MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
September 16, 2025

STAFF REPORT

Agenda Item: #2
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Velvaere Adventure Center Site Plan

Location: The Velvaere Adventure Center is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 at exit 8, located just north of the existing Mayflower Village development and just south of the existing Pioche Village development, in the northwest section of Wasatch County.

Applicant: Magleby Development

Representative: Krystopher Gardner, Magleby Development

Entitlement: Site Plan review as set forth in Section 2.03 (Site Plan) of the MIDA Development Standards and Guidelines as amended on June 24, 2025.

Recommendation: Staff recommends the MIDA DRC approve the Velvaere Adventure Center 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 requires Site Plan approval before any construction on any property within the MIDA Control Area. To meet this requirement, the Applicant (Magleby) has submitted the Site Plan for the Velvaere Adventure Center within the Velvaere Subdivision. The Velvaere Subdivision Plat received recommended approval from the DRC on June 14, 2022 with MIDA Board approval received on June 21, 2022. Earlier this year (May), the DRC gave site plan approval for the Velvaere Gatehouse, which is currently under construction, and gave site plan approval for the Velvaere Wellness Center in October 2024. The Applicant is now requesting site plan approval from the DRC for the Adventure Center.

Project Description:
The Velvaere Adventure Center is a 3 story approximately 12,200 SF (gross) recreational facility located at the end of Marka Place and Dromen Court in the greater Velvaere development. The top level is accessed from Marka Place with the bottom level being accessed from Dromen Court. The Adventure Center includes various seasonal activities for both warm and cold months. Outdoor amenities include a pool, hot spa, grotto, pool café, and fireplaces. Indoor amenities include lockers, a game lounge, a golf lounge, gathering and dining spaces, with the bottom level catering to skiing with a ski in/out entry, lounge, and lockers. The Adventure Center does reside amongst surrounding residential homes (townhomes) to the west, north, and east on both Sonder Way and Dromen Court.

Analysis:
The site plan application for the Velvaere Adventure Center Site Plan was evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Development Standards and Guidelines. The Applicant has generally provided all of the required information. A general discussion of the major considerations is included below.

2.03.B.2.a.1 – Snow Storage:

- Specific snow storage areas are identified on C2.75. These areas are in various locations around the edges of the parking lot accessed on Marka Place.

2.07 – Infrastructure Improvements:

- There are numerous walls to allow for the building and access on Marka Place. These walls that are not associated with the building will need to be permitted through MIDA's Infrastructure Permit process.

4.03.D – Building Height:

- At 3 stories, the Adventure Center is well within the allowed height for commercial buildings and nicely banked into the hillside to minimize the vertical impact on the site.

4.04.E – Hike/Bike Trails:

- A pedestrian connection is proposed connecting Sonder Way through the site to the adjacent ski run/lift.

4.05.F – Parking Graphs and Charts:

- The Development Standards and Guidelines require dedicated parking for commercial uses. Per staff's interpretation of the Development Standards and Guidelines, 2 spaces are required for the Adventure Center (.25 per 2,000 SF). 41 spaces have been provided (31 from Marka Place and 10 from Drommen Court).

4.09.F – Fences:

- A 6’ solid wood privacy fence is proposed along the downhill side of the Marka Place parking lot to prevent car headlights shining onto the backs of the adjacent townhome lots on Drommen Court.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC approve the Velvaere Adventure Center Site Plan subject to site plan approval being issued upon completion of the following conditions:

1) All final engineering comments be resolved and signed off by the MIDA review engineer through the Infrastructure Permit process.

CIVIL AND LANDSCAPE PLANS

SITE & GRADING PLANS

FOR

VELVAERE ADVENTURE CENTER

10094 NORTH MARKA PLACE; PARK CITY, UT 84060
SECTION 24 TOWNSHIP 2 SOUTH, RANGE 4 EAST
WASATCH COUNTY, UTAH

SHEET INDEX	
SHEET	TITLE
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS
C1.50	DEMOLITION PLAN
C2.00	SITE PLAN
C2.50	FIRE ACCESS EXHIBIT
C2.75	SNOW EXHIBIT
C3.00	UTILITY PLAN
C4.00	GRADING PLAN
C4.01	ADA GRADING
C4.02	WALL PROFILES
C4.03	WALL PROFILES
C5.00	EROSION CONTROL PLAN
C6.00	DETAILS
C6.01	DETAILS
C6.02	DETAILS
C6.03	DETAILS

SITE DETAILS:

DISTURBED AREA = 76055.28 SF = 1.75 AC
AREA ASPHALT = 19800.35 SF
AREA BUILDING = 9463.23 SF
AREA LANDSCAPING = 36275.14 SF
PARKING PROVIDED = 45
ADA STALLS = 4

VICINITY MAP

NOT TO SCALE

NORTH

BASIS OF BEARING

SOUTH 89°49'08" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

BENCHMARK

FROM SURVEY

LEGAL DESCRIPTION

FROM SURVEY

SURVEY CONTROL NOTES

1. PROJECT COORDINATES WERE COMPUTED FROM A MODIFIED STATE PLANE (UTAH NORTH ZONE 4301) US FOOT.
2. PROJECT COORDINATES HAVE BEEN GENERATED BY A STATIC SURVEY. ALL COORDINATES LISTED IN THESE TABLES ARE PROJECT BASED COORDINATES.
3. COMBINED SCALE FACTOR = 1.0003115570
4. GEOID MODEL = 12A
5. LOCAL SITE
   LATITUDE N41°05'28.79067"
   LONGITUDE W111°46'39.4603"
   HEIGHT 5640.67'
6. FALSE NORTHING OFFSET: 3,000,000.00
   FALSE EASTING OFFSET: 1,000,000.00

CONSULTANTS

PROPERTY OWNER:
IEG PIOCHE, LLC
1291 W. CENTER ST.
LINDON, UT 84042
CONTACT: NATHAN BEAN
PHONE: (720) 237-6555

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
1850 W. ASHTON BLVD. SUITE 150
LEHI, UT 84043
CONTACT: JORDAN SHEETS, P.E.
PHONE: (480) 543-9896

GEOTECHNICAL ENGINEER
AGEC
600 W SANDY PKWY
SANDY, UT 84070
CONTACT: SCOTT ANDERSON
PHONE: (801) 651-3864

SURVEYOR:
DIAMOND LAND SURVEYING
6891 S 700 W, SUITE 100
MIDVALE, UT 84047
CONTACT: JUSTYN BOBOWSKI
PHONE: (208) 329-6936

AGENCY CONTACTS

PLANNING
WASATCH COUNTY PLANNING
35 S 500 E
HEBER CITY, UT 84032
CONTACT:
PHONE: (435) 657-3205

ELECTRIC:
ROCKY MOUNTAIN POWER
1438 W. 2550 S.
OGDEN, UT 84401
CONTACT: RICHARD BARDAUSKAS
PHONE: (843) 610-5194

ENGINEERING:
WASATCH COUNTY ENGINEERING
25 N MAIN
HEBER CITY, UT 84032
CONTACT:
PHONE: (435) 657-3305

DESIGN SLOPES AND GRADES SHOWN ARE MAXIMUM ALLOWABLE SLOPES AND GRADES TO BE CONSTRUCTED. CONTRACTOR SHALL ENSURE THAT CONSTRUCTED SLOPES DO NOT EXCEED THE DESIGN SLOPES & GRADES SHOWN.

NO WETLAND IMPACT IS PROPOSED, HOWEVER A WETLAND IMPACT PERMIT WILL BE OBTAINED FROM THE UNITED STATES ARMY CORPS OF ENGINEERS FOR ANY TEMPORARY OR PERMANENT WETLANDS IMPACTED AS PART OF THIS PROJECT.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY WASATCH COUNTY, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE WASATCH COUNTY PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON 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. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE WASATCH COUNTY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WASATCH COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROGESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD DRAWING INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE WASATCH COUNTY PUBLIC WORKS INSPECTOR AT ALL TIMES. AS-BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
16. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 11:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES, REFERRING TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, AND UTILITY ENTRANCE LOCATIONS.
19. CONTRACTOR TO MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE VEGETATION THROUGH MAINTENANCE PERIOD.

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS 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.

NO.	DESCRIPTION	DATE
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

COVER SHEET

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C0.00

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Date: 9/2/2025 6:20 PM
Path: K:\UCO_CIVIL\VELVAERE ADVENTURE CENTER\CADD\PLANSHEETS\COVER SHEET.DWG
User: EDINGTON, JULIANNA

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   - (A) OBTAINING ALL REQUIRED PERMITS FROM MIDA AND JORDANELLE SPECIAL SERVICE DISTRICT, ENCROACHMENT PERMITS, AS REQUIRED BY WASATCH COUNTY, WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
   - (B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS.
   - (C) VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
   - (D) PROVIDING AS-BUILT DRAWINGS TO MIDA AND THE ENGINEER.
   - (E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION.
   - (F) SCHEDULING ALL REQUIRED INSPECTION.

SITE PLAN GENERAL NOTES

1. ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THE COVER SHEET OF THESE PLANS.
2. FEATURES REMOVED DURING MASS/DEMOLITION GRADING ARE SHOWN ON THE DEMOLITION PAGE.
3. ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS PUBLISHED BY FHWA.
4. SETBACKS/YARD REQUIREMENTS: THE FOLLOWING MINIMUM SETBACKS ARE REQUIRED UNLESS MODIFIED BY THE MIDA BOARD, AFTER A REVIEW AND RECOMMENDATION BY THE DRC:
   - A. FRONT YARD - TEN (10') FEET (UNLESS OTHERWISE REQUIRED BY STATE LAW);
   - B. SIDE YARD - EIGHT (8') FEET, EXCEPT IN THE CASE OF TOWNHOMES WHICH SHARE A COMMON WALL, IN WHICH CASE THE SIDE YARD MAY BE ZERO (0') FEET WHEN THE COMMON WALL IS LOCATED ON THE PROPERTY LINE;
   - C. REAR YARD - NONE, UNLESS OTHERWISE REQUIRED BY IBC OR STATE LAW;
   - D. ADJACENT TO SKI RUN - TWENTY (20') FEET.

GRADING PLAN GENERAL NOTES

1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTORS RESPONSIBILITY.
2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED TWO (2) HORIZONTAL TO ONE (1) VERTICAL, ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5 FEET OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE PROJECT SPECIFICATIONS AND IN THE SOILS REPORT.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, UTILITIES.
8. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUM SHOWN HEREON TO SET PROJECT BENCHMARKS(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
9. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
10. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH MIDA AND APWA SPECIFICATIONS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE PROJECT DRAWINGS AND SPECIFICATIONS ON THE SITE AT ALL TIMES.
11. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLANS AND SPECIFICATIONS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
12. ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF TOPSOIL PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.
13. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.
14. EXISTING GRADE CONTOUR INTERVALS ARE SHOWN AT 2 FOOT INTERVALS.
15. PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 2 FOOT INTERVALS.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. THE CONTRACTOR SHALL PREPARE AND ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING A CURRENT STORM WATER POLLUTION PREVENTION PLAN COMPLETE WITH ALL REQUIRED DOCUMENTATION ON SITE AT ALL TIMES.
18. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
19. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
20. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY ALLIANCE ENGINEERING. TOPOGRAPHIC INFORMATION IS TO BE CONSIDERED ACCURATE WITHIN ½ OF A CONTOUR INTERVAL PER THE STANDARD ESTABLISHED BY THE UNITES STATES NATIONAL MAY ACCURACY STANDARDS. TOPOGRAPHY REPRESENTS THE SURFACE AS FOUND AT THE TIME OF THE SURVEY. THE ENGINEER AND OWNER CANNOT GUARANTEE THAT THE TOPOGRAPHIC CONDITIONS AT THE TIME OF CONSTRUCTION ARE THE SAME AS AT THE TIME THE TOPOGRAPHIC MAP WAS PRODUCED. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE TOPOGRAPHY AT THE TIME OF BIDDING BY UTILIZING SPOT CHECKS THROUGHOUT THE SITE. IN THE EVENT THE CONTRACTOR DISAGREES WITH THE ACCURACY OF THE TOPOGRAPHY OR FINDS DISCREPANCIES, THEN IT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK. BY SUBMITTING AN EARTHWORK BID THE CONTRACTOR ACKNOWLEDGES THAT THEY HAVE VERIFIED THE ACCURACY OF THE TOPOGRAPHIC INFORMATION FOUND ON THESE PLANS AND TAKE NO EXCEPTION TO THE DATA PROVIDED.
21. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STRAW MATS TO ALL SLOPES 2H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOD OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)
22. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
23. SITE WORK SHALL MEET OR EXCEED MIDA SITE SPECIFICATIONS.
24. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4000 PSI.
25. CONTRACTOR MAY REFER TO GEOTECHNICAL REPORT BY IGES TITLED "GEOTECHNICAL & GEOLOGICAL HAZARD INVESTIGATION" DATED JANUARY 31, 2017.
26. SUBGRADE MATERIALS SHALL BE TESTED TO EVALUATE THE MECHANICAL STRENGTH OF THE PROPOSED ROADWAY SUBGRADE AFTER MASS GRADING BY CALIFORNIA BEARING RATIO (CBR) PENETRATION TESTS, THE FINAL DETERMINATION FOR STRUCTURAL PAVEMENT SECTION SHALL BE DETERMINED FOLLOWING AN EVALUATION OF THESE TEST RESULTS. MINIMUM COMPACTION FOR SUBRADE SHALL BE 95%.

UTILITY GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS, SPECIFICATIONS, AND PLANS.
2. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. TRENCH EXCAVATIONS WITHIN EXISTING RIGHT-OF-WAYS SHALL BE BACKFILLED WITH IMPORT MATERIALS CONSISTENT WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS FOR BACKFILL MATERIALS.
5. COMPACTION TESTING FOR ALL TRENCH EXCAVATIONS WILL BE REQUIRED AT EACH LIFT TO BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND MUST BE IN ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT (JSSD) STANDARDS AND SPECIFICATIONS. ON SITE MATERIAL SHALL MEET THE JSSD STANDARDS FOR TRENCH BACKFILL. IF ONSITE MATERIALS ARE NOT SUFFICIENT THEN CONTRACTOR SHALL IMPORT MATERIAL THAT MEETS SPECIFICATIONS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS.
8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS 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 APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
9. UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING BY JORDANELLE SPECIAL SERVICE DISTRICT.
10. CONTRACTOR SHALL NOTIFY THE JORDANELLE SPECIAL SERVICE DISTRICT ENGINEERING INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
11. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. EXISTING UTILITIES AND CONNECTIONS POINTS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS, SPECIFICATIONS AND PLANS, AS WELL AS THE DIVISION OF DRINKING WATER AND THE WASATCH COUNTY HEALTH DEPARTMENT.
14. MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478. CONCRETE BASES SHALL BE POURED IN PLACE OR PRECAST.
15. ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS. ANY UTILITY WORK PERFORMED IN EXISTING RIGHT-OF-WAYS WILL REQUIRE PERMITS FROM JSSD AND MIDA AND SHALL BE COMPLETED IN ACCORDANCE WITH JSSD AND MIDA STANDARDS.
16. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLE RIMS AND COLLARS IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
17. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.
18. PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF THE ENGINEER. FAILURE TO OBTAIN PRIOR APPROVAL MAY REQUIRE THE REPLACEMENT OF THE PIPE AT THE CONTRACTOR'S EXPENSE AT THE DISCRETION OF THE ENGINEER, AND SHALL CONFORM TO THE MIDA AND JSSD STANDARDS, SPECIFICATIONS, AND PLANS. LENGTHS OF WATER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTERLINE TO CENTERLINE OF THE FITTING/BEND. LENGTHS OF STORM DRAIN AND SEWER PIPE ARE THE HORIZONTAL DISTANCES FROM THE INSIDE EDGE OF EACH ADJOINING STRUCTURE. THEREFORE LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING LENGTHS.
19. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18 -INCHES CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 50). MEASUREMENTS SHALL BE TAKE FROM EDGE TO EDGE. ALL CROSSINGS SHALL COMPLY WITH SECTION R309-550-7 OF THE UTAH ADMINISTRATION CODE.
20. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
21. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.
22. GRAVITY UTILITIES ARE TO BE CONSTRUCTED STARTING AT THE FARTHEST DOWNSTREAM POINT (I.E. POINT OF CONNECTION) AND PROGRESS UPSTREAM.
23. UTILITIES ARE TO BE INSTALLED IN THE FOLLOWING ORDER: (1) SEWER (2) WATER (3) STORM.
24. NORTHING AND EASTING CALLS ON MANHOLES AND CATCH BASINS REPRESENT CENTER OF RIM/GRATE.
25. ALL SEWER LATERAL STUBS AND SEWER MAIN LINE STUBS WILL BE MARKED WITH A 2" GALVANIZED PIPE FROM THE STUB TO 2 FEET ABOVE GRADE AND PAINTED GREEN.
26. MARK SANITARY SEWER SERVICE LATERALS AT THE TOP BACK OF CURB WITH LETTER "S" AND 2" GALVANIZED PIP PAINTED GREEN AT THE END OF EACH LATERAL.
27. MARK WATER SERVICE LATERALS AT TOP BACK OF CURB WITH LETTER "W".
28. ALL WATER INFRASTRUCTURE BURIED METAL APPURTENANCES SHALL BE ACCOMPANIED BY A 17 LB. SACRIFICIAL ANODE BAG WITH THERMITE WELDED CONNECTIONS, FULLY COATED WITH GREASE, AND WRAPPED WITH WAX TAPE COATING SYSTEM. WAX TAPE COATING SYSTEM TO BE APPROVED BY JSSD PRIOR TO INSTALLATION.
29. STAINLESS STEEL BOLTS SHALL BE REQUIRED FOR ALL WATER SYSTEM APPURTENANCES.

WATER GENERAL NOTES

1. CONTRACTOR SHALL LOCATE EXISTING VALVES PRIOR TO CONNECTION WITH THE EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE JORDANELLE SPECIAL SERVICE DISTRICT WATER DEPARTMENT.
2. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO PAVING.
3. ALL WATERLINE PIPING SHALL BE FUSED HDPE IPS TYPE 4710 DR-11 OR DR-9.
4. CONSTRUCT FLANGE CONNECTIONS BETWEEN VALVES AND FITTINGS FOR ALL CULINARY WATERLINES.
5. CONTRACTOR SHALL PROVIDE CULINARY WATER METER LATERALS, FIRE HYDRANT LATERALS AND FIRE LINE LATERALS. METERED CULINARY SERVICE IS NOT PERMITTED FROM PRIVATE FIRE LINE LATERALS.
6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO MIDA INSPECTOR PRIOR TO FINAL ACCEPTANCE.
7. AIR RELIEF/VACUUM VALVES SHALL BE INSTALLED AT HIGHPOINT LOCATIONS.
8. THRUST BLOCKS SHALL BE USED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
9. PROVIDE NO LESS THAN 7 FEET OF COVER OVER WATER MAINS.
10. WATER MAINS SHALL BE SEPARATED BY A MINIMUM OF 10 FEET HORIZONTALLY FROM STORM AND SANITARY SEWERS.
11. WATER MAINS SHALL CROSS SANITARY SEWER LINES WITH A MINIMUM VERTICAL CLEARANCE OF 18 INCHES AND AS CLOSE AS POSSIBLE TO A 90 DEGREE ANGLE.
12. ALL DUCTILE AND GRAY IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA STANDARDS: C-104 CEMENT MORTAR LINING, C-110 GRAY-IRON AND DUCTILE IRON JOINTS. ALL FITTINGS SHALL BE SEAL COATED WITH BITUMINOUS MATERIAL. ALL FITTINGS SHALL BE 350 PSI MINIMUM PRESSURE RATING.
13. ALL WATER LATERAL STUBS AND WATER MAINLINE STUBS WILL BE MARKED WITH A 2" GALVANIZED PIPE FROM THE STUB TO 2 FEET ABOVD GRADE AND PAINTED BLUE.
14. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2", HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.

STORM DRAIN GENERAL NOTES

1. ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MIDA STANDARDS, SPECIFICATIONS, AND PLANS.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS PRIOR TO CONNECTION OF NEW PIPES.
3. DISTANCES FOR STORM DRAIN ARE THE HORIZONTAL DISTANCES FROM INSIDE EDGE OF MANHOLE OR INLET TO INSIDE EDGE OF MANHOLE OR INLET. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT. CONSTRUCTION.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE COLLAR TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH MIDA STANDARDS, SPECIFICATIONS, AND PLANS. ALL MANHOLE RIMS, FRAMES, AND COLLARS SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
5. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO MIDA INSPECTOR PRIOR TO FINAL ACCEPTANCE.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. SEE SOILS REPORT PREPARED BY IGES TITLED "GEOTECHNICAL & GEOLOGICAL HAZARD INVESTIGATION" DATED JANUARY 31, 2017 FOR APPROXIMATE GROUNDWATER DEPTHS.
7. ALL STORM DRAIN MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LIDS. MANHOLE RIMS AND COLLARS IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. ALL STORM DRAIN LIDS SHALL BE LABELED "STORM DRAIN".
8. ALL STORM STRUCTURES SHALL HAVE , AT A MINIMUM, A 12-INCH SUMP TO CATCH AND TRAP SEDIMENT UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
10. STORM DRAINS SHALL BE BEDDED IN ACCORDANCE WITH MIDA STANDARDS AND SPECIFICATIONS (2017 APWA SPECIFICATIONS AND STANDARDS) AND PER MANUFACTURER'S SPECIFICATIONS.
11. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2", HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY. IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE PVC SDR-35. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM INSIDE EDGE OF MANHOLE TO INSIDE EDGE OF MANHOLE. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL RIMS, FRAMES, AND COLLARS SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.
6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY AND COMPACTION RESULTS SUBMITTED TO THE DESIGN ENGINEER AND TO MIDA INSPECTOR PRIOR TO FINAL ACCEPTANCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF ALL PROPOSED IMPROVEMENTS SHOWN.
9. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER CONNECTION AND PROVIDE AN AS-BUILT ELEVATION OF THE CONNECTION TO THE ENGINEER PRIOR TO ANY NEW CONSTRUCTION.
10. SANITARY SEWER PIPES SHALL BE BEDDED N ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS AND DETAILS CONTAINED IN THESE PLANS.
11. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
12. A MINIMUM OF FIVE FEET OF COVER WILL BE REQUIRED OVER ALL SEWER LINES.
13. BACK FILL ABOVE PIPE ZONE SHALL BE FREE OF ROCKS LARGER THAN 2", HARD CLODS OR FROZEN MATERIAL. COMPACT TO 95% OF MAXIMUM MODIFIED PROCTOR DENSITY, IF EXISTING MATERIAL CANNOT MEET COMPACTION REQUIREMENTS IMPORT MATERIAL MAY BE REQUIRED.
14. ALL SEWER LATERALS SHALL BE RUN AT 2% TO 10-FEET BEHIND THE CURB WITH 2-INCH GALVANIZED MARKER PIPE EXTENDING 2 FEET ABOVE GROUND PAINTED GREEN.

REVEGETATION GENERAL NOTES

1. ONTARIO WITHOUT FLOWERS AND ONTARIO WITH FLOWERS ARE THE SEED MIXES TO BE USED ON ALL AREAS TO BE REVEGETATED. SEE BELOW FOR SEED MIX COMPOSITION. CONTACT RYAN TIMONEY, GRANITE SEED COMPANY FOR MORE INFORMATION.

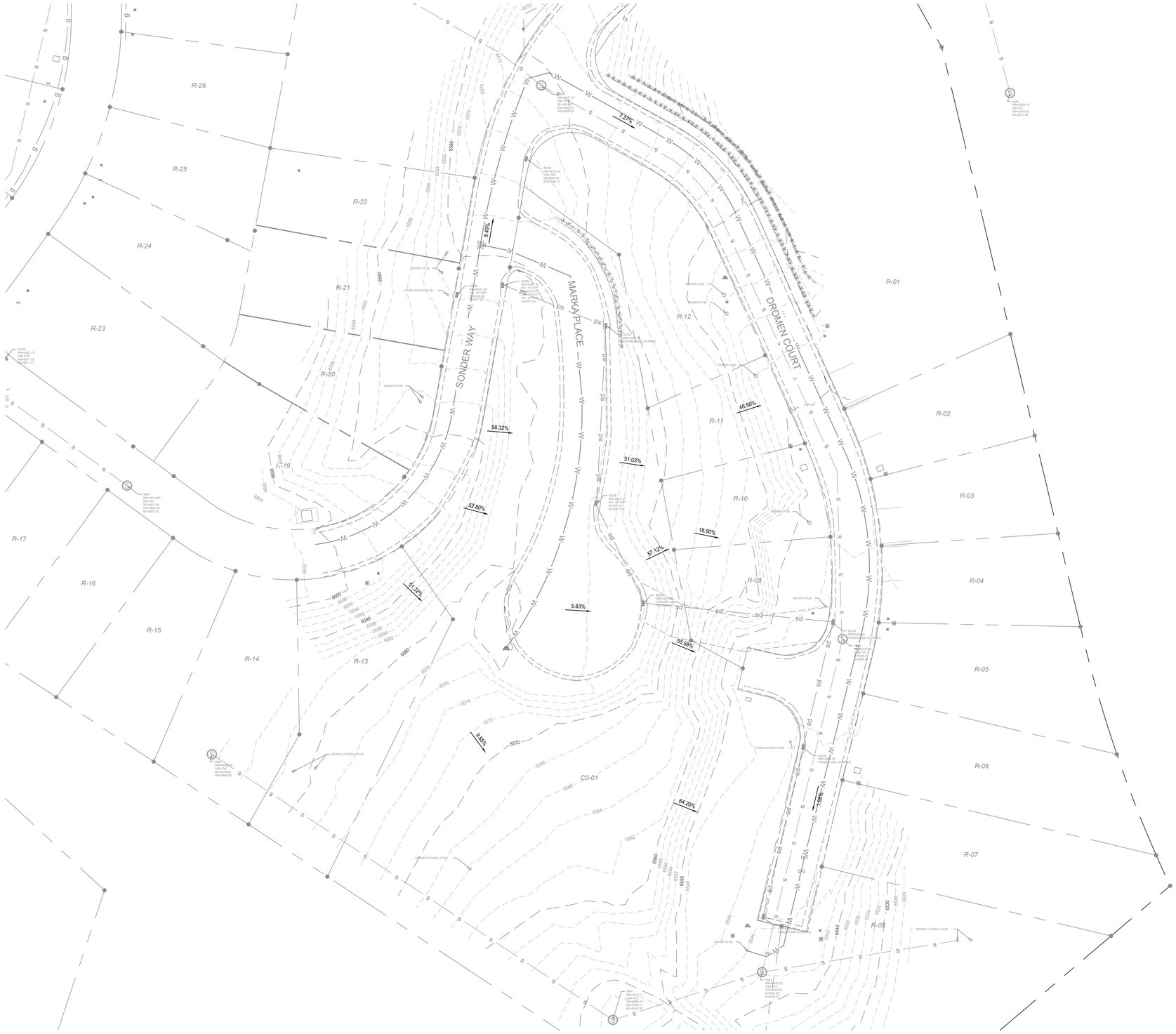
ONTARIO WITHOUT FLOWERS	
SPECIES	% BY WEIGHT
SLENDER WHEATGRASS	20
BIG BLUEGRASS	5
HARD FESCUE	18
SANDBERG BLUEGRASS	10
MOUNTAIN BROME	22
SAINFOIN	20
KENTUCKY BLUEGRASS	5

ONTARIO WITH FLOWERS	
SPECIES	% BY WEIGHT
SLENDER WHEATGRASS	12
BIG BLUEGRASS	5
HARD FESCUE	11
MOUNTAIN BROME	15
SAINFOIN	12
KENTUCKY BLUEGRASS	5
SMALL BURNET	12
BLANKET FLOWER	8
ROCKY MOUNTAIN PENSTEMON	1
BLUE FLAX	2
PRAIRIE CONEFLOWER	0
MOUNTAIN LUPINE	5
WILD GERMANIUM	1
SULFUR FLOWER.	2

2. SEED MIX IS TO BE APPLIED BY HYDROSEED ON REVEGETATED AREAS. SHOW ON PLANS
3. APPLICATION RATE FOR REVEGETATION MIX IS 25 LBS./ACRE.
4. STRAW MATS SHALL BE PLACED ON ALL SLOPES STEEPER THAN 5:1.
5. APPLICATION TO OCCUR ONLY BETWEEN THE MONTHS OF APRIL AND OCTOBER.
6. ALL DISTURBED SLOPES, INCLUDING AREAS OF ASPHALT REMOVAL, TO BE COVERED WITH 4-6" OF TOPSOIL AND SEEDED.

ABBREVIATIONS

AC	ACRES	NA	NOT APPLICABLE
AD	AREA DRAIN	NPW	NON-POTABLE WATER
ADA	AMERICANS WITH DISABILITIES ACT	NTS	NOT TO SCALE
ASPH	ASPHALT	OD	OUTSIDE DIAMETER
ASBY	ASSEMBLY	PC	POINT OF CURVATURE
BNDY	BOUNDARY	PCC	PRECAST CONCRETE
BFV	BUTTERFLY VALVE	PI	POINT OF INTERSECTION
BLDG	BUILDING	PRC	POINT OF REVERSE CURVE
BM	BENCHMARK	PROP	PROPERTY
BOW	BOTTOM OF WALL	PSL	PIPE SLEEVE
CG	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE (PLASTIC)
CL	CENTER LINE	RAD	RADIUS
CO	CLEANOUT	RAD PT	RADIUS POINT
COMM	COMMUNICATION	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	REQ	REQUIRED
CONC DB	CONCRETE DUCT BANK	RD	ROOF DRAIN
COR	CORNER	RDC	REDUCER
CTR	CENTER	REV	REVISION
CTRL	CONTROL	RMP	ROCKY MOUNTAIN POWER
CU FT	CUBIC FEET	ROW	RIGHT-OF-WAY
CU YD	CUBIC YARD	SCHEM	SCHEMATICS
DEMO	DEMOLITION	SD	STORM DRAIN
DET	DETAIL	SDMH	STORM DRAIN MANHOLE
DIA	DIAMETER	SECT	SECT
DIP	DUCTILE IRON PIPE	SF	SQUARE FOOT
E	ELECTRIC	SP EL	SPOT ELEVATION
EG	EXISTING GRADE	SPEC	SPECIFICATION
EL	ELEVATION	SQ	SQUARE
EQUIP	EQUIPMENT	SQ YD	SQUARE YARD
EX	EXISTING	SS	SANITARY SEWER
F	FIRE	STA	STATION
FFE	FINISH FLOOR ELEVATION	STD	STANDARD
FG	FINISHED GRADE	SURF	SURFACE
FH	FIRE HYDRANT	SURV	SURVEY
FL	FLOW LINE	SW	SIDEWALK
FOC	FACE OF CURB	SWR	SEWER
FOW	FACE OF WALL	SYM	SYMBOL
FT	FEET OR FOOT	SYS	SYSTEM
FUT	FUTURE	T	TOWNSHIP
FW	FIRE WATER	TBC	TOP BACK OF CURB
G	GROUND	TEMP	TEMPORARY
GV	GATE VALVE	TOC	TOP OF CONCRETE
HC	HANDICAP	TOP	TOP OF PAVMENT
HDPE	HIGH DENSITY POLYETHYLENE	TOPO	TOP



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CAUTION: NOTICE TO CONTRACTOR

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	DATE	DESCRIPTION
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

EXISTING CONDITIONS

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C1.00

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. GAS METER, INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER, PROVIDE PROTECTIVE COVER AS REQUIRED BY UTILITY PROVIDER.
5. ELECTRICAL EQUIPMENT AND PANELS, SEE ELECTRICAL DRAWINGS.
6. SEE LANDSCAPE ARCHITECT PLANS FOR SITE PLANTINGS & IRRIGATION DESIGN.
7. CONTRACTOR TO COORDINATE ALL WATER/SEWER CONNECTIONS WITH PLUMBING PLANS.
8. SEE LANDSCAPE ARCHITECT PLANS FOR ROOF DRAIN CONNECTIONS & DAYLIGHT LOCATIONS.
9. ALL DESIGN ELEMENTS WITHIN CABIN STRUCTURAL BOUNDARY AND ROOF LINE ARE BY ARCHITECT. SEE ARCHITECTURAL PLANS FOR DESIGN INFORMATION.

CONSTRUCTION NOTES

1. REMOVE EXISTING ASPHALT PAVEMENT
2. REMOVE EXISTING CONCRETE CURB AND GUTTER
3. PROTECT IN-PLACE EXISTING FIRE HYDRANT
4. PROTECT IN-PLACE EXISTING STORM DRAIN CATCH BASIN
5. PROTECT IN-PLACE EXISTING CONCRETE CURB AND GUTTER
6. PROTECT IN-PLACE EXISTING WALL
7. T- PATCH FOR SANITARY SEWER LATERAL. SEE DETAIL 3, SHEET C6.03.

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- INSTALL CONCRETE PAVEMENT
- EXISTING EASEMENT
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CURB AND GUTTER
- CLEAR AND GRUB EXISTING VEGETATION

NORTH

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	DESCRIPTION	DATE
1		

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DEMOLITION PLAN

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER 9636113 JORDAN JAMES SHEETS STATE OF UTAH 9/2/25

SHEET
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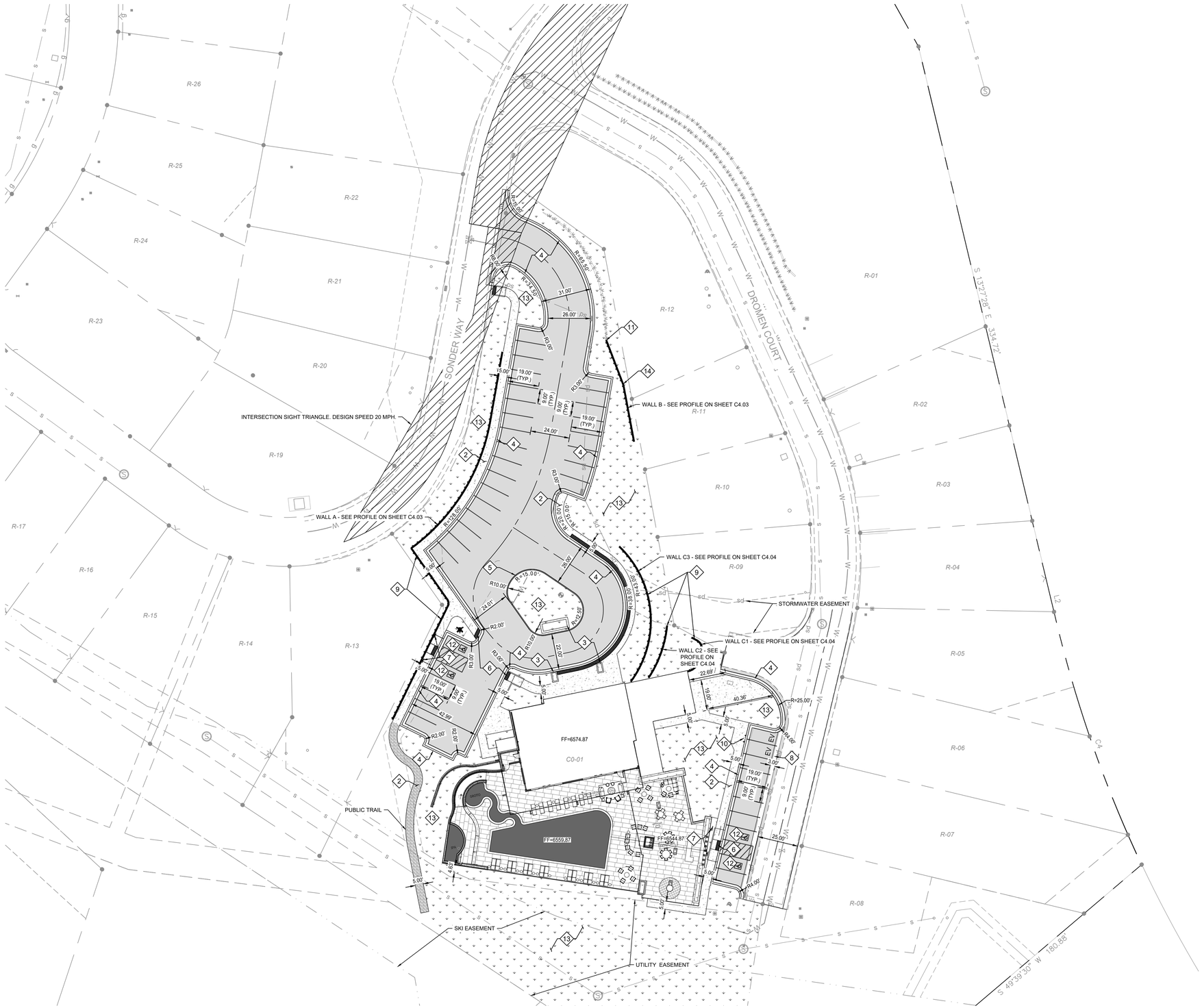

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. GAS METER, INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER, PROVIDE PROTECTIVE COVER AS REQUIRED BY UTILITY PROVIDER.
5. ELECTRICAL EQUIPMENT AND PANELS, SEE ELECTRICAL DRAWINGS.
6. SEE LANDSCAPE ARCHITECT PLANS FOR SITE PLANTINGS & IRRIGATION DESIGN.
7. CONTRACTOR TO COORDINATE ALL WATER/SEWER CONNECTIONS WITH PLUMBING PLANS.
8. SEE LANDSCAPE ARCHITECT PLANS FOR ROOF DRAIN CONNECTIONS & DAYLIGHT LOCATIONS.
9. ALL DESIGN ELEMENTS WITHIN STRUCTURAL BOUNDARY AND ROOF LINE ARE BY ARCHITECT. SEE ARCHITECTURAL PLANS FOR DESIGN INFORMATION.

