parking and all common areas within the building is 85,789 sf. A total of twenty-one (21) residential units are proposed with a total of 49,000 sf, not including the 880 sf deed restricted affordable housing unit (includes dedicated storage areas) and the 436 sf ADA unit. The 49,000 sf utilize 24.5 unit equivalents (UE). To the west, there are five existing buildings of a similar size, height, and volumetric (One Empire Pass, Silver Strike, Flagstaff, Arrow Leaf A and Arrow Leaf B). On the adjacent lot to the south there is one existing building (Shooting Star). Additionally, to the south there is one lodge building still to be constructed (Tower Residences). Adjacent to the north there is a lodge building contemplated on Lot 2 of the Village at Empire Pass North (VEPN) and townhouses are contemplated on Lot 1 of the VEPN, across Village Way to the east. The mass of the building steps up the lot with the slope. The building is articulated both horizontally and vertically. **No unmitigated impacts.***

(9) Usable Open Space;

*Both passive and active Open Space is provided in excess of 88% within the Flagstaff Annexation boundary. The individual lots were not required to provide open space. The proposal includes a useable plaza area in the back adjacent to the ski run/lift area. **No unmitigated impacts.***

(10) Signs and lighting;

*Signs and lighting must be in conformance with the Park City codes and the Flagstaff Mountain Resort Design Guidelines. All exterior signs require a separate sign permit approved by the Planning Department. Any sign shown on the plans is for illustration only and does not indicate approval. Street lights must be approved by the City Engineer (LED, 48 watt, 2700 K in a style consistent with Park City street lights) and if installed, will be privately maintained. **No unmitigated impacts.***

(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;

*In the immediate area, there are five existing similarly sized multi-story residential condominium buildings (Silver Strike, Flagstaff (aka Snowberry), Shooting Star, Talisker Tower Club and One Empire Pass), as well as the two story Larkspur town homes and Paintbrush PUD style homes (single-family detached homes). See also #8 above. The master developer is coordinating design elements for all phases of the project and all developments require approval by the Flagstaff Architectural Design Review Board. Staff reviewed the proposed building for compliance with the Volumetric Diagram and maximum building height allowed and finds that the building complies with the intent of these volumetric in terms of allowable building height. The building is 4 to 6 stories of residential (with a lower parking garage and an additional mezzanine for two 6th story units in the roof area). **Staff requests discussion of the building volumetric regarding stories, including allowing the mezzanine level above two units on the 6th story.***

(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

*All uses, except the outdoor patio area, are inside the residential building and there are no expected impacts on residents/visitors or Property Off-Site. Mechanical equipment is proposed to be below final grade and screened with landscaping and covered with a grate material. Staff recommends conditions of approval related to screening of exterior mechanical equipment and protrusions. **No unmitigated impacts.***

(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;

*Service and delivery is for residential only as there is no commercial or support commercial component in the building. It is anticipated that laundry/maid service will be needed on a weekly basis throughout the Village. Trash enclosure is located in an accessory structure outside of the garage entry. Three parking spaces in the front provide for loading and unloading. **No unmitigated impacts.***

(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities;

*The project will be platted as a condominium. Nightly rental is a permitted use within the RD zoning district. These units will primarily be second homes and it is unlikely that many will be full-time residences, although this possibility is not precluded. **No unmitigated impacts.***

(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.

*There are no Environmentally Sensitive Lands within or adjoining the site. The building, as with most of the lodge buildings, is located on the gentler slopes within the Pod A. The site is currently developed with a temporary sales building. There is some significant vegetation (aspen trees and shrubs) on the site that if removed will have to be mitigated with replacement trees and shrubs. **No unmitigated impacts.***

(16) General Plan. The application is subject to the restrictions and conditions of the Flagstaff Annexation and Development Agreement. In terms of the General Plan, this property was annexed, zoned, master planned and platted to be consistent with the goals and objectives of the Park City General Plan in providing resort based lodging and guest amenities in close proximity to Deer Valley Resort, affordable housing, reduction in traffic generation with clustered development in the Village, shuttle service within the development and within Park City, significant open space and trails, as well as attention to mitigation of past and present environmental impacts.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

The property was posted and notices were mailed to property owners within 300 feet on October 10, 2017. A legal notice was published in the Park Record on October 7, 2017. No public input has been received at the time of this report.

Significant Impacts

There are no significant fiscal or environmental impacts from this application that have not been mitigated with the Flagstaff Agreement and Master Planned Development and conditions of approval.

Recommendation

Staff recommends that the Planning Commission hold a public hearing and discuss the Conditional Use Permit for Empire Residences (Building 3) of the Village at Empire Pass MPD. **Following public hearing and discussion, Staff requests continuation to November 29, 2017.**

Staff requests discussion regarding:

- 1. Setback reductions for a portion of the length of the balconies on the north elevation, as discussed in the Analysis section above.**
- 2. Compliance with the Building 3 Volumetric approved with the Village at Empire Pass MPD, in terms of allowing the mezzanine level for two sixth floor units and allowing residential use within the roof area.**

Staff prepared draft findings of fact, conclusions of law, and conditions of approval for the Commission's initial review, discussion and comment:

Draft Findings of Fact:

1. The Empire Residences Conditional Use Permit (CUP) is located in the RD-MPD zoning district, within Pod A of the Village at Empire Pass Master Planned Development.
2. The property is subject to the Flagstaff Mountain Annexation and Development Agreement approved by City Council per Resolution No. 99-30 on June 24, 1999 and amended on March 2, 2007.

3. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities for the annexation area.
4. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass (Village MPD) (Pods A and B1) within the Flagstaff Mountain Annexation and Development area. The MPD (known as Mountain Village) was amended to include Pod B2 (Montage). The Mountain Village (Pods A, B1 and B2) was approved for a maximum of 785 UE of multi-family (550 multifamily units) and 16 single family units. A maximum of 60 PUD style units (i.e. Belles, Paintbrush, and Nakoma) were approved as part of the overall multi-family units. To date 382 multi-family units (588.742 UE) (of which 52 are PUD style units) and 16 single family units have been platted and/or built (including the One Empire Pass units).
5. Constructed lodge style buildings include Shooting Star, Silver Strike, Flagstaff, Arrowleaf A and B, and Grand Lodge. Building 5 is under construction as One Empire Pass. Still to be approved: Tower Residences (Building 1), Building 3 (subject property) and Building 4. There is sufficient density remaining within the MPD with 196.268 UE (168 MF units) remaining (see Exhibit N- Density Summary).
6. Approximately 374 certificates of occupancy have been issued for the entire Flagstaff Annexation and Development area (Pods A, B1, B2, and D). According to the Annexation and Development Agreement, the affordable housing obligations come due for each 150 certificates of occupancy. The next housing obligation trigger point is 450 certificates of occupancy. The 27 certificates of occupancy for One Empire Pass will bring the total to 401 certificates of occupancy. The 20 certificates of occupancy for Empire Residences in 2018 will then bring the total to 421. Additional certificates are anticipated within the next year for a couple of Red Cloud houses.
7. One affordable AUE is proposed as part of the Empire Residences as required by the subdivision plat. The affordable unit is a total of 880 sf (including dedicated storage). One AUE requires 800 sf of residential floor area, which may include dedicated storage area.
8. On April 12, 2017, the Planning Department received an application for a Conditional Use Permit for a twenty-one (21) unit residential building to be located on Lot 3 of the recently approved Village at Empire Pass North Subdivision. The plat is pending final review by the City Engineer and City Legal Department before recordation.
9. The application was deemed complete on July 17, 2017.
10. Access to the property is from Village Way, a private street, and Marsac Avenue, a public street.
11. The property is also known as Lot 3 of the Village at Empire Pass North Subdivision, approved by Council in 2017.
12. Lot 3 consists of 28,750 square feet and is currently developed with a sales building approved with an Administrative Conditional Use Permit.
13. The property is subject to subdivision plat notes that require compliance with the Flagstaff Annexation and Development Agreement, approval of a Conditional Use Permit for each building prior to issuance of a building permit, a declaration of condominium and a record of survey plat prior to individual sale of units, membership in the Empire Pass Master HOA, a 20' snow storage easement along

the street frontages, water efficient landscape, and includes other utility and maintenance provisions.

14. The proposed Empire Residences CUP consists of a single multi-story building with 21 residential units ranging from 496 sf to 3,608 sf, one 880 sf affordable housing unit (including designated storage areas), and one 436 sf ADA unit.
15. Gross building area is 85,789 sf, of which 50,316 sf is all residential (58%); 18,029 sf is circulation/lobby (21%); 4,500 sf is guest amenities (5.2%); and 12,944 sf is parking garage, mechanical, storage, manager office, housekeeping, etc. (15.8 %).
16. The total floor area of the residential (market rate) units is 49,000 square feet and utilizes 24.5 UE, this does not include the affordable unit or the ADA unit. Guest amenity areas (exercise and recreation areas, locker rooms, lobby and reception area, lounge/pub, restrooms, etc.) are proposed on the first level. These common residential accessory uses do not require use of UEs.
17. No commercial uses are proposed within this building.
18. The Transit and Parking Management Plan approved with the VEP MPD requires a 25% reduction in parking from what would normally be required by the LMC. Based on unit sizes, forty-two (42) spaces would be required for the 20 units, affordable unit, and ADA unit. The 25% reduction rounds up to 32 spaces. The underground parking structure will have 30 parking spaces, of which 29 are code compliant. Three (3) spaces are provided in the front entry drop-off area.
19. The elevation and climate of Flagstaff creates a harsh environment for utilities and their maintenance.
20. The maximum Building Height in the RD District is 28 feet (33 feet with a pitched roof). A height exception was approved with the Village at Empire Pass Master Plan Development. Specific volumetric diagrams were approved for each Building. For Building 3, 25% of the building (north side) was permitted to reach 74' above existing grade, 55% of the building (central) to reach 82' above existing grade, and 20% of the building (south side) to reach 74' above existing grade. The volumetric diagram allows Building 3 to be four and five stories with additional garage level and a roof area level.
21. The proposed building has a lower garage level, portions with 4 and 5 residential floors and a roof area, and a middle section with 5 and 6 residential floors with a mezzanine level in the roof area.
22. The proposed building has 25% (north side) at or below 74', 50% in the central portion at or below 82' and 25% (south side) is at or below 74'.
23. The building complies with RD District zone setbacks maintaining a 20' front setback, 12' side setbacks and 15' rear setbacks. LMC exception to the side yard setback allows screened mechanical equipment to have a 5' setback, which is proposed below final grade on the south side. A portion of the balconies on the north side extend into the 12' setback. Balconies on the north side will need to comply with the 12' minimum side setback unless the Planning Commission grants a reduction per the Master Planned Development.
24. A Master Homeowners Association document and Maintenance Agreement for the Mountain Village were reviewed and approved by the City prior to issuance of building permits for buildings within the Mountain Village. This property is also subject to these documents, in addition to any declaration of condominium and CCRs recorded with the condominium plat.

25. Excavated soil will remain within the Flagstaff Annexation area as required by the Annexation Agreement.
26. The property is part of a common development that exceeds one acre and thus has MS4 requirements to meet.

Draft Conclusions of Law:

1. The CUP, as conditioned, is consistent with the Village at Empire Pass Master Planned Development and Flagstaff Mountain Resort Master Planned Development, the Park City Land Management Code, and the General Plan.
2. The proposed use, as conditioned, will be compatible with the surrounding structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Draft Conditions of Approval:

1. All standard conditions of approval apply to this Conditional Use Permit.
2. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be submitted with the building permit application for approval by the Planning, Building, and Engineering Departments.
3. All exterior lights must conform to the City lighting ordinance and the Flagstaff Mountain Resort Design Guidelines. Final compliance with the City's Lighting Ordinance will be verified at the time of building permit plan review and prior to issuance of a certificate of occupancy. Exterior lighting shall be shielded and down directed.
4. All exterior signs require a sign permit prior to installation.
5. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on October 25, 2017.
6. All exterior mechanical equipment shall be screened and shielded from public streets. Screening with landscaping and fencing/grating materials is allowed. All wall and roof top vents and protruding mechanical shall be painted to match the adjacent wall or roof to minimize impacts on public view.
7. All utility facilities must be located on site, unless specific easements have been provided on the recorded plat. A plan must be provided at the time of the building permit application showing all utility locations, including dry utilities. The applicant shall provide verification that the utility plan is viable and the utility boxes can be screened with landscaping and/or fencing.
8. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on October 25th and November 29th, 2017.
9. The applicant shall record a condominium plat prior to selling individual units.
10. Utility and grading plans, including storm water drainage plans, must be approved by the City Engineer prior to Building Permit issuance.
11. Affordable housing provided with this Conditional Use Permit shall comply with all requirements and stipulations of the Flagstaff Development Agreement and the

City's affordable housing resolution in effect at the time of the Development Agreement prior to issuance of a certificate of occupancy for the building. The affordable unit shall be indicated on the final condominium plat prior to recordation of such plat and shall be completed prior to issuance of a certificate of occupancy for the building. Deed restrictions shall be recorded prior to recordation of the condominium plat.

12. All conditions of approval of the Village at Empire Pass MPD shall continue to apply.
13. All conditions of approval of the Flagstaff Annexation and Development Agreement shall continue to apply, including the restrictions on solid wood burning fireplaces, removal of excavated materials, construction of pedestrian connections to the transit hub within the Village, and provision of any required ADA and affordable housing units.
14. A Final Construction Mitigation Plan (CMP) shall be submitted for approval by the Planning, Building, and Engineering Departments prior to issuance of a building permit. The CMP shall indicate where and how excavated soils will be hauled and/or stored, hours of construction, truck routes, phasing of construction, road closures, and other items required by the Building Department.
15. Final Flagstaff Design Review Board approval shall be submitted to the City prior to building permit issuance.
16. Modified 13 D fire sprinklers are required for new construction per the Chief Building Official at the time of review of the building permit.
17. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
18. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
19. The deed restricted unit shall be a minimum of 880 sf to meet the plat note requirement of 1.1 AUE for this lot. One AUE is equivalent to 800 sf according to the Development Agreement.
20. The CCRs shall limit the HOA dues related to the deed restricted employee housing unit (EHU) in order to ensure the Unit remains affordable. The CCRs shall be submitted with the condominium plat and will be reviewed by the City prior to final condominium plat recordation.
21. This development is part of a common development that is greater than one acre. This development shall meet the MS4 storm water requirements. Prior to building permit issuance, the applicant shall verify that capacity exists in the existing detention pond utilized by Pod A and shall demonstrate that sufficient run-off will remain on site to support existing tree stands.

Exhibits

Exhibit A – Project Description

Exhibit B – Site and Landscape Plans and Floor Plans

Exhibit C – Architectural Elevations

Exhibit D – Subdivision plat (Village at Empire Pass North)

Exhibit E – Village at Empire Pass MPD approval July 28, 2004

Exhibit F – pages from Flagstaff Annexation and Development Agreement (2007)

Exhibit G – Approved MPD Building Volumetric Diagrams

Exhibit H – Volumetric Study

- Exhibit I – Existing Conditions survey
- Exhibit J – Photos of the site
- Exhibit K – Utility Plans
- Exhibit L – Village Map
- Exhibit M – MPD Pod Map
- Exhibit N – Density Summary of Flagstaff MPD
- Exhibit O – [Technical Reports \(link\)](#)

Empire Residences LLC

Memo

To: Park City Planning

From: Brady Deucher, Empire Residences LLC

Date: October 1, 2017

Re: Empire Residences CUP application

Empire Residences LLC is seeking a Conditional Use Permit for the development and construction of a residential building on Lot 3 of the Village at Empire Pass North Subdivision. The site is part of the land subject to the Amended and Restated Development Agreement for Flagstaff Mountain recorded in March 2007 which granted the Developer/Owner of the property a Large Scale Master Planned Development. This application seeks to move forward the approvals as required in the development agreement to the level considered a Small Scale Master Plan, for which, we believe a CUP is required.

Empire Residences LLC is proposing to build a 71,000 SF structure consisting of 21 residential for sale properties, (not exceeding 49,000 SF), 1 Accessible Unit as required by town code (1 ADA Unit), 1 Employee Housing Unit (1 EHU Unit), 30 Underground parking spaces and 33 total parking spaces, and various Residential Accessory Uses as defined in the Development Agreement.

The development has an allowable building height of 82 feet. No part of the proposed building exceeds that limit. The underlying MPD contemplated a story count of 4-5 levels, not including the underground parking. The proposed building includes 2 units that form a 6th level, however, this is not inconsistent with the MPD, or our surrounding neighbors. This level also serves to improve the “step down” look that both the MPD and Design Review Board required as the roof steps down both to the north and the south consistently in spite of a significant rise in topography on the south side. The development was able to accomplish this look while meeting the horizontal or vertical building height and percentage requirements. The Empire Pass Design Review Board has specifically approved both the story count and slight setback variations for the development.

Below are answers to specific questions required in the CUP Application:

How will the proposed use “fit-in” with surrounding uses?

The development of a resort style condominium property was specifically contemplated for this site within the previously granted MPD. The proposed building fits the approved massing and square footage allowances per previous approvals.

What type of service will it provide to Park City?

The property is part of the resort residential development of Empire Pass Village.

Is the proposed use consistent with the current zoning district and with the General Plan?

The proposed development is consistent with the Development Agreement recorded in March 2007 for Flagstaff Mountain.

Is the proposed use similar or compatible with the other uses in the same area?

Yes, the proposed property has received approval from the Empire Pass HOA Design Review Board as being compliant with the expected design and use of the property.

Is the proposed use suitable for the proposed site?

Yes, the proposed property fits within the prescribed massing and maximum SF.

Will the proposed use emit noise, glare, dust, pollutants, and odor?

The proposed use is similar in design to the other condominium buildings in Empire Pass Village. There are no extraordinary uses or mechanical systems that one would expect to produce any emissions dissimilar to the other existing properties.

What will be the hours of operation and how many people will be employed?

As a residential property, it is expected to be occupied during all hours of the day. The developer is proposing to have Deer Valley Lodging operate the HOA and thus may employ at least one FTE as a lodge keeper, plus other support employees from existing staff of DV Lodging.

Are there special issues that need to be mitigated?

No.

EMPIRE PASS

October 20, 2017

DESIGN REVIEW BOARD

Harrison Horn
Empire Residences
2520 N. University Ave., Ste 50
Provo, UT 84604

RE: Empire Residences, 7695 Village Way
Final DRB Approval

Dear Mr. Horn,

Thank you for your recent application regarding Empire Residences to the Empire Pass Design Review Board (the DRB) requesting Final Design Approval of the proposed condominium lodge project. The DRB previously reviewed Conceptual plans on December 20, 2016 and February 22, 2017. The Preliminary Approval was granted by the DRB on March 29, 2017. The DRB reviewed the applicants first Final Submittal on June 6, 2017 and September 5, 2017 and did not make a motion for approval and requested more information. At the September 29, 2017 meeting the DRB reviewed the applicant's Final submittal and granted Final Approval with the following conditions:

1. The review was based on plans dated 08.xx.2017 and printed 9.21.17 prepared by BWA Architects and now on file except for:
 - Site Plan Sheet AS100 printed 10.18.17 now on file;
 - Floor Plans Sheet A100 – A107 printed 10.18.17 now on file
2. The applicant has staked the building corners and centerline of both driveways; the DRB had no issues with the lot staking;
3. The applicant has shown on the site plan the designated surface parking spot for the adjacent lot on the north driveway; the parking stall should meet city requirements for stall size and dimensions should be shown on the site plan for location and size.
4. The applicant will not move the Silver Strike Chair transformer located in the northwest corner of the lot; approval of location for transformer located in the northeast corner of the lot to be coordinated with Rocky Mountain Power. Location screened behind monument sign is preferred by the DRB.
5. The north driveway grade of the first 20 feet is at 4.8% maximum and the improved paved driveway width has been reduced from 20 feet wide to 16 feet wide with 2' driveable "curbs" on each side. Applicant to submit curb profile that satisfies requirement for driveability and drainage management. The DRB required both the driveway on the North and the parking lot/driveway on the East to be heated. Driveway grades and widths/dimensions are shown on civil plans dated 06.29.17.

4188 SR248 PO Box 99 Kamas UT 84036 tel 435.333.3700 fax 435.333.3716

6. The front entry driveway has a maximum grade of 12% in the middle section and grades vary for the rest of the driveway; the applicant has verified the driveway grades on the civil plans;
7. Plans now show easement for Deer Valley shallow utilities from Village Way to Silver Strike Chair; easement will also be shown on VEPN Plat when recorded
8. Unit square footages have been adjusted to remove residential accessory space and the affordable housing unit from overall building allowable square footages;
9. The site is required to include 1.1 Affordable Housing Units ("AHUs"). Current plans show 1.0 AHUs. Applicant has included a 736 sf affordable unit on Level One along with two Owner Storage Lockers for the Affordable Units on Level 0 with total storage area of 144 sf. Applicant has represented that City will accept the total 880 sf as satisfying the On-Site Affordable Housing requirement.
10. Site 3 is now restricted by covenant to 24.5 ERUs. Applicant to ensure the correct number of parking stalls for both market units, affordable unit and ADA unit are shown on the plans to the satisfaction of the City; Applicant to show unit square footages on the plans to the satisfaction of the City;
11. The updated plans show a stone pony wall around chiller units located outside the 20' front yard setback at the NE corner of the building; The pony wall shall be limited to 4' in height. The DRB reviewed and approved the chiller units in this location, provided appropriate landscape screening planted in front.
12. The mechanical units outside of the South building setback are below grade and screened with a stone pony wall and grate top. This portion of the building structure is still shown outside of the building setbacks and this will need to be reviewed and approved through the City. The DRB accepts the setback reduction from 12' to 4' for the below grade mechanical equipment.
13. Applicant has revised the plans to show the generator underground. The mechanical equipment outside of the affordable unit has been relocated to the sides of the building to maintain a clear deck. Revised location of condensers is shown on elevation sheet A201.
14. The DRB previously requested the 12 chillers shown adjacent the front entry of the building be removed; The chillers have been removed from the front entry.
15. Applicant to ensure materials used for decorative panels on stair towers on the exterior of the building will not be a reflective material; A materials board was reviewed and approved by the DRB. All exterior materials are subject to approval of an onsite mockup of materials to be provided as required for final material, color and detailing approval. Materials on stair towers will not be reflective and are as submitted to DRB in 9/29/2017.
16. Building matrix has been corrected to match the building unit counts, including affordable unit and accessible unit.
17. The porte cochere roof materials will be wood and metal;
18. Applicant to grant an easement to the Empire Pass MOA and show on the plans and plat the sidewalk extending from Shooting Star to VEPN Lot 2. Easement will be shown on VEPN plat when recorded. Applicant responsible for construction of sidewalk connection to sidewalk on Shooting Star property;

19. The applicant will rebuild or repair, at its cost, any construction related damage to the Empire Pass sidewalk on the Shooting Star property.;
20. Applicant shall make reasonable efforts to receive approval from the Shooting Star HOA to construct a sidewalk on a preferred alignment closer to the ski trail.;
21. Railing design has been reviewed and meets design requirements.
22. Applicant verified height of landscaped stone faced concrete walls will not exceed 4 feet.
23. Applicant provided cut and fill calculations on Civil 1 of 4 Site & Grading Plan.
24. The applicant will not install any permanent fencing around the site.
25. The square footage for this building is 71,785 square feet; 85,789 gross sf including parking level.
26. Chimneys cap designs have been reviewed and meet design requirements.
27. The applicant plans show proposed height at 82 feet with a maximum of 82 feet for this lot, and other height limits consistent with approved volumetric for site; Approval subject to PCMC confirmation of height compliance with approved volumetric. In order to meet the 82 foot height restriction the application has modified the roof form and has revised the roof stepping. This additional stepping provides greater interest and compliance with the intent of the building massing. See revised roof on A201-A202
 - a. The DRB approved the building massing as proposed with an accepted roof stepping and variation in roof forms.
 - b. The DRB approved the building façade stepping and variation in the vertical planes.
 - c. The DRB reviewed and approved the height of the building.
29. The primary roof pitches of 4:12 are in compliance with the guidelines; lower sloped roof pitches for shed dormers are allowed.
 - a. The DRB approved the proposed roof pitches.
30. Windows are found to follow the design guidelines.
31. Window headers and trim proposed on sheet A511 and exterior elevations comply with the intent of the design guidelines.
32. Exterior entry door, garage door on A201 and A202 follows the intent of the design guidelines.
33. Applicant to submit color and texture sample for concrete drive areas for DRB approval prior to installation;
34. All boulder materials must match closely the DRB approved stone for the building;
35. Applicants understand that except for cementitious siding approved by DRB no faux or manufactured materials may be used as finished exterior product, this would include glu-lam beams, faux stone, bare concrete, vinyl siding, etc.;
36. The DRB reviewed the proposed cedar vertical board siding for exterior wall material; applicant understands all exterior materials are subject to mockup review.
37. Applicant has provided exterior lighting plan, including cut sheets for wall packs, wall sconce, and bollard fixtures.

38. Applicant has provided complete landscape plan, including counts, planting specs and detailed grading, for DRB review; the DRB will reserve the right to request additional plantings from any DRB approved landscape plan;
39. Construction management plan will be submitted and reviewed/approved prior to commencement
40. The entry monument specs and pics have been submitted and approved prior and are shown on Detail B2 Sheet AS100.
41. applicant understands that the building is subject to City approvals beyond any approval of the DRB;
42. Applicant understands the requirement to provide an on-site mock-up of exterior materials, colors and construction techniques for further DRB review and approval prior to installation of the same.
43. Applicant to submit an Improvement Location Certificate (ILC) prepared by a licensed surveyor to confirm the height and location of the foundation are consistent with the DRB approval;
44. In order to maintain the integrity of the Guidelines and encourage the continuity of a cohesive design aesthetic at Empire Pass, when Final approval is granted the approval will expire one year from the date of DRB approval; if no construction activity has occurred or progressed the applicant will be required to return to the DRB for a renewed approval of Final plans.
45. Upon DRB approval of the Working Drawing submittal and prior to start of construction activity, the applicant shall submit a compliance deposit and schedule a pre-construction conference.
46. Applicant has amended plans to show detail and design to express the structure at the roof gables, shed roofs and roofs over decks.
47. Stone walls have been revised to show a thickened stone base and a detail is provided on A4/ A502.
48. Entry porte cochere view meets the intent of the design guidelines.

Again, we thank you for your Final Design submittal and look forward to working with you and your team as the process continues. Feel free to contact our office at 435-333-3700 with any questions regarding the Design Review process.

