



Community Development Department

P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To: Summit County Manager
From: Amir Caus, AICP, Senior Planner
Date of Meeting: October 24, 2024
Type of Item: Final Subdivision Plat – Public Hearing, Possible Action
Process: Administrative
File #: 24-065

Recommendation: Staff has reviewed the application for compliance with the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement and has found that it meets the minimum required for approval. Staff recommends that the Summit County Manager review the proposed Final Subdivision Plat, conduct a public hearing and vote to approve the proposal pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in this Staff Report.

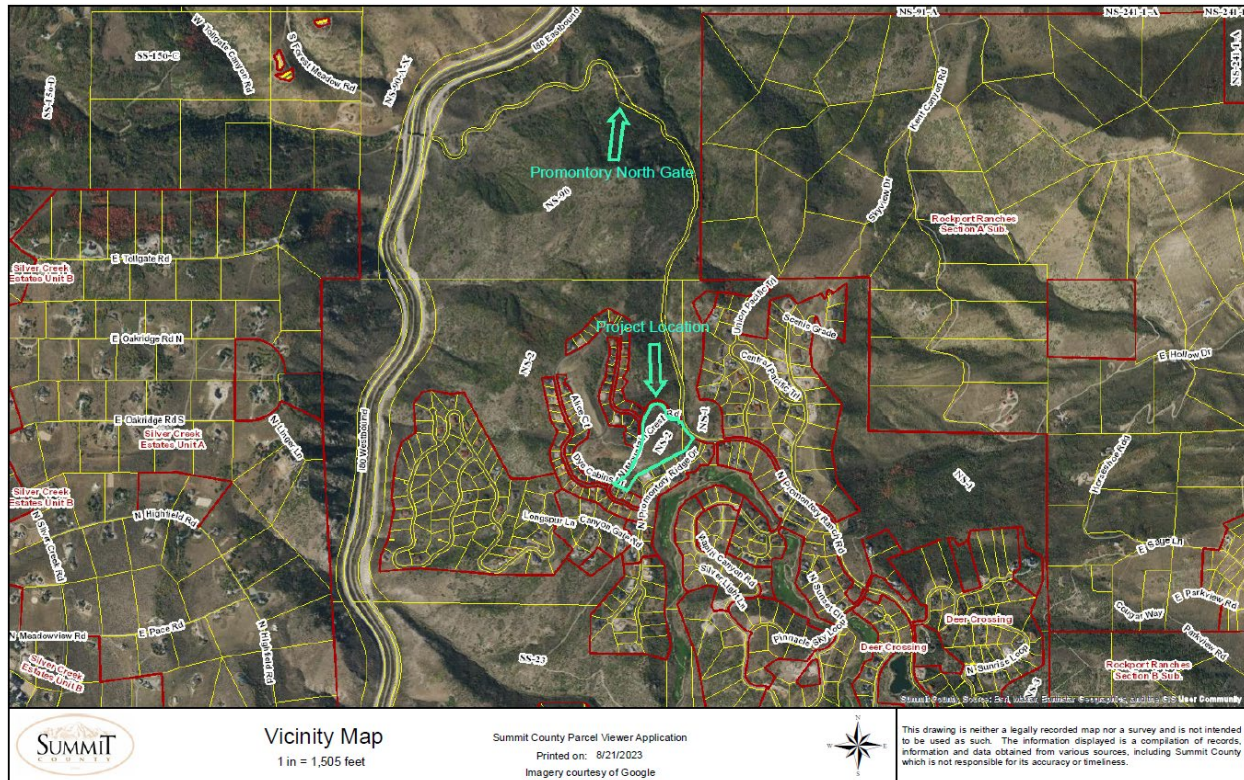
Project Description

Project Name: Promontory Mountain Crest Final Subdivision Plat
Applicant(s): Matthew Idema
Property Owner(s): Promontory Investments Landco LLC
Location: Parcel NS-2, located off Mountain Crest Road, Promontory, Summit County, UT
Zone District: Promontory SPA
Parcel Number and Size: NS-2 (280.31 acres) – 10.01 acres used for the subdivision
Type of Process: Administrative
Final Land Use Authority: Summit County Manager

Proposal

The applicant is requesting to allocate 6 units of Estate Base Density in the Promontory Specially Planned Area, located off Mountain Crest Road.

Vicinity Map



Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,471 units have been approved. The development parameters for this project are specifically set forth in the Development Agreement.

The Planning Commission initially reviewed the Promontory Mountain Crest Subdivision in November of 2023. The original iteration of the subdivision include two (2) lots. The Planning Commission forwarded a positive recommendation to the County Manager, however since November 2023, the applicant revised the subdivision layout and is proposing to allocate six (6) units of density for the proposed subdivision. The County Manager did not review the original proposal. The exterior boundary of the subdivision remains the same.

On September 19, 2024, the Eastern Summit County forwarded a positive recommendation to the County Manager as outlined in the Recommendation section of this Staff Report.

Analysis and Findings

The applicant is using density from the existing pool of density. The development is not located on critical lands.

Service Providers

Staff has not received any negative service provider comments which would hinder the proposal.

Promontory Conservancy

Staff has received approval from the Promontory Conservancy for the proposal.

Development Agreement Requirements

The Development Agreement delegates decision making powers to the Board of County Commissioners for all Final Plats. With the change of government that took place, the former Board of County Commissioner's administrative duties diverted to the County Manager and the legislative duties diverted to the County Council. The Final Plat is considered an administrative action. The Eastern Summit County Planning Commission remains as the recommending body.

Recommendation

It is Staff's finding that the request meets the applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement. Staff recommends that the Summit County Manager review and vote to approve the proposed Promontory Mountain Crest Final Subdivision Plat, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

1. The Promontory Development Agreement was approved on January 2, 2001.
2. The Promontory Development Agreement provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space.
3. Of the 1901 total units in the density pool, 1,475 units have been approved.
4. Promontory Investments Landco LLC is the owner of record of Parcel NS-2 (280.31 acres).
5. The applicant is requesting to allocate 6 units of Estate Base Density in the Promontory Specially Planned Area, located off Mountain Crest Road.
6. The proposed Final Subdivision Plat is legally described as Promontory Mountain Crest Subdivision.
7. The density is established by the Promontory Development Agreement pool of density.
8. Staff has received approvals from the Promontory Conservancy for the proposal.
9. Public notice of the public hearing was published in *Summit County News*.
10. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the proposed subdivision.
11. Service providers have reviewed the plat for compliance with applicable standards and no project issues have been identified that could not be mitigated.
12. Staff has reviewed the proposed plat for compliance with applicable Development Code standards.

13. Staff has reviewed the proposed plat for compliance with the Promontory Development Agreement standards.
14. On September 19, 2024, the Eastern Summit County forwarded a positive recommendation to the County Manager.

Conclusions of Law:

1. The density for the subdivisions is derived from the existing Promontory Development Agreement density pool.
2. The proposal meets the terms of the Promontory Development Agreement.
3. The proposal meets the applicable standards of the Eastern Summit County Development Code.
4. The proposal meets the applicable standards of the Eastern Summit County General Plan.

Conditions of Approval:

1. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
2. All service provider requirements shall be met.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Summit County Manager. Notice of the public hearing was published in Summit County News. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Proposal



April 14, 2024

Summit County Community Development
Attn: Amir Caus
P.O. Box 128
60 North Main
Coalville, UT 84017
P: (435) 336-3117
acaus@summitcounty.org

RE: MOUNTAIN CREST PLAT – PROJECT NARRATIVE (REVISED)

Amir,

This correspondence is intended to outline and describe the purpose and intent of Summit County application for the Mountain Crest subdivision, Plat Application, on parcel SS-52 currently.