CONSTRUCTION NOTES

1. INSTALL 6" CONCRETE PAVEMENT DRIVEWAY; 6" UTBC. SEE DETAIL 3 ON SHEET C6.02.
2. INSTALL 4" CONCRETE PAVEMENT SIDEWALK; 4" UTBC. SEE DETAIL 2 ON SHEET C6.02.
3. INSTALL COLUMN/ CONCRETE FOOTING (SEE ARCHITECTURAL PLANS).
4. INSTALL APWA TYPE F CONCRETE CURB AND GUTTER. SEE DETAIL 1 ON SHEET C6.03.
5. INSTALL APWA TYPE P CONCRETE CURB. SEE DETAIL 1 ON SHEET C6.02.
6. INSTALL ADA DETECTABLE WARNING DEVICE, SEE DETAIL 4 ON SHEET C6.02.
7. INSTALL ADA SIGN AND POST. SEE DETAIL 5 ON SHEET C6.02.
8. INSTALL 3' -WIDE VALLEY GUTTER. SEE DETAIL 2 ON SHEET C6.03.
9. RETAINING WALL (TYP.). DESIGNED BY OTHERS.
10. INSTALL EV CHARGING STATION (2-80 AMP CIRCUITS), SEE DETAIL 6 ON SHEET C6.02.
11. CONNECT TO EXISTING VERTI-BLOCK RETAINING WALL. CONTRACTOR TO PROVIDE SHOP DRAWING.
12. PAINT ACCESSIBLE ADA PARKING STALL PER M.U.T.C.D STANDARDS AND SPECIFICATIONS.
13. LANDSCAPE AREA (TYP.), REFER TO LANDSCAPE PLANS FOR DETAILS.
14. VERTI-BLOCK RETAINING WALL.

LEGEND

- PROPERTY LINE.
- EXISTING WATER LINE.
- EXISTING GAS LINE.
- EXISTING STORM DRAIN LINE.
- EXISTING SANITARY SEWER LINE.
- **PROPOSED CONCRETE SIDEWALK. SEE DETAIL 3 SHEET C6.02.**
- EXISTING EASEMENT.
- ASPHALT PAVEMENT, SEE DETAIL 8 SHEET C6.02
- PROPOSED LANDSCAPE (SEE LANDSCAPE PLANS)
- PROPOSED BRICK PAVERS (SEE LANDSCAPE PLANS)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DESCRIPTION	DATE

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-2176

SITE PLAN

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C2.00

Date: 9/2/2025 6:20 PM User: EDINGTON, JULIANNA
Path: K:\UCO_CIVIL\VELVAERE ADVENTURE CENTER\CADD\PLANSHEETS\SP.DWG
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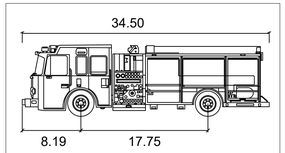
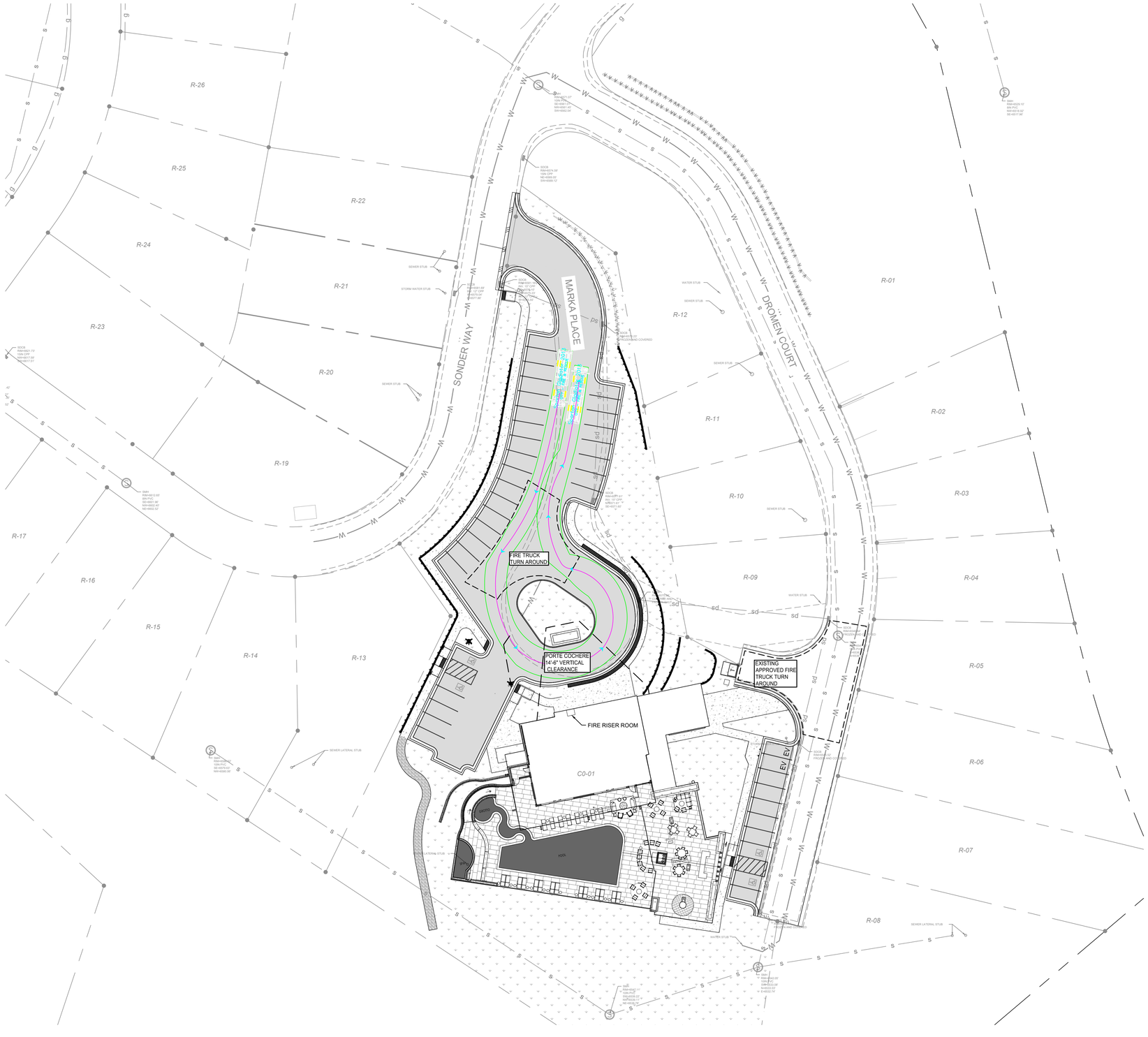


Spartan Gladiator 2013

	feet
Width	: 8.25
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 36.7



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NO.	DESCRIPTION	DATE
1		

Kimley»Horn
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FIRE ACCESS EXHIBIT

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9635113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C2.50

Date: 9/2/2025 6:21 PM User: EDINGTON, JULIANNA
Path: K:\UCO_CIV\LVELVAERE ADVENTURE CENTER\CADD\PLANSHEETS\FIRE TURN.DWG

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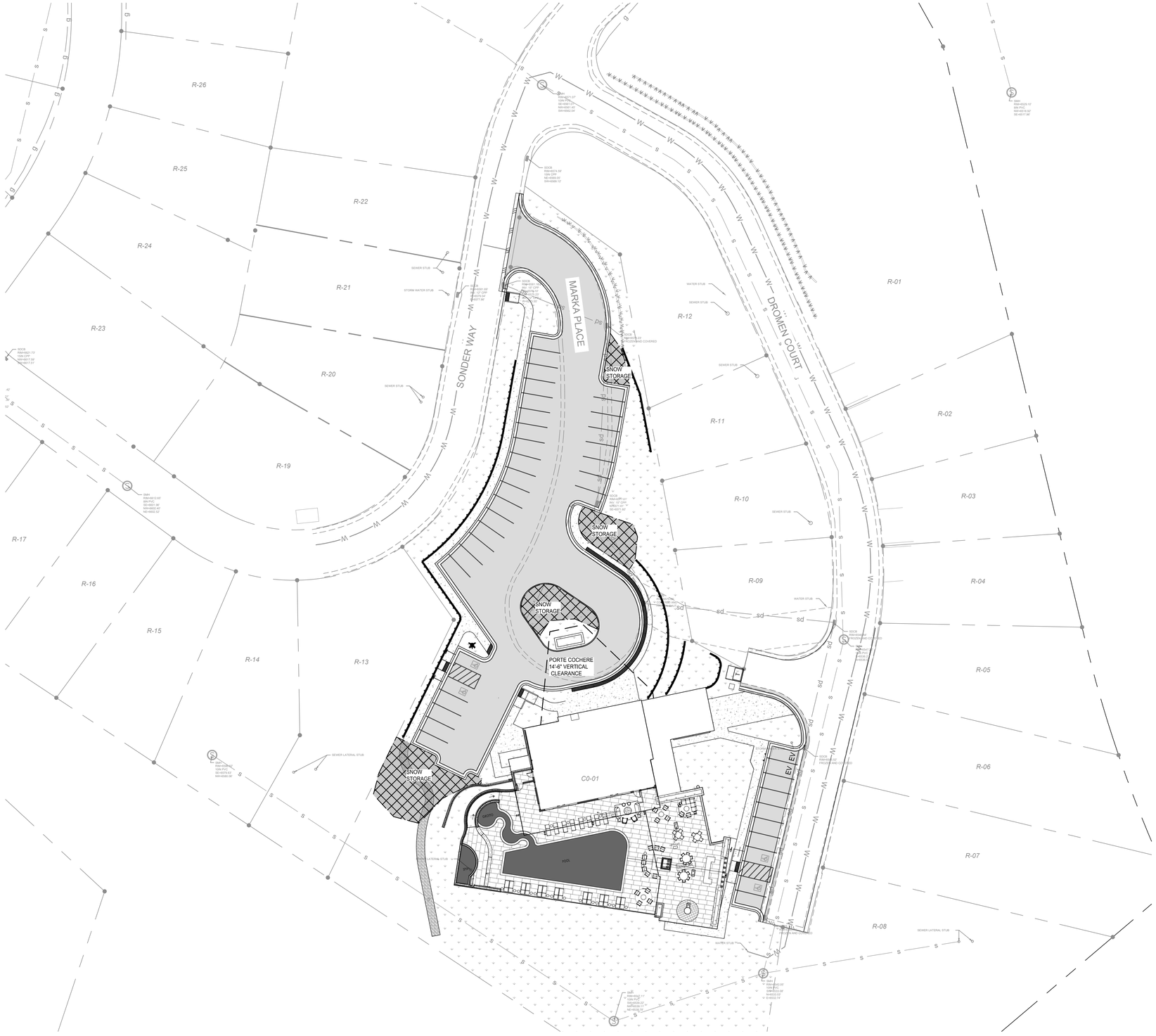

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	DESCRIPTION	DATE
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SNOW EXHIBIT

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX	9/2/2025	SCALE: AS SHOWN
DESIGNED BY: XXX	9/2/2025	
CHECKED BY: XXX	9/2/2025	
PROJECT No.: 093913000		

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C2.75

Date: 9/2/2025 6:21 PM User: EDINGTON, JULIANNA
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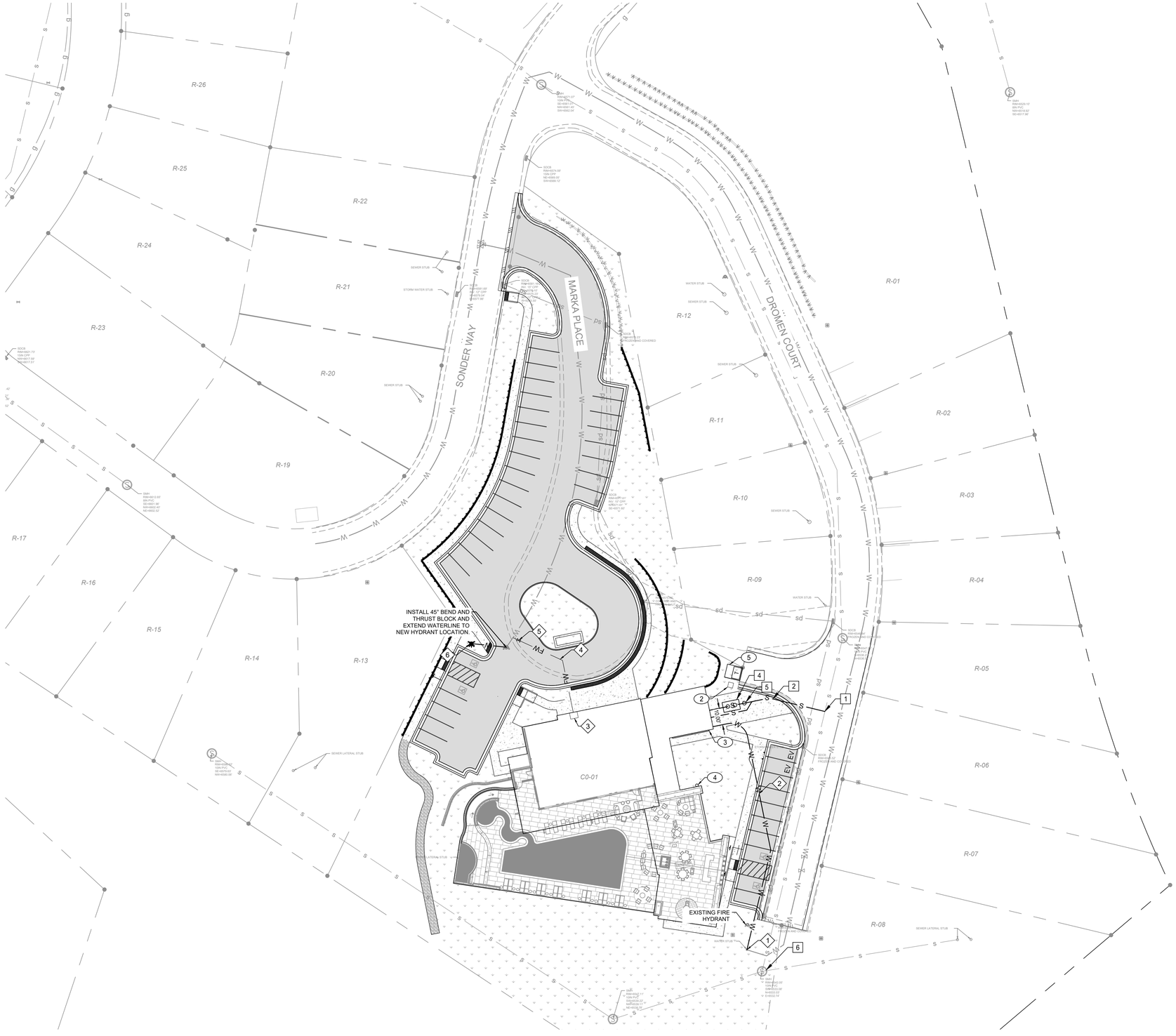

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WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING WATER METER
2. INSTALL CULINARY WATER SERVICE - 2" HDPE SDR-11
3. FIRE RISER ROOM
4. INSTALL 6" FIREWATER - C-900 SRD-18
5. INSTALL 6" GATE VALVE
6. INSTALL FIRE HYDRANT

DRY UTILITIES CONSTRUCTION NOTES

1. CONNECT TO EXISTING TRANSFORMER
2. COMMUNICATION BOX
3. ELECTRICAL PANEL
4. GAS METER
5. ELECTRICAL METER PAD

SANITARY SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING SANITARY SEWER (SEE DETAIL 1, SHEET C6.01)
2. INSTALL 4" HDPE SDR-17 SANITARY SEWER SERVICE LINE (SEE DETAIL 1, SHEET C6.01)
3. INSTALL 4" SANITARY SEWER CLEANOUT (SEE DETAIL 3, SHEET C6.01)
4. INSTALL 1000 GALLON GREASE SEPARATOR (SEE DETAIL 6, SHEET C6.01)
5. INSTALL CIRCULAR SAMPLING MANHOLE (SEE DETAIL 8, SHEET C6.01)
6. ADJUST SANITARY SEWER MANHOLE TO GRADE

LEGEND

———	PROPERTY LINE
—w—w—w—	EXISTING WATER LINE
—g—g—g—	EXISTING GAS LINE
—sd—sd—sd—	EXISTING STORM DRAIN LINE
—s—s—s—	EXISTING SANITARY SEWER LINE
—com—com—	EXISTING COMMUNICATION LINE
—W—W—W—	PROPOSED WATER LINE
—SD—SD—SD—	PROPOSED STORM DRAIN
—S—S—S—	PROPOSED SANITARY SEWER LINE

NORTH

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0 15 30 60

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NO.	DESCRIPTION	DATE
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UTILITY PLAN

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C3.00

Date: 9/2/2025 6:21 PM User: EDINGTON, JULIANNA
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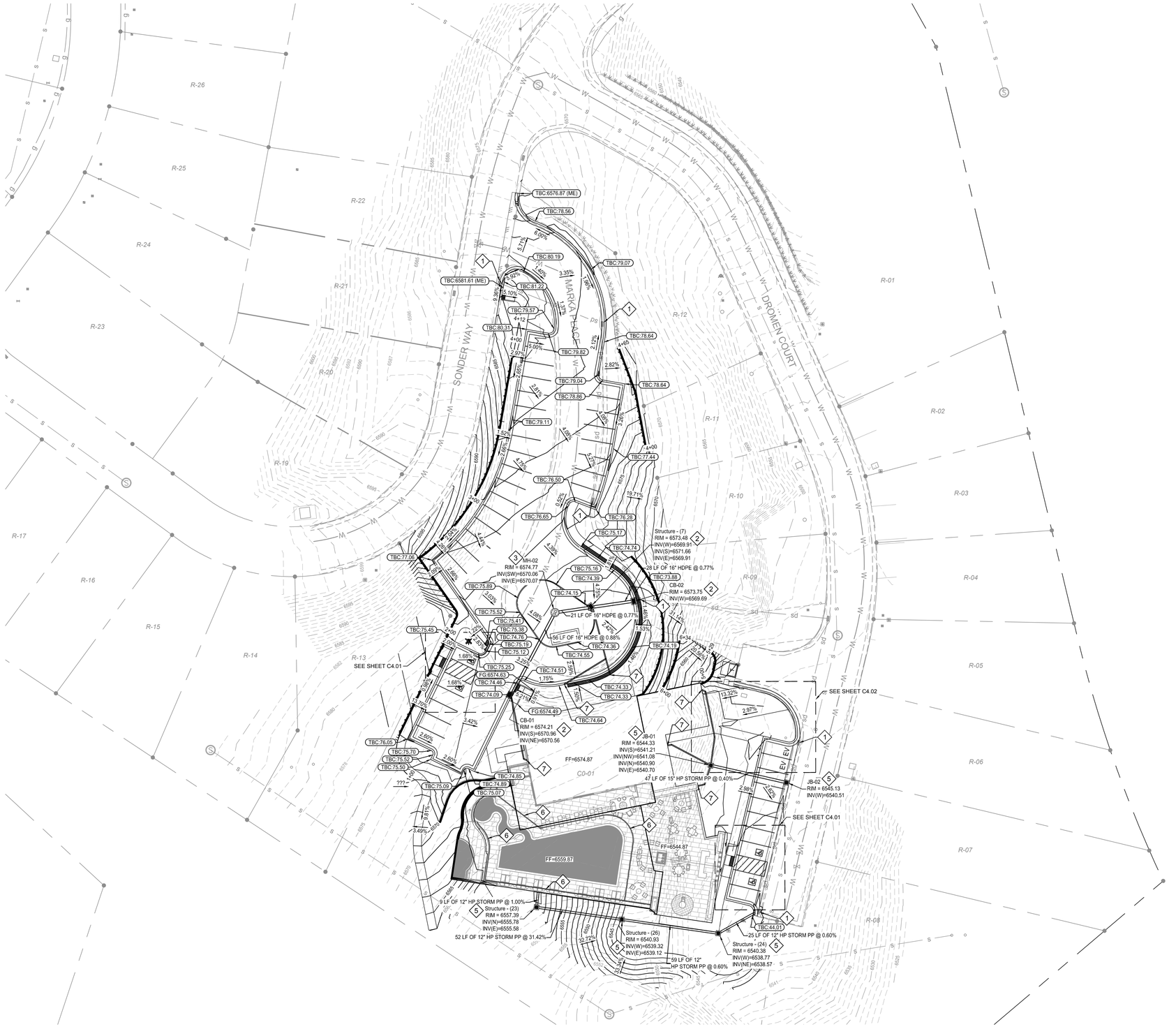

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9. ALL DESIGN ELEMENTS WITHIN CABIN STRUCTURAL BOUNDARY AND ROOF LINE ARE BY ARCHITECT. SEE ARCHITECTURAL PLANS FOR DESIGN INFORMATION.
10. DESIGN ELEVATIONS ARE TRUNCATED, ADD 6500.00 TO ALL ELEVATIONS FOR TRUE GRADE.

STORM SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING STORM SEWER CATCH BASIN.
2. INSTALL 2'x3' STORM WATER CATCH BASIN.
3. INSTALL 4' STORM WATER MANHOLE.
4. INSTALL 15" CPP PIPE.
5. INSTALL 2'x2' STORM WATER JUNCTION BOX WITH GRATE.
6. INSTALL TDS ULMA U100KX TRENCH DRAIN WITH STAINLESS STEEL GRATE OR APPROVED EQUAL.
7. CONNECT TO ROOF DRAIN. ROOF DRAIN PIPING SHALL BE 6" PVC SDR-35, OR APPROVED EQUAL, SET A MINIMUM 1.00% SLOPE.

LEGEND

	PROPERTY LINE
4320	EXISTING MAJOR CONTOUR
4320	EXISTING MINOR CONTOUR
4320	PROPOSED MAJOR CONTOUR
4320	PROPOSED MINOR CONTOUR

ABBREVIATIONS

FG	FINISHED GRADE	FL	FLOW LINE
FFE	FINISHED FLOOR ELEVATION	HP	HIGH POINT
TBC	TOP OF CURB	ME	MATCH EXISTING
LP	LOW POINT		

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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	DESCRIPTION	DATE
1		

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GRADING PLAN

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C4.00

Date: 9/2/2025 10:18 PM User: SHEETS.JORDAN
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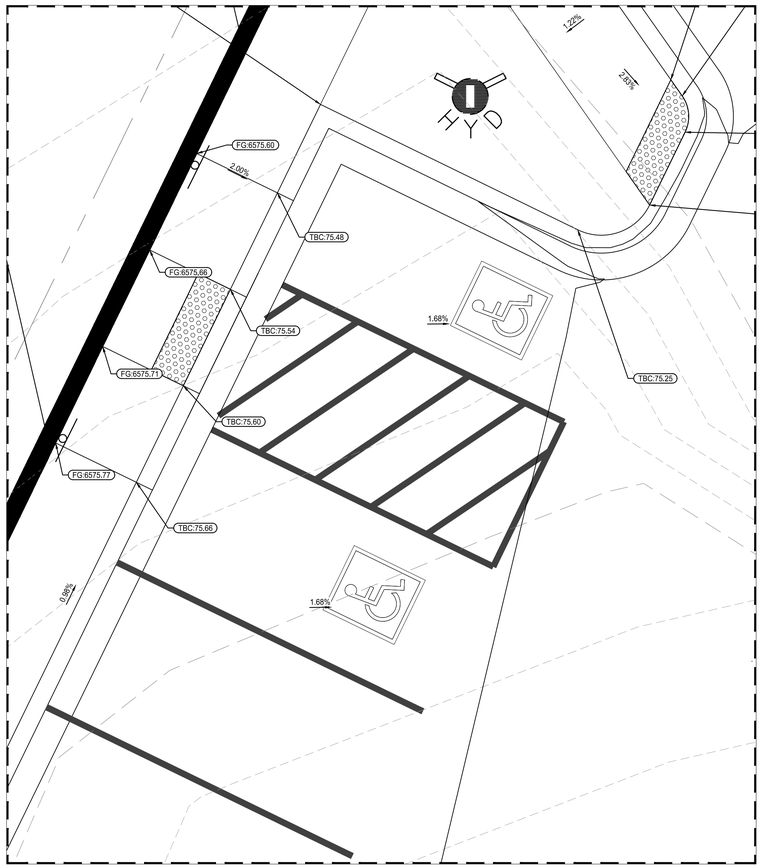

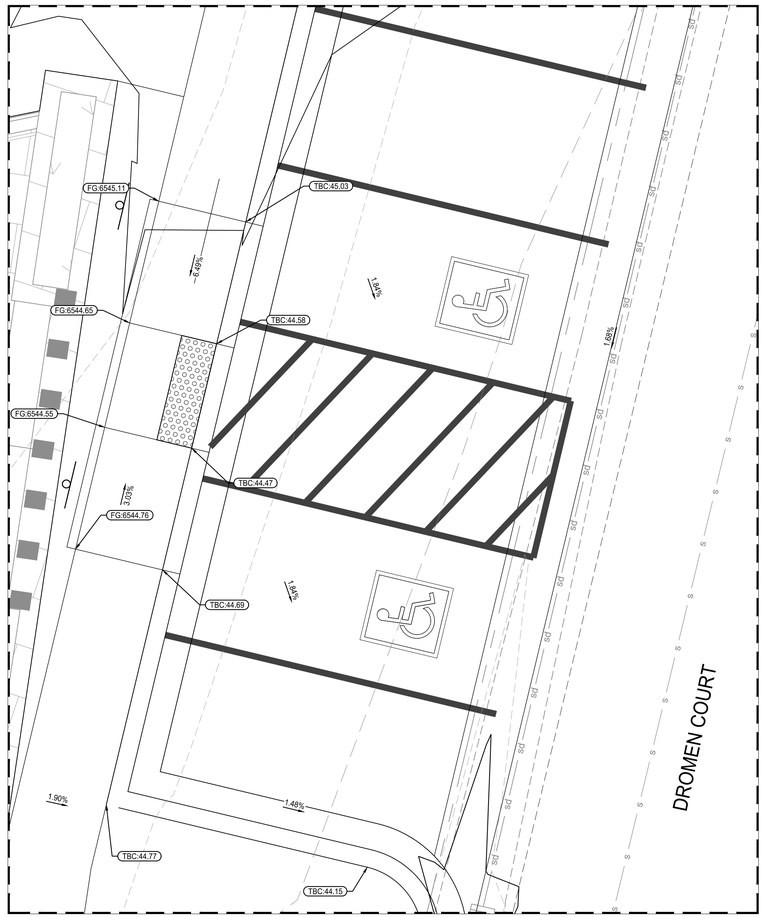

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NORTH

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Kimley»Horn
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ADA GRADING

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX	9/2/2025	SCALE: AS SHOWN	
DESIGNED BY: XXX	9/2/2025		
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PROJECT No.: 093913000			

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STATE OF UTAH

SHEET
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Date: 9/2/2025 10:13 PM User: SHEETS, JORDAN
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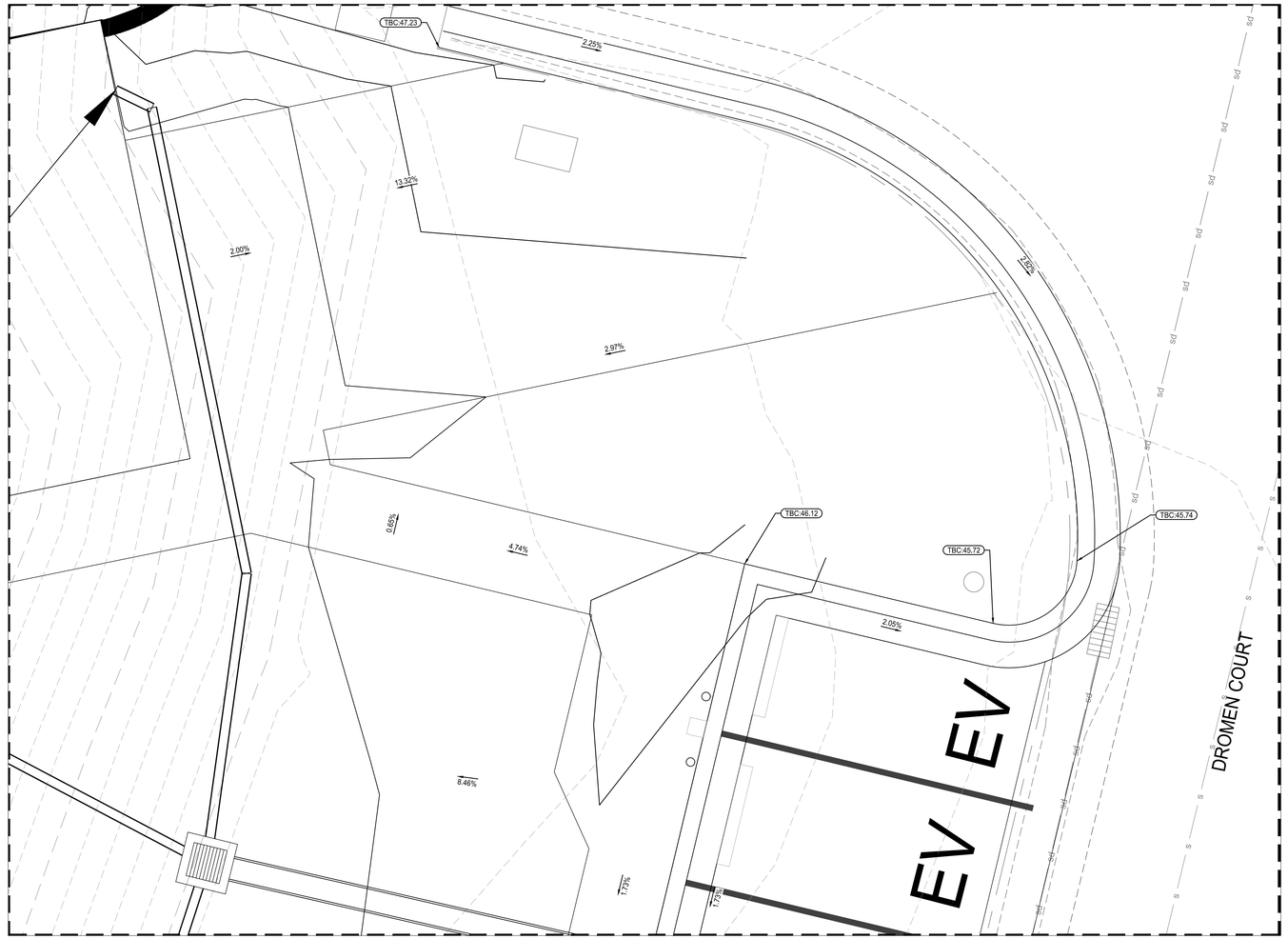

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8. SEE LANDSCAPE ARCHITECT PLANS FOR ROOF DRAIN CONNECTIONS & DAYLIGHT LOCATIONS.
9. ALL DESIGN ELEMENTS WITHIN CABIN STRUCTURAL BOUNDARY AND ROOF LINE ARE BY ARCHITECT, SEE ARCHITECTURAL PLANS FOR DESIGN INFORMATION.

STORM SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING STORM SEWER CATCH BASIN.
2. INSTALL 2'x3' STORM WATER CATCH BASIN.
3. INSTALL 4' STORM WATER MANHOLE.
4. INSTALL 15" CPP PIPE.
5. INSTALL 2'x2' STORM WATER JUNCTION BOX WITH GRATE.
6. INSTALL TRENCH DRAIN.
7. CONNECT TO ROOF DRAIN. ROOF DRAIN PIPING SHALL BE 6" PVC SDR-35, OR APPROVED EQUAL, SET A MINIMUM 1.00% SLOPE.