Respectfully,

Douglas Ogilvy,
On behalf of the Empire Pass Design Review Board

EMPIRE RESIDENCES

7695 VILLAGE WAY,
PARK CITY, UT 84060
CONSTRUCTION DOCUMENTS

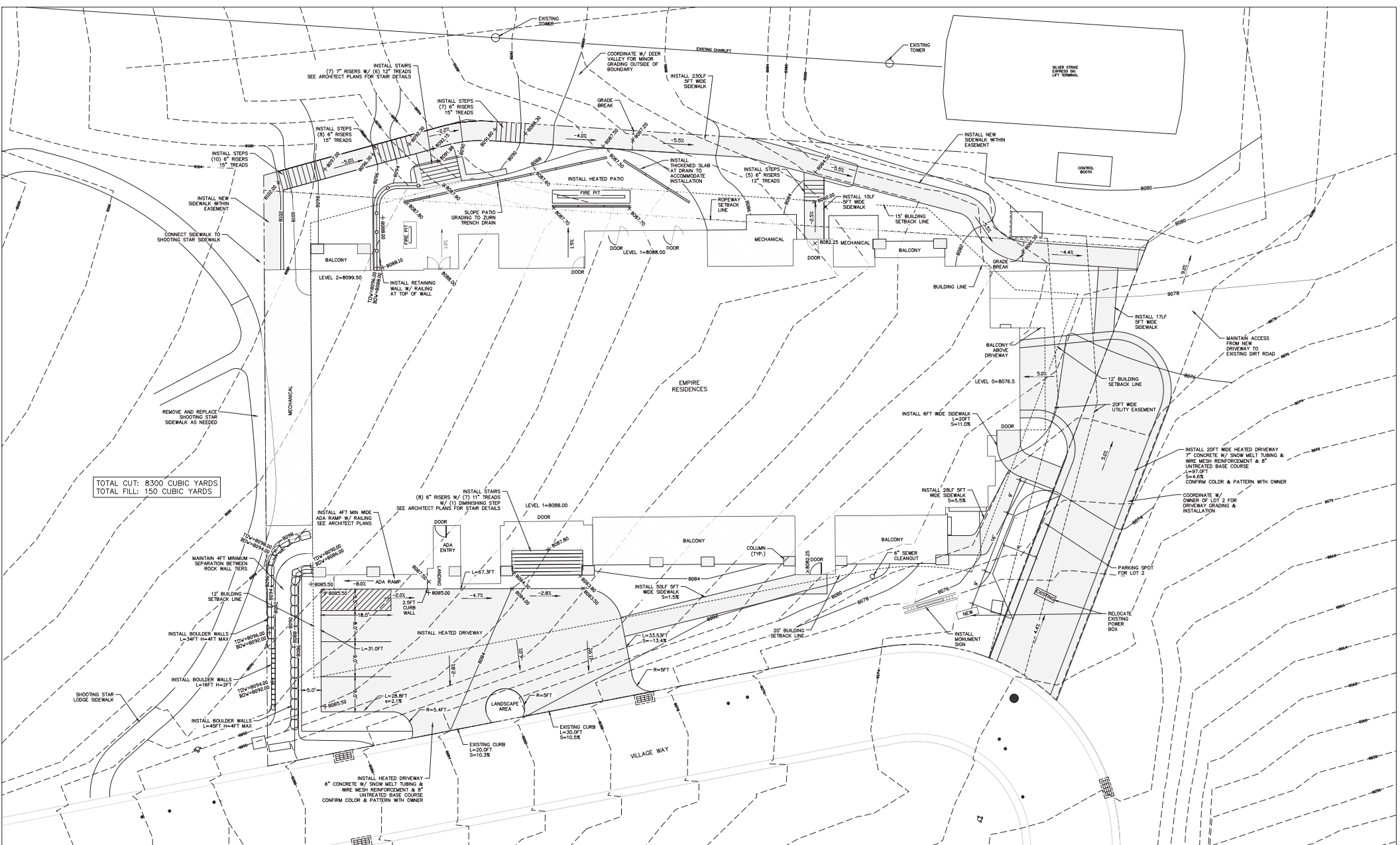
PROJECT IMAGE



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
GENERAL		ARCHITECTURAL	
0001	COVER SHEET	A100	ORGANIC PLAN
0002	GENERAL NOTES	A101	LEVEL 1 - FLOOR PLAN
0100	EXISTING AND OCCUPANCY PLANS	A102	LEVEL 2 - FLOOR PLAN
ARCHITECTURAL SITE		A103	LEVEL 3 - FLOOR PLAN
A010	ARCHITECTURAL SITE PLAN	A104	LEVEL 4 - FLOOR PLAN
0200		A105	LEVEL 5 - FLOOR PLAN
0201	CONCEPTUAL SITE & DRIVING PLAN	A106	LEVEL 6 - FLOOR PLAN
0202	UTILITY PLAN	A107	MEZZANINE PLAN
0203	SWEEP	A108	ROOF PLAN
0204	DETAILS	A109	PARKING GARAGE - RCP
LANDSCAPE		A110	LEVEL 1 - RCP
L1	LANDSCAPE PLAN	A111	LEVEL 2 - RCP
		A112	LEVEL 3 - RCP
		A113	LEVEL 4 - RCP
		A114	LEVEL 5 - RCP
		A115	LEVEL 6 - RCP
		A116	MEZZANINE - RCP
		A117	LEVEL 8 MEZZANINE CORTR. PLAN
		A118	EAST & WEST ELEVATION
		A119	NORTH & SOUTH ELEVATION
		A120	BUILDING SECTIONS
		A121	BUILDING SECTIONS
		A122	BUILDING SECTIONS
		A123	BUILDING SECTIONS
		A124	BUILDING SECTIONS
		A125	BUILDING SECTIONS
		A126	BUILDING SECTIONS
		A127	BUILDING SECTIONS
		A128	BUILDING SECTIONS
		A129	BUILDING SECTIONS
		A130	BUILDING SECTIONS
		A131	BUILDING SECTIONS
		A132	BUILDING SECTIONS
		A133	BUILDING SECTIONS
		A134	WALL SECTIONS
		A135	WALL SECTIONS
		A136	WALL SECTIONS
		A137	WALL SECTIONS
		A138	WALL SECTIONS
		A139	WALL SECTIONS
		A140	WALL SECTIONS
		A141	ENLARGED STAIR PLANS & SECTION STAIRWELL 1
		A142	ENLARGED STAIR ELEVATION PLANS & SECTION STAIRWELL 2 & 3
		A143	ELEVATION & SECTION STAIRWELL 4 & 5
		A144	ENLARGED STAIR & ELEVATION PLANS & SECTION STAIRWELL 6 & 7
		A145	ENLARGED STAIR PLANS & SECTION STAIRWELL 8 & 9
		A146	ENLARGED STAIR PLANS AND ELEVATION
		A147	ENL. MEZ. AND ATTACHED UNITS
		A148	ENL. UNIT A1
		A149	ENL. UNIT A2, A3, A4 & B0
		A150	ENL. UNIT B1, B2, B3 & B4
		A151	ENL. UNIT C1, C2, C3 & C4
		A152	ENL. UNIT D1
		A153	ENL. UNIT E1
		A154	ENL. UNIT F1
		A155	ENL. UNIT G1
		A156	ENL. UNIT H1
		A157	ENL. UNIT I1
		A158	ENL. UNIT J1
		A159	ENL. UNIT K1
		A160	ENL. UNIT L1
		A161	ENL. UNIT M1
		A162	ENL. UNIT N1
		A163	ENL. UNIT O1
		A164	ENL. UNIT P1
		A165	ENL. UNIT Q1
		A166	ENL. UNIT R1
		A167	ENL. UNIT S1
		A168	ENL. UNIT T1
		A169	ENL. UNIT U1
		A170	ENL. UNIT V1
		A171	ENL. UNIT W1
		A172	ENL. UNIT X1
		A173	ENL. UNIT Y1
		A174	ENL. UNIT Z1
		A175	ENL. UNIT AA1
		A176	ENL. UNIT AB1
		A177	ENL. UNIT AC1
		A178	ENL. UNIT AD1
		A179	ENL. UNIT AE1
		A180	ENL. UNIT AF1
		A181	ENL. UNIT AG1
		A182	ENL. UNIT AH1
		A183	ENL. UNIT AI1
		A184	ENL. UNIT AJ1
		A185	ENL. UNIT AK1
		A186	ENL. UNIT AL1
		A187	ENL. UNIT AM1
		A188	ENL. UNIT AN1
		A189	ENL. UNIT AO1
		A190	ENL. UNIT AP1
		A191	ENL. UNIT AQ1
		A192	ENL. UNIT AR1
		A193	ENL. UNIT AS1
		A194	ENL. UNIT AT1
		A195	ENL. UNIT AU1
		A196	ENL. UNIT AV1
		A197	ENL. UNIT AW1
		A198	ENL. UNIT AX1
		A199	ENL. UNIT AY1
		A200	ENL. UNIT AZ1
		A201	ENL. UNIT BA1
		A202	ENL. UNIT BB1
		A203	ENL. UNIT BC1
		A204	ENL. UNIT BD1
		A205	ENL. UNIT BE1
		A206	ENL. UNIT BF1
		A207	ENL. UNIT BG1
		A208	ENL. UNIT BH1
		A209	ENL. UNIT BI1
		A210	ENL. UNIT BJ1
		A211	ENL. UNIT BK1
		A212	ENL. UNIT BL1
		A213	ENL. UNIT BM1
		A214	ENL. UNIT BN1
		A215	ENL. UNIT BO1
		A216	ENL. UNIT BP1
		A217	ENL. UNIT BQ1
		A218	ENL. UNIT BR1
		A219	ENL. UNIT BS1
		A220	ENL. UNIT BT1
		A221	ENL. UNIT BU1
		A222	ENL. UNIT BV1
		A223	ENL. UNIT BW1
		A224	ENL. UNIT BX1
		A225	ENL. UNIT BY1
		A226	ENL. UNIT BZ1
		A227	ENL. UNIT CA1
		A228	ENL. UNIT CB1
		A229	ENL. UNIT CC1
		A230	ENL. UNIT CD1
		A231	ENL. UNIT CE1
		A232	ENL. UNIT CF1
		A233	ENL. UNIT CG1
		A234	ENL. UNIT CH1
		A235	ENL. UNIT CI1
		A236	ENL. UNIT CJ1
		A237	ENL. UNIT CK1
		A238	ENL. UNIT CL1
		A239	ENL. UNIT CM1
		A240	ENL. UNIT CN1
		A241	ENL. UNIT CO1
		A242	ENL. UNIT CP1
		A243	ENL. UNIT CQ1
		A244	ENL. UNIT CR1
		A245	ENL. UNIT CS1
		A246	ENL. UNIT CT1
		A247	ENL. UNIT CU1
		A248	ENL. UNIT CV1
		A249	ENL. UNIT CW1
		A250	ENL. UNIT CX1
		A251	ENL. UNIT CY1
		A252	ENL. UNIT CZ1
		A253	ENL. UNIT DA1
		A254	ENL. UNIT DB1
		A255	ENL. UNIT DC1
		A256	ENL. UNIT DD1
		A257	ENL. UNIT DE1
		A258	ENL. UNIT DF1
		A259	ENL. UNIT DG1
		A260	ENL. UNIT DH1
		A261	ENL. UNIT DI1
		A262	ENL. UNIT DJ1
		A263	ENL. UNIT DK1
		A264	ENL. UNIT DL1
		A265	ENL. UNIT DM1
		A266	ENL. UNIT DN1
		A267	ENL. UNIT DO1
		A268	ENL. UNIT DP1
		A269	ENL. UNIT DQ1
		A270	ENL. UNIT DR1
		A271	ENL. UNIT DS1
		A272	ENL. UNIT DT1
		A273	ENL. UNIT DU1
		A274	ENL. UNIT DV1
		A275	ENL. UNIT DW1
		A276	ENL. UNIT DX1
		A277	ENL. UNIT DY1
		A278	ENL. UNIT DZ1
		A279	ENL. UNIT EA1
		A280	ENL. UNIT EB1
		A281	ENL. UNIT EC1
		A282	ENL. UNIT ED1
		A283	ENL. UNIT EE1
		A284	ENL. UNIT EF1
		A285	ENL. UNIT EG1
		A286	ENL. UNIT EH1
		A287	ENL. UNIT EI1
		A288	ENL. UNIT EJ1
		A289	ENL. UNIT EK1
		A290	ENL. UNIT EL1
		A291	ENL. UNIT EM1
		A292	ENL. UNIT EN1
		A293	ENL. UNIT EO1
		A294	ENL. UNIT EP1
		A295	ENL. UNIT EQ1
		A296	ENL. UNIT ER1
		A297	ENL. UNIT ES1
		A298	ENL. UNIT ET1
		A299	ENL. UNIT EU1
		A300	ENL. UNIT EV1
		A301	ENL. UNIT EW1
		A302	ENL. UNIT EX1
		A303	ENL. UNIT EY1
		A304	ENL. UNIT EZ1
		A305	ENL. UNIT FA1
		A306	ENL. UNIT FB1
		A307	ENL. UNIT FC1
		A308	ENL. UNIT FD1
		A309	ENL. UNIT FE1
		A310	ENL. UNIT FF1
		A311	ENL. UNIT FG1
		A312	ENL. UNIT FH1
		A313	ENL. UNIT FI1
		A314	ENL. UNIT FJ1
		A315	ENL. UNIT FK1
		A316	ENL. UNIT FL1
		A317	ENL. UNIT FM1
		A318	ENL. UNIT FN1
		A319	ENL. UNIT FO1
		A320	ENL. UNIT FP1
		A321	ENL. UNIT FQ1
		A322	ENL. UNIT FR1
		A323	ENL. UNIT FS1
		A324	ENL. UNIT FT1
		A325	ENL. UNIT FU1
		A326	ENL. UNIT FV1
		A327	ENL. UNIT FW1
		A328	ENL. UNIT FX1
		A329	ENL. UNIT FY1
		A330	ENL. UNIT FZ1
		A331	ENL. UNIT GA1
		A332	ENL. UNIT GB1
		A333	ENL. UNIT GC1
		A334	ENL. UNIT GD1
		A335	ENL. UNIT GE1
		A336	ENL. UNIT GF1
		A337	ENL. UNIT GG1
		A338	ENL. UNIT GH1
		A339	ENL. UNIT GI1
		A340	ENL. UNIT GJ1
		A341	ENL. UNIT GK1
		A342	ENL. UNIT GL1
		A343	ENL. UNIT GM1
		A344	ENL. UNIT GN1
		A345	ENL. UNIT GO1
		A346	ENL. UNIT GP1
		A347	ENL. UNIT GQ1
		A348	ENL. UNIT GR1
		A349	ENL. UNIT GS1
		A350	ENL. UNIT GT1
		A351	ENL. UNIT GU1
		A352	ENL. UNIT GV1
		A353	ENL. UNIT GW1
		A354	ENL. UNIT GX1
		A355	ENL. UNIT GY1
		A356	ENL. UNIT GZ1
		A357	ENL. UNIT HA1
		A358	ENL. UNIT HB1
		A359	ENL. UNIT HC1
		A360	ENL. UNIT HD1
		A361	ENL. UNIT HE1
		A362	ENL. UNIT HF1
		A363	ENL. UNIT HG1
		A364	ENL. UNIT HH1
		A365	ENL. UNIT HI1
		A366	ENL. UNIT HJ1
		A367	ENL. UNIT HK1
		A368	ENL. UNIT HL1
		A369	ENL. UNIT HM1
		A370	ENL. UNIT HN1
		A371	ENL. UNIT HO1
		A372	ENL. UNIT HP1
		A373	ENL. UNIT HQ1
		A374	ENL. UNIT HR1
		A375	ENL. UNIT HS1
		A376	ENL. UNIT HT1
		A377	ENL. UNIT HU1
		A378	ENL. UNIT HV1
		A379	ENL. UNIT HW1
		A380	ENL. UNIT HX1
		A381	ENL. UNIT HY1
		A382	ENL. UNIT HZ1
		A383	ENL. UNIT IA1
		A384	ENL. UNIT IB1
		A385	ENL. UNIT IC1
		A386	ENL. UNIT ID1
		A387	ENL. UNIT IE1
		A388	ENL. UNIT IF1
		A389	ENL. UNIT IG1
		A390	ENL. UNIT IH1
		A391	ENL. UNIT II1
		A392	ENL. UNIT IJ1
		A393	ENL. UNIT IK1
		A394	ENL. UNIT IL1
		A395	ENL. UNIT IM1
		A396	ENL. UNIT IN1
		A397	ENL. UNIT IO1
		A398	ENL. UNIT IP1
		A399	ENL. UNIT IQ1
		A400	ENL. UNIT IR1
		A401	ENL. UNIT IS1
		A402	ENL. UNIT IT1
		A403	ENL. UNIT IU1
		A404	ENL. UNIT IV1
		A405	ENL. UNIT IU1
		A406	ENL. UNIT IV1
		A407	ENL. UNIT IU1
		A408	ENL. UNIT IV1

SITE PLAN



TOTAL CUT: 8300 CUBIC YARDS
TOTAL FILL: 150 CUBIC YARDS



(435) 649-9447

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
 333 Main Street, P.O. Box 2004, Park City, Utah 84060-2004

STAFF:
 MICHAEL DEMKOWICZ
 JUAN CARABASO
 TANDIN CHAPMAN

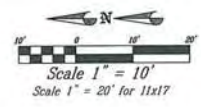
EMPIRE RESIDENCES
 LOT 3 VILLAGE AT EMPIRE PASS NORTH SUBDIVISION
 SITE & GRADING PLAN

FOR: EMPIRE RESIDENCES LLC.
 JOB NO.: 14-09-16

DATE: 6/29/17
 FILE: X:\Empire\dwg\Empire Residences-L3_VEPN\140916-L3VEPN-Civ3d2018_topo.dwg

SHEET
 1
 OF
 4

LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CSL.	SIZE
	14	Clustering Aspen (Shrub) / <i>Populus tremuloides</i>	848	2"	Car
	3	Howey Spruce / <i>Picea alata</i>	848	10-12"	
	8	White Fir / <i>Abies concolor</i>	848	6"	
	21	Common Honeysuckle / <i>Lonicera xylosteum</i>	1021		
	31	Common Burning Bush / <i>Sarcococca villosa</i>	1021		
	41	Kawakawa / <i>Antrodiaefolium ovatum</i>	1021		
	23	Black Fung Dogwood / <i>Cornus amomum</i> 'Walter's Redwing'	1021		
	16	Shrubby Dogwood / <i>Fraxinus pennsylvanica</i> 'Wings of Time'	1021		
	14	Yellow Fung Dogwood / <i>Cornus sericea</i> 'Flamestar'	1021		
	7	Blue Oat Grass / <i>Festuca ovina</i>	1021		
	21	Common Honeysuckle / <i>Lonicera xylosteum</i>	1021		
	31	Black-eyed Susan / <i>Rudbeckia hirta</i> 'Goldsturm'	1021		
	44	Blue Flax / <i>Linum catharticum</i> 'Blue Flax'	1021		
	39	Dwarf Blue Lupine / <i>Lupinus</i> ssp. 'Candy Blue'	1021		
	29	Starke Ice Oak Doggie / <i>Quercus</i> ssp. 'Turtle Ice Dog'	1021		
	17	Summer Pansy / <i>Viola</i> ssp. 'Summer Pansy'	1021		
	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	5,333	4" Wood Mulch / 4" Wood Mulch	1021		
	333	Gravel / Gravel	1021		
	3,037	Kentucky Bluegrass / <i>Poa pratensis</i>	1021		

← North

RECEIVED
SEP 29 2017
PARK CITY
PLANNING DEPT.

N ROME TWO
EMPIRE RESIDENCES
LANDSCAPE CONCEPT
SITE PLAN



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
CARL N. BERG, ARCHITECT, L.A.
SERIAL NO. 738270
DATE: 7 MAR 2017

DESIGN BY: CNB DATE: 7 MAR 2017 SHEET: LO1
DRAWN BY: CNB REV: _____

FLOOR PLANS

GROSS AREAS

LEVEL	AREA SF
LEVEL 0	10,904 SF
LEVEL 1	12,582 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	10,988 SF
LEVEL 6	10,229 SF
MEZ	1,514 SF
TOTAL	88,789 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,527 SF	1
LEVEL 2	4	1,437 SF	1
LEVEL 3	4	1,437 SF	1
LEVEL 4	4	1,437 SF	1
LEVEL 5	3	1,363 SF	1
LEVEL 6	3	1,364 SF	1
MEZ	1	1,514 SF	1
GRAND TOTAL	21	48,000 SF	21.3

ALL UNITS

NAME	Area
Unit 1	426 SF
Unit 2	882 SF
Unit 3	492 SF
Unit 4	607 SF
Unit 5	2,571 SF
Unit 6	4,935 SF

ALL UNITS

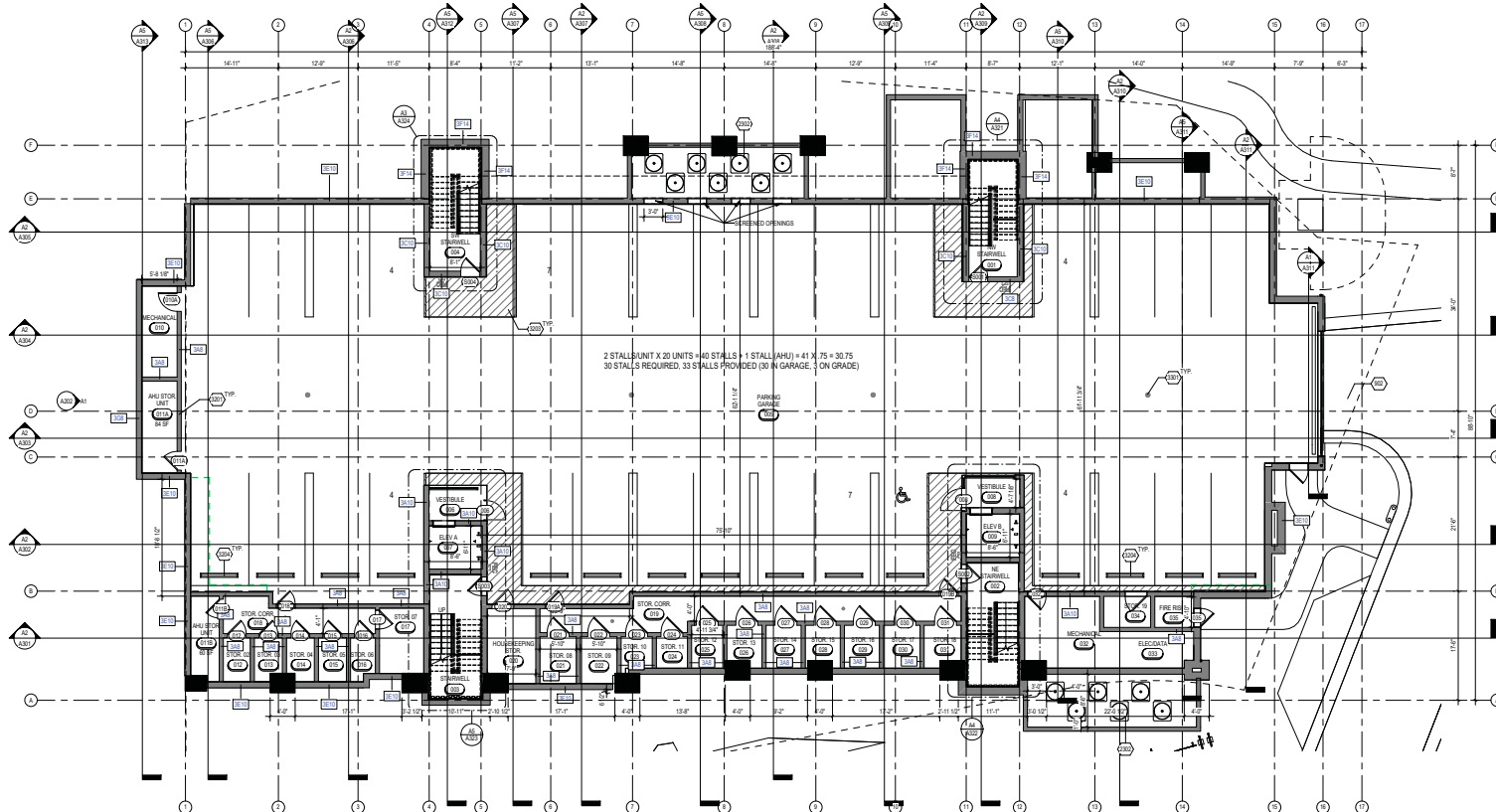
NAME	Area
Unit A4	2,159 SF
Unit A5	2,327 SF
Unit C4	2,264 SF
Unit C5	2,264 SF
Unit D4	10,428 SF

FLOOR PLAN GENERAL NOTES:

- GENERAL CONTRACTOR VERIFY OR REKEY GRID FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CORRECTING PROOF TO OPERATIONS OF INSTALLATION OF EQUIPMENT.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED A CONTRACTOR AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION UNDER PIPES. LOCATION OF THESE ITEMS MAY BE ADJUSTED TO COMPLY WITH THE SAFETY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW UNLESS NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE RATING AND APPROVED TO BE AT LEAST NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED ON THE DRAWINGS.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS' EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTS FINISH FLOOR ELEVATION (FFEL) SHALL BE THE ACTUAL SITE REFERENCE OF FINISH FLOOR.
- SEE SHEET A100 FOR WALL TYPES.
- SEE SHEET A100 FOR DOOR AND WINDOW TYPES.
- FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- SEE GENERAL CONTRACTOR NOTES ON SHEET G001 FOR FIREBLOCKING REQUIREMENTS.
- ALL IMPEDERS, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- SWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2009 (SEE SHEETS G001, G004, G005).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED.
- FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENDOUR INTO THE STAIRLANDING BEYOND THE HOUSE EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- OPERABLE WINDOW VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW/DOORS AS PER 2010 IBC.

