

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
November 18, 2025

STAFF REPORT

Agenda Item: #5
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Deer Crest Village Parcel 3 Townhomes Site Plan

Location: The Deer Crest Village Parcel 3 Townhomes are located within the Deer Crest Villages Master Development Plan area just north of the existing Pioche Village Condominiums, adjacent to the Pioche Hotel and surrounding the existing Jordanelle gondola, west of U.S. Highway 40 at exit 8, in the northwest section of Wasatch County.

Applicant: East West Partners

Representative: Steve Issowits, East West Partners

Recommendation: Staff recommends the MIDA DRC approve the Deer Crest Village Parcel 3 Townhomes Site Plan based on successful completion of the conditions of approval contained in this report.

Background:

Per Chapter 2, Section 2.03 (Site Plan) of the Development Standards and Guidelines (MIDA Standards), MIDA requires Site Plan approval before construction on any property within the MIDA Control Area. The Applicant submitted the draft Deer Crest Village Parcel 3 Townhomes Site Plan in September 2025. MIDA staff has since reviewed and provided comments to the Applicant. The Applicant is requesting approval from the DRC.

Project Description:

The Deer Crest Village Parcel 3 Townhomes Site Plan proposes 32 townhome units as follows: 12 duplex units, 12 triplex units, and 8 fourplex units. Duplexes are architectural prototypes A3, A4, and C; Triplexes are architectural prototype D; and Fourplexes are architectural prototype B. Square footages and number of bedrooms of each unit type are as follows:

- A3 = 3,249 SF | 4 bedrooms
- A4 = 3,681 SF | 4 bedrooms
- B = 2,035 SF | 2 bedrooms
- C = 4,299 SF | 4 bedrooms

- D = 2,877–2,881 SF | 3 bedrooms

Analysis:

The site plan application for the Deer Crest Village Parcel 3 Townhomes was evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Standards. The Applicant has generally submitted all of the required information. A general discussion of key considerations is included below:

2.01.B.1.i – Slope Data: C301. There are areas of proposed development that are shown on slopes exceeding 30%. MIDA's Development Standards and Guidelines do not prohibit development on slopes greater than 30%, but MIDA Staff does acknowledge this and points out to the Applicant that development on such slopes will require significant earthwork, walls, and cost and will have significant impact on topography and existing vegetation.

2.01.B.2.a – Street and Transit Layout:

- The development has a singular proposed access over the existing bridge over the Jordanelle ski run to access the future units. This access, proposed turn arounds, lengths of roads, emergency access, etc. will need to be approved by WCFD.
- Final road layout and intersections will need to consider allowable slopes, v curves, snow storage, and traffic impacts.

2.01.B.2.o – Feasibility Letters:

- Fire: The Fire District will need to review and approve all proposed accesses, roadways, roadways lengths, slopes, etc. prior to permitting, and construction.
- JSSD: Feasibility Letter has been provided for the greater MDP which applies to this subdivision. A Will Serve Letter will be required at the time of infrastructure permit.

2.03.J – Irrigation Plan:

- At least a conceptual irrigation plan is required at Site Plan. The Applicant has not provided an irrigation plan yet. This will be a deferred submittal and a condition of approval.

4.04.E – Hike/Bike Trails:

- The proposed site plan provides convenient access from back patios of the townhomes to a community trail that accesses the adjacent ski run and existing trails in the area.

4.05.C.1 – Parking Facilities Design:

- The driveways to the townhomes are a minimum of 18' in length to allow for parking. No on-street parking will be allowed on the private drives. The proposed plan provides up to 132 parking spaces for the townhome units (56 garage and 76 driveway) which exceeds the standard requirement of the MIDA Development

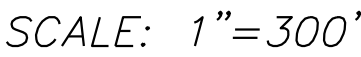
Standards and Guidelines and meets the requirements of the original 1996 Density Determination (128 spaces required).

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the Deer Crest Village Parcel 3 Townhomes Site Plan based on successful completion of the following conditions:

1. All outstanding engineering comments be resolved and signed off by the MIDA review engineer and JSSD through the Infrastructure Permit process.
2. The Applicant provides at least a conceptual irrigation plan.
3. MIDA Board approval of Deer Crest Villages Master Development Plan (MDP).
4. Approval and recordation of Deer Crest Village 3 Amended Plat.

SITE PLAN



C000	COVER
C001	GENERAL NOTES
C100	DEMOLITION PLAN
C200	OVERALL SITE AND UTILITY PLAN
C201	SITE AND UTILITY PLAN
C202	SITE AND UTILITY PLAN
C203	SITE AND UTILITY PLAN
C204	SITE AND UTILITY PLAN
C205	SITE AND UTILITY PLAN
C206	SITE AND UTILITY PLAN
C300	OVERALL GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C304	GRADING PLAN
C305	GRADING PLAN
C306	GRADING PLAN
C307	SLOPE ANALYSIS PLAN
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL DETAILS

[illegible]

DATE: 9.26.2025

ICC JOB NUMBER: 25-101

SHEET NUMBER

C000



1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
5. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
6. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
8. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
9. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
10. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
11. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
12. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY CMT ON 11/19/2024.
13. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
15. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
16. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF/HERSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE/SHE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS/HER EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM/HER TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS/HER BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE/SHE HAS RELIED AND IS RELYING ON HIS/HER OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS/HER OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK. TO BE CONSTRUCTED UNDER THIS CONTRACT, THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE/SHE HAS NOT RELIED SOLELY UPON OWNER OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS/HER BID.
17. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
18. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
19. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
22. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
23. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

24. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
25. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
26. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK COMPLETED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
28. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING, OR OTHER PROVISIONS NECESSARY TO PROTECT WORKERS FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
30. UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
31. UNLESS NOTED OTHERWISE IN THE PLANS & CONSTRUCTION DOCUMENTS, USE JORDANELLE SPECIAL SERVICE DISTRICT STANDARD DETAILS.
32. THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONDITION USED AS BASIS OF DESIGN. CONTRACTOR TO USE STANDARD RFI PROCESS IF HE/SHE DISCOVERS A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

EXISTING

BUILDING	
ASPHALT	
CONCRETE	

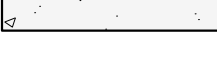
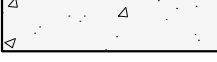
DEMOLITION

ASPHALT TO BE REMOVED

CONCRETE TO BE REMOVED

CLEAR AND GRUB

PROPOSED

BUILDING	
ASPHALT	
CONCRETE	
CURB AND GUTTER	
SIDEWALK	
LANDSCAPE	

AC	ASPHALTIC CONCRETE
&	AND
APPR	APPROXIMATELY
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARV	AIR RELEASE VALVE
BDRY	BOUNDARY
BG	FINISH GRADE AT BUILDING
BVC	BEGIN VERTICAL CURVE
BRG	BEARING
BW	BOTTOM OF WALL
CAV	COMBINATION AIR VALVE
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
COB	CLEANOUT BOX
CONC	CONCRETE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTRICT
DWG	DRAWING
EA	EACH
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
ESMT	EASEMENT
EX OR EXIST	EXISTING

FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FT	FEET
HP	HIGH POINT
HORIZ	HORIZONTAL
HT	HIGH TEMPERATURE
HTW	HIGH TEMPERATURE WATER
HV	HIGH VOLTAGE
HYD	HYDRANT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IRR	IRRIGATION
L	LENGTH
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OH	OVERHEAD
P	POWER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE

POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PUE	PUBLIC UTILITY EASEMENT
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SW	SIDEWALK
SCH	SCHEDULE
SF	SQUARE FEET
STA	STATION
STD	STANDARD
TA	TOP OF ASPHALT
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIABLE
W	WATER
W/	WITH

STORM DRAIN

	STORM DRAIN MANHOLE
	STORM DRAIN COMBINATION BOX
	STANDARD STORM DRAIN INLET BOX
	DOUBLE STORM DRAIN INLET BOX
	STORM DRAIN CATCH BASIN
	STORM DRAIN FLARED-END SECTION
	STORM DRAIN CLEANOUT
	STORM DRAIN VAULT

SANITARY SEWER

 SANITARY SEWER MANHOLE
 SANITARY SEWER CLEANOUT
 SANITARY SEWER SEPTIC TANK
 SAND/OIL SEPARATOR

CULINARY WATER

	CULINARY WATER VALVE
	CULINARY WATER AIR RELEASE VALVE
	CULINARY WATER BLOWOFF VALVE
	CULINARY WATER BACKFLOW PREVENTER
	CULINARY WATER SHUTOFF VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION

IRRIGATION WATER

	IRRIGATION WATER VALVE
	IRRIGATION WATER BOX
	IRRIGATION MANHOLE
	IRRIGATION CONTROLLER
	IRRIGATION HEADS

GAS

	GAS VALVE
	GAS METER
	GAS RISER
	GAS TANK
	GAS VAULT
	GAS MANHOLE

ELECTRICAL

	ELECTRICAL METER
	ELECTRICAL BOX
	ELECTRICAL CABINET

TELEPHONE

	TELEPHONE BOX
	TELEPHONE RISER
	TELEPHONE CABINET
	TELEPHONE PULL BOX
	TELEPHONE MANHOLE
	TELEPHONE VAULT

LANDSCAPE

 *BUSH*
 *DECIDUOUS TREE*
 *CONIFEROUS TREE*

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THE HAVENS AT DEER CREST

SITE PLAN SUBMITTAL

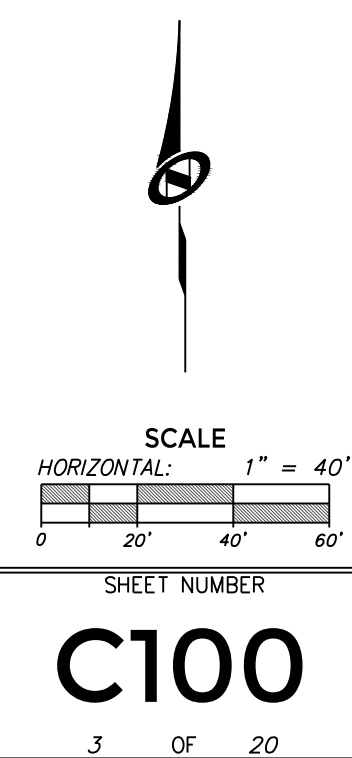
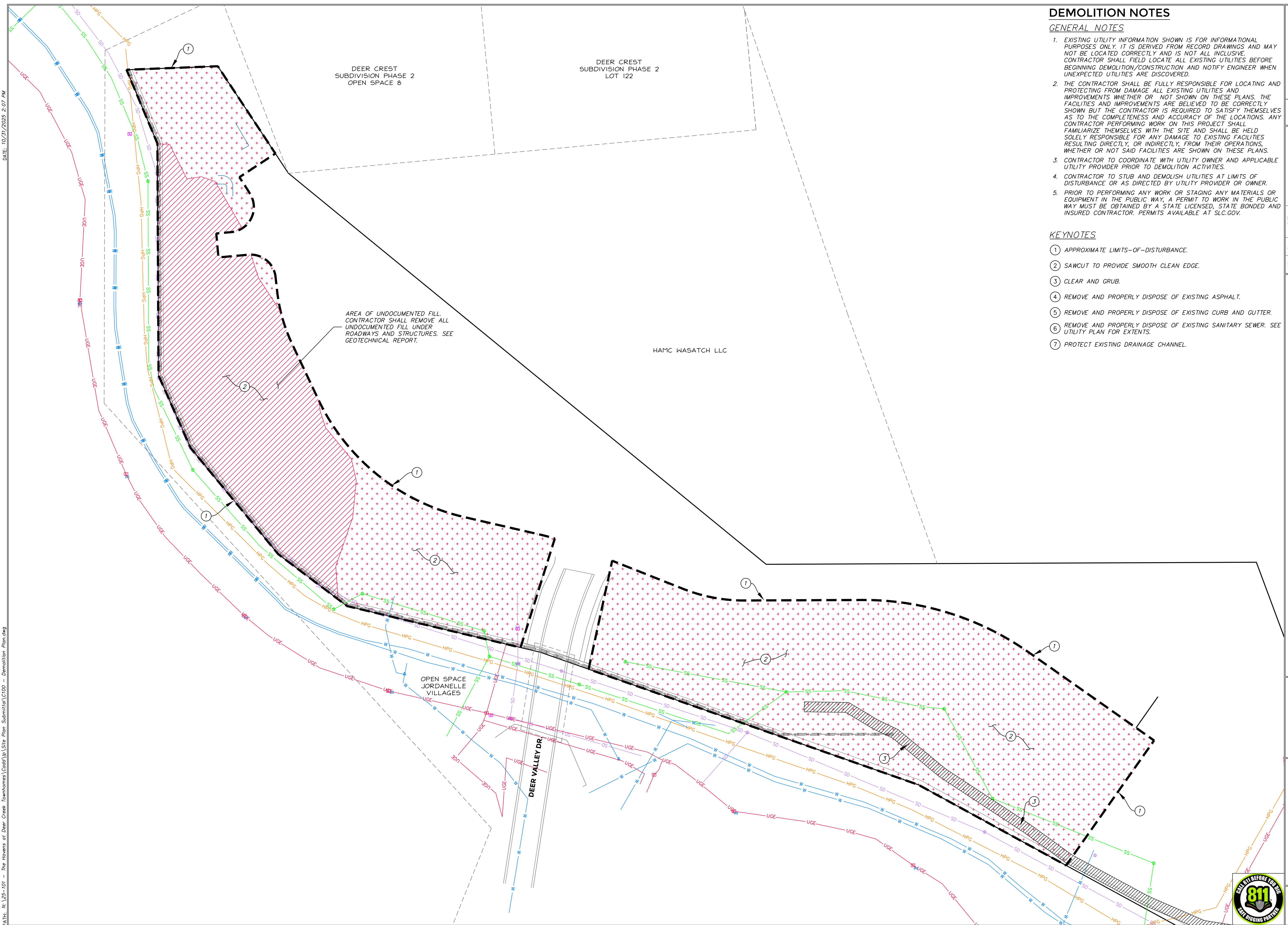
GENERAL NOTES

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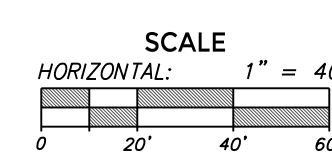
THE HAVENS AT DEER CREST

SITE PLAN SUBMITTAL

OVERALL SITE AND UTILITY PLAN

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C200
4 OF 20



DETAIL SPECIFICATIONS TO
BE DETERMINED BY
GEOTECHNICAL ANALYSIS

ROCK WALL DETAIL

DATE: 10/31/2025 2:08 PM

ATH: N:\25-101 - The Havens at Deer Creek Townhomes\Cadd\lp\Site Plan Submittal\C200 - Site and Utility Plans.dwg



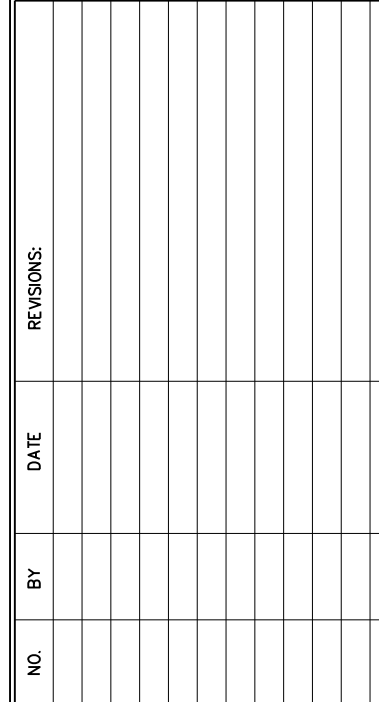
1. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM PARK CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.
3. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS & SPECIFICATIONS.
4. ALL NEW WATER & STORM DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH JORDANELLE SPECIAL SERVICE DISTRICT STANDARDS & SPECIFICATIONS.
5. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.
6. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
7. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
8. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
9. UTILITY TRENCHES SHALL BE BACKFILLED WITH AASHTO SOIL CLASSIFICATION A-1 MATERIAL.

GENERAL NOTES

1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
2. NO PHASING IS ANTICIPATED FOR THIS PROJECT.
3. PRIOR TO PERFORMING ANY WORK OR STAGING ANY MATERIALS OR EQUIPMENT IN THE PUBLIC WAY, A PERMIT TO WORK IN THE PUBLIC WAY MUST BE OBTAINED BY A STATE LICENSED, STATE BONDED AND INSURED CONTRACTOR.

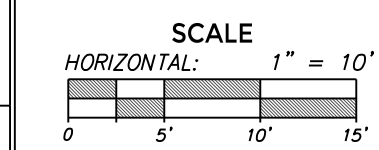
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- ① CONCRETE DRIVEWAY WITH MOUNTABLE DRIVEWAY APPROACH PER APWA STANDARD 216.
- ② CONCRETE WALKWAY.
- ③ ROCK RETAINING WALL PER DETAIL, SEE SHEET C200.
- ④ 3/4" POLYETHYLENE SERVICE LATERAL PER JSSD STANDARD.
- ⑤ 4" SDR-35 SERVICE PER JSSD STANDARD.
- ⑥ PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑦ LANDSCAPING. SEE LANDSCAPE PLANS FOR DETAILS.
- ⑧ TRAIL. SEE LANDSCAPE PLAN FOR DETAILS.
- ⑨ VERTICAL RETAINING WALL. SEE GRADING SHEETS FOR DETAILS.
- ⑩ DRAINAGE SWALE. SEE GRADING SHEETS FOR DETAILS.



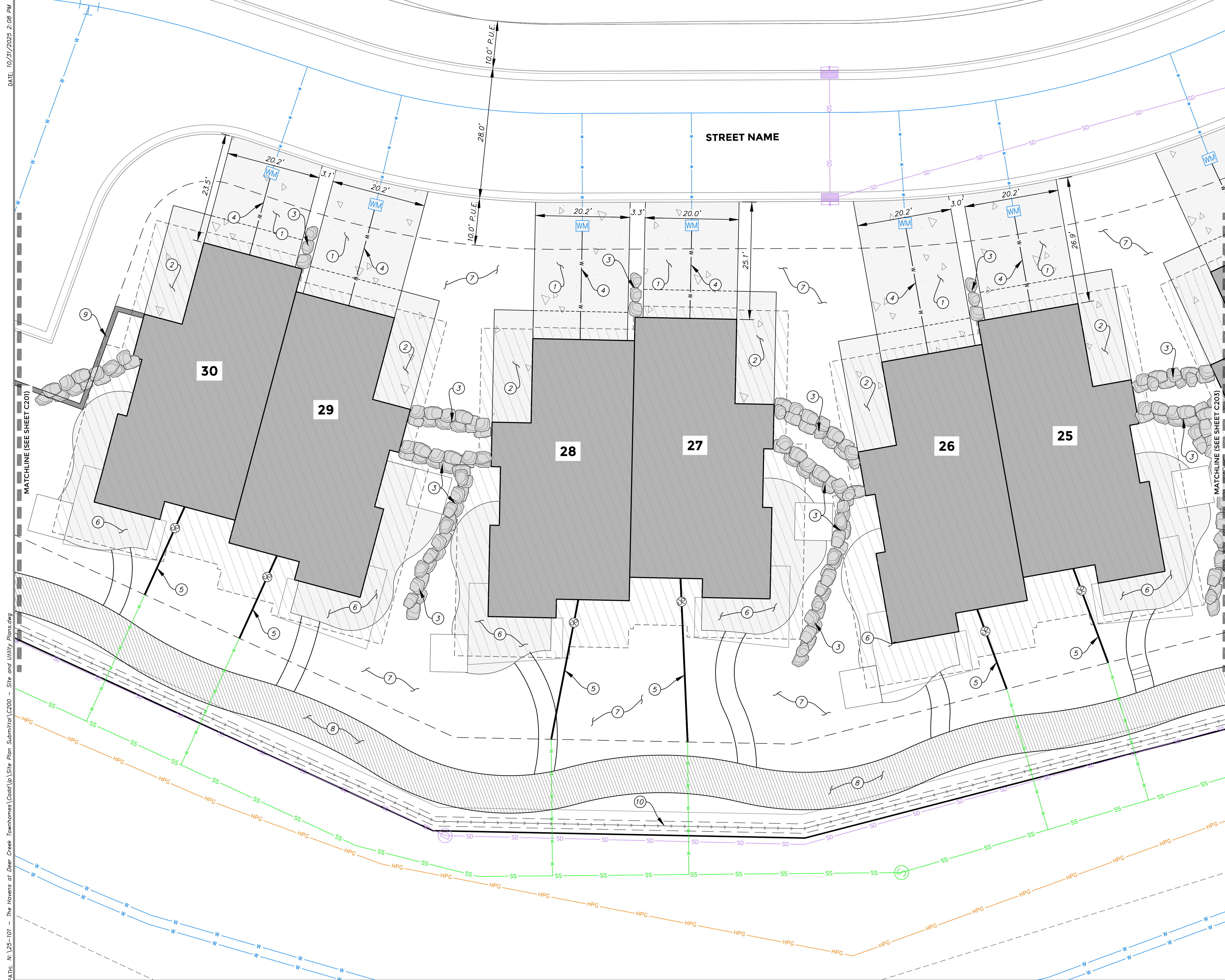
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SHEET NUMBER
C201
5 OF 20





GENERAL NOTES

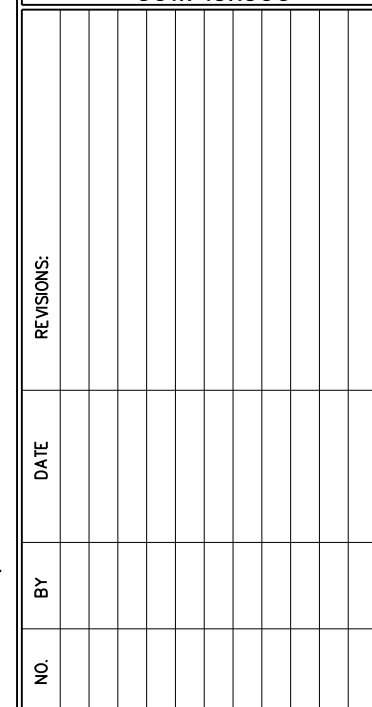
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9. UTILITY TRENCHES SHALL BE BACKFILLED WITH AASHTO SOIL CLASSIFICATION A-1 MATERIAL.