LEGEND

	PROPERTY LINE
4320	EXISTING MAJOR CONTOUR
4320	EXISTING MINOR CONTOUR
4320	PROPOSED MAJOR CONTOUR
4320	PROPOSED MINOR CONTOUR

ABBREVIATIONS

FG	FINISHED GRADE	FL	FLOW LINE
FFE	FINISHED FLOOR ELEVATION	HP	HIGH POINT
TBC	TOP OF CURB	ME	MATCH EXISTING
LP	LOW POINT		

NORTH

GRAPHIC SCALE IN FEET
0 2 4 8

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	DESCRIPTION	DATE
1		

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GRADING DETAILS

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C4.02

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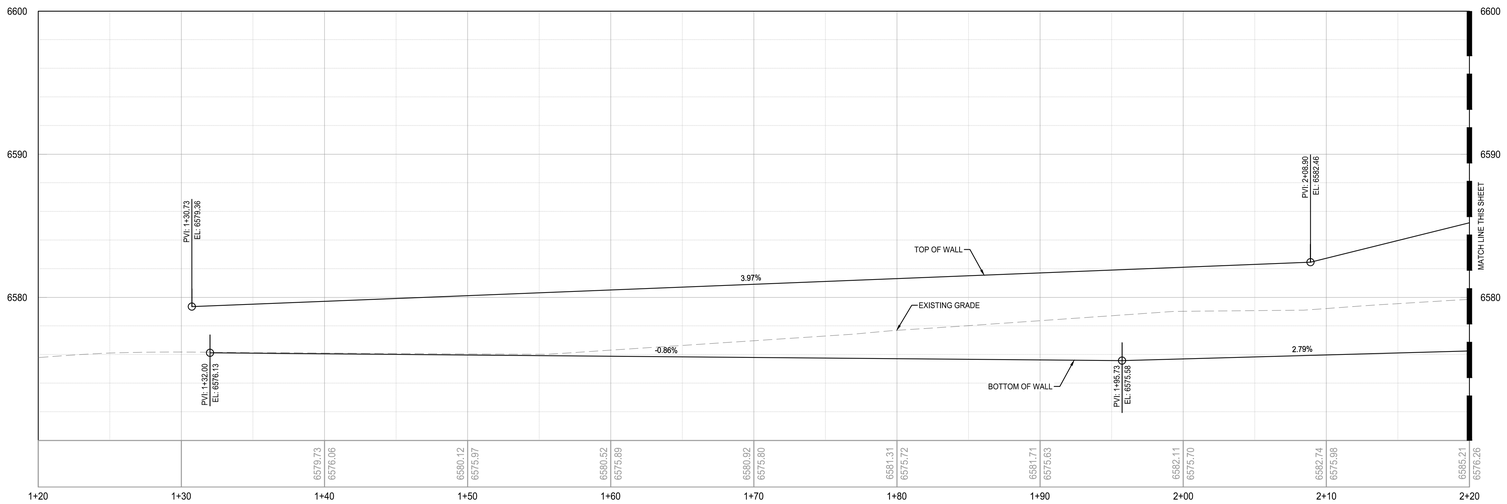
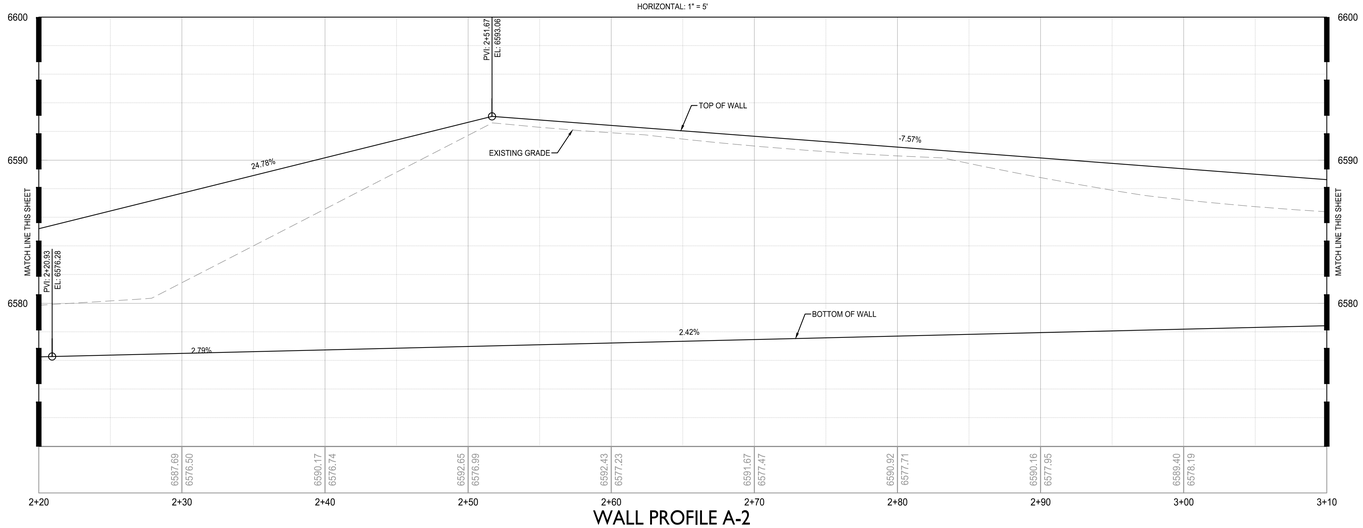


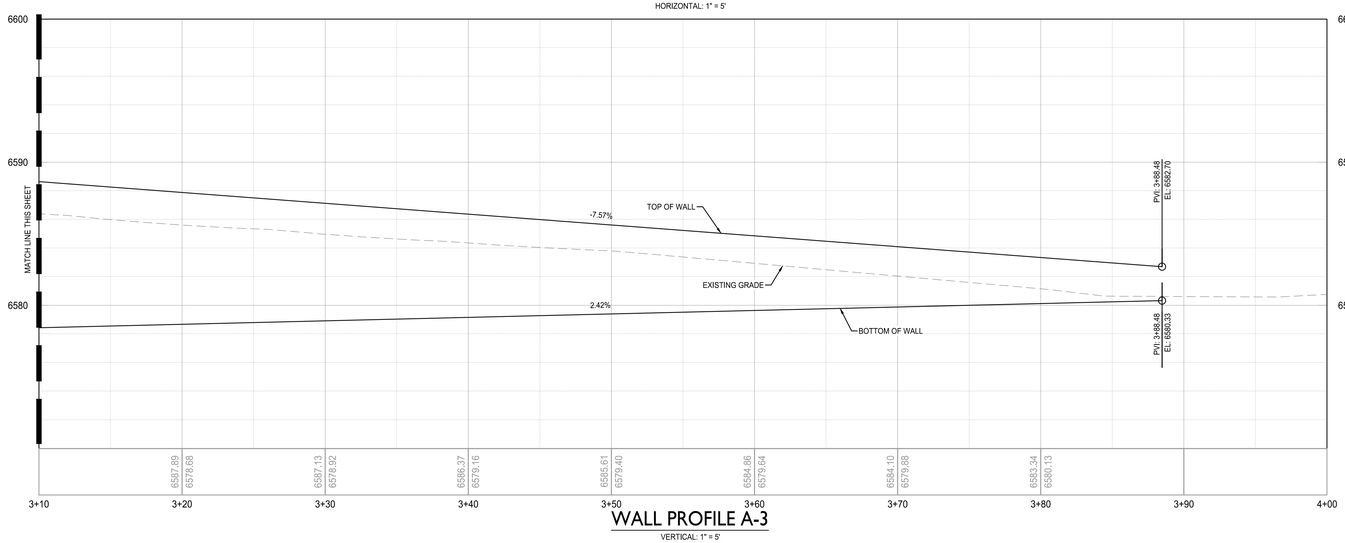
WALL PROFILE A-1

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'



WALL PROFILE A-2

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'



WALL PROFILE A-3

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'

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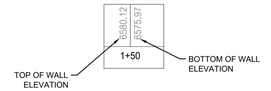
LEGEND:



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1		

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WALL PROFILES 1

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CHECKED BY: XXX	9/2/2025	
PROJECT No.: 093913000	SCALE: AS SHOWN	

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9636113
JORDAN JAMES
SHEETS
9/2/25
STATE OF UTAH

SHEET
C4.03

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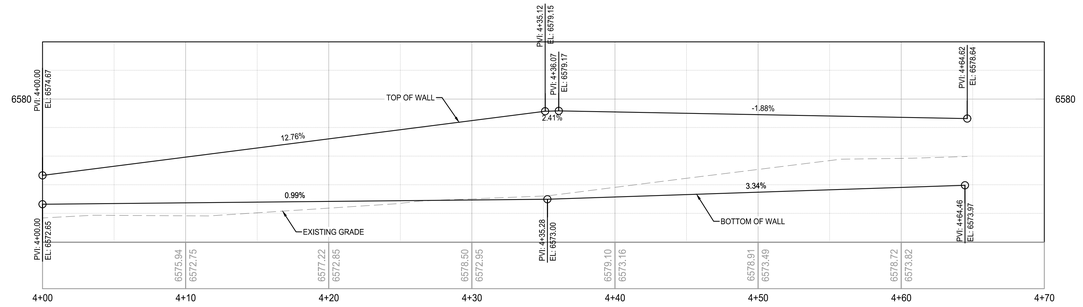
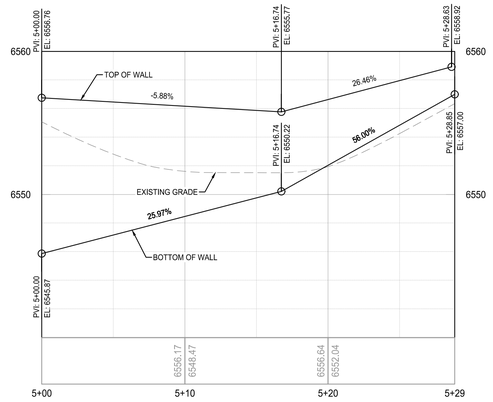


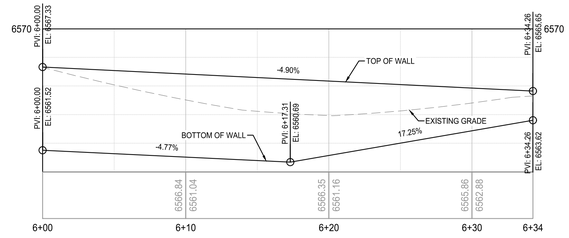
WALL PROFILE B

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'



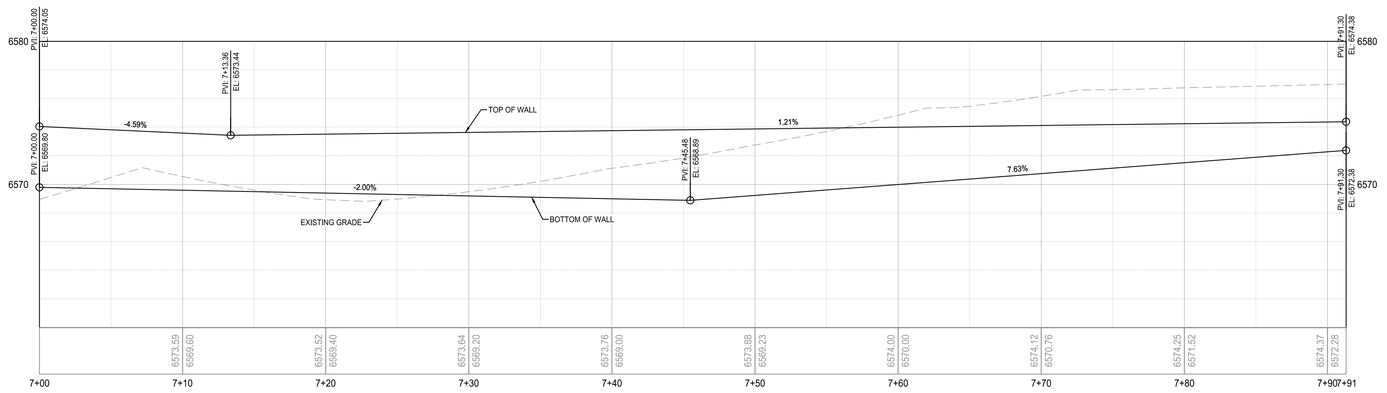
WALL PROFILE C-1

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'



WALL PROFILE C-2

VERTICAL: 1" = 5'
HORIZONTAL: 1" = 5'



WALL PROFILE C-3

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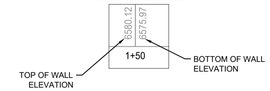

DESCRIPTION	DATE

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WALL PROFILES 2

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PARK CITY, UT 84060

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DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
SCALE: AS SHOWN
PROJECT No.: 093913000

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES
SHEETS
9/2/25
STATE OF UTAH

SHEET
C4.04

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4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL PERIMETER BOUNDARY SEDIMENT CONTROLS INCLUDING: STABILIZED CONSTRUCTION EXIT(S), SWPPP INFORMATION SIGN, INLET PROTECTION DEVICES, HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, SEDIMENT POND, ETC.) AND SILT FENCING.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS, UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. DEMOLITION OF EXISTING IMPROVEMENTS PER DEMOLITION/SITE PLAN.
4. START GRADING, EARTHWORK ACTIVITIES WITHIN THE SITE.
5. TEMPORARILY SEED ANY DENUDED AREAS. MAINTAIN SITE PROTECTION AND STABILIZED CONSTRUCTION EXITS.
6. EXCAVATE AND INSTALL UTILITIES, BUILDING FOUNDATION, ETC.
7. START VERTICAL CONSTRUCTION OF THE BUILDING.
8. FINAL GRADING OF THE SITE.
9. INSTALL CURB AND GUTTER, AND SIDEWALKS.
10. INSTALL ASPHALT PARKING LOT.
11. FINAL STABILIZATION AND LANDSCAPING.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
3. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
4. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

LEGEND

- 5760 — EXISTING CONTOUR
- EXISTING DIRECTION OF STORMWATER FLOW
- X.XX% — PROPOSED DIRECTION OF STORMWATER FLOW
- LOD — LIMITS OF DISTURBANCE
- SF — INSTALL SILT FENCE. SEE DETAIL 1 & DETAIL 2, SHEET C6.00.
- CW — INSTALL CONCRETE WASHOUT. SEE DETAIL 4 ON SHEET C6.00.
- SP — NATIVE SEED MIXTURE SLOPE PROTECTION
- VTC — STABILIZED ENTRANCE
- IP — CONSTRUCT DROP INLET PROTECTION. SEE DETAIL 5, SHEET C6.00.
- SW — INSTALL STRAW WATTLE SLOPE PROTECTION. SEE DETAIL 6, SHEET C6.00.
- w w w w — EXISTING WATER LINE
- g g g g — EXISTING GAS LINE
- sd sd sd sd — EXISTING STORM DRAIN LINE
- s s s s — EXISTING SANITARY SEWER LINE

NORTH

GRAPHIC SCALE IN FEET
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	DATE	DESCRIPTION
1		

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EROSION CONTROL PLAN

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
SCALE: AS SHOWN
PROJECT No.: 093913000

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
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STATE OF UTAH

SHEET
C5.00

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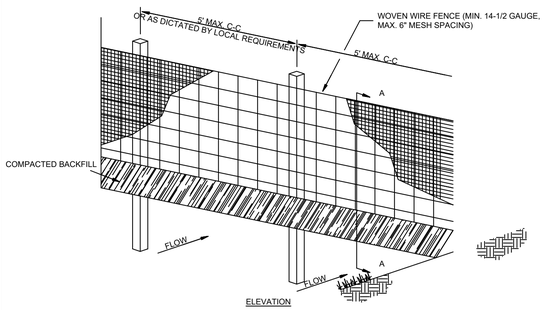
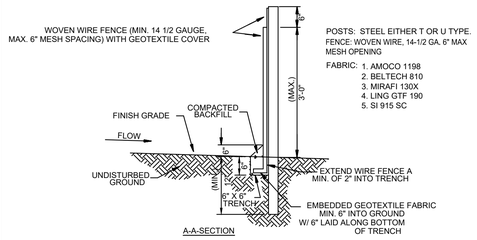


ELEVATION

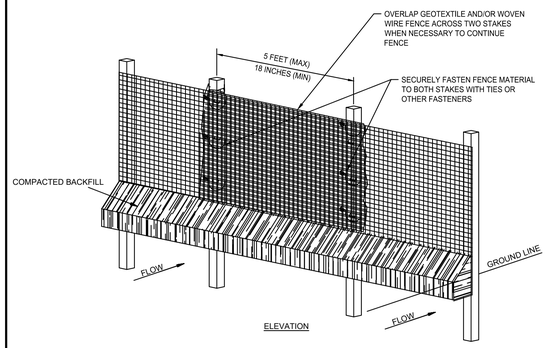


A-A-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

1 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

SCALE: NTS



ELEVATION

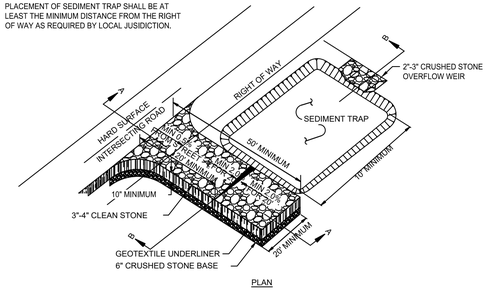
2 SILT FENCE OVERLAP DETAIL

SCALE: NTS

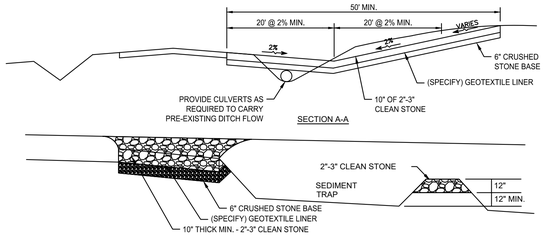
PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.

FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.

PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.



PLAN

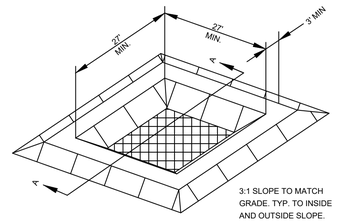


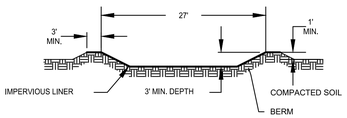
SECTION A-A

SECTION B-B

3 VEHICLE TRACKING CONTROL

SCALE: NTS





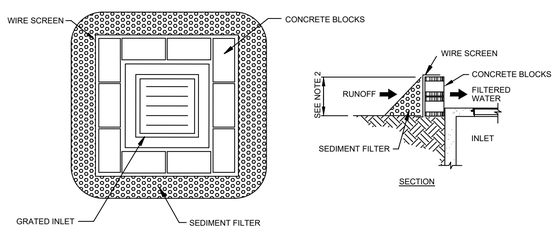
SECTION A-A

NOTES

1. IMPERVIOUS LINER SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

4 CONCRETE WASHOUT DETAIL

SCALE: NTS



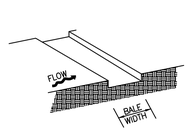
PLAN

SECTION

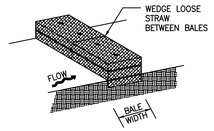
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

5 BLOCK AND AGGREGATE DROP INLET SEDIMENT FILTER DETAIL

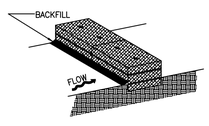
SCALE: NTS



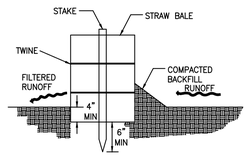
1. EXCAVATE TRENCH, 4" MINIMUM DEPTH



2. PLACE AND STAKE STRAW BALES



3. BACKFILL AND COMPACT EXCAVATED SOIL



CROSS-SECTION VIEW

NOTES:

1. WHEN USED AS A CONTINUOUS PERIMETER FILTER BARRIER THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF BARRIER.
2. INSPECT, REPAIR, AND REPLACE (IF NECESSARY) THE FILTERS AFTER EACH STORM EVENT.
3. ALL BALES MUST BE REPLACED AFTER 12 MONTHS UNLESS APPROVAL IS GRANTED BY THE ENGINEERING DIVISION FOR LONGER USE.

6 STRAW BALE DIKE

SCALE: NTS

7 NOT USED

SCALE: NTS

8 NOT USED

SCALE: NTS

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	DESCRIPTION	DATE
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-2176

DETAILS

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY:	DESIGNED BY:	CHECKED BY:	SCALE:
XXX 9/2/2025	XXX 9/2/2025	XXX 9/2/2025	AS SHOWN

PROJECT No.: 093913000

PROFESSIONAL ENGINEER 9636113 JORDAN JAMES SHEETS 9/2/25 STATE OF UTAH

SHEET
C6.00

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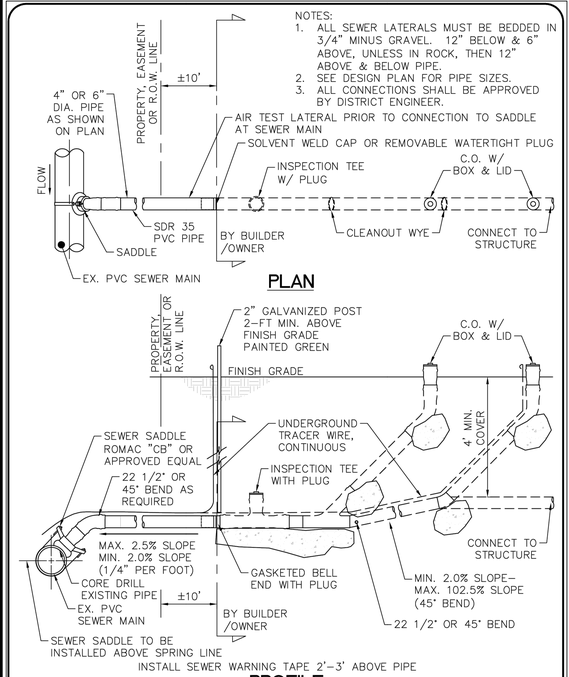
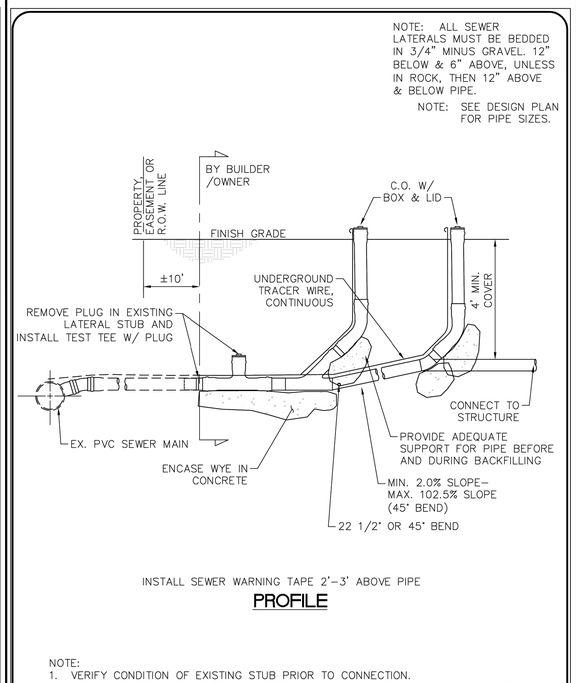


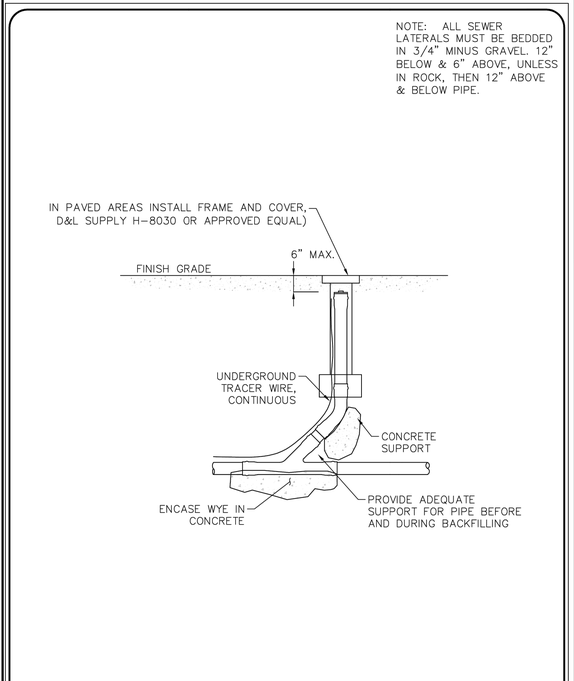
DRAWN BY: SP CHECKED BY: SJ REV DATE: NOV. 2022	LATERAL CONNECTION TO EXISTING SEWER LINE	DWG. 300.15

1 LATERAL CONNECTION TO EXISTING SEWER LINE SCALE: NTS



DRAWN BY: SP CHECKED BY: SJ REV DATE: NOV. 2022	LATERAL CONNECTION TO EXISTING LATERAL STUB	DWG. 300.16

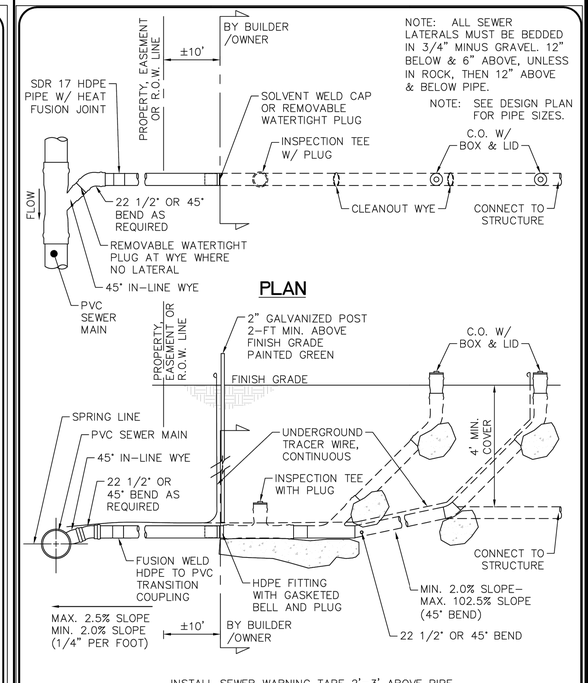
2 LATERAL CONNECTION TO EXISTING LATERAL STUB SCALE: NTS



FOR DETAILED INFORMATION SEE SPECIFICATION

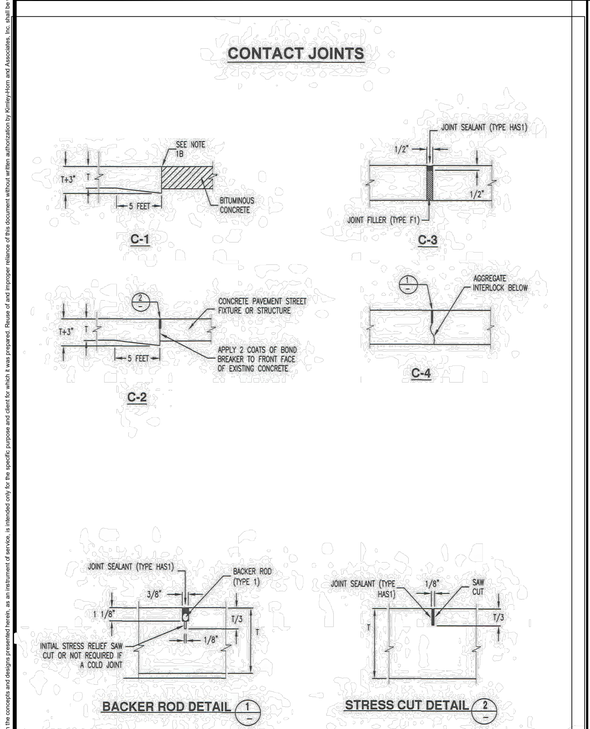
DRAWN BY: SP CHECKED BY: SJ REV DATE: NOV. 2022	SANITARY SEWER CLEANOUT IN PAVED AREAS	DWG. 300.17

3 SANITARY SEWER CLEANOUT IN PAVED AREAS SCALE: NTS



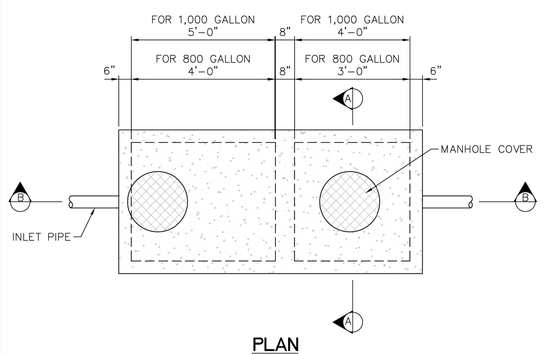
DRAWN BY: SP CHECKED BY: SJ REV DATE: NOV. 2022	SANITARY SEWER PVC MAIN LINE TO HDPE LATERAL LINE	DWG. 300.14D

4 SANITARY SEWER PVC MAIN LINE TO HDPE LATERAL LINE SCALE: NTS



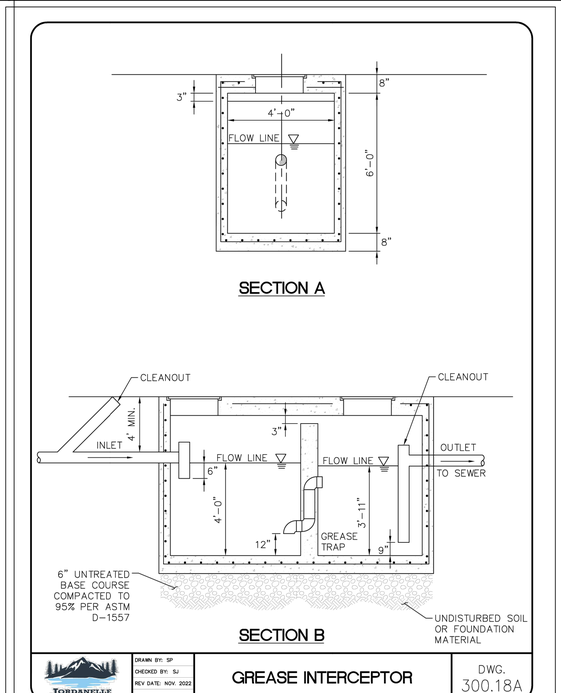
5 CONCRETE PAVEMENT JOINTS SCALE: NTS

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.



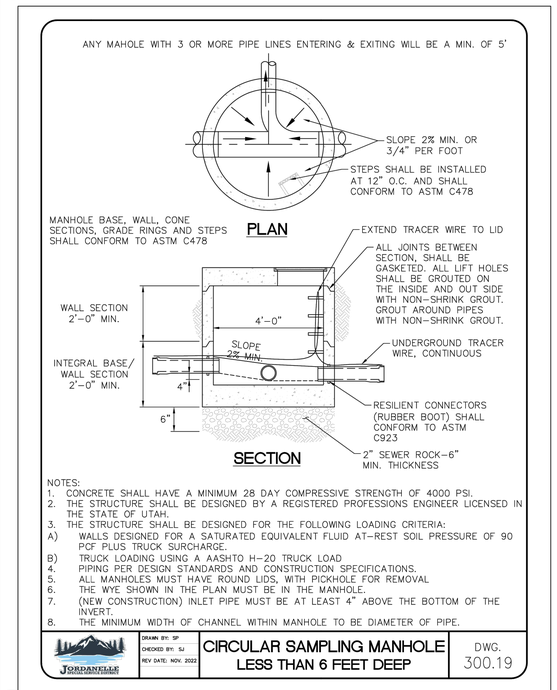
DRAWN BY: SP CHECKED BY: SJ REV DATE: NOV. 2022	GREASE INTERCEPTOR	DWG. 300.18

6 GREASE INTERCEPTOR (PLAN VIEW) SCALE: NTS



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

7 GREASE INTERCEPTOR (SECTION VIEW) SCALE: NTS



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

8 CIRCULAR SAMPLING MANHOLE (LESS THAN 6 FEET DEEP) SCALE: NTS

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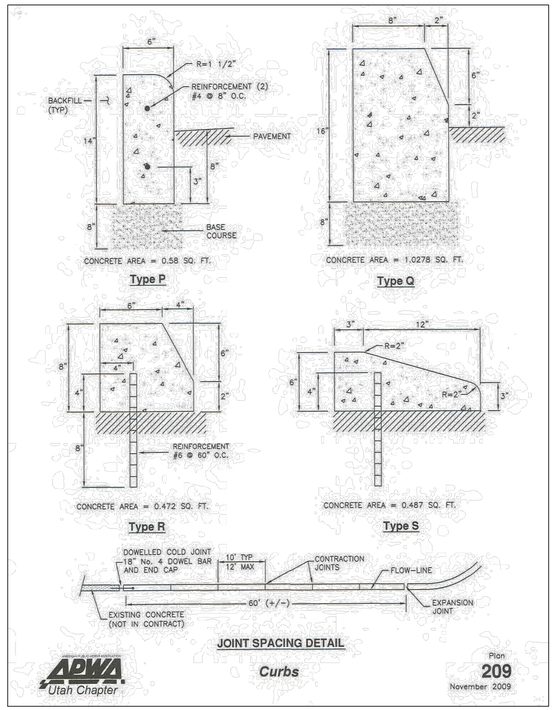
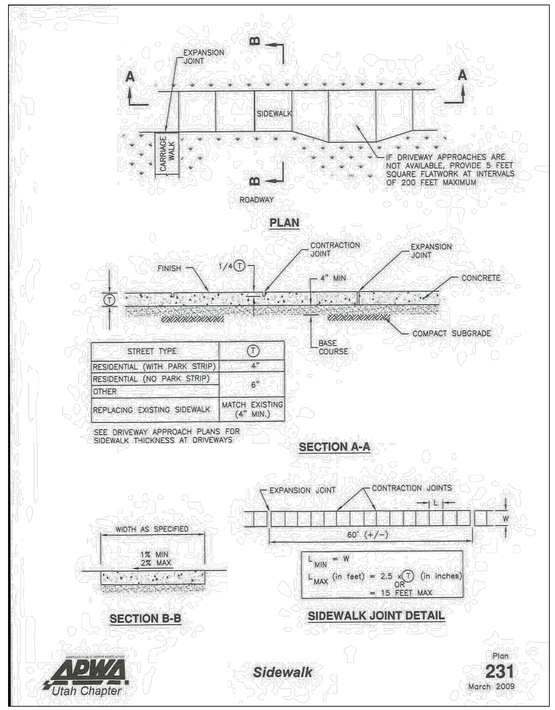
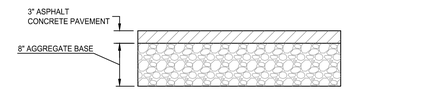


1 TYPE P CURB SCALE: NTS

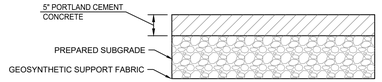


2 SIDEWALK SCALE: NTS



STANDARD - DUTY ASPHALT CONCRETE PAVEMENT SECTION

NOT TO SCALE

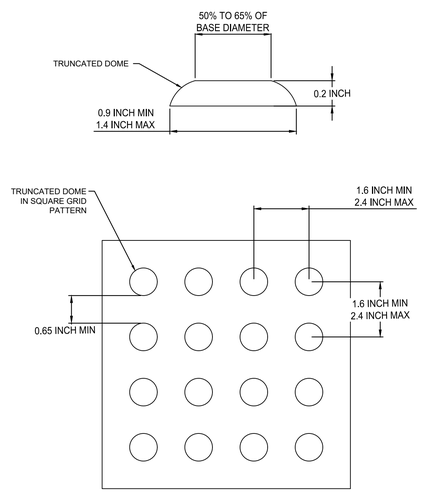


STANDARD - DUTY PORTLAND CEMENT CONCRETE SECTION

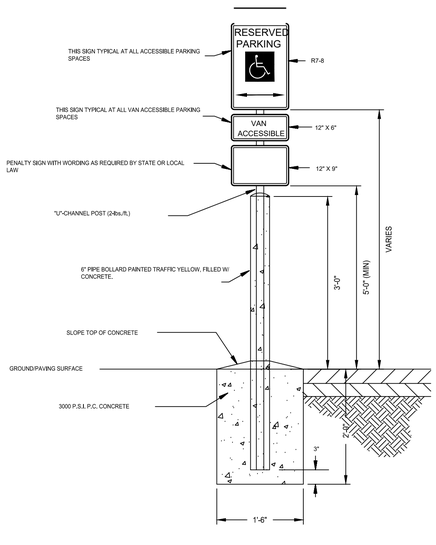
NOT TO SCALE

NOTES
1. UNTREATED BASE COURSE, STRUCTURAL FILL AND SUBGRADE SHALL BE PREPARED, PLACED, AND COMPACTED ACCORDING TO THE GEOTECHNICAL REPORT PREPARED BY APPLIED GEOTECH DATED AUGUST 08, 2025.

