MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
April 15, 2025

STAFF REPORT

Agenda Item: #3
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Lot 24 Temporary Skier Services Site Plan

Location: The proposed temporary Skier Services facility is located on Lot 24 within the approved Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, on Ski Beach Way just west of the proposed Cormont Development and southwest of the permanent skier services complex that is currently under construction.

Applicant: Alterra/CREDE

Representative: Mike Walker

Recommendation: Staff recommends the MIDA DRC approve the Lot 24 Temporary Skier Services facility site plan subject to site plan approval being issued upon the completion of the Conditions of Approval as presented in this staff report.

Background:
Per Chapter 2, Section 2.03 (Site Plan) of the Development Standards and Guidelines (MIDA Standards), MIDA requires Site Plan approval before construction on any property within the MIDA Control Area. The Applicant submitted Site Plan plans/documents for the Lot 24 Temporary Skier Services facility in March 2025. The Applicant is asking for site plan approval from the MIDA DRC.

Project Description:
Located just southwest of the proposed permanent Skier Services complex, the temporary Skier Services facility is meant to provide temporary skier services to facilitate skiing operations during the 2025 and 2026 ski seasons while the permanent Skier Services building is under construction. The site plan proposes a 7,000 SF sprung structure building housing ticketing, rentals, ski storage, small retail outlet, food and beverage, and back of house employee space. A shuttle drop off is provided on the south side of the building connecting Galena Ridge Way to Ski Beach Way, a walking path is provided from the front of the building to the adjacent ski lift terminal, and a outdoor eating plaza is provided on the north side of the building.

Analysis:
The site plan application for the Temporary Skier Services Facility Site Plan is being evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Standards. A general discussion of key considerations pertaining is included below:

- ADA parking is provided at the dropoff.
- The proposed 10' walking path accessing the ski lift terminal is 5.0% or less in slope.
- This is a temporary facility that will be removed long term. MIDA's current Standards do not speak to temporary facilities and how long an approved site plan for a temporary facility is good for. Staff recommends that the DRC establishes a two year approval limit for this temporary facility. It is proposed that this facility will only be in place for the 2025-2026 and the 2026-2027 ski seasons.

RECOMMENDED ACTION:
Staff recommends the MIDA DRC approve the Lot 24 Temporary Skier Services Facility site plan subject to site plan approval being issued upon completion of the following conditions of approval:

1. The approved site plan is valid for two years from issuance of Occupancy Permit.
2. All final engineering comments be resolved and signed off by the MIDA review engineer through the Infrastructure Permit process.

CIVIL PLANS

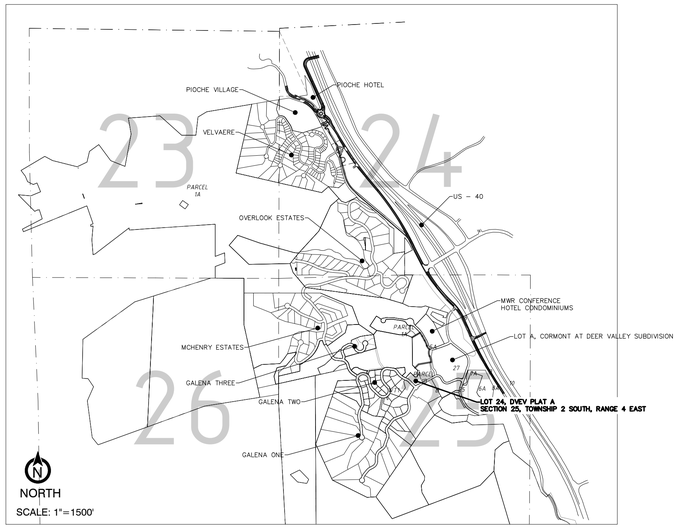
SITE PLAN
LOT 24, DVEV PLAT A

MILITARY IMPROVEMENT DEVELOPMENT AUTHORITY JURISDICTION

1758 W GALENA RIDGE WAY

TAX ID 22-0817

April 9, 2025



SHEET INDEX:

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
APPROVED FOR CONSTRUCTION

NAME _____ DATE _____

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FILE PATH: X:\WasatchCounty\dwg\Mayflower 2023\Mayflower Lifts\LOT 24.dwg

△	DATE	DESCRIPTION

COVER SHEET

LOT 24
DVEE PLAT A

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

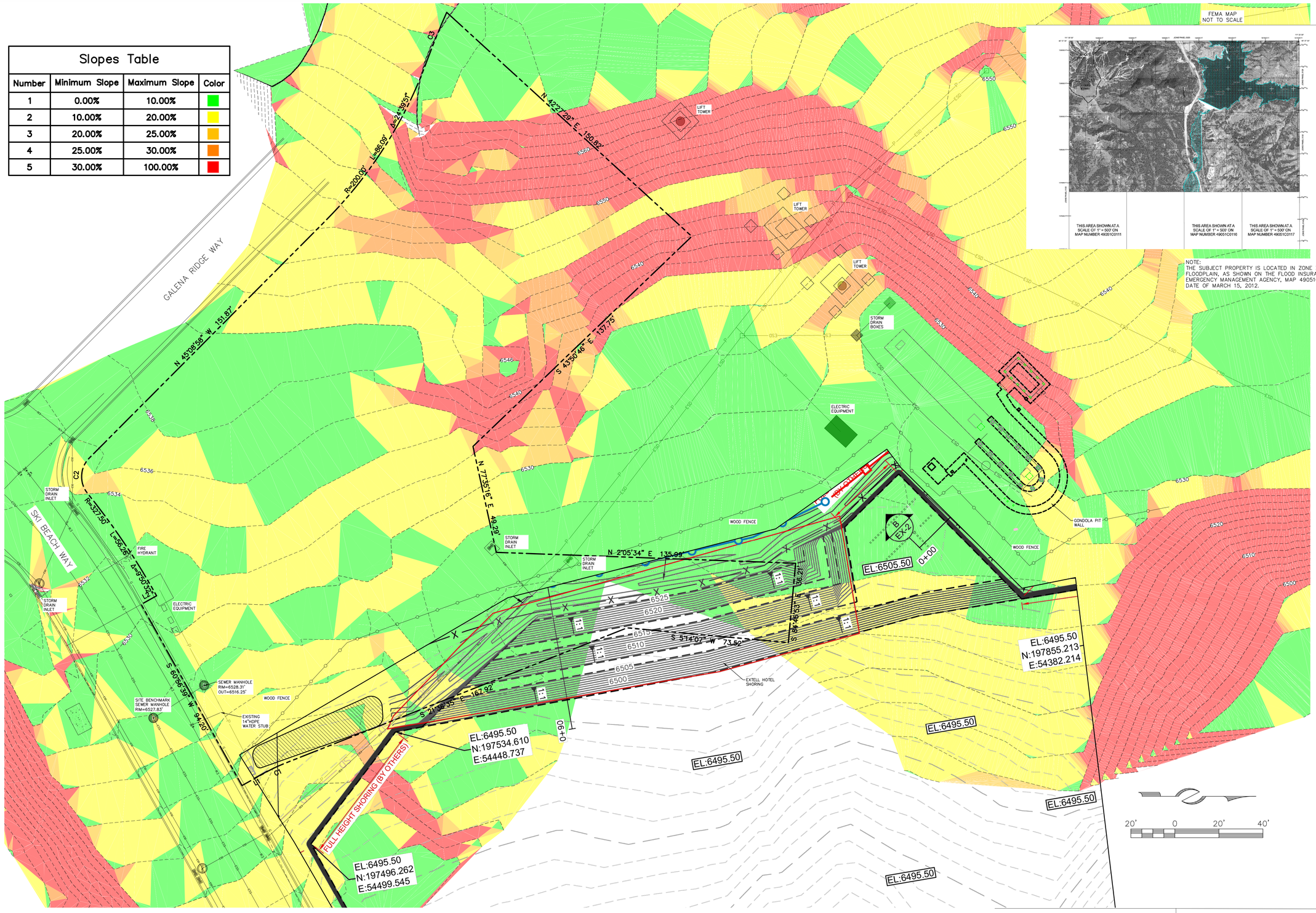
DRAWING BY: THOMAS VAUGHN 4/9/25
DESIGNED BY:
CHECKED BY: MICHAEL DEMKOWICZ 4/9/25
PROJECT No.: 14-8-23