We are submitting a plat application package for a new 6-lot subdivision, named “Parcel 96 – Mountain Crest”. The new plat will consist of 6 single family lots on 10.10 acres. The nature of this application is related to the following metrics:

- There are 6 Custom lots reflected on this plat that get applied to our masterplan of 1901 total lots.
- This subject area reflects undeveloped land of approximately 10 acres on the north end of Promontory and represents some of the final remaining lots to be developed on the north end of the property.
- Infrastructure is currently available along Mountain Crest Road and a new small cul-de-sac, to be named “14th View Circle”, as depicted on the civil design plans. Laterals will extend services to each of these six lots.

Our request is for approval of the 6 lot subdivision in accordance with our Development Agreement and SPA between Promontory and Summit County.

Should you have any questions or require additional information, please contact us at your earliest convenience.

Thank you,

Matthew D. Idema, P.E.
Director of Development
Promontory Homes



April 18, 2024

Promontory Development, LLC
Attn: Matthew Idema
8758 N. Promontory Ranch Road
Park City, Utah 84098

Re: Architectural Review Committee Final Approval
Revised Mountain Crest Subdivision

Dear Mr. Idema:

The Promontory Architectural Review Committee has given its final approval for the revised design of the Mountain Crest Subdivision.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tod Bean".

Tod Bean, Executive Director
and Chair of the Promontory Conservancy Architectural
Review Committee

GENERAL NOTES:

1. All of the property included in this plot is subject to the Declaration of Covenants, Conditions and Restrictions for Promontory and all amendments and supplements thereto ("Declaration") recorded in the office of the Summit County Recorder in Coalville, Utah. Pursuant to the Declaration, all owners of lots within Promontory are members of The Promontory Conservancy, Inc., an association of Promontory property owners ("the Association"). The use of any Promontory lot is governed by the terms of the Declaration and Supplemental Declaration. Each lot is subject to all covenants, conditions, restrictions, and easements set forth in these plot notes and in the Declaration and Supplemental Declaration.
2. No improvements or landscaping may be made to any lot without the review and approval of the Declarant or, if delegated by Declarant, the Architectural Review Committee of Promontory in accordance with the Declaration, as amended and/or supplemented and the Promontory Design Guidelines ("Design Guidelines") and any Supplemental Design Guidelines which may be promulgated there under from time to time, which Design Guidelines and Supplemental Design Guidelines incorporate or include lighting, landscaping, grading, signage, and other guidelines. The Design Guidelines require the establishing of a buffer of disturbance from any structure and any other building or structure in visually sensitive areas may be subject to Supplemental Design Guidelines for Sensitive Areas ("Supplemental Design Guidelines") as provided in the "Development Agreement" (defined in note 9 below). The Declarant or Architectural Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."
3. Owners of Promontory lots will have no ownership or membership interest in the Promontory Club or any Golf Course shown on the Plat or other Golf Courses or recreational facilities of the Promontory Club within Promontory solely by virtue of the ownership of one or more Promontory lots. Further, lot owners shall have no rights, expectations, or guarantees with respect to the physical condition, layout, or use of any Golf Course, or any right to use, occupy or exercise any degree of control over any portion of any Golf Course or any improvements thereto, by virtue of their ownership of one or more Promontory lots or their membership in the Association. At the direction of the Declarant or the Promontory Club, any Golf Course may be used for golf tournaments attended by the general public without any prior notice to or consent of lot owners. Declarant hereby reserves over each lot an easement permitting golf balls, golf clubs, golf cart paths and parts thereof, as provided more fully in the Declaration. The portions of lots not covered by residential improvements may be entered into by the operator of the adjacent Golf Course for maintenance purposes and may be subject to irrigation over-spray from the Golf Course. Under no circumstances shall any of the following persons be held liable for any damages or injury resulting from errant golf balls, golf clubs, or parts thereof, or the exercise of this easement: Declarant; the Association or its officers or members (in their capacity as such); the Promontory Club or its officers, owners or members (in their capacity as such); any other owner of any golf course, its successors, successors-in-title of the golf course or assignees, builders (in their capacity as such); or any officer, director, or partner of any of the foregoing, or any officer or director of any partner.
4. Development on each lot will be limited to specific limit of disturbance areas, or a "building envelope" designated by the Declarant on the Plat. Such building envelope shall be subject to all applicable building setbacks under the Development Agreement (defined in note 9 below) and shall comply with any additional setback requirements provided for in this final plat. Modification of the building envelope shall require a plat amendment. Building envelopes shall not extend into those portions of lots which are subject to recorded conservation easements. The maximum height of any structure on any lot on this Plat is 28 feet as measured vertically from existing natural grade. Owners of lots shall have no rights, expectations or guarantees with respect to the final location of a building site on any lot, the particular view from any lot, the location, scale, or height or other design features, or any improvements that may be approved for construction on any lot.
5. The combination of two adjacent lots into a single lot may be permitted in certain areas if approved 1) by the Declarant or Design Reviewer, in the exercise of the Declarant's or Design Reviewer's sole discretion; and 2) by Summit County in a plat amendment. If an owner purchases two adjacent and contiguous lots, and the proposed house location straddles a lot line or extends beyond the boundaries of the Design Reviewer's predetermined building envelope on either lot, it will be necessary to have the revised building envelope approved by the Design Reviewer in connection with the plat and a specific plat amendment (in the exercise of its sole discretion). Further, the combination of lots or modification of the building envelope will require the approval of Summit County for a lot line adjustment or an amendment to the Plat. Request for such approval may not be submitted to Summit County without prior written approval of the Design Reviewer. If two lots are combined for purposes of building a single home on the two, notwithstanding any lot line adjustment or plat amendment combining the two, the combined homestead will still be responsible for payment of two lot assessments to the Promontory Conservancy, just as though it remained two separate lots.