3 TYPICAL PAVEMENT SECTIONS SCALE: NTS



4 DETECTABLE WARNING SURFACE SCALE: NTS



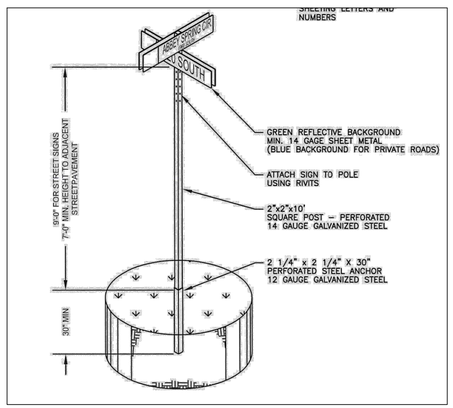
ACCESSIBLE SIGN

5 HANDICAP SIGN AND POST SCALE: NTS

Alpitronic HYC400 Charger

SYSTEM SPECIFICATIONS	
DC-connection standard	CCS1 NACS
Working temperature	22° F up to 104° F (up to 131° F with derating) / -30° C up to +44° C (up to 50° C with derating)
Humidity	5%–95% relative humidity (non condensing)
Protection degree	NEMA 3R (IP54)
IK-rating	IK10
Efficiency	Up to >97.5% under full load
GRID	
Nominal voltage (rms)	480 V Y Wye (grounded)
Nominal input current (con, rms)	500 A
Frequency	60 Hz
Power factor	>0.99
DC-OUTPUT	
Maximum DC output power	300 kW (three Power-Stacks), max. 1 x 600 A + 1 x 300 A or 2 x 450 A 400 kW (four Power-Stacks), max. 2 x 600 A
Granularity of output power	50kW
Output DC voltage rang	150 V–1000 V
Maximum output current	max: 600 A (for each charge point)
GENERAL	
Certifications	**Certification in progress for:** UL2202/UL2231-1/UL2231-2, NRTL listing, ENERGY STAR 1.1 (only for HYC400-3 or less, California Type Evaluation Program (CTEP Certificat of Approval) – NIST Handbook 44, FCC 47, CFR Part 15B (Class A), CSA-IEC 61000-6-2, IEC 61851-21-2:2018, UL50/UL50E, IEC 62262; **Designed for:** CSA C22.2 No 346 and NMX-J-817-ANCE-2022, National Electric Code (NFPA 70);
Charging and safety standards	UL2022, UL50, UL50E
DC-protocol standard	CCS1: SAE J1772; ISO 15118 CCS1 / NACS
Authentication / Payment Methods	Plug & Charge according to ISO 15118-2 RFID reader (ISO / IEC ...) Remote start via App / Headunit via e.g. ChargePoint App Credit Card ad hoc payment
Network connection	LTE/UMTS Modem 4G 10/100Base-T Ethernet
Charging infrastructure communication protocol	Open Charge Point Protocol (OCPP)
User interface	15.6" screen, 4 buttons
MECHANICAL	
Dimensions (HxWxL)	88 x 29 x 26 in / 2185 x 732 x 663 cm
Weight	827 lbs up to 1710 lbs / 375 kg up to 775 kg

6 EV CHARGER SCALE: NTS



R1-1

R1-5

7 SIGNS AND POSTS SCALE: NTS

8 NOT USED SCALE: NTS

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SHEET C6.02

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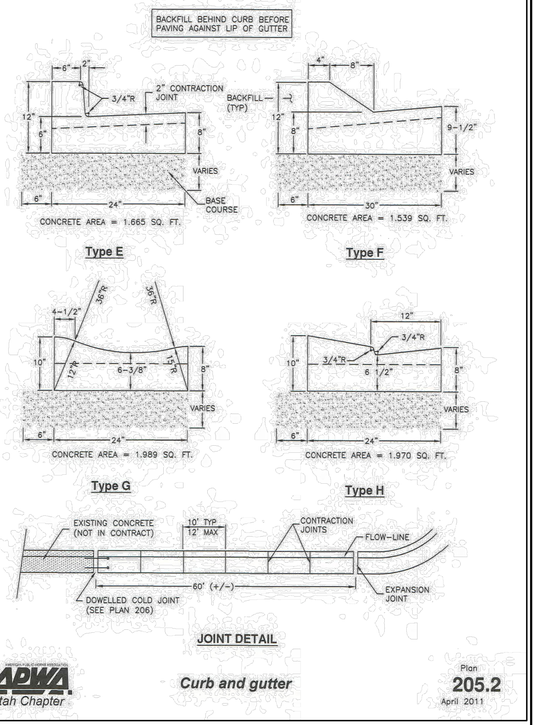
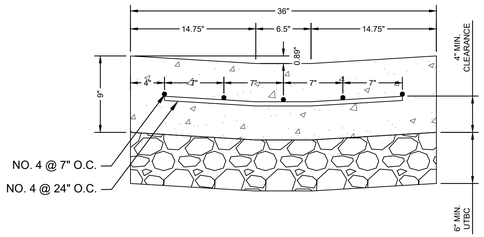
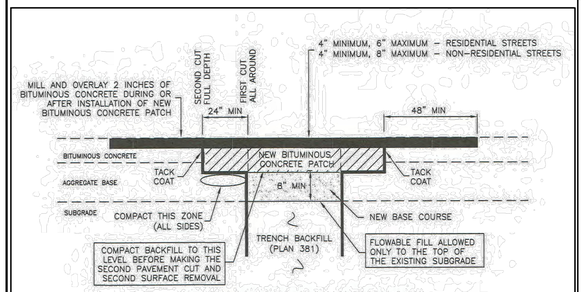


1 TYPE F CURB AND GUTTER SCALE: NTS



2 3' - WIDE VALLEY GUTTER SCALE: NTS



3 BITUMINOUS PAVEMENT T-PATCH SCALE: NTS

Bituminous pavement T-patch

1. GENERAL

A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.

B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
   1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03..
   2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
   3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
   4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.

B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.

C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.

D. Concrete: Class 4000, APWA Section 03 30 04.

E. Tack Coat: APWA Section 32 12 13.13.

F. Bituminous Concrete. APWA Section 32 12 05.
   1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
   2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

3. EXECUTION

A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

B. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.

C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.

D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.

E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.

F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.

G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.

255

5 NOT USED SCALE: NTS

6 NOT USED SCALE: NTS

7 NOT USED SCALE: NTS

8 NOT USED SCALE: NTS

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811 Know what's below. Call before you dig.

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS 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.

	DATE	DESCRIPTION
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 215-2176

DETAILS

VELVAERE ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DRAWN BY: XXX 9/2/2025
DESIGNED BY: XXX 9/2/2025
CHECKED BY: XXX 9/2/2025
PROJECT No.: 093913000
SCALE: AS SHOWN

PROFESSIONAL ENGINEER
9636113
JORDAN JAMES SHEETS
9/2/25
STATE OF UTAH

SHEET
C6.03

Date: 9/2/2025 6:23 PM User: EDINGTON, JULIANNA
Path: K:\UCO_CIVIL\VELVAERE ADVENTURE CENTER\CADD\PLANSHEETS\DT.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
SITE				
	S-101	Heated Exposed Aggregate Colored Concrete Refer to Concrete Aggregate Plan Color Manufacturer: Davis Color Color: Adobe 61078	7,543 sf	1/SITE-DETAILS
	S-102	Natural Path	429 sf	2/SITE-DETAILS
	S-103	13" Colored Concrete Pool Coping Color Manufacturer: Davis Color Color: Adobe 61078		
	S-104	Landscape Metal Edge		3/SITE-DETAILS
	S-105	Seasonal Bike Rack / Ski Racks		
	S-106	Bike Rack Manufacturer: Landscape Forms Model: Ring Bike Rack Color: Glossy Black		
	S-107	Decomposed Granite Pathway Stone Provider: RockNYard.com Product: Decomposed Granite - 1/4" Minus	63 sf	4/SITE-DETAILS
	S-111	Spa Coping Coping to match Pool Coping		
	S-112	Adventure Center Pool Refer to other drawings		
	S-113	Adventure Center Grotto		
	S-114	Solid Wood Privacy Fence		5/SITE-DETAILS
	S-115	Adventure Center Entry Sign		
	S-116	Exposed Aggregate Colored Concrete Refer to Concrete Aggregate Plan Color Manufacturer: Davis Color Color: Adobe 61078	5,773 sf	
	S-117	Adventure Center Spa		
	S-118	Concrete Steps		
	S-119	Grotto Water Feature		
	S-120	Retaining Walls Refer to other drawings		
	S-121	Vertiblock Wall Extensions Refer to Civil package		

REFER TO SHEET
L1.1- L1.2 SITE PLAN
L1.3 SITE DETAILS

LANDSCAPE DESIGN GROUP
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VELVAERE
ADVENTURE CENTER
10094 NORHT MARKA PLACE
PARK CITY, UT 84060

DATE:	SEPTEMBER 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
L1.1

REFERENCE NOTES SCHEDULE

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	S-102	Natural Path	429 sf	2/SITE-DETAILS
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	S-104	Landscape Metal Edge		3/SITE-DETAILS
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	S-114	Solid Wood Privacy Fence		5/SITE-DETAILS
	S-115	Adventure Center Entry Sign		
	S-116	Exposed Aggregate Colored Concrete Refer to Concrete Aggregate Plan Color Manufacturer: Davis Color Color: Adobe 61078	5,773 sf	
	S-117	Adventure Center Spa		
	S-118	Concrete Steps		
	S-119	Grotto Water Feature		
	S-120	Retaining Walls Refer to other drawings		
	S-121	Vertiblock Wall Extensions Refer to Civil package		

REFER TO SHEET
L1.1- L1.2 SITE PLAN
L1.3 SITE DETAILS

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DRAWN BY:	TK
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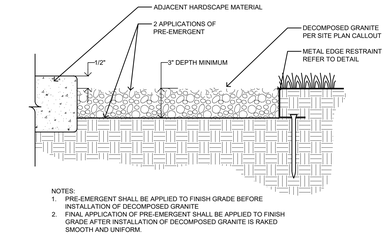
REVISIONS:	05.27.25

SHEET TITLE:
SITE PLAN

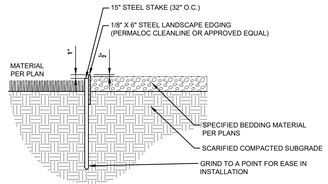
SHEET NUMBER:
L1.2



NOTES:
1. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF DECOMPOSED GRANITE
2. FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF DECOMPOSED GRANITE IS RAKED SMOOTH AND UNIFORM.

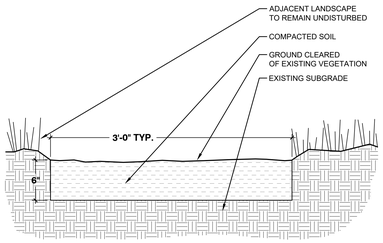
4 DECOMPOSED GRANITE PATHWAY

1" = 1'-0" P-RE-33



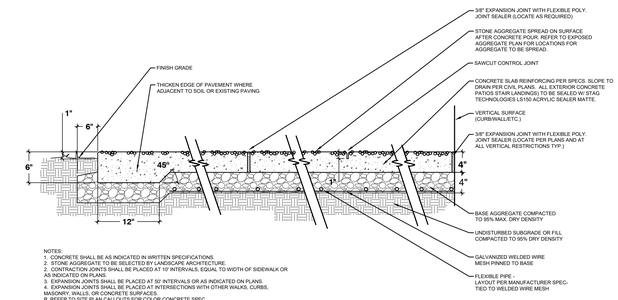
3 METAL EDGE RESTRAINT

1/2" = 1'-0" P-RE-34



2 3' NATURAL PATH

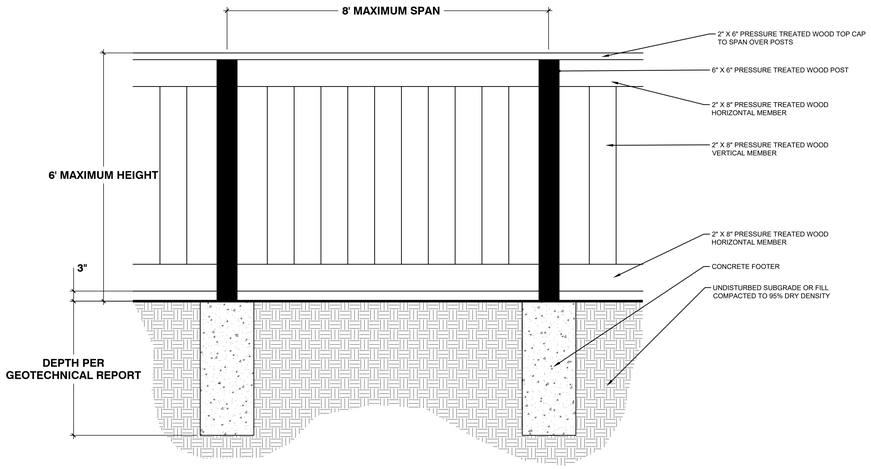
1 1/2" = 1'-0" P-VE-02



NOTES:
1. CONCRETE SHALL BE AS INDICATED IN WRITTEN SPECIFICATIONS.
2. STONE AGGREGATE TO BE SELECTED BY LANDSCAPE ARCHITECTURE
2. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS, EQUAL TO WIDTH OF SIDEWALK OR AS INDICATED ON PLANS.
3. EXPANSION JOINTS SHALL BE PLACED AT 50' INTERVALS OR AS INDICATED ON PLANS.
4. CONTRACTION JOINTS SHALL BE PLACED AT INTERSECTIONS WITH OTHER WALKS, CURBS, MASONRY, WALLS, OR CONCRETE SURFACES.
R. REFER TO SITE PLAN CALLOUTS FOR COLOR CONCRETE SPEC.

1 HEATED EXPOSED AGGREGATE COLORED CONCRETE PAVING

3/4" = 1'-0" P-VE-10



NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
2. ALL WOOD TO BE SELECTED BY CONTRACTOR AND VERIFIED BY LANDSCAPE ARCHITECT
3. CONTRACTOR TO PROVIDE FINISH SAMPLES OF FENCING FOR APPROVAL BY LANDSCAPE ARCHITECT
4. CONTRACTOR TO SPEC WATERPROOFING FINISH OF WOOD IF REQUIRED.
5. ALL FASTENERS TO BE GALVANIZED..

SOLID WOOD PRIVACY FENCE

5 SOLID WOOD PRIVACY FENCE

1" = 1'-0" P-VE-16

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10094 NORHT MARKA PLACE
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DATE:	SEPTEMBER 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE: SITE DETAILS

SHEET NUMBER: L1.3

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.

2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.

3. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.

4. THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.

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9. THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.

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12. ALL DISTURBED AREAS ARE TO BE SEEDED WITH STANDARD SEED MIXTURE. SEE LANDSCAPE PLAN FOR SEED MIX

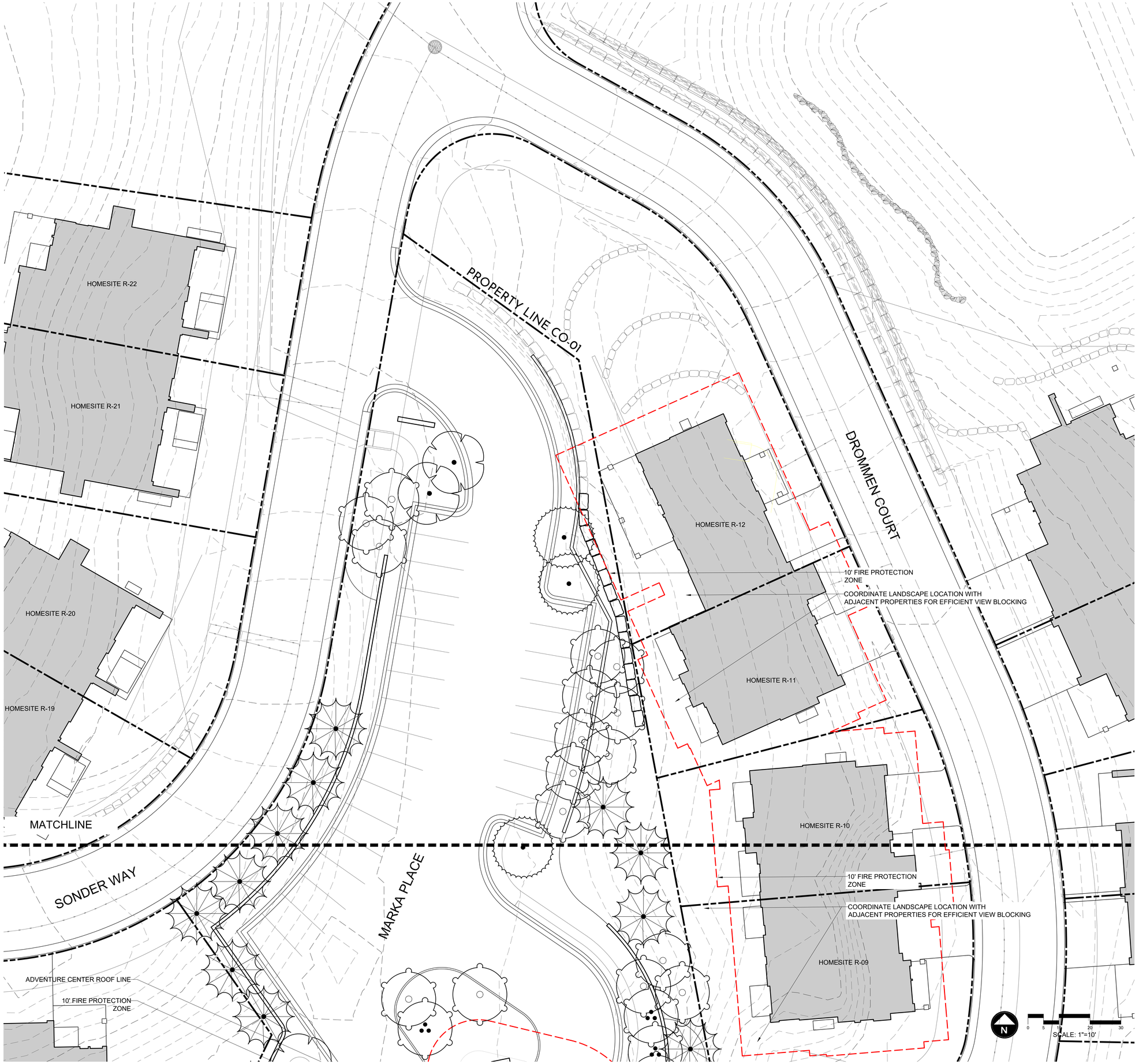
13. ALL PLANT MATERIAL OUTSIDE OF L.O.D. MUST BE INSTALLED CAREFULLY TO MINIMIZE FURTHER NATIVE LANDSCAPE DISTURBANCE

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DECIDUOUS TREE				
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	3
	Populus tremuloides	Quaking Aspen	10' Clump	7
	Populus tremuloides	Quaking Aspen	2" Cal.	26
EVERGREEN TREE				
	Abies concolor	White Fir	10' Ht.	19
	Pseudotsuga menziesii	Douglas Fir	12' Ht.	3

REFER TO SHEET

L2.1- L2.2	LANDSCAPE TREE PLAN
L2.3 - L2.4	LANDSCAPE SHRUB / GRASS PLAN
L2.5 - L2.6	LANDSCAPE GROUDCOVER PLAN
L2.7	LANDSCAPE DETAILS



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LANDSCAPE DESIGN GROUP
SALT LAKE CITY

VELVAERE
ADVENTURE CENTER
10084 NORHT MARKA PLACE
PARK CITY, UT 84060

DATE:	AUGUST 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE:
LANDSCAPE TREE PLAN

SHEET NUMBER:
L2.1

GENERAL LANDSCAPE NOTES

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13. ALL PLANT MATERIAL OUTSIDE OF L.O.D. MUST BE INSTALLED CAREFULLY TO MINIMIZE FURTHER NATIVE LANDSCAPE DISTURBANCE

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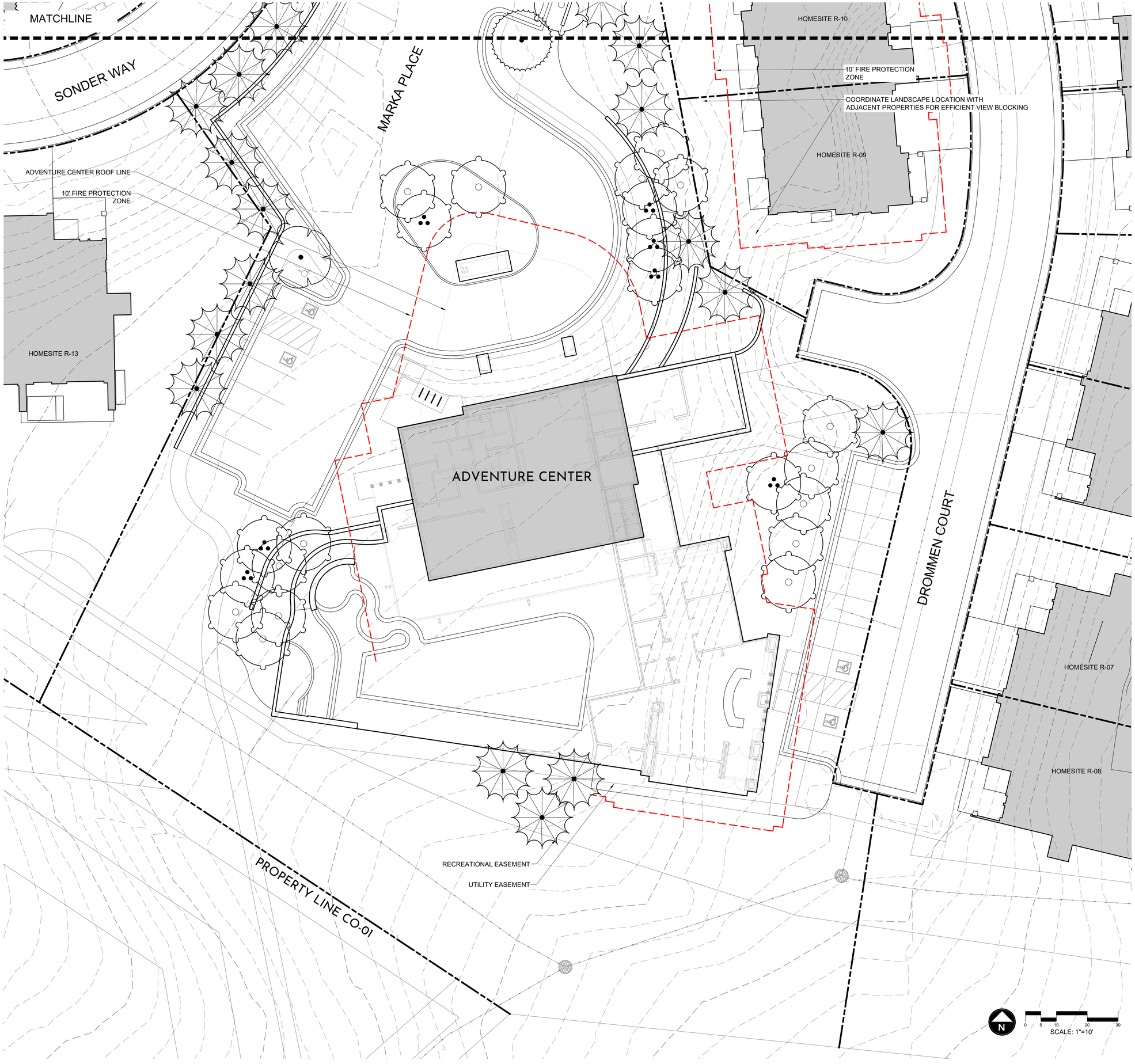
REFER TO SHEET

L2.1- L2.2	LANDSCAPE TREE PLAN
L2.3 - L2.4	LANDSCAPE SHRUB / GRASS PLAN
L2.5 - L2.6	LANDSCAPE GROUDCOVER PLAN
L2.7	LANDSCAPE DETAILS



LDG LANDSCAPE DESIGN GROUP EST. 2006 SALT LAKE CITY

VELVAERE
ADVENTURE CENTER

10094 NORHT MARKA PLACE
PARK CITY, UT 84060

DATE:	AUGUST 2025
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DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE: LANDSCAPE TREE PLAN

SHEET NUMBER: L2.2

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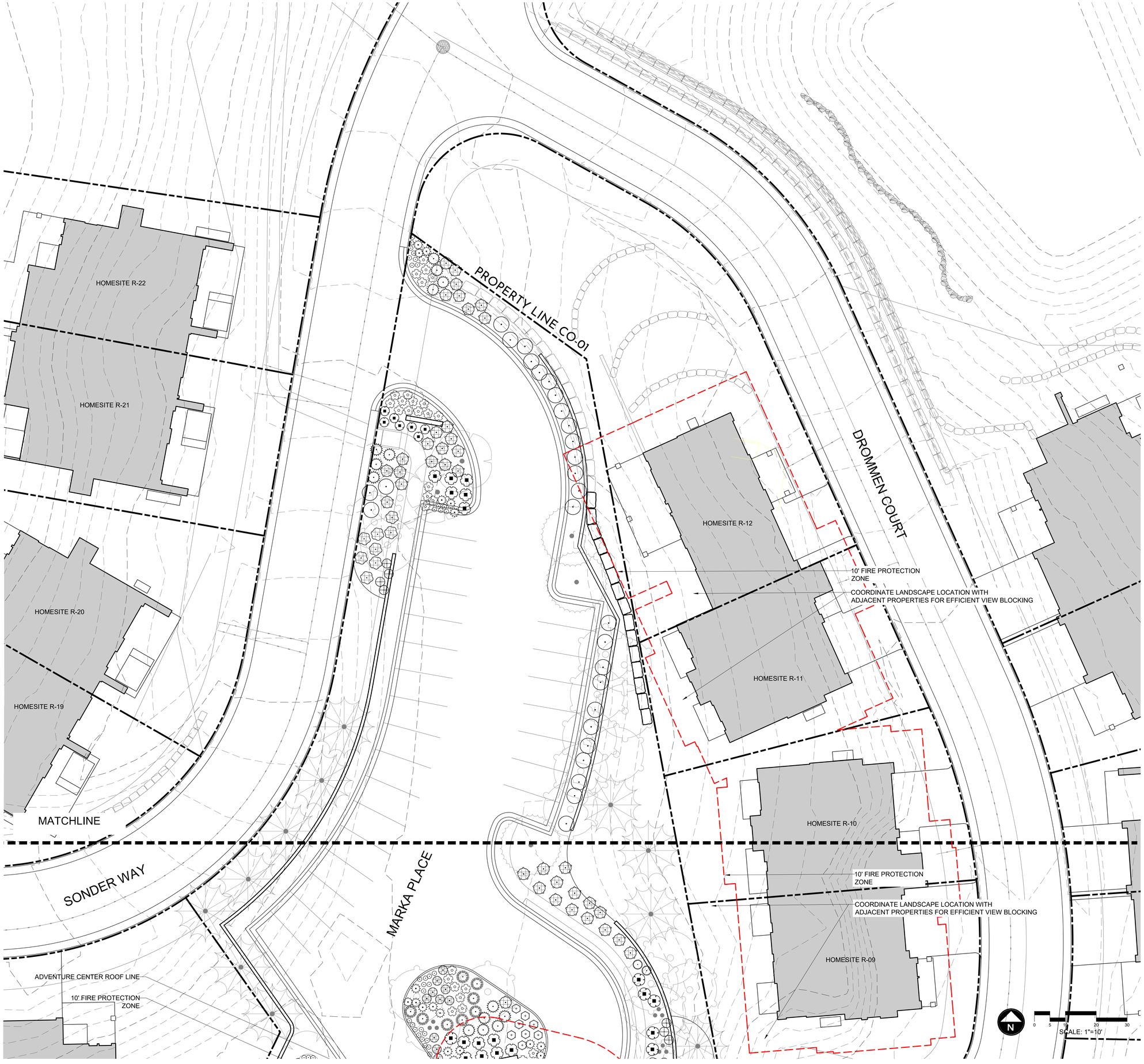
13. ALL PLANT MATERIAL OUTSIDE OF L.O.D. MUST BE INSTALLED CAREFULLY TO MINIMIZE FURTHER NATIVE LANDSCAPE DISTURBANCE

SHRUB/GRASS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
	Amelanchier alnifolia 'Saskatoon'	Saskatoon Serviceberry	5 gal.	68
	Caryopteris x clandonensis	Blue Mist Spirea	5 gal.	20
	Mahonia repens	Creeping Mahonia	1 gal.	8
	Prunus besseyi	Western Sand Cherry	5 gal.	30
	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.	91
	Rosa woodsii	Woods Rose	5 gal.	20
GRASSES				
	Bouteloua gracilisa	Blue Grama Grass	5 gal.	21
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	13
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.	34
GROUND COVER				
	Cerastium tomentosum	Snow-in-Summer	1 gal.	3
	Lysimachia nummularia	Creeping Jenny	1 gal.	2
	Phlox subulata 'Purple Beauty'	Creeping Phlox	1 gal.	12
PERENNIALS				
	Aster alpinus	Alpine Aster	1 gal.	41
	Gaillardia aristata	Blanket Flower	1 gal.	46
	Linum lewisii	Blue Flax	1 gal.	77
	Perovskia abrotanoides	Russian Sage	5 gal.	19
	Perovskia atriplicifolia	Russian Sage	1 gal.	11
	Rudbeckia hirta	Black-eyed Susan	1 gal.	14

REFER TO SHEET

L2.1- L2.2	LANDSCAPE TREE PLAN
L2.3 - L2.4	LANDSCAPE SHRUB / GRASS PLAN
L2.5 - L2.6	LANDSCAPE GROUDCOVER PLAN
L2.7	LANDSCAPE DETAILS



LDG
EST. 2006
SALT LAKE CITY
LANDSCAPE DESIGN GROUP
LANDSCAPE ARCHITECTURE

VELVAERE
ADVENTURE CENTER
10094 NORHT MARKA PLACE
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REVISIONS:	05.27.25

SHEET TITLE:
LANDSCAPE SHRUB/GRASS PLAN

SHEET NUMBER:
L2.3

GENERAL LANDSCAPE NOTES

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2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.

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6. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECTS DECISION WILL BE FINAL.

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8. THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.

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12. ALL DISTURBED AREAS ARE TO BE SEEDED WITH STANDARD SEED MIXTURE. SEE LANDSCAPE PLAN FOR SEED MIX

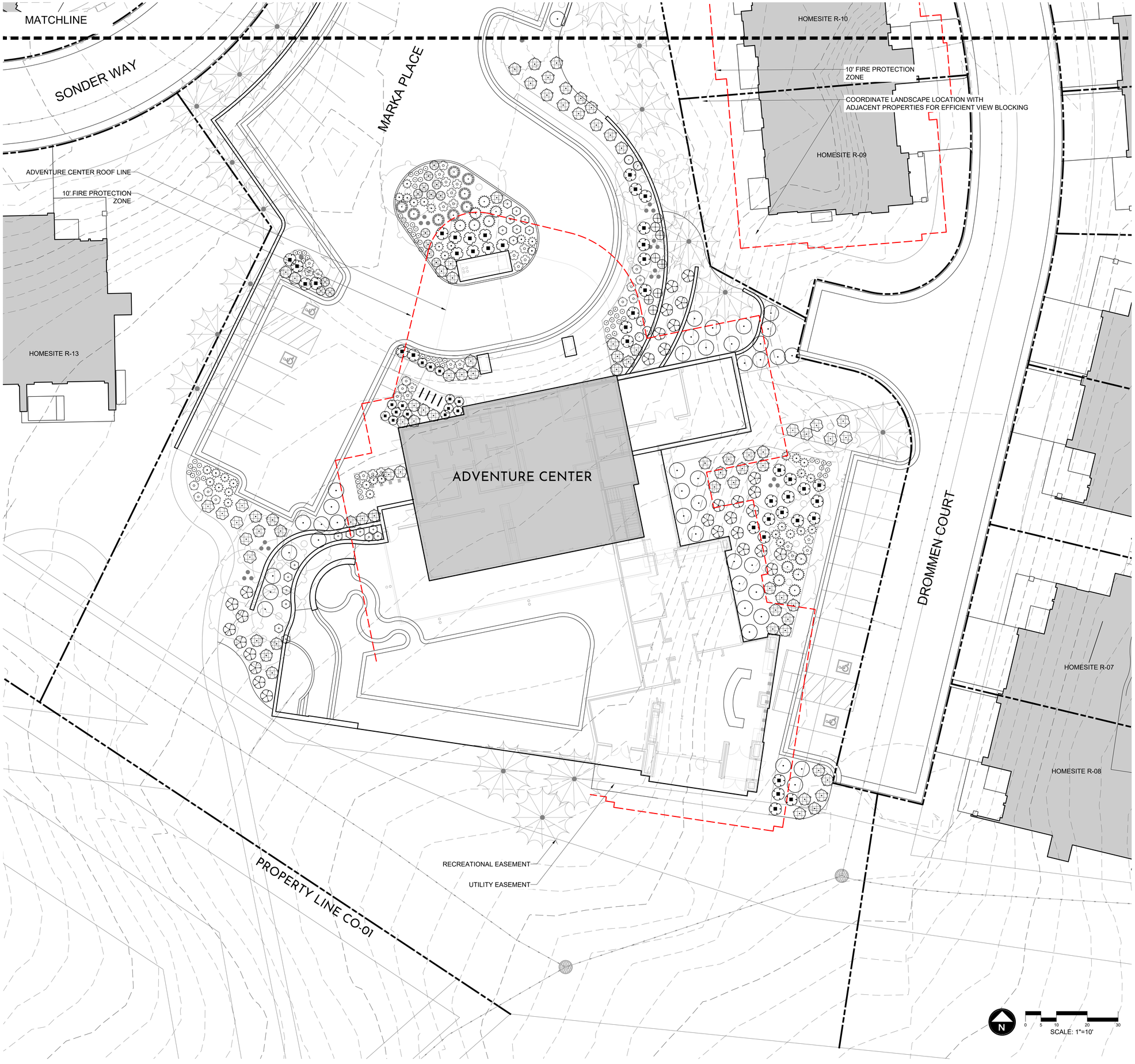
13. ALL PLANT MATERIAL OUTSIDE OF L.O.D. MUST BE INSTALLED CAREFULLY TO MINIMIZE FURTHER NATIVE LANDSCAPE DISTURBANCE

SHRUB/GRASS SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
	Amelanchier alnifolia 'Saskatoon'	Saskatoon Serviceberry	5 gal.	68
	Caryopteris x clandonensis	Blue Mist Spirea	5 gal.	20
	Mahonia repens	Creeping Mahonia	1 gal.	8
	Prunus besseyi	Western Sand Cherry	5 gal.	30
	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.	91
	Rosa woodsii	Woods Rose	5 gal.	20
GRASSES				
	Bouteloua gracilisa	Blue Grama Grass	5 gal.	21
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	13
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.	34
GROUND COVER				
	Cerastium tomentosum	Snow-in-Summer	1 gal.	3
	Lysimachia nummularia	Creeping Jenny	1 gal.	2
	Phlox subulata 'Purple Beauty'	Creeping Phlox	1 gal.	12
PERENNIALS				
	Aster alpinus	Alpine Aster	1 gal.	41
	Gaillardia aristata	Blanket Flower	1 gal.	46
	Linum lewisii	Blue Flax	1 gal.	77
	Perovskia abrotanoides	Russian Sage	5 gal.	19
	Perovskia atriplicifolia	Russian Sage	1 gal.	11
	Rudbeckia hirta	Black-eyed Susan	1 gal.	14

REFER TO SHEET

L2.1- L2.2	LANDSCAPE TREE PLAN
L2.3 - L2.4	LANDSCAPE SHRUB / GRASS PLAN
L2.5 - L2.6	LANDSCAPE GROUDCOVER PLAN
L2.7	LANDSCAPE DETAILS



LANDSCAPE ARCHITECTURE & PLANNING
EST. 2006
LDG
SALT LAKE CITY

VELVAERE
ADVENTURE CENTER
10084 NORHT MARKA PLACE
PARK CITY, UT 84060

DATE:	AUGUST 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE:
LANDSCAPE SHRUB/GRASS PLAN

SHEET NUMBER:
L2.4

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.

2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.

3. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.

4. THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.

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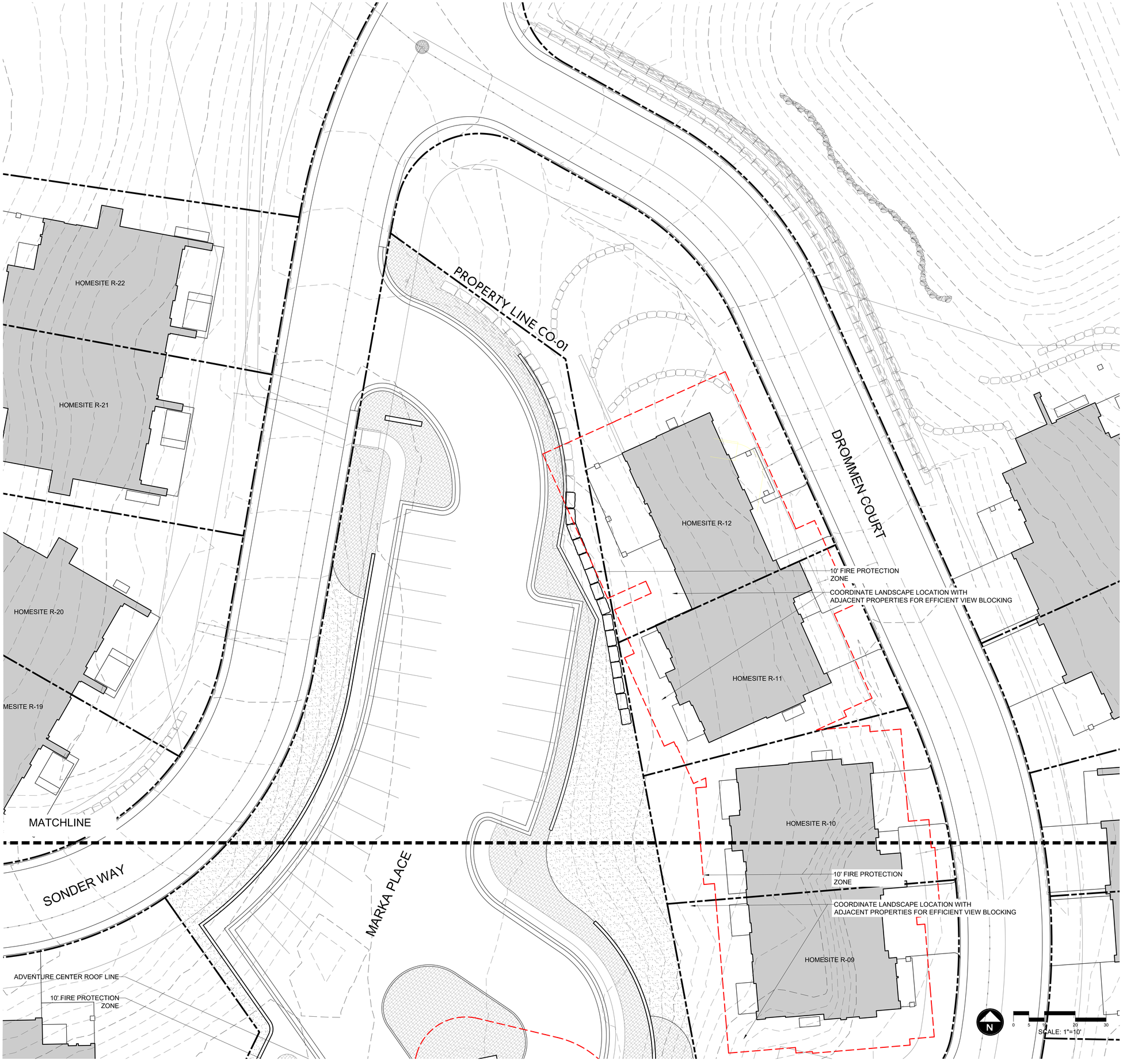
GROUND COVER SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUND COVERS				
	Soil Pep	See Landscape Details	3" DEPTH	11,437 sf
	HYDROSEEDED NATIVE SEED MIX			19,587 sf
	Artemisia tridentata wyomingensis	Wyoming Sagebrush	1.25 LB/ACRE	19,587 sf
	Elymus trachycaulus	Slender Wheatgrass	7.00 LB/ACRE	19,587 sf
	Festuca ovina	Sheep Fescue	3.50 LB/ACRE	19,587 sf
	Linum lewisii 'Blue Flax'	Blue Flax	1.00 LB/ACRE	19,587 sf
	Lolium perenne	Perennial Ryegrass	8.75 LB/ACRE	19,587 sf
	Pascopyrum smithii	Western Wheatgrass	5.25 LB/ACRE	19,587 sf
	Pseudoroegneria spicata	Bluebunch Wheatgrass	5.25 LB/ACRE	19,587 sf

REFER TO SHEET

L2.1- L2.2 LANDSCAPE TREE PLAN
L2.3 - L2.4 LANDSCAPE SHRUB / GRASS PLAN
L2.5 - L2.6 LANDSCAPE GROUDCOVER PLAN
L2.7 LANDSCAPE DETAILS



LDG
EST. 2006
LANDSCAPE DESIGN GROUP
SALT LAKE CITY

VELVAERE
ADVENTURE CENTER
10094 NORHT MARKA PLACE
PARK CITY, UT 84060

DATE:	AUGUST 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE:
LANDSCAPE GROUNDCOVER PLAN

SHEET NUMBER:
L2.5

GENERAL LANDSCAPE NOTES

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GROUND COVER SCHEDULE

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GROUND COVERS				
	Soil Pep	See Landscape Details	3" DEPTH	11,437 sf
	HYDROSEEDED NATIVE SEED MIX			19,587 sf
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	Elymus trachycaulus	Slender Wheatgrass	7.00 LB/ACRE	19,587 sf
	Festuca ovina	Sheep Fescue	3.50 LB/ACRE	19,587 sf
	Linum lewisii 'Blue Flax'	Blue Flax	1.00 LB/ACRE	19,587 sf
	Lolium perenne	Perennial Ryegrass	8.75 LB/ACRE	19,587 sf
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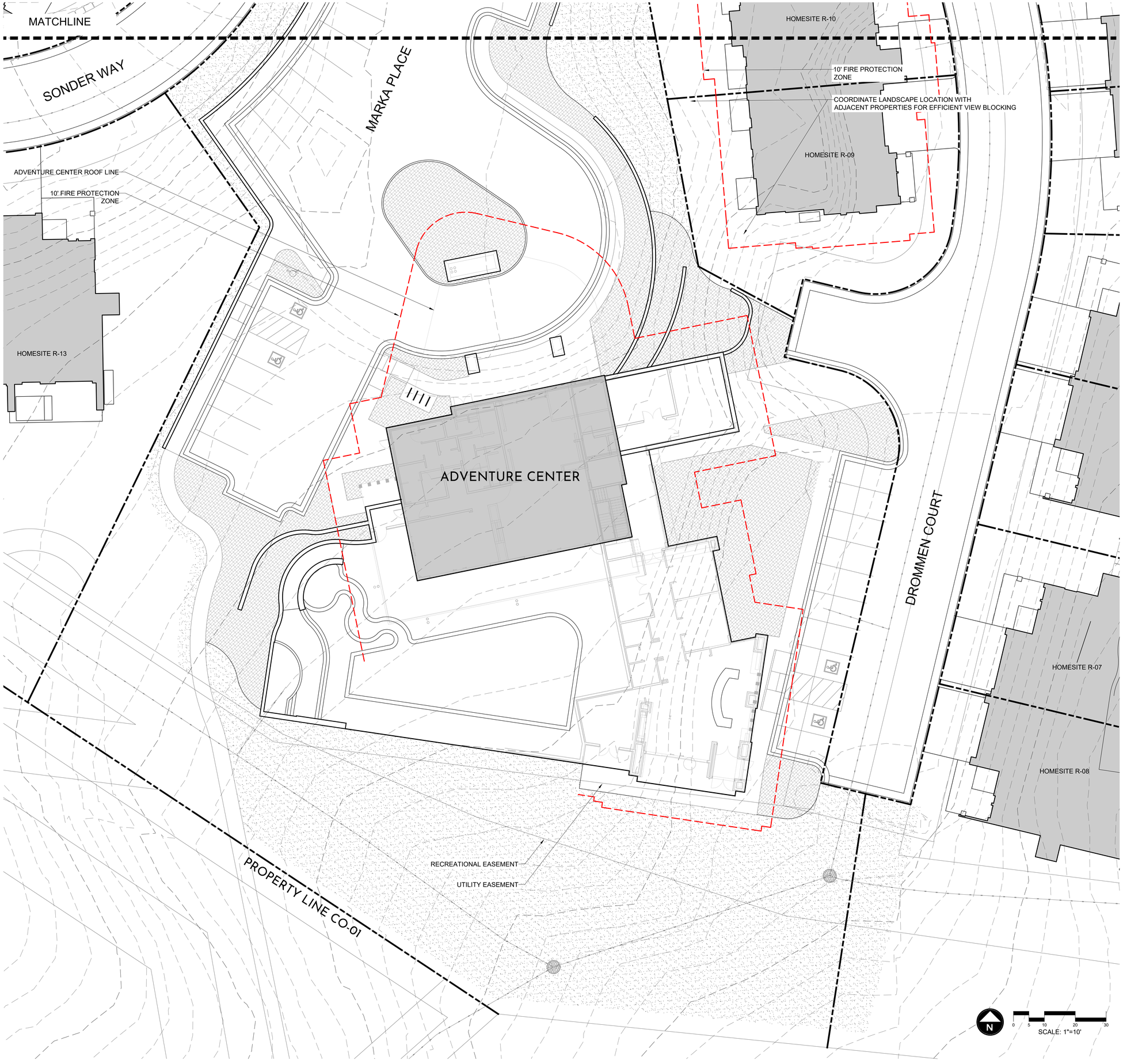
L2.3 - L2.4 LANDSCAPE SHRUB / GRASS PLAN
L2.5 - L2.6 LANDSCAPE GROUDCOVER PLAN
L2.7 LANDSCAPE DETAILS



LANDSCAPE ARCHITECTURE & PLANNING
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LDG
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VELVAERE
ADVENTURE CENTER
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SHEET TITLE:
LANDSCAPE GROUNDCOVER PLAN

SHEET NUMBER:
L2.6

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ADVENTURE CENTER LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DECIDUOUS TREE				
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6` Ht.	3
	Populus tremuloides	Quaking Aspen	10` Clump	7
	Populus tremuloides	Quaking Aspen	2" Cal.	26
EVERGREEN TREE				
	Abies concolor	White Fir	10` Ht.	19
	Pseudotsuga menziesii	Douglas Fir	12` Ht.	3
SHRUBS				
	Amelanchier alnifolia 'Saskatoon'	Saskatoon Serviceberry	5 gal.	68
	Caryopteris x clandonensis	Blue Mist Spirea	5 gal.	20
	Mahonia repens	Creeping Mahonia	1 gal.	8
	Prunus besseyi	Western Sand Cherry	5 gal.	30
	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.	91
	Rosa woodsii	Woods Rose	5 gal.	20
GRASSES				
	Bouteloua gracilisa	Blue Grama Grass	5 gal.	21
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.	13
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.	34
GROUND COVER				
	Cerastium tomentosum	Snow-in-Summer	1 gal.	3
	Lysimachia nummularia	Creeping Jenny	1 gal.	2
	Phlox subulata 'Purple Beauty'	Creeping Phlox	1 gal.	12
PERENNIALS				
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	Gaillardia aristata	Blanket Flower	1 gal.	46
	Linum lewisii	Blue Flax	1 gal.	77
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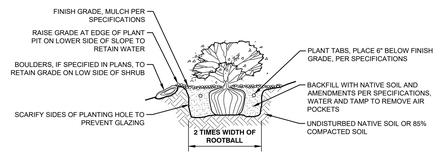
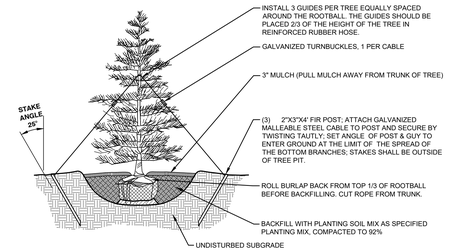
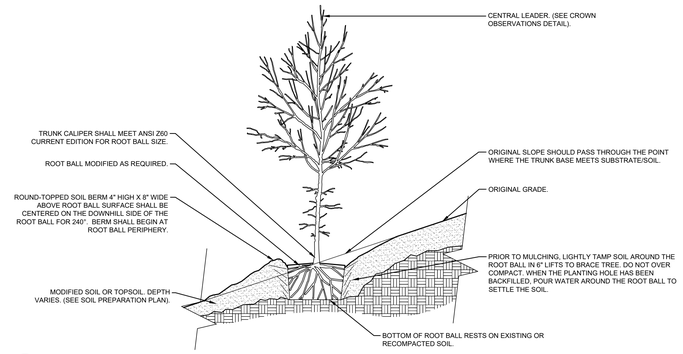


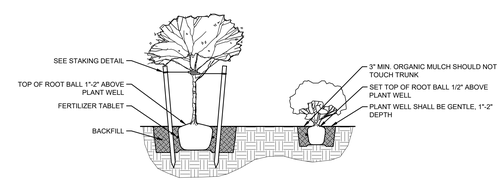
5 SHRUB PLANTING ON SLOPE
1/2" = 1'-0" P-MRF-12



4 EVERGREEN TREE PLANTING AND STAKING
1/2" = 1'-0" P-MRF-16

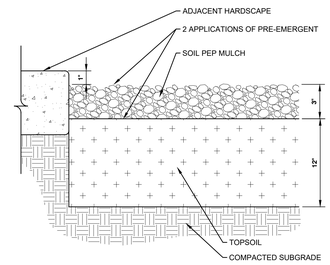


3 TREE PLANTING ON SLOPE
1/2" = 1'-0" P-MRF-11



BACKFILL:
ONE PART MULCH TO THREE PARTS NATIVE SOIL.
PLANTING PIT SIZES:
1 GAL OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"
15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"
FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS)
1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)

2 DECIDUOUS TREE AND SHRUB PLANTING
1/2" = 1'-0" P-MRF-13



1 SOIL PEP MULCH
1/2" = 1'-0" P-RE-19

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REVISIONS:	05.27.25

SHEET TITLE: LANDSCAPE DETAILS

SHEET NUMBER: L2.7

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
L S R LST SST RST	Hunter MP Strip PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory-installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	5	40
M M M	Hunter MP1000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	43	40
M M M	Hunter MP2000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	8	40
M M M	Hunter MP3000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	19	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Drip Valve Kit (Low Flow) 1" Hunter ICZ-101-25-LF, or approved equal. Drip control zone kit with 1" ICV globe valve, 1" HY100 filter system, and 150 mesh stainless steel screen. Pressure Regulation: 25 psi. Flow Range: 0.5 gpm - 15 gpm.	12
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	27
	In-Line Drip Ring (Trees) Hunter HDL-09-12-PC, or approved equal. Inside ring diameter: 12". Outside ring diameter: 24". Ring spacing: 6". Connect drip rings to PVC laterals/risers with a pipe transition point at each tree indicated. Install at each tree within landscaped planter beds and cover with finish surface material.	56
	Area to Receive Drip Emitters Drip Irrigation Hunter Point-Source Emitters, or approved equal. One or more point-source drip emitters per plant and in-line drip tube rings for trees. Blank drip tubing placed on-grade and secured in place with metal drip tube stakes, with 1/4" distrubtion tubing from barbed emitter to the base of each plant, and drip tube ring at each tree within planter bed areas. Conceal drip tubing, drip rings, and distribution tubing completely with finish planter bed surface material. Emitter schedule: (1) one 2.0 gph emitter per #1 gallon plant; (1) two 4.0 gph emitters per #5 gallon plant; (1) one 18" diamter drip tube ring and (1) 30" diameter drip tube ring per tree. Emitter Notes: 05 emitters (2 assigned to each ~~ plant)	9,881 sf
	05 emitters (2 assigned to each 6` Ht. plant)	6
	05 emitters (2 assigned to each 8` Clump plant)	
	05 emitters (2 assigned to each 8` Ht. plant)	
	05 emitters (2 assigned to each 10` Ht. plant)	6
	05 emitters (2 assigned to each 14` Ht. plant)	
	05 emitters (2 assigned to each 16` Ht. plant)	
	20 emitters (2 assigned to each 1 gal. plant)	286
	40 emitters (2 assigned to each 5 gal. plant)	536

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Control Valve 1" Hunter PGV, or approved equal. 1" Plastic electric remote control valve. Globe configuration with flow control and NPT threaded inlet and outlet. Install within a standard rectangular valve box and Include decoders at each valve for 2-wire path to controller.	3
	Quick Coupler Valve 1" Hunter HQ-44LRC, or approved equal. 1" quick coupling valve with locking cover, red brass and stainless steel body, and 1" NPT inlet. 2-piece body.	1
	Shut Off Valve (Ball Valve) NIBCO T-FP600A, or approved equal. Brass, full port ball valve with standard lever handle and FIPT end connections. Install same size as main line at each control valve manifold, upstream of valves, and enclose within a 10" round valve box.	2
M	Master Valve 1-1/2" Griswold 2160-E, or approved equal. 2" solenoid, normally open master valve with epoxy coating, cast iron and bronze material, and NPT end connections. 2-wire path compatible.	1
BF	Backflow Prevention Device 1-1/2" Febco 825YA. Reduced pressure backflow preventer. Install according to manufacturer's specifications. Enclose backflow preventer within a locking V.I.T. Strongbox, sized to fit backflow preventer.	1
C	Hunter I2C-1600-M 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Metal Cabinet.	1
FS	Hydrometer 2" Netafim Photo Diode Register, or approved equal. 2" master valve/flow sensor with water meter and hydraulic valve in a single unit. Cast iron with baked powder coat finish, 14 psi minimum working pressure, female pipe threads, and photo diode register.	1
M	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Schedule 40-NP	85.1 lf
	Irrigation Lateral Line: PVC Schedule 40-NP 3/4"	2,848 lf
	Irrigation Lateral Line: PVC Schedule 40-NP 1"	162.5 lf
	Irrigation Lateral Line: PVC Schedule 40-NP 1 1/4"	60.4 lf
	Irrigation Lateral Line: PVC Schedule 40-NP 1 1/2"	19.7 lf
	Irrigation Lateral Line: PVC Schedule 40-NP 2"	63.8 lf
	Irrigation Mainline: PVC Schedule 40-NP 1"	178.0 lf
	Irrigation Mainline: PVC Schedule 40-NP 1 1/4"	550.5 lf
	Irrigation Mainline: PVC Schedule 40-NP 2"	146.0 lf
	Pipe Sleeve: PVC Schedule 40	280.6 lf

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1. The irrigation schedule provides an indication of the irrigation types and irrigation equipment proposed for a fully automated, underground irrigation system for the landscaped areas shown.
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4. Underground pipe sleeve and electrical wire conduit locations shall be coordinated and installed prior to the installation of hardscape paving. There shall be no changes of irrigation piping direction under any hardscape paving materials.
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6. Unless otherwise noted, all trees and plants shall be irrigated with drip rings and point-source drip emitters. All turfgrass and native grass areas shall be irrigated with pop-up spray heads and rotors. Drip irrigation zones have been determined by planter bed areas that will include plants with similar water needs and solar exposures.
7. Trenches for irrigation piping shall be a minimum depth of twenty four inches (24") for pressurized main lines and eighteen inches (18") for non-pressurized lateral lines. Sleeves for irrigation main line and lateral line piping shall be a minimum depth of twenty four inches (24") below asphalt and concrete paving.
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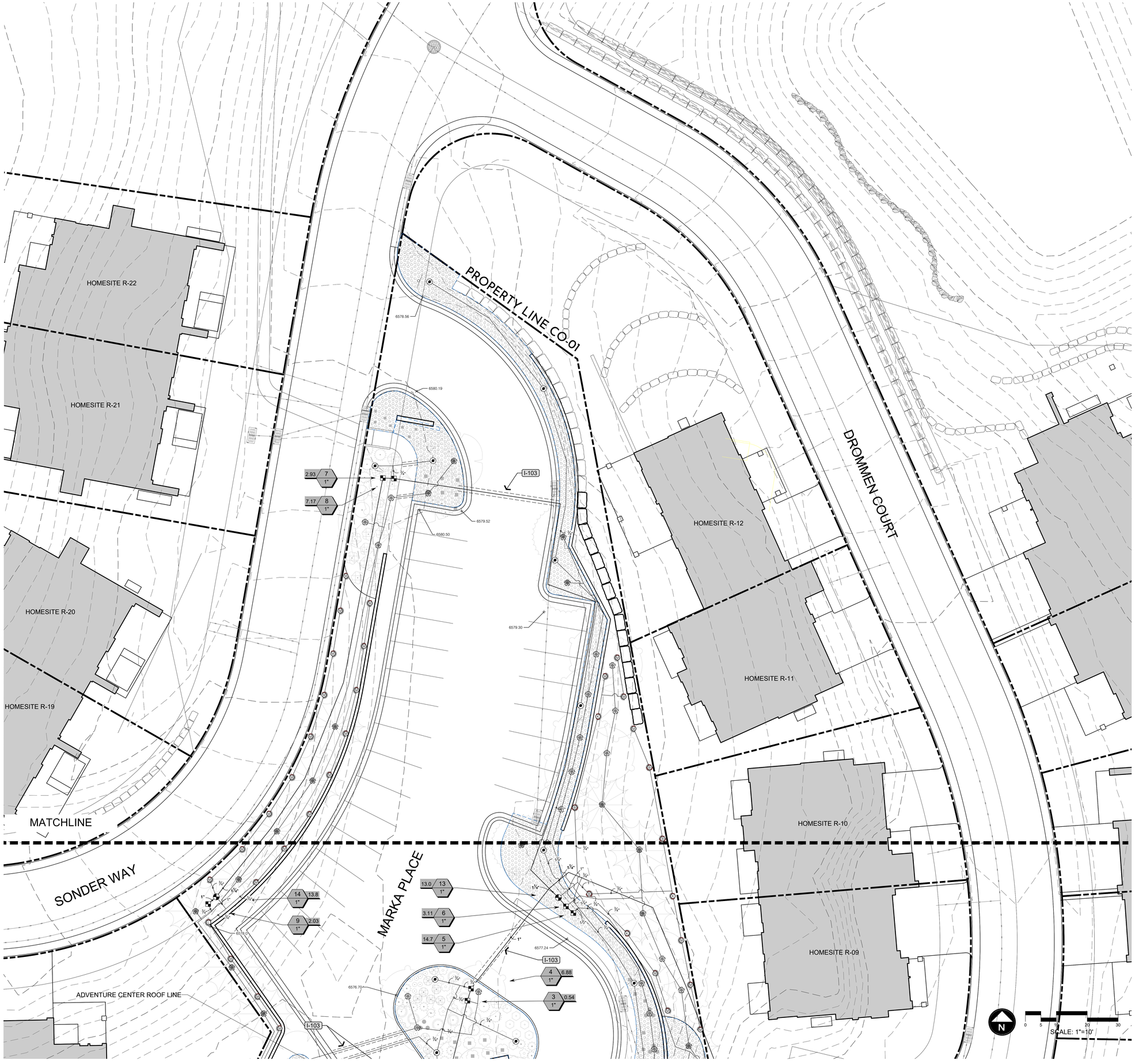
9. Install all irrigation equipment and components according to each manufacturer's specifications and details, unless otherwise required.

REFER TO SHEET

L3.1- L3.2	IRRIGATION PLAN
L3.3	IRRIGATION SCHEDULE AND NOTES
L3.4 - L3.7	IRRIGATION DETAILS

811 Know what's below. Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



VELVAERE
ADVENTURE CENTER
10084 NORTH MARKA PLACE
PARK CITY, UT 84060

DATE:	SEPTEMBER 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE: IRRIGATION PLAN

SHEET NUMBER: L3.1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
L S R LST SST RST	Hunter MP Strip PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory-installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	5	40
M M M	Hunter MP1000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. M=Maroon adj arc:90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	43	40
M M M	Hunter MP2000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	8	40
M M M	Hunter MP3000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, flowguard, pressure regulated to 40 psi, and MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	19	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	27
	In-Line Drip Ring (Trees) Hunter HDL-09-12-PC, or approved equal. Inside ring diameter: 12". Outside ring diameter: 24". Ring spacing: 6". Connect drip rings to PVC laterals/risers with a pipe transition point at each tree indicated. Install at each tree within landscaped planter beds and cover with finish surface material.	56
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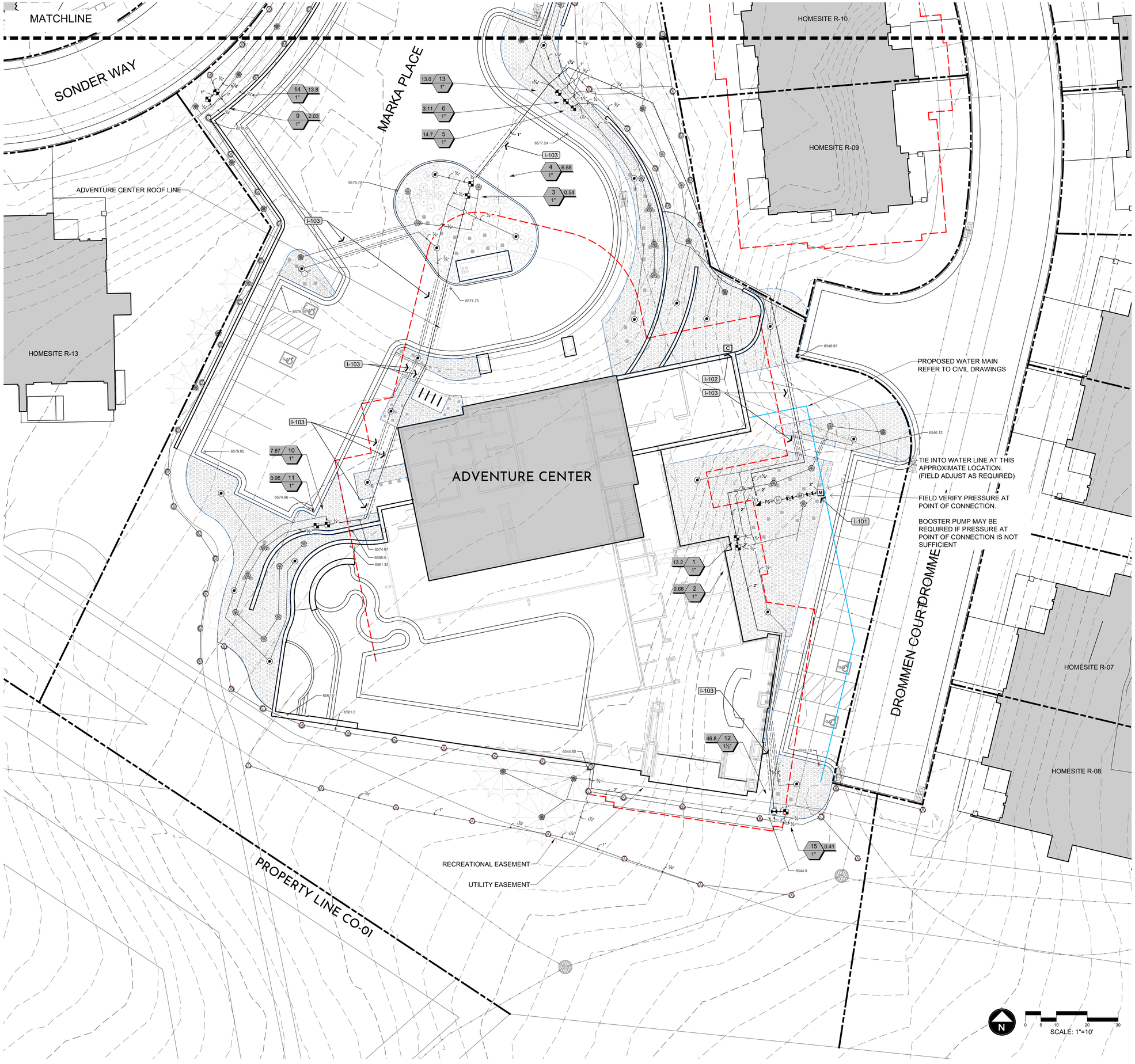

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PARK CITY, UT 84060

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PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

SHEET TITLE: IRRIGATION PLAN

SHEET NUMBER: L3.2

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
IRRIGATION	
I-101	Irrigation Point of Connection
I-102	Irrigation Controller
I-103	Irrigation Sleeve

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VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Drip Valve Kit (Low Flow)	1"	Area for Drip Emitters	13.15	122.7	15	1.54	9.89	26.4	39.3	0.6 in/h
2	Drip Valve Kit (Low Flow)	1"	Drip Ring	0.68	125.9	15	0.02	3	18.0	30.4	1.03 in/h
3	Drip Valve Kit (Low Flow)	1"	Drip Ring	0.54	236.1	15	0.01	3	18.0	43.7	1.03 in/h
4	Drip Valve Kit (Low Flow)	1"	Area for Drip Emitters	6.88	232.0	15	2.61	6.13	23.7		1.06 in/h
5	Drip Valve Kit (Low Flow)	1"	Area for Drip Emitters	14.72	202.1	15	2.12	10.8	29.2	58.8	0.46 in/h
6	Drip Valve Kit (Low Flow)	1"	Drip Ring	3.11	198.9	15	0.14	3.74	19.8	45.8	1.03 in/h
7	Drip Valve Kit (Low Flow)	1"		2.93	389.8	15		3.62	18.6	46.2	0.95 in/h
8	Drip Valve Kit (Low Flow)	1"	Area for Drip Emitters	7.17	386.2	15	0.45	6.3	21.8	50.6	0.7 in/h
9	Drip Valve Kit (Low Flow)	1"	Drip Ring	2.03	542.1	15	0.14	3.02	19.2	45.7	1.03 in/h
10	Drip Valve Kit (Low Flow)	1"	Area for Drip Emitters	7.67	358.6	15	2.73	6.6	24.3		1.08 in/h
11	Drip Valve Kit (Low Flow)	1"	Drip Ring	0.95	362.1	15	0.04	3	18.0	43.0	1.03 in/h
12	Control Valve	1"	Turf Rotary	46.77	219.3	40	4.25	6.1	60.3	81.4	0.38 in/h
13	Control Valve	1"	Turf Rotary	13.04	195.1	40	1.91	1.72	44.5	73.2	0.39 in/h
14	Control Valve	1"	Turf Rotary	13.79	538.6	40	3.73	1.67	46.5	80.4	0.35 in/h
15	Drip Valve Kit (Low Flow) Common Wire	1"	Drip Ring	0.41	222.5 874.4	15	0.02	3	18.0	29.5	1.03 in/h

CRITICAL ANALYSIS

Generated: 2025-09-02 17:06

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available 75 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 0 PSI
Elevation Change: 8.00 ft
Service Line Size: 10"
Length of Service Line: 20 ft
Pressure Available: 0 PSI

DESIGN ANALYSIS
Maximum Station Flow: 46.77 GPM
Flow Available at POC: 75 GPM
Residual Flow Available: 28.23 GPM

Critical Station: 14
Design Pressure: 40 PSI
Friction Loss: 3.39 PSI
Fittings Loss: 0.34 PSI
Elevation Loss: 1.08 PSI
Loss through Valve: 1.67 PSI
Pressure Req. at Critical Station: 46.5 PSI
Loss for Fittings: 0.66 PSI
Loss for Main Line: 6.58 PSI
Loss for POC to Valve Elevation: 13.8 PSI
Loss for Backflow: 11.2 PSI
Loss for Master Valve: 1.3 PSI
Loss for Water Meter: 0.37 PSI
Critical Station Pressure at POC: 80.4 PSI
Pressure Available: 0 PSI
Residual Pressure Available: -80.39 PSI

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

VELVAERE
ADVENTURE CENTER
10094 NORHT MARKA PLACE
PARK CITY, UT 84060

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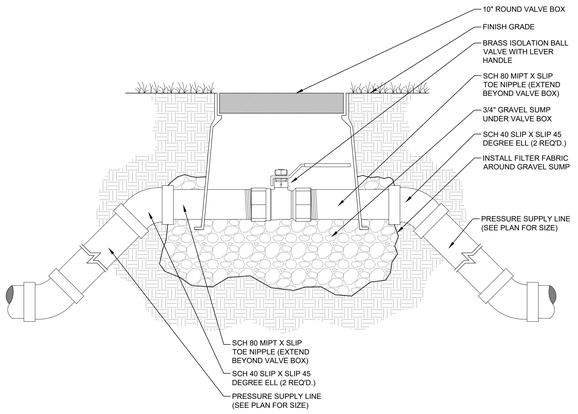
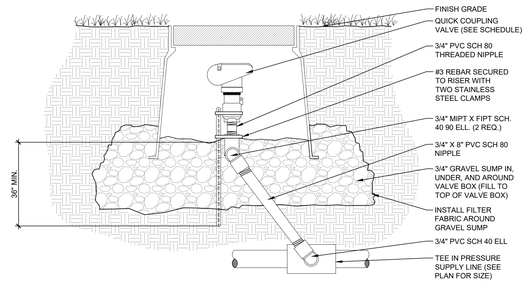
IRRIGATION SCHEDULE

SHEET NUMBER:
L3.3



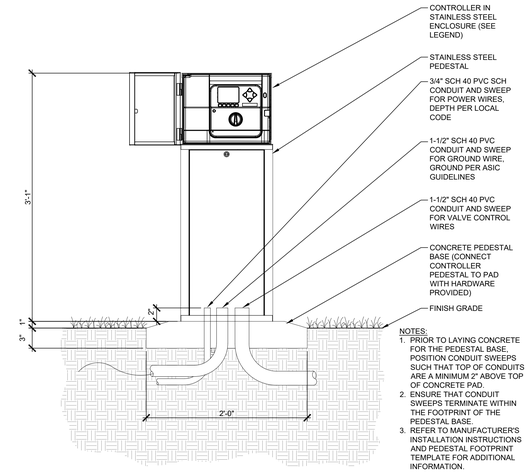
1 ISOLATION BALL VALVE - MAIN LINE

Scale: NTS



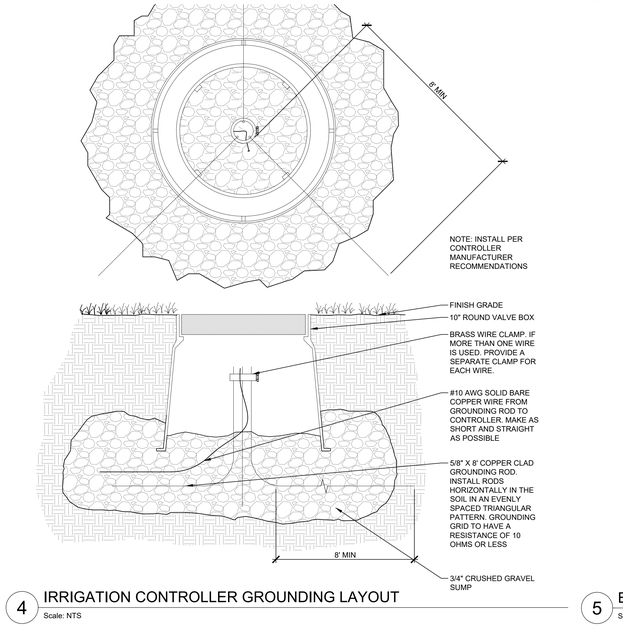
2 QUICK COUPLER VALVE

Scale: NTS



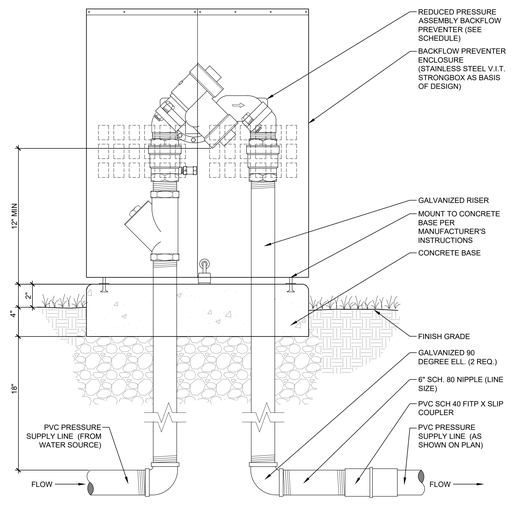
3 IRRIGATION CONTROLLER ON PEDESTAL

Scale: NTS



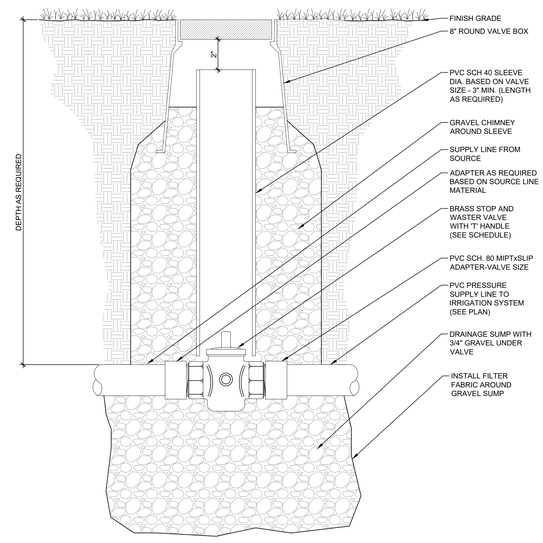
4 IRRIGATION CONTROLLER GROUNDING LAYOUT

Scale: NTS



5 BACKFLOW PREVENTER

Scale: NTS



6 STOP AND WASTE VALVE

Scale: NTS

LDG
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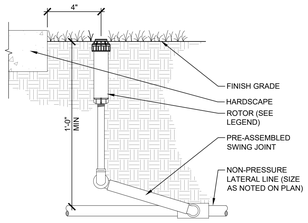
SALT LAKE CITY
LANDSCAPE DESIGN GROUP
LANDSCAPE ARCHITECTURE

VELVAERE
ADVENTURE CENTER
10094 NORTH MARKA PLACE
PARK CITY, UT 84060

DATE:	SEPTEMBER 2025
PROJECT:	000.0000.192
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	05.27.25

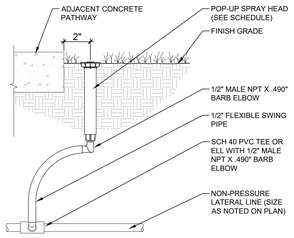
SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L3.4