GENERAL NOTES

1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
2. NO PHASING IS ANTICIPATED FOR THIS PROJECT.
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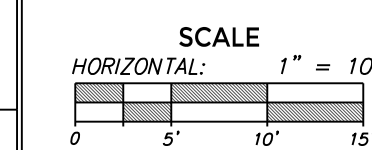
THE HAVENS AT DEER CREST

SITE PLAN SUBMITTAL

SITE AND UTILITY PLAN

DATE: 9.26.2025

TCC JOB NUMBER: 25-101



SHEET NUMBER
C202
6 OF 20





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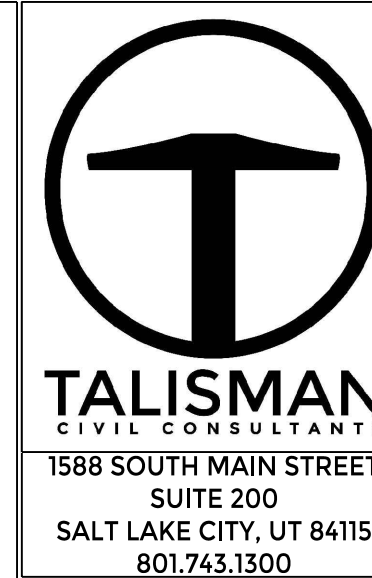
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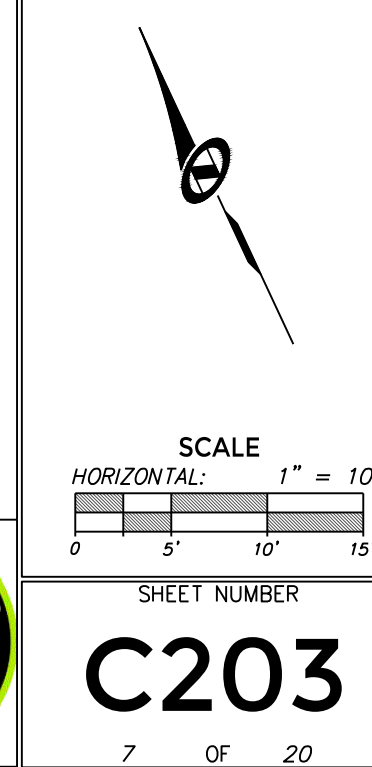
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THE HAVENS AT DEER CREST
SITE PLAN SUBMITTAL
SITE AND UTILITY PLAN

TCC JOB NUMBER: 25-101

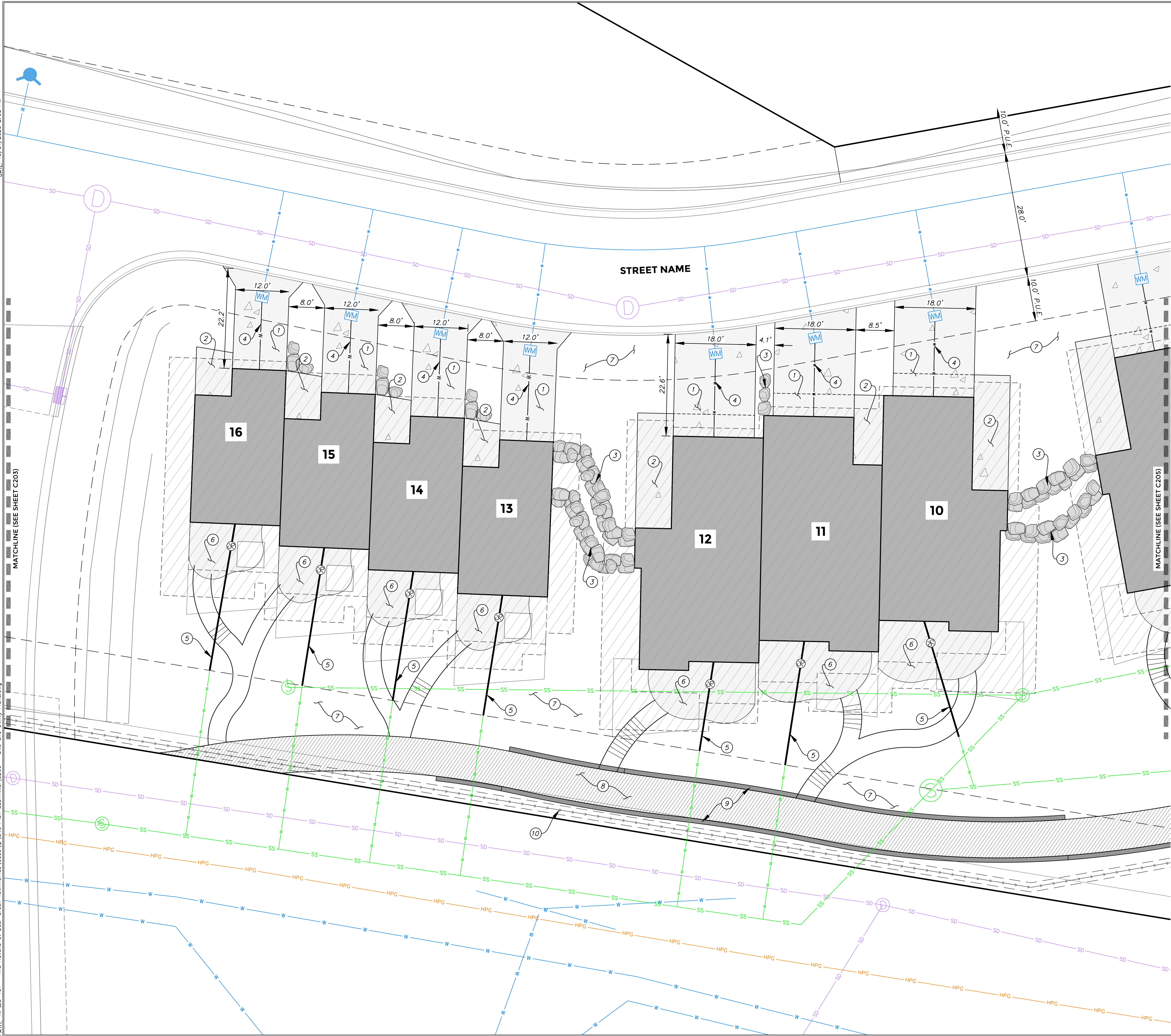
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MATCHLINE (SEE SHEET C203)

PATH: N:\25-101 - The Havens at Deer Creek Townhomes\Coord\p\Site Plan Submittal\C200 - Site and Utility Plans.dwg



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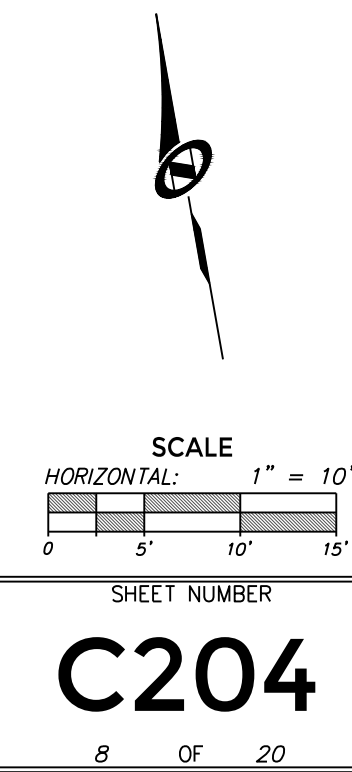
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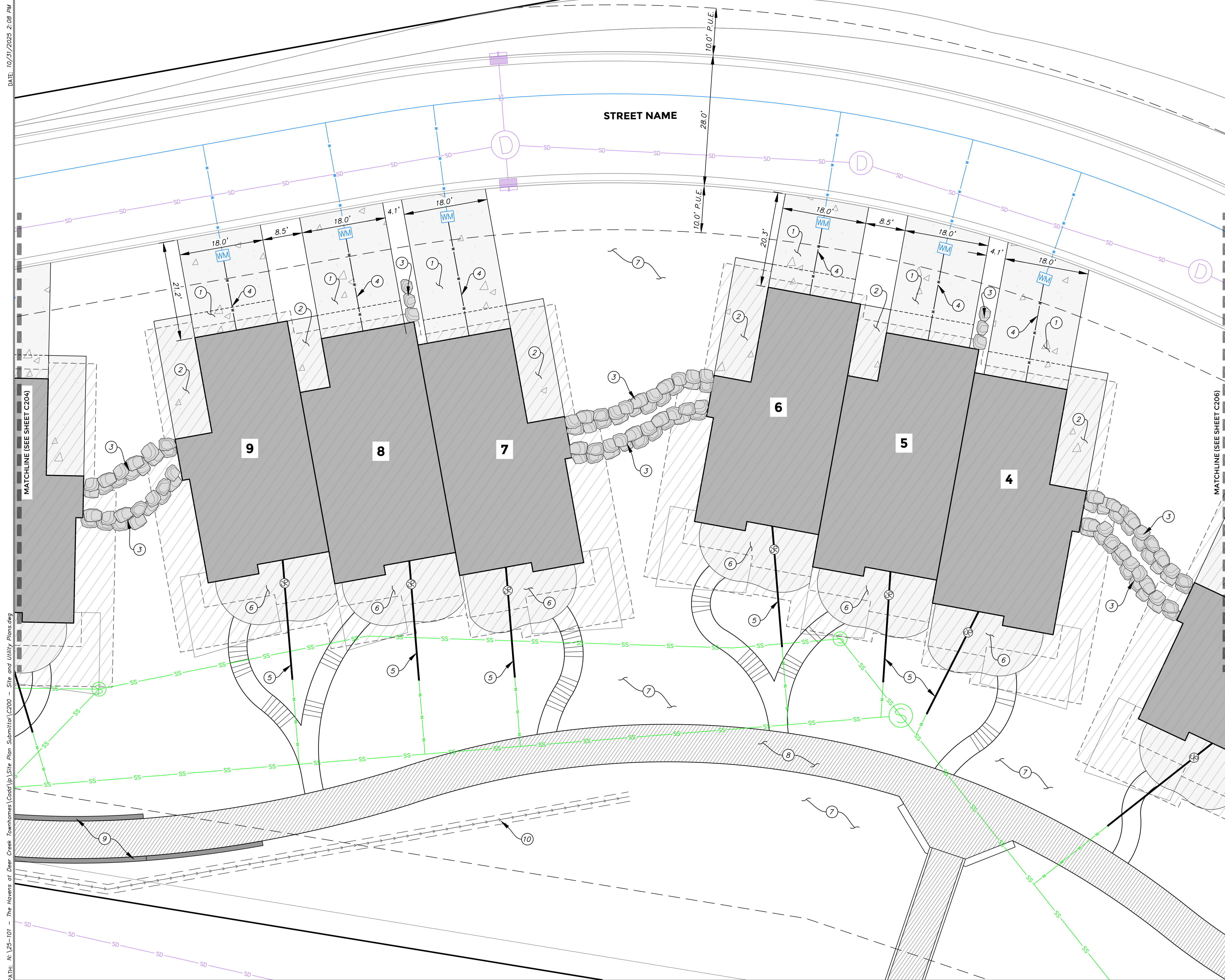


THE HAVENS AT DEER CREST
SITE PLAN SUBMITTAL
SITE AND UTILITY PLAN

DATE: 9.26.2025

TCC JOB NUMBER: 25-101





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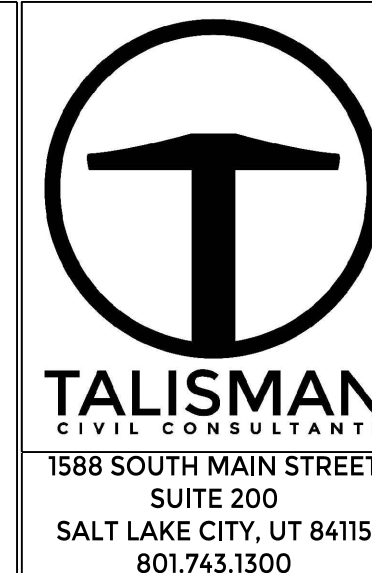
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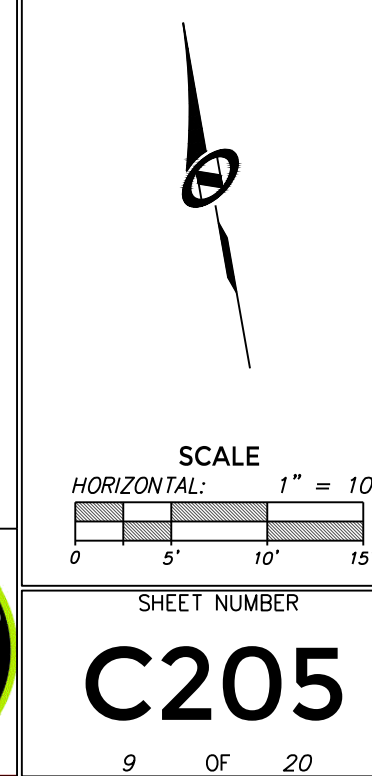
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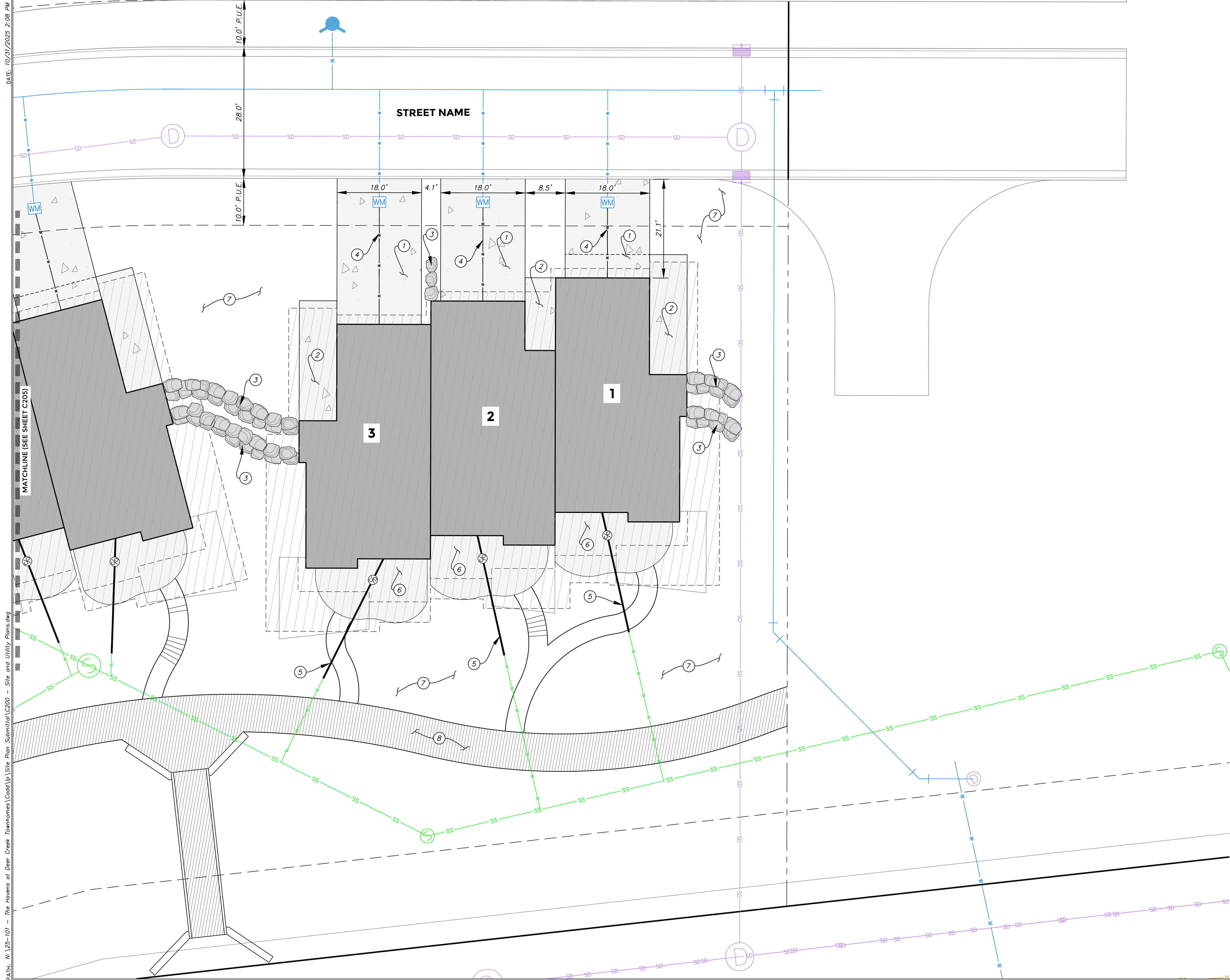
THE HAVENS AT DEER CREST
SITE PLAN SUBMITTAL
SITE AND UTILITY PLAN

DATE: 9.26.2025

TCC JOB NUMBER: 25-101



PATH: N:\25-101 - The Havens at Deer Creek Townhomes\Cadd\p\Site Plan Submittal\C200 - Site and Utility Plans.dwg



GENERAL NOTES

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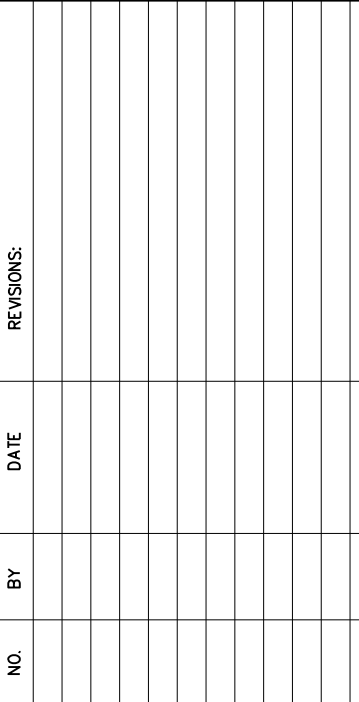
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THE HAVENS AT DEER CREST

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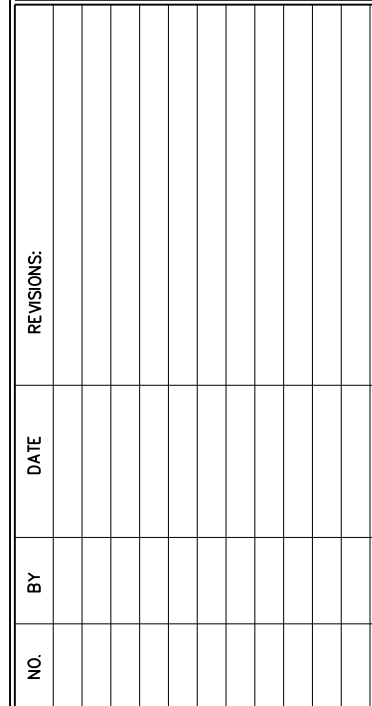
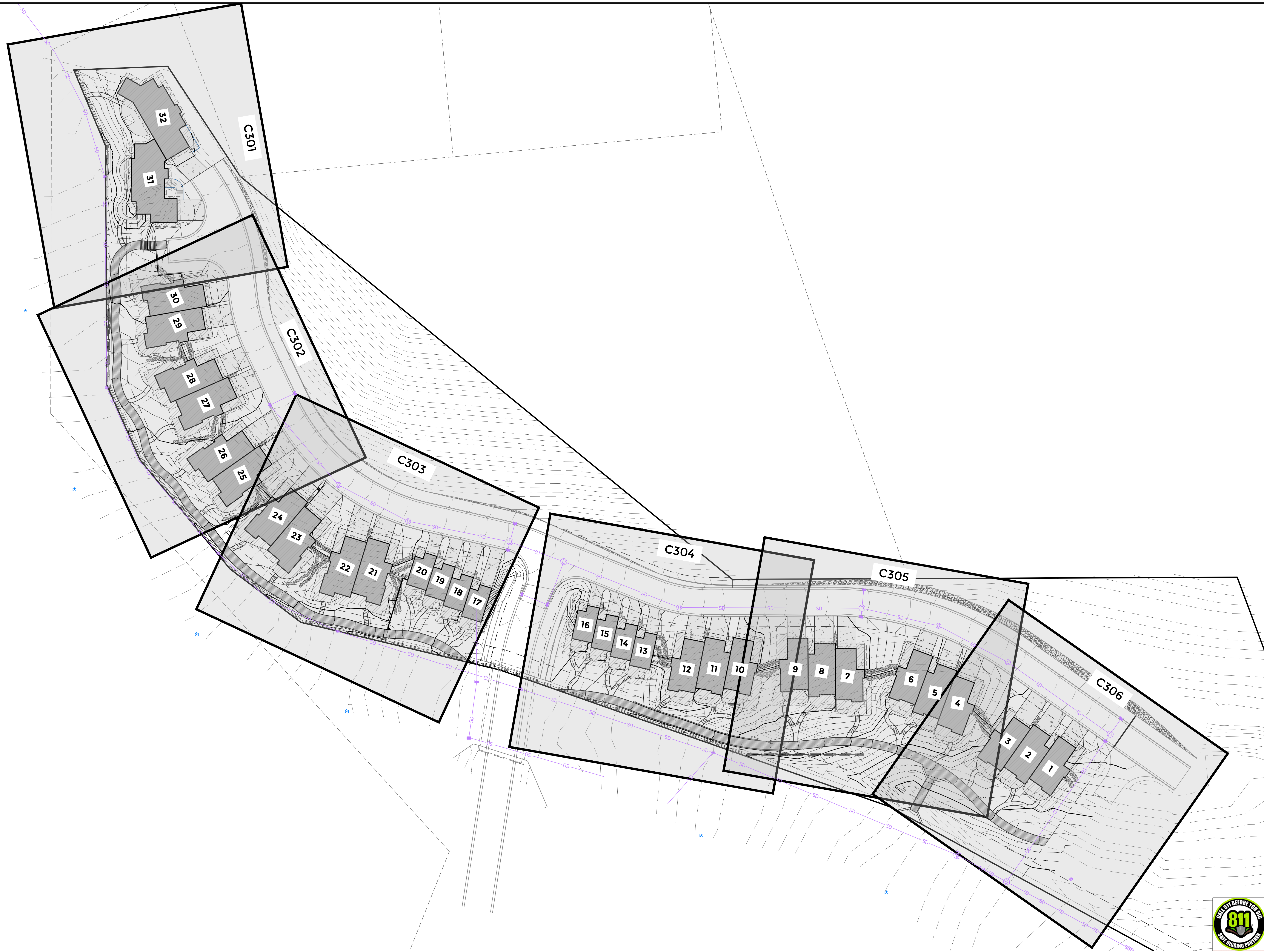


SCALE
HORIZONTAL: 1" = 10'

SHEET NUMBER

C206

10 OF 20



THE HAVENS AT DEER CREST
SITE PLAN SUBMITTAL
OVERALL GRADING PLAN

TCC JOB NUMBER: 25-101

DATE: 9.22.2025



SCALE
HORIZONTAL: 1" = 40'



A horizontal scale bar with a total length of 60 feet. It is divided into four equal segments of 15 feet each. The segments are shaded in an alternating pattern: the first and third segments are shaded with diagonal lines, while the second and fourth segments are white. Tick marks are present at 0, 20', 40', and 60'.

SHEET NUMBER

C300



DATE: 10/31/2025 2:09 PM

PATH: N:\25-101 - The Havens at Deer Creek Townhomes\Coord\p\Site Plan Submittal\C300 - Grading Plans.dwg



GRADING NOTES

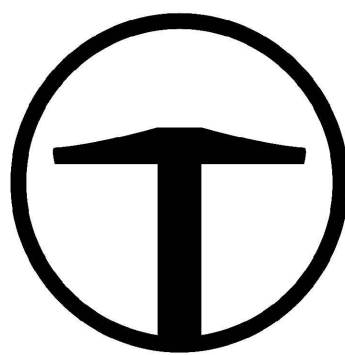
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7. SITE STORMWATER MUST BE COLLECTED ON SITE AND ROUTED TO THE PUBLIC STORM DRAIN SYSTEM OR GUTTER. STORMWATER CANNOT DISCHARGE ACROSS PROPERTY LINES OR PUBLIC SIDEWALKS.

BENCHMARK

SURVEY BENCHMARK

ABBREVIATIONS

BW	BOTTOM OF WALL
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MA	MATCH
SW	SIDEWALK
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
TC	TOP OF STEP
TW	TOP OF WALL
TFC	TOP FLUSH CURB



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISIONS	DATE	BY	NO.

THE HAVENS AT DEER CREST

SITE PLAN SUBMITTAL

GRADING PLAN

DATE: 9.22.2025

TCC JOB NUMBER: 25-101



SCALE
HORIZONTAL: 1" = 10'
0 5' 10' 15'

SHEET NUMBER

C301

12 OF 20



DATE: 10/31/2025 2:09 PM

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GRADING NOTES

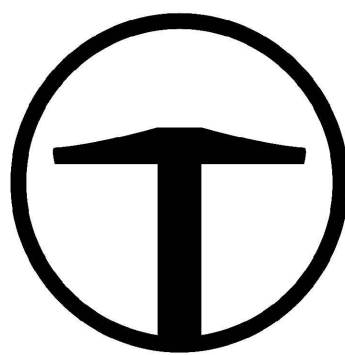
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BENCHMARK

SURVEY BENCHMARK

ABBREVIATIONS

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FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
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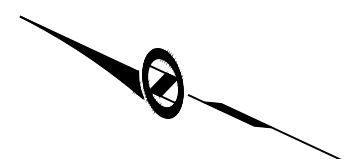
THE HAVENS AT DEER CREST

SITE PLAN SUBMITTAL

GRADING PLAN

DATE: 9.22.2025

TCC JOB NUMBER: 25-101



SCALE
HORIZONTAL: 1" = 10'
0 5' 10' 15'

SHEET NUMBER

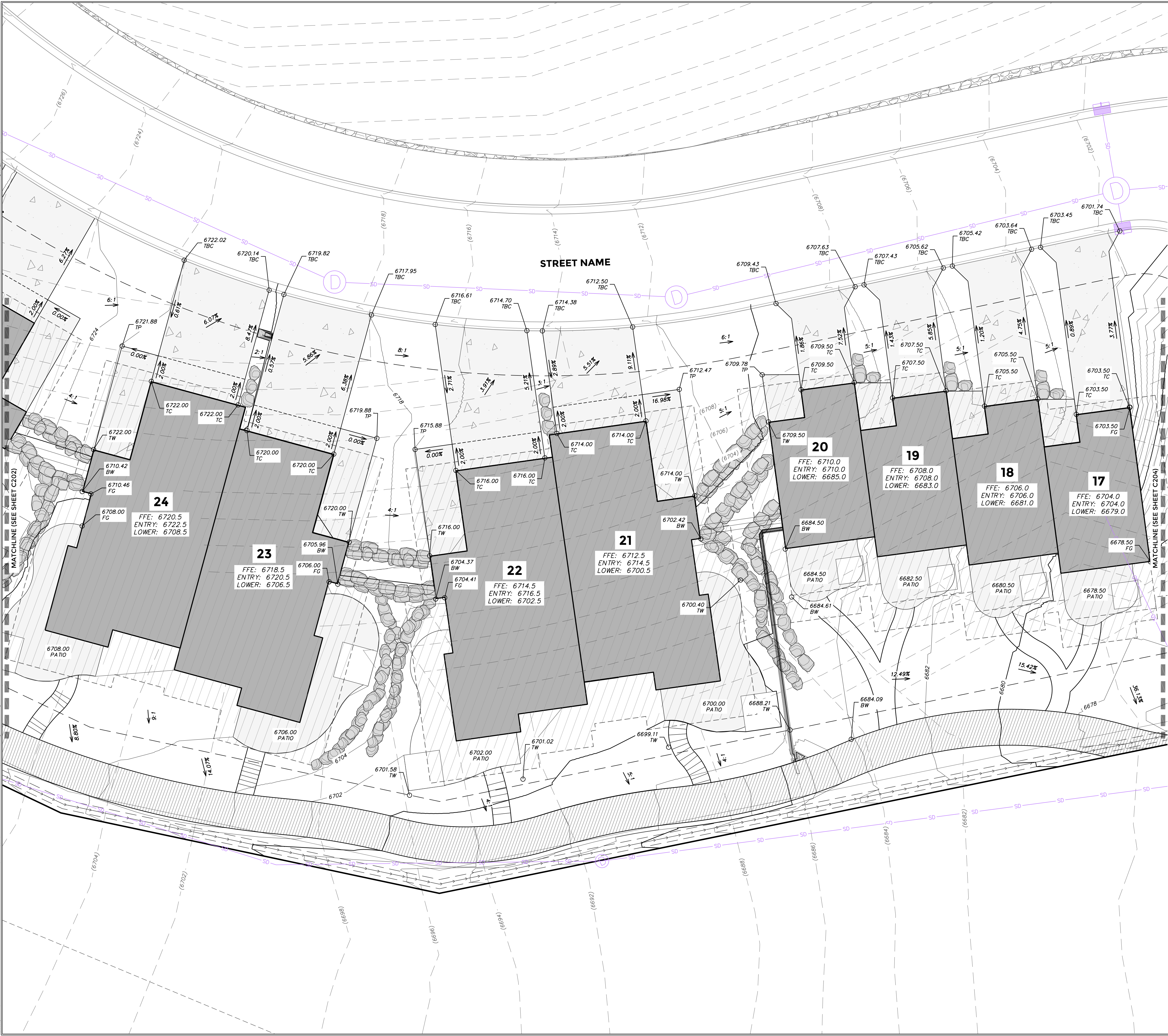
C302

13 OF 20



DATE: 10/31/2025 2:09 PM

PATH: N:\25-101 - The Havens at Deer Creek Townhomes\Coord\p\Site Plan Submittal\C300 - Grading Plans.dwg



