

7. UTILITY DESIGN & PROPOSED GRADING

1. *EXISTING UTILITIES & DEMOLITION*
2. *NEW UTILITIES*
3. *STORM WATER MANAGEMENT*

EXISTING UTILITIES AND DEMOLITION

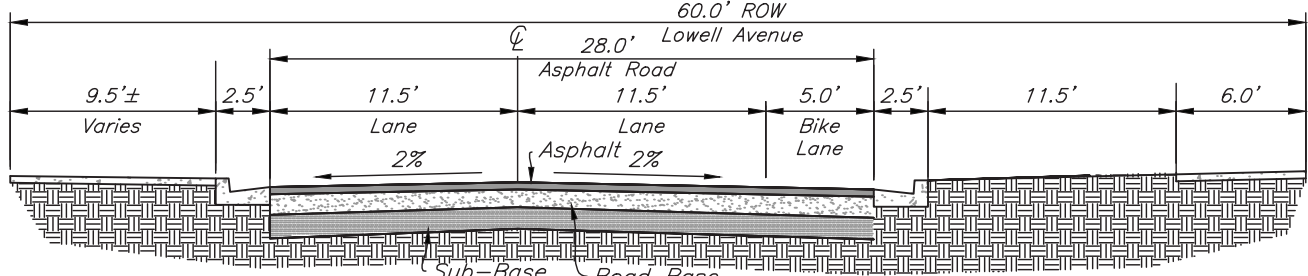
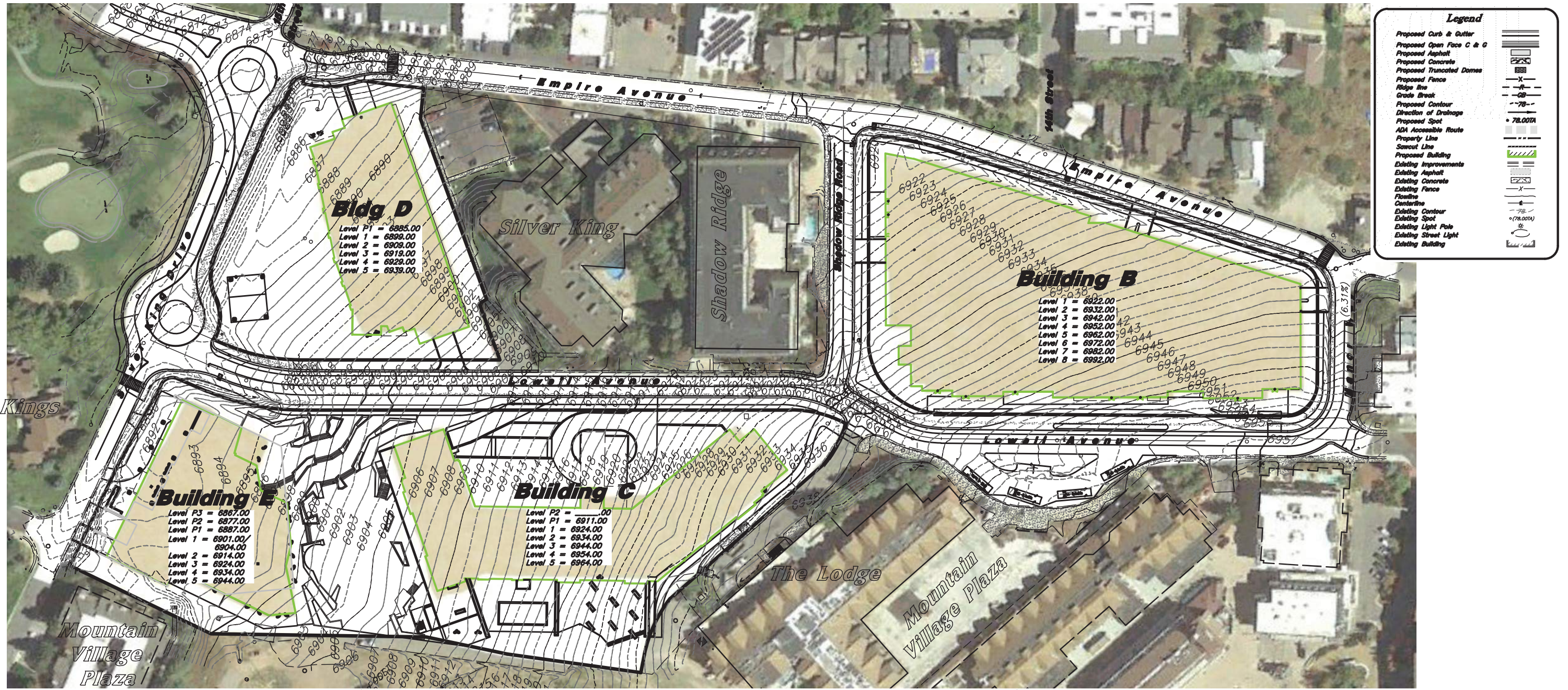
The existing Park City Base Area Lot Redevelopment area appears to contain all necessary utility infrastructure to support the new phases of development. There are existing Sanitary Sewer, Culinary Water and Storm Drain Lines within Silver King Drive, Empire and Lowell Avenues along with supporting dry utilities. Since there are no major road re-alignments planned with this Master Plan there is no need to move or re-locate any of the major utility lines. Existing Storm Drain lines will be adjusted to match up with new curb locations and street improvements as needed. Snow-maker water lines will also be relocated around the new development. The city has also indicated that the existing 20" raw water line in Lowell Ave. which is currently empty will be activated sometime in 2020.