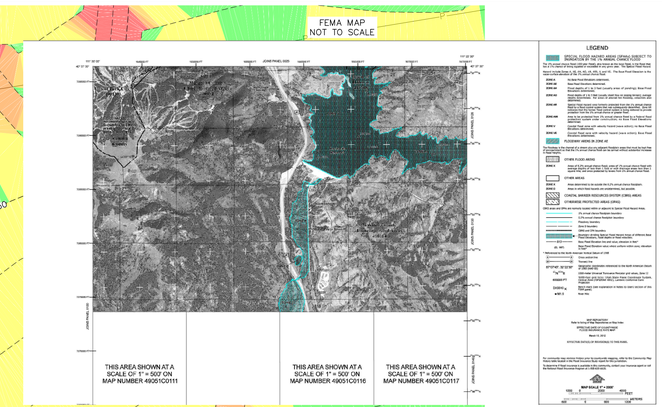
SEAL

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
04/09/2025
STATE OF UTAH

SHEET
C-000

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	20.00%	
3	20.00%	25.00%	
4	25.00%	30.00%	
5	30.00%	100.00%	





NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE X, 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP 49051C0125E AND HAS AN EFFECTIVE DATE OF MARCH 15, 2012.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 29°03'21" E	13.09'
L2	N 29°03'21" W	8.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.00'	8.09'	7°21'27"	S 25°22'37" E	8.08'
C2	12.00'	17.54'	83°44'37"	N 87°01'17" W	16.02'
C3	375.00'	24.63'	3°45'47"	N 67°55'56" W	24.63'

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FILE PATH: X:\WasatchCounty\dwg\Mayflower 2023\Mayflower Lifts\LOT 24.dwg

DATE	DESCRIPTION

EXISTING CONDITIONS

LOT 24
DVEE PLAT A

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: THOMAS VAUGHN 4/9/25
DESIGNED BY:
CHECKED BY: MICHAEL DEMKOWICZ 4/9/25
PROJECT No.: 14-8-23

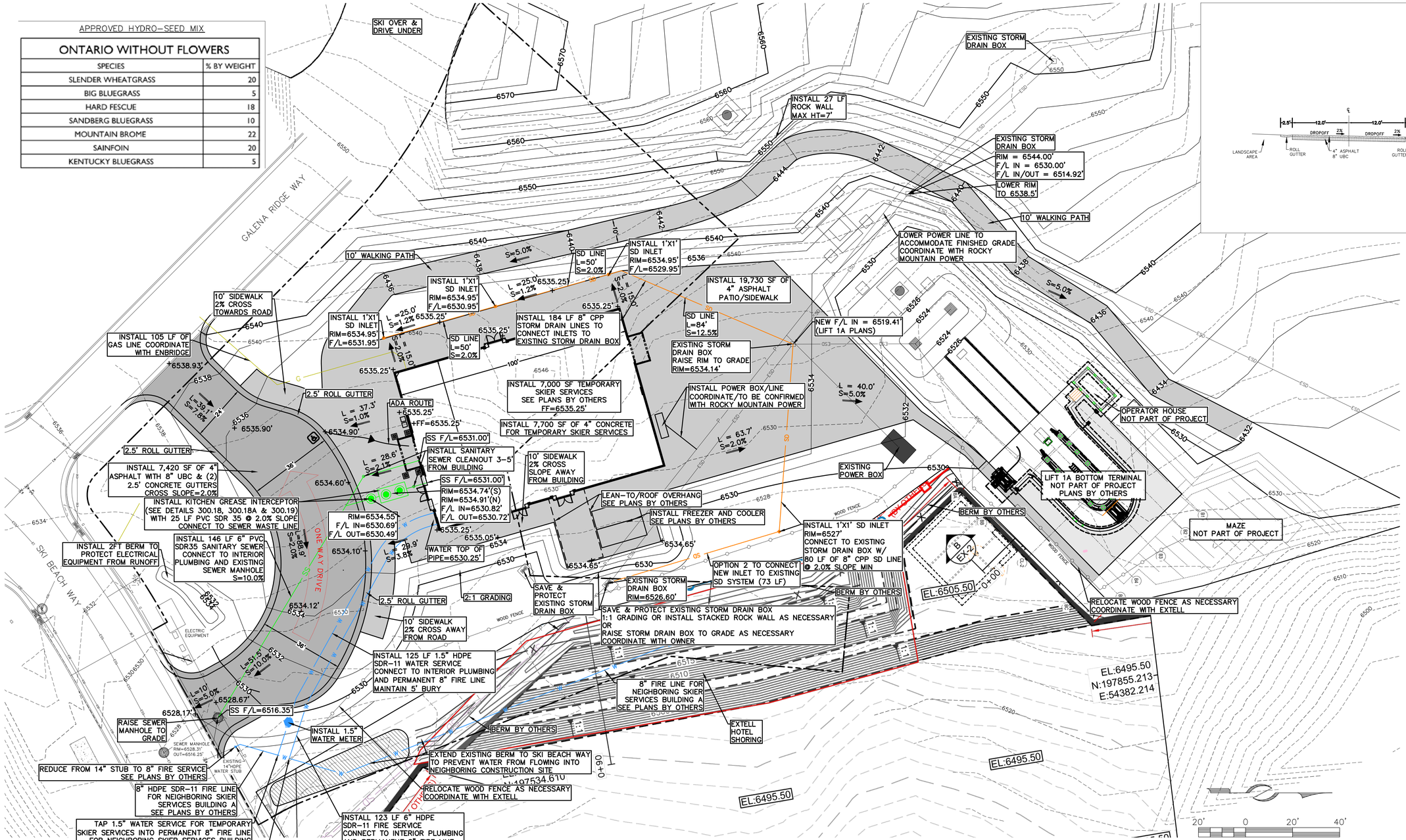
SEAL

REGISTERED PROFESSIONAL ENGINEER No. 4857264 MICHAEL DEMKOWICZ 04/09/2025 STATE OF UTAH

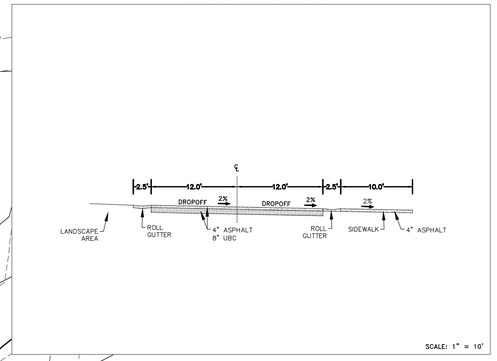
SHEET
C-001

APPROVED HYDRO-SEED MIX

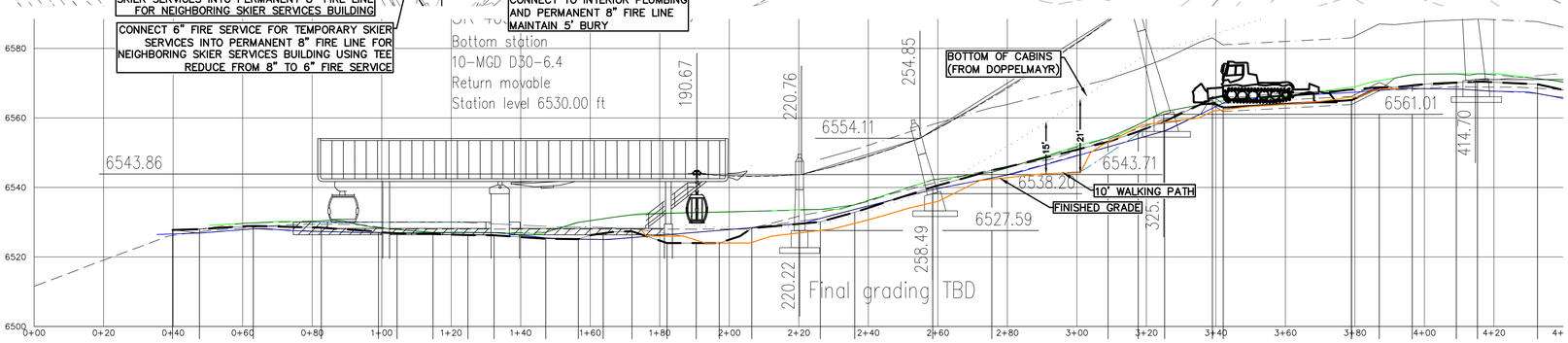
ONTARIO WITHOUT FLOWERS	
SPECIES	% BY WEIGHT
SLENDER WHEATGRASS	20
BIG BLUEGRASS	5
HARD FESCUE	18
SANDBERG BLUEGRASS	10
MOUNTAIN BROME	22
SAINFOIN	20
KENTUCKY BLUEGRASS	5



DROPOFF CROSS SECTION



SCALE: 1" = 10'



NOTES:

1. THE NORTHEASTERLY MOST NEW STORM DRAIN INLET MAY BE CONNECTED TO THE EXISTING STORM DRAIN SYSTEM USING TWO OPTIONS. CONTRACTOR TO DETERMINE WHICH OPTION IS EASIER.