GRADING NOTES

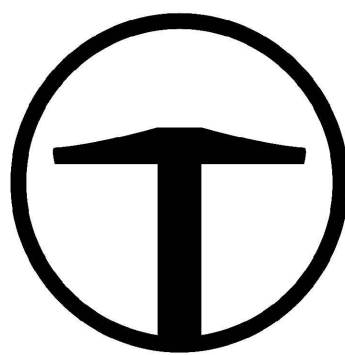
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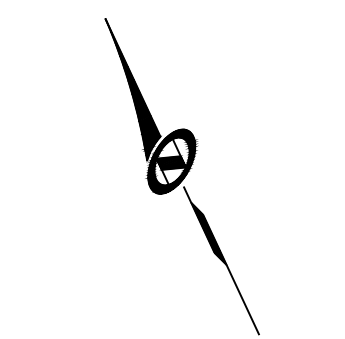
THE HAVENS AT DEER CREST

SITE PLAN SUBMITTAL

GRADING PLAN

DATE: 9.22.2025

TCC JOB NUMBER: 25-101



SCALE
HORIZONTAL: 1" = 10'
0 5' 10' 15'

SHEET NUMBER
C303
14 OF 20



DATE: 10/31/2025 2:09 PM

MATCHLINE (SEE SHEET C203)

PATH: N:\25-101 - The Havens at Deer Creek Townhomes\Cadd\p\Site Plan Submittal\C300 - Grading Plans.dwg



GRADING NOTES

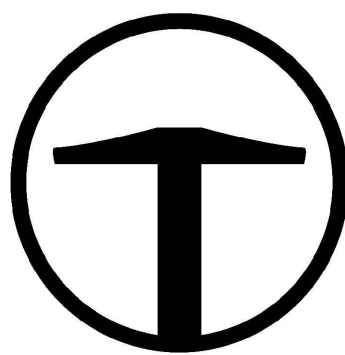
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THE HAVENS AT DEER CREST

SITE PLAN SUBMITTAL

GRADING PLAN

DATE: 9.22.2025

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SHEET NUMBER

C304

15 OF 20



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GRADING NOTES

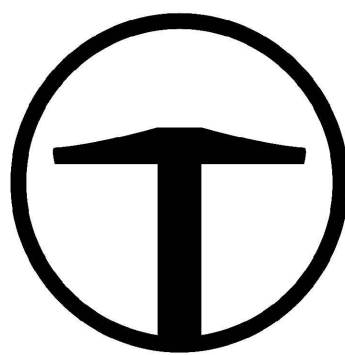
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SHEET NUMBER

C305

16 OF 20



DATE: 10/31/2025 2:09 PM

PATH: N:\25-101 - The Havens at Deer Creek Townhomes\Coord\p\Site Plan Submittal\C306 - Grading Plans.dwg



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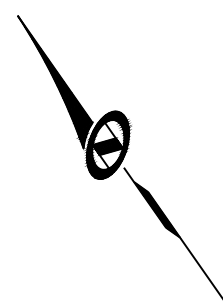
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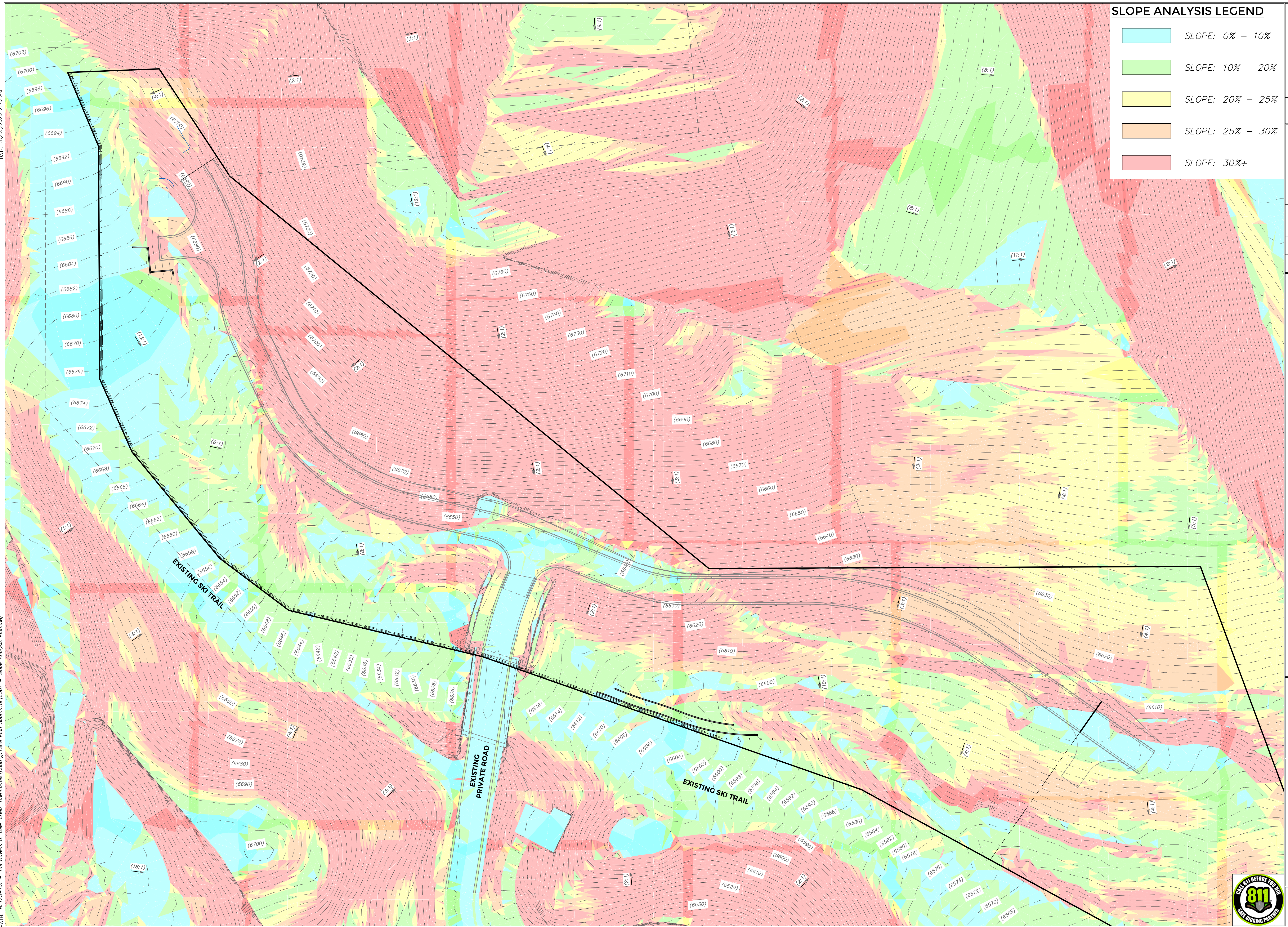
SHEET NUMBER

C306

17 OF 20



PATH: N:\25-101 - The Havens at Deer Creek Townhomes\Cadd\p\Site Plan Submittal\C307 - Slope Analysis Plan.dwg



	SLOPE: 0% - 10%
	SLOPE: 10% - 20%
	SLOPE: 20% - 25%
	SLOPE: 25% - 30%
	SLOPE: 30%+

[illegible]

THE HAVENS AT DEER CREST

TCC JOB NUMBER: 25-101

DATE: 9 26 2025



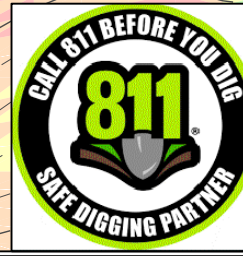
SCALE
HORIZONTAL: 1" = 40'

A horizontal scale bar with a total length of 60 feet. It is divided into four equal segments of 15 feet each. The segments are shaded in an alternating pattern: the first and third segments are shaded gray, while the second and fourth segments are white. The bar is labeled with '0' at the left end, '20'' at the first division, '40'' at the second division, and '60'' at the right end.

SHEET NUMBER

C307

18 OF 2





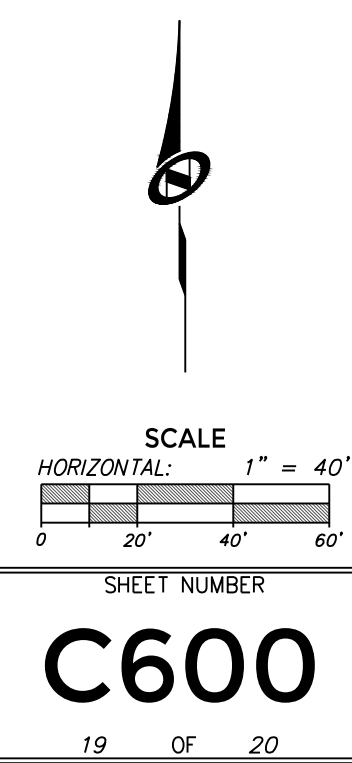
GENERAL NOTES

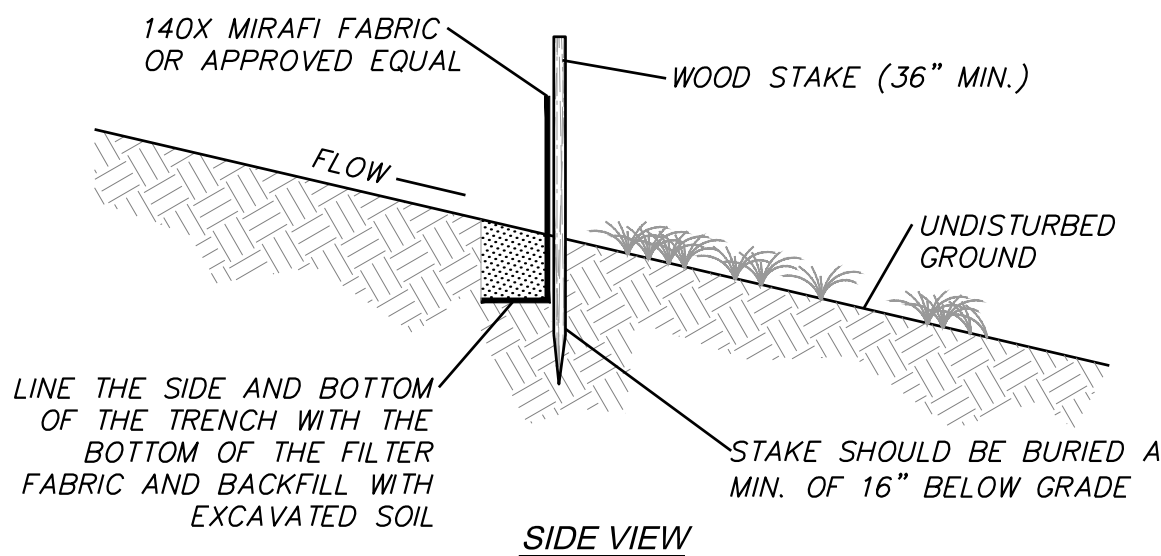
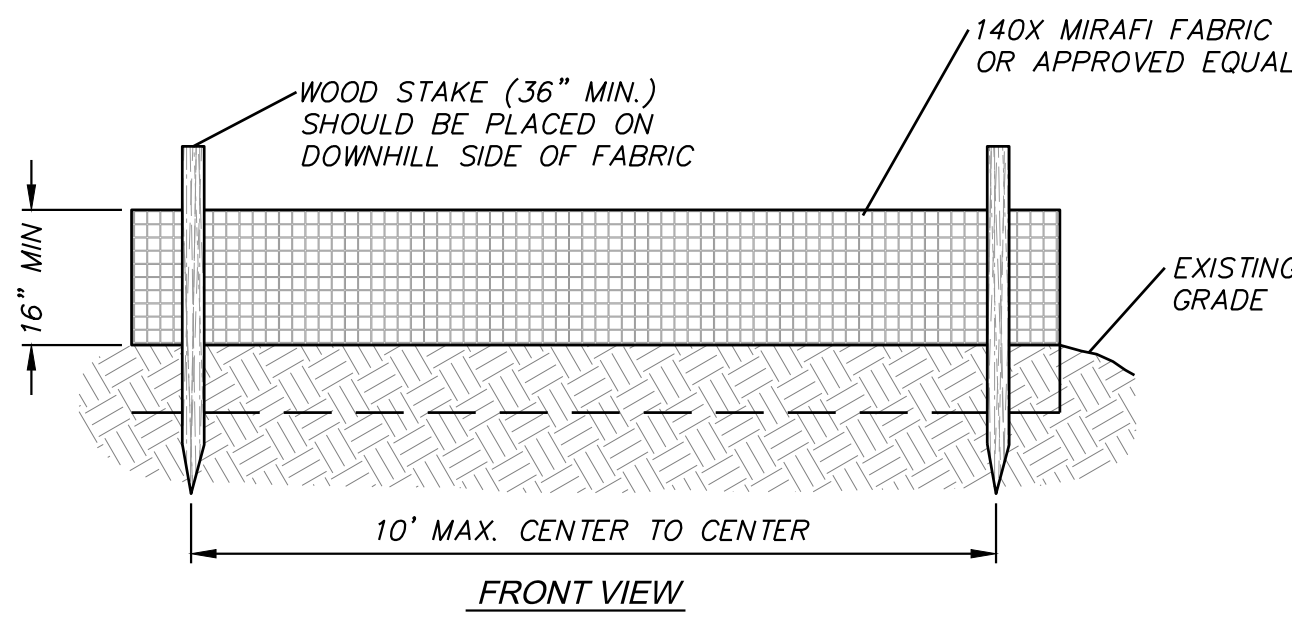
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2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE EROSION CONTROL STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
5. WHEN GRADING OPERATIONS ARE COMPLETED AND IF DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. ALL ACCESS TO PROPERTY SHALL BE FROM PUBLIC RIGHT-OF-WAYS.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED NECESSARY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

- ① SILT FENCE PER DETAIL A.
- ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN, CATCH BASINS OR INLETS PER DETAIL B.
- ③ STABILIZED CONSTRUCTION ENTRANCE PER DETAIL C.



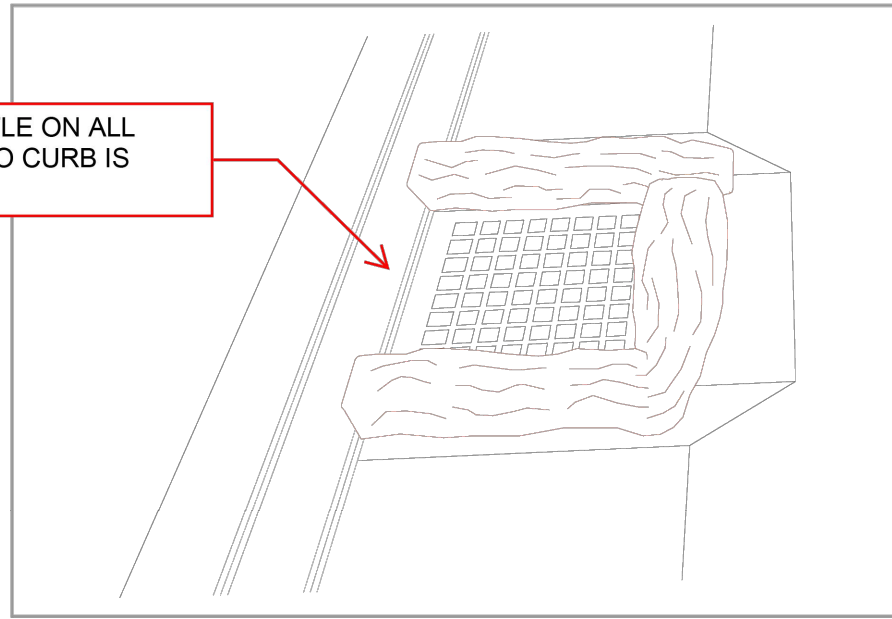


A **SILT FENCE**
NOT TO SCALE

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION

PROVIDE WATTLE ON ALL SIDES WHEN NO CURB IS PRESENT



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

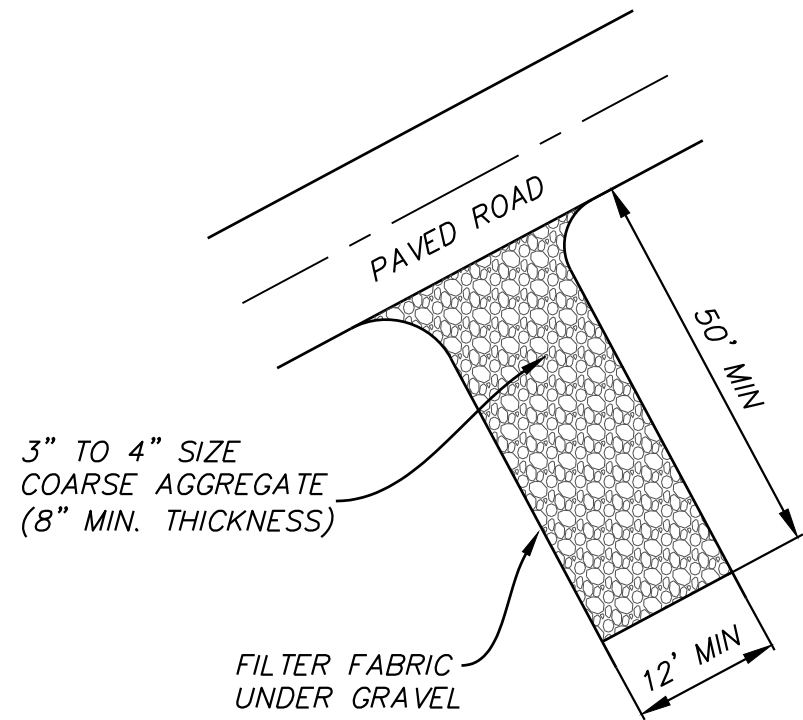
APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

- INSTALLATION/APPLICATION CRITERIA:**
- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
 - ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

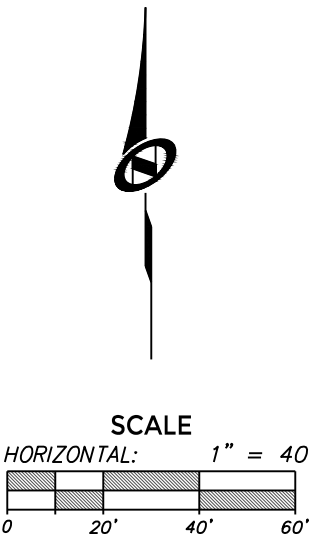
- LIMITATIONS:**
- ◆ Recommended maximum contributing drainage area of one acre
 - ◆ Requires shallow slopes adjacent to inlet

- MAINTENANCE:**
- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
 - ◆ Remove accumulated sediment when it reaches 4 inches in depth.
 - ◆ Look for bypassing or undercutting and repair or realign as needed.

B **INLET PROTECTION**
NOT TO SCALE



C **STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE



ARCHITECTURAL PLANS

THE HAVENS AT DEER CREST

IN WASATCH COUNTY, UTAH



ISSUE C - 50% CONSTRUCTION DOCUMENTS SET
PROTOTYPE A3 (BLDGS 7, 8)
NOVEMBER 21, 2025



ZEHRE

101 West Beaver Creek Blvd., Suite 303
Box 1976 - Avon, Colorado 81620
(970) 949-0257

AND ASSOCIATES,
ARCHITECTURE - PLANNING -
LANDSCAPE

101 El Paseo
Santa Barbara, California 93101
(805) 963-6890



SIDE ELEVATION



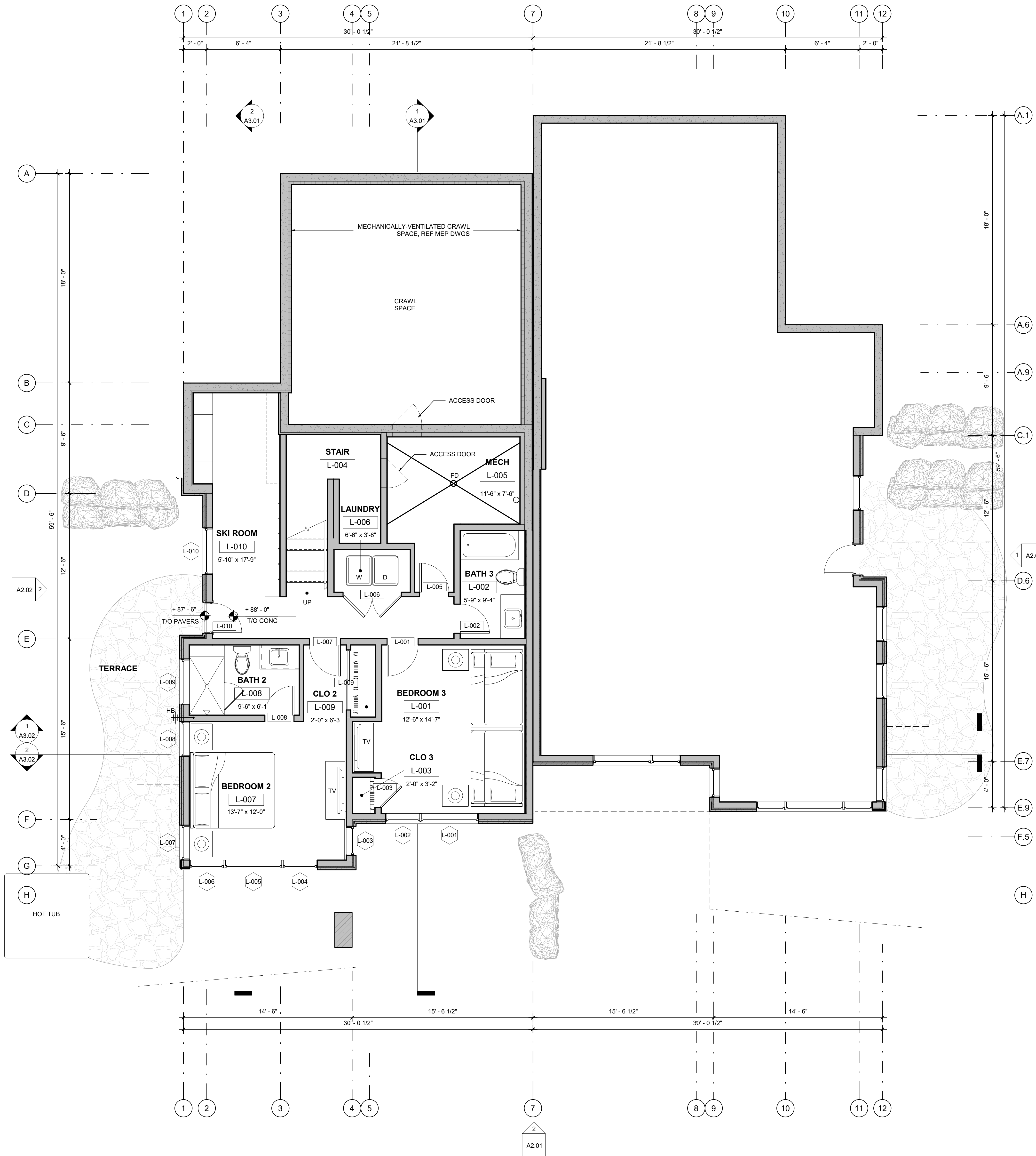
ENTRY ELEVATION



SKI WAY ELEVATION



Exterior Materials



1 LOWER LEVEL FLOOR PLAN
A1.01 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE. 
2. ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE. 
3. ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP. 
4. DRAWING REVISIONS ARE INDICATED BY 
5. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
6. INDICATES FLOOR ASSEMBLY TYPE TRANSITION. 

RESIDENCE AREA CALCULATIONS:

	SALEABLE*	GROSS**
LOWER LEVEL:	1,035 SF	1,035 SF
ENTRY LEVEL:	1,068 SF	1,593 SF
UPPER LEVEL:	621 SF	621 SF
TOTAL:	2,724 SF	3,249 SF

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.