KEY NOTES:

- CONCRETE COLUMN, SEE STRUCTURAL
- TRAFFIC COATING
- JUNT CONCRETE PER MECH
- 7" CONCRETE FILLED METAL BOLLARD PTD YELLOW
- WHITE PAINTED FORMING AS SHOWN
- PREFAB CONCRETE BUMPER EXPOSED TO CONCRETE SLAB
- FLOOR DRAWN



Garage - Floor Plan
1/8" = 1'-0"

EMPIRE RESIDENCES
7695 VILLAGE WAY,
PARK CITY, UT 84000

BWA
ARCHITECTS
181 EAST 900
F 801 481 9901
3115 EAST LUCKY LANE, #200
HOLLAAND, OHIO 44131
BWA@BWAARCH.COM

PROJECT NUMBER
418.170
DRAWN BY
CHKD BY

CONSTRUCTION DOCUMENTS

GARAGE PLAN

DRAWING NUMBER

A100

Parcel Pt 031

The information on this drawing was prepared by BWA Architects, Inc. and is the property of BWA Architects, Inc. It is not to be used for any other project without the written consent of BWA Architects, Inc.

Empire Residences, A101, 7695 Village Way, Park City, UT 84000

Parcel Pt. 033

GROSS AREAS

LEVEL 0	10,004 SF
LEVEL 1	10,282 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	10,989 SF
LEVEL 6	10,229 SF
MEZZ	1,574 SF
MEZZ	1,574 SF
TOTAL	86,789 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
Level 1	3	1,527 SF	1.1
Level 2	4	1,527 SF	1.1
Level 3	4	1,527 SF	1.1
Level 4	4	1,527 SF	1.1
Level 5	3	1,527 SF	1.1
Level 6	3	1,527 SF	1.1
MEZZ	1	1,574 SF	1.1
MEZZ	1	1,574 SF	1.1
GRAND TOTAL	21	48,000 SF	24.5

ALL UNITS

NAME	Area
Level 1	428 SF
AFFORDABLE UNIT	880 SF
UNIT 1	428 SF
UNIT 2	607 SF
UNIT 3	2,527 SF
UNIT 4	4,936 SF

ALL UNITS

NAME	Area
Level 4	2,193 SF
UNIT 4A	2,193 SF
UNIT 4B	2,193 SF
UNIT 4C	2,193 SF
UNIT 4D	3,083 SF
UNIT 4E	10,439 SF

NAME	Area
Level 5	2,193 SF
UNIT 5A	2,193 SF
UNIT 5B	2,193 SF
UNIT 5C	2,193 SF
UNIT 5D	6,819 SF

NAME	Area
Level 6	2,193 SF
UNIT 6A	2,193 SF
UNIT 6B	2,193 SF
UNIT 6C	2,193 SF
UNIT 6D	9,318 SF
UNIT 6E	50,178 SF

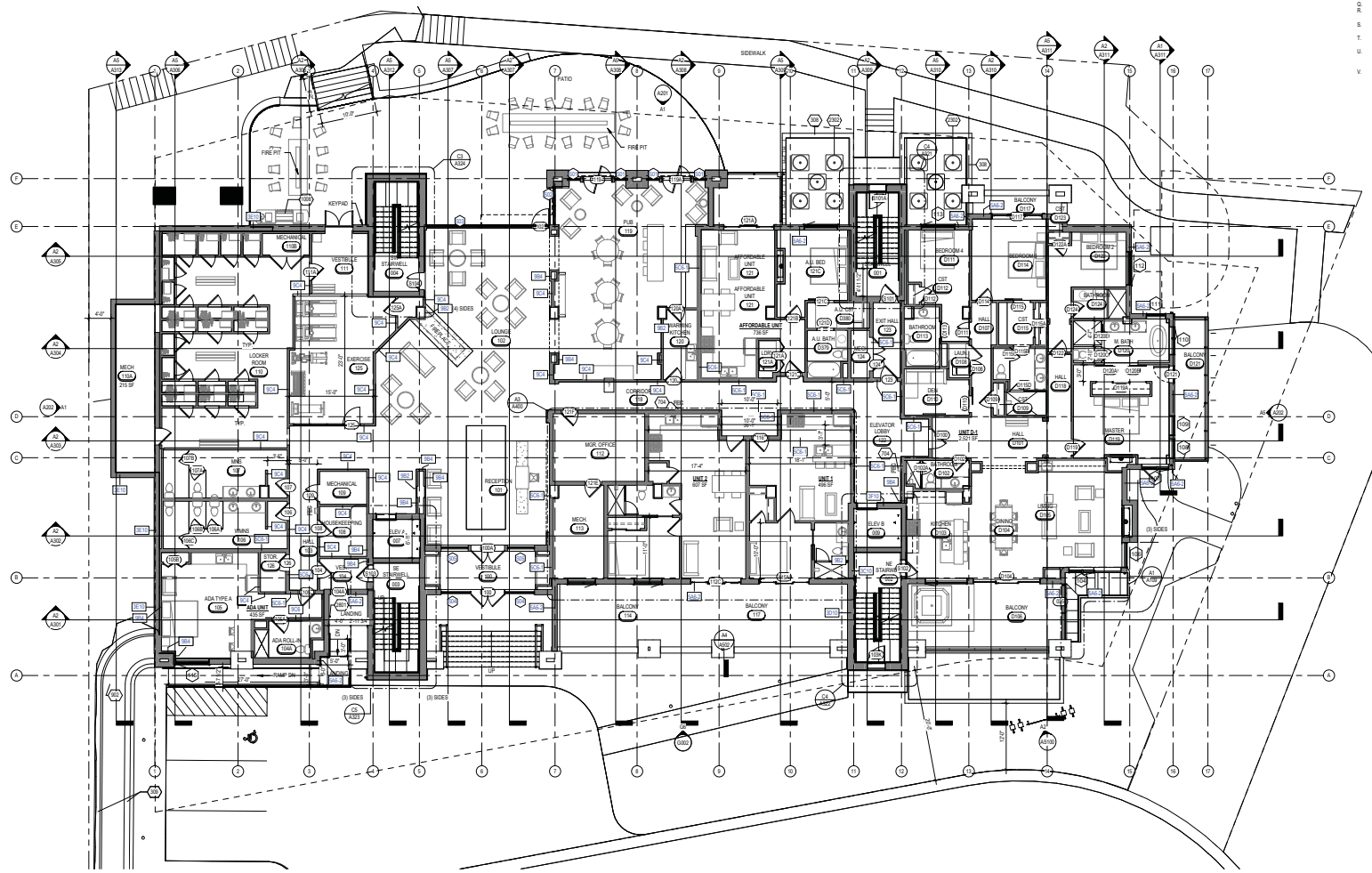
KEY NOTES:

- 305 PORT HILL BRUSH CHAIRS SEE PLAN AND ELEVATION
- 306 RETAINING WALL SEE CHAL FOR DESIGN HEIGHTS
- 704 FIRE EXTINGUISHER SEE DETAIL DRAWING
- 802 TRAFFIC COATING
- 1008 SDO
- 2302 UNIT CONCERNERS PER MECH
- 2801 ADA ELECTRONIC DOOR ACTUATOR MOUNTING LOCATION PER ANSIB304.4.19

FLOOR PLAN GENERAL NOTES:

- A. SEE GENERAL CONSTRUCTION NOTES ON SHEET 0000 FOR ADDITIONAL NOTES.
- B. GENERAL NOTES APPLY TO ALL DRAWINGS.
- C. ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- D. DO NOT SCALE DRAWINGS.
- E. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- F. ELECTRICAL PLANS INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF PIPES, CONDUIT, RIGGING, CLIMATE CONTROL, ETC. INFORMATION SHOWN IS SUBORDINATE TO THE CONTRACTOR AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIED. LOCATION OF THESE ITEMS MAY BE ADJUSTED TO COMPLY WITH THE MANUFACTURER'S REQUIREMENTS AND ALL OTHER REQUIREMENTS.
- G. ALL VENTILATION FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
- H. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE STOPPING AND APPROVED SEALANT.
- I. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTOR'S BID.
- J. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- K. THE COURSE OF THE WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- L. ALL FINISHING AND COUNTS SHALL BE CONCURRED WITH WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECT'S APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE BY THE ARCHITECT. EXPOSED ITEMS MUST BE LOCATED AND APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- M. ARCHITECTURAL FINISH FLOOR ELEVATION 10'0" SQUARES ACTUAL SITE REFERENCE OF FINISH FLOOR.
- N. SEE SHEET 0000 FOR WALL TYPES.
- O. SEE SHEET 0000 FOR DOOR AND CASES FOR WINDOW TYPES.
- P. FIRESTOPPING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR GATEWAY.
- Q. SEE GENERAL CONSTRUCTION NOTES ON SHEET 0000 FOR FIRE-RESISTING REQUIREMENTS. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- R. DRINKING WATER IS TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1.2009 (SEE SHEETS 0000, 0001, 0001-0000).
- S. ALL EXTERIOR BALCONIES ARE TO HAVE AN INTUMESCENT COATING WHERE EXPOSED.
- T. STRUCTURE LINE CORNER IS TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1.2009 (SEE SHEETS 0000, 0001, 0001-0000).
- U. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCRUSH INTO THE STAIR LANDING BEYOND THE RISERS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- V. EXTERIOR BALCONY VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW/DOORS AS PER 2012 IBC.

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/10/2011
2	CONTRACTOR SET	08/10/2011
3	PERMITS SET	08/10/2011



LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"

EMPIRE RESIDENCES
 7695 VILLAGE WAY,
 PARK CITY, UT 84000



PROJECT NUMBER
 491170
 DRAWN BY
 491170
 CHECKED BY
 491170
 CONSTRUCTION DOCUMENTS

LEVEL 1 - FLOOR PLAN

DRAWING NUMBER
A101

GROSS AREAS

LEVEL 0	10,904 SF
LEVEL 1	12,582 SF
LEVEL 2	11,954 SF
LEVEL 3	11,954 SF
LEVEL 4	11,954 SF
LEVEL 5	11,954 SF
LEVEL 6	12,229 SF
MEZZ	1,234 SF
TOTAL	86,789 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,547 SF	F
LEVEL 2	4	1,547 SF	F
LEVEL 3	4	1,547 SF	F
LEVEL 4	4	1,547 SF	F
LEVEL 5	3	1,547 SF	F
MEZZ	1	1,234 SF	F
GRAND TOTAL	21	48,800 SF	24.3

ALL UNITS

NAME	Area
Level 1	438 SF
APPROPRIATE UNIT	888 SF
UNIT 1	438 SF
UNIT 2	877 SF
UNIT 3	2,321 SF
UNIT 4	4,999 SF
Level 2	2,359 SF
UNIT A.2	2,359 SF
UNIT C.2	2,354 SF
UNIT D.2	2,389 SF
Level 3	2,359 SF
UNIT A.3	2,359 SF
UNIT B.3	2,357 SF
UNIT C.3	2,354 SF
UNIT D.3	2,389 SF
Level 4	2,359 SF
UNIT F.4	2,359 SF
UNIT G.4	2,329 SF
UNIT H.4	1,988 SF
UNIT I.4	9,375 SF
UNIT J.4	50,318 SF

ALL UNITS

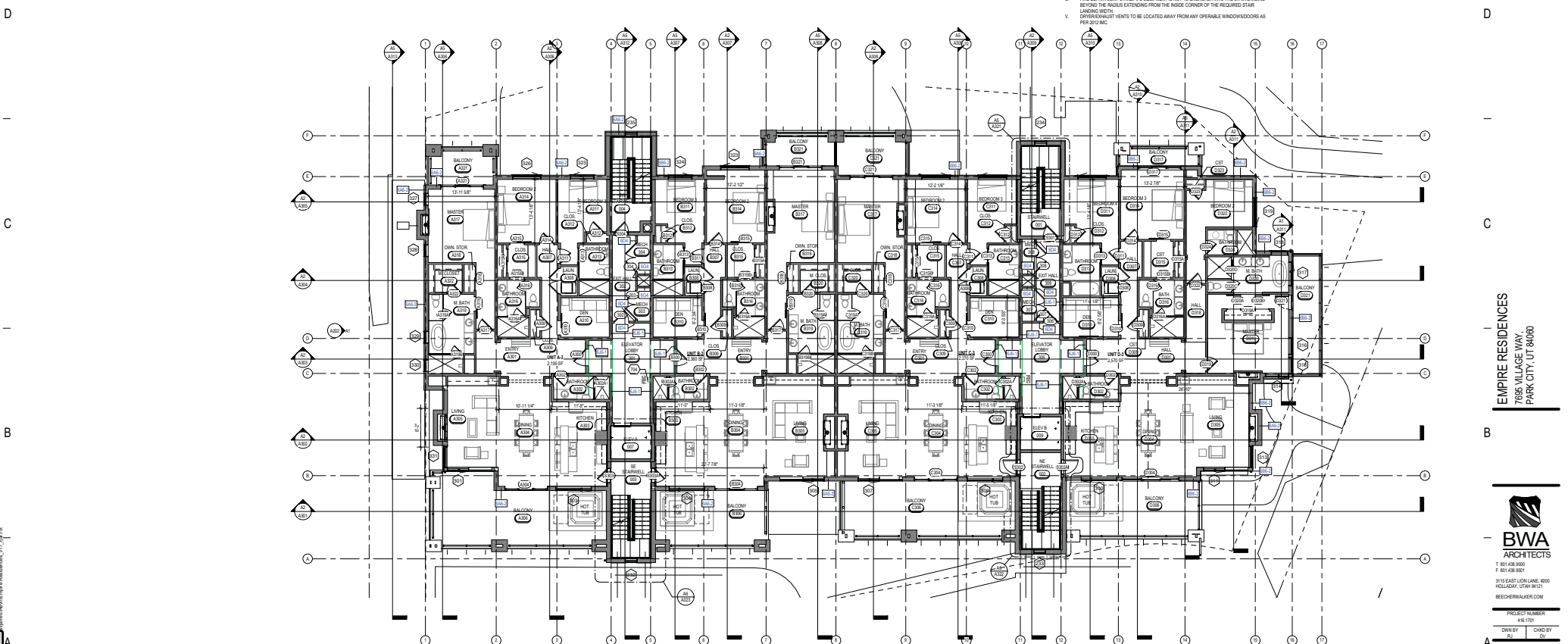
NAME	Area
Level 4	2,189 SF
UNIT A.4	2,189 SF
UNIT B.4	2,229 SF
UNIT C.4	2,244 SF
UNIT E.4	3,888 SF
Level 5	2,189 SF
UNIT A.5	2,189 SF
UNIT B.5	2,229 SF
UNIT C.5	2,244 SF
Level 6	2,189 SF
UNIT F.6	2,189 SF
UNIT G.6	2,229 SF
UNIT H.6	1,988 SF
UNIT I.6	9,375 SF
UNIT J.6	50,318 SF

FLOOR PLAN GENERAL NOTES

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0200 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, CHIMNEYS, ETC. INFORMATION SHOWN IS DIAGNOSTIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHERE THE LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONALLY UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL INTERIORS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE RATING AND APPROVED SEALANT.
- ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THE PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIAL.
- GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPES AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED PIPES MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED PIPES SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED PIPES ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATION (IF OF EQUALS ACTUAL, SITE REFERENCE OF FINISH FLOOR).
- SEE SHEET 4000 FOR WALL TYPES.
- SEE SHEET 4000 FOR DOOR AND AISLE FOR WINDOW TYPES.
- PRELIMINARY SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP FLOOR AREA AND ROOF ATTIC SPACE.
- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0200 FOR PRELIMINARY REQUIREMENTS.
- ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED FOR ADA.
- DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANTI 111-2009 (SEE SHEET 5000 CIVIL, 500-0000).
- ALL EXTERIOR BALCONIES ARE TO HAVE ANTI-SCUFF COATING WHERE EXPOSED STRUCTURE OCCURS.
- FIRE DEPARTMENT STAIRCASE EQUIPMENT IS NOT TO ENDOUCH INTO THE STAIR LANDING BEYOND THE RISER EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- DIFFERENTIAL VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW/DOORS AS PER 302.2 IBC.

KEY NOTES

SEE GENERAL CONSTRUCTION NOTES ON SHEET 0200 FOR ADDITIONAL NOTES.



LEVEL 3 - FLOOR PLAN
10' = 1" = 0"

NO.	REV.	DESCRIPTION	DATE
1	SCHEMATIC	1A (03/21)	
2	CONTRACT SET	1B (03/21)	
3	PERMIT SET	1C (03/21)	

EMPIRE RESIDENCES
7695 VILLAGE WAY,
PARK CITY, UT 84000

BWA ARCHITECTS
101 EAST 400 SOUTH
F 801 438 9201
3115 EAST LON LANE, #200
HOLLAAND, OHIO 44131
BESCHERSLICKER.COM

PROJECT NUMBER: 4911700
DRAWN BY: [] CHD BY: []
CONSTRUCTION DOCUMENTS

LEVEL 3 - FLOOR PLAN
DRAWING NUMBER
A103

Parcel Pt 034

GROSS AREAS

LEVEL	# OF UNITS	AREA	UE
LEVEL 0	0	0.00 SF	
LEVEL 1	12	12,582 SF	
LEVEL 2	12	11,944 SF	
LEVEL 3	11	11,954 SF	
LEVEL 4	11	11,954 SF	
LEVEL 5	11	11,989 SF	
LEVEL 6	11	12,229 SF	
MEZZ	1	1,514 SF	
TOTAL:	80	86,789 SF	

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,547 SF	1
LEVEL 2	4	1,547 SF	1
LEVEL 3	4	1,547 SF	1
LEVEL 4	4	1,547 SF	1
LEVEL 5	3	1,547 SF	1
MEZZ	1	1,514 SF	1
GRAND TOTAL	21	48,305 SF	21

ALL UNITS

NAME	Area
RESIDENT TYPE A	428 SF
APPROXIMATE UNIT	886 SF
UNIT 1	428 SF
UNIT 2	609 SF
UNIT D-1	2,521 SF
	4,862 SF

NAME	Area
UNIT A2	2,199 SF
UNIT B2	2,227 SF
UNIT C2	2,254 SF
UNIT D2	2,282 SF
	9,362 SF

ALL UNITS

NAME	Area
UNIT 4	2,199 SF
UNIT 5	2,227 SF
UNIT 6	2,254 SF
UNIT 7	2,282 SF
	9,362 SF

NAME	Area
UNIT 8	2,199 SF
UNIT 9	2,227 SF
UNIT 10	2,254 SF
UNIT 11	2,282 SF
	9,362 SF

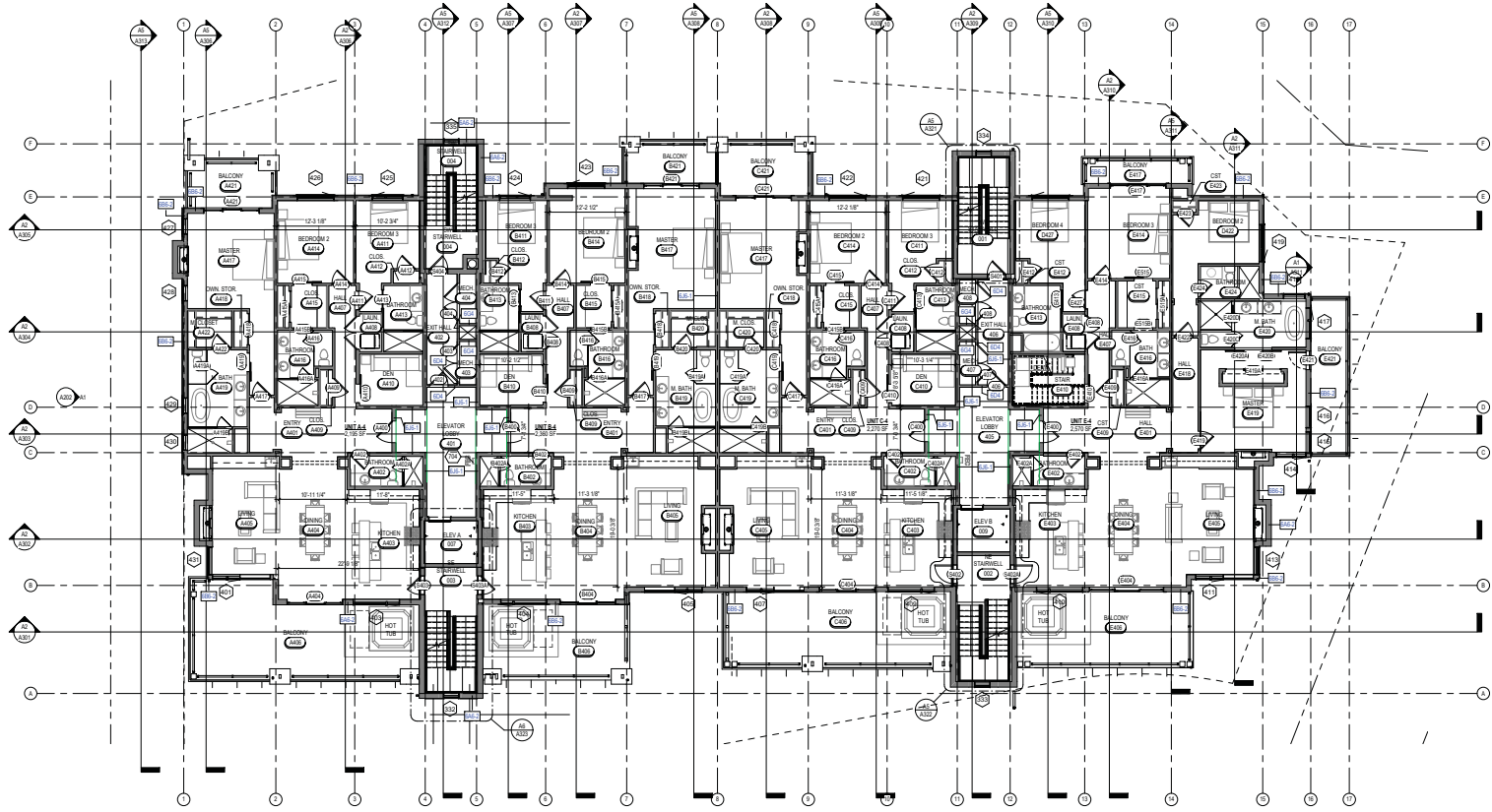
FLOOR PLAN GENERAL NOTES:

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0400 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED A GUIDE ONLY AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION UNLESS SPECIFICALLY NOTED. LOCATION OF THESE ITEMS MAY BE ADJUSTED TO COMPLY WITH THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE STOP AND NOT PROTECTIVE FLASHING AND FLASHING NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND BACKUP TO THE CONTRACTOR'S RISK.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PERMITS SHALL BE KEPT CLEAN AND FREE FROM ALL HAZARDOUS MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT EXISTING CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THE WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS' EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ADJACENT COLOR.
- ARCHITECTS FINISH FLOOR ELEVATION 10' 0" SHALL ACTUAL SITE REFERENCE OF FRESH FLOOR.
- SEE SHEET 0401 FOR WALL TYPES.
- SEE SHEET 0402 FOR DOOR AND WINDOW TYPES.
- FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- SEE "GENERAL CONSTRUCTION NOTES" ON SHEET 0400 FOR FIREBLOCKING REQUIREMENTS.
- ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANI 111-2.209 (SEE SHEETS 0403, 0404, 0405).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED TO STRUCTURE CONTACT.
- FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCRUSH INTO THE STAIR LANDING BEYOND THE ENDS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- DWELLING UNIT VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS AS PER 2012 IBC.

KEY NOTES:

1. FIRE EXTINGUISHER, SEE DETAIL 0405

NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMITS	10/10/2017
2	2	CONTRACTOR SET	10/10/2017
3	3	REVISION SET	10/10/2017



LEVEL 4 - FLOOR PLAN
1/8" = 1'-0"

EMPIRE RESIDENCES
7695 VILLAGE WAY,
PARK CITY, UT 84090

BWA
ARCHITECTS
101 EAST LON LANE, #200
HOLLAAND, OHIO 43031
614.891.9900
BWA@BWAARCH.COM

PROJECT NUMBER
416-170
DRAWN BY
CHKD BY

CONSTRUCTION DOCUMENTS

LEVEL 4 - FLOOR PLAN
DRAWING NUMBER
A104

Packet Br 035

GROSS AREAS

LEVEL 0	10,904 SF
LEVEL 1	12,582 SF
LEVEL 2	11,954 SF
LEVEL 3	11,954 SF
LEVEL 4	11,954 SF
LEVEL 5	11,954 SF
LEVEL 6	10,229 SF
MEZZ	1,524 SF
TOTAL	86,789 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,527 SF	F1
LEVEL 2	4	1,527 SF	F2
LEVEL 3	4	1,527 SF	F3
LEVEL 4	4	1,527 SF	F4
LEVEL 5	3	1,527 SF	F5
LEVEL 6	3	1,527 SF	F6
MEZZ	3	1,527 SF	F1
GRAND TOTAL	21	48,800 SF	243

ALL UNITS

NAME	Area
Level 1	438 SF
RESPONSIBLE UNIT	188 SF
UNIT C-1	100 SF
UNIT F-1	100 SF
UNIT D-1	2,511 SF
GRAND TOTAL	4,387 SF

ALL UNITS

NAME	Area
Level 4	2,199 SF
UNIT F-4	2,199 SF
UNIT C-4	2,264 SF
UNIT E-4	3,658 SF
GRAND TOTAL	14,249 SF

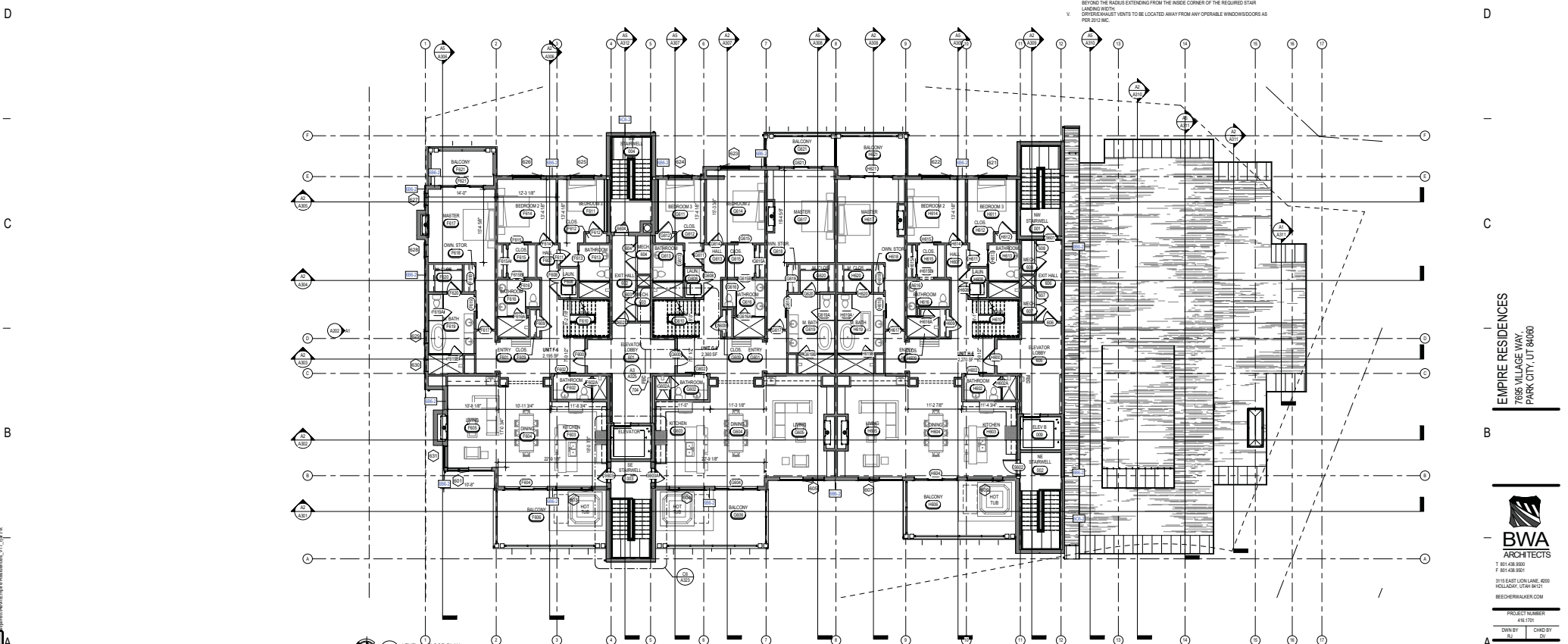
FLOOR PLAN GENERAL NOTES:

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0500 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CORRECTING PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED AN INDICATION AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITIONS UNLESS SPECIFICALLY LOCATED. THESE ITEMS MAY BE ADJUSTED TO COMPLY UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE RATING AND APPROVED FIRESTOPPING.
- ALL DETAILS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED AND SHALL BE THE CONTRACTOR'S OBLIGATION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THE PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE REMOVAL SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTS FINISH FLOOR ELEVATION 59'-0" SHALL BE ACTUAL SITE REFERENCE OF FRESH FLOOR.
- SEE SHEET 0510 FOR WALL TYPES.
- SEE SHEET 0510 FOR DOOR AND WINDOW TYPES.
- FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) AND SHALL COMPLY WITH THE GAP SIZE BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- SEE "GENERAL CONSTRUCTION NOTES" ON SHEET 0500 FOR FIREBLOCKING REQUIREMENTS.
- ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANS I117-1.2009 (SEE SHEETS 0500, 0501, 0502, 0503).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTERUMCESCENT COATINGS WHERE EXPOSED STRUCTURE OCCURS.
- FIRE DEPARTMENT STAIRWELL EQUIPMENT IS NOT TO BE BROUGHT INTO THE STAIRLANDING BEYOND THE ENGINE EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- OPERABLE WINDOW VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2012 IBC.