2. THERE WILL BE NO PERMANENT LANDSCAPING. IN ALL DISTURBED AREAS, THE CONTRACTOR MUST ADD 6" OF TOPSOIL AND HYDROSEED.

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FILE PATH: X:\WasatchCounty\dwg\Mayflower 2023\Mayflower Lifts\LOT 24.dwg

DATE	DESCRIPTION

SITE GRADING & UTILITY PLAN

LOT 24
DVEE PLAT A

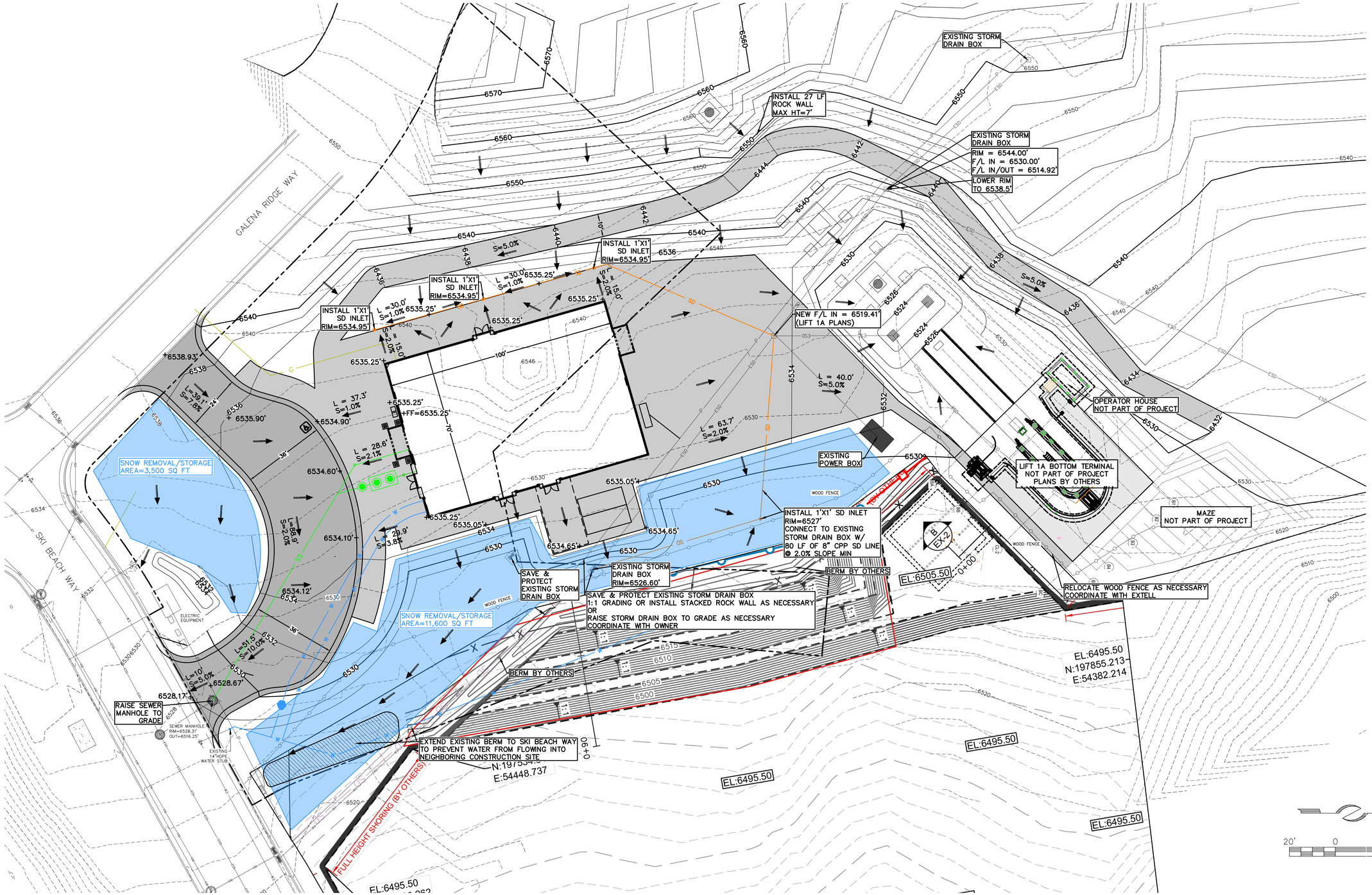
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: THOMAS VAUGHN 4/9/25
DESIGNED BY:
CHECKED BY: MICHAEL DEMKOWICZ 4/9/25
PROJECT No.: 14-8-23

SEAL

REGISTERED PROFESSIONAL ENGINEER No. 4857264 MICHAEL DEMKOWICZ 04/09/2025 STATE OF UTAH

SHEET
C-002



NOTES:

1.THE ARROWS SHOWN POINT IN THE DIRECTION OF DRAINING WATER.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FILE PATH: X:\WasatchCounty\dwg\Mayflower 2023\Mayflower Lifts\LOT 24.dwg

DATE	DESCRIPTION

SNOW REMOVAL & DRAINAGE PLAN

LOT 24
DVEE PLAT A

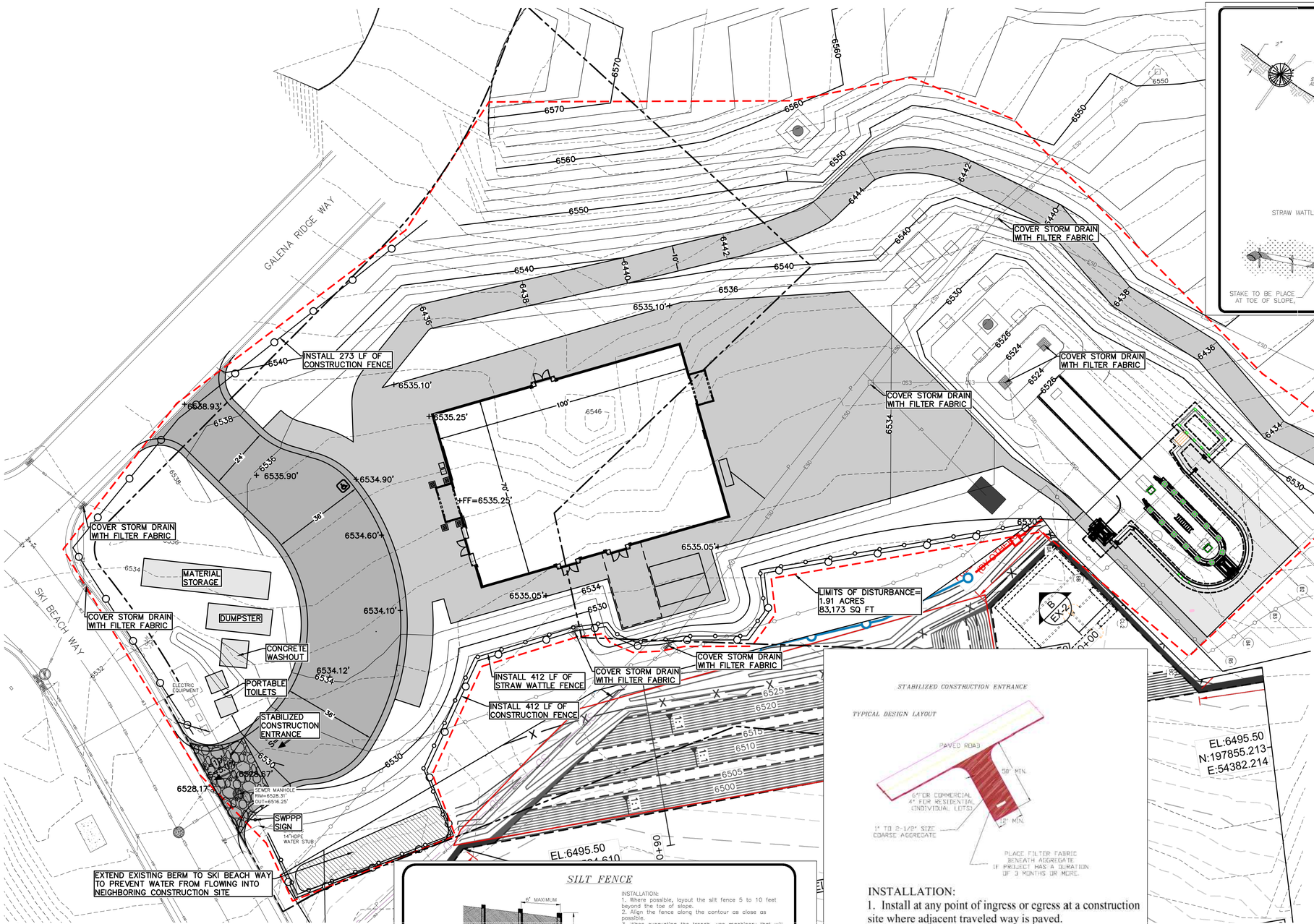
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: THOMAS VAUGHN 4/9/25
DESIGNED BY:
CHECKED BY: MICHAEL DEMKOWICZ 4/9/25
PROJECT No.: 14-8-23