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THE HAVENS AT DEER CREST
BUILDING 07 (A3)
WASATCH COUNTY, UTAH
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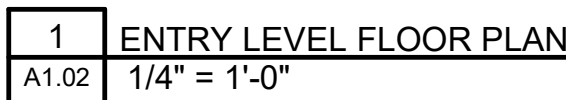
ISSUE	No.	DATE	COMMENT
B	09/12/2025	DD SET	

KEY PLAN

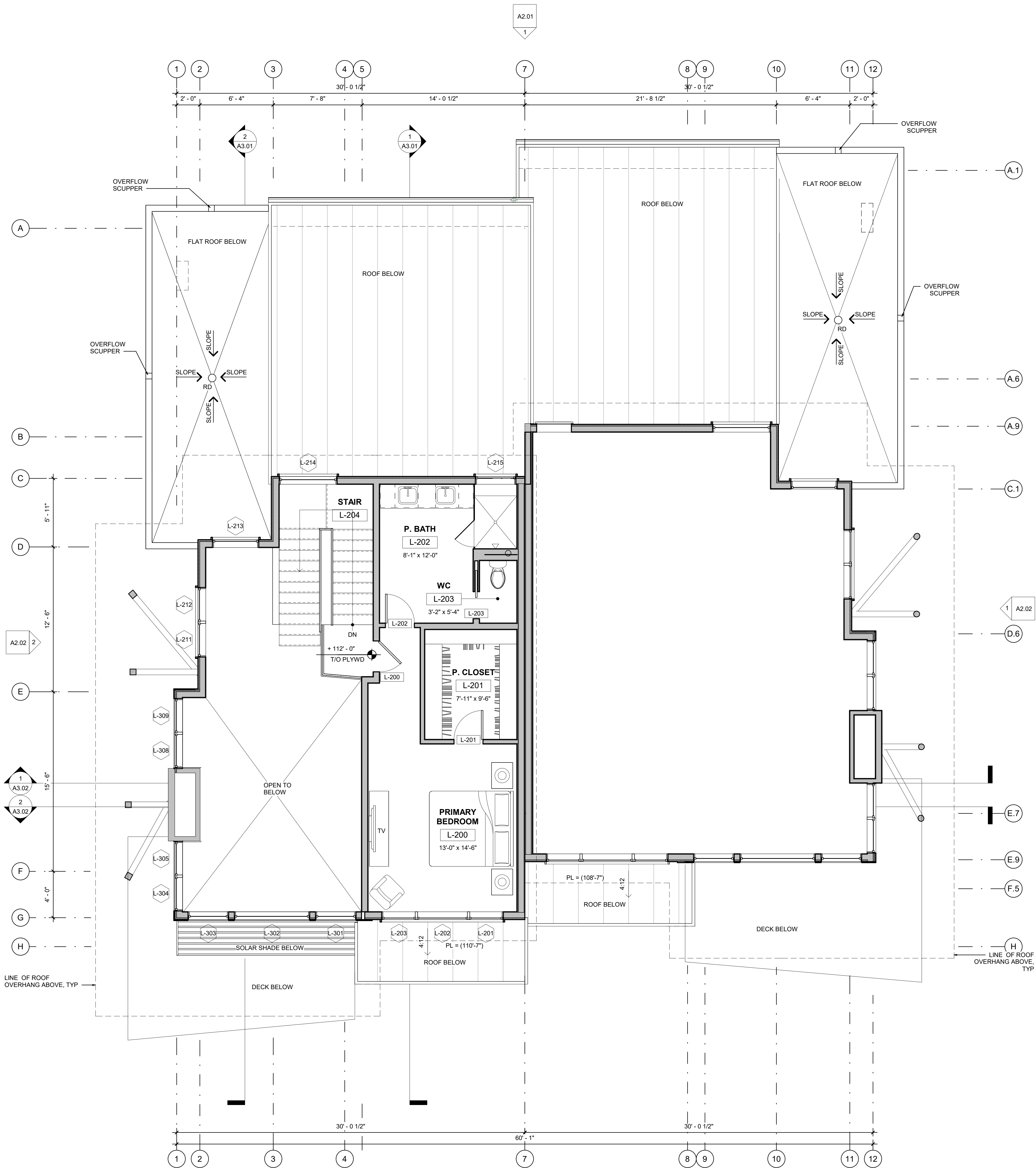
LOWER LEVEL
FLOOR PLAN

PROJECT No.	DATE
20232996.04	05/05/2025
DRAWN BY	CHK BY
CH/NM/CP	DK DK

SHEET No.
A1.01
SCALE: AS SHOWN



**GROSS - CALCULATED TO EXTERIOR FACES OF
EXTERIOR WALLS, INCLUDING GARAGE.
STAIRS CALCULATED AT 50% EACH LEVEL.



1 UPPER LEVEL FLOOR PLAN
A1.03 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
- DRAWING REVISIONS ARE INDICATED BY
- CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
- INDICATES FLOOR ASSEMBLY TYPE TRANSITION.

RESIDENCE AREA CALCULATIONS:

	SALEABLE*	GROSS**
LOWER LEVEL:	1,035 SF	1,035 SF
ENTRY LEVEL:	1,068 SF	1,593 SF
UPPER LEVEL:	621 SF	621 SF
TOTAL:	2,724 SF	3,249 SF

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

THE HAVENS AT DEER CREST
BUILDING 07 (A3)

WASATCH COUNTY, UTAH

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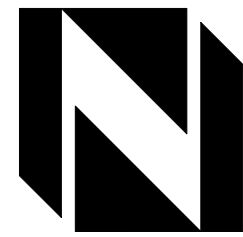
ISSUE	No.	DATE	COMMENT
B	09/12/2025	DD SET	

KEY PLAN

UPPER LEVEL FLOOR PLAN

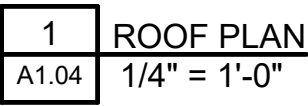
PROJECT No.	DATE
20232996.04	05/05/2025
DRAWN BY	CHK BY
CH/NM/CP	DK DK

SHEET No.
A1.03
SCALE: AS SHOWN



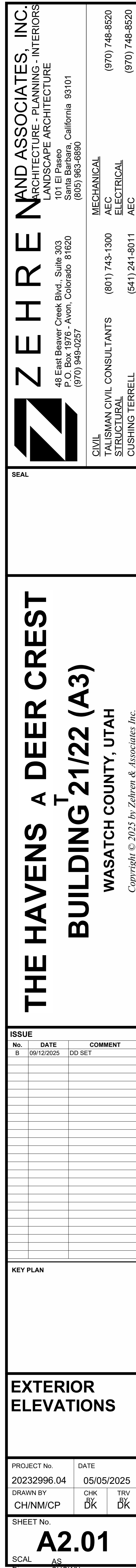
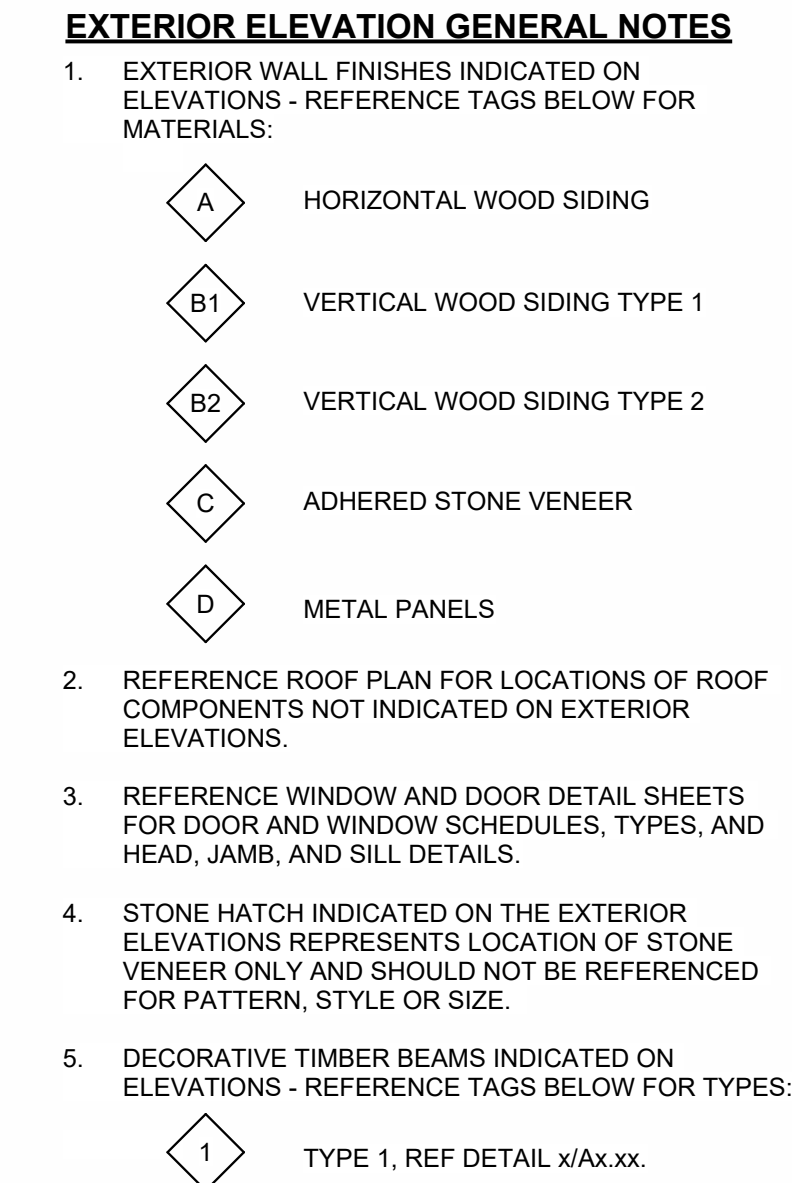
ZEHREN AND ASSOCIATES, INC.
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LANDSCAPE ARCHITECTURE
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Santa Barbara, California 93101
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(970) 748-8520

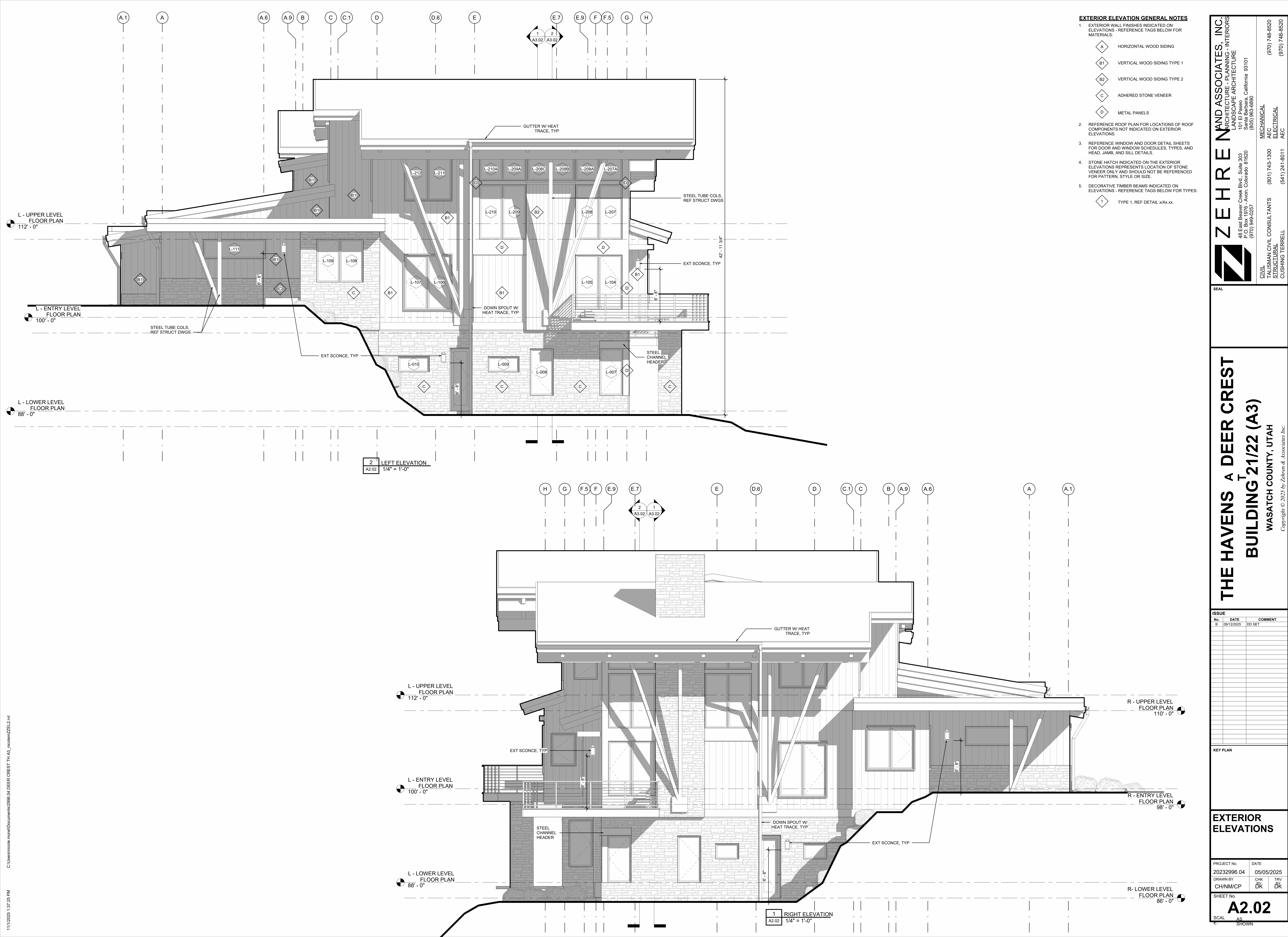


RETENTION DEVICES (CLIPS).

13. INDICATES HEATED ROOF AREAS, ALSO REF
MEP DWGS.



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THE HAVENS AT DEER CREST

IN WASATCH COUNTY, UTAH



ISSUE C - 50% CONSTRUCTION DOCUMENTS SET
PROTOTYPE A4 (BLDGS 9,10,11)
NOVEMBER 21, 2025



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LANDSCAPE
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Santa Barbara, California 93101
(805) 963-6890



SIDE ELEVATION



ENTRY ELEVATION



SKI WAY ELEVATION



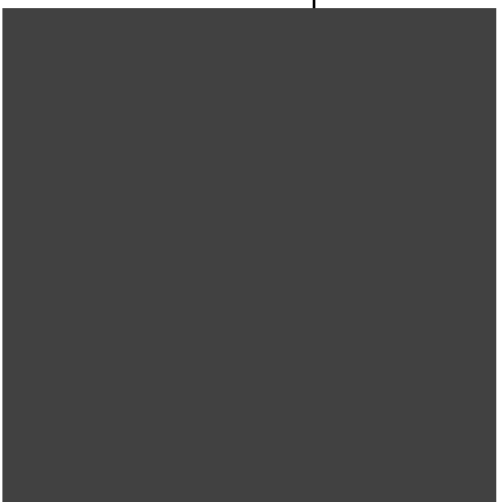
Roof - Asphalt Shingles
"Pewter Gray" by GAF



Timber - Rustic and Aged by
Vintage Woods



Siding - Vertical Grain Hemlock
"Driftwood" By Vintage Woods

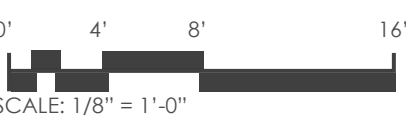


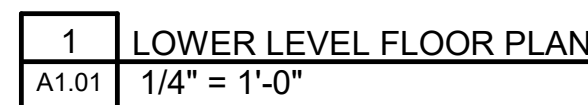
Windows and Metal Trim - Black



Stone - "Quartz Creek"
by Merrillstone

Exterior Materials





- **GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

	<u>SALEABLE*</u>	<u>GROSS**</u>
LOWER LEVEL:	1,034 SF	1,034 SF
ENTRY LEVEL:	1,068 SF	1,593 SF
UPPER LEVEL:	1,054 SF	1,054 SF
TOTAL:	3,156 SF	3,681 SF

ISSUE		
No.	DATE	COMMENT
B	09/12/2025	DD SET

KEY PLAN

LOWER LEVEL FLOOR PLAN

PROJECT No.	DATE
20222006-04	05/05/2025

DRAWN BY	CHK BY	TRV BY
CH/NM/CP	DK	DK

SHEET No. **A1 01**

A1.01
SCALE: AS SHOWN

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	48 East Beaver Creek Blvd., Suite 303 Boulder, Colorado 80520 (970) 944-0257		(801) 743-1300 (541) 241-8011	
CIVIL HUMAN CIVIL CONSULTANTS STRUCTURAL FISHING TIRRELL	MECHANICAL ELECTRICAL AEC		(970) 748-8520 (970) 748-8520	

SE

SE

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**AVENS AT DEER
UILDING 09 (A
WASATCH COUNTY, UTAH**
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**THE HAVENS^{AT} DEER CREST
BUILDING 09 (A4)**

ISSUE		
No.	DATE	COMMENT
B	09/12/2025	DD SET

KEY PLAN

ENTRY LEVEL FLOOR PLAN

PROJECT No.	DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
CH/NM/CP	DK	DK

SHEET No. **A1.02**
SCALE: AS SHOWN

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ELECTRICAL (541) 241-8011
PLUMBING (970) 746-8520
STRUCTURAL (970) 746-8520
CLUSHING TERRELL

FLOOR PLAN GENERAL NOTES

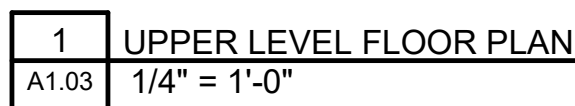
1. ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE. 
2. ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE. 
3. ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP. 
4. DRAWING REVISIONS ARE INDICATED BY 
5. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
6. INDICATES FLOOR ASSEMBLY TYPE TRANSITION. 

RESIDENCE AREA CALCULATIONS:

	<u>SALEABLE*</u>	<u>GROSS*</u>
LOWER LEVEL:	1,034 SF	1,034 SF
ENTRY LEVEL:	1,068 SF	1,593 SF
UPPER LEVEL:	1,054 SF	1,054 SF
TOTAL:	3,156 SF	3,681 SF

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

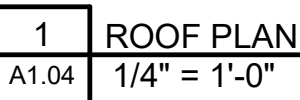
**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.



**GROSS - CALCULATED TO EXTERIOR FACES OF
EXTERIOR WALLS, INCLUDING GARAGE.
STAIRS CALCULATED AT 50% EACH LEVEL.

SHEET No. **A1.03**
SCALE: AS SHOWN

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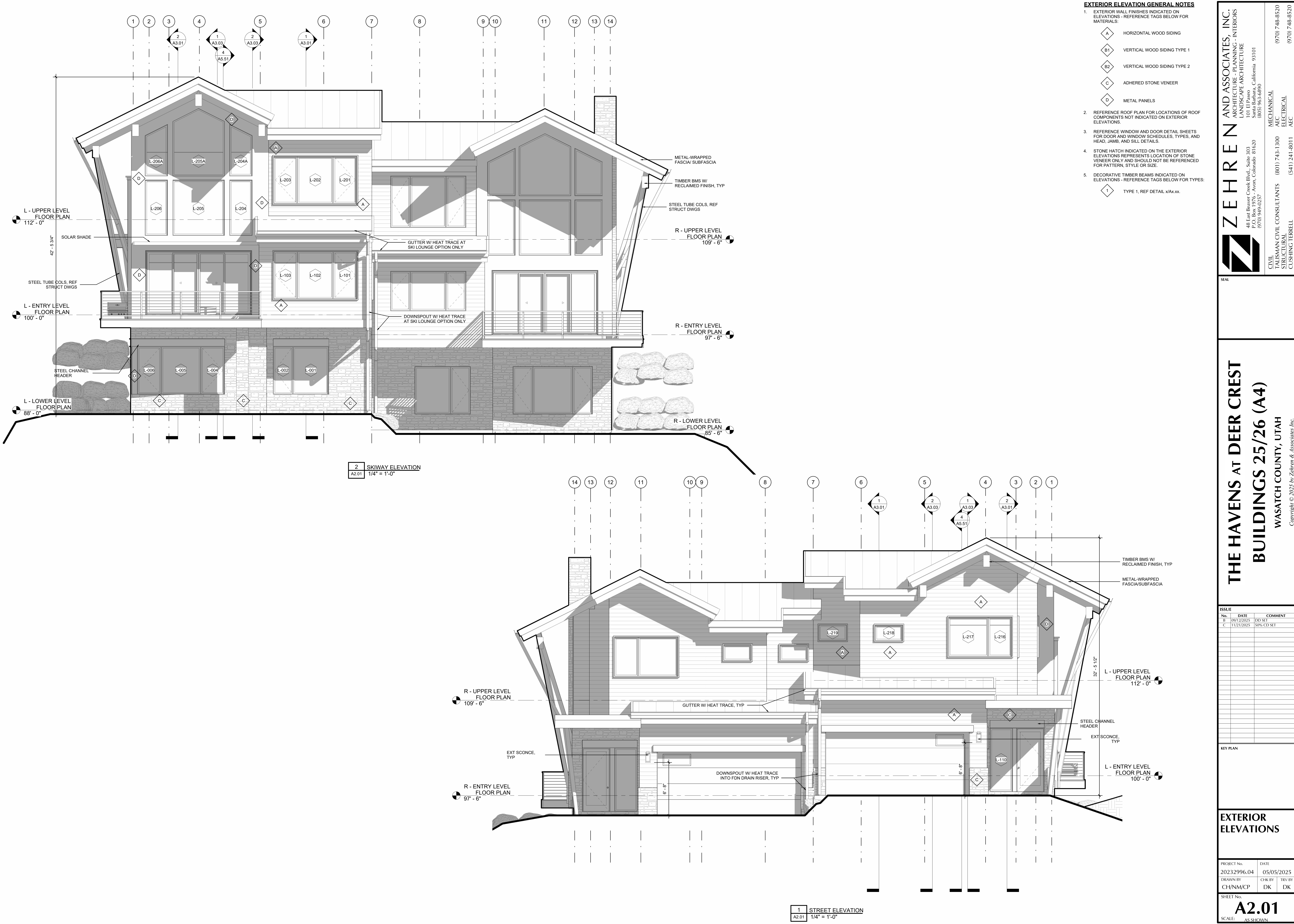


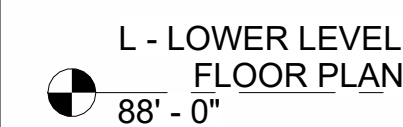
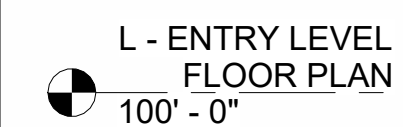
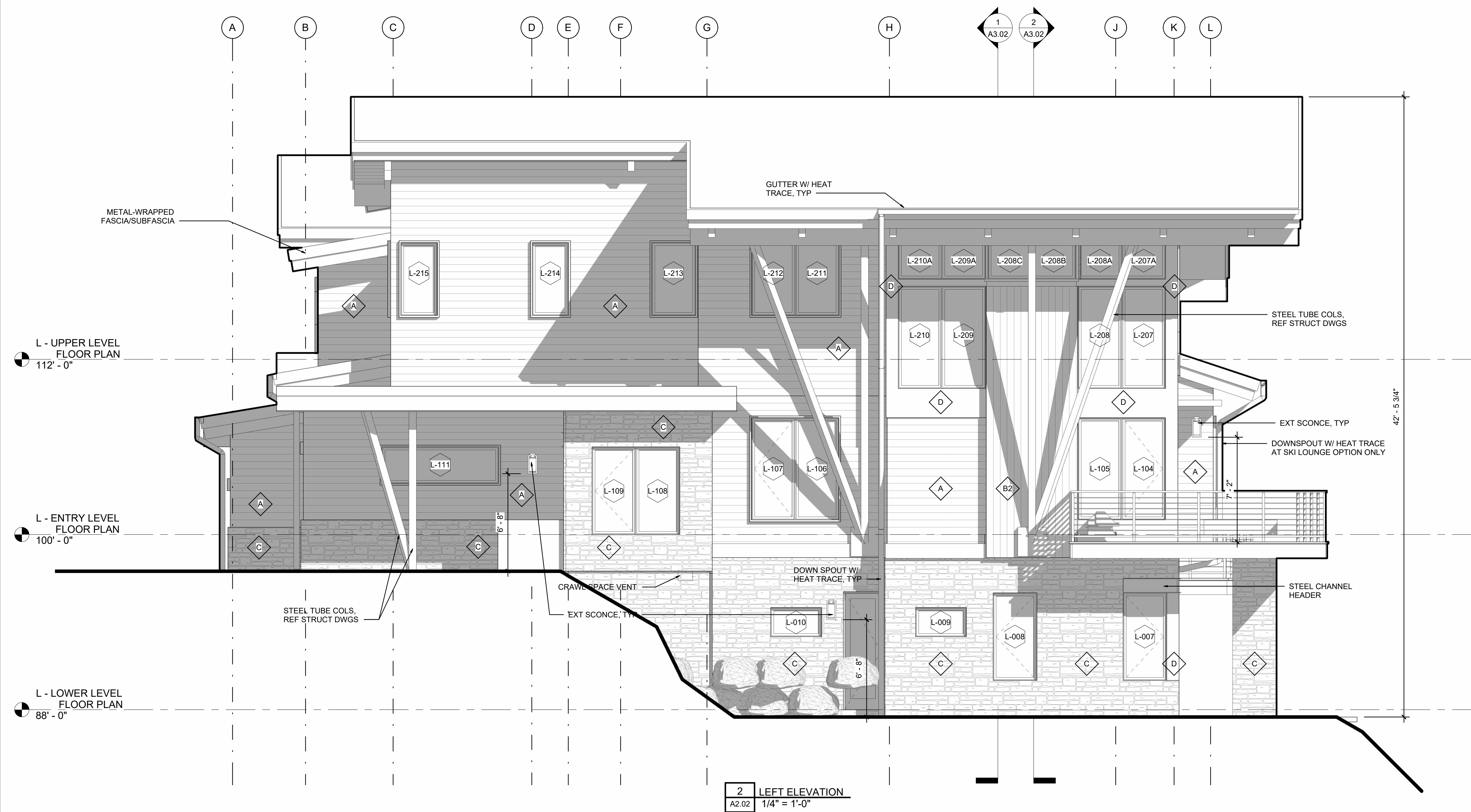
MEP DWGS.