NEW UTILITIES

No significant new utilities are planned with this project. Refer to the Fire Protection Plan for analysis of fire flow requirements, it is anticipated that existing infrastructure will provide required fire flows. Park City is independently planning to build a new water tank and up-size existing waterlines in the project area that will provide additional fire flow protection for the city. No other major infrastructure improvements are anticipated.

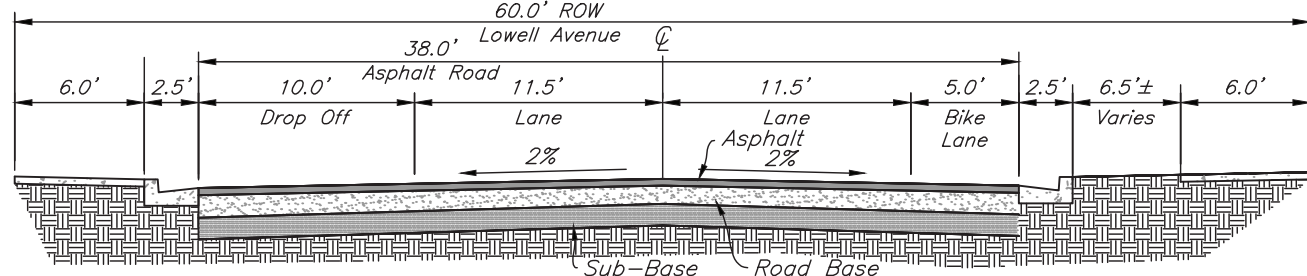
STORM WATER MANAGEMENT

The existing project area is currently made up of paved parking lots and is served by an existing city storm drain system with no existing detention or water treatment provided. The proposed project will consist of buildings, plaza areas and landscaping with all parking provided in underground structures. This will significantly reduce the overall amount of runoff and improve water quality in the project area. Additional storm water quality will be achieved by directing storm water where possible through landscape swales.