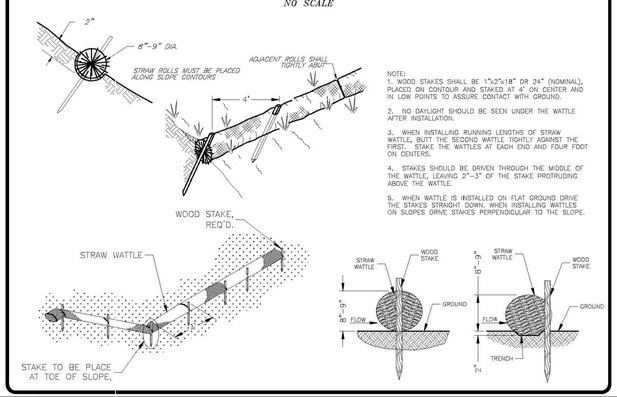
SEAL

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
04/09/2025
STATE OF UTAH

SHEET
C-003

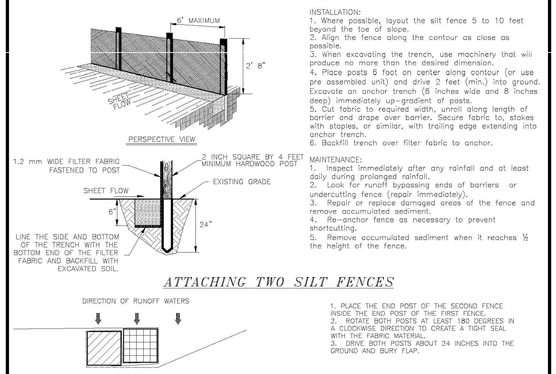


STRAW WATTLE DETAIL
NO SCALE



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

SILT FENCE



INSTALLATION:
1. Where possible, layout the silt fence 5 to 10 feet beyond the toe of slope.
2. Align the fence along the contour as close as possible.
3. When excavating the trench, use machinery that will produce no more than the desired dimension.
4. Place posts 6 foot on center along contour (or use pre assembled unit) and drive 2 feet (min.) into ground. Excavate an anchor trench (8 inches wide and 8 inches deep) immediately up-gradient of posts.
5. Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to, stakes with staples, or similar, with trailing edge extending into anchor trench.
6. Backfill trench over filter fabric to anchor.

MAINTENANCE:
1. Inspect immediately after any rainfall and at least daily during prolonged rainfall.
2. Look for runoff bypassing ends of barriers or undercutting fence (repair immediately).
3. Repair or replace damaged areas of the fence and remove accumulated sediment.
4. Re-anchor fence as necessary to prevent shortcutting.
5. Remove accumulated sediment when it reaches ½ the height of the fence.

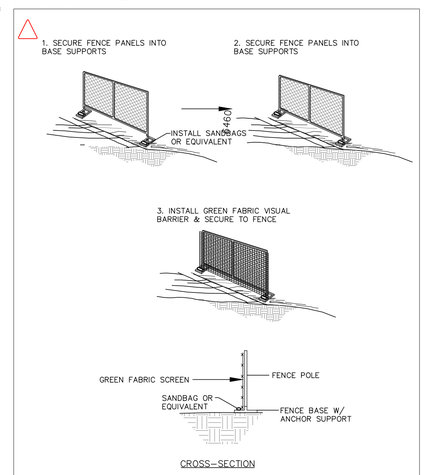
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS ABOUT 24 INCHES INTO THE GROUND AND BURY FLAP.

STABILIZED CONSTRUCTION ENTRANCE

TYPICAL DESIGN LAYOUT

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

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



STANDARD DRAWING | CHAIN-LINK FENCE DETAIL
ALLIANCE ENGINEERING | dtl\parkcity\chain-link fence

20' 0 20' 40'

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTE:
1. THERE WILL BE NO PERMANENT LANDSCAPING. IN ALL DISTURBED AREAS, THE CONTRACTOR MUST ADD 6" OF TOPSOIL AND HYDROSEED.

FILE PATH: X:\WasatchCounty\dwg\Mayflower 2023\Mayflower Lifts\LOT 24.dwg

DATE	DESCRIPTION

CMP/SWPPP

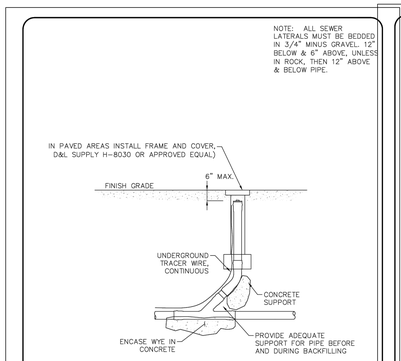
LOT 24
DVEE PLAT A

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: THOMAS VAUGHN 4/9/25
DESIGNED BY:
CHECKED BY: MICHAEL DEMKOWICZ 4/9/25
PROJECT No.: 14-8-23

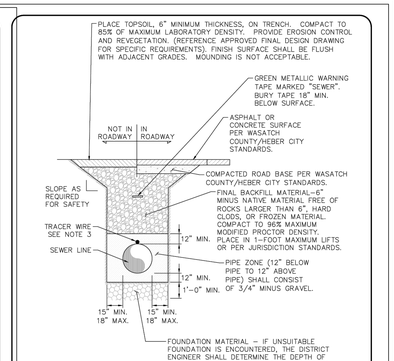
SEAL
REGISTERED PROFESSIONAL ENGINEER No. 4857264 MICHAEL DEMKOWICZ 04/09/2025 STATE OF UTAH

SHEET
C-004



FOR DETAILED INFORMATION SEE SPECIFICATION

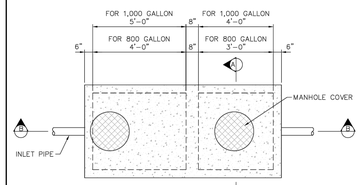
JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	SANITARY SEWER CLEANOUT IN PAVED AREAS	DWG. 300.17



NOTES:
1. SEE SPECIFICATIONS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. BACKFILL UNDER WALKS, TRAILS, ETC. SHALL BE STRUCTURAL FILL COMPACTED TO 96% OF MAXIMUM MODIFIED PROCTOR DENSITY.
3. TRACER WIRE SHALL BE #12 GAUGE, 600 VOLT COPPER WIRE. PVC JACKETED FOR UNDERGROUND SERVICES. PROVIDE SURFACE CONNECTIONS AT ALL CLEANOUTS AND MANHOLES. SECURE WIRE TO PIPE WITH TAPE EVERY 10 FEET. WIRE CONTINUITY WILL BE RESPONSIBILITY OF CONTRACTOR AND DEMONSTRATED TO DISTRICT PRIOR TO ACCEPTANCE. CONTRACTOR SHALL FIX ANY DAMAGED WIRE TO THE SATISFACTION OF THE DISTRICT.