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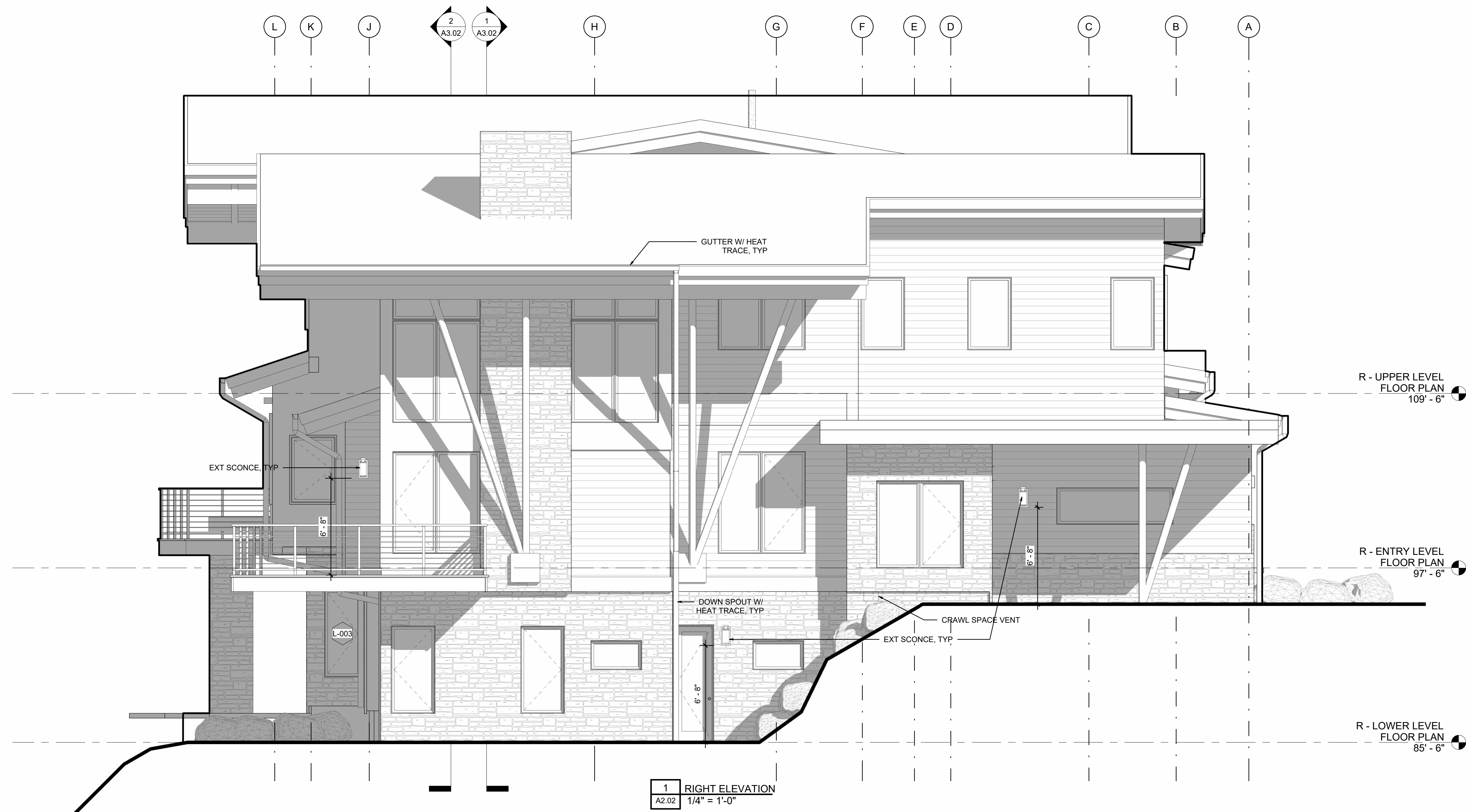
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2	LEFT ELEVATION
A2.02	1/4" = 1'-0"

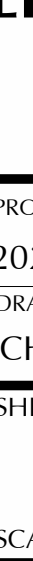


1	RIGHT ELEVATION
A2.02	1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- EXTERIOR WALL FINISHES INDICATED ON ELEVATIONS - REFERENCE TAGS BELOW FOR MATERIALS.

	HORIZONTAL WOOD SIDING
	VERTICAL WOOD SIDING TYPE 1
	VERTICAL WOOD SIDING TYPE 2
	ADHERED STONE VENEER
	METAL PANELS
- REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
- REFERENCE WINDOW AND DOOR DETAIL SHEET FOR DOOR AND WINDOW SCHEDULES, TYPES, AD HEAD, JAMB, AND SILL DETAILS.
- STONE HATCH INDICATED ON THE EXTERIOR ELEVATIONS REPRESENTS LOCATION OF STONE VENEER ONLY AND SHOULD NOT BE REFERENCE FOR PATTERN, STYLE OR SIZE.
- DECORATIVE TIMBER BEAMS INDICATED ON ELEVATIONS - REFERENCE TAGS BELOW FOR TYPE 1, REF DETAIL 1/Ax.xx.

		Z E H N E N		AND ASSOCIATES, INC. ARCHITECTURE - PLANNING - INTERIORS LANDSCAPE ARCHITECTURE 101 H P Street Santa Barbara, California 93101 (805) 963-6890	
					
					
					
					



20232996.04	
12/05/2025	
CD	C
BLDG 05 (B)	

THE HAVENS AT DEER CREST

IN

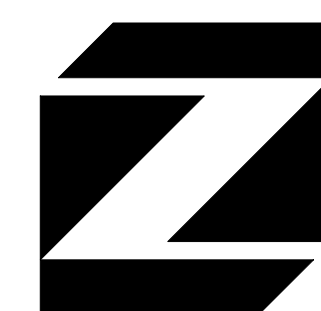
WASATCH COUNTY, UTAH



ISSUE C - 50% CONSTRUCTION DOCUMENTS SET

PROTOTYPE B (BLDGS 5, 6)

DECEMBER 05, 2025



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AND ASSOCIATES,
ARCHITECTURE - PLANNING -
LANDSCAPE

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Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102



SIDE ELEVATION



ENTRY ELEVATION



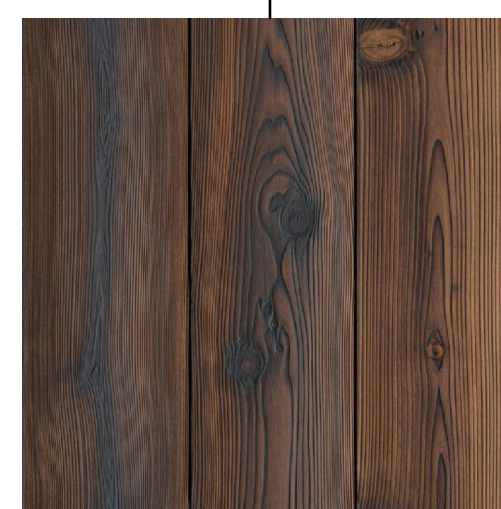
SKI WAY ELEVATION



Roof - Asphalt Shingles
"Pewter Gray" by GAF



Timber - Rustic and Aged by
Vintage Woods



Siding - Western Red Cedar
"Kodiak" by Delta Millworks



Windows and Metal Trim - Black



Stone - "Quartz Creek"
by Merrillstone

Exterior Materials



- RESIDENCE AREA CALCULATIONS:**

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE STAIRS CALCULATED AT 50% EACH LEVEL.

**GROSS - CALCULATED TO EXTERIOR FACES OF
EXTERIOR WALLS, INCLUDING GARAGE.
STAIRS CALCULATED AT 50% EACH LEVEL.

[illegible]

KEY PLAN

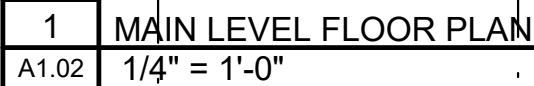
LOWER LEVEL FLOOR PLAN

PROJECT No.	DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
CH/NM/CP	DK	DK

SHEET No.

A1.01

SCALE: AS SHOWN



1. ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
2. ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
3. ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
4. DRAWING REVISIONS ARE INDICATED BY
5. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
6. INDICATES FLOOR ASSEMBLY TYPE TRANSITION.

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.



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KEY PLAN

MAIN LEVEL FLOOR PLAN

SHEET No.

SCALE: AS SHOWN



1. ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
2. ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
3. ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
4. DRAWING REVISIONS ARE INDICATED BY
5. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
6. INDICATES FLOOR ASSEMBLY TYPE TRANSITION.

	<u>SALEABLE*</u>	<u>GROSS**</u>
LOWER LEVEL:	389 SF	389 SF
MAIN LEVEL:	849 SF	849 SF
ENTRY LEVEL:	540 SF	796 SF
TOTAL:	1,778 SF	2,034 SF

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

**THE HAVENS AT DEER CREST
BUILDING 05 (B)
WASATCH COUNTY, UTAH**

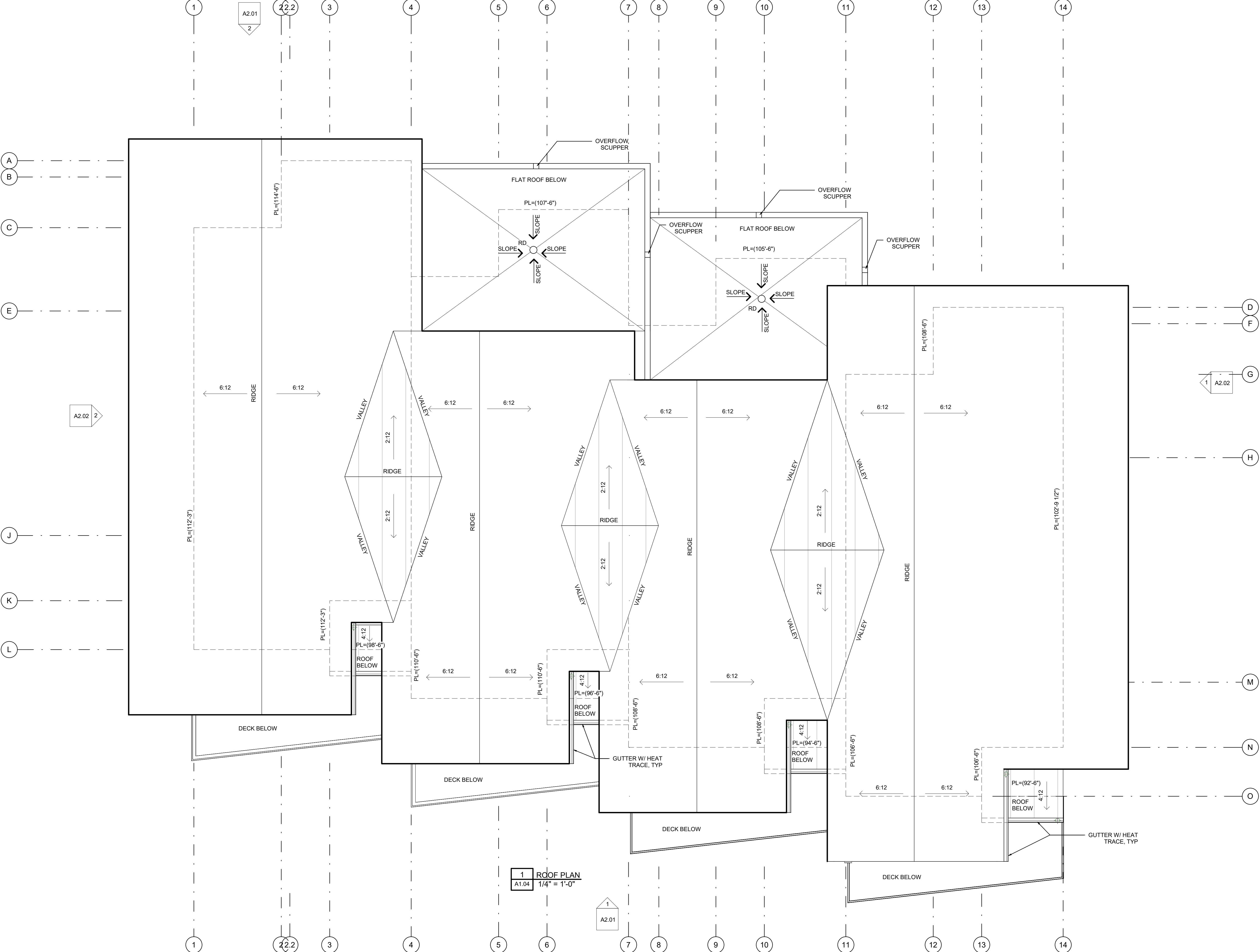
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KEY PLAN

ENTRY LEVEL FLOOR PLAN

PROJECT No.	DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
CH/NM/CP	DK	DK

SHEET No. **A1.03**
SCALE: AS SHOWN



ROOF PLAN GENERAL NOTES

1. (xxx - x") INDICATES PLATE HEIGHTS, RELATIVE TO 100'-0" DATUM.
2. ALL ROOF ASSEMBLY TYPE  UNLESS NOTED OTHERWISE ON ROOF PLAN:
- A. TYPE  DENOTES COMPOSITE ASPHALT ROOFING.
- B. TYPE  DENOTES METAL STANDING SEAM ROOFING.
3. ALL OVERHANG DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD TO EXTERIOR FACE OF STRUCTURAL RAFTER, UNLESS NOTED OTHERWISE.
-  DENOTES FLUES AND VENTS. PAINT BLACK. REF MEP DWGS FOR ALL LOCATIONS.
4. REFERENCE DETAIL W/AS X FOR TYPICAL EAVE / FASCIA DETAILS, UNLESS NOTED OTHERWISE.
5. REFERENCE DETAIL W/AS X FOR TYPICAL RAKE DETAILS, UNLESS NOTED OTHERWISE.
6. REFERENCE DETAIL W/AS X FOR TYPICAL RIDGE DETAILS, UNLESS NOTED OTHERWISE.
7. REFERENCE DETAIL W/AS X FOR TYPICAL VALLEY DETAILS, UNLESS NOTED OTHERWISE.
8. REFERENCE DETAIL W/AS X FOR TYPICAL KICK-OUT FLASHING, UNLESS NOTED OTHERWISE.
9. ALL GUTTERS AND DOWNSPOUTS ARE HEATED; ALSO REFERENCE MEP DWGS.
10. -- -- -- INDICATES SNOW FENCES, REF PLAN FOR LENGTH AND DETAIL W/AS XX FOR DESIGN.
-  INDICATES AREAS TO RELIEVE SNOW RETENTION DEVICES (CLIPS).
-  INDICATES HEATED ROOF AREAS, ALSO REF MEP DWGS.

THE HAVENS AT DEER CREST
BUILDING 05 (B)
WASATCH COUNTY, UTAH

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KEY PLAN

ROOF PLAN

PROJECT No.	DATE	
20232996.04	05/05/2023	
DRAWN BY	CHK BY	TRV
CH/NM/CP	DK	DK

SHEET No.

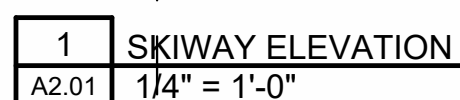
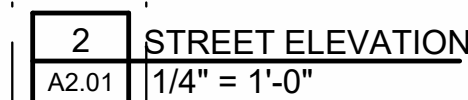
A1.04

SCALE: AS SHOWN

1. EXTERIOR WALL FINISHES INDICATED ON ELEVATIONS - REFERENCE TAGS BELOW FOR MATERIALS:

- | | |
|---|------------------------|
|  | HORIZONTAL WOOD SIDING |
|  | VERTICAL WOOD SIDING |
|  | ADHERED STONE VENEER |
|  | METAL PANELS |
2. REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
 3. REFERENCE WINDOW AND DOOR DETAIL SHEETS FOR DOOR AND WINDOW SCHEDULES, TYPES, AND HEAD, JAMB, AND SILL DETAILS.
 4. STONE HATCH INDICATED ON THE EXTERIOR ELEVATIONS REPRESENTS LOCATION OF STONE VENEER ONLY AND SHOULD NOT BE REFERENCED FOR PATTERN, STYLE OR SIZE.
 5. DECORATIVE TIMBER BEAMS INDICATED ON ELEVATIONS - REFERENCE TAGS BELOW FOR TYPE

1 TYPE 1, REF DETAIL x/Ax.xx



SEAL

**THE HAVENS A DEER CREST
BUILDING 05 (B)
WASATCH COUNTY, UTAH**
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[illegible]

KEY PLAN

EXTERIOR ELEVATIONS

PROJECT No.		DATE	
20232996.04		05/05/2025	
DRAWN BY		CHK BY	TRV BY
CH/NM/CP		DK	DK

SHEET No. **A2.01**



KEY PLAN			
EXTERIOR ELEVATIONS			
PROJECT No.		DATE	
20232996.04		05/05/2025	
DRAWN BY		CHK	TRU
CHANNM/CP		BK	BK
SHEET No.			
A2.02			
SCALE		AS SHOWN	

THE HAVENS AT DEER CREST

IN

WASATCH COUNTY, UTAH



ISSUE C - 50% CONSTRUCTION DOCUMENTS SET

PROTOTYPE C (BLDG 12)

DECEMBER 05, 2025



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LANDSCAPE
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Santa Barbara, California 93101
(805) 963-6890



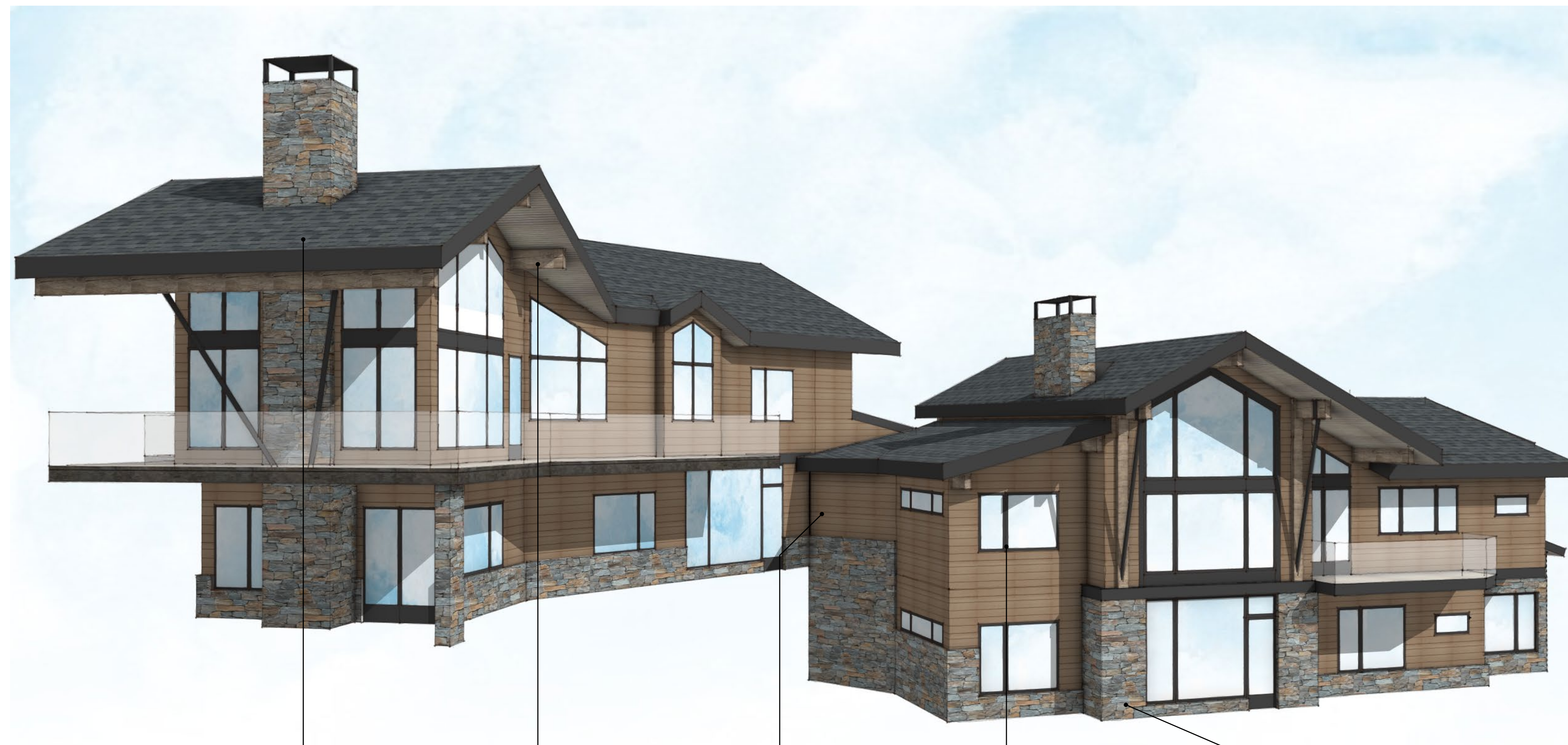
SIDE ELEVATION



ENTRY ELEVATION
PROTOTYPE C WEST



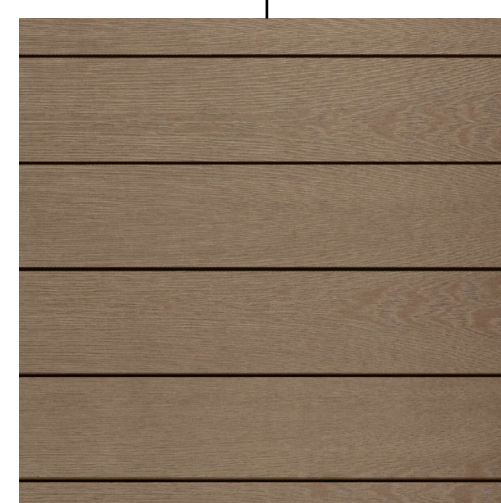
SKI WAY ELEVATION



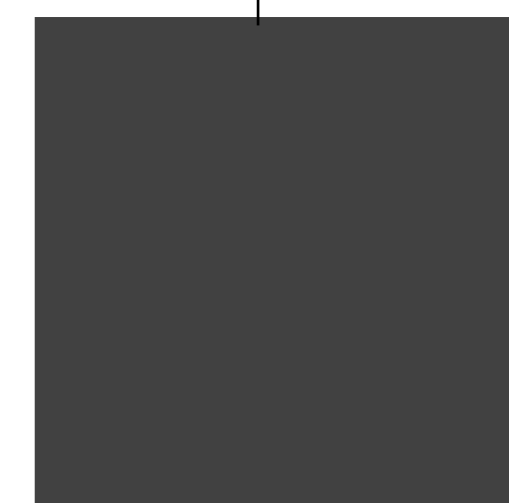
Roof - Asphalt Shingles
"Pewter Gray" by GAF



Timber - Rustic and Aged by
Vintage Woods



Siding - Natursiding -B
"Cinder" by Parklex Prodema



Windows and Metal Trim - Black



Stone - "Quartz Creek"
by Merrillstone

EXTERIOR ELEVATIONS



SIDE ELEVATION



ENTRY ELEVATION
PROTOTYPE C EAST



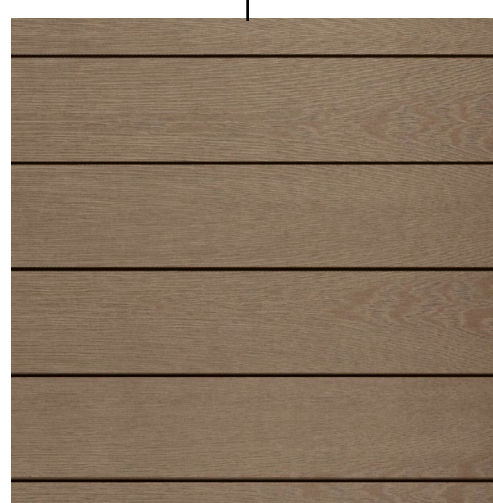
SKI WAY ELEVATION



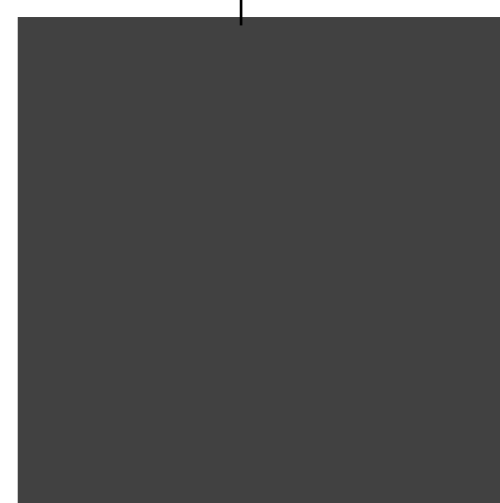
Roof - Asphalt Shingles
"Pewter Gray" by GAF



Timber - Rustic and Aged by
Vintage Woods



Siding - Naturesiding - B
"Cinder" by Parklex Prodema



Windows and Metal Trim - Black



Stone - "Quartz Creek"
by Merrillstone

EXTERIOR ELEVATIONS

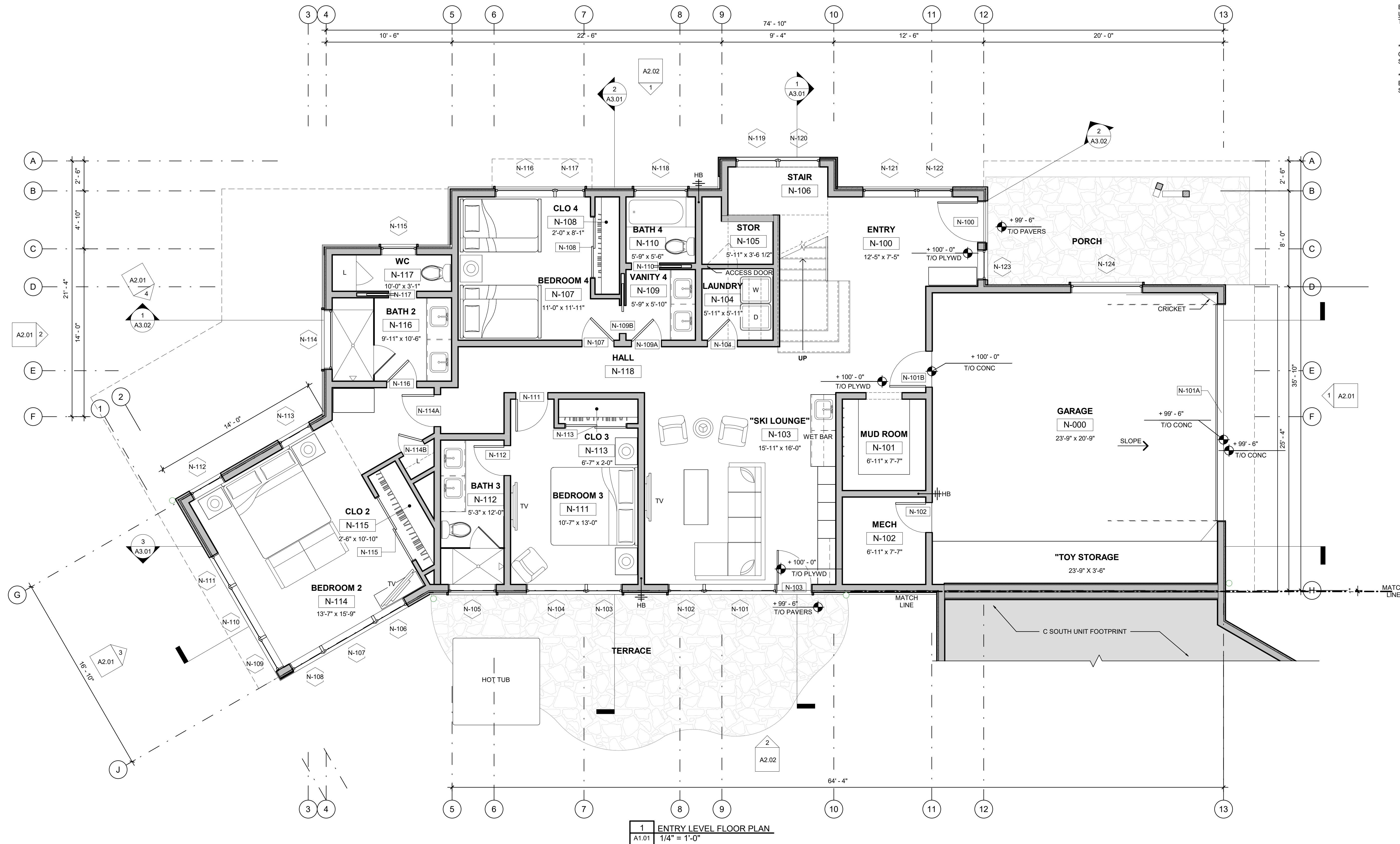
OVERALL FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE. 
2. ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE. 
3. ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP. 
4. DRAWING REVISIONS ARE INDICATED BY 
5. REFERENCE UNIT PLANS AND OTHER ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TAGS.
6. EXTERIOR, DEMISING, CHASE, AND CORRIDOR WALL DIMENSIONS ARE TAKEN TO FACE OF NAKED STUD, UNLESS NOTED OTHERWISE.
7. ALL ANGLES ARE TO BE 45° OR 90° UNLESS NOTED OTHERWISE.
8. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
9. REFERENCE SHEETS AS.6X AND AS.7X FOR OVERALL PLANT DOOR AND WINDOW SCHEDULES.
10. REFERENCE ID DRAWINGS FOR INTERIOR ELEVATIONS AND ENLARGED INTERIOR PLANS.