KEY NOTES:

1. FIRE STOPPING, SEE DETAIL 0505

NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMITS	10/10/2017
2	1	CONTRACTOR SET	10/10/2017
3	1	PERMIT SET	10/10/2017



LEVEL 6 - FLOOR PLAN
1/8" = 1'-0"

GROSS AREAS

LEVEL 0	10,904 SF
LEVEL 1	12,882 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	10,988 SF
LEVEL 6	10,229 SF
MEZZ	3,274 SF
TOTAL	86,789 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,847 SF	F1
LEVEL 2	4	1,847 SF	F2
LEVEL 3	4	1,847 SF	F3
LEVEL 4	4	1,847 SF	F4
LEVEL 5	3	1,846 SF	F5
LEVEL 6	3	1,844 SF	F6
MEZZ	3	3,274 SF	F7
GRAND TOTAL	21	48,800 SF	F43

ALL UNITS

NAME	Area
------	------

Level 1

FOUNTAIN TYPE A	438 SF
APPROPRIABLE UNIT	889 SF
UNIT F	489 SF
UNIT G	607 SF
UNIT D-1	2,521 SF
	4,365 SF

Level 2

UNIT A2	2,199 SF
UNIT B2	2,199 SF
UNIT C2	2,364 SF
UNIT D2	2,364 SF
	9,136 SF

Level 3

UNIT A3	2,199 SF
UNIT B3	2,199 SF
UNIT C3	2,364 SF
UNIT D3	2,364 SF
	9,136 SF

ALL UNITS

NAME	Area
------	------

Level 4

UNIT E4	2,199 SF
UNIT F4	2,199 SF
UNIT C4	2,364 SF
UNIT D4	2,364 SF
	9,136 SF

Level 5

UNIT A5	2,199 SF
UNIT B5	2,199 SF
UNIT C5	2,364 SF
UNIT D5	2,364 SF
	9,136 SF

Level 6

UNIT F6	2,364 SF
UNIT G6	3,274 SF
UNIT H6	3,598 SF
	9,236 SF

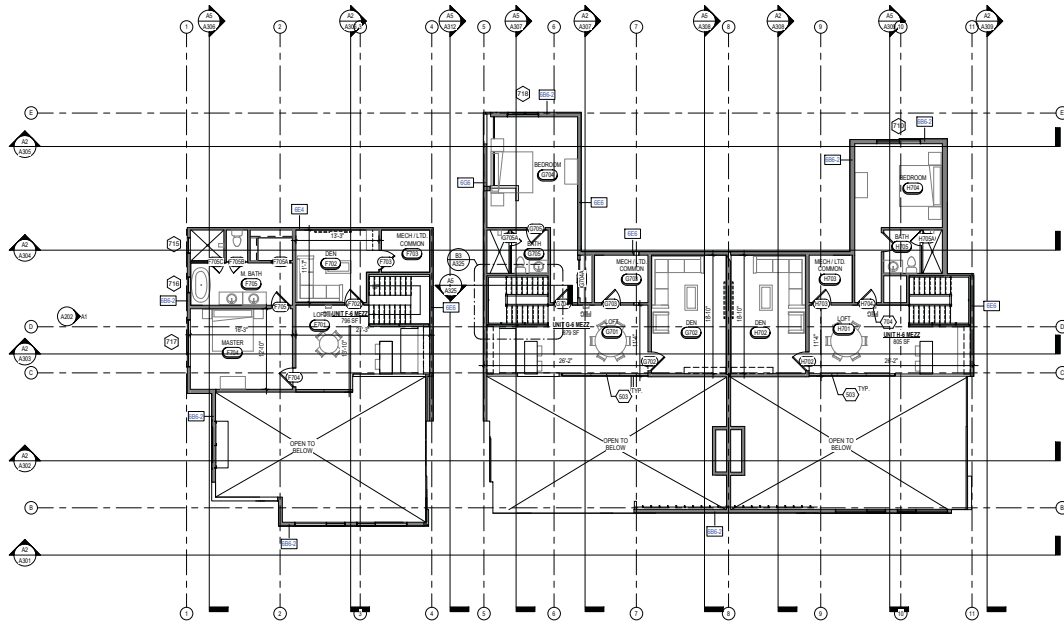
FLOOR PLAN GENERAL NOTES:

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 8002 FOR ADDITIONAL NOTES.
- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
- B. ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
- C. DO NOT SCALE DRAWINGS.
- D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONCORDING PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- E. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED AN INDICATOR AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION UNLESS SPECIFIC LOCATION OF THESE ITEMS MAY BE INDICATED OTHERWISE. UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND SMOKE WITH FIRE RATING AND APPROVED SEALANT.
- H. ALL DETAILS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED BY THE CONTRACTOR.
- I. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- J. GENERAL CONTRACTOR SHALL PROTECT ALL CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THE WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- K. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- L. ARCHITECTS FINISH FLOOR ELEVATION SHOWN SHALL BE ACTUAL SITE REFERENCE OF FINISH FLOOR.
- M. SEE SHEET 8001 FOR WALL TYPES.
- N. SEE SHEET 8001 FOR DOOR AND WINDOW TYPES.
- O. FIRESTOPPING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- Q. SEE "GENERAL CONSTRUCTION NOTES" ON SHEET 0001 FOR FIRESTOPPING REQUIREMENTS.
- R. ALL WIPED-OUT OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- S. DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A111.1-2009 (SEE SHEETS 0200, 0201, 0202-0209).
- T. ALL EXTERIOR BALCONIES ARE TO HAVE INTERMEDIATE COATING WHERE EXPOSED STRUCTURE OCCURS.
- U. FIRE DEPARTMENT STAIRWELL EQUIPMENT IS NOT TO ENCRUSH INTO THE STAIRLANDING BEYOND THE INSIDE EXTENSION FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- V. DOWNDRAFT VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2010 IBC.

KEY NOTES:

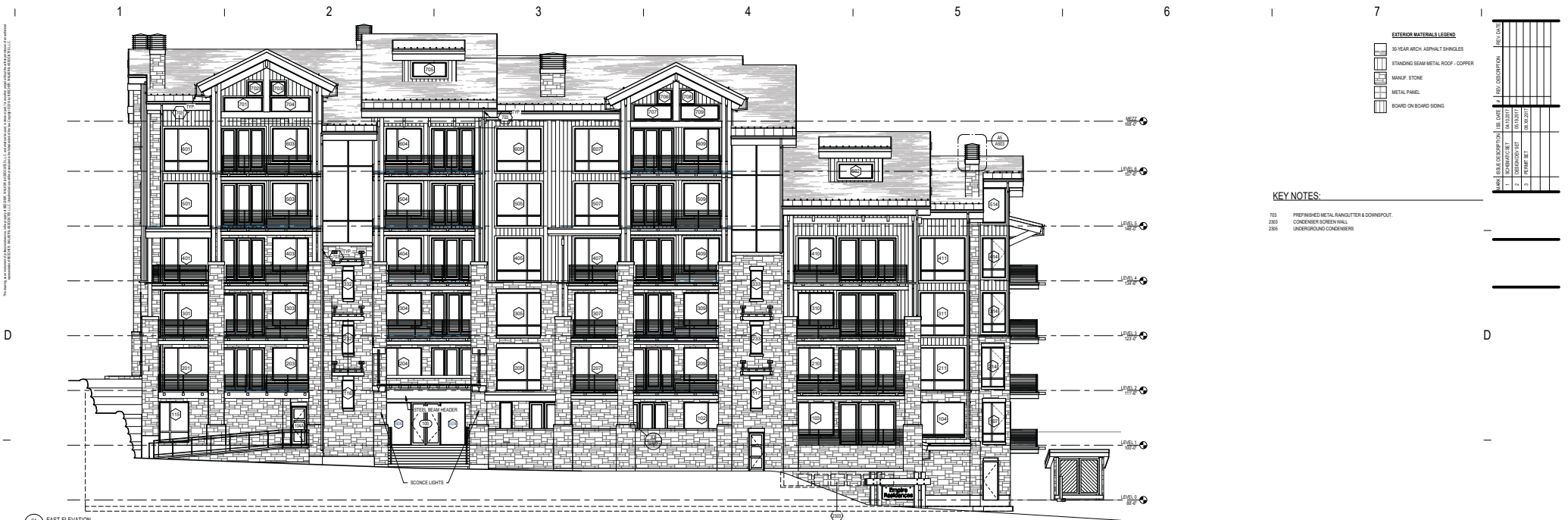
- 801 REIN. GENERAL
- 704 FIRE EXTINGUISHER, SEE DETAIL DRAWING

NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMITS	04/10/2017
2	2	CONTRACTOR SET	04/10/2017
3	3	PERMIT SET	04/10/2017



MEZZANINE - FLOOR PLAN
1/8" = 1'-0"

EXHIBIT C- ELEVATIONS



Parcel Pt. 230

No portion of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Empire Residences, A202, 7/18/2017

Packet Bn 2/10

1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7

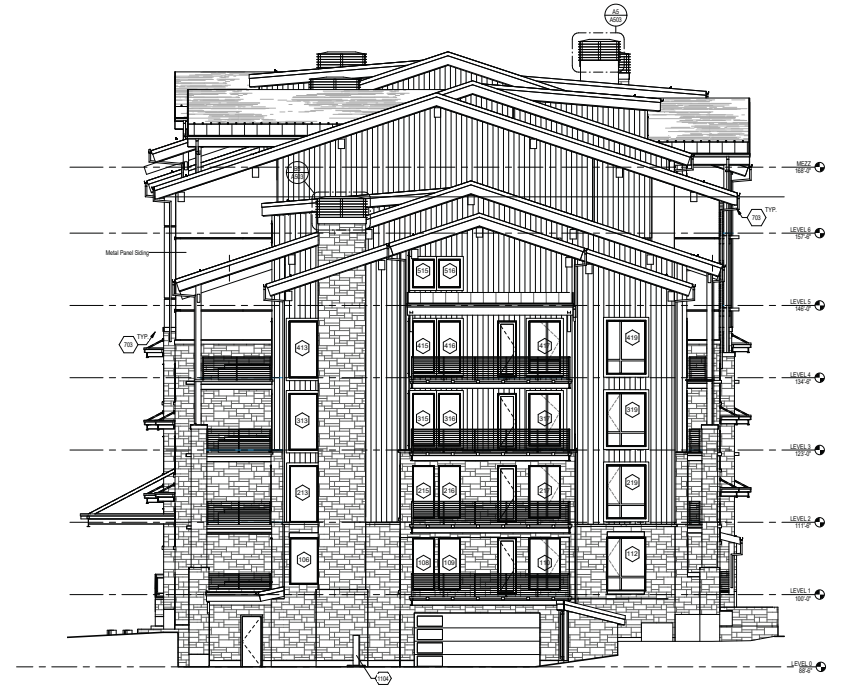
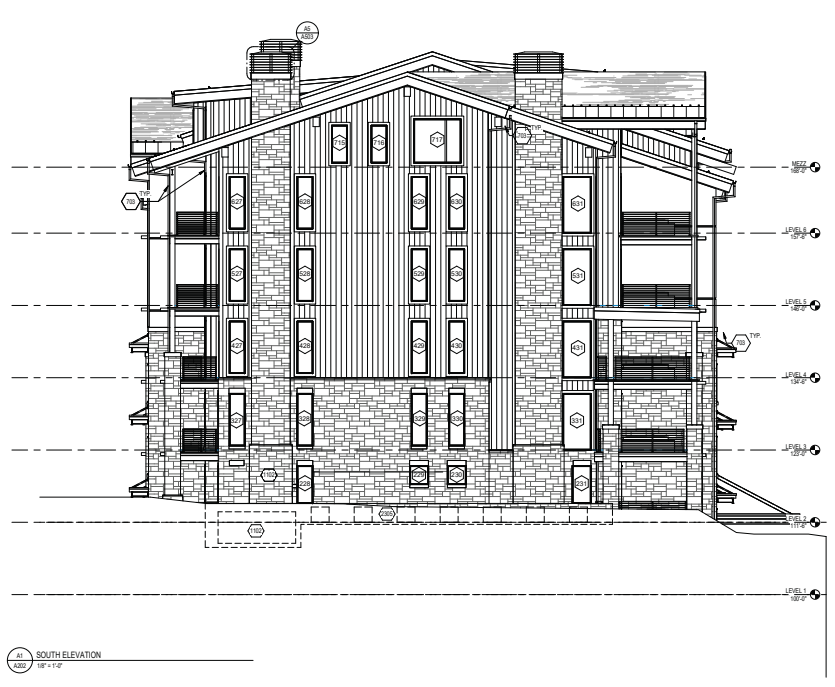
EXTERIOR MATERIAL LEGEND

	30-YEAR ARCH ASPHALT SHINGLES
	STANDING SEAM METAL ROOF - COPPER
	MANUF. STONE
	METAL PANEL
	BOARD ON BOARD SIDING

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/13/17
2	CONTRACT SET	04/13/17
3	PERMIT SET	04/13/17

KEY NOTES:

- 703 PREFINISHED METAL RAINGUTTER & DOWNSPUT
- 1102 BACKUP INSULATOR: REFER TO MECHANICAL
- 1104 REMOTE RV POND ACCESS
- 2305 UNDERGROUND CONDENSERS



EMPIRE RESIDENCES
 7695 VILLAGE WAY,
 PARK CITY, UT 84090

BWA
 ARCHITECTS
 T 801-438-9200
 F 801-438-9201
 3115 EAST LONLAKE, #200
 HOUSTON, TEXAS 77057
 BWA@BWAARCH.COM

PROJECT NUMBER
 418170
 DRAWN BY
 CONSTRUCTION DOCUMENTS

NORTH & SOUTH ELEVATION

DRAWING NUMBER
A202

1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7

ELEVATIONS- MATERIALS



1 NORTH ELEVATION (COLOR)
307'-10"



1 EAST ELEVATION (COLOR)
307'-10"



1 SOUTH ELEVATION (COLOR)
307'-10"



1 WEST ELEVATION (COLOR)
307'-10"

EXTERIOR MATERIAL LEGEND

- ASPHALT SHINGLES
- CLASH SIDING
- CONCRETE
- GLASS
- STONING/STONE/METAL ROOF
- STONE VENEER

NOTES

- 007 ARCHITECTURAL CONCRETE AT ALL EXPOSED CONCRETE
- 002 PALE PINKISH STONE W/SHOWN TIL
- 005 RAISED STONE COLUMN
- 001 CHIMNEY CAP
- 003 METAL GROUND
- 012 1/2" METAL SIDING
- 014 PDS METAL SIDING
- 016 PDS METAL SIDING
- 017 PDS METAL SIDING
- 018 WOOD-ROOF FA GAS STRUCTURAL
- 019 HORIZONTAL METAL SHINGLES/FA & SHOWN TIL
- 020 3/4" PDS SIDING
- 021 SHOWN TIL
- 022 ROOFING METAL SHINGLES
- 023 CONCRETE SHOWN TIL

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08.02.2017
2	ISSUED FOR PERMITS	08.02.2017
3	ISSUED FOR PERMITS	08.02.2017
4	ISSUED FOR PERMITS	08.02.2017

EMPIRE RESIDENCES
7665 VILLAGE WAY,
PARK CITY, UT 84090



PROJECT NUMBER: 16-010
OWNER: BWA ARCHITECTS
CONSTRUCTION DOCUMENTS

RECEIVED
AUG 23 2017
PARK CITY
PLANNING DEPT.

COLORADO
ELEVATIONS
DRAWING NUMBER
A910

PERSPECTIVES



NO.	DATE	DESCRIPTION
1	04.10.2017	SCHEMATIC SET
2	04.10.2017	CONTRACT SET
3	04.10.2017	PERMIT SET

NO.	DATE	DESCRIPTION
1	04.10.2017	SCHEMATIC SET
2	04.10.2017	CONTRACT SET
3	04.10.2017	PERMIT SET

D

C

EMPIRE RESIDENCES
7695 VILLAGE WAY,
PARK CITY, UT 84000

B

BWA
ARCHITECTS
T 801.438.9200
F 801.438.9201
3115 EAST LON LAKE, #200
MOUNTAIN VIEW, UT 84003
BWA@BWAARCH.COM

PROJECT NUMBER
4911700

DESIGNED BY	CHD BY
CONSTRUCTION	DOCUMENTS

PERSPECTIVES

DRAWING NUMBER
A911



REV.	DATE	DESCRIPTION
1	10/10/2017	ISSUED FOR PERMIT
2	10/10/2017	ISSUED FOR PERMIT
3	10/10/2017	ISSUED FOR PERMIT

REV.	DATE	DESCRIPTION
1	10/10/2017	ISSUED FOR PERMIT
2	10/10/2017	ISSUED FOR PERMIT
3	10/10/2017	ISSUED FOR PERMIT

REV.	DATE	DESCRIPTION
1	10/10/2017	ISSUED FOR PERMIT
2	10/10/2017	ISSUED FOR PERMIT
3	10/10/2017	ISSUED FOR PERMIT

REV.	DATE	DESCRIPTION
1	10/10/2017	ISSUED FOR PERMIT
2	10/10/2017	ISSUED FOR PERMIT
3	10/10/2017	ISSUED FOR PERMIT

REV.	DATE	DESCRIPTION
1	10/10/2017	ISSUED FOR PERMIT
2	10/10/2017	ISSUED FOR PERMIT
3	10/10/2017	ISSUED FOR PERMIT

EMPIRE RESIDENCES
 7695 VILLAGE WAY,
 PARK CITY, UT 84080

BWA
 ARCHITECTS
 T 801.438.9200
 F 801.438.9201
 3115 EAST LONLAKE, #200
 HOUSTON, TEXAS 77057
 BWA@BWAARCH.COM

PROJECT NUMBER
 418.1701
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 CONSTRUCTION DOCUMENTS

ENTRY PERSPECTIVE

DRAWING NUMBER
A912

Packet No 2/3

1 2 3 4 5 6 7
 A B C D
 1 2 3 4 5 6 7
 A B C D



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 724889, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and to the best of my knowledge this plat is a correct representation of said survey.

EXHIBIT D

BOUNDARY DESCRIPTION

PARCEL A

A parcel of land located in the South half of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 88°09'24" East 428.45 feet coincident with the section line and North 173.03 feet from a 3-1/4" diameter cap on an aluminum pipe at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 48°58'47" West 120.58 feet to a point on a non tangent curve to the right having a radius of 725.00 feet, of which the radius point bears North 58°06'17" East, said point being on the easterly boundary of Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451, in the Office of the Recorder, Summit County, Utah; thence coincident with Marsac Avenue Right of Way the following four (4) courses: 1) northerly along the arc of said curve 306.94 feet through a central angle of 24°15'25" to a point of reverse curve to the left having a radius of 175.00 feet, of which the radius point bears South 82°21'42" West; thence 2) northerly along the arc of said curve through a central angle of 95°01'25"; thence 3) South 77°20'18" West 65.40 feet to a point on a curve to the left having a radius of 625.00 feet, of which the radius point bears South 12°39'42" East; thence 4) along the arc of said curve 96.98 feet through a central angle of 08°53'26" to a point on the northerly boundary of the Marsac Mining Claim, recorded survey number S-6414, in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary North 55°00'00" West 276.95 feet; thence North 58°34'49" East 476.97 feet; thence South 85°02'20" East 239.60 feet; thence South 22°25'58" East 215.67 feet; thence South 23°48'28" East 358.05 feet; thence South 21°40'14" West 199.66 feet to the point of beginning.

PARCEL B

A parcel of land located in the northeast quarter of Section 28 and the southeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 88°09'24" East 390.39 feet coincident with the section line and South 118.26 feet from a 3-1/4" diameter cap on an aluminum pipe at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being at the intersection of Village Way, The Village At Empire Pass, Phase 1, recorded November 24, 2004, as Entry No. 718034 in the Office of the Recorder, Summit County, Utah, and Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451 in the Office of the Recorder, Summit County, Utah, said point also being on a curve to the right having a radius of 15.00 feet, of which the radius point bears North 38°57'06" West; and running thence coincident with Village Way, the following five (5) courses: 1) westerly along the arc of said curve 16.07 feet through a central angle of 61°23'47" to a point of compound curve to the right having a radius of 62.50 feet, of which the radius point bears North 22°26'41" East; thence 2) northerly along the arc of said curve 38.43 feet through a central angle of 30°13'44"; thence 3) North 32°09'35" West 148.50 feet to a point on a curve to the left having a radius of 52.50 feet, of which the radius point bears South 57°40'25" West; thence 4) along the arc of said curve 145.36 feet through a central angle of 158°38'08"; thence 5) South 10°57'43" East 159.62 feet to the northerly boundary of Lot 8, The Village At Empire Pass, Phase 1; thence coincident with said Lot 8 South 89°36'28" West 151.81 feet; thence North 15°22'27" West 77.03 feet; thence North 03°28'20" West 178.84 feet; thence North 86°16'45" West 49.39 feet, said point being on the easterly boundary of The Village At Empire Pass West Side, recorded August 12, 2005, as Entry No. 746744 in the Office of the Summit County Recorder; and running thence coincident with said easterly boundary the following four (4) courses: 1) North 05°31'11" West 17.15 feet to a point on a curve to the right having a radius of 300.00 feet, of which the radius point bears North 84°26'49" East; thence 2) along the arc of said curve 20.22 feet through a central angle of 03°51'42" to a point of compound curve to the right having a radius of 150.00 feet, of which the radius point bears North 88°18'30" East; thence 3) northerly along the arc of said curve 75.83 feet through a central angle of 28°57'57"; thence 4) North 27°16'27" East 56.07 feet to a point on the southerly boundary of Lot 61, Marsac Mining Claim, recorded survey number S-6414 in the Office of the Summit County Recorder; thence coincident with said boundary the following five (5) courses: 1) South 88°00'00" East 113.41 feet; thence 2) North 11°45'46" East 1.93 feet; thence 3) South 64°00'00" East 25.34 feet; thence 4) North 35°00'00" East 79.48 feet; thence 5) North 55°00'00" West 325.43 feet to a point on a non tangent curve to the right having a radius of 575.00 feet, of which the radius point bears South 18°11'39" East, said point being on Marsac Avenue Right of Way; thence coincident with Marsac Avenue Right of Way the following five (5) courses: 1) easterly along the arc of said curve 55.52 feet through a central angle of 65°31'57"; thence 2) North 77°20'18" East 65.40 feet to a point on a curve to the right having a radius of 125.00 feet, of which the radius point bears South 12°39'42" East; thence 3) along the arc of said curve 207.31 feet through a central angle of 95°01'25" to a point of reverse curve to the left having a radius of 775.00 feet, of which the radius point bears North 82°21'42" East; thence 4) southerly along the arc of said curve 352.06 feet through a central angle of 26°01'39" to a point of reverse curve to the right having a radius of 725.00 feet, of which the radius point bears South 56°20'03" West; thence 5) southeasterly along the arc of said curve 186.58 feet through a central angle of 14°44'43" to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT REDUS Park City LLC, the undersigned owner of the herein described tract of land, to be known hereafter as VILLAGE AT EMPIRE PASS NORTH SUBDIVISION, 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 _____, 2017.

REDUS Park City LLC, a Delaware limited liability company
By: REDUS Properties, Inc., a Delaware corporation

Its manager:
By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

State of _____
County of _____

On this ____ day of _____, 2017, David Ash personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, David Ash acknowledged to me that he is an authorized signatory of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in Utah

Printed Name _____
Residing in: _____
My commission expires: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT EMPIRE RESIDENCES, LLC, the undersigned owner of the herein described tract of land, to be known hereafter as VILLAGE AT EMPIRE PASS NORTH SUBDIVISION, 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 _____, 2017.