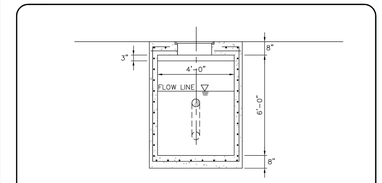
JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	SEWER LINE TRENCH DETAIL	DWG. 300.1

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
3. CONCRETE COVER OVER REINFORCING STEEL SHALL BE A MINIMUM OF 1 1/2".
4. STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CRITERIA:
   A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PCF PLUS TRUCK SURCHARGE.
   B) DESIGN SURCHARGE LOADING: AASHTO H-20 TRUCK LOAD.
6. PIPING PER DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
7. THE MANHOLE FRAME & COVER SHALL BE A TRAFFIC TYPE CASTING FOR H-20 TRUCK LOAD.
8. COVERS SHALL BE CIRCULAR AND SHALL BE SOLID WITH PICK HOLES FOR REMOVAL
9. THE INLET PIPE SHALL BE ONE INCH HIGHER THAN THE OUTLET PIPE.
10. PLUMBING ON THE UPSTREAM SIDE OF THE GREASE INTERCEPTOR SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS.
11. SANITARY WASTES SHALL NOT BE PLUMBED TO GREASE INTERCEPTOR.
12. WHERE THE SEWER LINE ALREADY EXISTS, THE SEWER INVERT INTO AND OUT OF THE INTERCEPTOR MAY BE 4"-0" ABOVE THE TANK FLOOR.

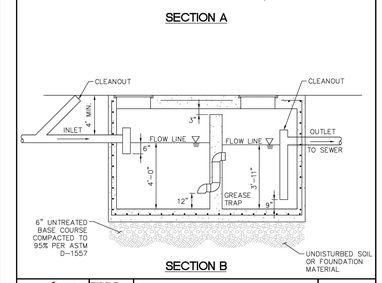


PLAN

JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	GREASE INTERCEPTOR	DWG. 300.18



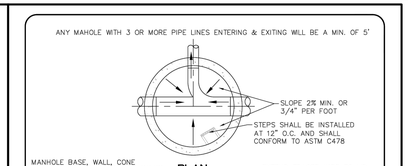
SECTION A



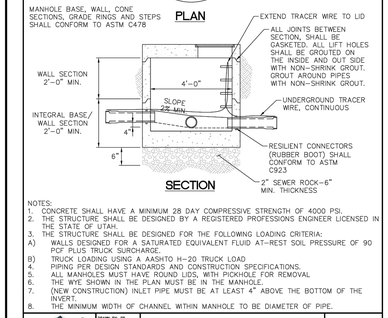
SECTION B

JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	GREASE INTERCEPTOR	DWG. 300.18A

ANY MAHOLE WITH 3 OR MORE PIPE LINES ENTERING & EXITING WILL BE A MIN. OF 5'



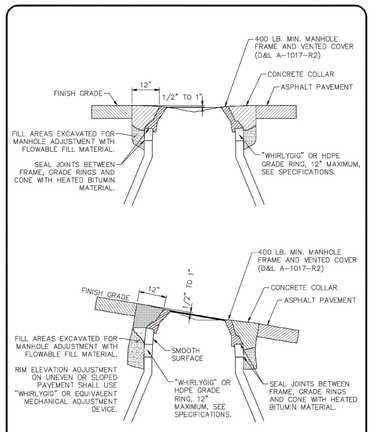
PLAN



SECTION

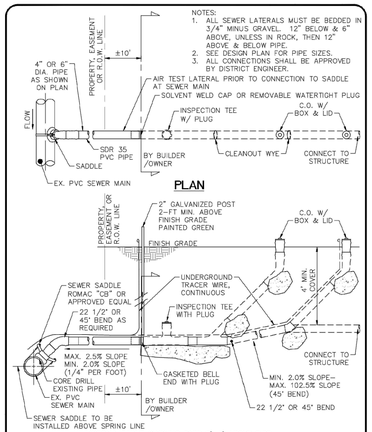
NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONS ENGINEER LICENSED IN THE STATE OF UTAH.
3. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CRITERIA:
   A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PCF PLUS TRUCK SURCHARGE.
   B) TRUCK LOADING USING A AASHTO H-20 TRUCK LOAD
4. PIPING PER DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. ALL MANHOLES MUST HAVE ROUND LIDS, WITH PICKHOLE FOR REMOVAL
6. THE WYE SHOWN IN THE PLAN MUST BE IN THE MANHOLE.
7. (NEW CONSTRUCTION) INLET PIPE MUST BE AT LEAST 4" ABOVE THE BOTTOM OF THE INVERT.
8. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.

JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	CIRCULAR SAMPLING MANHOLE LESS THAN 6 FEET DEEP	DWG. 300.19



JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	MANHOLE ADJUSTMENT WITHIN PAVEMENT	DWG. 300.7

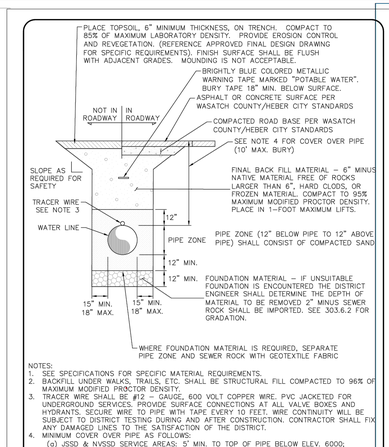
NOTES:
1. ALL SEWER LATERALS MUST BE BEDDED IN 3/4" MINUS GRAVEL. 12" BELOW & 6" ABOVE, UNLESS IN ROCK, THEN 12" ABOVE & BELOW PIPE.
2. SEE DESIGN PLAN FOR PIPE SIZES.
3. ALL CONNECTIONS SHALL BE APPROVED BY DISTRICT ENGINEER.



PROFILE

JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	LATERAL CONNECTION TO EXISTING SEWER LINE	DWG. 300.15

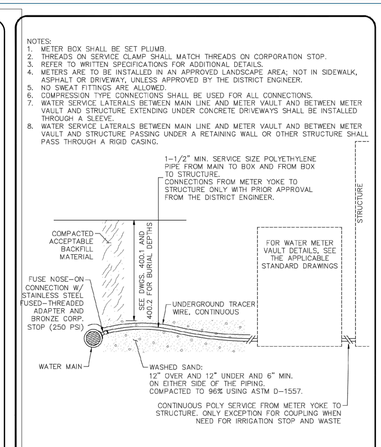
PLACE TOPSOIL, 6" MINIMUM THICKNESS, ON TRENCH. COMPACT TO 85% OF MAXIMUM LABORATORY DENSITY. PROVIDE EROSION CONTROL AND REVEGETATION. (REFERENCE APPROVED FINAL DESIGN DRAWING FOR SPECIFIC REQUIREMENTS). FINISH SURFACE SHALL BE FLUSH WITH ADJACENT GRADES. MOUNDING IS NOT ACCEPTABLE.