RESIDENCE AREA CALCULATIONS:

	<u>SALEABLE*</u>	<u>GROSS**</u>
ENTRY LEVEL:	1,821 SF	2,435 SF
UPPER LEVEL:	1,864 SF	1,864 SF
TOTAL:	3,685 SF	4,299 SF

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.



1	ENTRY LEVEL FLOOR PLAN
A1.01	1/4" = 1'-0"

	Z E H R E N AND ASSOCIATES, INC. ARCHITECTURE • PLANNING • INTERIORS LANDSCAPE ARCHITECTURE	
	48 East Beaver Creek Blvd., Suite 303 Avon, Colorado 81620 (970) 949-0257	
	101 El Paseo California 93101 (805) 963-6890	
CIVIL TRANSMISSION CIVIL CONSULTANTS STRUCTURAL CUSHING TERRELL	(801) 743-1300 AEC	(970) 748-8520 AEC
	(541) 241-8011 ELECTRICAL	(970) 748-8520 AEC
	(970) 748-8520 MECHANICAL	(970) 748-8520 AEC

**THE HAVENS AT DEER CREST
BUILDING 12 (C NORTH)**
WASATCH COUNTY, UTAH

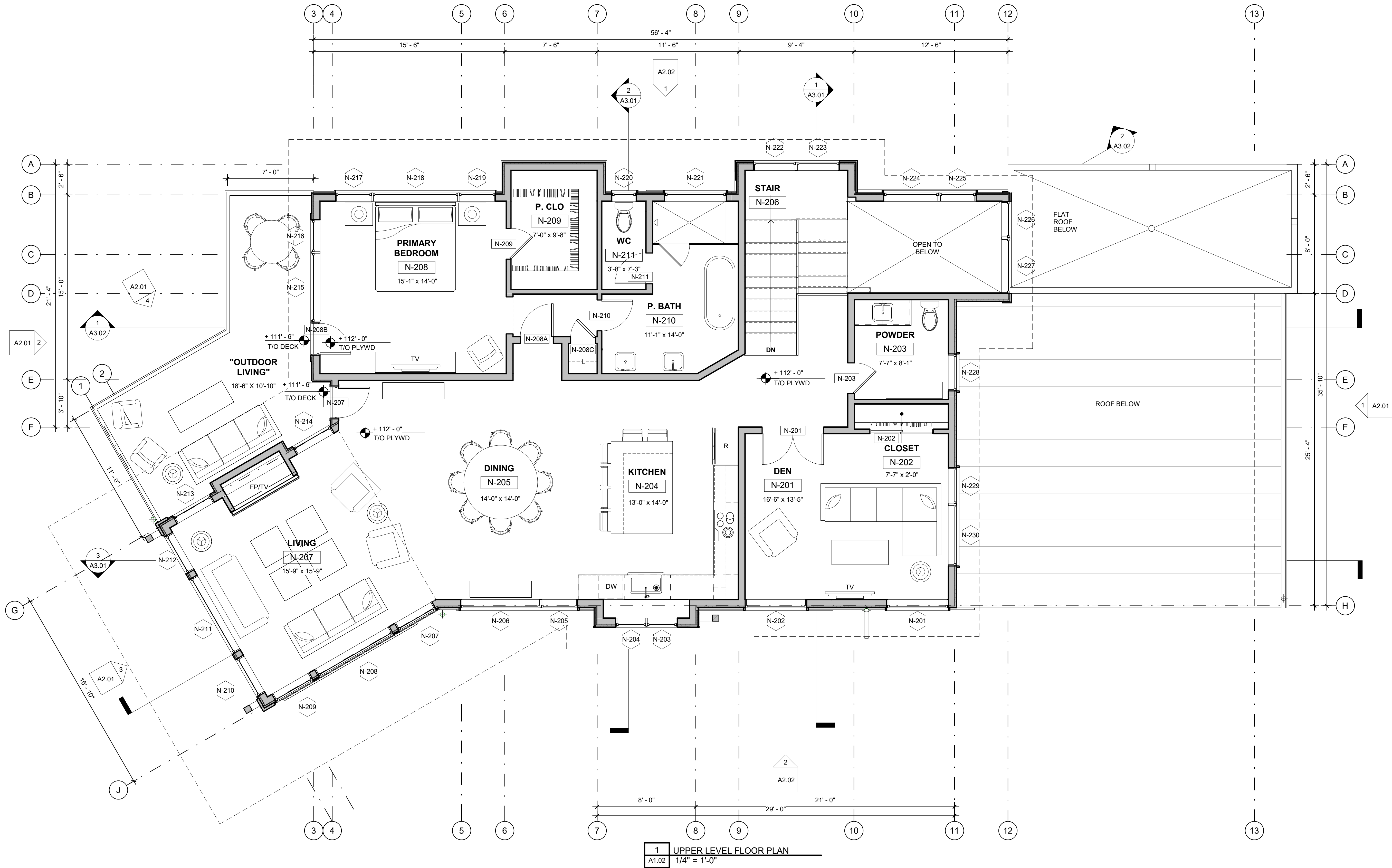
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KEY PLAN

**ENTRY LEVEL
FLOOR PLAN
NORTH**

PROJECT No.	DATE	
20232996.04	01/01/2021	
DRAWN BY	CHK BY	TRV BY
CH/NM/CP	DK	DK

SHEET No. **A1.01**
SCALE: AS SHOWN



1 UPPER LEVEL FLOOR PLAN
A1.02 1/4" = 1'-0"

OVERALL FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
- DRAWING REVISIONS ARE INDICATED BY
- REFERENCE UNIT PLANS AND OTHER ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TAGS.
- EXTERIOR, DEMISING, CHASE, AND CORRIDOR WALL DIMENSIONS ARE TAKEN TO FACE OF NAKED STUD, UNLESS NOTED OTHERWISE.
- ALL ANGLES ARE TO BE 45° OR 90° UNLESS NOTED OTHERWISE.
- CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
- REFERENCE SHEETS A5.6X AND A5.7X FOR OVERALL PLAN DOOR AND WINDOW SCHEDULES.
- REFERENCE ID DRAWINGS FOR INTERIOR ELEVATIONS AND ENLARGED INTERIOR PLANS.

RESIDENCE AREA CALCULATIONS:

	SALEABLE*	GROSS**
ENTRY LEVEL:	1,821 SF	2,435 SF
UPPER LEVEL:	1,864 SF	1,864 SF
TOTAL:	3,685 SF	4,299 SF

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

THE HAVENS AT DEER CREST
BUILDING 12 (C NORTH)

WASATCH COUNTY, UTAH

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ISSUE	No.	DATE	COMMENT
B	09/12/2025	DD SET	

KEY PLAN

UPPER LEVEL FLOOR PLAN NORTH

PROJECT No.	DATE
20232996.04	01/01/2021
DRAWN BY	CHK BY
CH/NM/CP	DK DK

SHEET No.
A1.02
SCALE: AS SHOWN

SEAL



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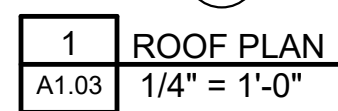
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TALUSMAN CIVIL CONSULTANTS
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CUSHING TERRELL
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(541) 241-8011
MECHANICAL
AEC
ELECTRICAL
AEC
(970) 748-8520
(970) 748-8520

1. ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
2. ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
3. ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
4. DRAWING REVISIONS ARE INDICATED BY
5. REFERENCE UNIT PLANS AND OTHER ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TAGS.
6. EXTERIOR, DEMISING, CHASE, AND CORRIDOR WALL DIMENSIONS ARE TAKEN TO FACE OF NAKED STUD, UNLESS NOTED OTHERWISE.
7. ALL ANGLES ARE TO BE 45° OR 90° UNLESS NOTED OTHERWISE.
8. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL REINFORCE UNLESS NOTED OTHERWISE.
9. REFERENCE SHEETS AS.6X AND AS.7X FOR OVERALL PLANT DOOR AND WINDOW SCHEDULES.
10. REFERENCE ID DRAWINGS FOR INTERIOR ELEVATIONS AND ENLARGED INTERIOR PLANS.

	SALEABLE*	GROSS**
ENTRY LEVEL:	1,821 SF	2,435 SF
UPPER LEVEL:	1,864 SF	1,864 SF
TOTAL:	3,685 SF	4,299 SF

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

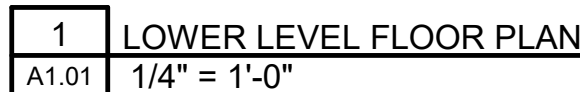


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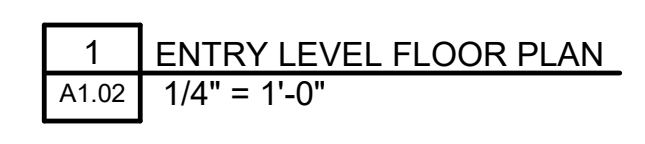
KEY PLAN

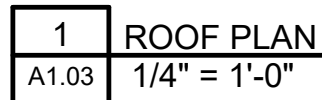
PROJECT No.	DATE	
20232996.04	01/01/2021	
DRAWN BY	CHK BY	TRV BY
CH/NM/CP	DK	DK

SHEET No. **A1.01**
SCALE: AS SHOWN

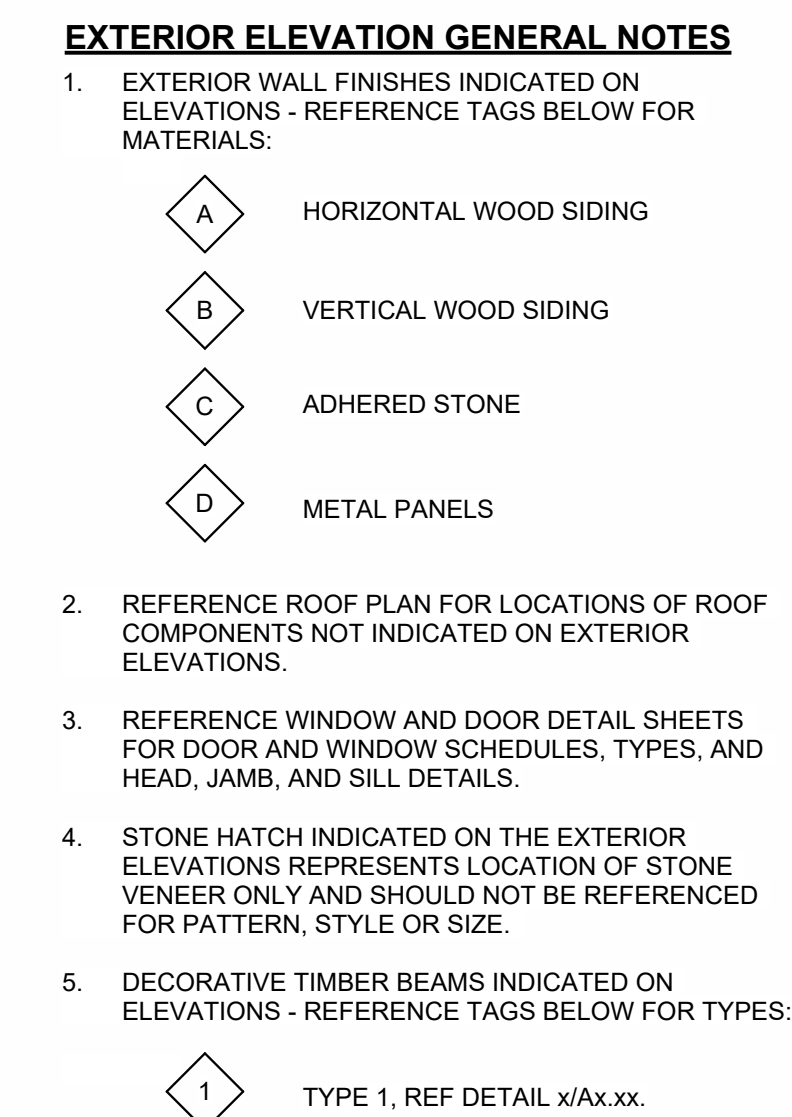


- *SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.
- **GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

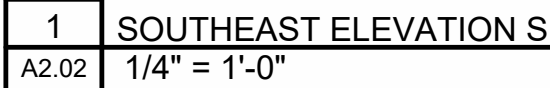




A1.03
SCALE: AS SHOWN



1	NORTHEAST ELEVATION S
A2.01	1/4" = 1'-0"



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ISSUE		
No.	DATE	COMMENT
B	09/12/2025	DD SET
C	12/05/2025	50% CD SET

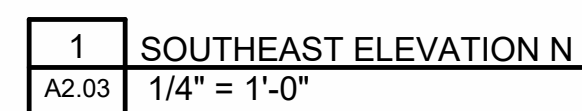
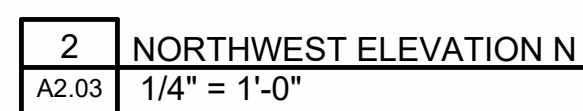
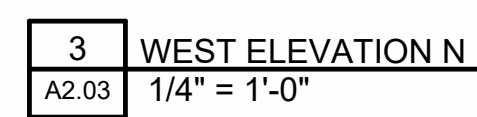
KEY PLAN

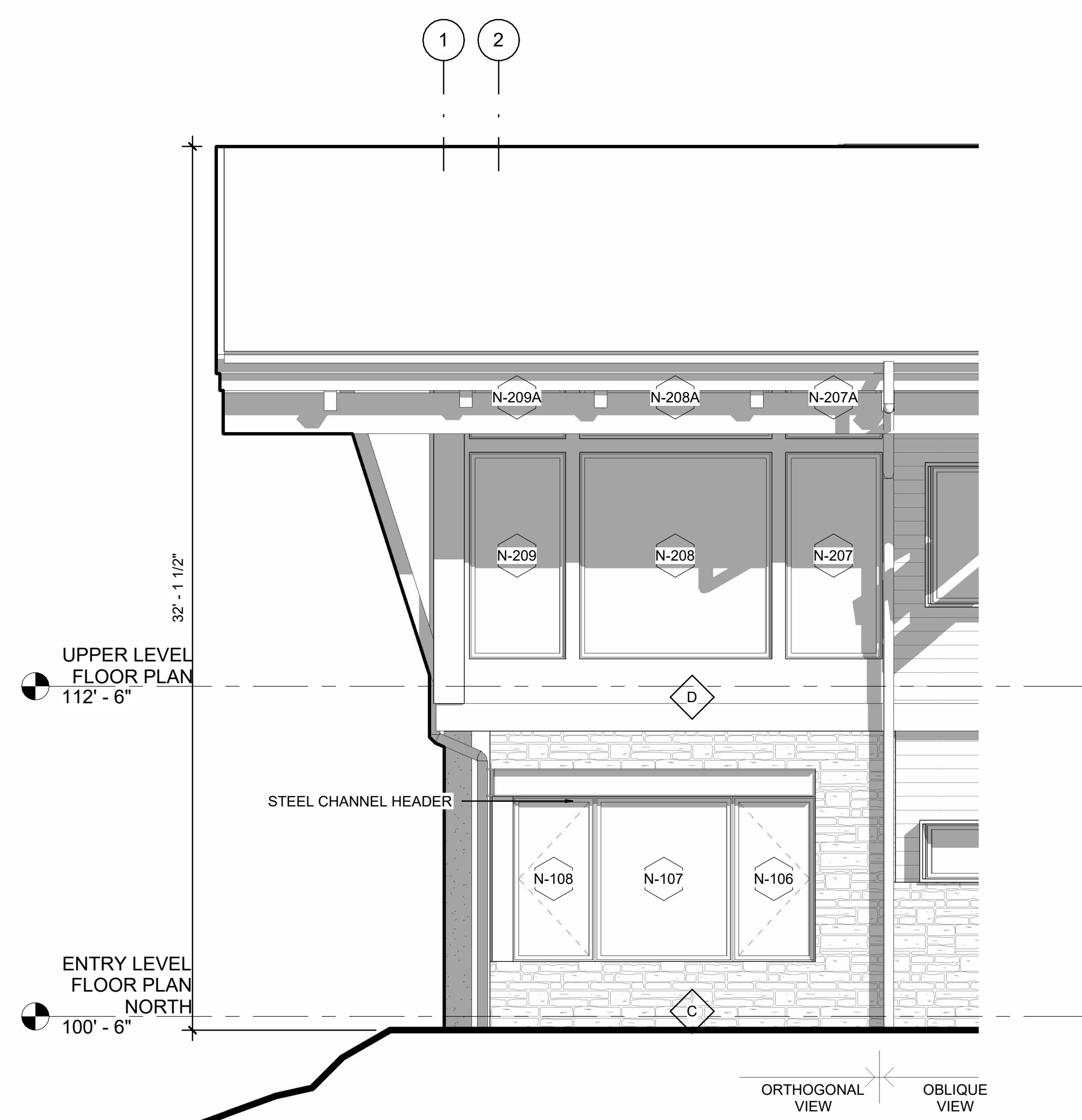
SOUTH EXTERIOR ELEVATIONS

PROJECT No.	DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK	TRV
CH/NM/CP	BY DK	BY DK

SHEET N

A2.02

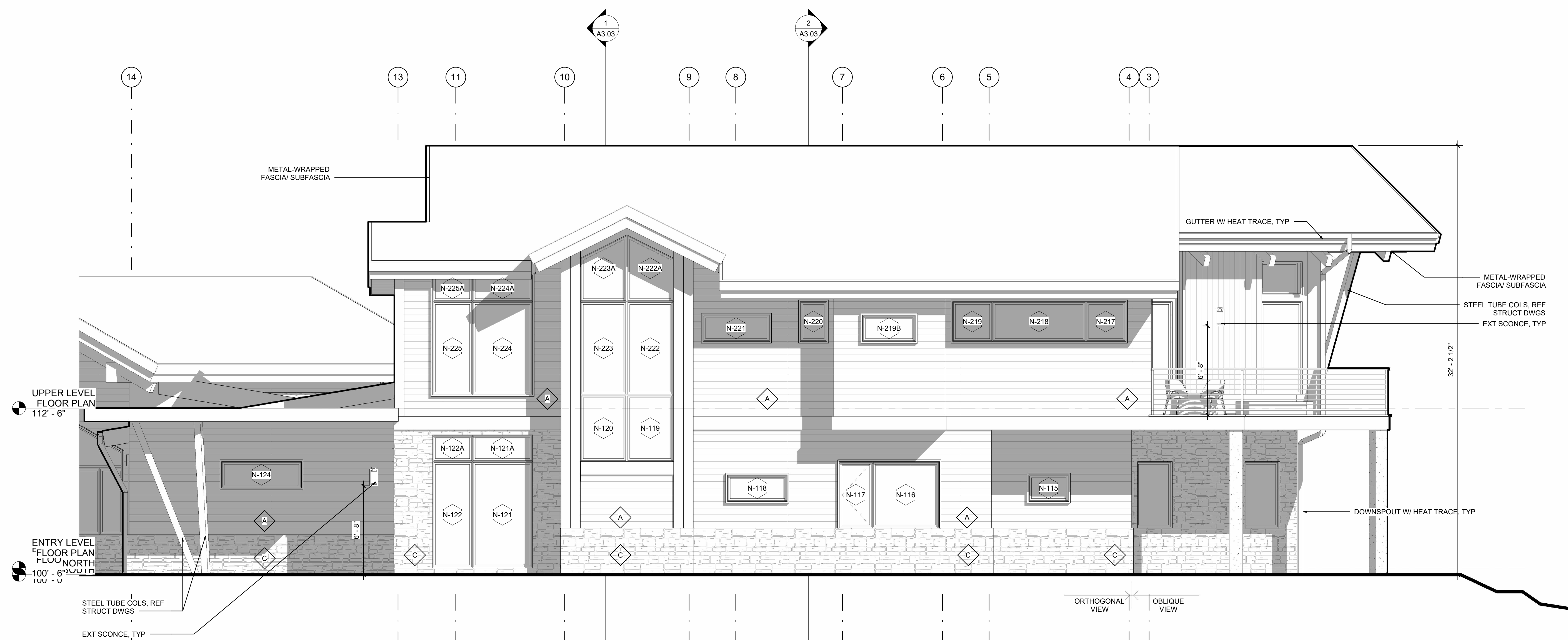




3	SOUTH HIDDEN ELEVATION N
A2.04	1/4" = 1'-0"



2	SOUTHWEST ELEVATION N
42.04	1/4" = 1'-0"



1	NORTHEAST ELEVATION N
A2.04	1/4" = 1'-0"



20232996.04	
11/21/2025	
CD	C
BLDG 02 (D)	

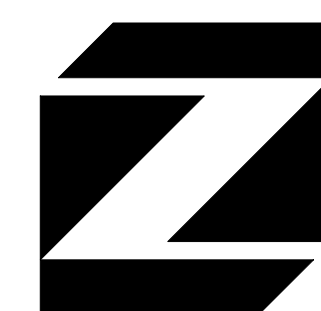
THE HAVENS AT DEER CREST

IN

WASATCH COUNTY, UTAH



ISSUE C - 50% CONSTRUCTION DOCUMENTS SET
PROTOTYPE D (BLDGS 1, 2, 3, 4)
NOVEMBER 21, 2025



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LANDSCAPE

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Santa Barbara, California 93101
(805) 963-6890