6. In addition to the limitations on building size, the Design Guidelines and any applicable Supplemental Design Guidelines may contain specific limitations regarding the amount and nature of landscaping, exterior lighting, and irrigation that may be permitted or required on each lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer.
7. In accordance with Summit County ordinances, building permits issued by Summit County will be required for all development activity on a lot and it is unlawful to occupy a building located within Promontory without first having obtained a certificate of occupancy issued by the Building Inspector.
8. Promontory is served by or included within the boundaries of Mountain Regional Water Special Service District (MRWSSD), Park City Fire Service District (PCFSD), Snyderville Basin Water Reclamation District (SBWRD), and the Snyderville Basin Special Recreation District (SBSRD). All lots are subject to assessments and fees of all the foregoing districts.
9. Promontory is governed by the terms of Summit County Ordinance 406, incorporating the Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, between Summit County and the Promontory Developer ("Development Agreement"), as amended. The Development Agreement governs uses and imposes regulations applicable within Promontory.
10. Declarant reserves the right to designate any lot or combination of lots shown on the plat that is in excess of one acre in size as an "estate lot." The maximum building floor area of a home designated an "estate lot" within this Plat is 8,000 square feet and the maximum building floor area of a home designated "incentive density" within this plat is 8,000 square feet; the minimum for an "estate lot" is 3,500 square feet and the minimum for an "incentive density" is 3,500. This may be further limited by the Design Guidelines and any applicable Supplemental Design Guidelines. The maximum building floor area of a home straddling two lots, may be increased to a square footage not to exceed 12,000 square feet for the combination of two "estate lots" and 12,000 square feet for the combination of two "incentive density" lots if approved by the Design Reviewer, in the exercise of its sole discretion, in connection with the approval of a specific house plan. Within Promontory, floor area is measured as net livable area, but floor area does not include the interiors of walls, garages, unconditioned space, or mechanical spaces.
11. "Estate lots" comprising at least one acre in size may be designated by the developer as "base density" under the Development Agreement and are indicated as such on this plat by the symbol "ESBD." All lots either not meeting "estate lot" construction standards or estate lots not designated as "base density" will constitute "incentive density" under the Development Agreement and are indicated as such on this plat by the symbol "ID." Pursuant to the terms of the Development Agreement, any owner utilizing or converting an "incentive density" lot to permanent occupancy as defined in the Development Agreement is subject to an obligation to pay Summit County a one-time conversion fee (\$10,000 in 2001 dollars, subject to CPI adjustment as defined in the Development Agreement) as a precondition to the change of use to permanent occupancy. All owners may be required to submit an affidavit declaring the owner's permanent or part-year occupancy status.
12. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay \$3,000 (in 2001 dollars subject to CPI adjustment) to Summit County at the time of lot purchase for an agricultural preservation contribution. Those contributions may be held by Summit County in trust and used to acquire title to or conserve easements on agricultural properties in Summit County or otherwise to preserve or enhance agricultural operations in Summit County.
13. The Development Agreement requires that a purchaser of a residential lot, including Resort Units, shall pay \$500 (in 2001 dollars subject to CPI adjustment) to Summit County at the time of building permit for an affordable housing program contribution. Those contributions may be held by Summit County in trust and used to provide affordable housing outside of the boundaries of Promontory.
14. All roads within Promontory are private and will be maintained by the Association subject to the terms of Dedication on the Plat, in the Development Agreement, and in the Declaration. Private driveways serving individual residences and the landscaping on each lot shall be the maintenance responsibility of the lot owner. Gatehouses, gates, landscaping, signage and other similar common facilities may be constructed within the road rights of way or adjoining Common Area parcels. Private driveways and other improvements serving more than one lot shall be the shared maintenance responsibility of the owners of the lots served thereby, provided the Association may, in its sole discretion, undertake the maintenance of such shared facilities and establish special assessments applicable to the benefited lots to cover the costs of such maintenance. At the time of any resurfacing of roads within Promontory, the Association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of the adjustments and inspection by SBWRD is required. Common area tracts are not to be construed to be dedicated for the use of the general public but are declared common areas for the use and enjoyment of the Association.
15. Although Promontory is a private community, Declarant has retained the right to grant easements for public trails in certain locations within Promontory. In addition, the Development Agreement contemplates that the Association will contribute \$200,000 toward certain trail connections across Interstate 80 and Highway 248 upon the occurrence of certain preconditions. These contributions will be covered by Association assessments.
16. Construction activity will be required to comply with a construction mitigation plan approved by Summit County.
17. The grading of lots will be limited by the Design Guidelines and Supplemental Design Guidelines. Home plans must utilize existing grade to the greatest extent possible in conformance with the Design Guidelines.
18. Promontory or MRWSSD may implement a secondary water system for irrigation purposes. Promontory may utilize treated sewage effluent in watering golf courses and other areas using irrigation water in compliance with Utah regulatory standards; declarant hereby reserves over each lot for the benefit of the Declarant, the Association, and the Promontory Club an easement for irrigation, drainage, stream flow, water over-spray (which may include raw water and/or treated effluent) across any portion of any lot from the irrigation system serving the golf course(s) or other landscaping at Promontory. Under no circumstances shall Declarant, the Association, MRWSSD or the owner of the golf course(s) be held liable for any damages or injury resulting from such irrigation, drainage or over-spray or the exercise of this easement.
19. Promontory contains extensive areas of open space. Open space areas designated on the plat shall be preserved in open space condition in accordance with the requirements of the Development Agreement, Design Guidelines and Declaration.
20. The Association has the obligation to fence out and to avoid interference with adjacent ranching and agricultural operations. Neither developer nor adjacent agricultural operators shall be liable for any injury caused by the failure to contain adjacent agricultural operations.