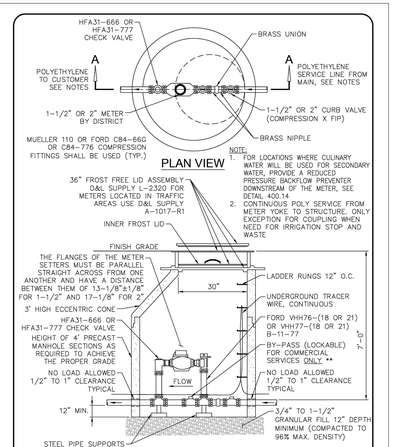
NOTES:
1. SEE SPECIFICATIONS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. BACKFILL UNDER WALKS, TRAILS, ETC. SHALL BE STRUCTURAL FILL COMPACTED TO 96% OF MAXIMUM MODIFIED PROCTOR DENSITY.
3. TRACER WIRE SHALL BE #12 - GAUGE, 600 VOLT COPPER WIRE. PVC JACKETED FOR UNDERGROUND SERVICES. PROVIDE SURFACE CONNECTIONS AT ALL VALVE BOXES AND HYDRANTS. SECURE WIRE TO PIPE WITH TAPE EVERY 10 FEET. WIRE CONTINUITY WILL BE SUBJECT TO DISTRICT TESTING DURING AND AFTER CONSTRUCTION. CONTRACTOR SHALL FIX ANY DAMAGED LINES TO THE SATISFACTION OF THE DISTRICT.
4. MINIMUM COVER OVER PIPE AS FOLLOWS:
   (a) JSSD & NVSSD SERVICE AREAS: 5' MIN. TO TOP OF PIPE BELOW ELEV. 6000; 7' MIN.TO TOP OF PIPE ABOVE ELEV. 6000
   (b) TCSSD SERVICE AREA: 5' MIN. TO TOP OF PIPE

JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	WATER LINE TRENCH DETAIL	DWG. 400.1

NOTES:
1. METER BOX SHALL BE SET PLUMB.
2. THREADS ON SERVICE CLAMP SHALL MATCH THREADS ON CORPORATION STOP.
3. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL DETAILS.
4. METERS ARE TO BE INSTALLED IN AN APPROVED LANDSCAPE AREA; NOT IN SIDEWALK, ASPHALT OR DRIVEWAY, UNLESS APPROVED BY THE DISTRICT ENGINEER.
5. NO SWEAT FITTINGS ARE ALLOWED.
6. COMPRESSION TYPE CONNECTIONS SHALL BE USED FOR ALL CONNECTIONS.
7. WATER SERVICE LATERALS BETWEEN MAIN LINE AND METER VAULT AND BETWEEN METER VAULT AND STRUCTURE EXTENDING UNDER CONCRETE DRIVEWAYS SHALL BE INSTALLED THROUGH A SLEEVE.
8. WATER SERVICE LATERALS BETWEEN MAIN LINE AND METER VAULT AND BETWEEN METER VAULT AND STRUCTURE PASSING UNDER A RETAINING WALL OR OTHER STRUCTURE SHALL PASS THROUGH A RIGID CASING.



JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	WATER SERVICE CONNECTION HDPE WATER MAIN	DWG. 400.3A



PLAN VIEW

NOTE:
1. FOR LOCATIONS WHERE CULINARY WATER WILL BE USED FOR SECONDARY WATER, PROVIDE A REDUCED PRESSURE BACKFLOW PREVENTER DOWNSTREAM OF THE METER, SEE DETAIL 400.14
2. CONTINUOUS POLY SERVICE FROM METER YOKE TO STRUCTURE. ONLY EXCEPTION FOR COUPLING WHEN NEED FOR IRRIGATION STOP AND WASTE

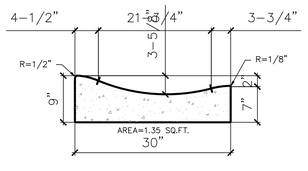
SECTION A

JORDANVILLE — DRAWN BY: SP, CHECKED BY: SJ, REV DATE: NOV. 2022	METER VAULT DETAIL 1-1/2" OR 2" METER	DWG. 400.6

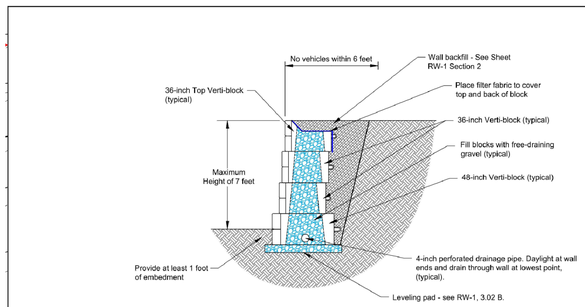
NOTE:
THE MAXIMUM DISTANCE BETWEEN TOOLED CONTROL JOINTS IS TEN (10) FEET.

THE MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS IS FIFTY (50) FEET.

THE ABOVE CONDITIONS APPLY TO ALL METHODS OF PLACING CONCRETE INCLUDING PAVING MACHINES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.



STANDARD DRAWING	30" ROLL GUTTER DETAIL
	DTL\ParkCity\30in Roll Gutter



NOTE: Contractor to verify wall location and elevations at the time of construction.

REV	DATE	BY	CHK

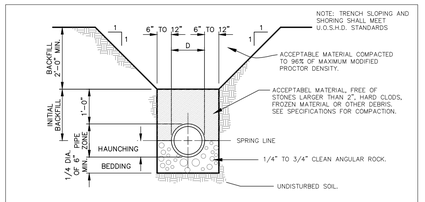
REVISIONS

AGEC — Applied Geotechnical Engineering Consultants, Inc. 600 West Sandy Parkway Sandy, Utah 84070 (801)566-6399 Fax: (801)566-6493

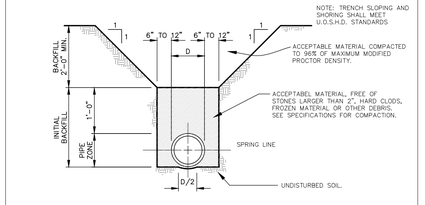
MAYFLOWER RESORT
TYPICAL GRAVITY RETAINING WALLS
VERTI-BLOCK RETAINING WALLS
TYPICAL 8-FOOT RETAINING WALL LAYOUT - TRAFFIC ABOVE

DESIGNED BY:	SDA
DRAWN BY:	DRH
CHECKED BY:	SD
SCALE:	NONE
DATE:	4/8/2024
PROJECT NUMBER:	1210799
REVISION:	0

Sheet No. RW-3



CLASS 'A' BEDDING AND INITIAL BACKFILL
* FOR RIGID PIPE IN UNSUITABLE SUBGRADE
* FOR FLEXIBLE PIPE IN ANY SUBGRADE



CLASS 'A' BEDDING AND INITIAL BACKFILL
* FOR RIGID PIPE IN SUITABLE SUBGRADE

FOR DETAILED INFORMATION SEE SPECIFICATIONS.

STANDARD DRAWING 702-A	BEDDING AND BACKFILL DETAIL STORM DRAIN OR SEWER LINES
PARK CITY MUNICIPAL CORP.	DTL\PARKCITY\702-A

	DATE	DESCRIPTION

DETAILS

LOT 24
DVEE PLAT A

ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: THOMAS VAUGHN 4/9/25
DESIGNED BY:
CHECKED BY: MICHAEL DEMKOWICZ 4/9/25
PROJECT No.: 14-8-23

SEAL

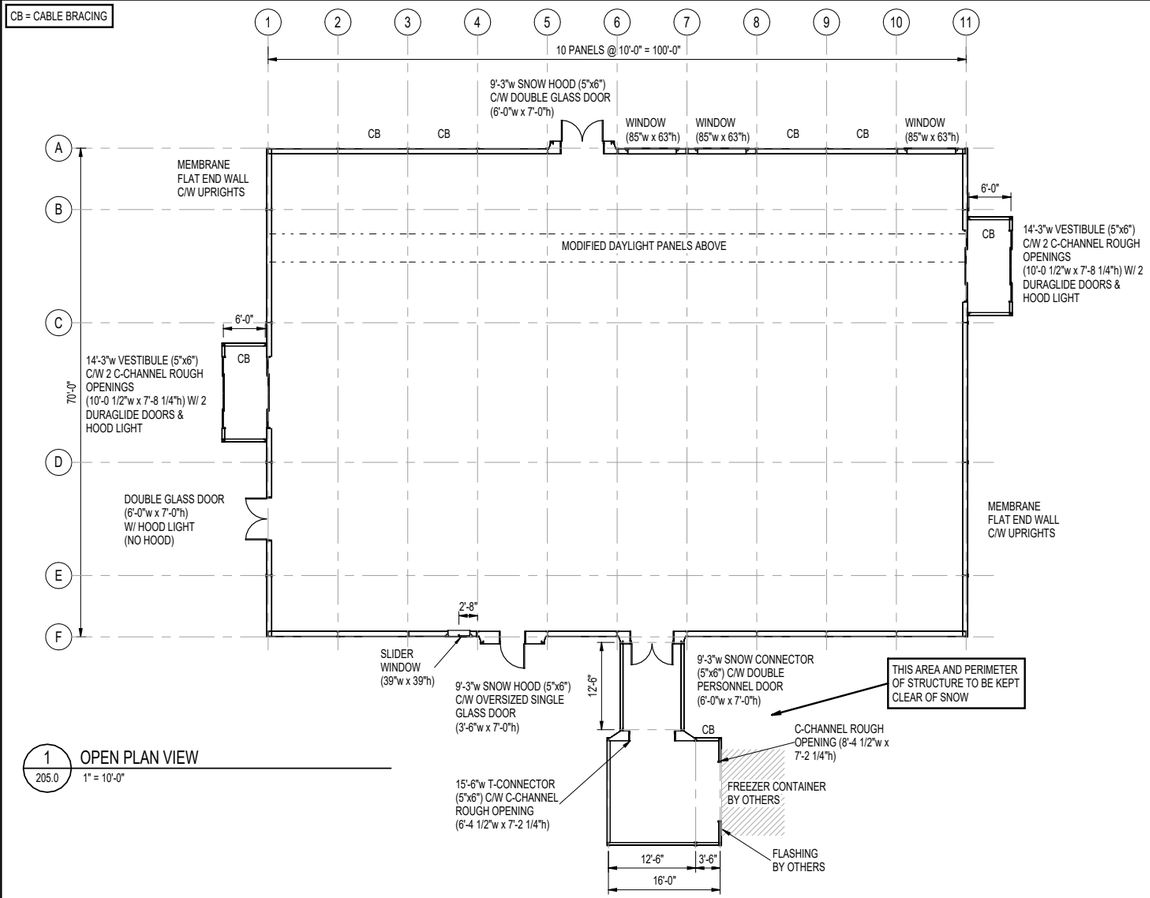
REGISTERED PROFESSIONAL ENGINEER No. 4857264 MICHAEL DEMKOWICZ 04/09/2025 STATE OF UTAH