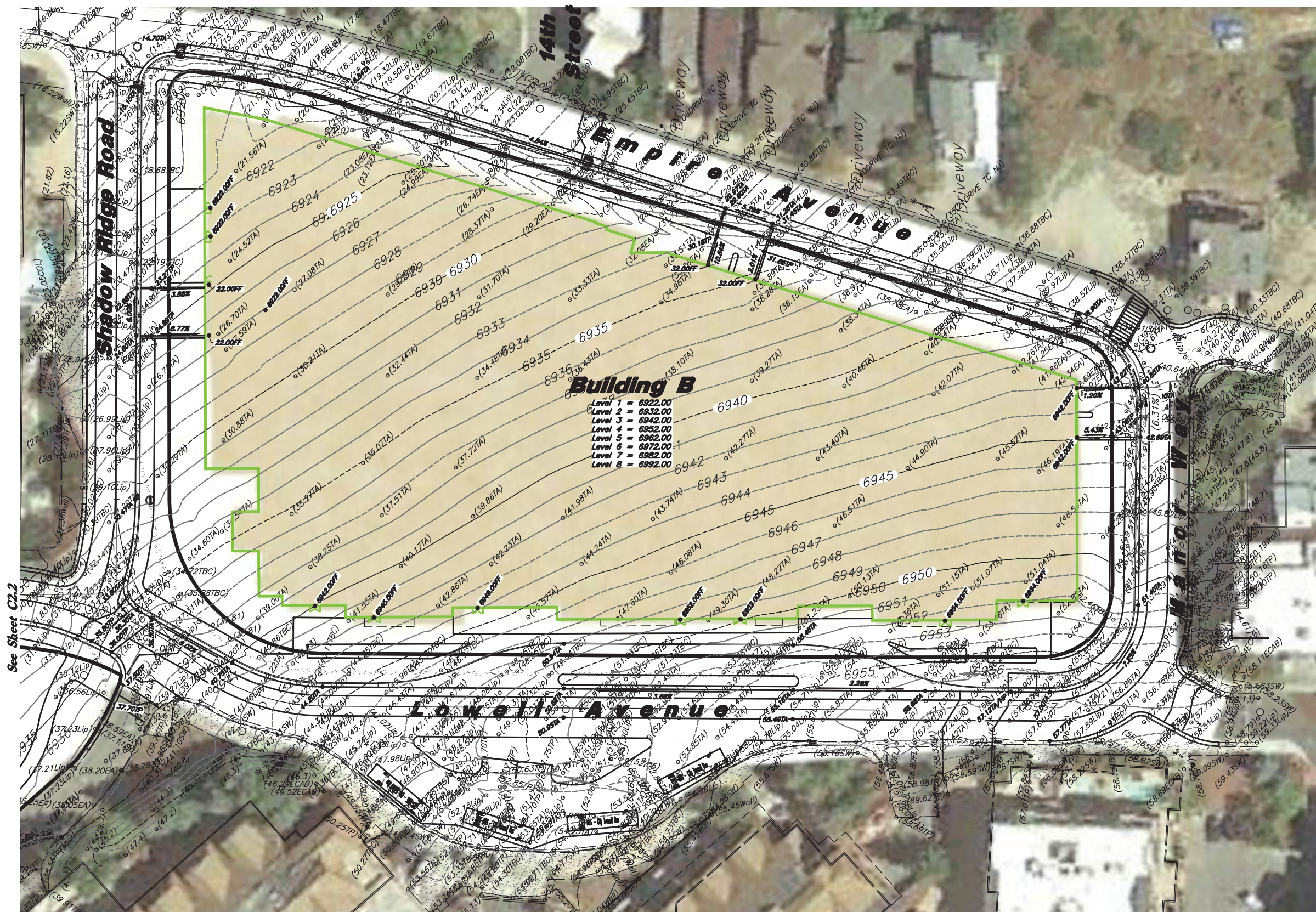
60' ROW Lowell Avenue Section - South

Not to Scale



60' ROW Lowell Avenue