EMPIRE RESIDENCES LLC, a Delaware limited liability company
By: EMPIRE RESIDENCES LLC, a Delaware limited liability company

Its manager:
By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

State of _____
County of _____

On this ____ day of _____, 2017, Harrison Horn personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Harrison Horn acknowledged to me that he is an authorized signatory of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in Utah

Printed Name _____
Residing in: _____
My commission expires: _____

VILLAGE AT EMPIRE PASS NORTH SUBDIVISION

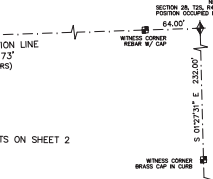
LOCATED IN THE SOUTH HALF OF SECTION 21 & THE NORTH HALF OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 2

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L16.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA. Rows C1 through C10.

LEGEND: Set 5/8" rebar w/cap, "ALLIANCE ENGR./S 154491" (Unless noted otherwise), Street Address



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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS DAY OF _____, 2017 BY S.B.W.R.D.

PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____, 2017 BY CHAIR

ENGINEER'S CERTIFICATE FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS DAY OF _____, 2017 BY PARK CITY ENGINEER

APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF _____, 2017 BY PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS DAY OF _____, 2017 BY MAYOR

CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS DAY OF _____, 2017 BY PARK CITY RECORDER

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

TES:
 This plot is subject to the Conditions of Approval in Ordinance 2017-____.
 The position of the north 1/4 corner of Section 28, Township 2 South Range 4 East SLBM, as shown on this survey, is from the dependent re-survey of Section 28, 29, 31, 22 & 33 performed by Robinson, Blehn & Blehn Inc. in 2000 (Rec.# S-3819, Summit County Recorder's Office).

Conditional use permit approval will be required prior to construction on each of the development lots shown herein.
 A declaration of condominium and a record condominium map will be required for the purpose of the sale of individual units within the development lots shown herein.

The lots described on this plot are subject to the Restated Development Agreement for Flagstaff Mountain, Bonanza Flat, Richardson Flat, the 20-Acre Quinn's Junction Parcel and Iron Mountain dated as of May 2, 2007, and recorded on March 2, 2007, as Entry No. 00905100 in Book 1850, Page 1897 (the "Development Agreement"). By separate Declaration of Payment and Development Covenant, recorded October 4, 2016, as Entry No. 01055133 in the official records of the Summit County Recorder, as amended, Lot 3 has been allocated the right to develop 24.5 Unit Equivalents within no more than 21 dwelling units and the obligation to locate 1.1 Affordable Unit Equivalents thereon, as each of those capitalized terms is defined in the Development Agreement. Lot 2 has been allocated the obligation to locate 2.0 Affordable Unit Equivalents thereon and Lot 1 has no on-site affordable housing obligations. The allocation of Unit Equivalents to Lot 2 and Lot 1 may be done at a future date by a separate recorded document. No Unit Equivalents will be allocated to Lot 4, which is to be used in connection with resort and similar activities. No lot within this plot has been allocated any commercial Unit Equivalents.

The Empire Pass Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass, as amended ("Master Declaration"), requires the membership of each lot or unit owner. Members are subject to the terms of its articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.

Owners and potential buyers of any unit or land within the lots depicted on this plot are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, mountain bikers and other resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted herein. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such covenants or agreements with such owner.

The owner of Lot 3 hereby grants a non-exclusive resort and access easement over the approximately west twenty feet (20') of Lot 3, as depicted on this plot as the "Cable UDOT Setback" for the benefit of Lot 4 to allow ski lift maintenance access and the right to conduct resort activities, including to locate movable safety fences.
 This plot also depicts the following easements, each of which may be amended, relocated or revised, without amendment hereto, in accordance with each such easement's terms:

- a. Agreement and Covenant of Cooperation (Ski Access/Storm Drainage), Entry No. 665956, Summit County Recorder's Office which affects Lot 2 and Lot 3 of this plot.
- b. Right-Of-Way and Easement Grant (Gas Utility), Entry No. 755686, Summit County Recorder's Office, potentially affects Lot 2 and Lot 3.
- c. Grant of Access Easement (Sewer Utility), Entry No. 850350, Summit County Recorder's Office, affects Lot 2.
- d. Grant of Easement (Sewer Utility), Entry No. 716688, Summit County Recorder's Office, affects Lot 2.
- e. Grant of Easement (Storm Drain Facilities), Entry No. 716459, Summit County Recorder's Office, affects Lot 3.
- f. Reciprocal Easement Agreement (Resort and Access) to be recorded in advance of or contemporaneously with this plot in the Summit County Recorder's Office, affects Lot 2, Lot 3 and Lot 4, and describes the use of Easement Area A, Easement Area B, Easement Area C and Easement Area D.

Public safety access and public utility easements are hereby dedicated for all public and private roadways and emergency access roads.
 The property is located within a water source protection zone. All sewer construction must comply with the State of Utah drinking water regulations.
 A ten foot (10') wide snow storage easement is hereby dedicated to the Master Association along the frontage of all lots.

Wastewater service to the Village at Empire Pass North Subdivision shall be provided by the Snyderville Basin Water Reclamation District. A Line Extension Agreement with the District may be required for Lots 1 & 2. It shall be the responsibility of the Owner of each lot to extend the public wastewater system within the lot being developed according to the requirements of the Line Extension Agreement.

Village Way is a private road to be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire Pass at Deer Valley in accordance with the Master Declaration. Village Way is not a public road or right-of-way.

A UDOT Conditional Access Permit or city permit, depending upon the ownership of Marsoc Avenue, will be required prior to construction on Lot 1 and for vehicle access to Lot 2 directly from Marsoc Avenue.

Fire sprinklers will be required within all dwellings constructed on the lots.

Ski Easement Note: 5' Ski and Pedestrian Easement in favor of Lot 4 for resort operations and trail maintenance and for purpose of providing property owners, invitees and guests of One Empire Pass Condominium with ski and pedestrian access to and from adjoining skiways.

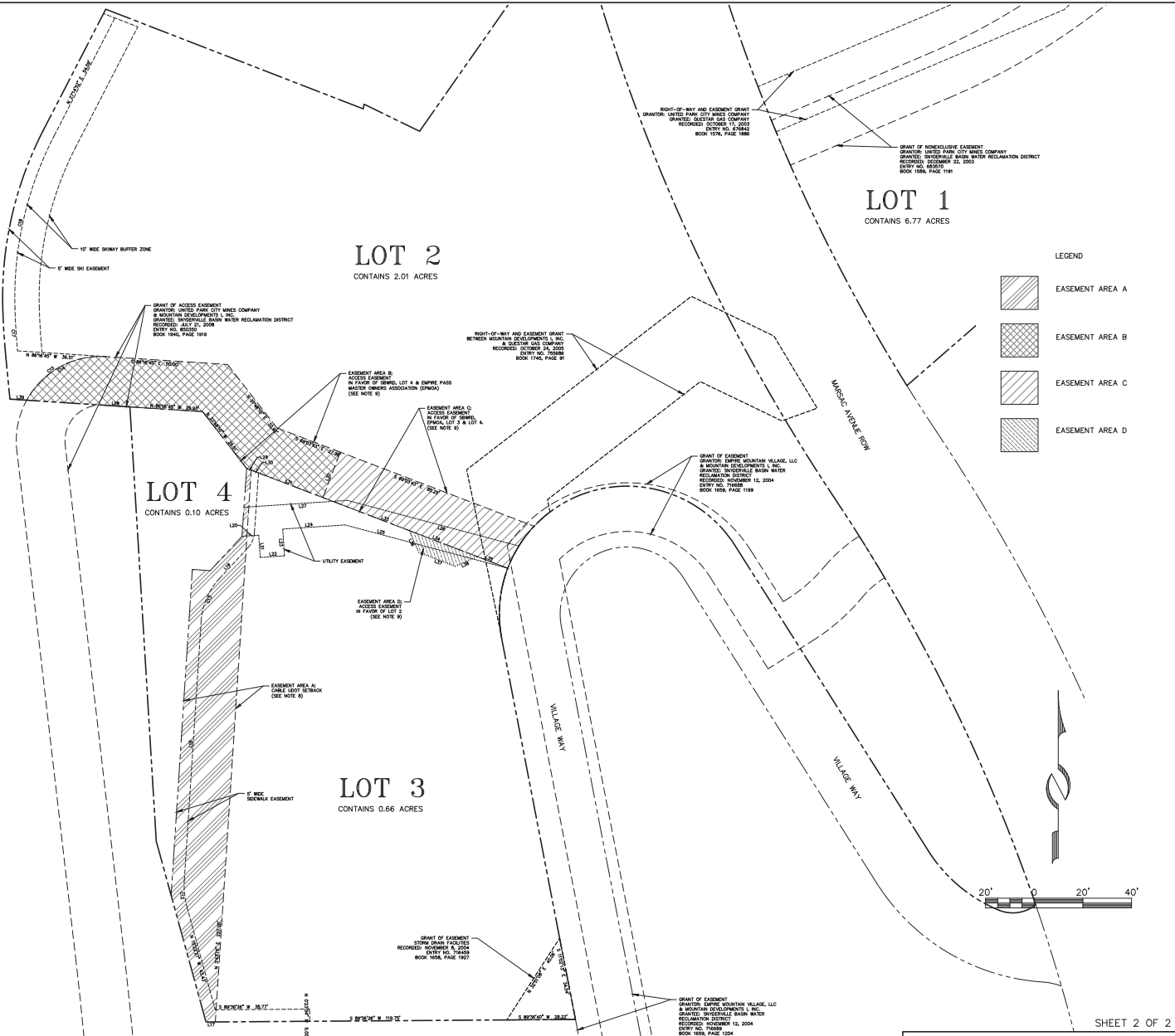
Ski Buffer Note: 10' Skiway Buffer Zone in favor of Lot 4 providing that without prior written consent of owner of Lot 4:

- a. no above-ground building or landscaping obstructions may be constructed in the Skiway Buffer Zone.
- b. no trees or other above-ground landscaping obstructions may be maintained in the Skiway Buffer Zone.

The owner of Lot 2 hereby grants a non-exclusive resort and access easement over the western edge of the property as depicted on this plot as the "5' Wide Ski Easement". This easement is for the benefit of Lot 4 for resort operations and trail maintenance and for the benefit of VEPWS Lot 15 property owners, invitees and guests for purposes of ski and pedestrian access.

The owner of Lot 2 hereby grants a non-exclusive easement near the western edge of the property as depicted on this plot as the "10' Skiway Buffer Zone". This easement is for the benefit of Lot 4 providing that without prior written consent of owner of Lot 4 no above-ground building, trees or other landscaping obstructions may be constructed or maintained in the Skiway Buffer Zone.

At the time of plot recording, Lot 1 includes lands within the Empire Village MPD in the RD Zone and additional lands within the ROS Zone on Future land uses on Lot 1 shall conform to requirements of applicable zoning regulations for the different portions on the property.



(435) 649-9487

 VILLAGE ENGINEERS LAND PLANNERS SURVEYORS
 11 Street, P.O. Box 2864, Park City, Utah 84002-2864

VILLAGE AT EMPIRE PASS NORTH SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 21 & THE NORTH HALF OF SECTION 28
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

DATE: 11/15/2016 10:58:11 AM
 JOB NO.: 12-2-16 FILE: X:\Empire\dwg\ar\plot2016\120216-VAEP North Sub

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

Planning Commission Meeting
Minutes of July 28, 2004
Page 10

Findings of Fact - Marsac Avenue & Chambers Street Right-of-Way

1. The property is located between platted Marsac Avenue at the Sandridge parking lots and the Guardsman Connection to Silver Lake.
2. The zoning along the road is HR-1 and ROS.
3. The City Council adopted Ordinance 99-20 on June 24, 1999, approving the annexation and development agreement for the 1,655-acre Flagstaff Mountain area.
4. The Flagstaff Annexation Development Agreement Section 2.10.2 stipulates certain road and intersection improvements, including widening the road, drainage improvements, a passing lane, and runaway truck ramp.

Conclusions of Law

1. There is good cause for this subdivision plat.
2. The subdivision plat is consistent with the Master Plan Development Agreement, Park City Land Management Code, the General Plan, and applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured by the proposed subdivision plat.
4. Approval of the subdivision plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the Subdivision Plat for compliance with State law, the Land Management Code, and the conditions of approval prior to recordation of the plat.
2. The applicant will record the Subdivision Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.

6. Empire Pass Master Planned Development

Planner Brooks Robinson commented on Pod A at Empire Pass and noted that the Planning Commission has discussed many details of his master planned development over several months. The public hearing was re-opened on July 14 and continued to this evening. The Staff has prepared findings of fact, conclusions of law, and conditions of approval for the master plan for Pod A. Pod B1 was previously approved. The Staff finds that this application complies with the Land Management Code and the Development Agreement, which are the controlling documents. There will be additional units and density left over from this approval, and Pod B2 will come in at a later date with its own master plan once the applicants are further along in planning development for that area. The applicant had prepared a number of exhibits and updates for the Commissioners' binders which will comprise this approval. These includes the project description and minor grammatical

error and language revisions. Planner Robinson outlined other updates distributed this evening. The Staff recommended that the Planning Commission re-open the public hearing, consider public input, and provide direction to the Staff and applicant.

Chair Barth referred to Pages 115-123 of the staff report, Summary of Compliance with the Technical Reports, and noted that he did not see in the draft findings any reference to incorporate those pages into a motion. Planner Robinson recalled that on July 14 Commissioner Erickson requested compliance with technical reports, and the decision was made to provide them as a separate document. He offered to add them as a finding.

Doug Clyde, representing the applicant, distributed to the Commissioners a visual simulation from King Road that was inadvertently left out of their package. He was uncertain which phasing plan is included in their packets and wanted to be sure the one they have shows the right units. He noted that town home units 16 and 17 and cluster home units 11 and 12 are in Phase I. He referred to page 6 of the recent handouts and corrected the number of Townhomes and PUD's from 28 to 23 units in the first phase.

Chair Barth re-opened the public hearing.

There was no comment.

Chair Barth closed the public hearing.

Commissioner Erickson read the conditions of approval relative to traffic circulation based on the development agreement and asked if they are part of the transportation mitigation plan and part of the 14 technical reports. Mr. Clyde replied that they are reflected in the existing construction mitigation plans currently on file with the City. Planner Robinson explained that every CUP that comes forward will need its own construction mitigation plan which will be reviewed by the Planning Commission.

The Planning Commission and Mr. Clyde discussed enforcement procedures for downhill traffic.

Planner Robinson revised Finding of Fact 10 by inserting a comma after A(Exhibit H)@ and adding Aand a compliance matrix with the technical reports (Exhibit I).@

Mr. Clyde referred to the density indicated on page 104 of the staff report and noted that 563 takes into account the additional 18 PUD units. This is not reflected in the table above, and he suggested adding the language Acounting the additional 18 PUD units noted below.@

MOTION: Commissioner Erickson moved to APPROVE the MPD in accordance with the findings of fact, conclusions of law, and conditions of approval with the following revisions:

- 1) The incorporation of the revised July 28, 2004, project description as presented by Staff.
2. The revision to Finding of Fact 10 incorporating the compliance report with the 14 technical reports, Exhibit I.
3. The revision to the phasing plan incorporating the town home Units 16 & 17 and the cluster home Units 11 & 12.
4. Correction to the staff report, page 104, with regard to the density incorporating the phrase that the 563.3 units includes the 18 unit equivalents referenced in Pod B1 below.
5. Incorporation of Condition of Approval 10 that they incorporate the technical report updates and clarifications as presented in the staff report

Mr. Clyde stated that the PUD's were originally intended to be 5,000 square feet each, but they had a problem with the Unit Equivalent calculation. He will return with a revised UE calculation which raises the number by 18 additional UE's. It will not change the plan, but it will make it correspond with the way they interpret UE's.

Planner Robinson referred to the density in the Pod B1 section on page 104 and noted that the last sentence should recognize that 90,000 square feet should be assigned to Lot B and not Lot C.

Commissioner Erickson incorporated the change to Page 104 as described by Planning Robinson into his motion. Commissioner Powers seconded the motion.

VOTE: The motion passed unanimously. Commissioner Thomas abstained from the vote, and Commissioner Zimney was not present for the vote.

Commissioner Volkman referred to the status of the technical reports regarding the mine soils hazard plan and the language which states, "A draft work plan for the clean up of Empire Canyon was approved by the EPA and reviewed by the Park City Municipal Corporation. Work will begin this summer." Mr. Clyde explained that the Empire Canyon work referred to is the clean up of the creek below the Deer Valley Day Lodge and the top of Daly Avenue. It has no relation to moving the mine dump.

Findings of Fact - Empire Pass

1. The Village at Empire Pass (Mountain Village) Master Planned Development is located in the RD-MPD and ROS-MPD Districts.
2. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The

- Development agreement sets forth maximum project densities, location of densities, and developer-offered amenities.
3. The Flagstaff Mountain Annexation is approximately 1,655 acres. Mixed-use development is limited to approximately 147 acres in four (4) development areas identified as Pods A, B-1, B-2 and D. The remainder of the annexation area is to be retained as passive and/or recreational open space.
 4. The Development Agreement limits development in Pods A, B-1, B-2 to:
 - No more than 705 Unit Equivalents in no more than 470 residential units (including not more than 60 PUD-style units) and no more than 16 single-family home sites;
 - no more than 85,000 square feet of resort support commercial; and
 - a maximum 35,000 square foot day skier lodge in Pod B-2.
 5. The Development Agreement required City review and approval of fourteen (14) technical reports/studies. The reports include details on the following information:
 - Mine/Soil Hazard Mitigation
 - Architectural Design Guidelines
 - Transit
 - Parking
 - Open Space Management
 - Historic Preservation
 - Emergency Response
 - Trails
 - Private Road Access Limitations
 - Construction Phasing
 - Infrastructure and Public Improvement Design
 - Utilities
 - Wildlife Management
 - Affordable Housing
 6. The Planning Commission completed the review and approval process for the technical reports/studies on December 12, 2001.
 7. This Master Plan for Pod A consists of a total of 321.5 units and 435.6 unit equivalents, including the previously approved Paintbrush, Larkspur, and Building H; the Transit Hub, ski lift and ski trails, and the location of the Alpine Club.
 8. Over 65% of the residential units (minimum 306) are within Pod A and within walking distance of the Transit Hub as required by the Development Agreement.
 9. The 14 technical reports/studies along with the Land Management Code and the Development Agreement (99-30) for the standard which the subject Master Planned Development and Phase 1 preliminary/final plat are reviewed.
 10. The applicant has provided supplemental materials including Master Plan Development Project Description (dated July 2004, Exhibit A), Supplemental Project Description and Conditions (dated July 5, 2004, Exhibit B), Volumetric Analysis (dated July 5, 2004, Exhibits D and E), Visual Analysis dated July 4, 2004 (Exhibit F), Architectural Character dated March 19, 2004 (Exhibit G), Supplemental Plans

- including Building Height Diagram, Vegetative Buffer, Trails, and construction Sequencing (Exhibit H), and a Compliance Matrix with the Technical Reports (Exhibit I). Together with the Site Plans dated July 21, 2004, (Exhibit C), these Exhibits and this report comprise the Village at Empire Pass MPD.
11. The Village at Empire Pass MPD illustrates conceptual access and street layouts that have not been specifically approved by the City Engineer and the City Fire Marshall. Final road layout will be subject to individual Subdivisions and Conditional Use Permits.
 12. Conditional Use Permit approval is required prior to any development within the Village at Empire Pass MPD area.
 13. The proposed Village at Empire Pass Master Planned Development includes a maximum density assignment and conceptual site design for Thirty (30) detached single-family PUD-style units utilizing 85.4 Unit Equivalents.
 14. The proposed Village at Empire Pass Master Planned Development includes a maximum density assignment and conceptual site design for Fifty-One (51) Townhouse units utilizing 64 Unit Equivalents. Eight of these Townhouse units are in a duplex configuration and count toward the PUD limits of 60.
 15. The proposed Village at Empire Pass Master Planned Development includes a conceptual site design for six (6) single-family homes.
 16. Conservation Easements are proposed within platted lots. These Conservation Easement areas will not count toward the development acreage.
 17. The PUD-style cluster homes and the Townhomes are to be platted as condominiums and not as individual lots.
 18. Utility lines and ski trails will be routed in existing clearings and common utility corridors to the greatest extent practical upon the City Engineer's approval.
 19. The Emergency Response Plan has been reviewed by the Chief Fire Marshall and the Planning Commission in order to allow fire access and safety at the end of the over-length cul-de-sac.
 20. The Planning Commission may decrease setbacks within an MPD. Setback variance is shown on Sheet 10 of 10 of Exhibit A, dated June 15, 2004.
 21. The Maximum Building Height in the RD District is 28 feet (33 feet with a pitched roof).
 22. The Land Management Code, Section 15-6-5(E) allows the Planning Commission to consider increased building height based upon a site specific analysis and determination.
 23. The applicant has requested additional building height for the structures proposed as Buildings 109, inclusive. The proposed building volumetrics are detailed on Exhibit D dated June 14, 2004.
 24. The proposed increase in building height for Buildings 1-9 does not result in an increase in square footage or building volume over what could be allowed under the zone-required building height and density, including requirements for facade variation and design, but rather provides desired architectural variation.

25. Proposed Buildings 1-9 have been positioned to minimize visual impacts on adjacent structures. Potential problems on neighboring properties caused by shadows, loss of solar access, and loss of air circulation have been mitigated to the extent possible as defined by the Planning Commission.
26. The site plan for proposed Buildings 1-9 includes adequate landscaping and buffering from adjacent properties and uses.
27. The additional building height for proposed Buildings 1-9 has resulted in more minimum open space than required and has resulted in the open space being more usable.
28. An MPD for pod B-2 will be reviewed under a separate MPD application.

Conclusions of Law - Empire Pass

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The MPD, as conditioned, is consistent with the Park City General Plan.
4. The MPD, as conditioned, provides the highest value of open space as determined by the Planning Commission.
5. The MPD, as conditioned, strengthens and enhances the resort character of Park City.
6. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD, as conditioned, is compatible in use, scale, and mass with adjacent properties and promotes neighborhood compatibility.
8. The MPD provides amenities to the community so that there is no net loss of community amenities.
9. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands provisions of the Land Management Code. The project has been designed to place development on the most developable land and least visually obtrusive portions of the site.
11. The MPD, as conditioned, promotes the use of non-vehicular forms of transportation through design and by providing trail connections.
12. The MPD has been noticed and public hearings held in accordance with this Code.
13. The requirements necessary for the Planning Commission to grant additional building height within the MPD pursuant to the Land Management Code Section 15-6-5 have been met.

Conditions of Approval - Empire Pass

1. A Conditional Use Permit is required prior to any development within the Village at Empire Pass MPD area. As per the Phasing Plan, only the nine large multi-family

- buildings require a CUP review by the Planning Commission. All other units are to be reviewed at a Staff level.
2. City Engineer approval of a utility and infrastructure plan is a condition precedent to the issuance of any building permits within the Village Master Planned Development area.
 3. Utility lines and ski trails shall be routed in existing clearings and common utility corridors to the greatest extent practical upon the City Engineer's approval.
 4. If and when the realigned Guardsman Road is dedicated to the City, the Developer will execute an encroachment agreement in a form acceptable to the City Attorney and City Engineer for the private improvements (ski bridges and/or tunnels) within the rights-of-way.
 5. All essential municipal public utility buildings associated with the utility plan for the subdivision require a conditional use permit.
 6. The proposed over-length cul de sac that ends in the six single-family lots will have a secondary emergency access from the end of the road to Marsac Avenue. The emergency access will continue as a minimum 20-foot-wide all-weather surface road.
 7. A Construction Mitigation Plan, including truck routing, is a submittal requirement for each Conditional Use Permit.
 8. A preliminary landscape plan, including provisions for water-efficient irrigation systems, shall be submitted with each CUP application.
 9. All subsequent applications and approvals are subject to the Technical Reports as approved or amended.
 10. The technical report updates and clarifications as presented in the staff report shall be incorporated in this approval.
7. Red Cloud Subdivision

Planner Robinson noted that Red Cloud, commonly called Pod D, is the third and final Empire Pass application. Thirty single-family lots are proposed on the land owned and controlled by Talisker and the United Park City Mine Company. At the July 14 work session, the Planning Commission discussed the Enchanted Forest and how to apply the statement in the development agreement that no development should occur in the Enchanted Forest. Planner Robinson understood there to be general consensus from the Commission that having a ski easement/conservation easement across an area to be determined would constitute adequate protection. The language will prohibit snowmobiles but will allow skiing in the winter for people coming off the Red Cloud lift. The other issue discussed on July 14 was whether to amend the development agreement and Exhibit A of the development agreement which shows the pod boundaries to move the boundaries further south and west. This would not change the density or average lot size. The Staff analyzed that proposal for separation from ski runs and a visual analysis, and it is the Staff's opinion that the development agreement would have to be amended to allow that to



Recorded at the request of and return
to: Park City Municipal Corp.
Attn: City Recorder
P.O. Box 1480, Park City, UT 84060

Recorded this ___ day of
_____, 2007
at Book # ___ Page # ___

ENTRY NO. 00806100

03/02/2007 02:42:51 PM B: 1850 P: 1897

Agreement PAGE 1 / 49

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE \$ 0.00 BY PARK CITY MUNICIPAL CORP



**AMENDED AND RESTATED DEVELOPMENT AGREEMENT
FOR FLAGSTAFF MOUNTAIN,
BONANZA FLATS, RICHARDSON FLATS,
THE 20-Acre QUINN'S JUNCTION PARCEL
AND IRON MOUNTAIN**

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is entered into as of the 2nd day of March, 2007, by and between UNITED PARK CITY MINES COMPANY, ("UPCM" or "DEVELOPER"), DEER VALLEY RESORT COMPANY, ("DEER VALLEY"), and PARK CITY MUNICIPAL CORPORATION, a third class city of the State of Utah ("City") (collectively, the "Parties").