SIDE ELEVATION



ENTRY ELEVATION



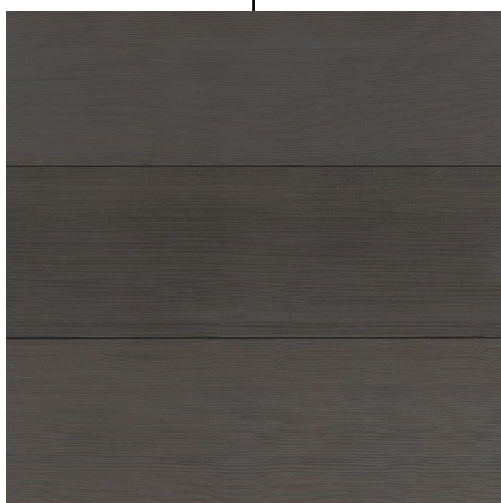
SKI WAY ELEVATION



Roof - Asphalt Shingles
"Pewter Gray" by GAF



Timber - Rustic and Aged by
Vintage Woods



Siding - Mojave Thermal
Hemlock VG "Galactic Gray"
by Delta Millworks

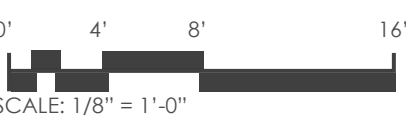


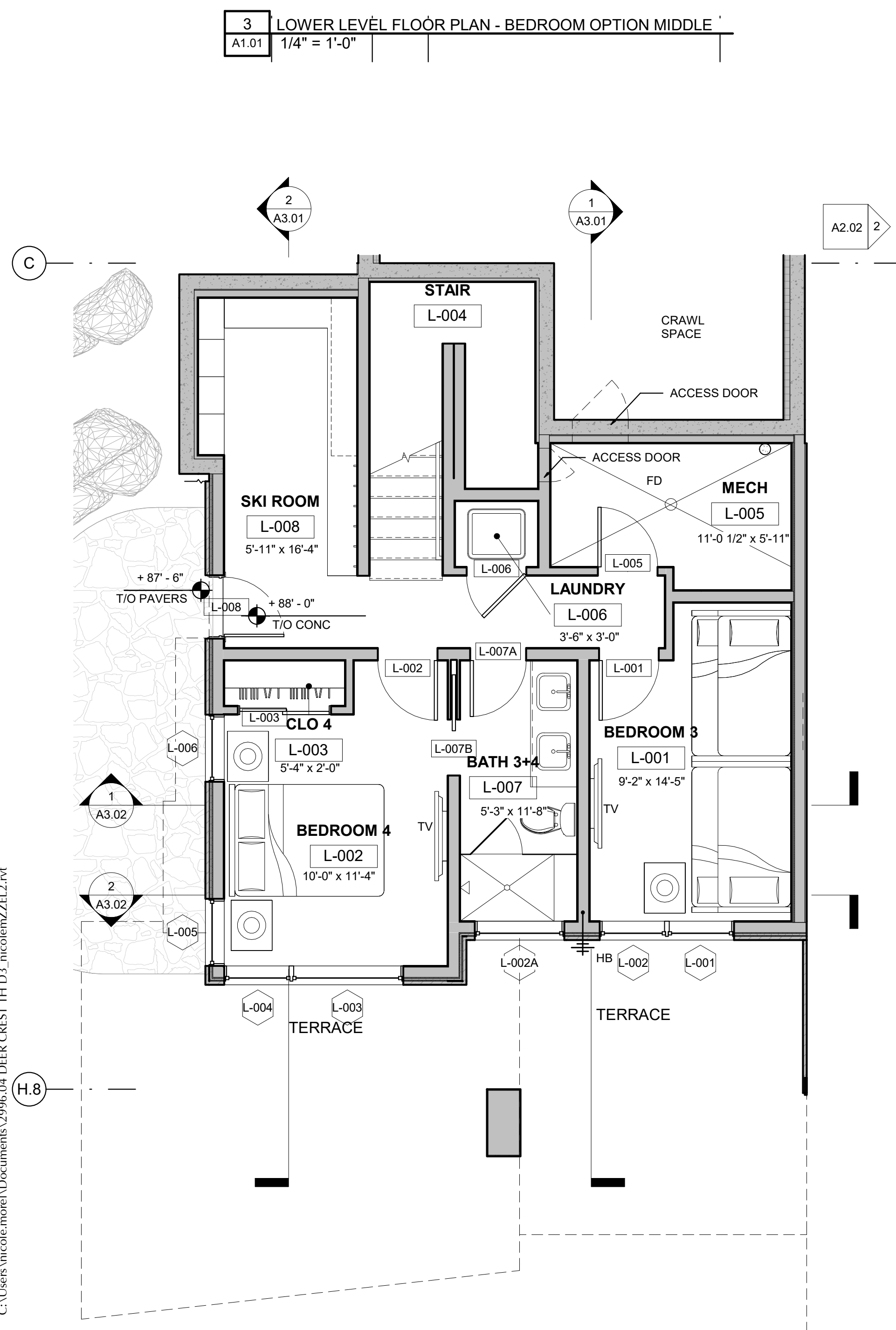
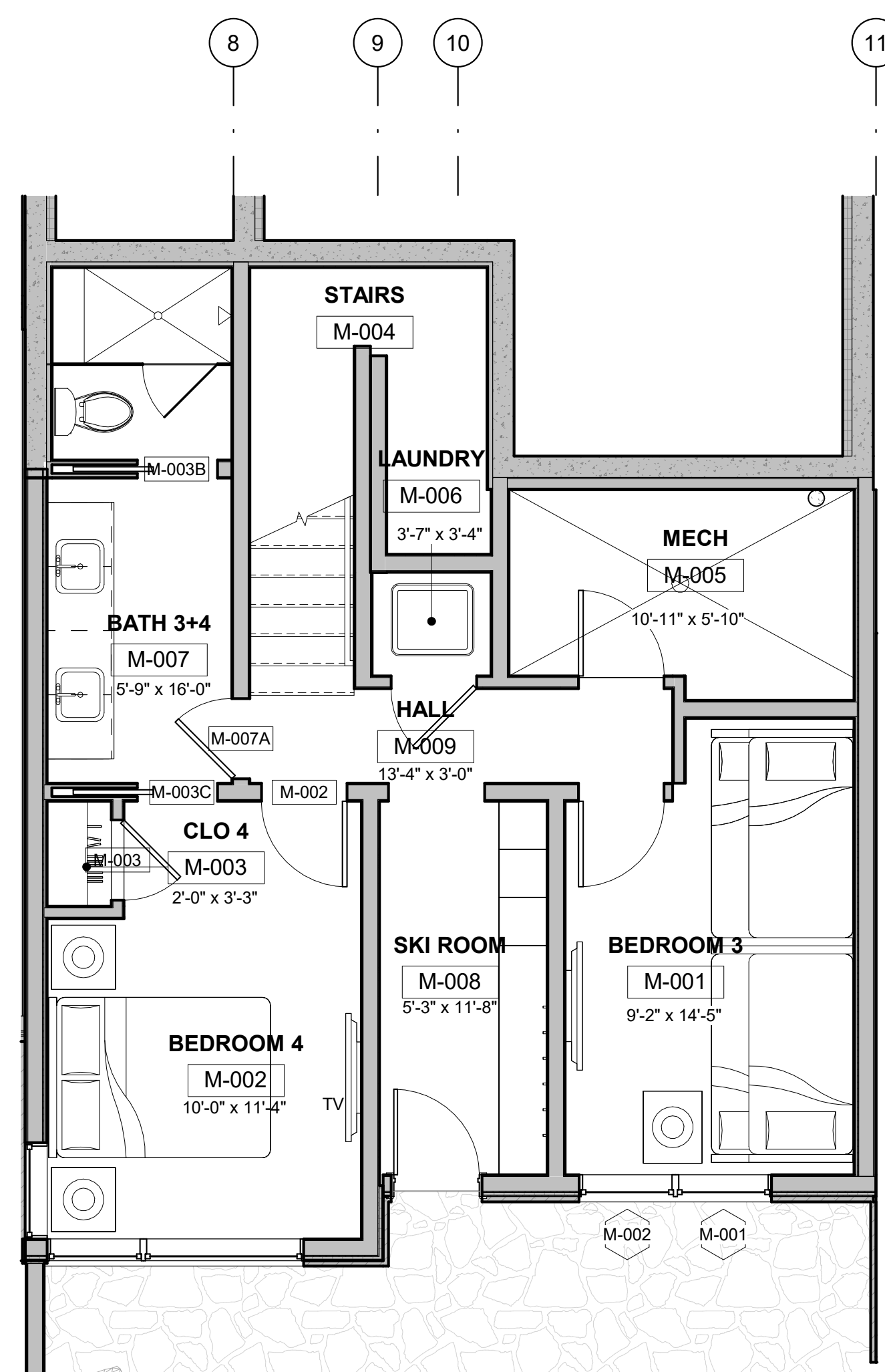
Windows and Metal Trim - Black



Stone - "Quartz Creek"
by Merrillstone

Exterior Materials





- ### FLOOR PLAN GENERAL NOTES

1. ALL EXTERIOR WALL ASSEMBLIES TYPE
UNLESS SHOWN OTHERWISE 
2. ALL INTERIOR WALL ASSEMBLIES TYPE
UNLESS SHOWN OTHERWISE 
3. ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE
UNLESS NOTED OTHERWISE ON FLOOR PLAN OR
RCP. 
4. DRAWING REVISIONS ARE INDICATED BY 
5. CENTER DOORS AND OPENINGS IN ROOMS
OR PROVIDE 6" WALL RETURNS UNLESS NOTED
OTHERWISE.
6. INDICATES FLOOR ASSEMBLY TYPE
TRANSITION. 

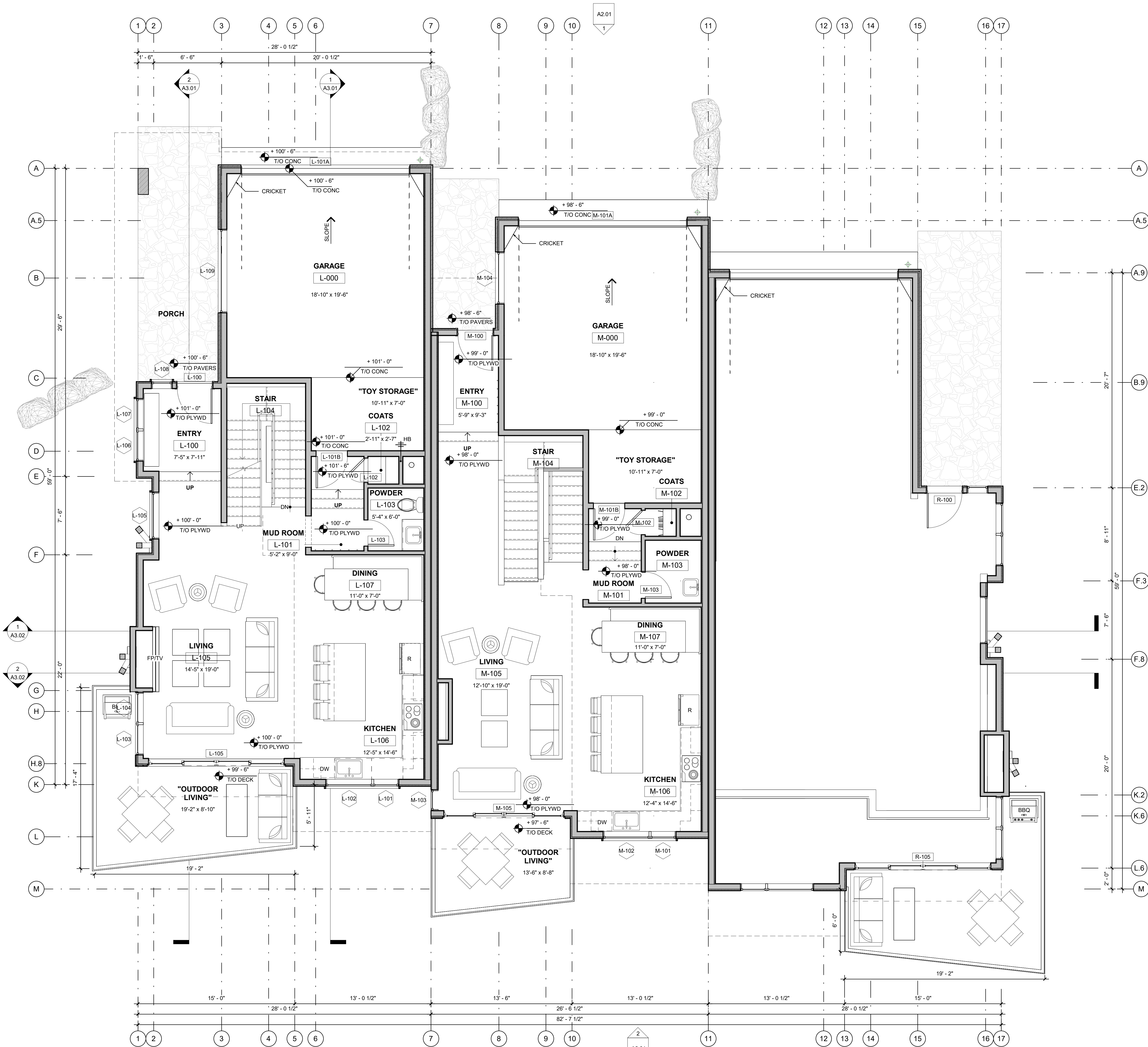
RESIDENCE AREA CALCULATIONS:

	SALEABLE*	GROSS**
UNIT L&R		
LOWER LEVEL:	703 SF	703 SF
ENTRY LEVEL:	919 SF	1,399 SF
UPPER LEVEL:	779 SF	779 SF
TOTAL:	2,401 SF	2,881 SF
UNIT M		
LOWER LEVEL:	688 SF	688 SF
ENTRY LEVEL:	935 SF	1,416 SF
UPPER LEVEL:	776 SF	773 SF
TOTAL:	2,399 SF	2,877 SF

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

[illegible]



1 ENTRY LEVEL FLOOR PLAN
A1.02 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
- DRAWING REVISIONS ARE INDICATED BY X
- CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
- INDICATES FLOOR ASSEMBLY TYPE TRANSITION.

RESIDENCE AREA CALCULATIONS:

UNITS L&R	SALEABLE*	GROSS**
LOWER LEVEL:	703 SF	703 SF
ENTRY LEVEL:	919 SF	1,389 SF
UPPER LEVEL:	779 SF	779 SF
TOTAL:	2,401 SF	2,881 SF

UNIT M	SALEABLE*	GROSS**
LOWER LEVEL:	688 SF	688 SF
ENTRY LEVEL:	935 SF	1,416 SF
UPPER LEVEL:	773 SF	773 SF
TOTAL:	2,396 SF	2,877 SF

*SALEABLE - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, NOT INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

**GROSS - CALCULATED TO EXTERIOR FACES OF EXTERIOR WALLS, INCLUDING GARAGE. STAIRS CALCULATED AT 50% EACH LEVEL.

THE HAVENS AT DEER CREST
BUILDING 02 (D)
WASATCH COUNTY, UTAH

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ISSUE	No.	DATE	COMMENT
B	09/12/2025	DD SET	

KEY PLAN

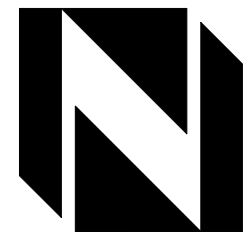
ENTRY LEVEL
FLOOR PLAN

PROJECT No.	DATE
20232996.04	05/05/2025
DRAWN BY	CHK BY
CH/NM/CP	DK

SHEET No.

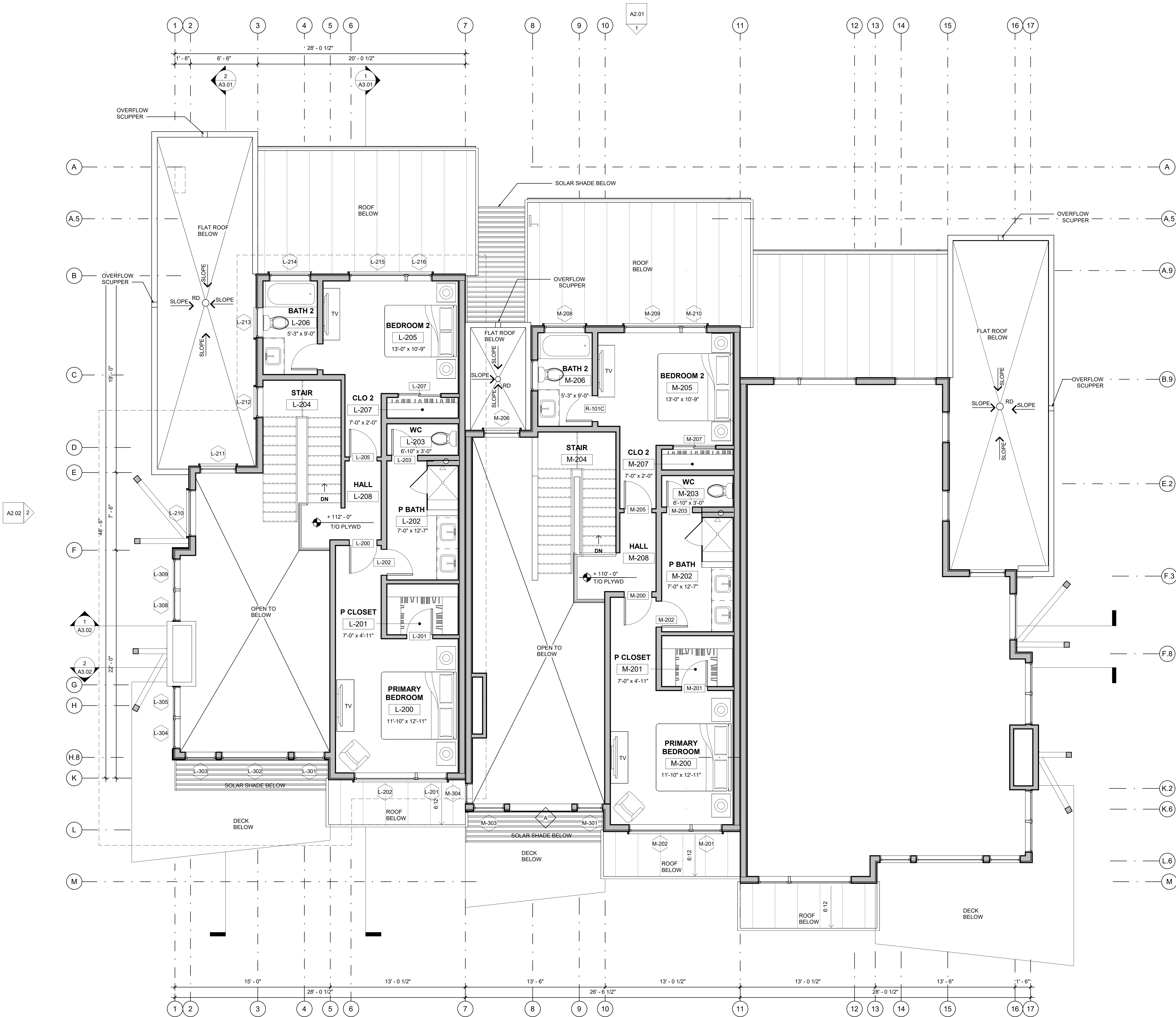
A1.02

SCALE: AS SHOWN



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1 UPPER LEVEL FLOOR PLAN
A1.03 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

- ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE.
- ALL FLOOR AND FLOOR/CEILING ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
- DRAWING REVISIONS ARE INDICATED BY
- CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
- INDICATES FLOOR ASSEMBLY TYPE TRANSITION.

RESIDENCE AREA CALCULATIONS:

UNITS L&R	SALEABLE*	GROSS**
LOWER LEVEL:	703 SF	703 SF
ENTRY LEVEL:	919 SF	1,389 SF
UPPER LEVEL:	779 SF	779 SF
TOTAL:	2,401 SF	2,881 SF

UNIT M	SALEABLE*	GROSS**
LOWER LEVEL:	688 SF	688 SF
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TOTAL:	2,396 SF	2,877 SF

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THE HAVENS AT DEER CREST
BUILDING 02 (D)
WASATCH COUNTY, UTAH

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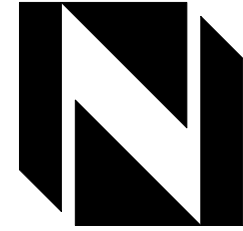
ISSUE	No.	DATE	COMMENT
B	09/12/2025	DD SET	

KEY PLAN

UPPER LEVEL
FLOOR PLAN

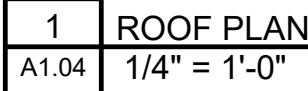
PROJECT No.	DATE
20232996.04	05/05/2025
DRAWN BY	CHK BY
CH/NM/CP	DK DK

SHEET No.
A1.03
SCALE: AS SHOWN



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Santa Barbara, California 93101
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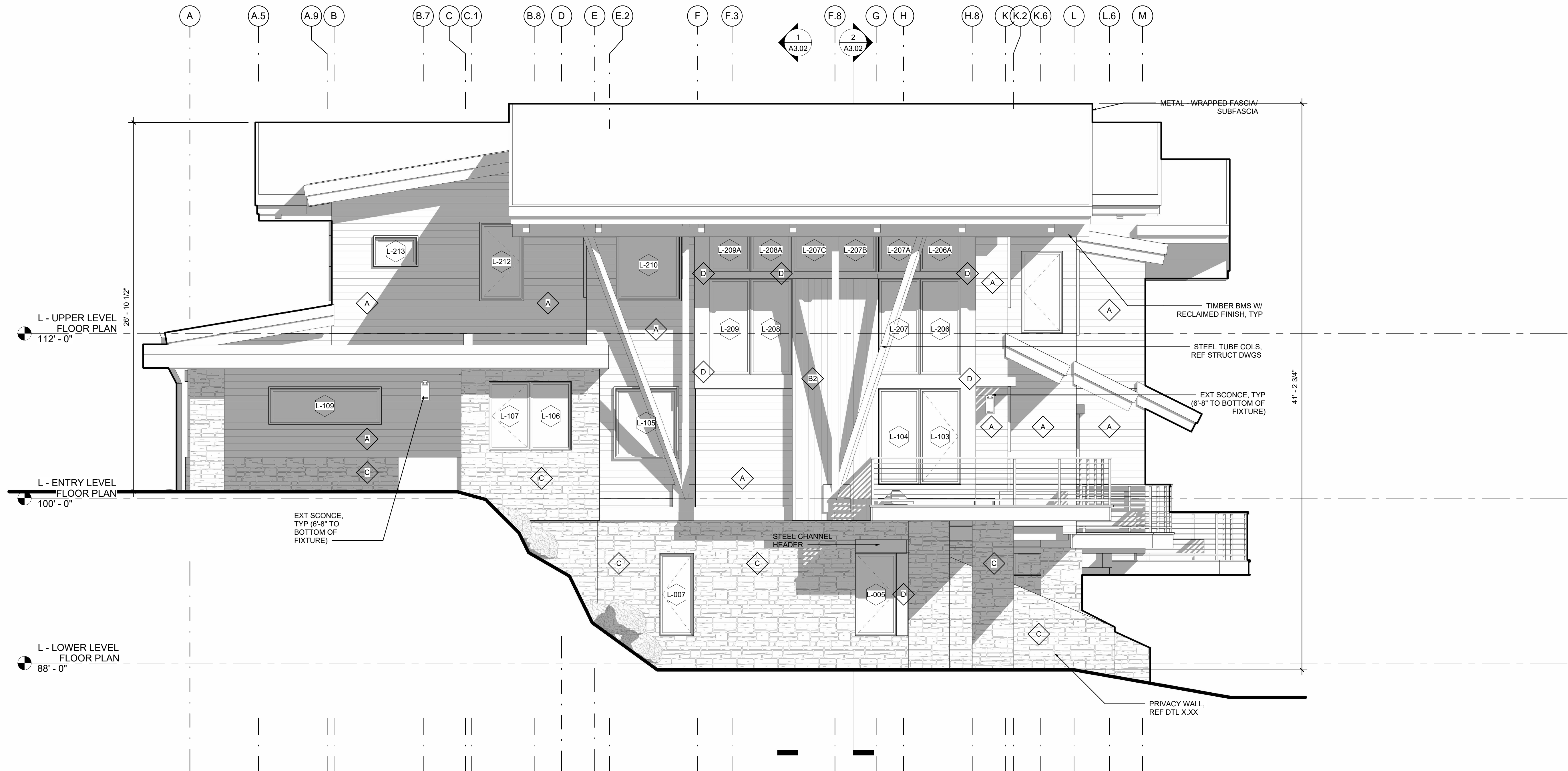
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(970) 748-8520
(970) 748-8520



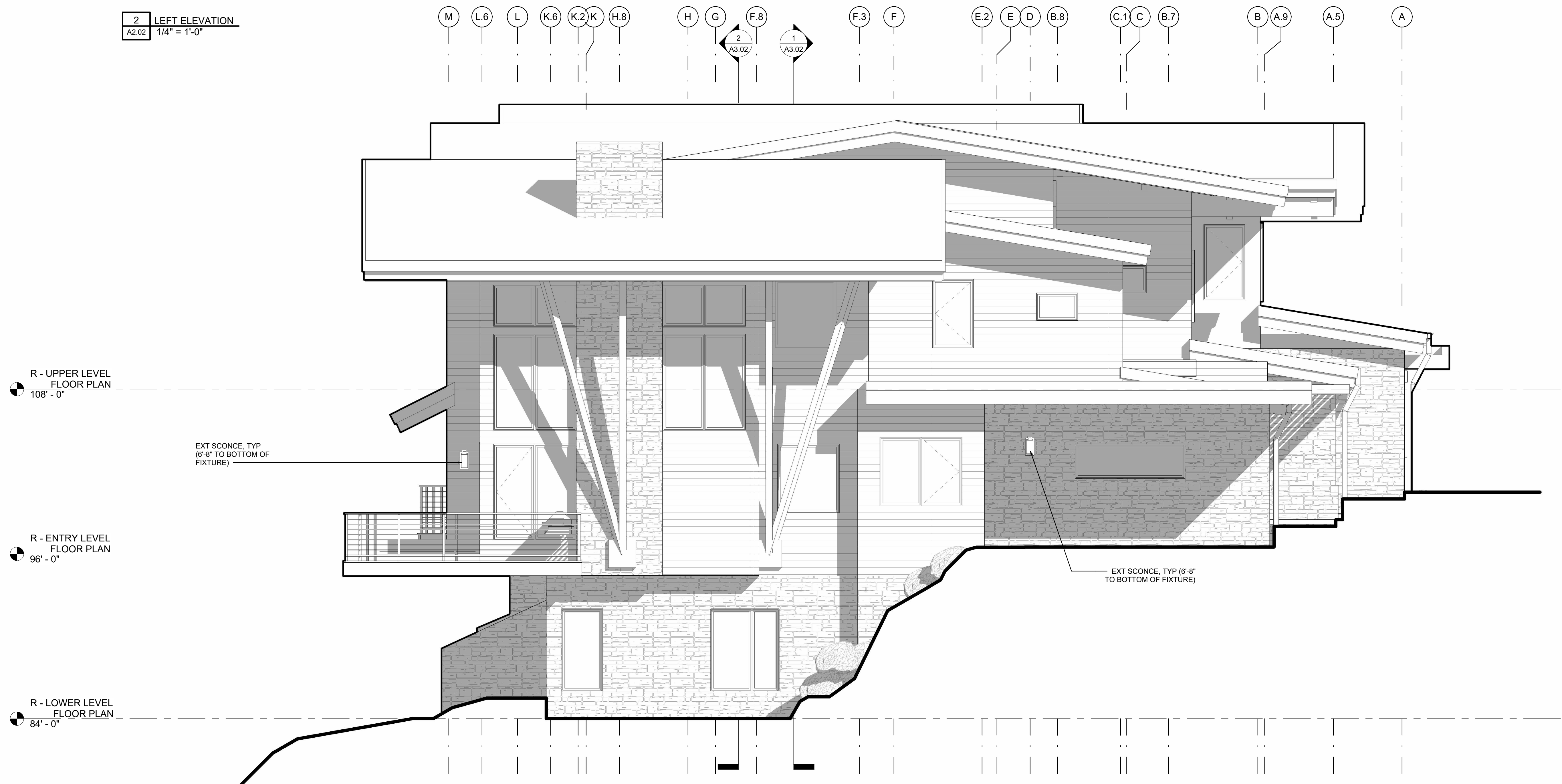
MEP DWGS.

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SCALE: AS SHOWN



2	LEFT ELEVATION
A2.02	1/4" = 1'-0"



1	RIGHT ELEVATION
A2.02	1/4" = 1'-0"

- ## EXTERIOR ELEVATION GENERAL NOTES
- EXTERIOR WALL FINISHES INDICATED ON ELEVATIONS - REFERENCE TAGS BELOW FOR MATERIALS:

	HORIZONTAL WOOD SIDING
	VERTICAL WOOD SIDING TYPE 1
	VERTICAL WOOD SIDING TYPE 2
	ADHERED STONE VENEER
	METAL PANELS
 - REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
 - REFERENCE WINDOW AND DOOR DETAIL SHEET FOR DOOR AND WINDOW SCHEDULES, TYPES, A HEAD, JAMB, AND SILL DETAILS.
 - STONE HATCH INDICATED ON THE EXTERIOR ELEVATIONS REPRESENTS LOCATION OF STONE VENEER ONLY AND SHOULD NOT BE REFERENCE FOR PATTERN, STYLE OR SIZE.
 - DECORATIVE TIMBER BEAMS INDICATED ON ELEVATIONS - REFERENCE TAGS BELOW FOR TYPE 1, REF DETAIL, XXX/XXX.