GENERAL NOTES (CONTINUED):

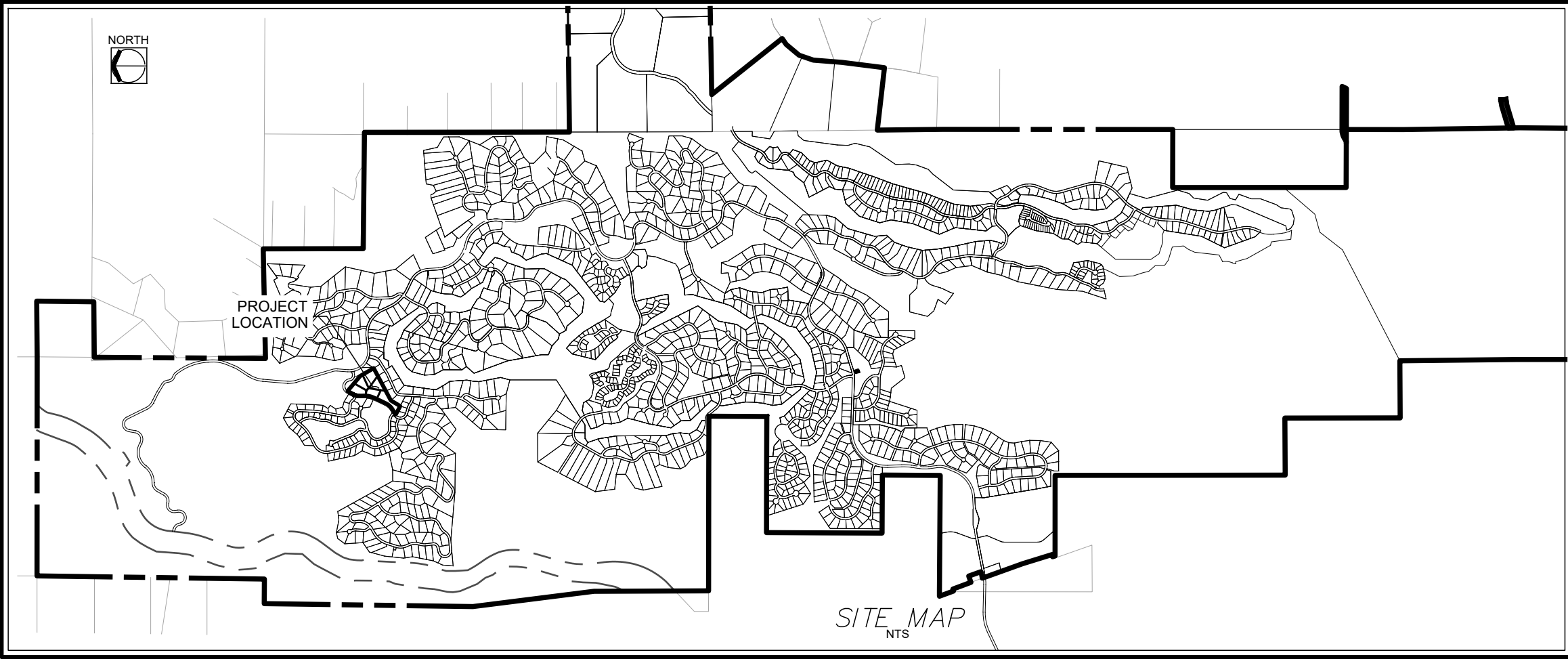
21. All lots are subject to public and private non-exclusive utility and drainage easements as shown on the plat and in the Declaration. Declarant retains the right to grant additional utility easements within Promontory. In addition to the easements described in notes 28, 29, 31, and 36, Declarant may grant easements for utilities whether or not the easements are intended to serve Promontory. All road right of way and open spaces shown on this plat are subject to Declarant's right to grant easements for utilities. All lots are subject to a 10 foot wide public and private non-exclusive utility and drainage easement along all lot lines, ten feet on either side of the line (except to the extent designated for clustered or zero lot line Resort Unit development which are 5 feet wide, 2.5 feet on either side of the line).
22. Due to the possible existence in Promontory of subsurface conditions affecting construction, a soils engineer should be consulted for building footing and foundation designs.
23. SBWRD shall be required to maintain the collector and pressure mains but shall not be required to maintain private pressure lines or ejector pumps located on individual lots. Certain lots and pumps are the responsibility of the individual property owner. Several areas of Promontory are likely to require lift stations or sections of low pressure system lines that utilize a series of grinder pumps. These lift stations shall be the sole financial responsibility of the Association. The Association shall be required to pay SBWRD's ongoing cost of maintaining each such facility, as provided in the SBWRD annexation agreement. Certain of the lots in this plat may be expected to require installation of an ejector pump for connection of a home on that lot to the sewer system. Such lots are indicated by the notation "LP" on the plat.
24. Owners constructing driveways over drainage swales shall be required to install a culvert in compliance with the requirements of Summit County.
25. All homes and landscaping are required to comply with water conservation measures established by the Association, which may include low-flow toilets, drip irrigation systems, the use of drought tolerant plants, and other requirements, as established from time to time.
26. Ranch Club Trail and Promontory Ranch Road generally describe the proposed location of roads intended to provide a legal right of access to and from the platted lots and publicly dedicated streets. The legal descriptions of these Roads may be modified by a subsequently recorded plat or instrument reflecting approval of the County and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this plat and shall not require the application for a plat amendment process or the consent of existing lot owners or mortgage holders.
27. The Declaration contains additional easements for drainage, natural drainage ways, trails, utilities and other matters which may affect portions of lots outside of the portion of the lot covered by residential improvements. These easements are in addition to easements graphically described on the plat. Declarant also reserves permanent easements across the portions of lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the roads in accordance with the plans and specifications approved by Summit County. Access to lots on the plat may be affected by cut and fill slopes required by the road. In certain instances, special engineering and construction work may be required for driveways across such cut and fill slopes. The legal descriptions of these easements may be modified by subsequently recorded plat or instrument reflecting approval of the County and/or providing an alternative or modified easement location. Any such plat or instrument shall not be deemed to be an amendment to this plat and shall not require the application of a plat amendment process or the consent of existing lot owners or mortgage holders.
28. Residential Building Permits, including footing and foundation permits, will not be issued until developer complies with the requirements of 4.6.1 of the Development Agreement for the Promontory Specially Planned Area, dated January 16, 2001, regarding infrastructure construction or bonding for the same.
29. The following listed service providers are given non-exclusive utility easements across the 10 foot or 5 foot wide non-exclusive underground utility easement ("P.U.E.") identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may require the lot owner to remove all structures within the PUE at no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.
30. Roofing materials must be non-combustible and approved by the PCFSD and the Design Reviewer. No wood shake roofing material will be permitted.
31. An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access is not maintained, PCFSD reserves the right to stop work until required roads are placed back in service.
32. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, PCFSD reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. (UFC 901.2 and 901 4.3)
33. All dwelling, guest houses and out buildings over 750 square feet must be constructed with a Fire Sprinkler system installed as required and approved by the PCFSD. In some instances, PCFSD may require building exteriors to be Fire Sprinkled depending on the fire hazard rating, type of existing vegetation, fuel break clearing limits, slope degrees and orientation or types of building materials being used.
34. Utilities shall have the right to install, maintain, and operate their equipment and all other related facilities above and below ground within the Public Utility Easements ("PUE's") identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may require the lot owner to remove all structures within the PUE at no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.
35. Pursuant to Utah code ann. § 54-3-27, this plat conveys to the owner(s) or operators of utility facilities the 10' wide non-exclusive underground utility easement ("P.U.E."), along with all the rights and duties described therein.
36. All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of all necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement of the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plats.
37. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the PUE and approves this Plat solely for the purpose of confirming that this PUE contains the PUE and approximates the location of the PUE, but does not warrant its precise location. This approval does not constitute abrogation or waiver of any other existing rights obligations or liabilities provided by Law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of electric utility service. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
- a) a recorded easement or right-of-way.
- b) the law applicable to prescriptive rights,
- c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- d) any other provision of law.
38. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.

GENERAL NOTES (CONTINUED):

39. Lots 2-6 are designated as Low-Pressure Sewer System Lots. The purchasers of these lots are hereby notified that wastewater service to these lots will be provided by a Low-Pressure Sewer System. The Private Low-Pressure Sewer Lateral to these lots consists of a low-pressure grinder pump station and low-pressure discharge line and appurtenances. The Private Low-Pressure Lateral System, which is the private property of each lot owner, connects to the Snyderville Basin Water Reclamation District's (SBWRD) Public Low-Pressure Sewer System. Purchasers of the Low-Pressure Sewer System Lots shall be solely responsible for all costs of the Private Low-Pressure Sewer Lateral System related to or arising from the installation, operation, maintenance, repair and replacement of the Private Low-Pressure Sewer Lateral System. SBWRD shall have no liability or responsibility for Private Low-Pressure Sewer Lateral Systems, including any costs arising from or relating to installation, operation, maintenance, repair and replacement and matters arising from freezing or incorrect installation.
40. The Developer acknowledges services for the project are being supplied by Mountain Regional Water District for water and Snyderville Basin Water Reclamation District for sewer, as those are the approved service providers to the site.

SPECIAL NOTES

1. Declarant hereby grants, for the use and benefit of the lots within the plat, a perpetual easement for ingress and egress over and across the parcels identified as Promontory Ranch Road and Ranch Club Trail in this plat. The grant of easement is subject to the general note 31.



PROMONTORY MOUNTAIN CREST LEGAL DESCRIPTION:

A parcel of land located in the East Half of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah more particularly described as follows:

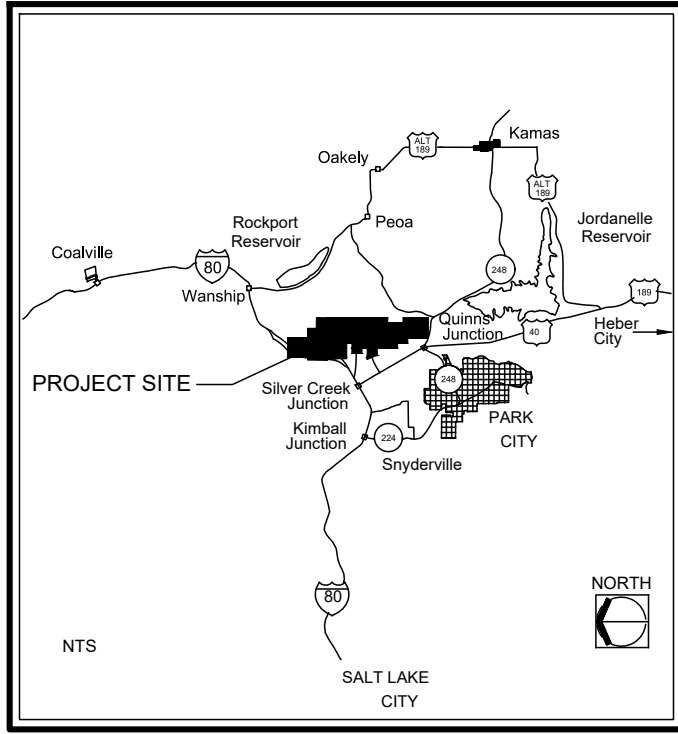
Beginning at a point which is North 01°28'53" West 2,402.70 feet along the section line and South 88°31'07" West 21.36 feet from the Southeast Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 61°58'00" West 844.16 feet; thence South 30°58'21" West 250.00 feet; thence North 62°29'20" West 221.72 feet; thence North 58°00'30" East 143.27 feet to a point on a 375.00 foot radius curve to the left, the center of which bears North 31°59'30" West; thence Northeasterly 214.71 feet along the arc of said curve through a central angle of 32°48'17" (chord bears North 41°36'22" East 211.79 feet); thence North 25°12'13" East 292.62 feet to a point on a 525.00 foot radius curve to the left, the center of which bears North 64°47'47" West; thence Northerly 244.76 feet along the arc of said curve through a central angle of 26°42'43" (chord bears North 11°50'52" East 242.55 feet); thence North 01°30'30" West 88.91 feet to a point on a 325.00 foot radius curve to the right, the center of which bears North 88°29'30" East; thence Northerly 179.57 feet along the arc of said curve through a central angle of 31°39'23" (chord bears North 14°19'12" East 177.29 feet); thence North 30°08'53" East 132.17 feet to a point on a 125.00 foot radius curve to the right, the center of which bears South 59°51'07" East; thence Easterly 314.03 feet along the arc of said curve through a central angle of 14°35'29" (chord bears South 77°52'52" East 237.72 feet) to a point on a 125.00 foot radius reverse curve to the left, the center of which bears North 84°05'22" East; thence Southeasterly 144.03 feet along the arc of said curve through a central angle of 66°01'09" (chord bears South 38°53'12" East 136.19 feet); thence South 24°57'48" East 492.85 feet to the Point of Beginning.

Containing 490,449 square feet or 11.26 acres, more or less.

Creating 6 Lots.

Basia of Bearing:

North 01°28'53" West between the Southeast Corner and the Northeast Closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian.



VICINITY MAP

SHEET INDEX

PAGE	SHEET NAME
1 OF 3	COVER SHEET
2 OF 3	ACCESS EASEMENTS LEGAL
3 OF 3	BOUNDARY PLAT (SCALE = 1:80)

PROMONTORY
MOUNTAIN CREST
SUBDIVISION
LYING WITHIN THE EAST HALF
OF SECTION 2
T 1 S, R 4 E, S.L.B.&M,
SUMMIT COUNTY, UTAH

FINAL PLAT
October 8, 2024
SHEET 1 OF 3

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.

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

PUBLIC SAFETY ANSWERING POINT APPROVAL		S.B.S.R.D.		ROCKY MOUNTAIN POWER		MOUNTAIN REGIONAL WATER DISTRICT		SNYDERVILLE BASIN WATER RECLAMATION DISTRICT		PUBLIC WORKS	
APPROVED THIS ____ DAY, OF ____, 2024		THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.		SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.		ACCEPTED THIS ____ DAY OF ____, 20____ BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.		REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF ____, 2024.		THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.	
BY: JEFF WARD GIS DIRECTOR THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT		DATE ____ SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE		AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER		AUTHORIZED AGENT		BY: ____		DATE ____ SUMMIT COUNTY PUBLIC WORKS DIRECTOR	
DOMINION ENERGY		COUNTY TREASURER		PARK CITY FIRE SERVICE DISTRICT		GOVERNING BODY APPROVAL AND ACCEPTANCE		APPROVAL AS TO FORM		RECORDED	
ACCEPTED THIS ____ DAY OF ____, 2024 BY THE DOMINION ENERGY WHICH HAS COMMITTED TO PROVIDING SERVICE TO THE LOTS INCLUDED ON THIS PLAT.		REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY TREASURER THIS ____ DAY OF ____, 20____		THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.		I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.		APPROVED THIS ____ DAY OF ____, 20____ ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-3-14.		APPROVED AS TO FORM ON THIS ____ DAY OF ____, 20____	
AUTHORIZED AGENT OF DOMINION ENERGY		SUMMIT COUNTY TREASURER		DATE ____ PARK CITY FIRE MARSHAL		DATE ____ SUMMIT COUNTY ENGINEER		SUMMIT COUNTY MANAGER		SUMMIT COUNTY ATTORNEY	
										COUNTY RECORDER	
										ENTRY NO ____ STATE OF ____ COUNTY OF SUMMIT ____ DATE ____ TIME ____ RECORDED AND FILED AT THE REQUEST OF: ____	

ACCESS EASEMENT NO. 1: (PROMONTORY RANCH ROAD)