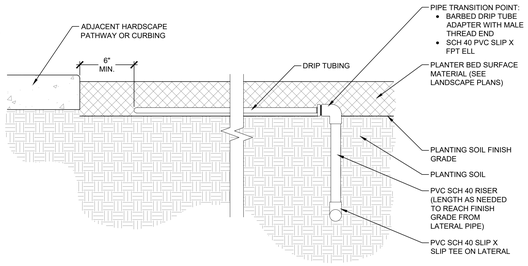
1 POP UP ROTOR

Scale: NTS



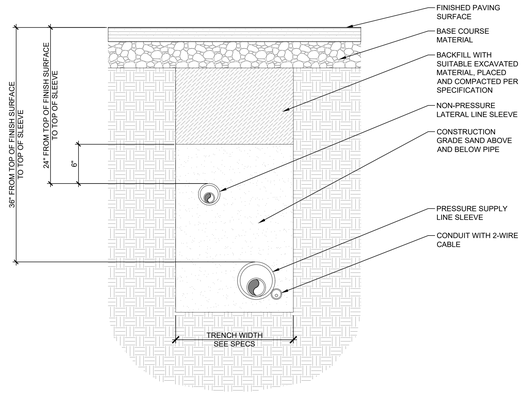
2 POP UP SPRAY HEAD

Scale: NTS



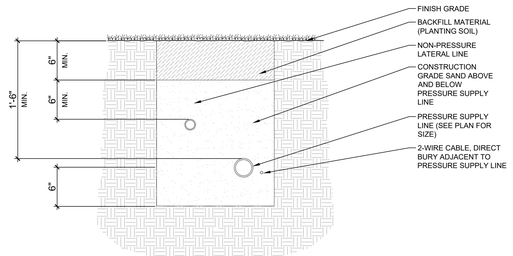
3 PVC TO DRIP TUBE TRANSITION POINT

Scale: NTS



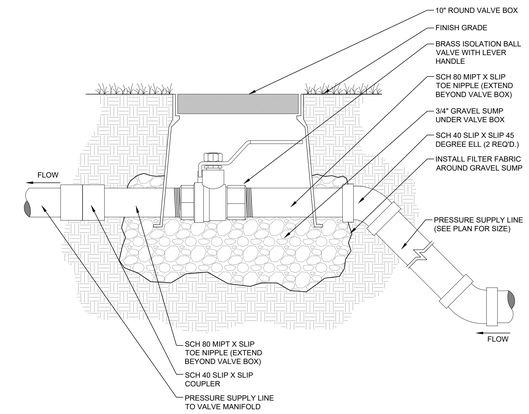
4 TRENCH FOR PIPING - UNDER PAVED SURFACES

Scale: NTS



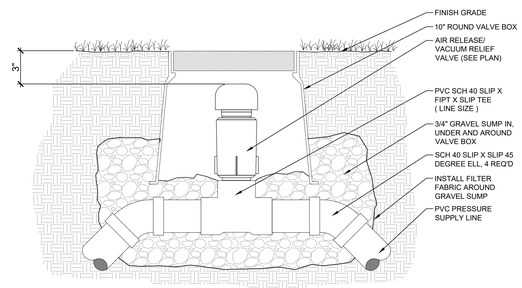
5 TRENCH FOR PIPING - IN LANDSCAPE AREA

Scale: NTS



6 ISOLATION BALL VALVE - AT EACH VALVE MANIFOLD

Scale: NTS



7 AIR / VACUUM RELIEF VALVE

Scale: NTS

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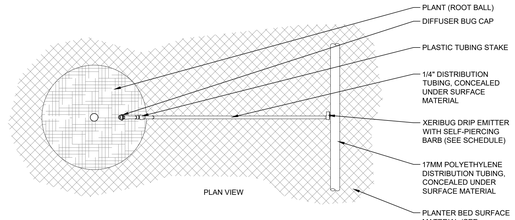
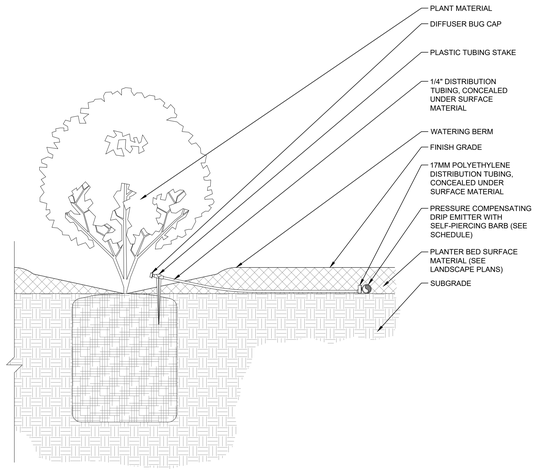
SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L3.5



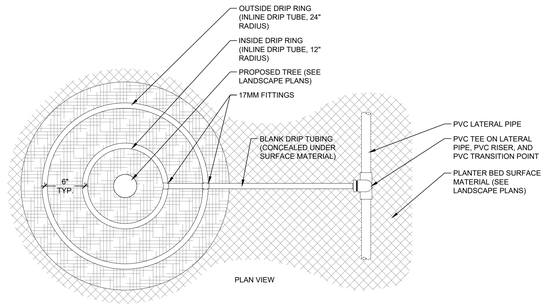
1 DRIP EMITTER LAYOUT - SHRUBS AND GRASSES

Scale: NTS



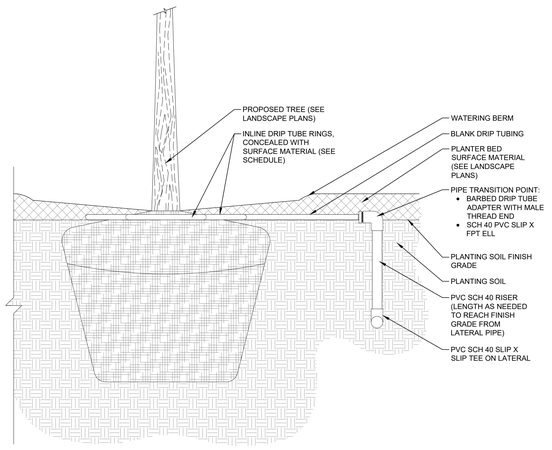
2 DRIP EMITTER - PLANTS

Scale: NTS



3 DRIP RING - TREES

Scale: NTS



7 DRIP RING - TREES

Scale: NTS

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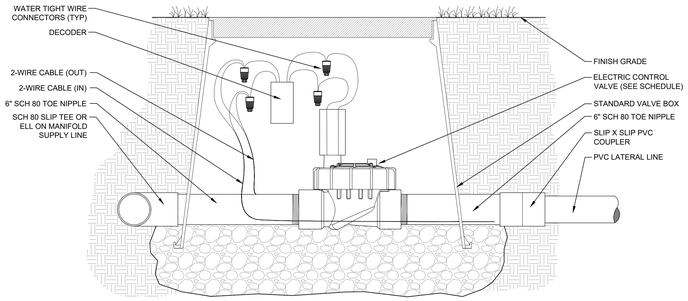
05.27.25	

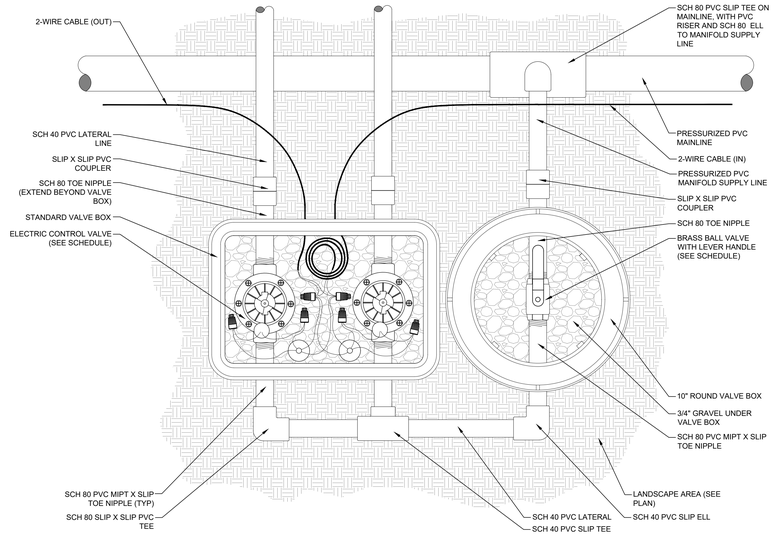
SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L3.6



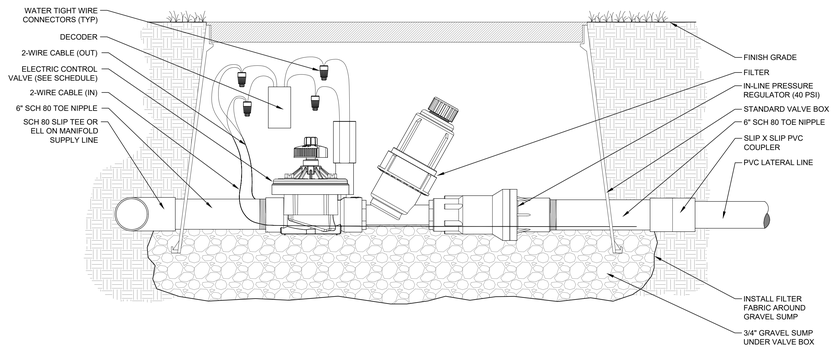
1 CONTROL VALVE - SPRAY HEADS/ROTORS

Scale: NTS



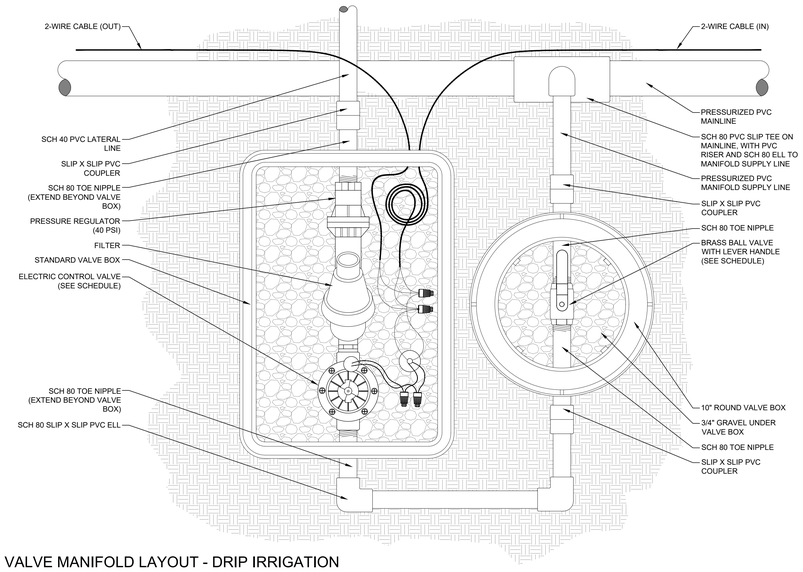
2 VALVE MANIFOLD LAYOUT - SPRAY IRRIGATION

Scale: NTS



3 CONTROL VALVE KIT - DRIP IRRIGATION

Scale: NTS



4 VALVE MANIFOLD LAYOUT - DRIP IRRIGATION

Scale: NTS

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SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L3.7

ARCHITECTURAL PLANS

VELVAERE - ADVENTURE CENTER

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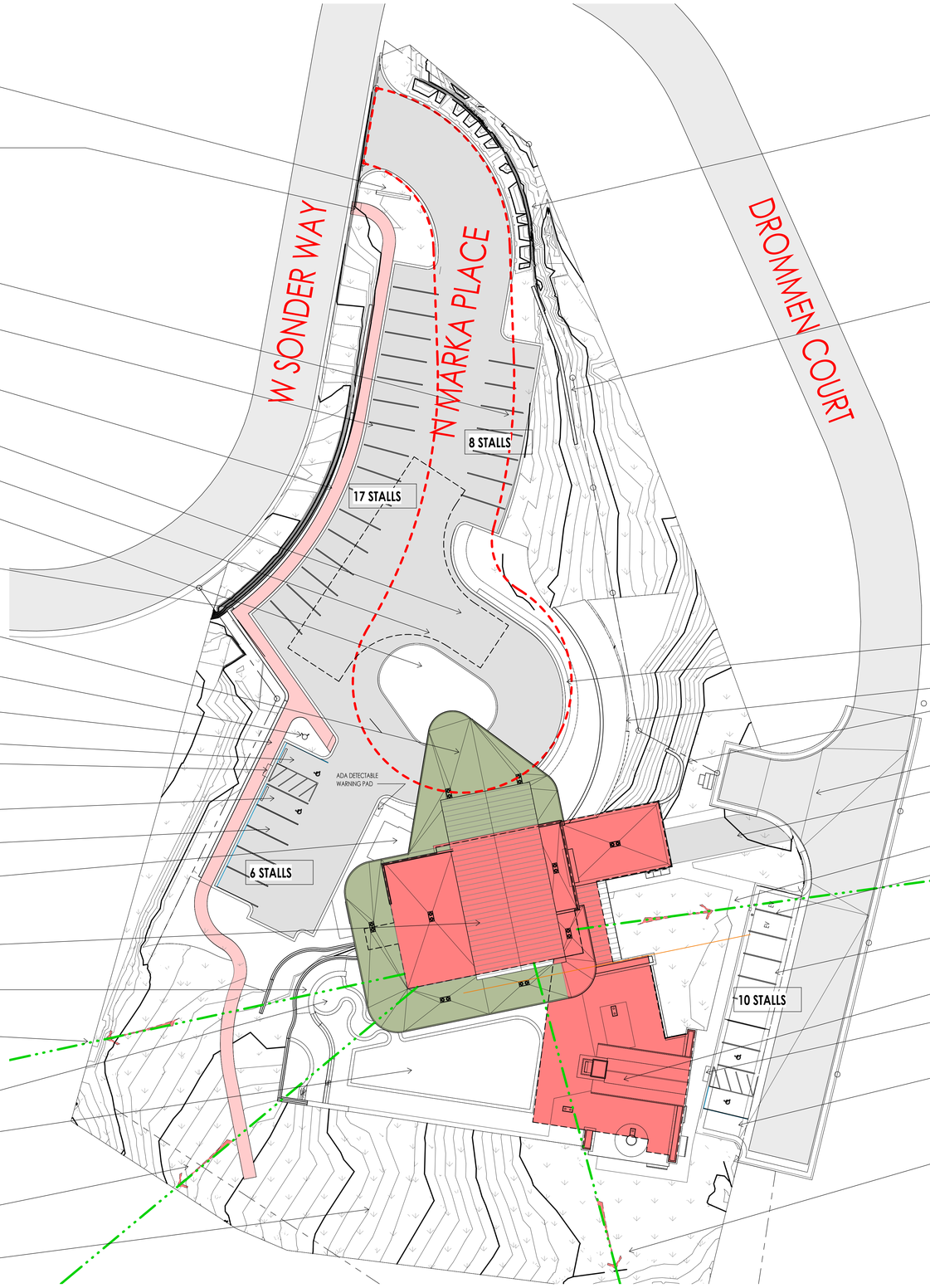
Architecture



ENTRY MONUMENT SIGN

ADA DETECTABLE WARNING PAD

8 PARKING STALLS

17 PARKING STALLS

SIDEWALK/ TRAIL CONNECTION

HAMMERHEAD FOR CODE TURNAROUND

LINE OF SIGHT TO ENTRY

LANDSCAPE FEATURE

VERTICAL RETAINING WALLS - STONE CLAD

COVERED PORT COCHERE - 14'-6" VERTICAL CLEARANCE

RELOCATE FIRE HYDRANT HERE

TRAIL EASEMENT AROUND PARKING

1 ADA PARKING STALL

ADA DETECTABLE WARNING PAD

1 ADA PARKING STALL -VAN ACCESIBLE.

4 STANDARD PARKING STALLS

BIKE RACKS

ADVENTURE CENTER LEVEL 0, 1, AND 2 SHOWN IN RED.

RAMP UP TO SPA LEVEL

VIEW LINE TO TOP OF SKI LIFT

SHALLOW POOL GROTTO

POOL

VIEW LINE TO TOP OF BALD MOUNTAIN

SKI TRAIL

EXISTING VERTIBLOCK RETAINING WALL

EXTEND SITE VERTIBLOCK RETAINING

PARKING CALCULATIONS:
MIDA REQUIREMENT FOR COMMERCIAL .25 PARKING SPACE PER 2,000SF
12,212SF / 2,000 = 6
6X .25 = 1.5 OR 2 PARKING SPACES REQUIRED.

PROVIDED PARKING STALLS:
29 UPPER STALLS + 1 ADA PARKING STALLS + 1 ADA VAN ACCESSIBLE PARKING STALL
6 LOWER STALLS + 1 ADA PARKING STALL + 1 ADA VAN ACCESSIBLE PARKING STALL - 2 EV EMPLOYEE CHARGING STATIONS
41 TOTAL PARKING STALLS

ADA DETECTABLE WARNING PAD

VERTICAL RETAINING WALLS/ STONE CLAD

EXISTING HAMMERHEAD TURNAROUND

ACCESS TO ENCLOSED TRASH/ RECEIVING AREA

VIEW TO JORDANELLE

2 EV PARKING STALL- EMPLOYEE ONLY USE (NOT PUBLIC)

6 STANDARD PARKING STALLS

SEASONAL CAFE

ADA DETECTABLE WARNING PAD

1 ADA PARKING STALL - VAN ACCESSIBLE & 1 STANDARD ACCESSIBLE

VIEW TO SKI LIFT BASE

NORTH

SITE PLAN DD
1" = 20'-0"

1
D001

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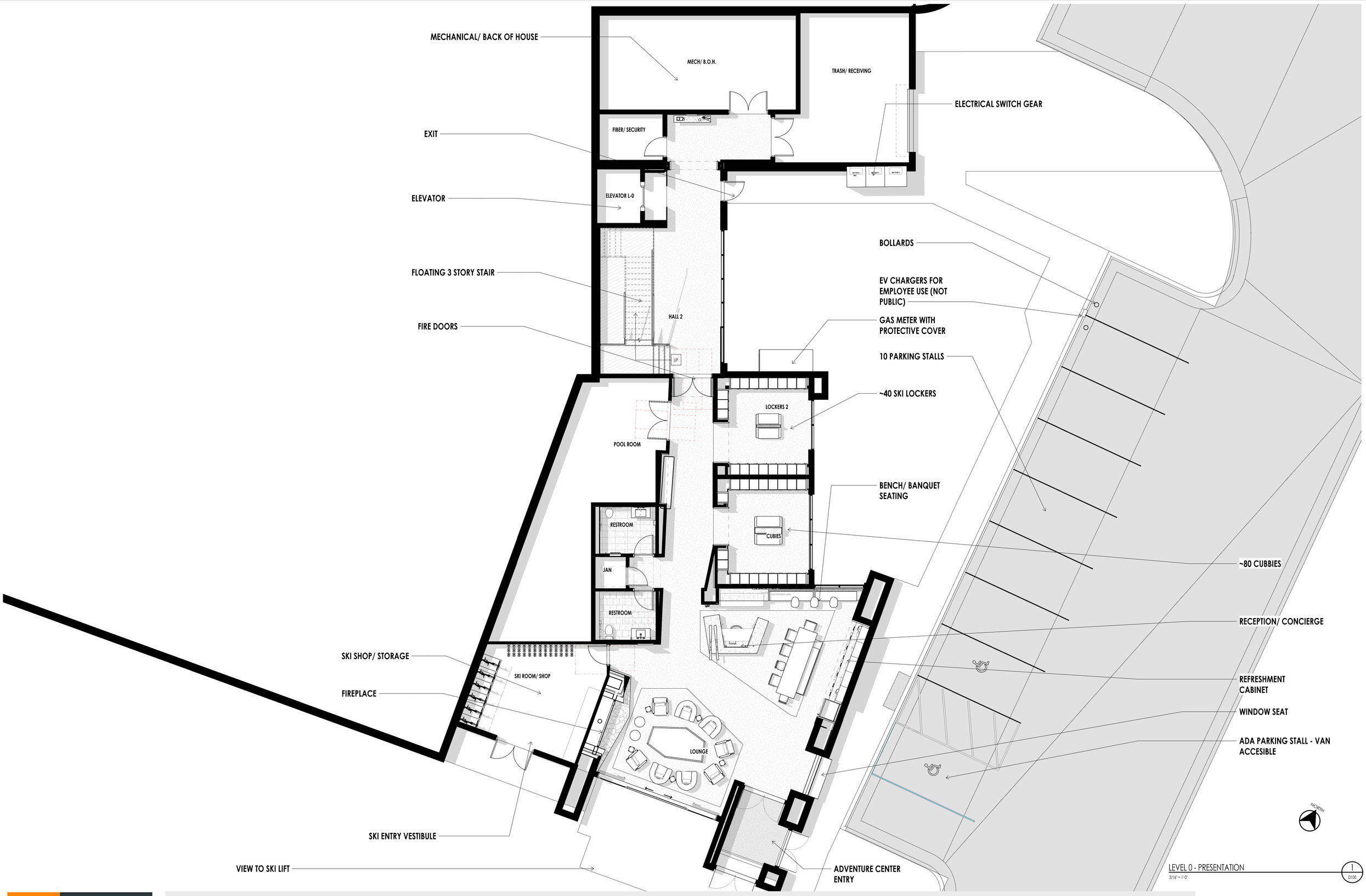
SITE PLAN

D001

2025.09.2



LEVEL 0 - PRESENTATION
3/16" = 1'-0"
1
D100

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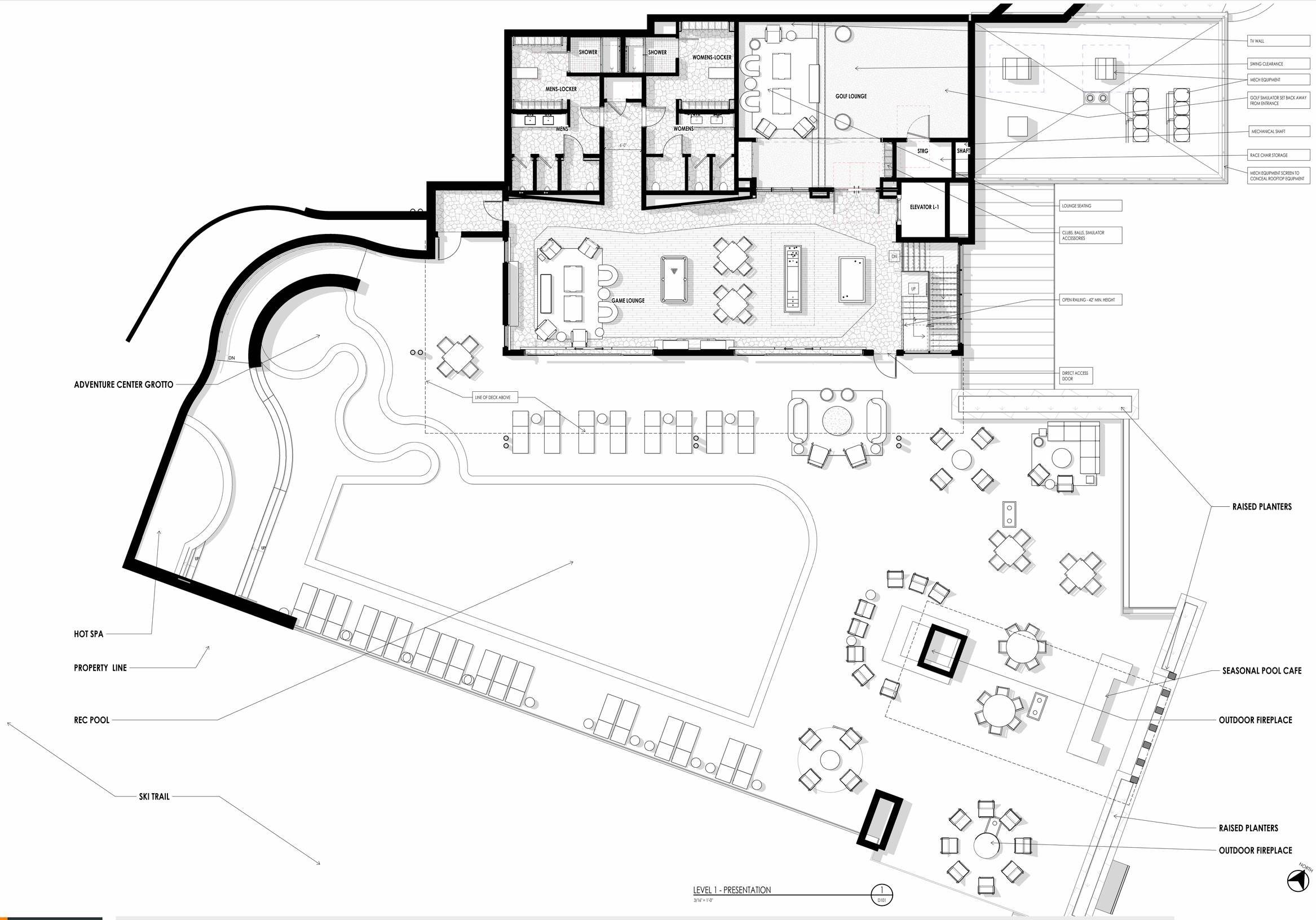
LEVEL 0

D100

2025.09.2



LEVEL 1 - PRESENTATION
3/16" = 1'-0"
1
D101

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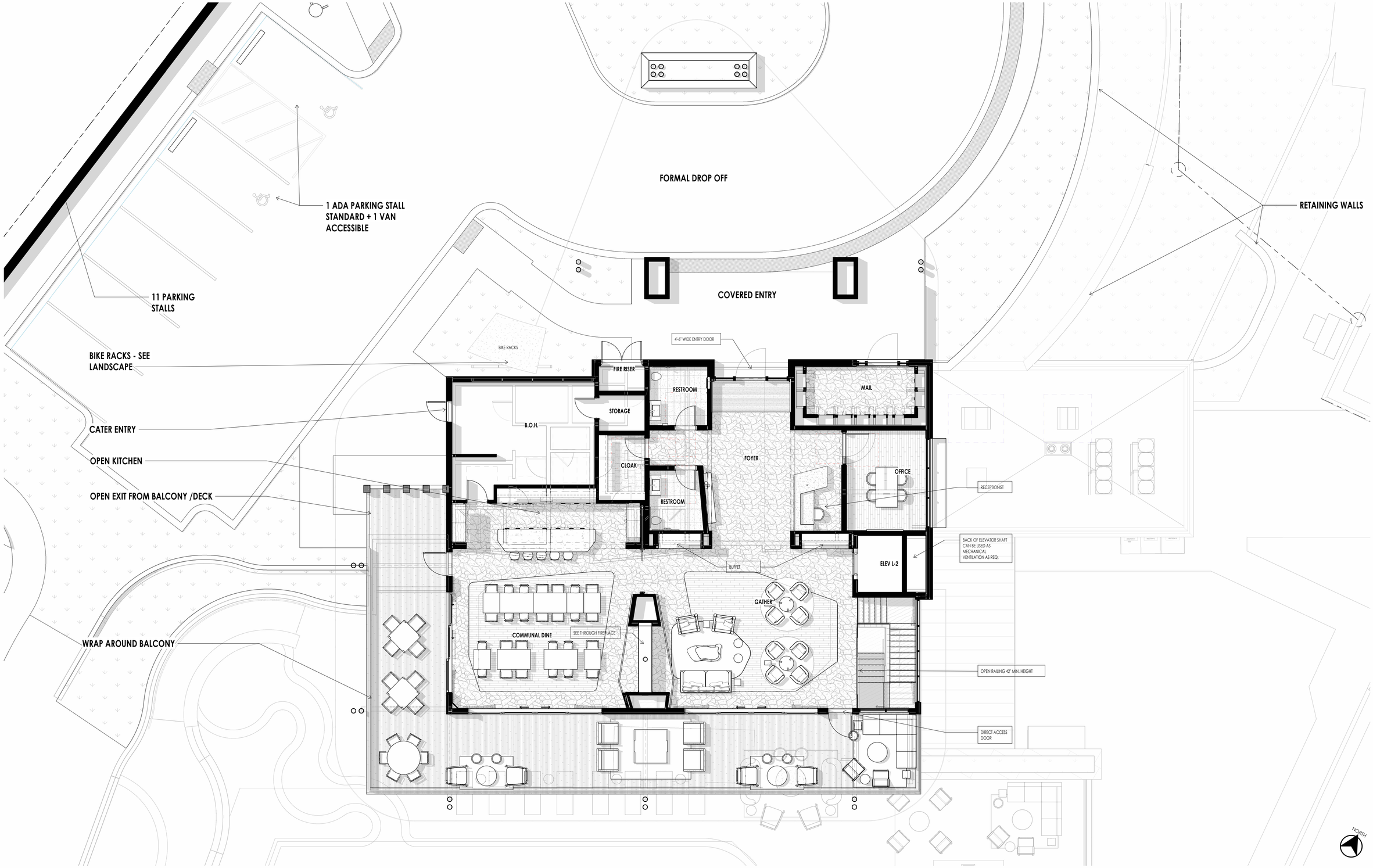
LEVEL 1

D101

2025.09.2



LEVEL 2 - PRESENTATION
3/16" = 1'-0"
1
D102

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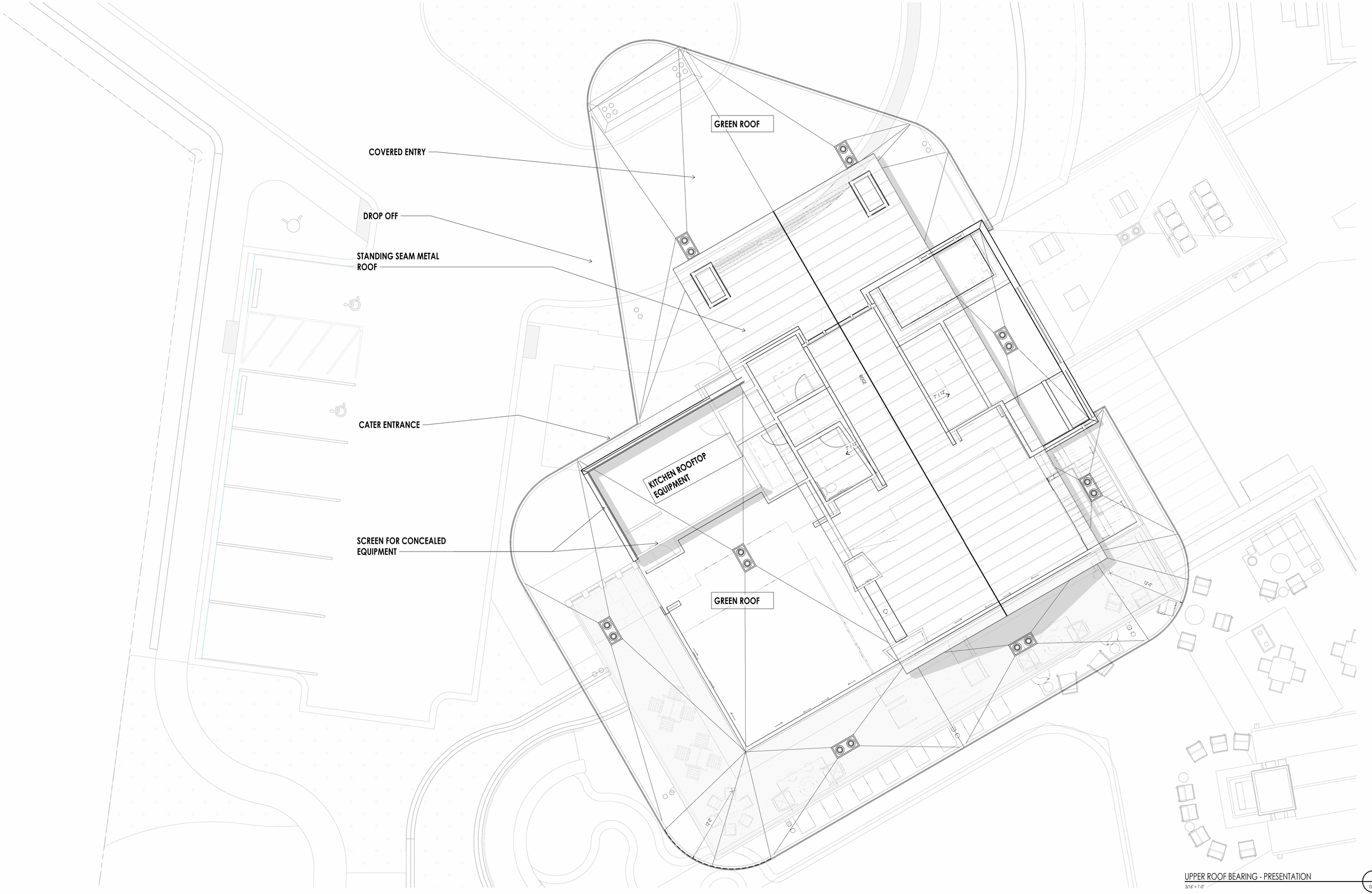
LEVEL 2

D102

2025.09.2



UPPER ROOF BEARING - PRESENTATION
3/16" = 1'-0"
1
D103

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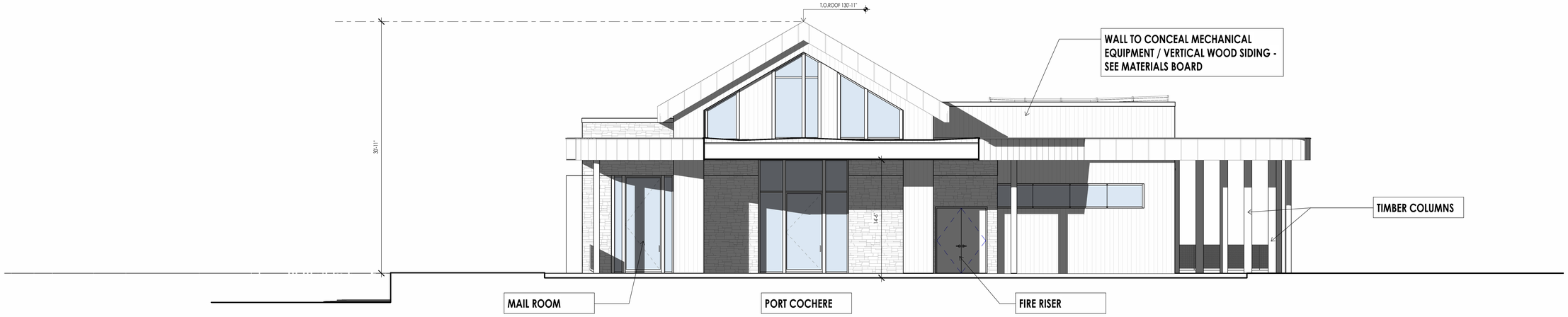
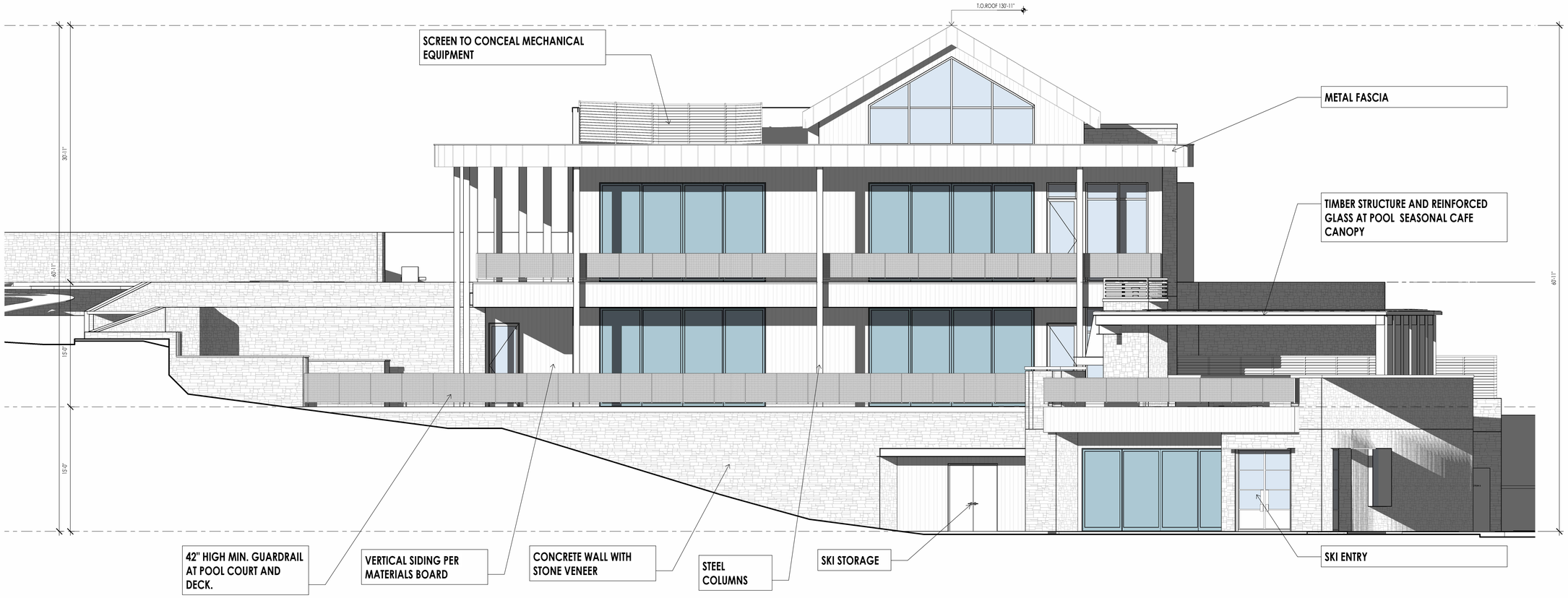
ROOF PLAN