RECITALS

- A. WHEREAS, DEVELOPER and DEER VALLEY own approximately; 1,600 of 1,750 acres of patented mining claims located in the unincorporated Flagstaff Mountain area of Summit County, more particularly described and depicted in Exhibit A attached hereto (hereafter, "Flagstaff Mountain"); approximately 106 acres of patented mining claims located on Iron Mountain within an unincorporated area of Summit County more particularly described and depicted in Exhibit B attached hereto (hereafter, "the Iron Mountain Parcels"); approximately 1,500 acres of patented mining claims, constituting all of UPCM's land located in the unincorporated Bonanza Flats area of Wasatch County more particularly described and depicted in Exhibit C attached hereto (hereafter, "Bonanza Flats"); all of UPCM's land east of U.S. 40 and south of S.R. 248 constituting approximately 650 acres of real property owned in fee simple located immediately east of U.S. 40 and south of S.R. 248 within an unincorporated area

of Summit County more particularly described and depicted in Exhibit D attached hereto (hereafter, "Richardson Flats"); and approximately 20-Acres of real property owned in fee simple located west of U.S. 40 and south of S.R. 248 within an unincorporated area of Summit County more particularly described and depicted in Exhibit E attached hereto (hereafter, "the 20-Acre Quinn's Junction Parcel");

- B. WHEREAS, on May 17, 1994 DEVELOPER filed an application for annexation to Park City of Flagstaff Mountain, consisting of DEVELOPER's, DEER VALLEY's and Northside Neighborhood Property Owners' land, together totaling an area of approximately 1.750 acres;
- C. WHEREAS, on May 10, 1997 the Park City Council unanimously resolved by Resolution 10-97 to annex Flagstaff Mountain under certain Development Parameters;
- D. WHEREAS, on July 8, 1998 DEVELOPER requested reconsideration by the City of Resolution 10-97 and offered certain incentives for limiting development of the Bonanza Flats, Richardson Flats and the Iron Mountain Parcels;
- E. WHEREAS, on September 10, 1998 the Park City Council unanimously adopted a resolution to rescind Resolution No. 10-97 and to adopt new development parameters for Flagstaff Mountain, Bonanza Flats, Richardson Flats and the Iron Mountain Parcels, as set forth in this Agreement;
- F. WHEREAS, in the intervening months since the City Council adopted the September 10, 1998 development parameters, the DEVELOPER further refined its proposal by offering to move 16 single family homes from the sensitive Prospect Ridge area to the Mountain Village and to constrain development in the Northside Neighborhood to reduce site disturbance and to facilitate sale to a conservation buyer for a time certain;
- G. WHEREAS, the Parties intended to enter into the original Agreement to establish new development parameters for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn's Junction Parcel, and the Iron Mountain Parcels and to establish a time certain for annexation of Flagstaff Mountain (now referred to generally as Empire Pass) into the City;

- H. WHEREAS, the Parties in fact entered into the original Agreement on or about June 24, 1999; and
- I. WHEREAS, the Parties desire to amend and restate the original Agreement in connection with the development of a project known as the Montage Resort & Spa which is presently planned to include 192 hotel rooms and suites, with spa, restaurant and conference facilities, and a residential component that consists of resort condominiums.

NOW, THEREFORE, in consideration of the foregoing recitals and the covenants hereafter set forth, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

SECTION I. DEFINITIONS

Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized shall have that meaning given to it by the Park City Land Management Code (LMC) in effect on the date of a complete application or, if different, by this Agreement. Certain such terms and phrases are referenced below; others are defined where they appear in the text of this Agreement.

- 1.1 **"Annexation Property"** means that approximately 1,750 acres of property known as Flagstaff Mountain, described and depicted on Exhibit A.
- 1.2 **"Bonanza Flats"** means that approximately 1,500 acres of UPCM property commonly referred to as Bonanza Flats, constituting all of UPCM's holdings in Bonanza Flats and described and depicted on Exhibit C.
- 1.3 **"DEER VALLEY"** means the Deer Valley Resort Company, a Utah limited Partnership and each of its assigns, joint venture partners, and successors in interest, whether in whole or in part. DEER VALLEY shall cause its employees and agents to act in accordance with the terms of this Agreement.
- 1.4 **"DEVELOPER"** means United Park City Mines Company, a publicly traded Delaware corporation, and each of its assigns, joint venture partners, and successors in interest, whether in whole or in part. DEVELOPER shall cause its employees and agents to act in accordance

with the terms of this Agreement.

- 1.5 **"Inaction"** provisionally¹ means (a) DEVELOPER's failure to pursue a sequential permit (i.e. Small Scale MPD permit, conditional use permit, subdivision application, or building permit) by failing to submit a complete application for such a permit or by failing to respond to the City's written requests for information which the City deems is necessary to process the application; or (b) DEVELOPER's failure to sustain permitted construction such that the permit under which construction is allowed, expires or is otherwise suspended or revoked.
- 1.6 **"Meeting Accessory Uses"** provisionally² means uses normally associated and necessary to serve meeting and banquet space. Meeting Accessory Uses do not require the use of Unit Equivalents and include:
- 1.6.1 Administrative and Banquet Offices
 - 1.6.2 Banquet Storage Areas
 - 1.6.3 Banquet Prep Areas Storage Areas
 - 1.6.4 Common A/V Storage Areas
 - 1.6.5 Coat Check Areas
 - 1.6.6 Public Restrooms
 - 1.6.7 Public Telephone Areas
 - 1.6.8 Public Hallways
 - 1.6.9 Public Circulation Areas.
- 1.7 **"Mountain Village"** means that mixed-use portion of Flagstaff Mountain described and depicted as the Mountain Village in Exhibit A attached hereto and limited to a total of 87 acres, within three development Pods (A, B₁, and B₂) and maximum densities, unit equivalencies and configuration more fully described herein.

¹ This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superseded by an LMC definition of the term.

² This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superseded by an LMC definition of the term.

- 1.8 **“Northside Neighborhood”** means that 63-acre portion of Flagstaff Mountain described and depicted as the Northside Neighborhood in Exhibit A attached hereto and limited to the maximum density, unit equivalency, and configuration more fully described herein.
- 1.9 **“Northside Neighborhood Property Owners”** means, in addition to UPCM and DEER VALLEY, Park City Star Mining Company, Inc., a Utah corporation, Bransford Land Company, representing the interests of Anne Bransford Newhall, Mary Bransford Leader and Carolyn Bransford MacDonald, and Stichting Beheer Mayflower Project, a legal entity representing the interests of Stichting Mayflower Recreational Fonds and of Stichting Mayflower Mountain Fonds.
- 1.10 **“Pedestrian Village”** means an area configured within Pod A of the Mountain Village for the mixed use of residential, Residential Accessory, Resort Support Commercial, Resort Accessory, meeting and Meeting Accessory Uses within which at least fifty percent (50%) of the residential properties are clustered within walking distance (5 minutes) of a Transportation Hub for such residential properties, which can be directly accessed by pathways or sidewalks.
- 1.11 **“Planned Unit Development”** or **“PUD”** means a master planned development consisting of clustered, detached, single family or duplex units with common open space and coordinated architecture.
- 1.12 **“Pod Z”** means that area, depicted on Exhibit F that is limited for ski-related uses as further defined herein.
- 1.13 **“Project”** means the residential, recreational and commercial real estate development to be constructed within Flagstaff Mountain.
- 1.14 **“Residential Accessory Uses”** provisionally³ means uses that are for the benefit of the residents of a commercial residential use, such as a hotel or nightly rental condominium project. Residential Accessory Uses do not require the use of Unit Equivalents. Residential Accessory Uses include:

³ This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superceded by an LMC definition of the term.

- 1.14.1 Common Ski Lockers
- 1.14.2 Common Lobbies
- 1.14.3 Registration
- 1.14.4 Concierge
- 1.14.5 Bell Stand/Luggage Storage
- 1.14.6 Common Maintenance Areas
- 1.14.7 Mechanical Rooms
- 1.14.8 Common Laundry Facilities and Common Storage Areas
- 1.14.9 Employee Facilities
- 1.14.10 Common Pools, Saunas and Hot Tubs
- 1.14.11 Public Telephone Areas
- 1.14.12 Public Restrooms
- 1.14.13 Administrative Offices
- 1.14.14 Public Hallways and Circulation Areas

1.15 **“Resort Accessory Uses”** provisionally⁴ means uses that are clearly incidental to and customarily found in connection with the principal resort building or use and are operated for the convenience of the owners, occupants, employees, customers or visitors to the principal resort use. Resort Accessory Uses do not require the use of Unit Equivalents. They include such uses as:

- 1.15.1 Information
- 1.15.2 Lost and Found
- 1.15.3 Mountain Patrol
- 1.15.4 Mountain Administration
- 1.15.5 Mountain Maintenance and Storage Facilities
- 1.15.6 Mountain Patrol and Emergency Medical Facilities
- 1.15.7 Public Lockers
- 1.15.8 Public Restrooms
- 1.15.9 Employee Lockers
- 1.15.10 Ski School/Day Care

⁴ This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superseded by an LMC definition of the term.

1.15.11 Ticket Sales Areas

1.15.12 Ski Check Areas

1.15.13 Public Circulation Areas and Hallways

- 1.16 **“Richardson Flats”** means all of UPCM’s property at the southeast corner of U.S. 40 and S.R. 248, more fully described and depicted on Exhibit D.
- 1.17 **“Transportation Hub”** means the terminus of a public and/or private transportation system that is located at a convenient location within the Mountain Village.
- 1.18 **“Unit Equivalent,”** with respect to commercial structures and multifamily and PUD structures, has the meaning set forth in the LMC.⁵ Each single family residential structure (excluding PUDs) approved by the City pursuant to this Agreement for construction within the Project shall have a Unit Equivalent of 1.00, regardless of the size or the location of the single family residential structure. Each commercial structure or portion thereof (as such may be determined in applicable MPD approvals) shall consume 1 Unit Equivalent for each 1000 square feet. Each multifamily and PUD residential structure shall consume 1 Unit Equivalent for each 2000 square feet.

SECTION II. LARGE SCALE MPD—FLAGSTAFF MOUNTAIN

- 2.1. DEVELOPER is hereby granted the equivalent of a Large Scale Master Planned Development (Large Scale MPD) for Flagstaff Mountain. This Large Scale MPD sets forth maximum densities, location of densities and DEVELOPER-offered amenities and is subject to all normally-applicable City processes, and in addition thereto, such processes defined below, including DEVELOPER’s responsibility, prior to or concurrent with the Small Scale MPD process, to submit and ultimately to obtain (upon modification, if necessary) City approval, of satisfactory plans detailed below:

⁵ Hotel rooms of 500 square feet or less constitute ¼ Unit Equivalent.

- 2.1.1. Mine/Soil Hazard Mitigation Plan--which plan shall include an inventory of all mine sites, potential sources of release of hazardous materials into the environment, and a plan and schedule for their remediation;
 - 2.1.2. Detailed Design Guidelines, with strong architectural themes, for the entire Flagstaff Mountain Project;
 - 2.1.3. Specific Transit Plan;
 - 2.1.4. Parking Management Plan;
 - 2.1.5. Detailed Open Space Management Plan;
 - 2.1.6. Historic Preservation Plan;
 - 2.1.7. Emergency Response Plan, including DEVELOPER's commitments to provide infrastructure necessary to serve the Project and Bonanza Flats and phasing therefor;
 - 2.1.8. Trails Master Plan setting forth trail locations, specifications, phasing and timing of public easements;
 - 2.1.9. Private Road Access Limitation Procedures;
 - 2.1.10. Construction Phasing Plan—including construction milestones for project amenities, including Richardson Flats development;
 - 2.1.11. General Infrastructure and Public Improvements Design and Phasing Plan, which calls for the efficient extension of services, concentrating initial infrastructure development in the Mountain Village, and secondarily in the Northside Neighborhood. Such plan shall allow for the construction of a variety of housing types in each phase;
 - 2.1.12. Utilities Master Plan—including the timing, alignment and service strategy for water and sewer service, as well as storm water management throughout the Project and Bonanza Flats;
 - 2.1.13. Wildlife Management Plan; and
 - 2.1.14. Affordable Housing Plan, including phasing.
- 2.2. **Maximum Development Parameters--Flagstaff Mountain.** Flagstaff Mountain is composed of the Mountain Village, the Northside

Neighborhood; various ski related improvements, and the Silver Mine Adventure. Upon annexation, Flagstaff Mountain will be zoned as shown on the zoning map attached hereto as Exhibit P. The following maximum development parameters apply to Flagstaff Mountain:

2.2.1 **Mountain Village:** The Mountain Village is constrained as follows:

- 2.2.1.1 **Small Scale MPD.** Site specific volumetrics and configuration will be established in the Small Scale MPD process.
- 2.2.1.2. **Maximum Development Area.** In the Small Scale MPD process, the entire Mountain Village development shall be constrained within a total of 87 acres.
- 2.2.1.3. **Maximum Density.** The maximum density within the Mountain Village is 785 Unit Equivalents configured in no more than 550 dwelling units.⁶ Such density shall be configured as multi-family, hotel, or PUD units, provided the PUD units do not exceed 60. PUD units consume Unit Equivalents in the same respect as multifamily units. Additionally, the Mountain Village may contain up to 16 detached single family home sites.
- 2.2.1.4. **Pedestrian Village.** At least 50% of the residential units within the Mountain Village must be clustered within the primary development pod (Pod A), and must be located within a five-minute walk of the Transportation Hub. All three development pods (Pods A, B₁, and B₂) within the Mountain Village must be linked by transit.
- 2.2.1.5. **Commercial.** The Mountain Village may additionally include up to 75,000-sq. ft. of Resort Support Commercial uses, which shall include Neighborhood

⁶ Hotel rooms of 500 square feet or less constitute 1/4 Unit Equivalent. In the case of the Montage, the 192 Montage hotel rooms shall count as Unit Equivalents at the rate of 1 Unit Equivalent per 2,000 square feet of hotel rooms, but such hotel rooms shall not have kitchens and shall not count as dwelling units.

Convenience Commercial uses for residents and visitors such as groceries and sundries.

- 2.2.1.6. **Mine Site Reclamation.** To the greatest extent possible, DEVELOPER shall locate density in disturbed areas. This provision applies primarily to potential density at the Daly West site. Additionally, DEVELOPER shall reclaim⁷ all mining and mining overburden sites within Flagstaff Mountain, in accordance with state and federal regulatory agency review.
- 2.2.1.7. **Public Trails.** DEVELOPER shall construct and dedicate public trails designated on an accepted Trails Master Plan. Many trails will be constructed on land ultimately owned by DEER VALLEY. In those areas, DEER VALLEY shall be responsible for trail maintenance and for enforcing reasonable rules and regulations for public trail use. Such rules may not exclude free public access to the public trail systems identified on the Trails Master Plan.
- 2.2.1.8. **Deed Restricted Open Space.** Within 30 days of issuance of a Small Scale MPD, DEVELOPER and/or DEER VALLEY shall execute for the benefit of the City perpetual covenants and restrictions with respect to all designated open space associated with the Small Scale MPD and which, at a minimum, shall prevent the construction thereon of residential, commercial and retail structures but shall provide for ski-related uses consistent with paragraph 2.5 herein.
- 2.2.1.9. **Parking.** Each Small Scale MPD submittal shall include a parking management plan with respect to the portion of the property covered by such Small Scale MPD submittal.

⁷ Reclamation shall include, at a minimum, revegetation of exposed areas.

The goal of the plan is to design the Mountain Village in such a way as to reduce parking demand by 25%. DEVELOPER shall plan and encourage within the Mountain Village portion of the Project programs such as parking management, paid parking for commercial uses, shuttles and other programs designed to reduce the demand for private vehicles and parking. DEVELOPER shall provide for shared parking in all commercial, short-term residential and mixed-use buildings. Assigned or reserved spaces within commercial, short-term residential and mixed-use buildings are prohibited except that in the case of the Montage, one parking space may be assigned for each dwelling unit (excluding the 192 hotel rooms). The majority of the required parking areas will be fully enclosed and/or constructed underground.

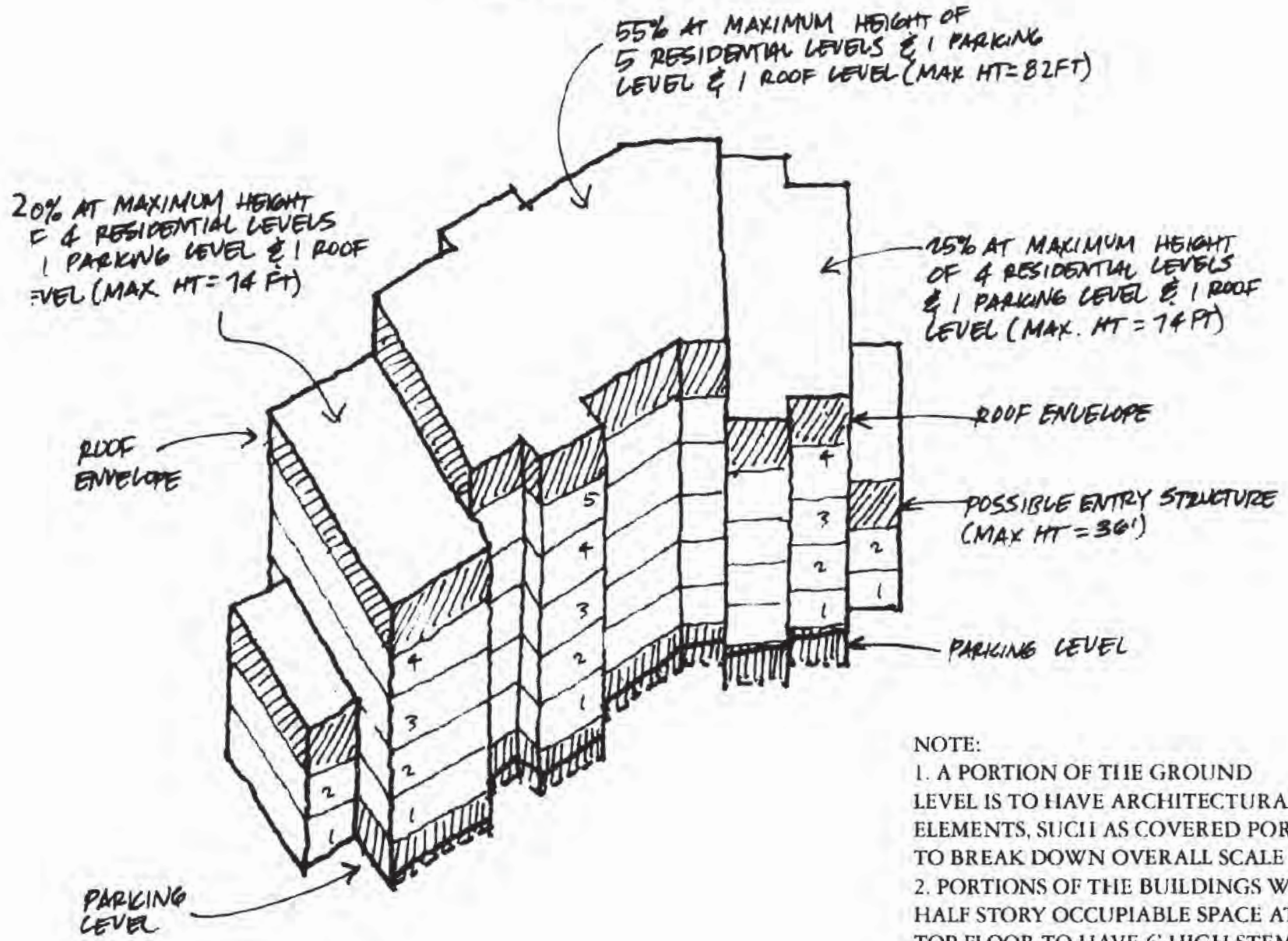
2.3 **Prospect Ridge.** DEVELOPER considers the Prospect Ridge area depicted in Exhibit K to be a critical viewshed area for Old Town.

2.3.1 **Public Trails.** Consistent with the Trails Master Plan, DEVELOPER shall construct and dedicate to the City public trails designated within the Prospect Ridge area.

2.3.2 **Deed Restricted Open Space.** Within 30 days of issuance of the first Small Scale MPD, DEVELOPER shall cause to be recorded a document, approved by the City, which shall impose perpetual covenants and use restrictions for that portion of Prospect Ridge depicted as "Recreation Open Space Dedication" on Exhibit K which shall prevent the construction thereon of residential, commercial and/or retail structures, ski lifts, and developed alpine ski runs.

2.4. **Northside Neighborhood.** The Northside Neighborhood is composed of property owned by five separate Northside Neighborhood Property Owners and, upon their written acceptance of the terms of this Agreement,

Building 3 Volumetrics Isometric View



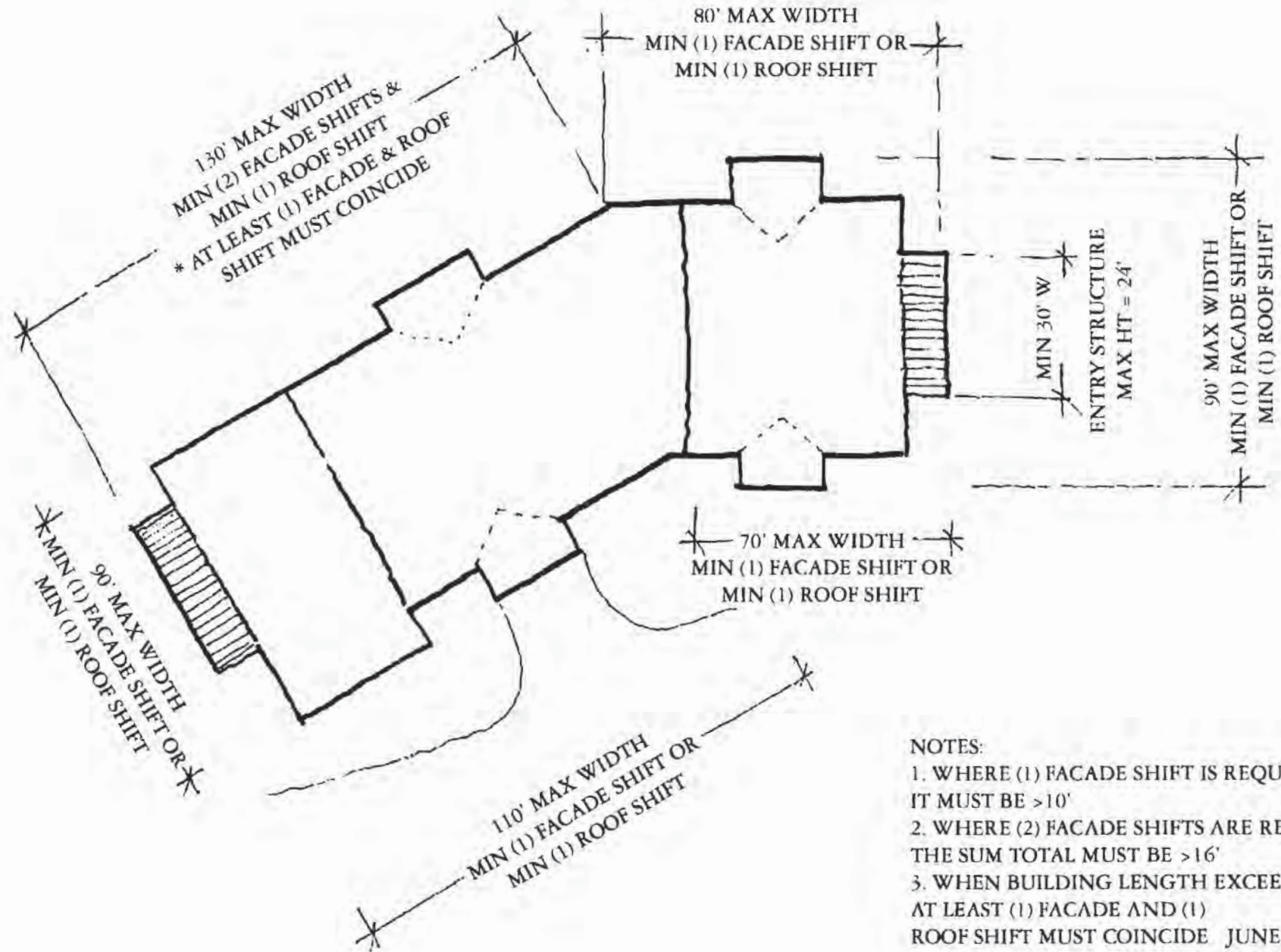
NOTE:

1. A PORTION OF THE GROUND LEVEL IS TO HAVE ARCHITECTURAL ELEMENTS, SUCH AS COVERED PORCHES, TO BREAK DOWN OVERALL SCALE
2. PORTIONS OF THE BUILDINGS WITH HALF STORY OCCUPIABLE SPACE AT THE TOP FLOOR TO HAVE 6' HIGH STEMWALL

JUNE 17, 2004

Building 3 Volumetrics Plan View

EXHIBIT G

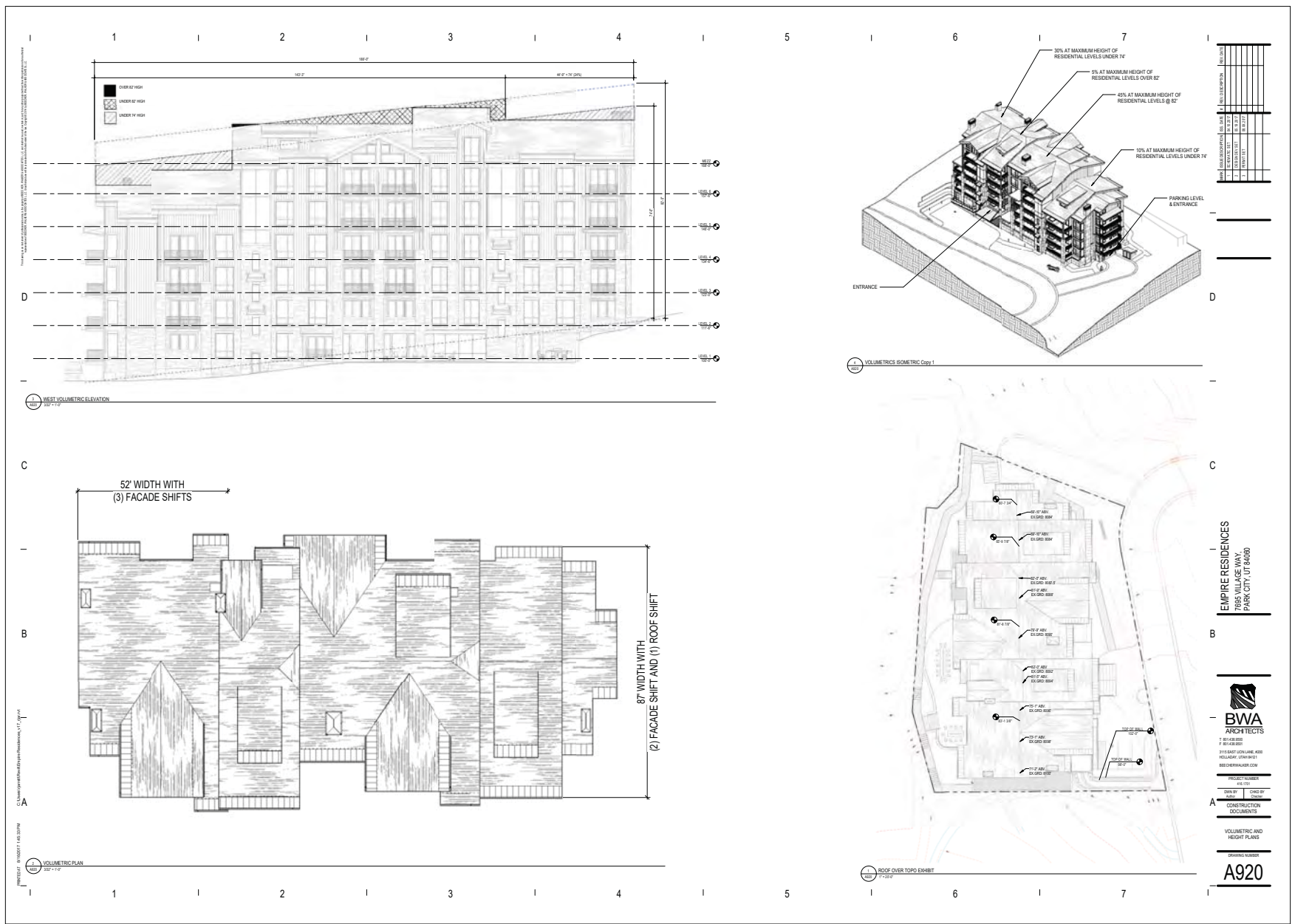


NOTES:

1. WHERE (1) FACADE SHIFT IS REQUIRED IT MUST BE >10'
 2. WHERE (2) FACADE SHIFTS ARE REQUIRED THE SUM TOTAL MUST BE >16'
 3. WHEN BUILDING LENGTH EXCEEDS 120' AT LEAST (1) FACADE AND (1) ROOF SHIFT MUST COINCIDE
- JUNE 17, 2004

Volumetric Study- Empire Residences CUP

EXHIBIT H



The information contained herein is the property of BWA Architects, Inc. and is not to be used, copied, or reproduced in any form without the written consent of BWA Architects, Inc. All rights reserved. BWA Architects, Inc. is a registered professional architectural firm in the State of Utah.