A 50.00 foot wide right-of-way lying 25.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89°42'38" West along the Section Line 1097.82 feet from North 2105.78 feet from the Southwest Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°42'38" West 4821.42 feet between said Southwest Corner and the Northeast closing Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian), said point also being on the East Right of Way Line of I-80; and running thence South 72°38'09" East 64.86 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 17°21'51" West; thence Southeastery along the arc of said curve 143.34 feet through a central angle of 54°45'11"; thence South 17°52'58" East 56.62 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears North 72°07'02" East; thence Southeastery along the arc of said curve 445.50 feet through a central angle of 17°00'02"; thence North 88°07'00" West 71.59 feet to a point of curvature of a 150.00 foot radius curve to the left, the center of which bears North 81°07'00" West; thence Southeastery along the arc of said curve 300.59 feet through a central angle of 11°56'12" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 16°53'12" East; thence Northeastery along the arc of said curve 244.28 feet through a central angle of 77°45'28"; thence North 29°07'44" East 171.75 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 60°52'16" East; thence Northeastery along the arc of said curve 218.93 feet through a central angle of 62°43'07" to a point of reverse curvature of a 450.00 foot radius curve to the left, the center of which bears North 01°50'51" East; thence Northeastery along the arc of said curve 434.96 feet through a central angle of 55°22'51" to a point of reverse curvature of a 400.00 foot radius curve to the right, the center of which bears to South 53°32'00" East; thence Northeastery along the arc of said curve 591.74 feet through a central angle of 84°45'38" to a point of reverse curvature of a 180.00 foot radius curve to the left, the center of which bears North 39°13'38" East; thence Northeastery along the arc of said curve 350.38 feet through a central angle of 11°13'44"; thence North 09°41'54" East 146.94 feet to a point of curvature of a 155.00 foot radius curve to the right, the center of which bears South 80°18'06" East; thence Northeastery along the arc of said curve 389.47 feet through a central angle of 14°35'01"; thence South 26°20'05" East 504.24 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 63°39'55" East; thence Southeastery along the arc of said curve 188.35 feet through a central angle of 35°58'17"; thence South 62°18'22" East 71.75 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 27°41'38" East; thence Southeastery along the arc of said curve 68.31 feet through a central angle of 03°54'49" to a point of reverse curvature of a 1000.00 foot radius curve to the right, the center of which bears South 23°46'49" West; thence Southeastery along the arc of said curve 136.98 feet through a central angle of 07°50'55"; thence South 58°22'16" East 209.28 feet to a point of curvature of a 150.00 foot radius curve to the right, the center of which bears South 31°37'44" West; thence Southeastery along the arc of said curve 144.95 feet through a central angle of 55°22'01" to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears North 88°07'00" West; thence Southeastery along the arc of said curve 185.52 feet through a central angle of 70°51'43" to a point of reverse curvature of a 150.00 foot radius curve to the right, the center of which bears South 16°08'02" West; thence Southeastery along the arc of said curve 91.93 feet through a central angle of 35°06'58" to a point of compound curvature of a 1275.00 foot radius curve to the right, the center of which bears South 51°15'00" West; thence Southeastery along the arc of said curve 801.97 feet through a central angle of 36°02'19"; thence South 02°42'41" East 93.53 feet to a point of curvature of a 785.00 foot radius curve to the right, the center of which bears South 87°17'19" East; thence Southerly along the arc of said curve 345.79 feet through a central angle of 25°14'20"; thence South 22°31'39" West 190.55 feet to a point of curvature of a 700.00 foot radius curve to the right, the center of which bears North 67°28'21" West; thence Southerly along the arc of said curve 129.99 feet through a central angle of 10°38'24"; thence South 33°10'03" West 258.32 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears South 56°49'57" East; thence Southeastery along the arc of said curve 347.82 feet through a central angle of 28°28'09"; thence South 04°41'54" West 61.80 feet to the North Line of said Section 2, Township 1 South, Range 4 East, said point being North 89°42'38" West along the Section Line 241.01 feet from said Northeast Closing Corner Section 2; thence South 04°41'54" West 514.66 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 85°18'06" East; thence Southeastery along the arc of said curve 186.79 feet through a central angle of 21°24'15"; thence South 16°42'21" East 885.72 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears South 73°17'39" West; thence Southeastery along the arc of said curve 110.16 feet through a central angle of 21°02'22"; thence South 04°20'01" West 248.60 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 85°39'59" East; thence Southeastery along the arc of said curve 800.99 feet through a central angle of 10°19'50"; thence North 82°20'56" East 265.77 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 07°04'04" East; thence Southeastery along the arc of said curve 759.17 feet through a central angle of 72°29'45"; thence South 07°04'04" East 222.50 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 64°50'41" East; thence Southeastery along the arc of said curve 665.47 feet through a central angle of 39°16'17"; thence South 64°25'36" East 226.18 feet to a point of curvature of a 450.00 foot radius curve to the right, the center of which bears South 25°34'24" West; thence Southeastery along the arc of said curve 473.86 feet through a central angle of 60°20'02"; thence South 04°05'34" East 248.72 feet to a point of curvature of a 700.00 foot radius curve to the left, the center of which bears North 85°54'26" East; thence Southeastery along the arc of said curve 880.95 feet through a central angle of 72°06'24"; thence South 76°11'58" East 74.30 feet to a point of curvature of a 550.00 foot radius curve to the right, the center of which bears South 13°48'02" West; thence Southeastery along the arc of said curve 343.87 feet through a central angle of 35°49'22"; thence South 04°22'36" East 142.99 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears South 49°37'24" West; thence Southeastery along the arc of said curve 452.28 feet through a central angle of 43°11'24"; thence South 02°48'48" East 246.33 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°11'12" East; thence Southeastery along the arc of said curve 388.76 feet through a central angle of 55°41'11"; thence South 52°52'23" East 117.83 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 37°07'37" West; thence Southeastery along the arc of said curve 162.86 feet through a central angle of 37°19'31"; thence South 15°32'52" East 482.23 feet to a point of curvature of a 475.00 foot radius curve to the right, the center of which bears South 74°27'08" West; thence Southeastery along the arc of said curve 698.47 feet through a central angle of 84°15'04"; thence South 68°42'12" West 856.11 feet to a point of curvature of a 450.00 foot radius curve to the left, the center of which bears South 21°17'48" West; thence Southeastery along the arc of said curve 1316.44 feet through a central angle of 16°36'51"; thence North 81°05'21" East 125.23 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 08°54'39" East; thence Southeastery along the arc of said curve 448.01 feet through a central angle of 128°20'44"; thence South 29°26'01" West 679.84 feet to a point of curvature of a 600.00 foot radius curve to the left, the center of which bears South 33°33'59" East; thence Southeastery along the arc of said curve 104.76 feet through a central angle of 61°34'11"; thence South 32°08'10" East 226.66 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 32°08'10" East 147.22 feet to a point of curvature of a 300.00 foot radius curve to the left, the center of which bears North 57°51'50" East; thence Southeastery along the arc of said curve 273.07 feet through a central angle of 52°09'06"; thence South 84°17'16" East 148.29 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears South 05°42'44" West; thence Southeastery along the arc of said curve 367.72 feet through a central angle of 105°20'41"; thence North 21°03'25" West 190.03 feet to a point of curvature of a 675.00 foot radius curve to the right, the center of which bears North 68°56'35" West; thence Southeastery along the arc of said curve 158.27 feet through a central angle of 132°06'05" to a point of reverse curvature of a 1375.00 foot radius curve to the left, the center of which bears South 55°30'30" East; thence Southeastery along the arc of said curve 658.56 feet through a central angle of 27°26'31" to a point of reverse curvature of a 350.00 foot radius curve to the right, the center of which bears North 82°57'01" West; thence Southeastery along the arc of said curve 156.63 feet through a central angle of 25°38'26"; thence South 32°41'25" West 396.06 feet to a point of curvature of a 925.00 foot radius curve to the right, the center of which bears North 57°18'35" West; thence Southeastery along the arc of said curve 471.27 feet through a central angle of 29°11'29"; thence South 61°52'54" West 590.62 feet to a point of curvature of a 300.00 foot radius curve to the right, the center of which bears North 28°07'06" West; thence Westery along the arc of said curve 288.79 feet through a central angle of 55°09'17"; thence North 62°57'49" West 531.88 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears South 27°02'11" West; thence Southeastery along the arc of said curve 855.07 feet through a central angle of 97°59'03"; thence South 19°03'08" West 160.57 feet to a point of curvature of a 600.00 foot radius curve to the right, the center of which bears North 70°56'52" West; thence Southeastery along the arc of said curve 576.66 feet through a central angle of

Together with an easement more particularly described as follows:

Beginning at a point which is South 00°24'17" West along the Section Line 2634.64 feet and West 1025.20 feet from the Northeast Corner of Section 35, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 02°41'17" West 5268.15 feet between said Northeast Corner and the Southeast Corner of said Section 35); and running thence South 27°41'38" West 60.00 feet; thence North 62°18'22" West 187.74 feet; thence North 28°11'37" West 92.77 feet; thence North 09°39'06" West 175.40 feet; thence North 63°39'55" East 60.00 feet; thence South 36°13'26" East 140.25 feet; thence South 32°52'03" East 240.83 feet to the point of beginning.

Containing 1.01 acres more or less.

ACCESS EASEMENT NO. 2 (RANCH CLUB TRAIL)

A 50.00 foot wide right of way lying 25.00 feet each side of the centerline more particularly described as follows:

Beginning at a point which is North 89°45'21" West along the Section Line 388.79 feet and North 2036.84 feet from the Southeast Corner of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 89°45'21" West along the Section Line 2677.38 feet between said Southeast Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 4 East); and running thence North 02°37'44" West 44.37 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears South 87°22'16" West; thence Northwesterly along the arc of said curve 230.79 feet through a central angle of 3°30'33"; thence North 35°41'14" West 284.64 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 54°18'46" East; thence Northwesterly along the arc of said curve 552.55 feet through a central angle of 6°31'05"; thence North 27°37'51" East 54.09 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 62°22'09" West; thence Northwesterly along the arc of said curve 262.68 feet through a central angle of 3°37'34"; thence North 09°59'43" West 73.84 feet to a point of curvature of a 500.00 foot radius curve to the right, the center of which bears North 80°00'17" East; thence Northwesterly along the arc of said curve 397.43 feet through a central angle of 4°52'30"; thence North 35°32'47" West 171.83 feet to a point of curvature of a 500.00 foot radius curve to the left, the center of which bears North 54°27'13" East; thence Northwesterly along the arc of said curve 614.09 feet through a central angle of 7°02'29"; thence North 34°49'22" West 189.81 feet to a point of curvature of a 1200.00 foot radius curve to the right, the center of which bears North 55°10'38" East; thence Northwesterly along the arc of said curve 457.83 feet through a central angle of 2°15'36"; thence North 12°57'46" West 260.65 feet to the North line of Section 14, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being North 28°48'16" West along the Section Line 7397.56 feet from the Northeast corner of said Section 14, thence North 12°57'46" West 496.98 feet to a point of curvature of a 1200.00 foot radius curve to the left, the center of which bears South 77°02'14" West; thence Northwesterly along the arc of said curve 294.17 feet through a central angle of 14°02'44"; thence North 27°00'30" West 378.05 feet to a point of curvature of a 200.00 foot radius curve to the right, the center of which bears North 62°59'30" East; thence Northwesterly along the arc of said curve 489.78 feet through a central angle of 14°01'84"; thence North 56°41'48" East 577.49 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears Northwesterly along the arc of said curve 560.25 feet through a central angle of 8°01'02"; thence North 33°03'10" East 338.89 feet to a point of curvature of a 250.00 foot radius curve to the right, the center of which bears South 56°56'50" East; thence Northwesterly along the arc of said curve 386.52 feet through a central angle of 88°34'59"; thence South 58°21'51" East 51.34 feet to a point of curvature of a 400.00 foot radius curve to the left, the center of which bears North 31°38'09" East; thence Southeasterly along the arc of said curve 388.42 feet through a central angle of 55°38'15"; thence North 65°59'54" East 196.76 feet to a point of curvature of a 1000.00 foot radius curve to the right, the center of which bears South 24°00'06" East; thence Northwesterly along the arc of said curve 357.77 feet through a central angle of 20°29'55"; thence North 82°49'49" East 173.12 feet to a point of curvature of a 1000.00 foot radius curve to the left, the center of which bears North 03°30'11" West; thence Northwesterly along the arc of said curve 377.97 feet through a central angle of 21°39'21"; thence North 64°50'28" East 213.82 feet to a point of terminus.

LYING WITHIN THE EAST HALF
OF SECTION 2
T 1 S, R 4 E, S.L.B.&M,
SUMMIT COUNTY, UTAH

FINAL PLAT

October 8, 2024

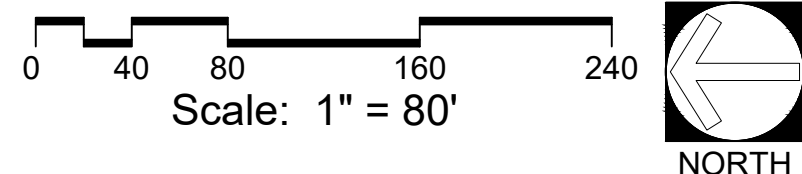
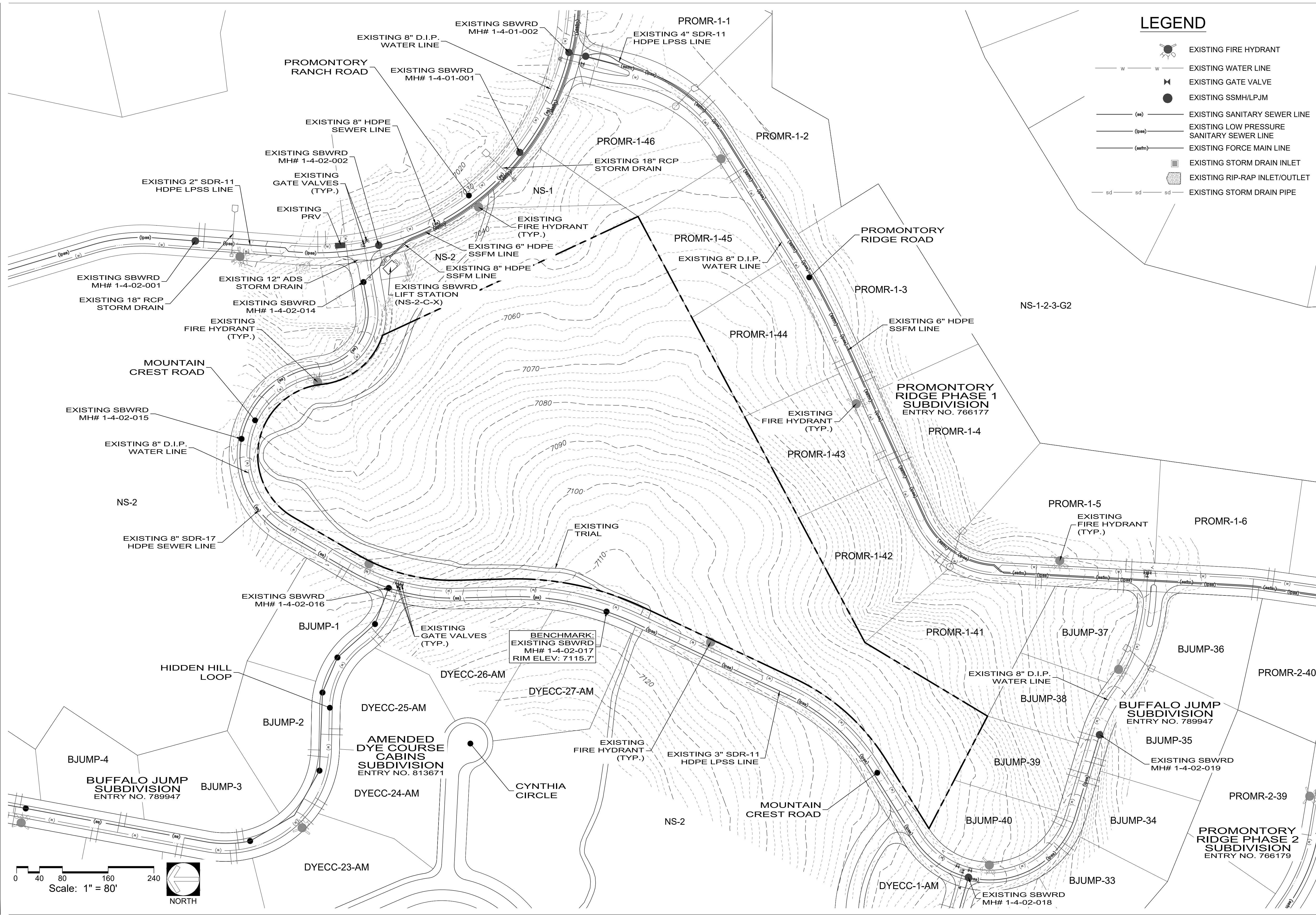
SHEET 2 OF 3

RECORDED

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.