D103

2025.09.2



NORTH ELEVATION SD
3/16" = 1'-0"
2
D201



SOUTH ELEVATION SD
3/16" = 1'-0"
1
D201

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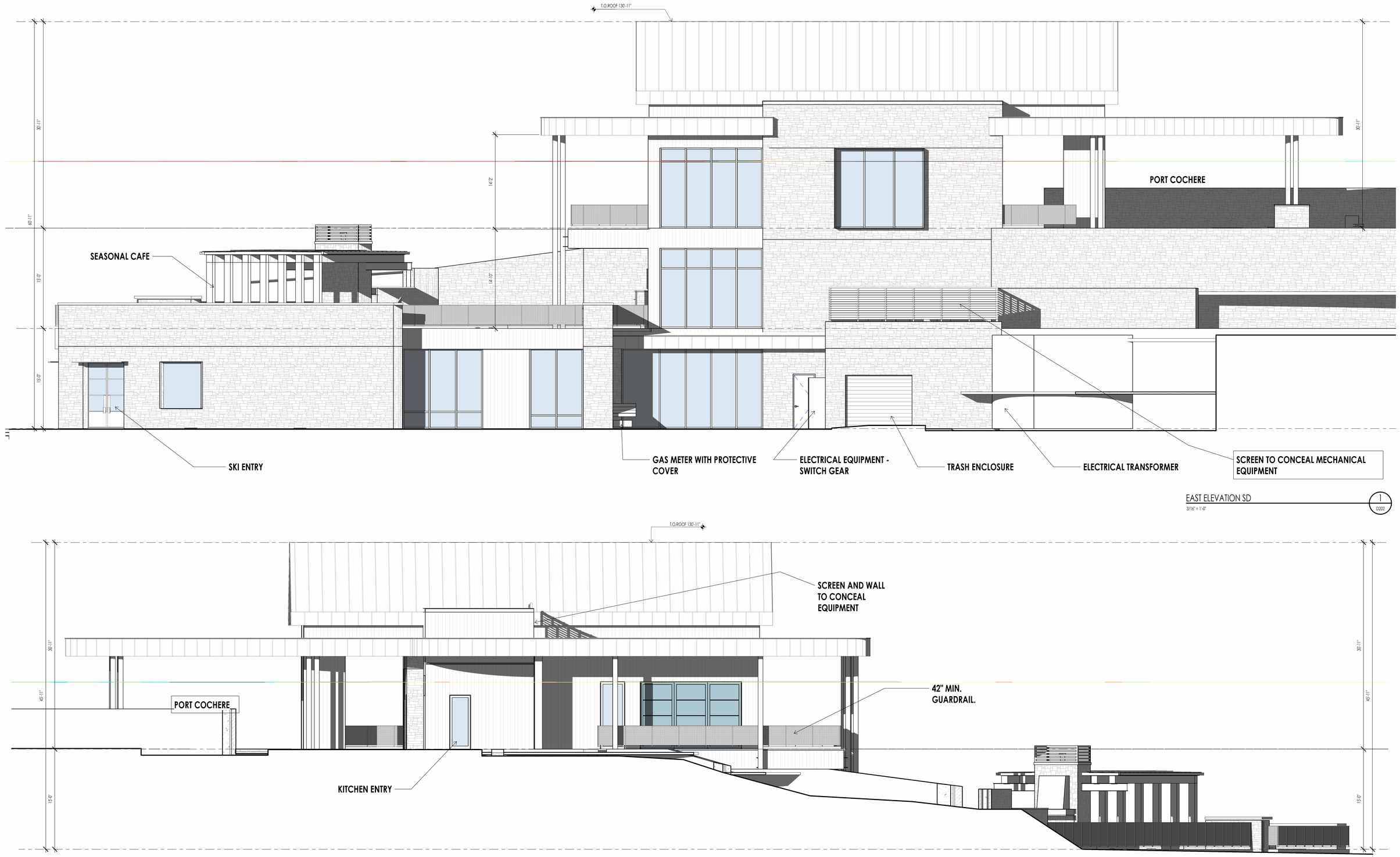
EXTERIOR ELEVATIONS

D201

2025.09.2



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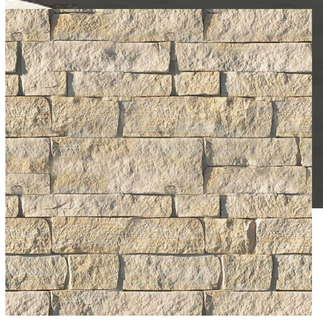
EXTERIOR ELEVATIONS

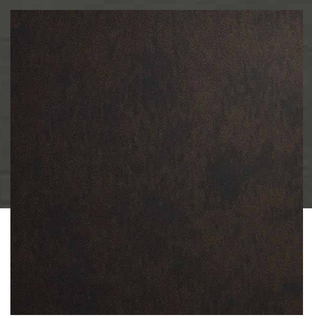
D202

2025.09.2



FULL BED MASONRY:

TIGHT STACKED JOINT CUT STONE
BROWNS CANYON SANDSTONE

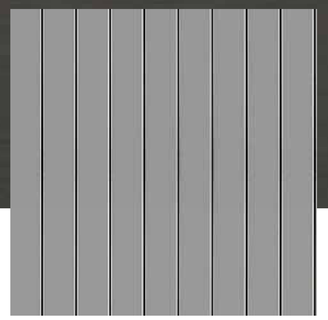


PAINTED METAL WORK:

PIPE COLUMNS, RAILING, OTHER METAL WORK
COLOR: DARK BRONZE METALLIC

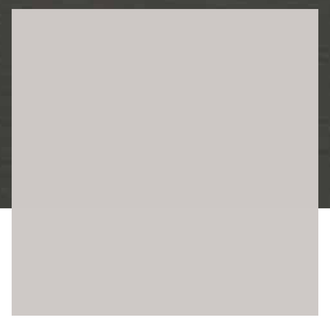
WOOD SIDING:

THERMALLY MODIFIED 8-10" HORIZONTAL ASH



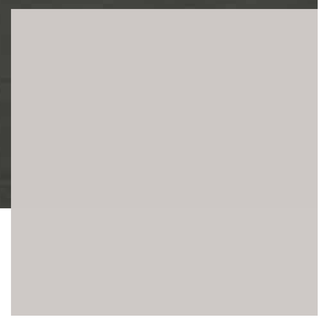
PITCHED ROOF FASCIA & ROOFING:

MBCI COATED METAL - STANDING SEAM
BENT METAL FASCIA



WINDOWS:

ALUMINUM CLAD WOOD WINDOWS
COLOR: CHAMPAGNE



ROOFING:

SINGLE PLY MEMBRANE ROOF
LIGHT GRAY

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EXTERIOR VIEW / MATERIALS BOARD

D203

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EXTERIOR VIEW

D204

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EXTERIOR VIEW

D205

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EXTERIOR VIEW

D206

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EXTERIOR VIEWS

D207

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VELVAERE - ADVENTURE CENTER

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PARK CITY, UTAH 84060

EXTERIOR VIEWS

D208

2025.09.2

Think
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EXTERIOR VIEWS

D209

2025.09.2

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EXTERIOR VIEWS

D210

2025.09.2

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EXTERIOR VIEWS

D211

2025.09.2

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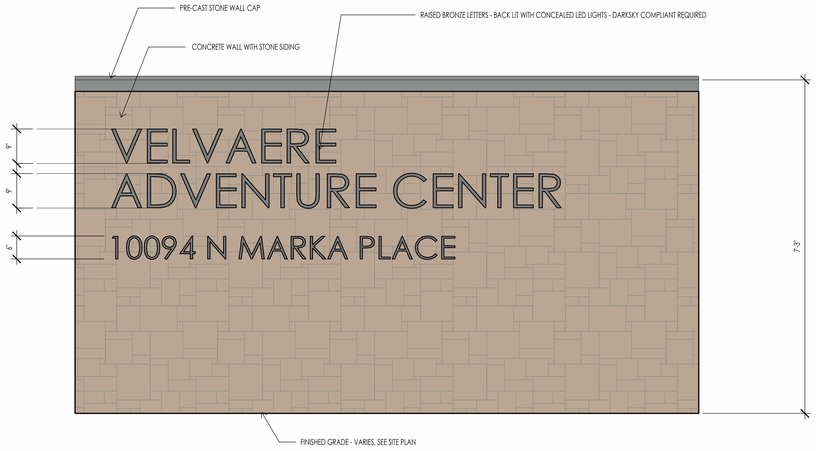
POOL VIEWS

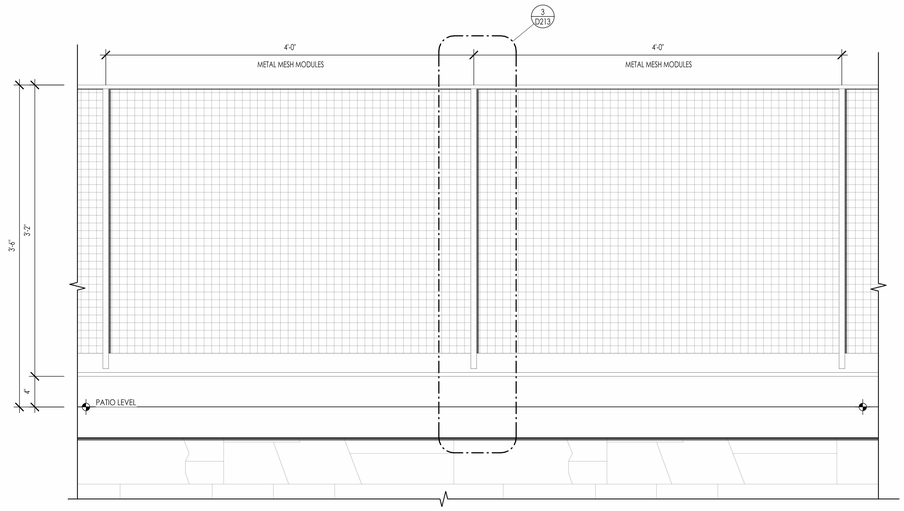
D212

2025.09.2

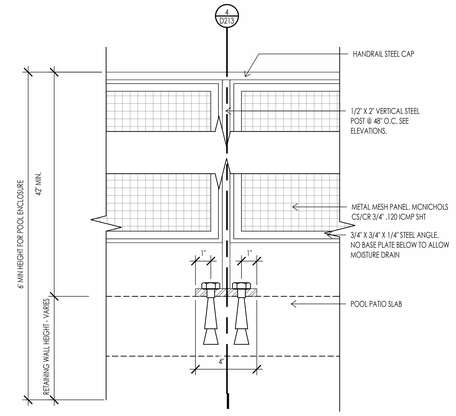


NOTE: PER IBC S02.1 ADDRESS SHALL BE ARABIC NUMBERS 4" MIN HIGH WITH MINIMUM 1/2" STROKE

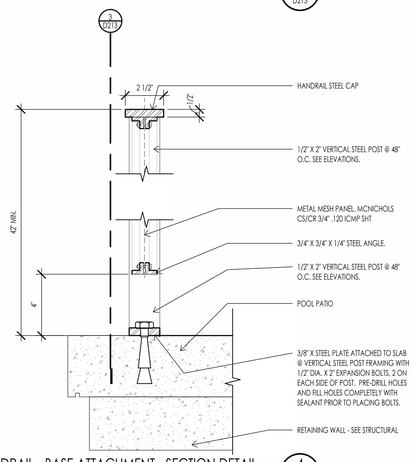
ADDRESS & SIGN 1 D213
3/4" = 1'-0"



EXTERIOR GUARDRAIL ELEVATION 2 D213
1 1/2" = 1'-0"



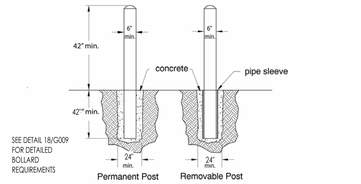
GUARDRAIL - BASE ATTACHMENT - ELEVATION DETAIL 3 D213
3" = 1'-0"

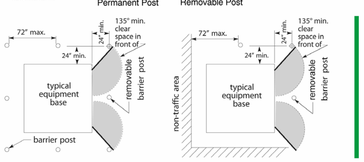


GUARDRAIL - BASE ATTACHMENT - SECTION DETAIL 4 D213
3" = 1'-0"

Section 1 *2022 Electric Service Requirements*

Figure 1—Barrier Post Details





1.12 Customer Equipment on Power Company Poles

Customer-owned metering equipment, switching devices, conduits, conductors, luminaires, etc., shall not be mounted on a Power Company pole.

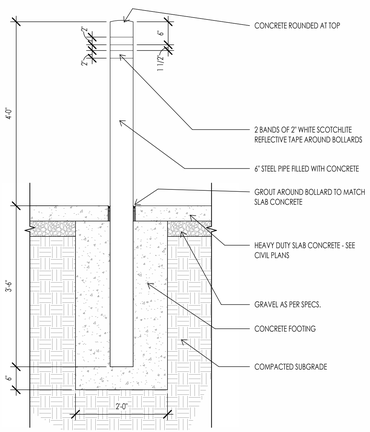
1.13 Call Before You Dig

State laws require the customer/excavator call 8-1-1 for underground utility cable locations at least two full business days before any excavation. Excavation shall not start until facilities have been marked by an underground locator service, or until the service confirms that no facilities exist in the area.

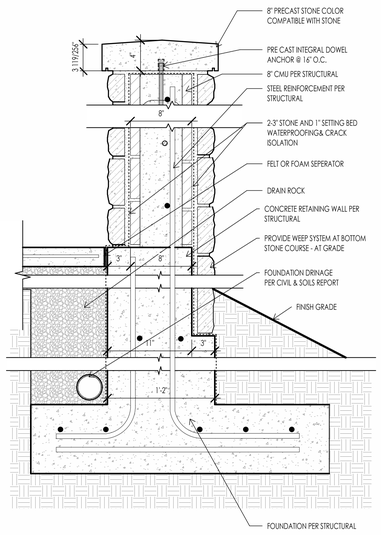
ROCKY MOUNTAIN POWER PACIFIC POWER

This manual shall be distributed and interpreted in its entirety. Individual pages will not represent all the requirements necessary for an installation. Printed versions of this document may be out of date. Please consult the Power Company websites for the most recent version. © 2022 PacifiCorp.

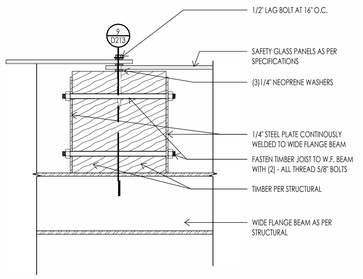
ELECTRICAL EQUIPMENT CLEARANCES 5 D213
1/2" = 1'-0"



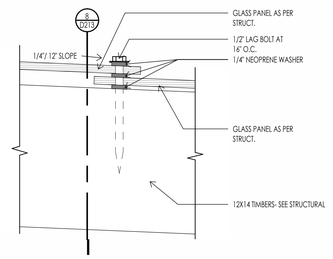
EV - BOLLARD SECTION 6 D213
3/4" = 1'-0"



SITE WALL 7 D213
1 1/2" = 1'-0"



ROOF - GLASS PANEL OVER CANOPY DETAIL 8 D213
1 1/2" = 1'-0"



ROOF - GLASS PANEL OVER CANOPY SECTION 9 D213
3" = 1'-0"

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10094 N. MARKA PLACE
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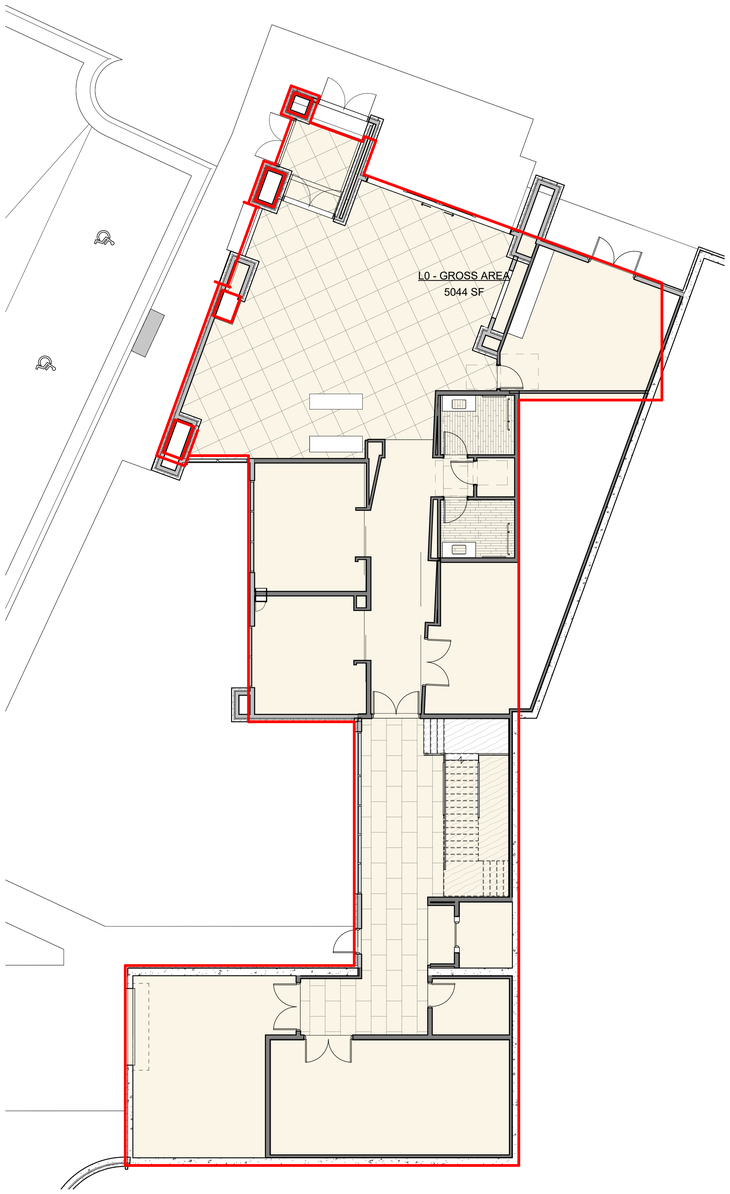
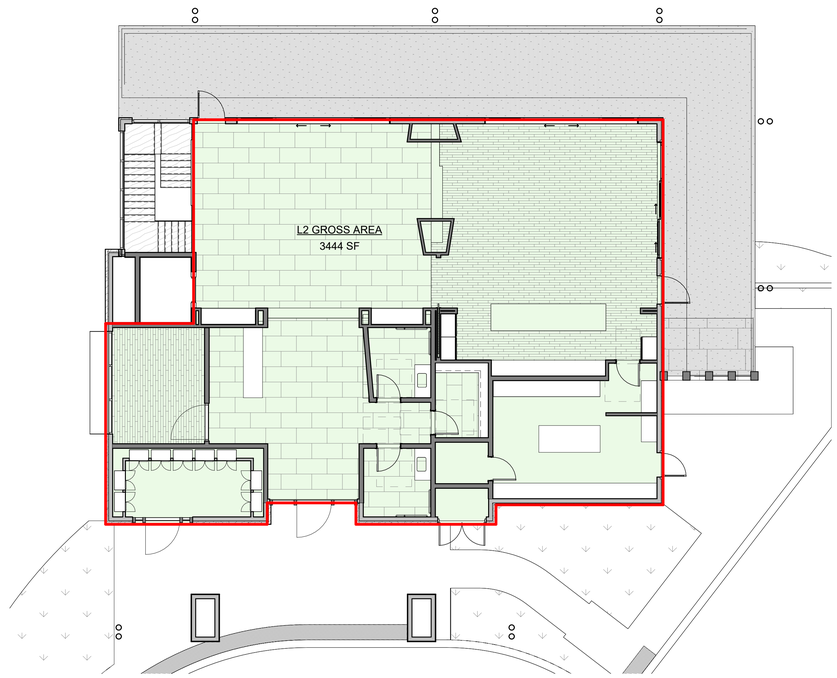
SITE ELEMENTS / DETAILS

D213

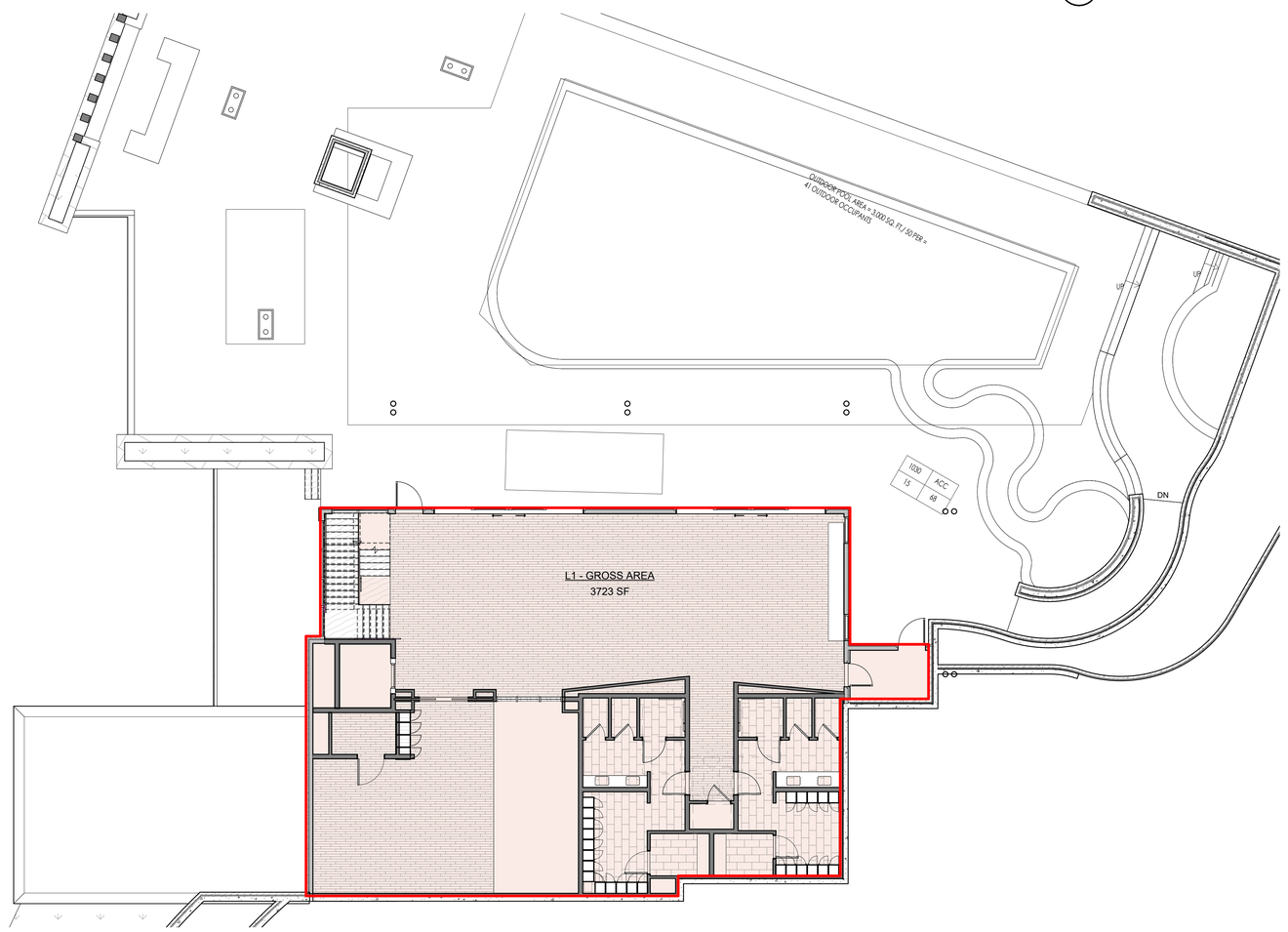
2025.08.15



AREA PLAN LEVEL 0
1/8" = 1'-0"
1 G006



AREA PLAN LEVEL 2
1/8" = 1'-0"
3 G006



AREA PLAN LEVEL 1
1/8" = 1'-0"
4 G006

BUILDING AREA - GROSS	
AREA	FINISHED
L2 GROSS AREA	3444 SF
L1 - GROSS AREA	3723 SF
L0 - GROSS AREA	5044 SF
	12212 SF

BUILDING AREA - TOTAL
TOTAL
12212 SF

*202: Floor Area, Gross. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts. *

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Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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10094 N. MARKA PLACE
PARK CITY, UTAH 84060

PROJECT NO. 21061
DATE: 2025.09.2
REVISIONS:

SHEET TITLE:
BUILDING AREA
ANALYSIS - GROSS

SHEET NUMBER:
G006

DD

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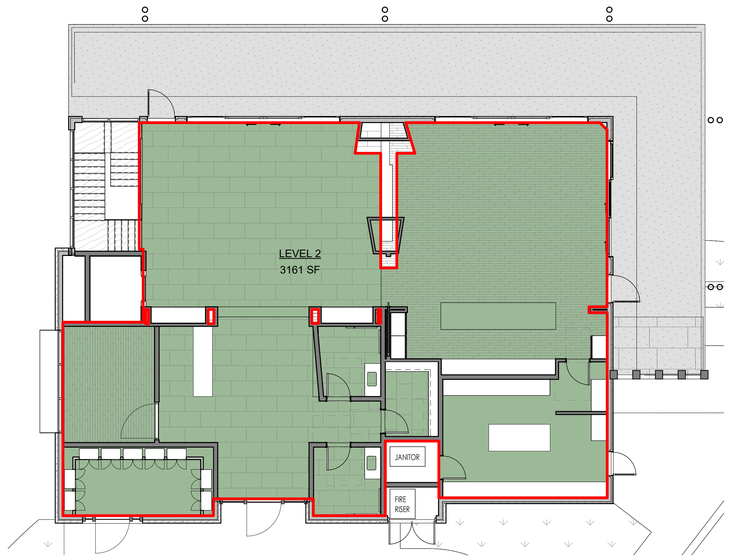
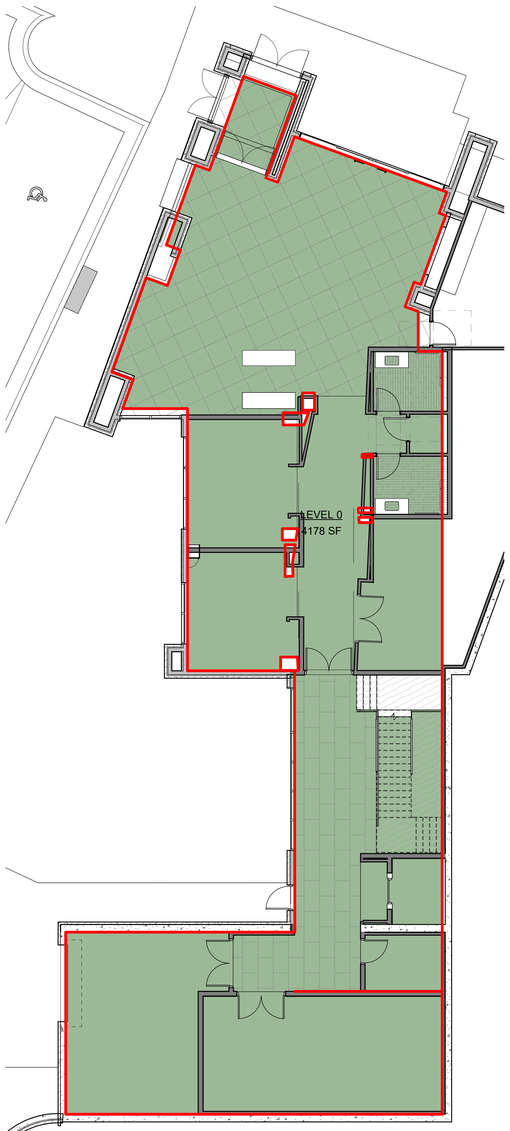
Plot Date: 9/12/2025 6:52:28 PM

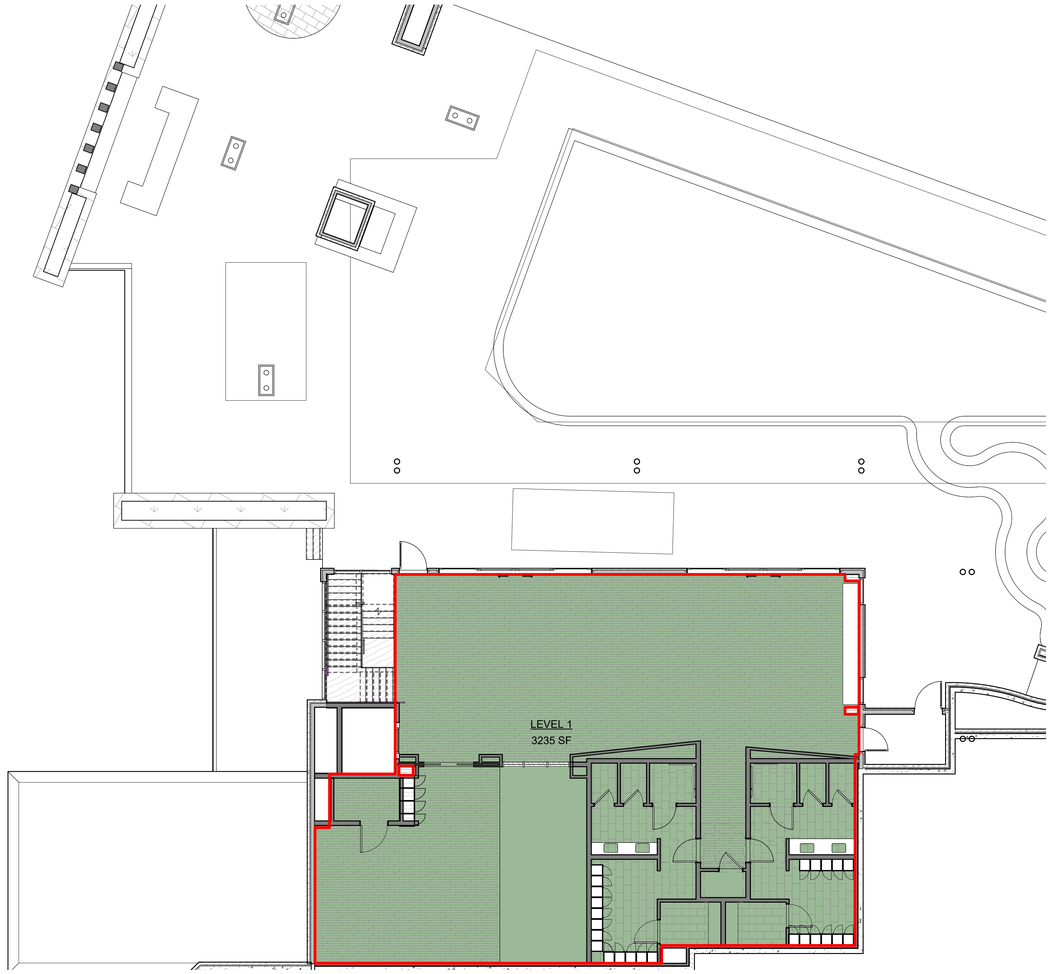
BUILDING AREA - RENTABLE	
LEVEL	AREA
LEVEL 0	4178 SF
LEVEL 1	3235 SF
LEVEL 2	3161 SF
Grand total: 3	10574 SF



AREA PLAN LEVEL 2 - RENTABLE 3 G006A
1/8" = 1'-0"



AREA PLAN LEVEL 0 - RENTABLE 1 G006A
1/8" = 1'-0"



AREA PLAN LEVEL 1 - RENTABLE 2 G006A
1/8" = 1'-0"

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Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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10094 N. MARKA PLACE
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PROJECT NO. 21061
DATE: 2025.09.2
REVISIONS:

SHEET TITLE:
BUILDING AREA ANALYSIS - RENTABLE

SHEET NUMBER:
G006A

DD

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Plot Date: 9/12/2025 6:52:32 PM

GENERAL REQUIREMENTS

INTERNATIONAL WILDLAND URBAN INTERFACE CODE 2021

PROJECT EVALUATION: PROJECT IS CONSIDERED LOCATED IN A MODERATE HAZARD SEVERITY ZONE WITH A NON-CONFORMING WATER SUPPLY AND CONFORMING DEFENSIBLE SPACE PER TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION.

FOLLOWING ARE PROJECT REQUIREMENTS SPECIFIC TO THIS PROJECT. CONTRACTOR TO VERIFY AND PROVIDE BACK-UP DOCUMENTATION SUPPORTING THESE REQUIREMENTS UPON REQUEST OF BUILDING OFFICIAL OR FIRE INSPECTOR.

1. PER AMENDED SECTION 505.2 ROOF CLASS MUST BE CLASS A ROOF ASSEMBLY OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING. FOR ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRESTOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.

2. COMBUSTIBLE EAVES, FASCIAS AND SOFFITS SHALL BE ENCLOSED WITH SOLID MATERIALS WITH A MINIMUM THICKNESS OF 3/4". NO EXPOSED RAFTER TAILS SHALL BE PERMITTED UNLESS CONSTRUCTED OF HEAVY TIMBER MATERIALS (505.3).

3. GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL.

4. EXTERIOR WALLS OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED WITH MATERIALS APPROVED FOR A MINIMUM OF 1 HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE MATERIALS. SUCH MATERIAL SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

5. BUILDINGS OR STRUCTURES SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO THE GROUND, WITH EXTERIOR WALLS IN ACCORDANCE WITH SECTION 505.5.
EXCEPTION: COMPLETE ENCLOSURE MAY BE OMITTED WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS AND ALL EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED FOR EXTERIOR 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR HEAVY TIMBER CONSTRUCTION.

6. UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER CONSTRUCTION OR CONSTRUCTED OF APPROVED NONCOMBUSTIBLE MATERIALS OR FIRE-RETARDANT-TREATED WOOD INDENTIFIED FOR EXTERIOR USE AND MEETING THE REQUIREMENTS OF SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE. WHEN THE ATTACHED STRUCTURE IS LOCATED AND CONSTRUCTED SO THAT THE STRUCTURE OR ANY PORTION THEREOF PROJECTS OVER A DESCENDING SLOPE SURFACE GREATER THAN 10 PERCENT, THE AREA BELOW THE STRUCTURE SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO WITHIN 6 INCHES OF THE GROUND, WITH EXTERIOR WALL CONSTRUCTION IN ACCORDANCE WITH SECTION 505.5.

7. EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

8. EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1 3/4-INCHES THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION 505.8.

9. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS. GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES. UNDERFLOOR VENTILATION OPENINGS SHALL BE LOCATED AS CLOSE TO GRADE AS PRACTICAL.

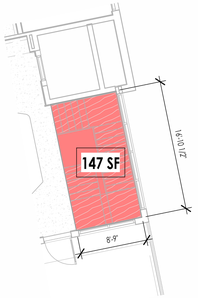
10. DETACHED ACCESSORY STRUCTURES LOCATED LESS THAN 50 FEE FROM A BUILDING CONTAINING HABITABLE SPACE SHALL HAVE EXTERIOR WALLS CONSTRUCTED WITH MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER, LOG WALL CONSTRUCTION OR CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE MATERIAL ON THE EXTERIOR SIDE.