SHEET
C-005

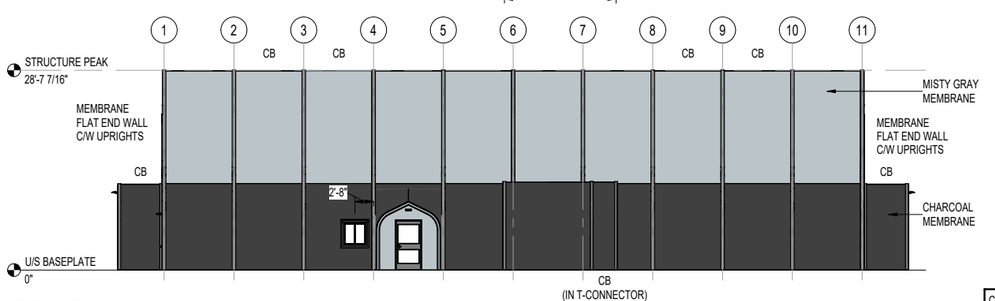
FILE PATH: X:\WasatchCounty\dwg\Mayflower 2023\Mayflower Lifts\LOT 24.dwg

ARCHITECTURAL PLANS

CB = CABLE BRACING

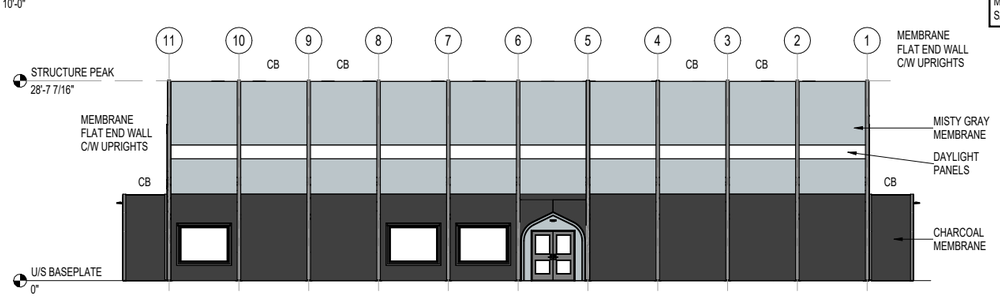


1 OPEN PLAN VIEW
205.0 1" = 10'-0"

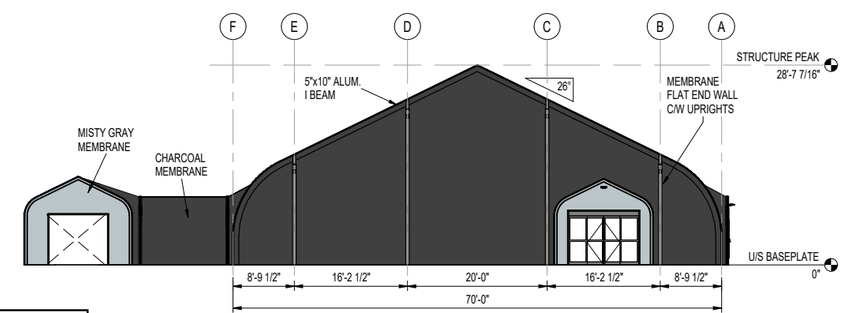


2 FRONT ELEVATION
205.0 1" = 10'-0"

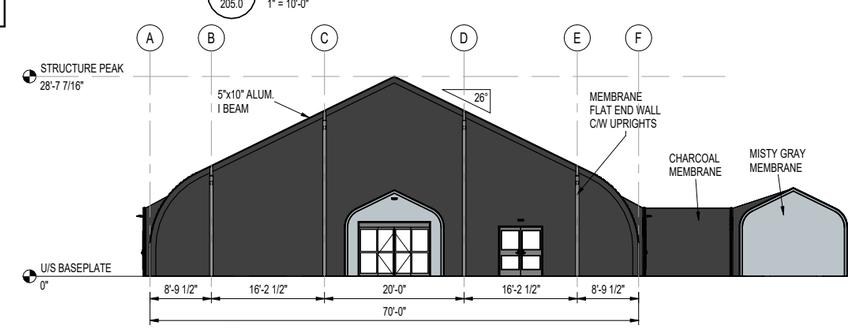
COLORS ON THESE ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING ON PRINTER OR MONITOR. PLEASE REFER TO MEMBRANE SAMPLES FOR ACTUAL COLORS.



3 REAR ELEVATION
205.0 1" = 10'-0"



4 RIGHT ELEVATION
205.0 1" = 10'-0"



5 LEFT ELEVATION
205.0 1" = 10'-0"

PERSONNEL DOORS

CATEGORY	TYPE	HOOD WIDTH	BEAM	DOOR SIZE	COMMENT	SWING	COUNT
FLAT END	DGD			6'-0"w x 7'-0"h		STANDARD	1
HOOD	DGD	9'-3"	5"x6"	6'-0"w x 7'-0"h		STANDARD	2
HOOD	DPD	9'-3"	5"x6"	6'-0"w x 7'-0"h		STANDARD	1
<varies>	RO			<varies>w x <varies>h			5

ACCESSORIES

CATEGORY	TYPE	SIZE	COMMENT	COUNT
LIGHTING	HOOD LIGHT		LED	5
WINDOW	PANEL	7'-1"w x 5'-3"h		3
WINDOW	PANEL	3'-3"w x 3'-3"h	SLIDER	1

DRAWING APPROVAL

☐ APPROVED
☐ APPROVED W/ CHANGES NOTED

CONFIRMATION OF DESIGN LOADS AT SITE PER THE LOCAL BUILDING DEPT.