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

path: C:\Users\Owner\MDS Dropbox\Projects\95, Promontory - Mountain Crest\01_Design\ file name: C200-Mountain Crest Existing Condition.dwg | plot date: March 08, 2024 | plotted by: Owner



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING GATE VALVE
- EXISTING SSMH/LPJM
- EXISTING SANITARY SEWER LINE
- EXISTING LOW PRESSURE SANITARY SEWER LINE
- EXISTING FORCE MAIN LINE
- EXISTING STORM DRAIN INLET
- EXISTING RIP-RAP INLET/OUTLET
- EXISTING STORM DRAIN PIPE

PROMONTORY
THE RANCH CLUB

PROMONTORY INVESTMENTS, LLC
8756 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY MOUNTAIN CREST SUBDIVISION SKETCH PLAN

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

DATE:	March 8, 2024
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	MOUNTAIN CREST
ISSUE:	SKETCH PLAN
REVISIONS:	
SHEET TITLE: MOUNTAIN CREST EXISTING CONDITION MAP	
SHEET: C201	

path: C:\Users\Owner\MDS Dropbox\Projects\95, Promontory - Mountain Crest\01_Design\file name: C202-Mountain Crest Slope Map.dwg | plot date: March 12, 2024 | plotted by: Owner



SLOPE ANALYSIS

% SLOPE	ACRERAGE
0-10%	2.91 AC. (25.9%)
10-20%	7.79 AC. (69.2%)
20-30%	0.49 AC. (4.4%)
30% & >	0.06 AC. (0.5%)

1. NO WETLANDS OR 100 YEAR FLOOD PLAIN LOCATED WITH IN PROJECT BOUNDARY.
2. ONLY CRITICAL AREA DELINATED ARE THOSE ILLUSTRATED OVER 30% SLOPE.



PROMONTORY
THE RANCH CLUB

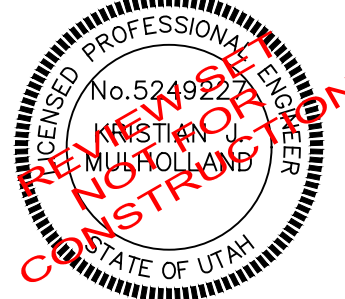
PROMONTORY INVESTMENTS, LLC
8758 NORTH PROMONTORY RANCH ROAD
PARK CITY, UTAH 84098

PROMONTORY
MOUNTAIN CREST SUBDIVISION
SKETCH PLAN



MULHOLLAND
DEVELOPMENT SOLUTIONS

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



CRISTIAN MULHOLLAND
PROFESSIONAL ENGINEER
STATE OF UTAH
No. 52492

DATE: March 12, 2024

DESIGN BY: KJM

DRAWN BY: BRC

REVIEW BY:

PROJECT NO: MOUNTAIN CREST

ISSUE: SKETCH PLAN

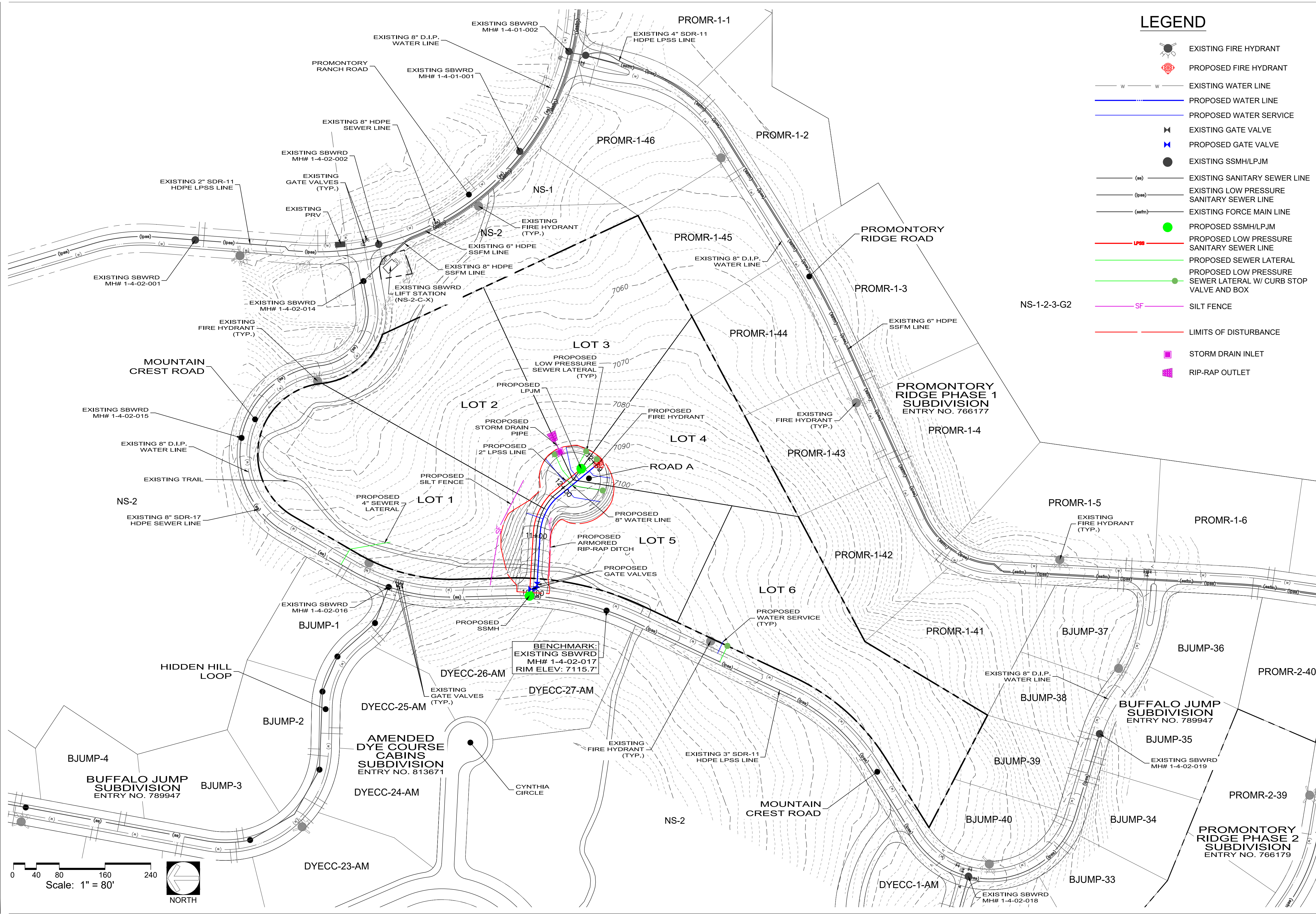
REVISIONS:

•	
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•	
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SHEET TITLE:
CERTIFIED
TOPOGRAPHY &
SLOPE ANALYSIS

SHEET:
C202

path: C:\Users\Owner\MDS Dropbox\Projects\05_Promontory - Mountain Crest\01_Design\file name: C203-Mountain Crest Utility Plan.dwg | plot date: March 12, 2024 | plotted by: Owner

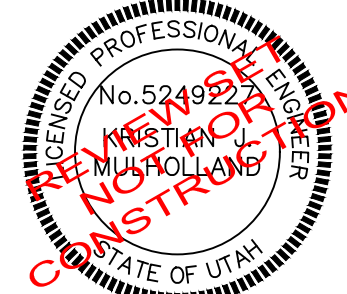


LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING SSMH/LPJM
- EXISTING SANITARY SEWER LINE
- EXISTING LOW PRESSURE SANITARY SEWER LINE
- EXISTING FORCE MAIN LINE
- PROPOSED SSMH/LPJM
- PROPOSED LOW PRESSURE SANITARY SEWER LINE
- PROPOSED SEWER LATERAL
- PROPOSED LOW PRESSURE SEWER LATERAL W/ CURB STOP VALVE AND BOX
- SF SILT FENCE
- LIMITS OF DISTURBANCE
- STORM DRAIN INLET
- RIP-RAP OUTLET



PROMONTORY MOUNTAIN CREST SUBDIVISION SKETCH PLAN



DATE:	March 12, 2024
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	MOUNTAIN CREST
ISSUE:	SKETCH PLAN
REVISIONS:	
SHEET TITLE:	MOUNTAIN CREST OVERALL UTILITY PLAN
SHEET:	C203

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