AREAS AND OCCUPANCY MEM CALC:

LEVEL 0	B			A-3			ACC	
ROOM	AREA SQF.	OCC.	ROOM	AREA SQF.	OCC.	ROOM	AREA SQF.	OCC.
LOCKERS 2	223	5	LOUNGE	591	40	TRASH - REC	443	2
CUBIES	244	5				MECH	474	2
						SECURITY	75	1
						POOL ROOM	205	1
						JANITOR	22	1
						SKI ROOM	306	0 (SEPARATE EGRESS)
TOTALS	**467**	**10**		**591**	**40**		**1525**	**7**

LEVEL 1	B			A-3			ACC	
ROOM	AREA SQF.	OCC.	ROOM	AREA SQF.	OCC.	ROOM	AREA SQF.	OCC.
MEN'S LOCKER	122	3	GOLF LOUNGE	820	17	JANITOR 2	21	1
WOMEN'S LOCKER	142	3	GAME LOUNGE	863	18			
			OUTDOOR DINING	168	12			
			PATIO -CAFE	189	13			
			POOL DECK	2073	139			
TOTALS	**264**	**6**		**4113**	**199**		**21**	**1**

LEVEL 2	B			A-3			ACC	
ROOM	AREA SQF.	OCC.	ROOM	AREA SQF.	OCC.	ROOM	AREA SQF.	OCC.
OFFICE	187	2	COMMUNAL DINE	453	31	STORAGE	39	1
B.O.H.	346	2	DECK AREA	991	67	FIRE RISER	27	0 (SEPARATE EGRESS)
KITCHEN	165	1	GATHER	865	58	FOYER	456	2
						MAIL ROOM	124	0 (SEPARATE EGRESS)
							69	1
TOTALS	**698**	**5**		**2309**	**156**		**715**	**4**

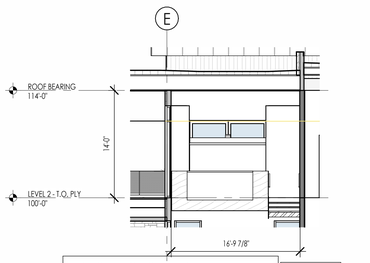


147X2=294 SF ALLOWED

PER CODE 1019.3

STAIR AREA FOR VERTICAL OPENING ALLOWED — 14 / G007

1/8" = 1'-0"



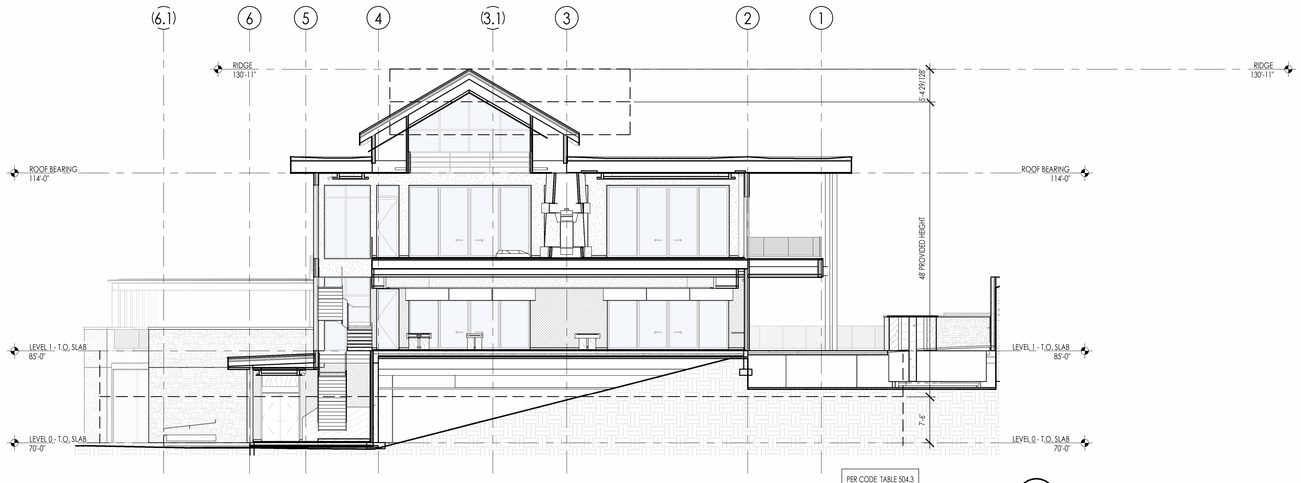
16'-9" X 14'-0" = 234 SF PROVIDED

PER CODE 1019.3

MOST CRITICAL VERTICAL OPENING AT STAIRS - LEVEL 2

STAIR VERTICAL OPENING PROVIDED — 15 / G007

1/8" = 1'-0"



PER CODE TABLE 504.3

ALLOWABLE HEIGHT — 27 / G007

1" = 10'-0"

VELVAERE ADVENTURE CENTER PROJECT - CODE SUMMARY - CLUBHOUSE/POOL & BUILDING

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE - IBC	2021 COMMERCIAL PROVISIONS OF THE INTERNATIONAL ENERGY CONCERVATION CODE - IECC
2021 INTERNATIONAL FIRE CODE - IFC	ICC/ANSI A117.1 (2017)
2021 INTERNATIONAL PLUMBING CODE - IPC	2021 NFPA 101 EDITION (LIFE SAFETY CODE)
2021 INTERNATIONAL MECHANICAL CODE - IMC	
2023 NATIONAL ELECTRIC CODE NEC	APPLICABLE UTAH STATE AMENDMENTS (REFER TO "LAWS AND RULES" ON THE DOPL WEBSITE - www.dopl.utah.gov/ubc/index.html)
2021 INTERNATIONAL FUEL GAS CODE - IFGC	STATE OF UTAH DEPARTMENT OF HEALTH RULE R392-302 (POOL REGULATIONS)

		ADVENTURE CENTER/POOL BUILDING CONCEPT #1- (NFPA 13)		
OCCUPANCY CLASSIFICATION	PER SECTION 302	**GROUP B**	**GROUP A3**	**BASIS OF DESIGN**
NEW / EXISTING CONTRUCTION		NEW	NEW	NEW
CHANGE OF OCCUPANCY		N/A	N/A	N/A
CONSTRUCTION TYPE	PER SECTION 602	V-B	V-B	V-B
SPRINKLER SYSTEM	PER SECTION 903	NFPA 13	NFPA 13	NFPA
FIRE ALARM AND DETECTION SYSTEM	PER SECTION 907	YES	YES	YES
OCCUPANCY SEPERATIONS	PER TABLE 508.4	A3 TO B = 1 HOUR B TO B = N A3 TO A3 = N B TO S-1 = N	A3 TO B = 1 HOUR B TO B = N A3 TO A3 = N A3 TO S-1 = 1	A3 TO B = 1 HOUR B TO B = N A3 TO A3 = N B TO S-1 = N
NON SEPARATED OCCUPANCY	PER TABLE 508.3	N	N	N
INCIDENTAL USES	PER SECTION 509	NONE	NONE	NONE
FURNACE ROOM W/ EQUIPMENT OVER 400,000 BTU 1 HR OR FIRE SPRINKLER				
ALLOWABLE BUILDING HEIGHT AND AREA				
ALLOWABLE HEIGHT (SPRINKLERED)	PER TABLE 504.3	**70 FT**	**70 FT**	**70 FT**
ACTUAL HEIGHT		**48'-0" FT**	**48'-0" FT**	**48'-0" FT**
ALLOWABLE STORIES	PER TABLE 504.4	**4**	**3**	**3**
ACTUAL STORIES		**3**	**3**	**3**
MEZZANINE	PER SECTION 505	NONE	NONE	NONE
ALLOWABLE AREA (PER STORY)	**PER TABLE 506.2**	**9,000 SF**	**6,000 SF**	**6,000 SF**
SPRINKLERED ALLOWABLE AREA (PER STORY)	PER TABLE 506.2	**27,000** SF	**18,000** SF	**18,000** SF
ACTUAL AREA (PER STORY)				
LEVEL 0	- SF	467 SF	2,116 SF	2,583 SF
LEVEL 1- (POOL LEVEL)	- SF	264 SF	4,134 SF	4,398 SF
LEVEL 2 (CLUBHOUSE)	- SF	698 SF	3,024 SF	3,268 SF
	- SF	- SF	SF	- SF
ACTUAL BUILDING TOTAL AREA	**- SF**	**1,429 SF**	**9,274 SF**	**10,249 SF**
OCCUPANCIES PERCENTAGE OF BUILDING AREA		N/A	N/A	N/A
CALCULATED BUILDING FRONTAGE AREA INCREASE FOR SINGLE OCCUPANCY				
AJUSTED BUILDING FRONTAGE AREA INCREASE FOR MIXED OCCUPANCY		N/A	N/A	N/A
ACTUAL MAXIMUM AREA PER FLOOR PER OCCUPANCY		**SF**	**SF**	**SF**
TOTAL ALLOWABLE AREA PER LEVEL	PER SECTION 506.3	**9,000** SF	**6,000** SF	**6,000** SF
AREA SEPARATIONS REQUIRED		NONE	NONE	NONE
FIRE RESISTANCE RATING REQUIRMENTS	PER TABLE 601			
PRIMARY STRUCTURAL FRAME	PER SECTION 202	0 HOURS	0 HOURS	0 HOURS
BEARING WALLS INTERIOR		0 HOURS	0 HOURS	0 HOURS
BEARING WALLS EXTERIOR		0 HOURS	0 HOURS	0 HOURS
NON-BEARING EXTERIOR WALLS	PER TABLE 602	X < 5' = 1 HOUR 5 < X < 10 = 1 HOUR 10 < X < 30 = 0 HOUR X > 30 = 0 HOURS	X < 5' = 1 HOUR 5 < X < 10 = 1 HOUR 10 < X < 30 = 0 HOUR X > 30 = 0 HOURS	X < 5' = 1 HOUR 5 < X < 10 = 1 HOUR 10 < X < 30 = 0 HOUR X > 30 = 0 HOURS
NON-BEARING INTERIOR WALLS		0 HOURS	0 HOURS	0 HOURS
FLOOR CONSTRUCTION	PER SECTION 202	0 HOURS	0 HOURS	0 HOURS
ROOF CONSTRUCTION	PER SECTION 202	0 HOURS	0 HOURS	0 HOURS
EXTERIOR WALL PER WILDLAND URBAN INTERFACE REQ.		1 HOURS	1 HOURS	1 HOURS
VERTICAL OPENINGS				
SHAFT ENCLOSURES	PER SECTION 713.4	1 HOURS	1 HOURS	1 HOURS
BOTTOM ENCLOSURES AT SHAFT	PER SECTION 713.4	1 HOURS	1 HOURS	1 HOURS
OPENING PROTECTIVES AT ELEVATOR DOORS (1 HOURS)	PER TABLE 716.1 (2)			
SMOKE PROTECTION AT ELEVATOR DOORS	PER UL 1784			
EXIT ACCESS STAIRWAYS AND RAMPS - EXCEPTION 4	PER SECTION 1019.3			
a. CLOSELY SPACED FIRE SPRINKLERS				
b. DRAFT CURTAIN				
INTERIOR FINISHES	PER TABLE 803.13			
VERTICAL EGRESS		CLASS B	CLASS B	CLASS B
EGRESS COORIDORS		CLASS C	CLASS B	CLASS B
ROOMS AND ENCLOSURES		CLASS C	CLASS C	CLASS C
SOUND TRANSMISSION				
STC REQUIRMENTS	PER SECTION 1206	N/A	N/A	N/A
ROOF ASSEMBLIES				
MINIMUM ROOF COVERING CLASSIFICATION	PER TABLE 1505.1	CONSTRUCTION TYPE V-B = CLASS C ROOF / PER FIRE HAZARD ZONE CLASS A REQUIRED		
PLUMBING FIXTURES	PER TABLE 2902.1			
OCCUPANCY FOR PLUMBING FIXTURE REQUIREMENTS		21	395	416
WATER CLOSETS	FEMALE	5		5
	MALE	5		5
LAVATORIES	FEMALE	4		4
	MALE	4		4
TUB/SHOWER	FEMALE	1	N/A	N/A
	MALE	1	N/A	N/A
DRINKING FOUNTAIN*		1	1	1
SERVICE SINK **		1	1	1
KITCHEN SINK		N/A	N/A	N/A

* PER IPC 410.2 A DRINKING FOUNTAIN IS NOT REQUIRED FOR LESS THAN 15 OCCUPANCE

** PER TABLE 2902.1 A SERVICE SINK IS NOT REQUIRED FOR LESS THAN 15 OCCUPANCE

*** PER UTAH ADMINISTARTIVE RULES R392-302-25 SHOWER FACILITIES ARE TO BE PROVIDED FOR EACH GENDER

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VELVAERE - ADVENTURE CENTER

10094 N. MARKA PLACE
PARK CITY, UTAH 84060

PROJECT NO. 21061
DATE: 2025.09.2
REVISIONS:

SHEET TITLE:
BUILDING CODE ANALYSIS

SHEET NUMBER:
G007

DD

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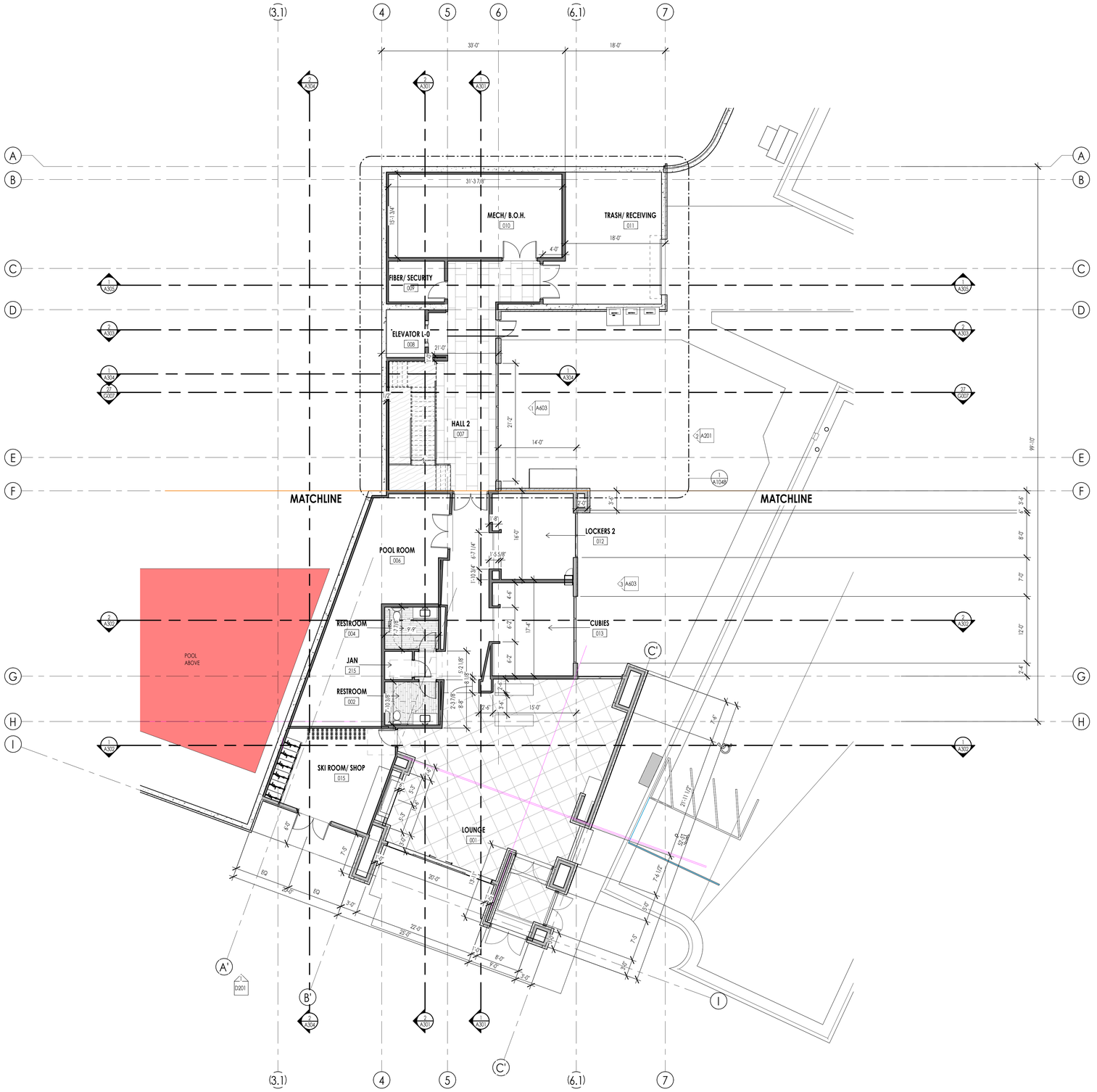

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		
	STONE VENEER		TILE FINISH
	METAL STUD WALL		
	WOOD STUD WALL		EXTERIOR CONCRETE SLABS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES

LEVEL 0 - FLOOR PLAN - OVERALL
1/8" = 1'-0"
1 / A104

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10094 N. MARKA PLACE
PARK CITY, UTAH 84060

PROJECT NO. 21061
DATE: 2025.09.2
REVISIONS:

SHEET TITLE:
LEVEL 0 FLOOR PLAN - OVERALL

SHEET NUMBER:
A104

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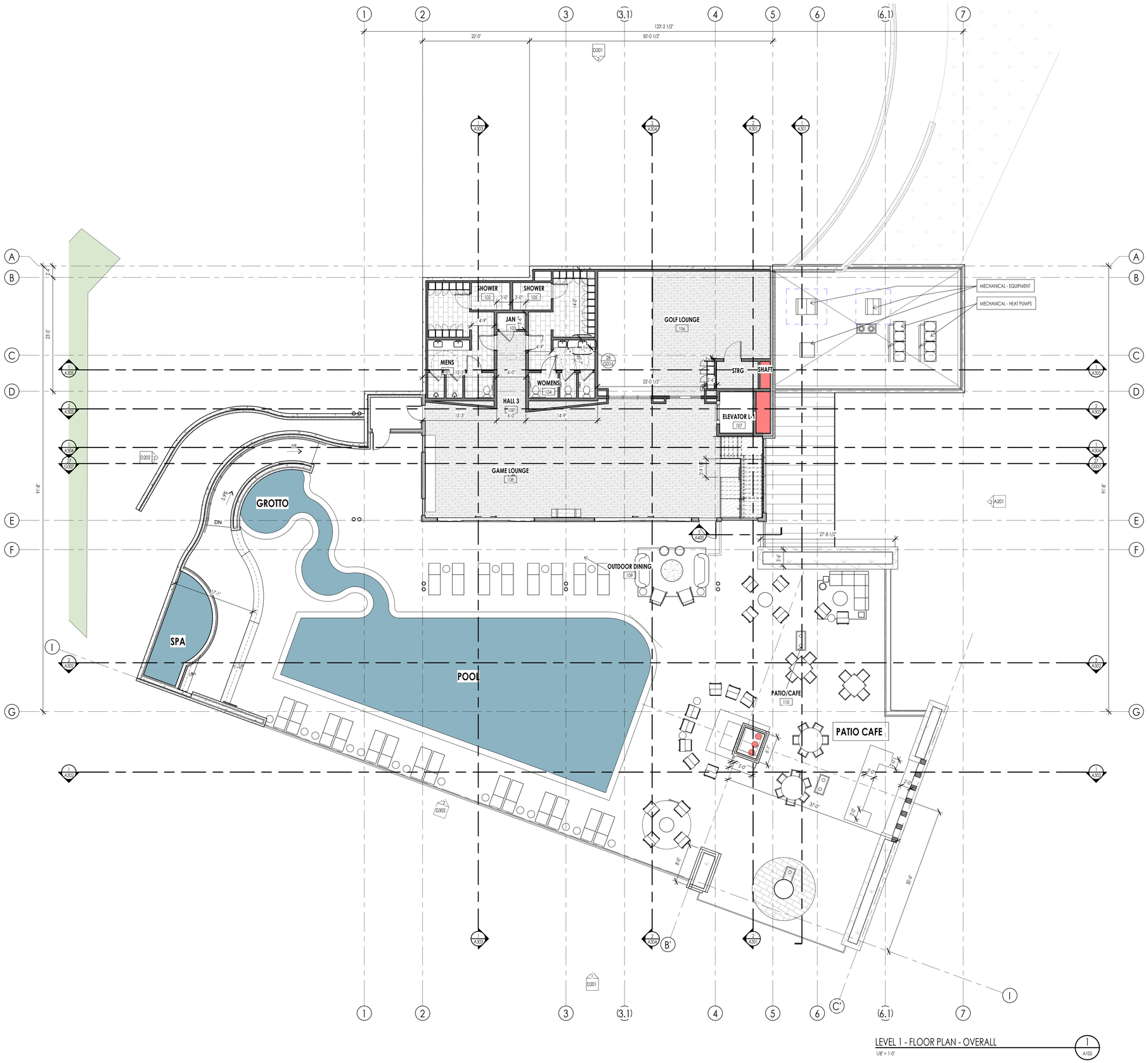
1
2
3
3.1
4
5
6
6.1
7
123'-2 1/2"
22'-0"
50'-0 1/2"
D201
A
B
C
D
E
F
G
H
I
A303
A304
A307
A301
A305
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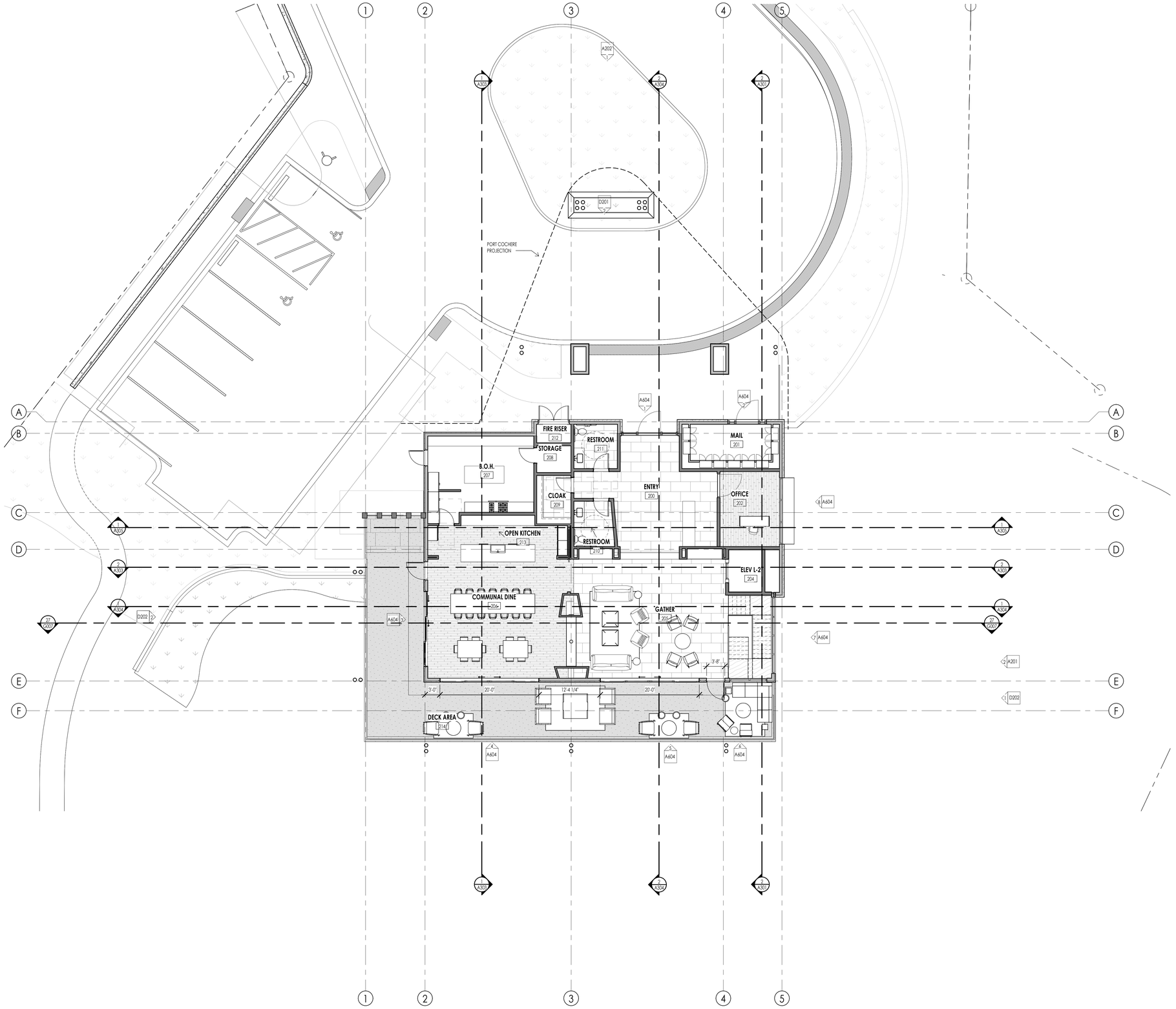

LEVEL 2 - FLOOR PLAN - OVERALL
1/8" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	CMU BLOCK WALL		
	STONE VENEER		TILE FINISH
	METAL STUD WALL		
	WOOD STUD WALL		EXTERIOR CONCRETE SLABS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES

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10094 N. MARKA PLACE
PARK CITY, UTAH 84060

PROJECT NO. 21061
DATE: 2025.09.2
REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN - OVERALL

SHEET NUMBER:
A106

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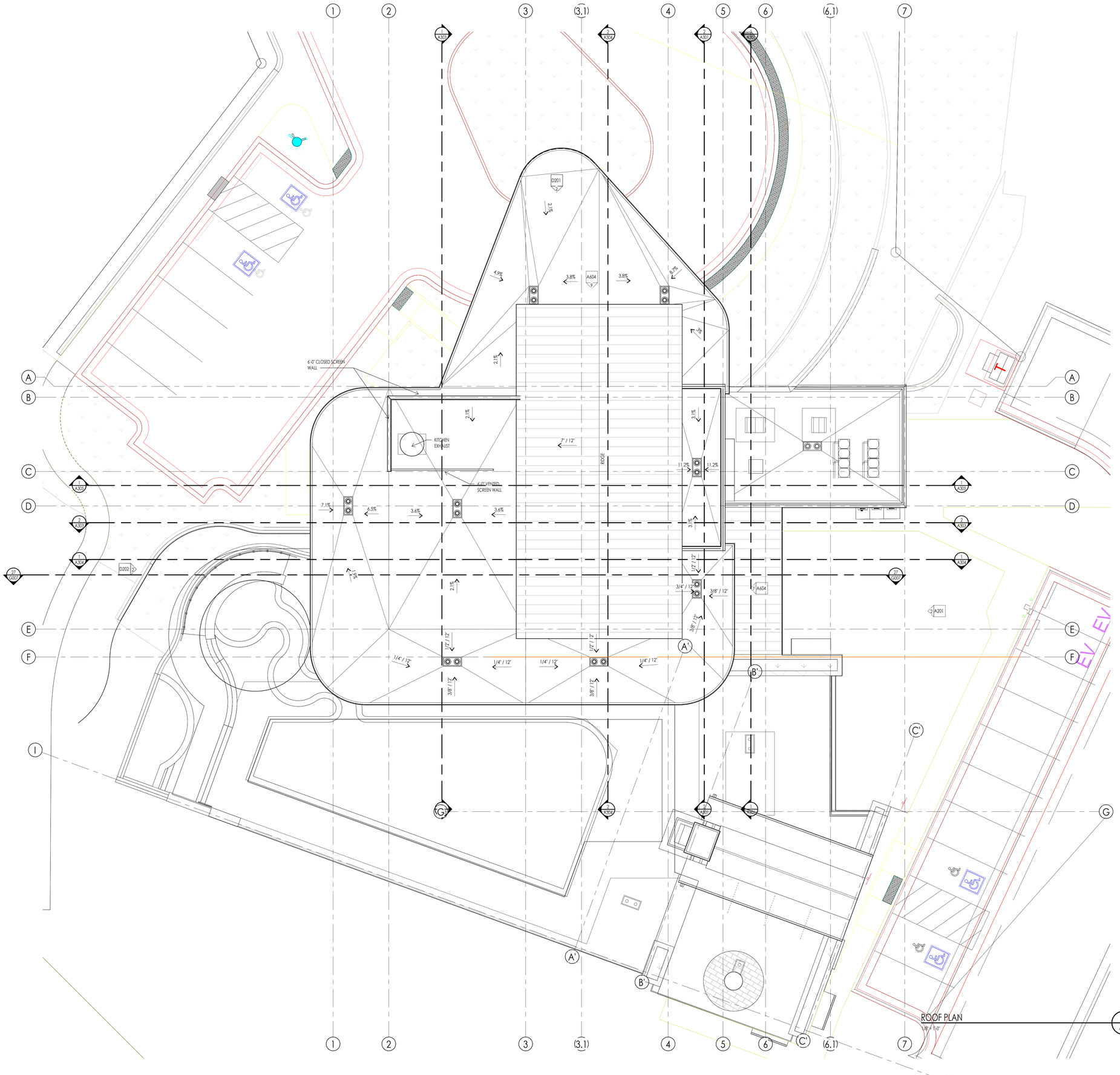

ROOF PLAN
1/8" = 1'-0"

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM		
	STANDING SEAM METAL ROOFING SYSTEM		
	LOCATION OF SNOW RETENTION SYSTEM - TO BE DESIGNED AND ENGINEERED BY OTHERS		
D.S.	RAIN GUTTER WITH DOWN SPOUT		

ROOF PLAN GENERAL NOTES

1. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
2. FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
3. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
4. PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
5. ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
6. ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
7. CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
8. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
9. DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.

ROOF PLAN KEYNOTES

KEYNOTES

ROOF VENTILATION CALCULATIONS

1/150 RULE (R806.2)	1/300 RULE (R806.2)
	AT LEAST 40 % BUT NOT MORE THAN 50% OF VENTED AREA MUST BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT. BALANCE OF VENTING PROVIDED BY EAVE OR CORNICE VENTS.
AREA A • 5,907 SQ. FT. x 1/150 = 39.4 SQ. FT. • 39.4 SQ. FT. x 144 = 5,673.6 SQ. IN. **TOTAL REQUIRED VENTILATION = 5,673.6 SQ. IN.**	AREA A • 5,907 SQ. FT. x 1/300 = 19.7 SQ. FT. • 19.7 SQ. FT. x 144 = 2,836.8 SQ. IN. **TOTAL REQUIRED VENTILATION = 2,836.8 SQ. IN.** RIDGE = 1,418.4 SQ. IN. - 1,134.7 SQ. IN. SOFFIT = 1,702.1 SQ. IN. - 1,418.4 SQ. IN.
AREA B • 5,907 SQ. FT. x 1/150 = 39.4 SQ. FT. • 39.4 SQ. FT. x 144 = 5,673.6 SQ. IN. **TOTAL REQUIRED VENTILATION = 5,673.6 SQ. IN.**	AREA B • 5,907 SQ. FT. x 1/300 = 19.7 SQ. FT. • 19.7 SQ. FT. x 144 = 2,836.8 SQ. IN. **TOTAL REQUIRED VENTILATION = 2,836.8 SQ. IN.** RIDGE = 1,418.4 SQ. IN. - 1,134.7 SQ. IN. SOFFIT = 1,702.1 SQ. IN. - 1,418.4 SQ. IN.
AREA C • 5,907 SQ. FT. x 1/150 = 39.4 SQ. FT. • 39.4 SQ. FT. x 144 = 5,673.6 SQ. IN. **TOTAL REQUIRED VENTILATION = 5,673.6 SQ. IN.**	AREA C • 5,907 SQ. FT. x 1/300 = 19.7 SQ. FT. • 19.7 SQ. FT. x 144 = 2,836.8 SQ. IN. **TOTAL REQUIRED VENTILATION = 2,836.8 SQ. IN.** RIDGE = 1,418.4 SQ. IN. - 1,134.7 SQ. IN. SOFFIT = 1,702.1 SQ. IN. - 1,418.4 SQ. IN.

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PROJECT NO. 21061
DATE: 2025.09.2
REVISIONS:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A107

DD

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SOUTH ELEVATION
1/8" = 1'-0"
1 / A301

EAST ELEVATION
1/8" = 1'-0"
2 / A201

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10094 N. MARKA PLACE
PARK CITY, UTAH 84060

PROJECT NO. 21061
DATE: 2025.09.2
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS - OVERALL

SHEET NUMBER:
A201

DD

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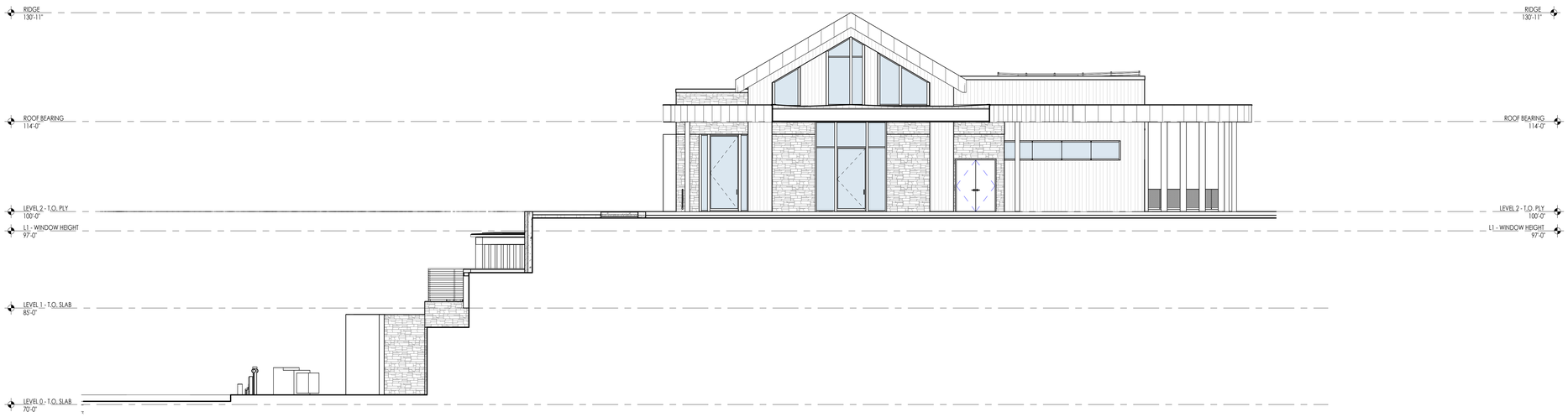
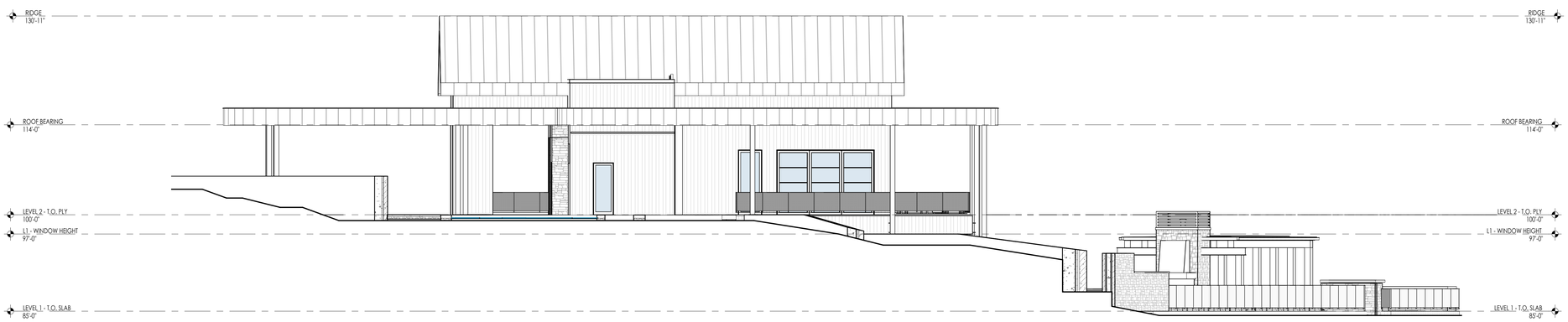


NORTH ELEVATION
1/8" = 1'-0"
1
A202



WEST ELEVATION
1/8" = 1'-0"
2
A202

Plot Date: 9/3/2025 7:59:51 AM

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PROJECT NO. 21061
DATE: 2025.09.2

REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS - OVERALL

SHEET NUMBER:
A202

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