Section - North

Not to Scale

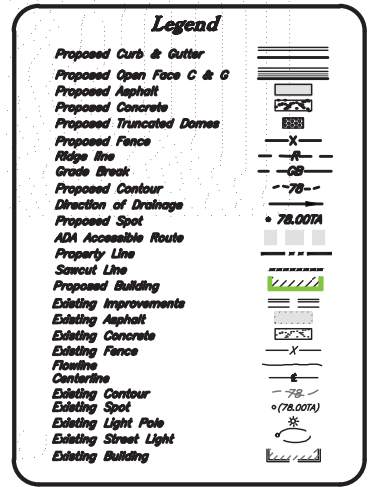
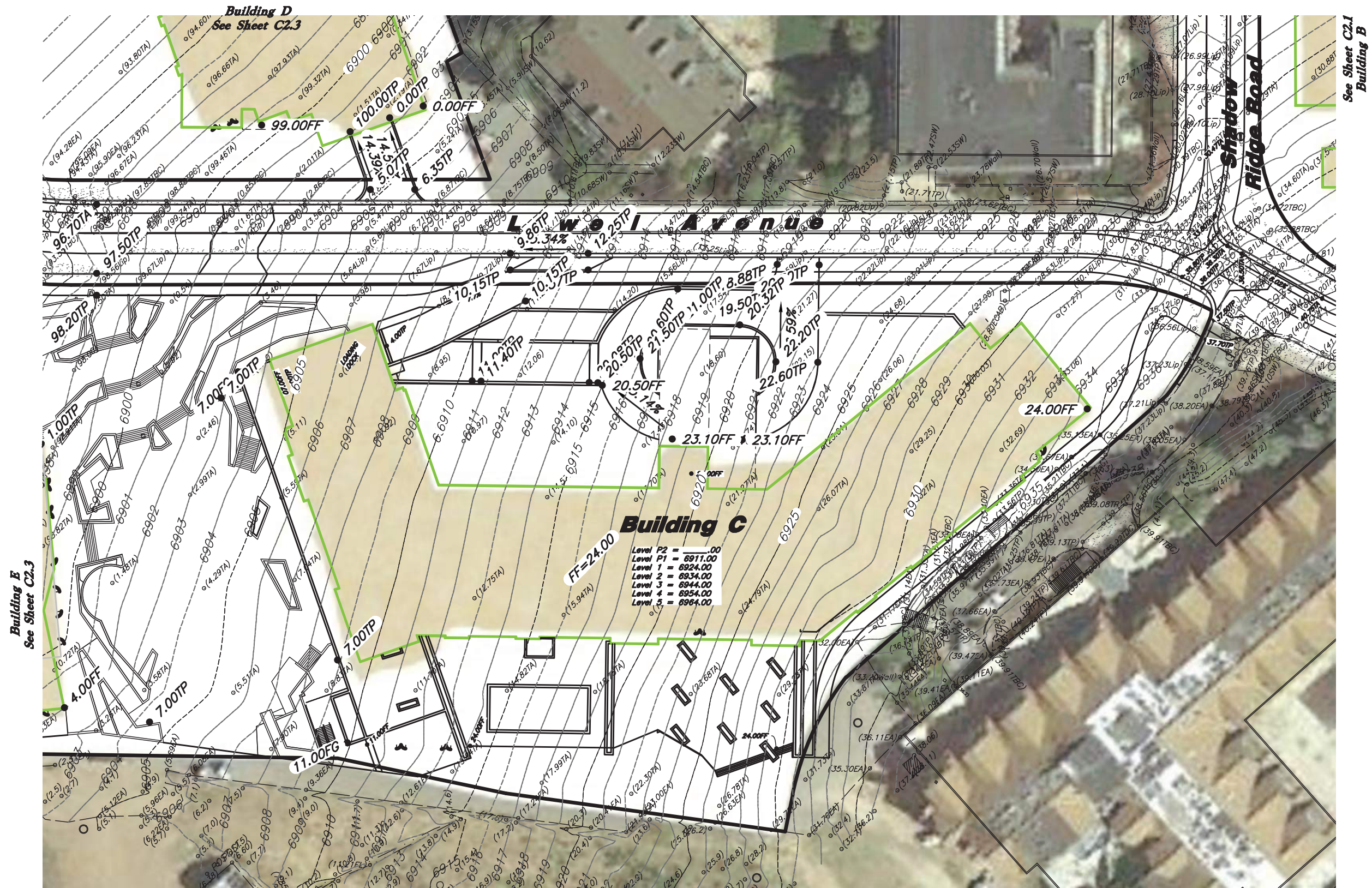