SIGNATURE: ____________________

DATE: ____________________

BUILDING CODE w/ YEAR: ____________________

WIND LOAD: ____________________

EXPOSURE: __________ RISK: __________

SNOW LOAD: ____________________

SPRUNG® STRUCTURES

TOLL FREE: 1-800-528-9899
(403) 601-2292 www.sprung.com

GENERAL NOTES:

1. ALL PERSONNEL DOORS C/W PANIC HARDWARE & HOODS, AS NOTED.
2. STRUCTURE TO BE INSULATED WITH FIBERGLASS BATT INSULATION C/W INNER LINER, TO PEAK.
3. INNER & OUTER MEMBRANE TO BE FINISHED TO CONCRETE USING ALUM. FLAT BAR.
4. STRUCTURE MEMBRANE MEETS: NFPA 701, CALIFORNIA STATE FIRE MARSHAL, ASTM E84, CAN/ULC-S-109 & CAN/ULC-S-102 SPECIFICATIONS.
5. THIS STRUCTURE IS DESIGNED TO SHED/RELEASE SNOW. THE PERIMETER OF THE STRUCTURE SHALL BE KEPT CLEAR.
6. WHEN DESIGNING A HEATING, VENTILATION OR AIR CONDITIONING SYSTEM FOR ANY TYPE OF BUILDING, IT IS IMPORTANT TO ENSURE THAT THIS SYSTEM INTAKES MORE AIR THAN IS BEING EXHAUSTED AT ANY GIVEN TIME. THIS PROCESS WILL RESULT IN A POSITIVE PRESSURE BEING MAINTAINED. CONVERSELY, IF NEGATIVE PRESSURE EXISTS WITHIN THE STRUCTURE, IT WILL BE DIFFICULT TO OPEN DOORS AND MOISTURE WILL BE DRAWN INTO THE STRUCTURE.
7. ALL INTERIOR WALLS & PARTITIONS (IF APPLICABLE) TO BE FREE STANDING & INDEPENDENT OF SPRUNG STRUCTURE.
8. STRUCTURE IS DESIGNED TO SUPPORT AN EQUALLY DISTRIBUTED & BALANCED UTILITY LOAD OF 2 PSF (0.1 kPa). THIS MAY BE COMPRISED OF, BUT NOT LIMITED TO, ITEMS SUCH AS SPRINKLER LINES, HVAC DUCTS, ELECTRICAL, LIGHTING, FANS, CEILING GRIDS, AUDIO-VISUAL EQUIPMENT, ETC.. SEE UTILITY LOAD LETTER FOR MORE INFORMATION.

DESIGN LOADS

LOCATION: PARK CITY, UT
BUILDING CODE: IBC 2021
WIND SPEED: 115 mph 3 SEC GUST
RISK CATEGORY: II EXPOSURE: C
GROUND SNOW LOAD: 90 psf
(SEE SNOW SHED REPORT)

DEER VALLEY RESORT

70' - 0" x 100' - 0"
GUEST SERVICES

PARK CITY, UTAH, UNITED STATES

REV.	MM/DD/YY	BY	DESCRIPTION
2	03/26/25	BP	REVISE MEMBRANE COLOR, ADD WINDOWS & DAYLIGHTS
3	04/04/25	PD	REVISE MEMBRANE COLOR
4	04/07/25	PD	REVISE CONNECTOR
5	04/08/25	DH	REVISE CONNECTOR & DGD
6			
7			
8			

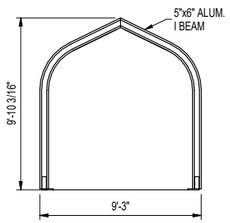
FLOOR PLAN & ELEVATIONS

DATE: 03/07/2025
DRAWN BY: D. HUDAK

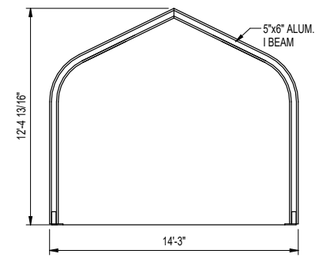
R25-205.0

SIGNATURE SERIES

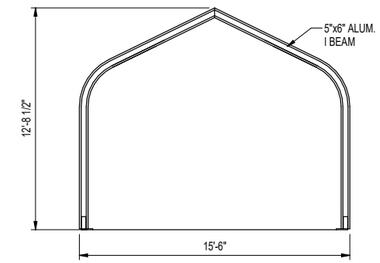
I:\2025 Drawings-Full Size\R25-200\R25-205-R5.rvt
4/8/2025 1:30:41 PM



1 / 205.1 SECTION 9'-3" SNOW HOOD & CONNECTOR (5x6)
1/4" = 1'-0"

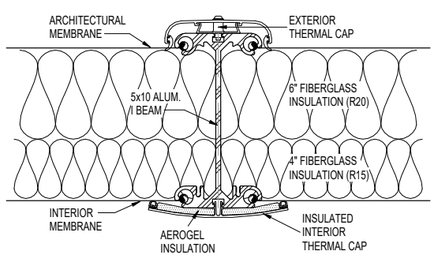


2 / 205.1 SECTION 14'-3" VESTIBULE (5x6)
1/4" = 1'-0"

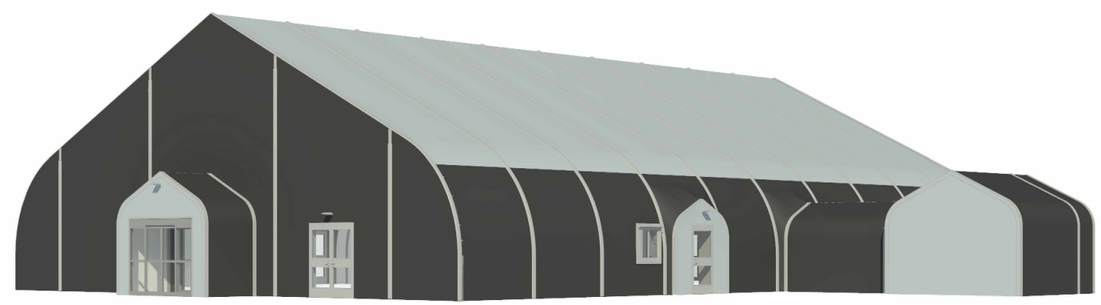


3 / 205.1 SECTION 15'-6" CONNECTOR (5x6)
1/4" = 1'-0"

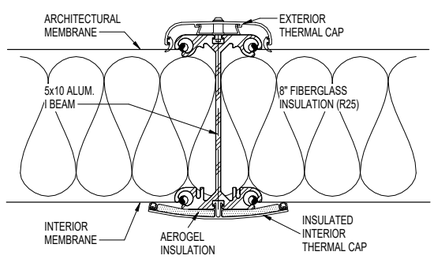
COLORS ON THESE ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING ON PRINTER OR MONITOR. PLEASE REFER TO MEMBRANE SAMPLES FOR ACTUAL COLORS.



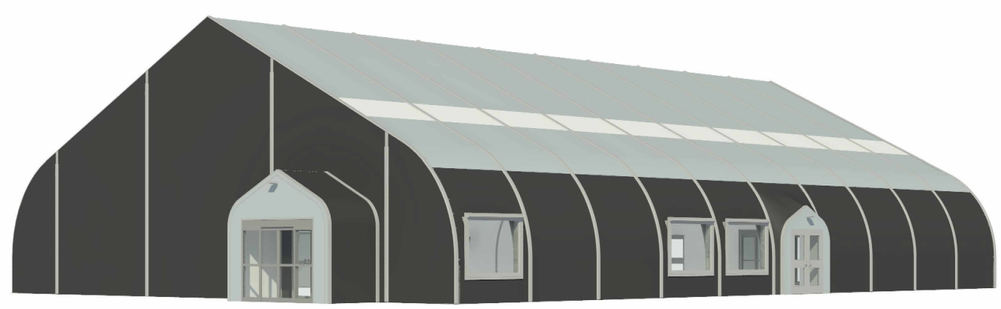
4 / 205.1 5"x10" INS. BEAM SECTION (DUAL LAYER & INS. INTERIOR CAP)
3" = 1'-0"



5 / 205.1 EXTERIOR VIEW RENDER 1



6 / 205.1 5x10 INSULATED BEAM SECTION (INS. INTERIOR CAP)
3" = 1'-0" CABLE BRACED PANELS & FLAT ENDS



7 / 205.1 EXTERIOR VIEW RENDER 2

SIGNATURE SERIES

sprung STRUCTURES
TOLL FREE: 1-800-528-9899
(403) 601-2292 www.sprung.com

DEER VALLEY RESORT

70' - 0" x 100' - 0"
GUEST SERVICES
PARK CITY, UTAH, UNITED STATES

REV.	MM/DD/YY	BY	DESCRIPTION
2	03/26/25	BP	REVISE MEMBRANE COLOR, ADD WINDOWS & DAYLIGHTS
3	04/04/25	PD	REVISE MEMBRANE COLOR
4	04/07/25	PD	REVISE CONNECTOR
5	04/08/25	DH	REVISE CONNECTOR & DGD
6			
7			
8			

SECTIONS & DETAILS

DATE: 03/07/2025
DRAWN BY: D. HUDAK

R25-205.1

V2010 Drawing Id: 25-205 Size:42X30 Rev:25-205-R01-r1
4/8/2025 1:35:42 PM