Project: Empire Residences, V17, 11/17/16

Parcel No. 268



REV.	DATE	DESCRIPTION
1	10/10/17	SCHEMATIC SET
2	10/20/17	CONTRACT SET
3	10/20/17	PERMIT SET

EMPIRE RESIDENCES
7695 VILLAGE WAY,
PARK CITY, UT 84000

BWA
ARCHITECTS
T 801.438.9200
F 801.438.9201
3115 EAST LONLAKE, #200
MOUNTAIN VIEW, UT 84041
BWA@BWAARCH.COM

PROJECT NUMBER: 491.170
OWN BY: [Redacted] CHD BY: [Redacted]
CONSTRUCTION DOCUMENTS

ROOF OVER TOPO

DRAWING NUMBER
A921



Vertical text on the left margin, likely a project or drawing identifier.

Vertical text on the left margin, likely a project or drawing identifier.

Partial vertical text on the far left edge of the page.



25% AT MAXIMUM HEIGHT OF 74'
5 STORIES + MEZZ.

50% AT MAXIMUM HEIGHT OF 82'
6 STORIES + MEZZ.

ENTRANCE

25% AT MAXIMUM HEIGHT OF 74'
4 STORIES + MEZZ.

PARKING LEVEL
AND ENTRANCE

VOLUMETRICS ISOMETRIC Copy 1

REV.	DESCRIPTION	DATE
1	REVISION	10/10/2017
2	REVISION	10/10/2017
3	REVISION	10/10/2017

EMPIRE RESIDENCES
7695 VILLAGE WAY,
PARK CITY, UT 84090

BWA
ARCHITECTS
T 801-438-9200
F 801-438-9201
3115 EAST LONLAKE, #200
MOLLAH, CO, 80117
BESCHER@BWA.COM

PROJECT NUMBER
492.1701

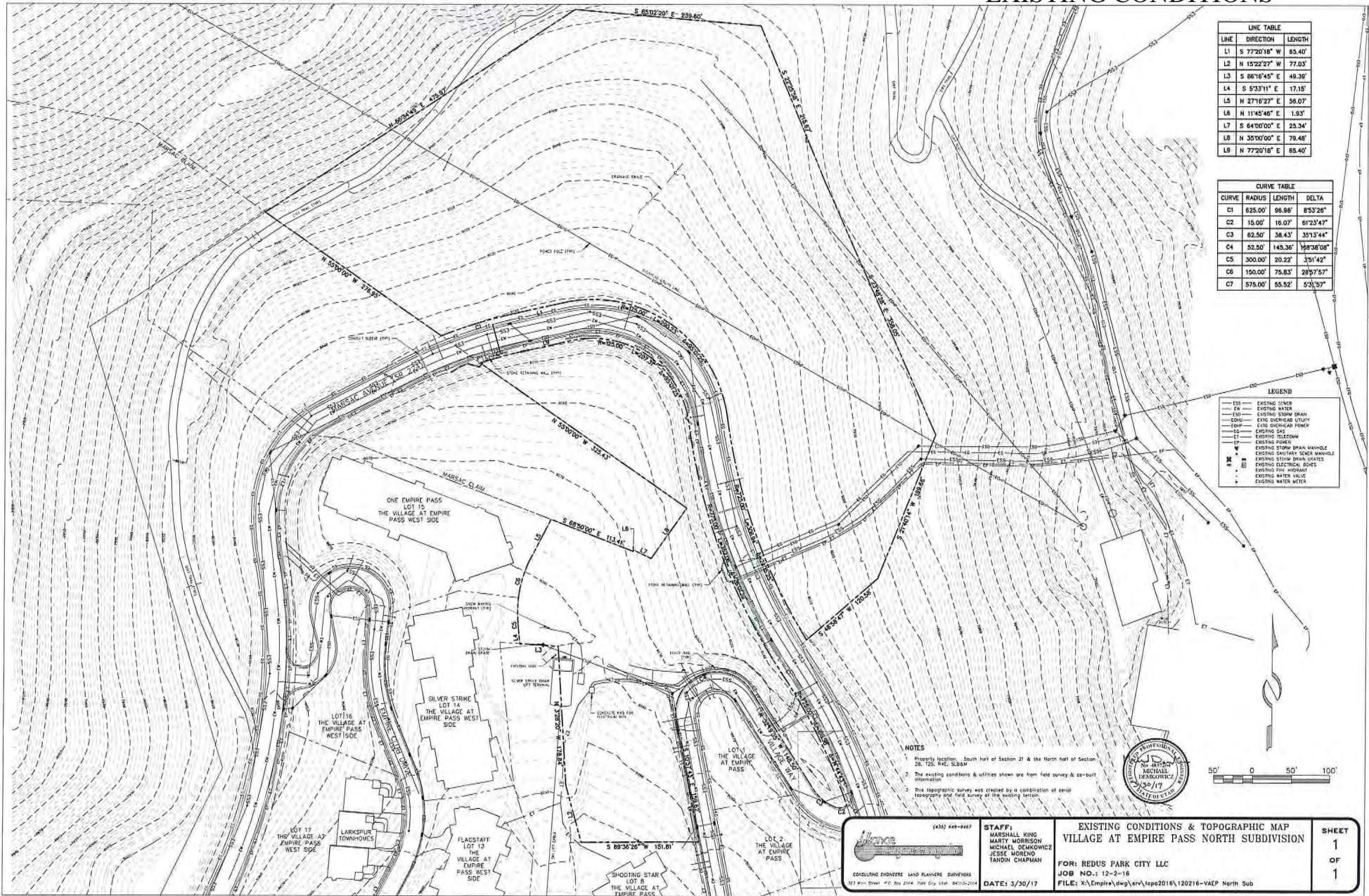
OWN BY	CHG BY
ARCH	CHG

CONSTRUCTION DOCUMENTS

3D NE SIDE

DRAWING NUMBER
A922

EXHIBIT I EXISTING CONDITIONS



LINE	DIRECTION	LENGTH
L1	S 77°20'18" W	65.40'
L2	N 15°22'27" W	77.03'
L3	S 86°16'45" E	49.39'
L4	S 5°37'11" E	17.15'
L5	N 27°16'27" E	56.07'
L6	N 11°45'46" E	1.93'
L7	S 84°00'00" E	23.34'
L8	N 35°00'00" E	78.48'
L9	N 77°20'18" E	65.40'

CURVE	RADIUS	LENGTH	DELTA
C1	625.00'	96.98'	8°53'26"
C2	15.00'	16.07'	61°23'47"
C3	62.50'	38.43'	35°13'44"
C4	52.50'	145.36'	188°38'08"
C5	300.00'	20.32'	3°51'42"
C6	150.00'	75.83'	20°57'57"
C7	575.00'	55.52'	5°15'57"

LEGEND	
---	EXISTING CENTER
---	EXISTING WATER
---	EXISTING SHOW DRAIN
---	EXISTING OVERHEAD UTILITY
---	EXISTING GAS
---	EXISTING TELEPHONE
---	EXISTING POWER
---	EXISTING SHOW DRAIN MANHOLE
---	EXISTING SANITARY SINKER MANHOLE
---	EXISTING SHOW DRAIN STRUT
---	EXISTING ELECTRICAL BUSES
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING WATER METER

NOTES

1. Property location, South half of Section 27 & the North half of Section 28, T2S, R4E, S16&M
2. The existing conditions & utilities shown are from field survey & as-built information.
3. This topographic survey was created by a combination of aerial topography and field survey of the building terrain.




	<p>(435) 648-8467</p> <p>STAFF: MARSHALL KING MARTY MORRISON MICHAEL DEMKOWICZ JESSE MORENO TANON CHAPMAN</p>	<p>EXISTING CONDITIONS & TOPOGRAPHIC MAP VILLAGE AT EMPIRE PASS NORTH SUBDIVISION</p>	<p>SHEET 1 OF 1</p>
	<p>CONSULTING ENGINEER LAND PLANNING SURVEYING 203 West Street #20, Box 204, Torrington, VT 05062-0204</p> <p>DATE: 3/30/17</p>	<p>FOR: REDUS PARK CITY LLC JOB NO.: 12-23-18 FILE: X:\Empire\dem\18\1802216-VAEP North Sub</p>	

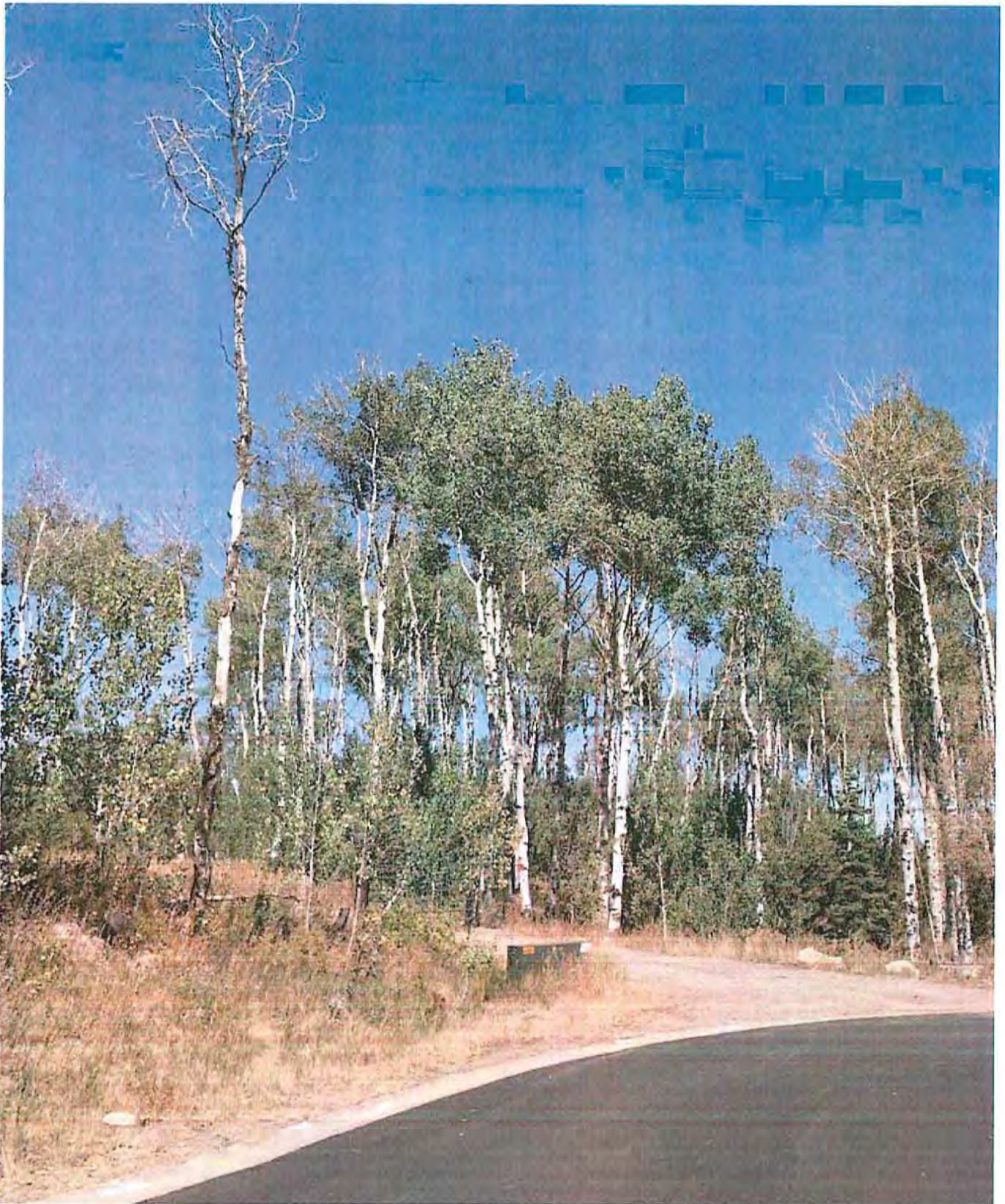
EXHIBIT J- AERIAL PHOTO



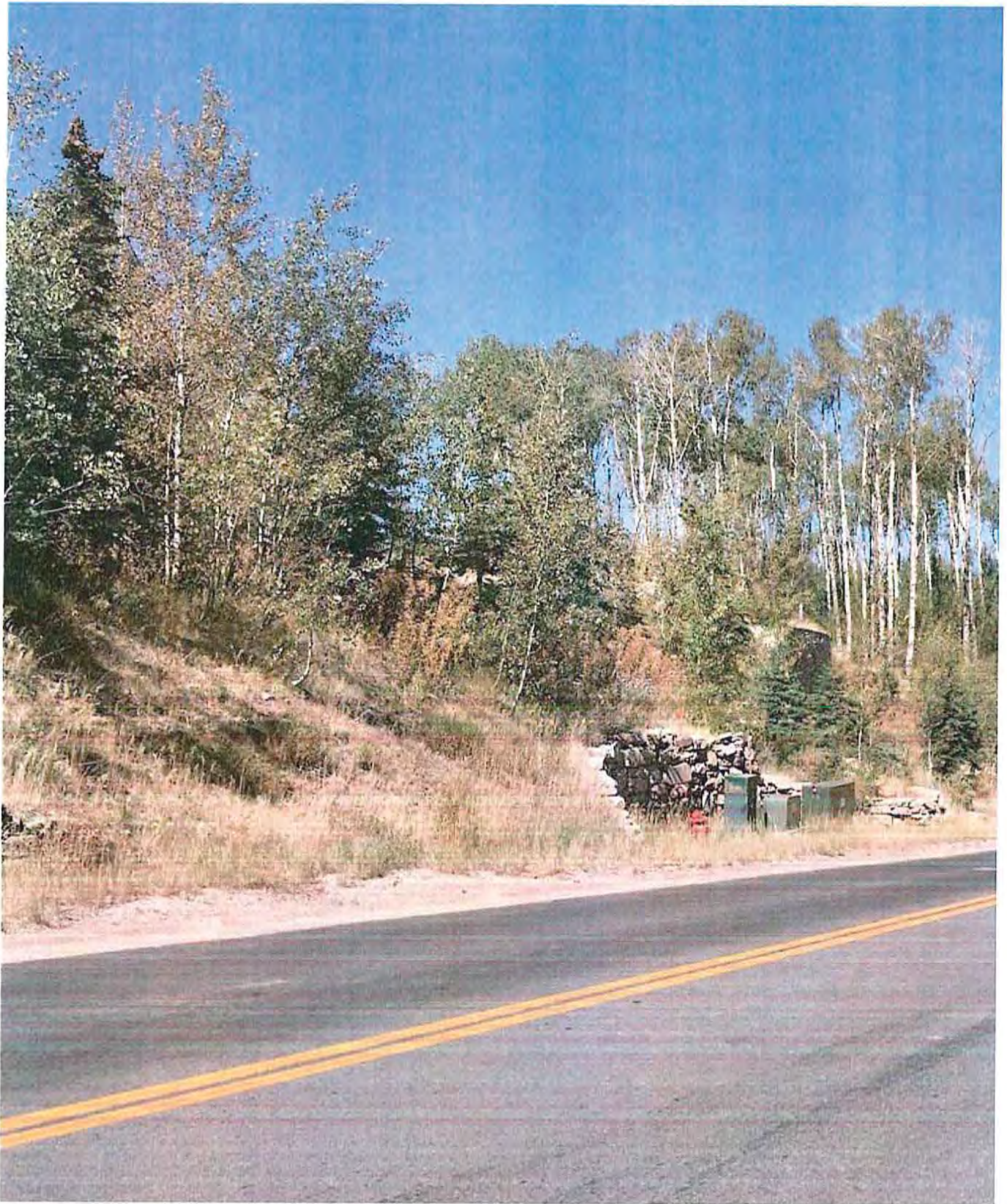
SUBJECT PROPERTY



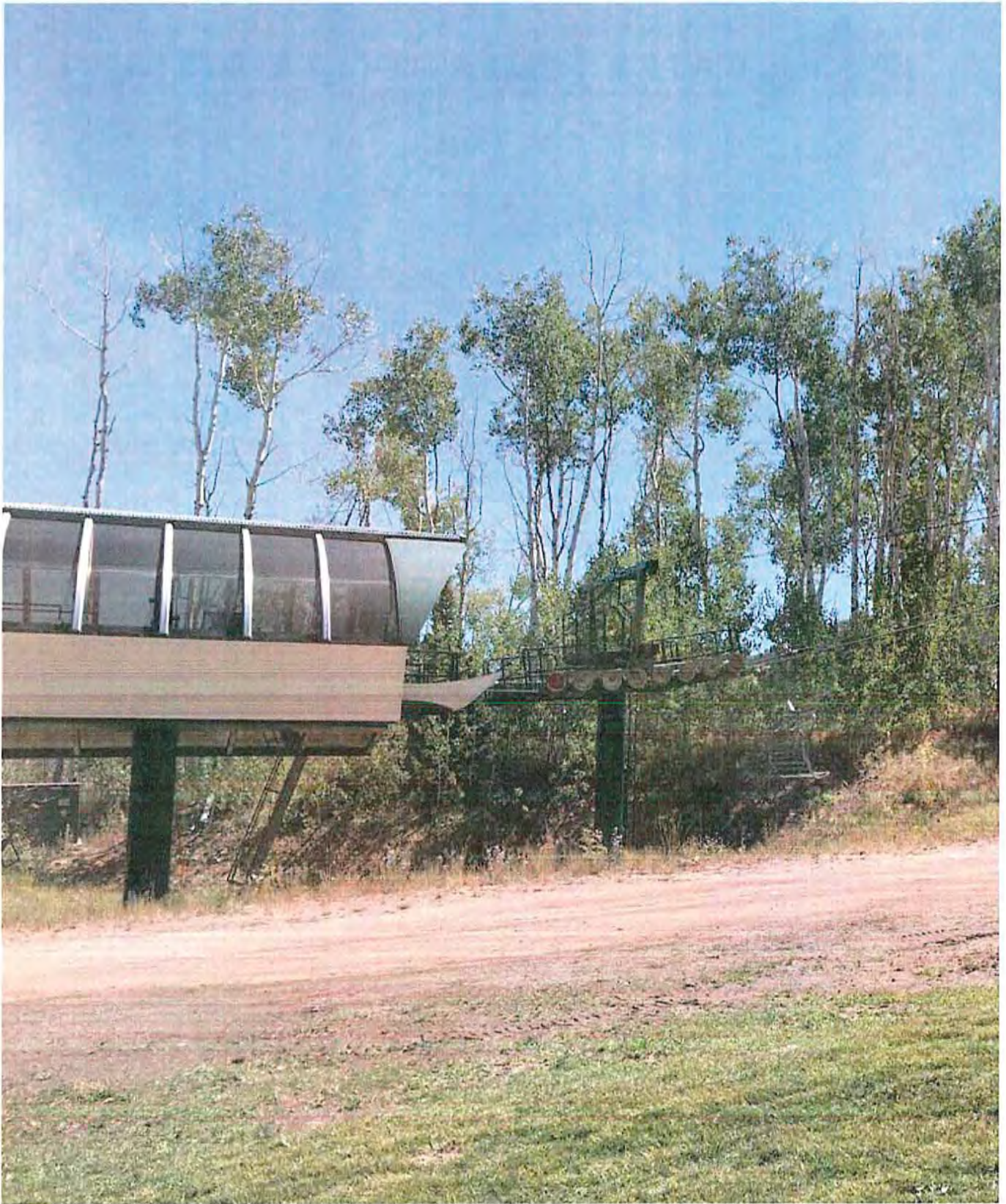
 <p>(435) 648-9487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 West Street, P.O. Box 2054 Park City, Utah 84050-2054</p>	<p>STAFF: MARSHALL KING MARTY MORRISON MICHAEL DEMKOWICZ JESSE MORENO</p>	<p>AERIAL PHOTOGRAPH VILLAGE AT EMPIRE PASS NORTH SUBDIVISION</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 8/25/16</p>	<p>FOR: REDUS PARK CITY LLC JOB NO.: 12-2-16 FILE: K:\Empire\dwg\Exhibit\VAEP North Sub-artha.dwg</p>	



Looking northwest to Lots 2 and 3 from Village Way.



Looking west from Marsac to Lot 2



Looking west from Lots 2 and 3 to Silver Strike Lift

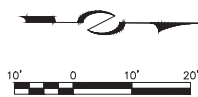
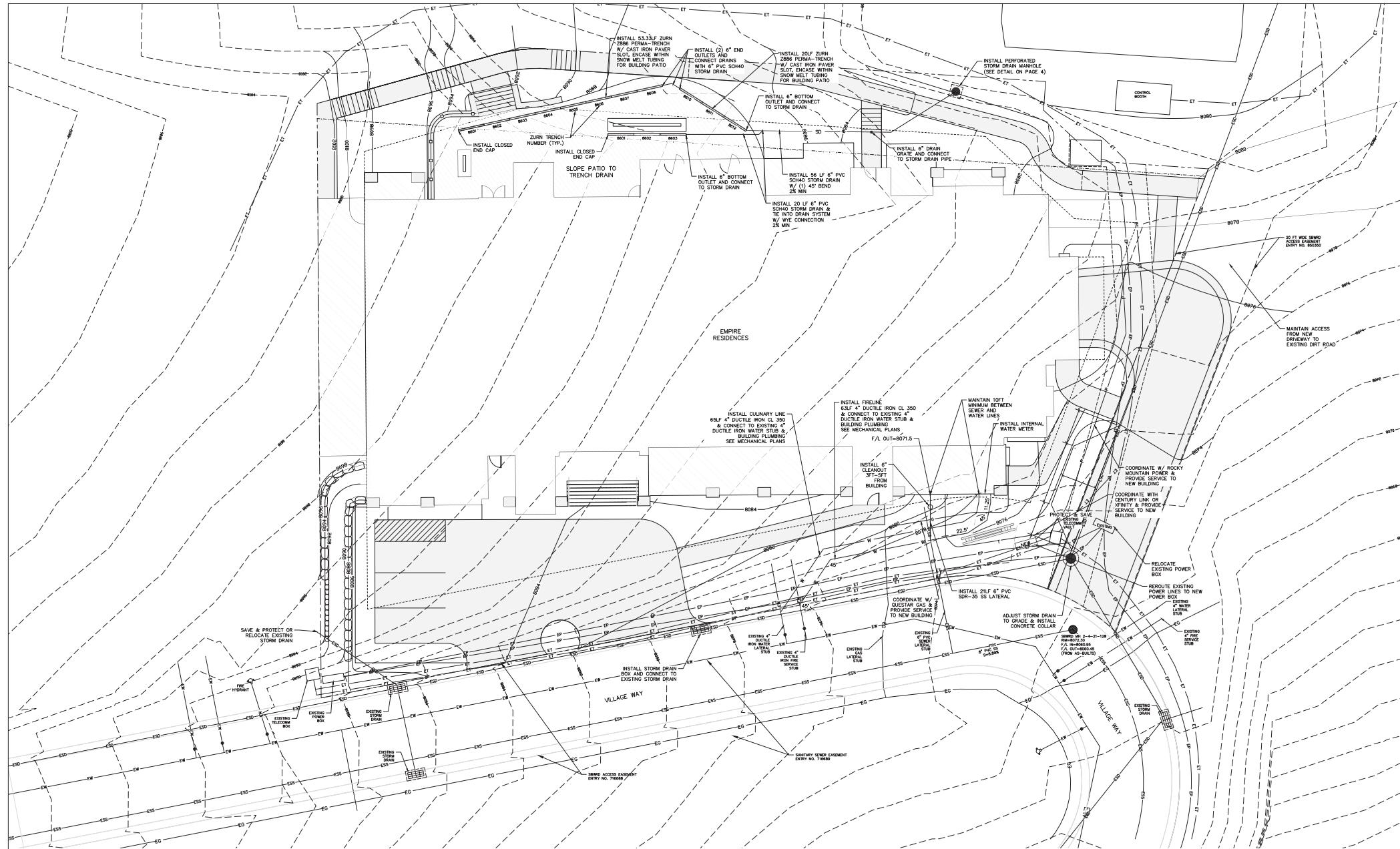








EXHIBIT K- UTILITY PLANS



Alvance
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
 332 Main Street P.O. Box 2054 Park City, Utah 84302-0554
 (435) 649-9447