Legend

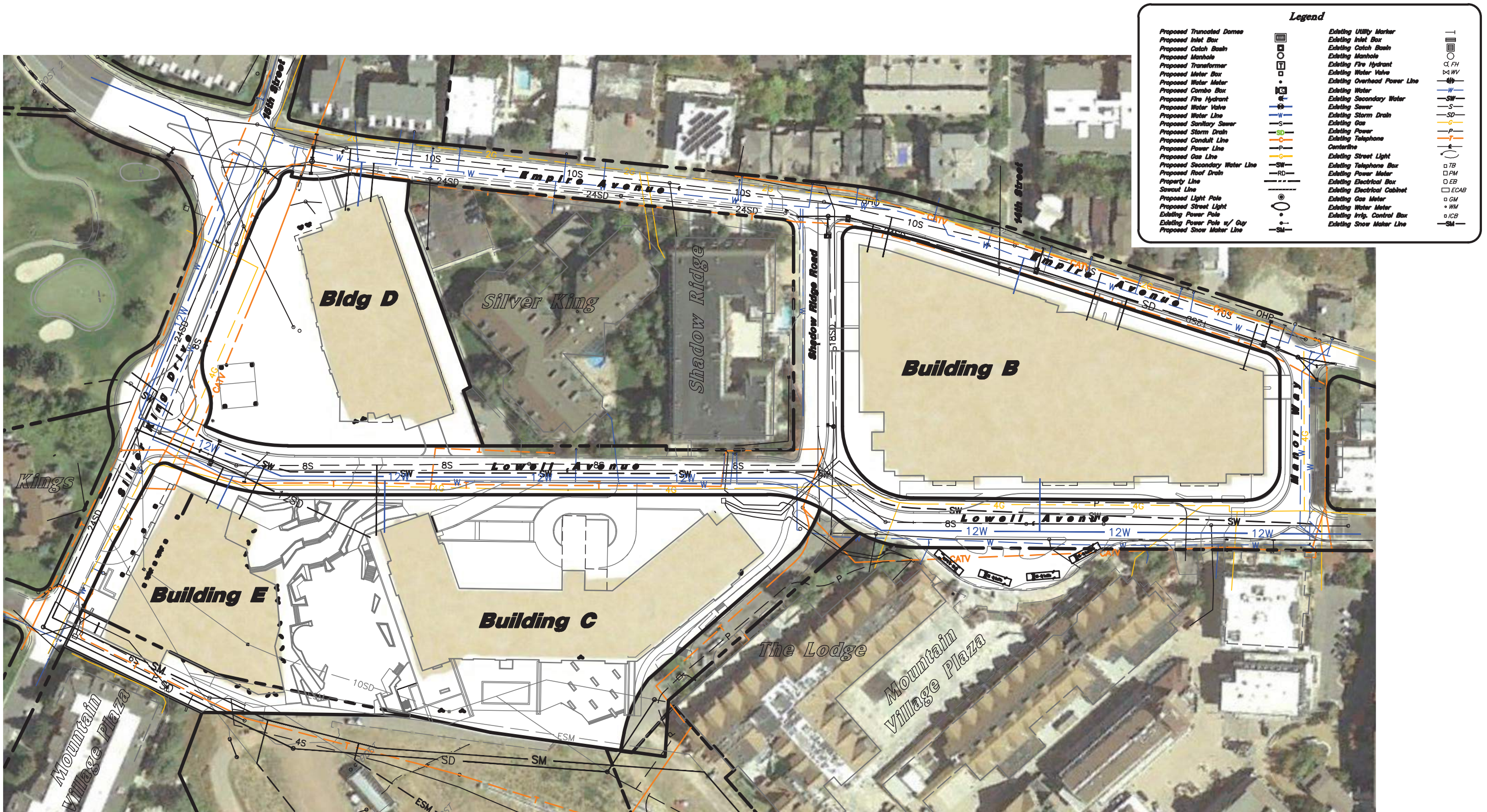
- Proposed Curb & Gutter
- Proposed Open Face C & G
- Proposed Asphalt
- Proposed Concrete
- Proposed Truncated Domes
- Proposed Fence
- Ridge line
- Grade Break
- Proposed Contour
- Direction of Drainage
- Proposed Spot
- ADA Accessible Route
- Property Line
- Sawcut Line
- Proposed Building
- Existing Improvements
- Existing Asphalt
- Existing Concrete
- Existing Fence
- Flowline
- Centerline
- Existing Contour
- Existing Spot
- Existing Light Pole
- Existing Building

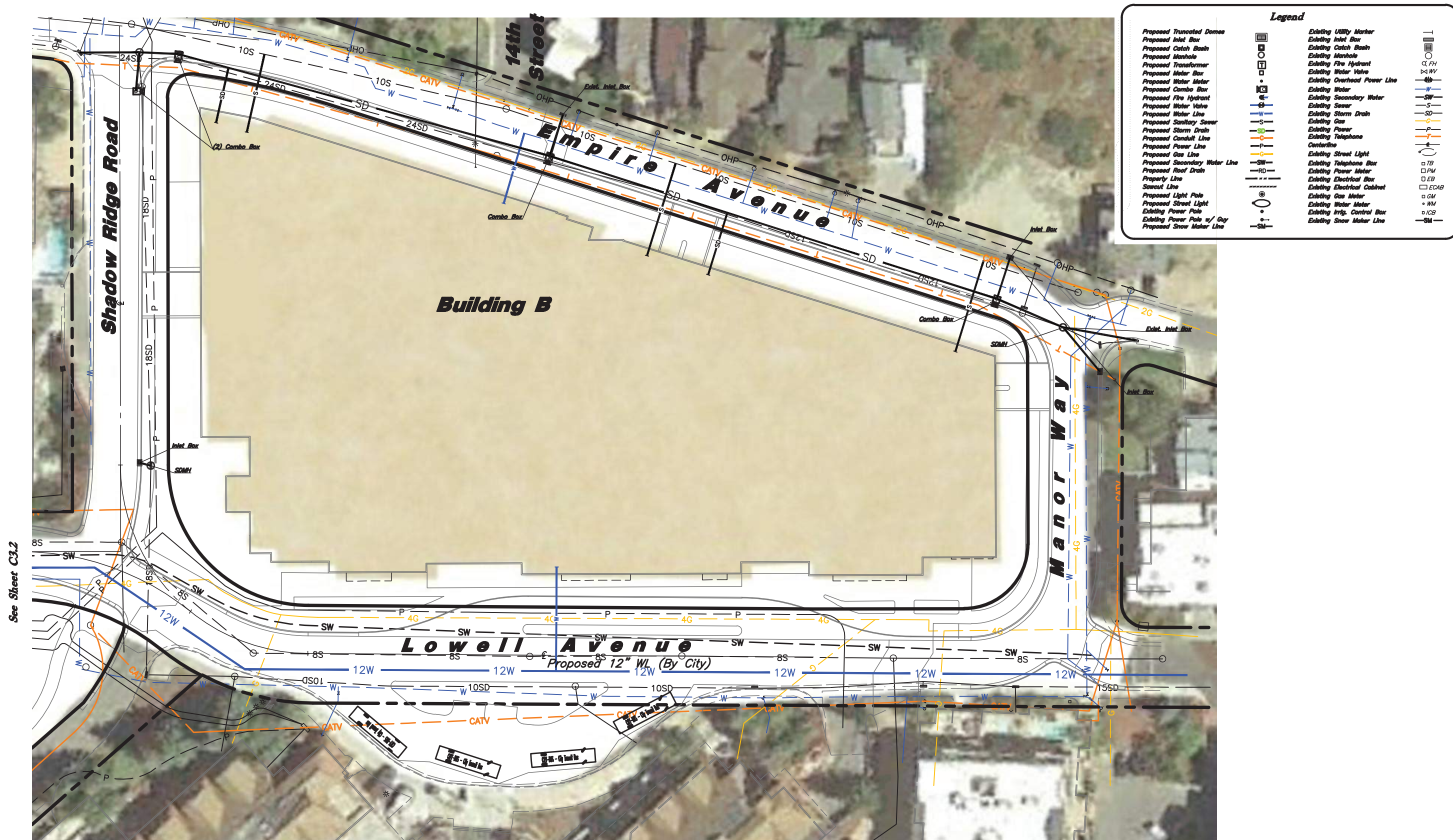
Building B

- Level 1 = 6922.00
- Level 2 = 6932.00
- Level 3 = 6942.00
- Level 4 = 6952.00
- Level 5 = 6962.00
- Level 6 = 6972.00
- Level 7 = 6982.00
- Level 8 = 6992.00









See Sheet C3.2