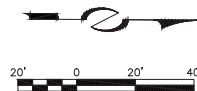
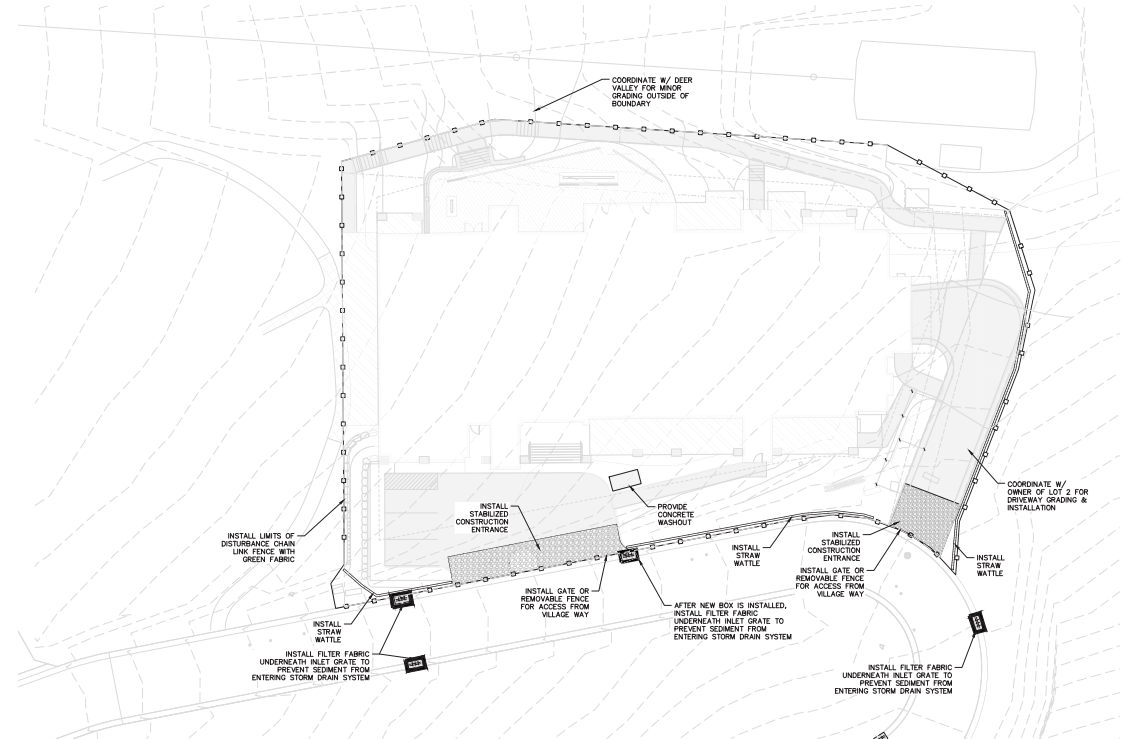
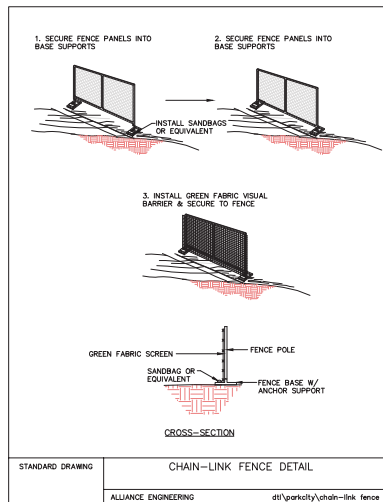
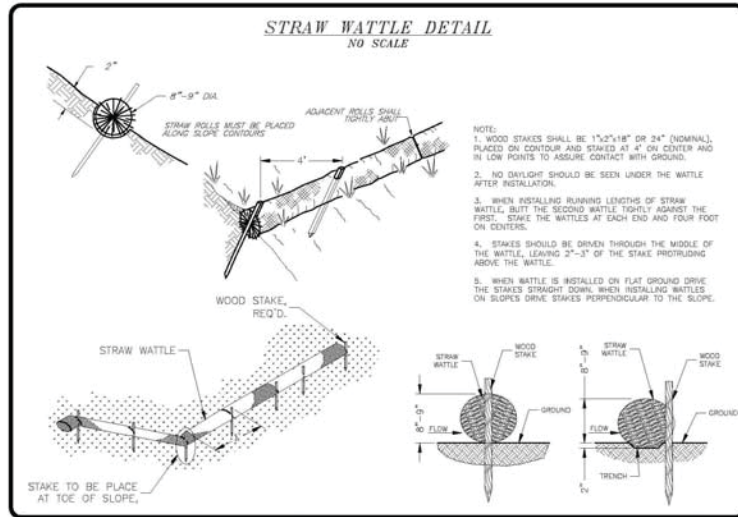
STAFF:
 MICHAEL DEMKOWICZ
 JUAN CARRASCO
 TANDIN CHAPMAN

EMPIRE RESIDENCES
LOT 3 VILLAGE AT EMPIRE PASS NORTH SUBDIVISION
UTILITY PLAN

FOR: EMPIRE RESIDENCES LLC.
 JOB NO.: 14-09-16
 DATE: 6/29/17
 FILE: X:\Empire.dwg\Empire Residences-L3_VEPN\140916-L3VEPN-Civ3d2018_topo.dwg

SHEET
 2
 OF
 4

STORM WATER PLAN



Alliance
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

(435) 649-9467

322 Main Street, P.O. Box 2064, Park City, Utah 84302-2064

STAFF:
MICHAEL DEMKOWICZ
JUAN CARABASCO
JANDIN CHAPMAN

DATE: 6/29/17

EMPIRE RESIDENCES
LOT 3 VILLAGE AT EMPIRE PASS NORTH SUBDIVISION
STORM WATER PREVENTION
POLLUTION PLAN & DETAILS

FOR: EMPIRE RESIDENCES LLC.
JOB NO.: 14-09-16
FILE: X:\Empire\dwg\Empire Residences-L3_VEPN\140916-L3VEPN-Civ3d2018_topo.dwg

SHEET
3
OF
4



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

October 4, 2017

Harrison Horn
Empire Residences LLC
2520 N. University Ave. #50
Provo, UT 84604

Subject: Empire Residences/Village at Empire Pass Lot 3
Service Provider Letter

Dear Mr. Horn,

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

The proposed project is within the Snyderville Basin Water Reclamation District (SBWRD). The SBWRD can provide wastewater service to the project provided the established procedures for obtaining said wastewater service are followed as outlined SBWRD standards. The Developer is encouraged to contact our office to begin the SBWRD development process.

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

Please contact me with any questions.

Sincerely,

for BDA
Bryan D. Atwood, P.E.
District Engineer

Cc: Riley Jarrett, Beecher Walker Architects
Project File



Subject Property

Development Site per MPD

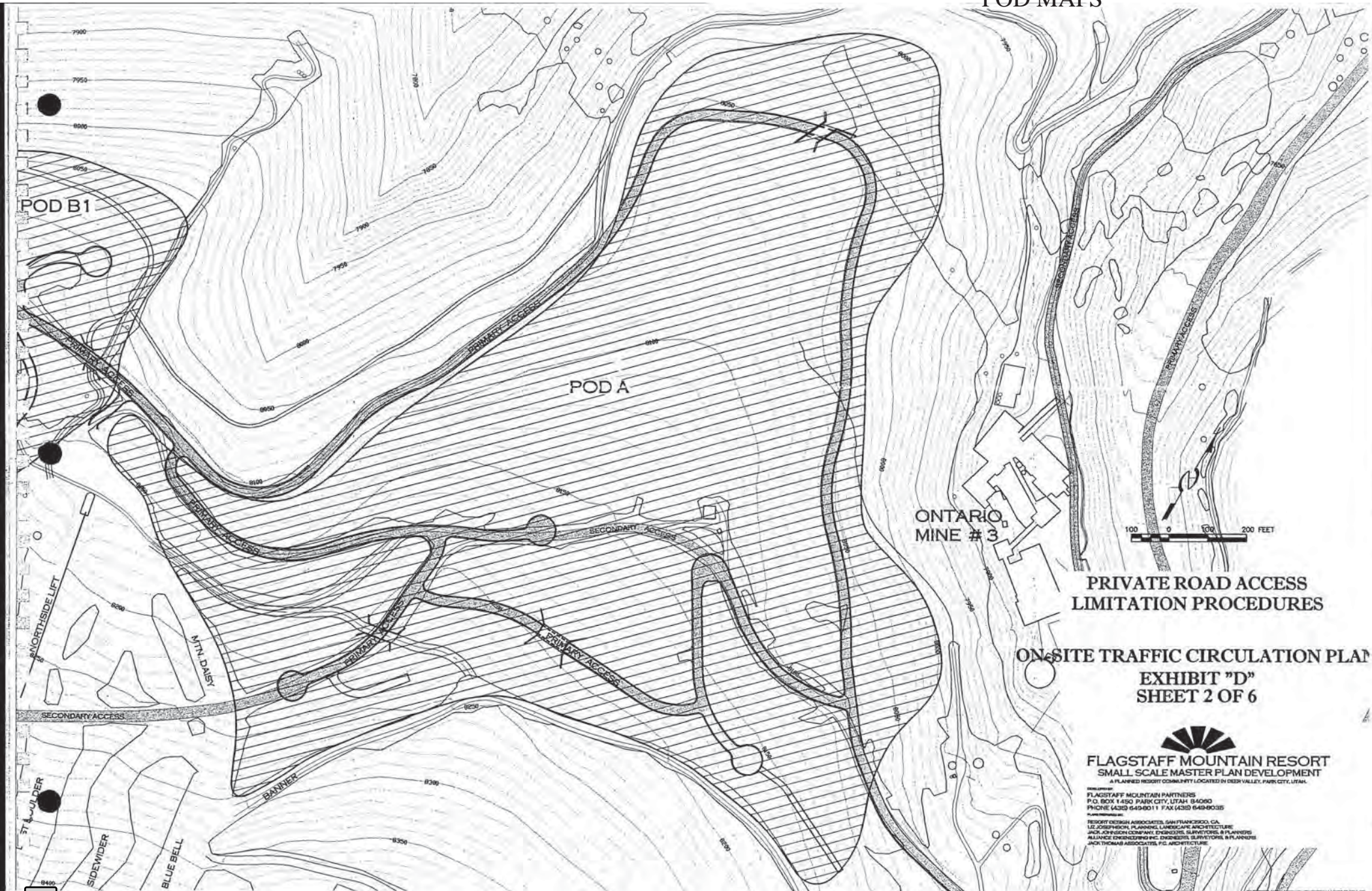
Master Plan - Summer

May 6, 2004

HART HOWERTON
LANDSCAPE ARCHITECTS
P.O. BOX 1000
SALT LAKE CITY, UT 84141
TEL: 801.466.1000
WWW.HARTHOWERTON.COM

THE VILLAGE AT EMPIRE PASS
Park City, Utah

EXHIBIT M
POD MAPS



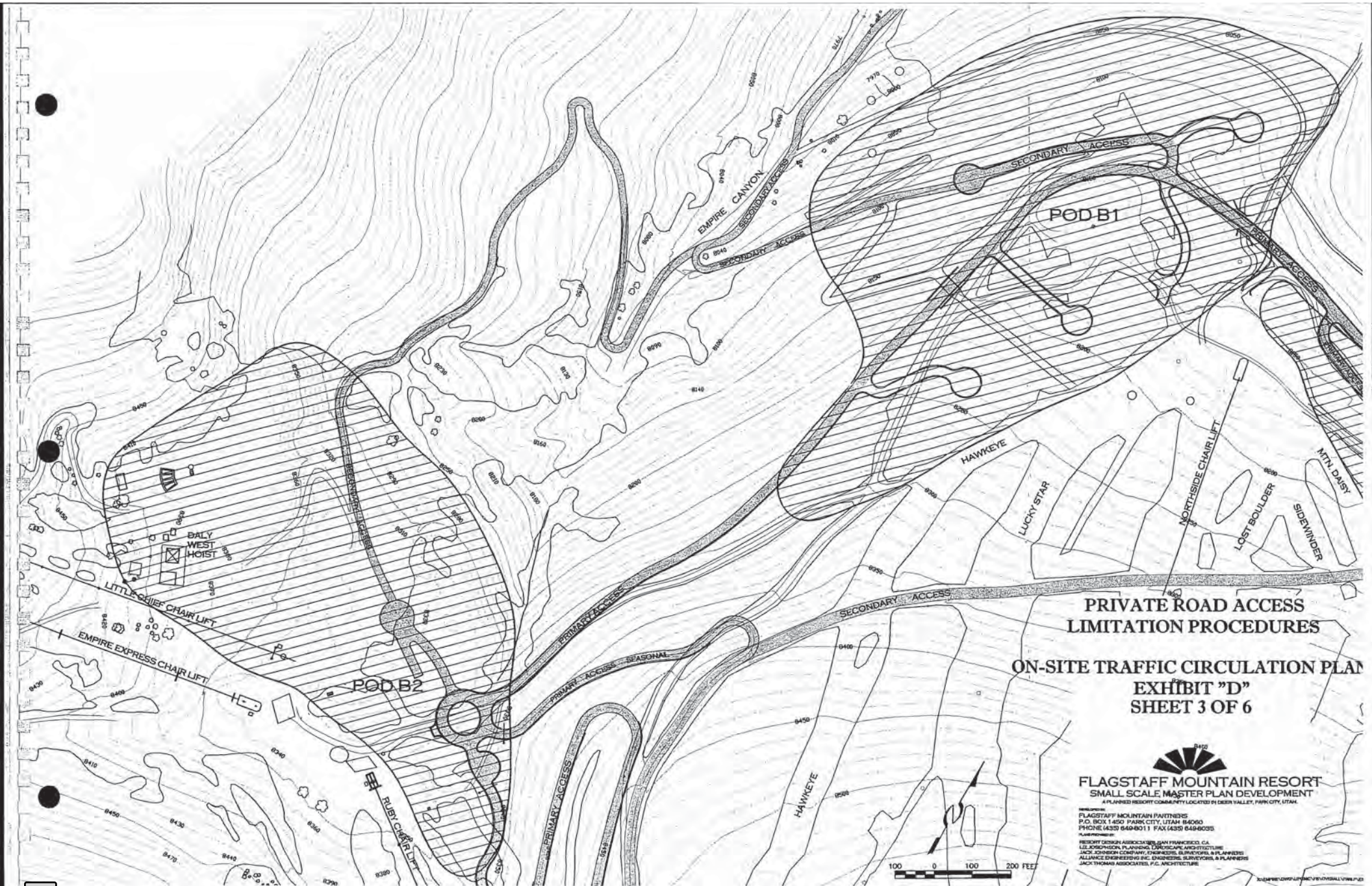
PRIVATE ROAD ACCESS
LIMITATION PROCEDURES

ON-SITE TRAFFIC CIRCULATION PLAN
EXHIBIT "D"
SHEET 2 OF 6


FLAGSTAFF MOUNTAIN RESORT
SMALL SCALE MASTER PLAN DEVELOPMENT
A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

PREPARED BY:
FLAGSTAFF MOUNTAIN PARTNERS
P.O. BOX 1450 PARK CITY, UTAH 84000
PHONE (435) 649-8011 FAX (435) 649-8030

CONSULTANTS:
RESORT DESIGN ASSOCIATES, SAN FRANCISCO, CA.
LIZ JOSEPHSON, PLANNER, LANDSCAPE ARCHITECTURE
AND JOHNSON COMPANY, ENGINEERS, SURVEYORS, & PLANNERS
ALLIANCE ENGINEERING INC. ENGINEERS, SURVEYORS & PLANNERS
AND THOMAS ASSOCIATES, P.C. ARCHITECTURE



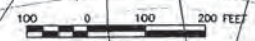
**PRIVATE ROAD ACCESS
LIMITATION PROCEDURES**

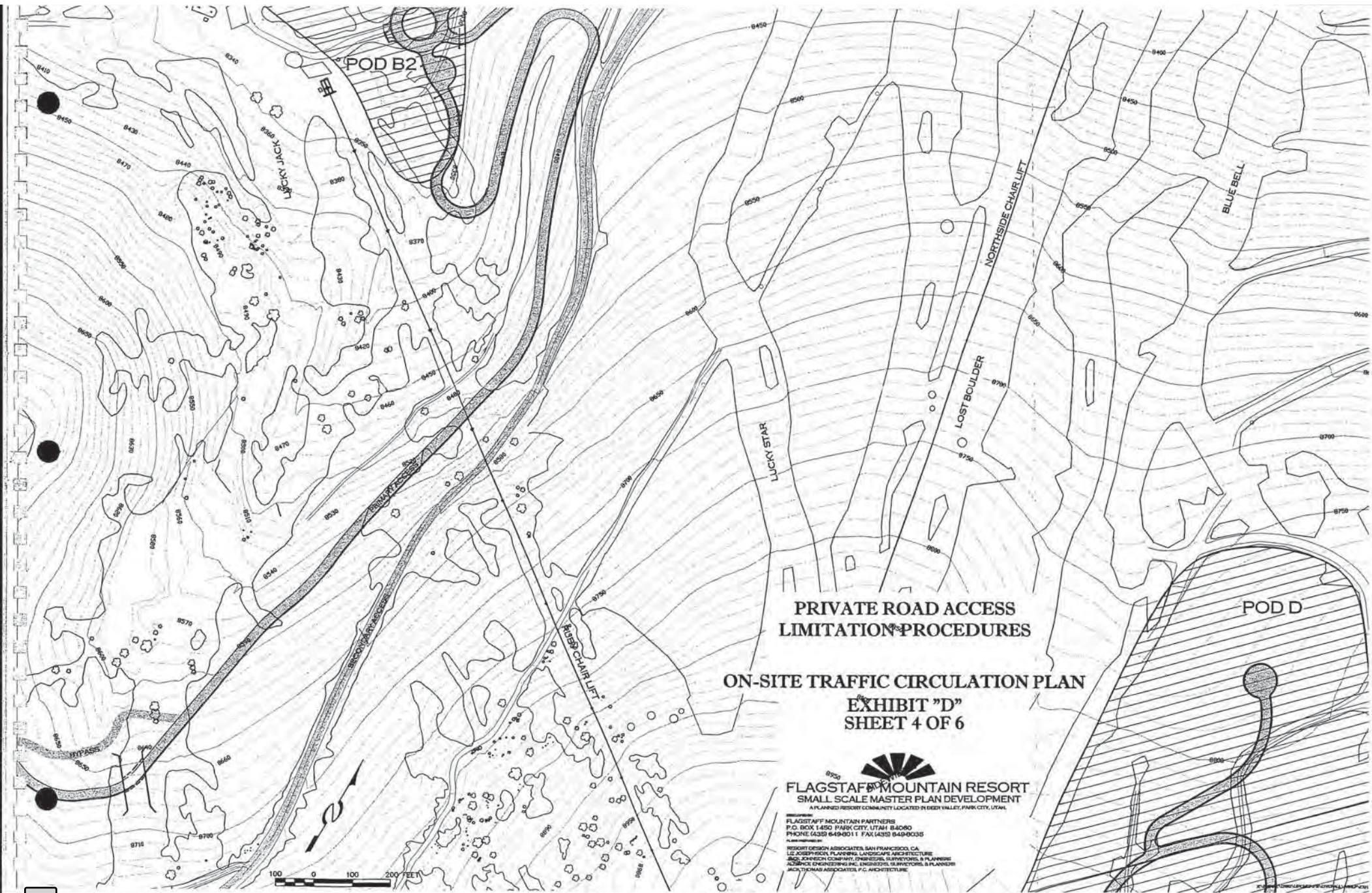
**ON-SITE TRAFFIC CIRCULATION PLAN
EXHIBIT "D"
SHEET 3 OF 6**

FLAGSTAFF MOUNTAIN RESORT
SMALL SCALE MASTER PLAN DEVELOPMENT
A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH

FLAGSTAFF MOUNTAIN PARTNERS
P.O. BOX 1450 PARK CITY, UTAH 84060
PHONE (435) 644-0011 FAX (435) 644-0005

RESORT DESIGN ASSOCIATES SAN FRANCISCO, CA
LEE JOHNSON, PLANNING, LANDSCAPE ARCHITECTURE
JACK JOHNSON COMPANY ENGINEERS, SURVEYORS & PLANNERS
ALLIANCE ENGINEERING INC. ENGINEERS, SURVEYORS & PLANNERS
JACK THOMAS ASSOCIATES, P.C. ARCHITECTURE





**PRIVATE ROAD ACCESS
LIMITATION PROCEDURES**

**ON-SITE TRAFFIC CIRCULATION PLAN
EXHIBIT "D"
SHEET 4 OF 6**

FLAGSTAFF MOUNTAIN RESORT
SMALL SCALE MASTER PLAN DEVELOPMENT
A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH

FLAGSTAFF MOUNTAIN PARTNERS
P.O. BOX 1450 PARK CITY, UTAH 84090
PHONE (635) 649011 FAX (435) 649035
www.flagstaffmountain.com
DESIGN BY: RESORT DESIGN ASSOCIATES, SAN FRANCISCO, CA
LANDSCAPE ARCHITECTURE: L.L. JOHNSON ARCHITECTS, PARK CITY, UTAH
LANDSCAPE ARCHITECTURE: JACOB JOHNSON COMPANY, ENGINEERS, SURVEYORS, & PLANNERS
ARCHITECTURE: JACK THOMAS ASSOCIATES, P.C. ARCHITECTURE

EXHIBIT N

Flagstaff Annexation and Empire Pass Units and Unit Equivalents Updated for 5.24.17

POD	Single Family	Allowed SF lots	SF Permits	SF CO #'s
A	Banner Wood-platted	6	4	4
B1	Northside-platted	10	10	10
D	Red Cloud-platted	30	12	11
Totals	(Single Family only)	46	26	25

POD	Multi-family	Square Feet		Units		UE		MF Units	ADA	EHU	On Mtn AUE	CO	Status
		Units Approved/Proposed	Platted w/ condo	Platted w/ condo	Approved/Proposed w/ condo or sub	UE Platted with condo	Platted as PUDs	provided/r equired	provided	provided/ proposed	CO UE's	Units	
A	Horseshoe Townhouses on Lot 1 VEPN plat TDB	0		0		0		0			0	0	0 Sub Plat under review
A	Lot 3 VEPN plat-(Bldg 3) Proposed	21		0	24.50	0		0	1		1.1 AUE	0	0 Sub Plat under review
A	Lot 2 VEPN plat-(Bldg 4) TBD	0		0		0		0	2		2.0 AUE	0	0 Sub Plat under review
A	Tower Residential- platted lot/no condo plat (Bldg 1)	25		0	38.90	0		0	1		0.75 AUE	0	0 CUP expired/not platted
A	Shooting Star-platted lot and condo (Bldg 2)	21	36,109	21	18.30	18,055		0	1	0	0	18.1	21 Completed
A	One Empire Pass-platted lot and condo (Bldg 5)	27	65,026	27	32.80	32,513		0	1	1	1.125 AUE	0	0 27 Under Construction
A	Silver Strike-platted lot and condo (Bldg 6)	34	71,305	34	35.60	35,653		0	2	1	1.1 AUE	35.7	34 Completed
A	Flagstaff -platted lot and condo (Bldg 7)	37	73,506	37	35.90	36,753		0	2	2	1.6 AUE	36.8	37 Completed
A	Arrow Leaf A-platted lot and condo (Bldg 8)	28	46,458	28	24.50	23,229		0	2	3	2.85 AUE	23.3	28 Completed
A	Arrow Leaf B- platted lot and condo (Bldg 9)	28	48,746	28	25.70	24,373		0	2	0	0	24.4	28 Completed
A	Grand Lodge-platted lot and condo (Bldg H)	27	65,344	27	33.00	32,672		0	2	1	1.2 AUE	32.7	27 Completed
A	Larkspur East Townhouses-all platted/condo (3 duplex = 6 PUD)	15	48,693	15	24.40	24,347	6		0	0	0	24.4	15 Completed
A	Larkspur West Townhouses-all platted/condo	12	41,273	12	20.70	20,637		0	0	0	0	20.7	12 Completed
A	Paintbrush PUDs- all platted/condo	12	63,076	12	31.90	31,538	12		0	0	0	32	12 Completed
A	Belles PUDs- all platted/condo	17	90,000	17	45.00	45	17		0	0	0	37.85	14 14 Completed
B1	Nakoma PUDs- phase 1 platted/condo	17	90,000	17	45.00	45	17		0	0	0	35	13 13 Completed
B1	Ironwood- all platted/condo	24	73,944	23	37.40	36,972		0	1	1	1 AUE	37.1	23 Completed
B2	B2 West Montage- 174 hotel rooms platted(apprvd 192)	24		23	37.40	36,972		0	1	1	1 AUE	37.1	23 Completed
B2	B2 West Montage- 174 hotel rooms platted(apprvd 192)	94		84	114.00	109,335		0	5	10	7.8 AUE	109.3	84 Completed
B2	B2 East- B2East Subdivision approved/No condo plat yet	70		0	81.00	0		0	2		4.2 AUE	0	0 Sub plat approved
Totals (Multi-family only)		509	1032149	382	738.20	588.742	52		24	19	24.725 AUE 16.675 AUE built to date (on mtn)	539.75	349
Maximum Allowed by Flagstaff Development Agreement		550		550	785.00	785	60		n/a				
Remaining UE/Units/AUE		41		168	46.80	196.258	8		n/a				

Affordable Housing

MF Totals by POD only aprvrd or platted (not SF lots)	Units Approved	Units Platted	UE Approved	UE Platted	MF Units as PUD	Total MPD		Total off		Total off		Total on	
						required AUE	required Mtn AUE	required AUE	built Mtn AUE	built Mtn AUE	Total AUE owed		
A (not including Lot 3 and Tower CUP)	258	258	327.8	324.77	35	118.9	94.175	24.725	89	16.675	13.225		
B1	41	40	82.4	81.972	17								
B2 (plus 174 hotel rooms) not including B2East	94	84	183.6	182	0								
A, B1, B2	393	382	593.8	588.742	52								

% of MF units total in Pods A, B1 and B2 that are in POD A (MPD requires minimum of 50%)

67.54%

SF- Single family lot/house

EHU- Employee Housing Unit (no min number)

ADA- American Disability Act required units

MF- Multi-family/condominium units

AUE- Affordable Unit Equivalent (1 AUE = 800 sf)

VEPN- Village Empire Pass North Subdivision plat

PUD- Planned Unit Development Style MF

UE- Unit Equivalent (1 UE = 2,000 sf residential)

CO- Certificate of Occupancy (hotel rooms counted as 1 CO total)

EXHIBIT O

Technical Reports
See Link in Exhibit list.