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	48 East Beaver Creek Blvd., Suite 303 P.O. Box 1976 • Avon, Colorado 81620 (970) 949-0257		MECHANICAL AEC ELECTRICAL AEC	
CIVIL TAUSMAN CIVIL CONSULTANTS STRUCTURAL ERUSHING TERRELL	(801) 743-1300 (541) 241-8011			

THE HAVENS AT DEER CREST
BUILDINGS 4/5/6 (D)
WASATCH COUNTY, UTAH
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ISSUE		
No.	DATE	COMMENT
B	09/12/2025	DD SET
C	11/21/2025	50% CD SET

KEY PLAN

EXTERIOR ELEVATIONS

PROJECT No.	DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
CH/NM/CP	DK	DK

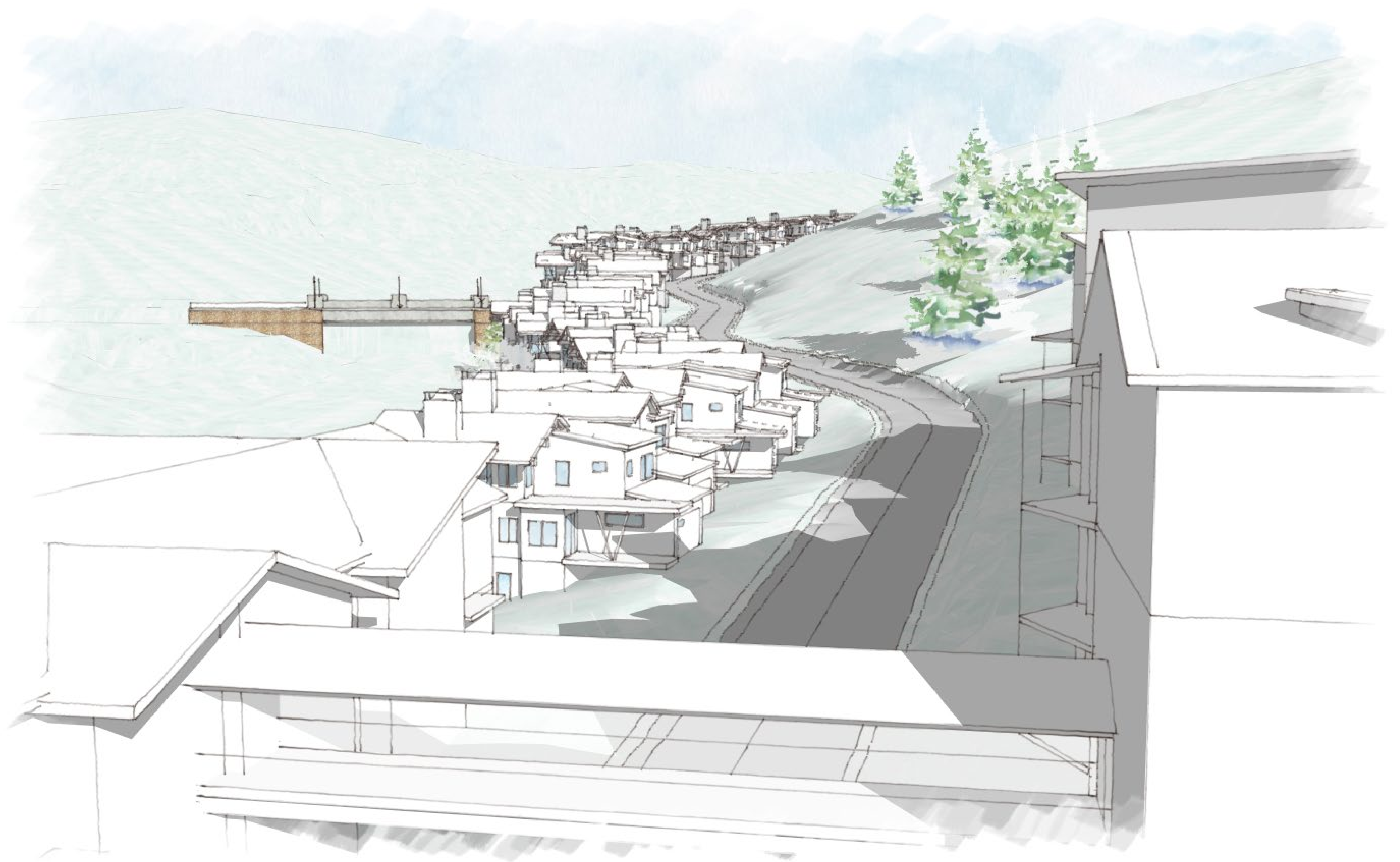
SHEET No. **A2.02**
SCALE: AS SHOWN



OVERALL AERIAL VIEW FROM TOP OF NEIGHBORHOOD



SKI-LEVEL VIEW FROM SKI BEACH



AERIAL VIEW FROM CONDOMINIUM BUILDINGS



AERIAL VIEW FROM TOP OF SKIWAY



GROUND VIEW FROM BRIDGE

COLFAX

2925BZ

MEDIUM WALL MOUNT LANTERN

The sleek lines of Colfax feature intersecting planes of solid aluminum and a chic cylinder of etched opal glass to create a sophisticated geometric form. The die cast aluminum construction in a Bronze finish brings an Arts & Crafts flair to the transitional design.

DETAILS	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Etched Opal
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	9.5"
HEIGHT:	19.3"
WEIGHT:	6.5lb
BACK PLATE:	5.75"W X 10.5"H
EXTENSION:	10.5"
TOP TO OUTLET:	5.25"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-10w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	17
CARTON WIDTH:	12.5
CARTON HEIGHT:	22.5
CARTON WEIGHT:	9



PRODUCT DETAILS:

- Aluminum material ensures this piece can withstand strenuous outdoor conditions
- Wet Rated; Suitable for outdoor settings
- Mounted at a point of entry, wall mount lights provide safety and security with a welcoming element
- Outdoor finishes carry a 2-year warranty
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

LANDSCAPE PLANS

THE HAVENS AT DEER CREST

TOWNHOMES

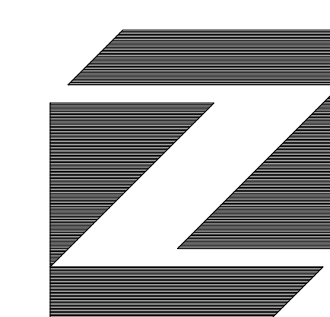
WASATCH COUNTY, UTAH



ISSUE C - MIDA SITE PLAN SUBMITTAL

SITE AND LANDSCAPE DRAWINGS

NOVEMBER 4, 2025



ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE

48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080



20232996

11/04/2025

C DD

LANDSCAPE PRODUCT SPECIFICATIONS

PAVING AND HARDSCAPE

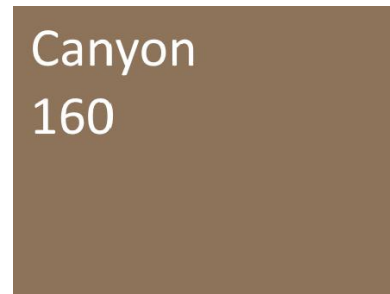
P1 - DRIVEWAY PAVERS

MANUFACTURER: BELGARD
PRODUCT: DIMENSIONS (SINGLE UNIT)
SIZES: 3 X 12 X 3/4" (80MM THICKNESS)
QUANTITY: XXX SF
COLOR: VICTORIAN BLEND
INSTALLATION PATTERN: 1/3 RUNNING BOND
BASE PREP: PAVERS SHALL BE INSTALLED OVER A 1" COMPACTED SAND BED OVER A 4" CONCRETE SUB-SLAB, WITH A MINIMUM OF 1/8" OF COMPACTED CDOT CLASS 6 ROAD BASE BELOW THE SUB-SLAB
JOINTS: PAVE JOINTS SHALL BE A MAXIMUM OF 1/8" IN WIDTH AND SHALL BE FILLED WITH POLYMERIC JOINT SAND PER MANUFACTURERS RECOMMENDATIONS
WEBSITE: <https://www.belgardcommercial.com/products/dimensions-single-units/>



COLORED CONCRETE EDGE RESTRAINT

QUANTITY: XXX SF
COLOR: DAVIS COLOR "CANYON" #160
WIDTH: 6" CONC BANDS
JOINTS: PROVIDE SAWCUT CONTROL JOINTS AT 5'-0" OC AND DIAGONALLY AT ALL CORNERS
BASE PREP: INSTALL 6" OF COMPACTED CLASS 8 ROAD BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACT SUBGRADE PER GEOTECH RECOMMENDATIONS



P2 - FLAGSTONE PAVING

QUANTITY: XXX SF
COLOR: PLATINUM GOLD QUARTZITE
PRODUCT: 2.5" IRREGULAR QUARTZITE FLAGSTONE
SUPPLIER: TBD (CONTRACTOR TO SUBMIT SAMPLES PRIOR TO ORDERING)
BASE PREP: 1/2" MORTAR SETTING BED OVER A 4" CONCRETE SUB-SLAB, WITH A MINIMUM OF 6"
OF COMPACTED CDOT CLASS 6 ROAD BASE BELOW THE SUB-SLAB



P3 - CRUSHER FINES PAVING

QUANTITY: XXX SF
COLOR: TAN OR BEIGE
PRODUCT: 3/8" MINUS DECOMPOSED GRANITE BREEZE
DEPTH: 4" (COMPACTED IN TWO 2" LIFTS WITH 1 TON STATIC ROLLER)
SUPPLIER: TBD (CONTRACTOR TO SUBMIT SAMPLES PRIOR TO ORDERING)
BASE PREP: 3" COMPACTED CDOT CLASS 6 ROADBASE OVER COMPACTED SUBGRADE
WEED BARRIER: INSTALL WEED BARRIER BETWEEN CRUSHER FINES AND ROADBASE
EDGING: INSTALL EDGING ON BOTH SIDES OF PATH (REF L&L FOR EDGING PRODUCT)
BINDER: BLEND "ORGANIC LOCK" BINDER INTO AGGREGATE PER MFR. RECOMMENDATIONS



LANDSCAPE BOULDERS

SIZES: 2'x2'x5', 3'x3'x6', 4'x4'x7'

PRODUCT: TAN OR BROWN COLOR SANDSTONE / ANGULAR AND RECTANGULAR SHAPE

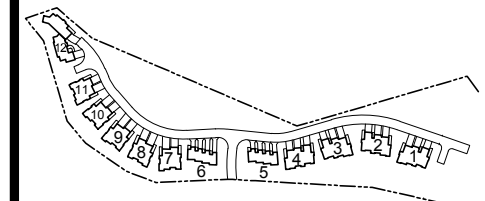
SUPPLIER: TBD (CONTRACTOR TO SUBMIT PHOTOS OF BOULDERS PRIOR TO ORDERING)

LANDSCAPE EDGING

PRODUCT: EPIC EDGE PLASTIC EDGING
COLOR: CARMEL BROWN
NOTES: EDGING SHALL BE PINNED IN PLACE EVERY 4' OC WITH MFR SUPPLIED STAKES SPACED
EVENLY PER 20' SECTION OF EDGING. JOINTS BETWEEN EDGING SHALL NOT EXTEND ABOVE
SURROUNDING FINISHED GRADE OR MULCH BY MORE THAN 1/8".

[illegible]

KEY PLAN



LANDSCAPE PRODUCT SPECIFICATIONS

PROJECT No.	ORIGIN DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
JAG	PC	PC

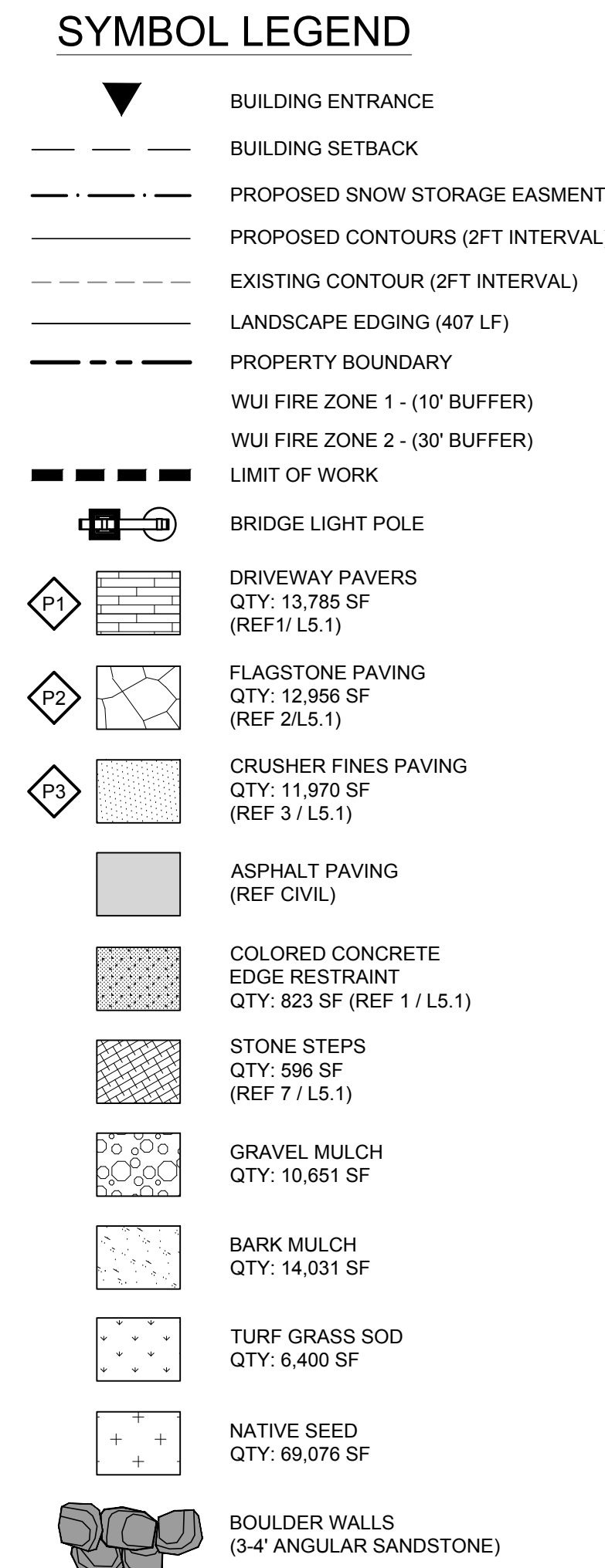
SHEET No. **L0.1**
SCALE: AS SHOWN

ZEHREN AND ASSOCIATES, INC.
 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
 48 East Beaver Creek Blvd., Suite 303
 P.O. Box 1976, Aspen, Colorado 81620
 (970) 949-0237

SEAL

**THE HAVENS AT DEER CREST
SITE AND LANDSCAPE**
WASATCH COUNTY, UTAH
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THE HAVENS AT DEER CREST
SITE AND LANDSCAPE
WASATCH COUNTY, UTAH

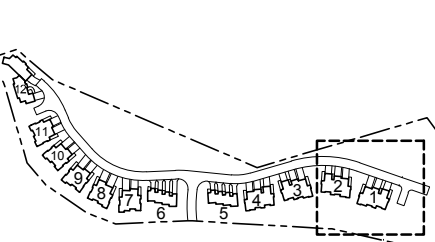
ZEHREN
AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
27 East de la Guerra St. A-2
Santa Barbara, California 93101

TALISMAN CIVIL CONSULTANTS	(801) 743-1300	AEC	(970) 748-8520
STRUCTURAL		<u>ELECTRICAL</u>	
CUSHING TERRELL	(541) 241-8011	AEC	(970) 748-8520

ISSUED FOR:

[illegible]

KEY PLAN



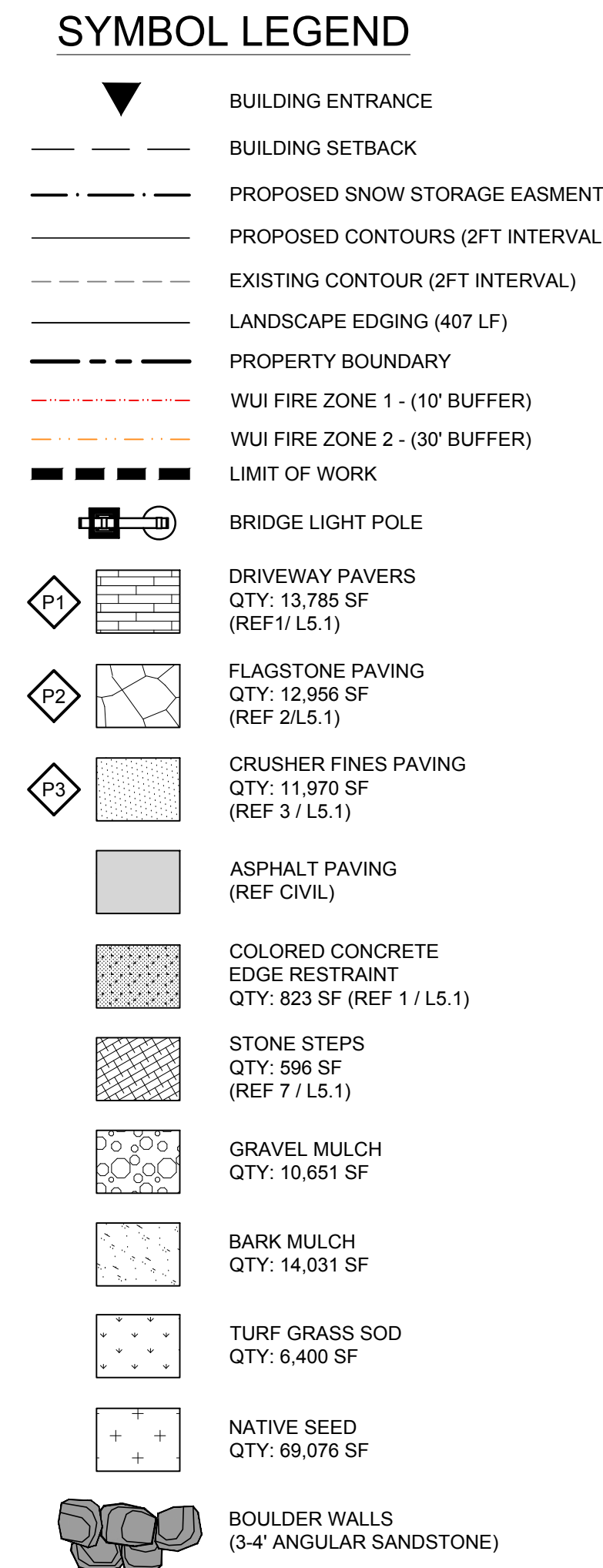
BLDG 1 & 2 LAYOUT AND MATERIALS PLAN

PROJECT No.	ORIGIN DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
JAG	PC	PC

SHEET No. _____

L1.1

SCALE: AS SHOWN



	ZEHREN AND ASSOCIATES, INC. ARCHITECTURE - PLANNING - INTERIORS LANDSCAPE ARCHITECTURE 27 East de la Guerra St., A-2 Santa Barbara, California 93101 (805) 963-6890	
	48 East Beaver Creek Blvd., Suite 303 P.O. Box 1976 • Avon, Colorado 81620 (970) 949-0257	CIVIL TALISMAN CIVIL CONSULTANTS (801) 743-1300 STRUCTURAL CUSHING TERRELL (541) 241-4801
	MECHANICAL AEC ELECTRICAL AEC	(970) 748-8520 (970) 748-8520

**THE HAVENS AT DEER CREST
SITE AND LANDSCAPE**

WASATCH COUNTY, UTAH

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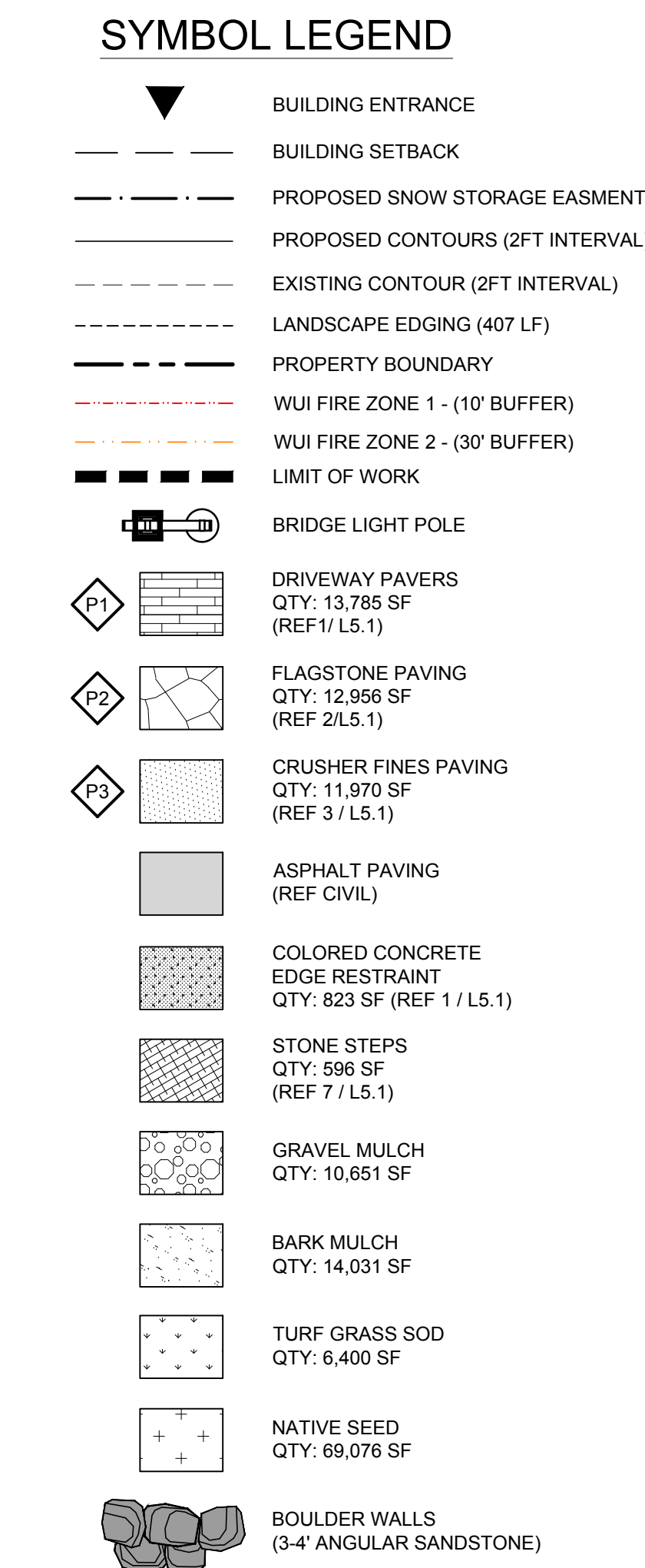
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BLDGS 3 & 4
LAYOUT AND
MATERIALS PLAN

PROJECT No. 20232996.04	ORIGIN DATE 05/05/2025	
DRAWN BY JAG	CHK BY PC	TRV BY PC

SHEET No. **L1.2**
SCALE: **AS SHOWN**





THE HAVENS^{AT} DEER CREST SITE AND LANDSCAPE

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AND ASSOCIATES, INC.
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LANDSCAPE ARCHITECTURE
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IRIL CONSULTANTS (801) 743-1300

CELL (541) 241-8011

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STRUCTURAL		
CUSHING TERRELL	(541) 241-8011	ELECTRICAL
		AEC
		(970) 748-8520
		(970) 748-8520

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**BLDG 7, 8, 9, 10
LAYOUT AND
MATERIALS PLAN**

PROJECT No.	ORIGIN DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
JAG	PC	PC

SHEET No. **L1.4**
SCALE: **AS SHOWN**





PLANT SCHEDULE

Deciduous Trees						
Symbol	Key	Botanical	Common Name	QTY	Size	Water Usage
	AC	Acer glabrum	Rocky Mtn. Maple	6	2" Cal.	Low
	MP	Malus 'Prairie Fire'	Prairie Fire Crabapple	9	3" Cal.	Medium
	MA	Malus 'Spring Snow'	Spring Snow Crabapple	10	3" Cal.	Medium
	PT	Populus tremuloides	Aspen	17	20' Ht.	Medium
	SI	Syringa reticulata 'Honey Silk'	Japanese Tree Lilac	6	3" Cal.	Medium

Coniferous Trees						
Symbol	Key	Botanical	Common Name	QTY	Size	Water Usage
	PF	Picea pungens 'Glauca'	Blue Spruce	13	18-20' Ht.	Medium
	PA	Pinus aristata	Bristlecone Pine	5	10-12' Ht.	Low
	PE	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	5	14-16' Ht.	Low
	PM	Pinus mugo 'rostrata'	Mugo Pine	12	6'-8' Ht.	Low

Shrubs						
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing
	AU	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita	18	5 gal.	Low
	BT	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	47	5 gal.	Low
	CS	Cornus stolonifera 'Arctic Fire'	Red Twig Dogwood	37	5 gal.	Medium
	CH	Cotoneaster horizontalis 'Yerpuslus'	Prostrate Rock Cotoneaster	46	5 gal.	Low
	PR	Perovskia atropurpurea	Russian Sage	73	5 gal.	Very Low
	PL	Philadelphus lewisii 'Cheyenne'	Cheyenne Mock Orange	39	5 gal.	Low
	PG	Picea pungens 'Montgomery'	Montgomery Blue Spruce	13	3' Ht.	Medium
	PH	Potentilla fruticosa 'Bella Sol'	Bella Sol Potentilla	21	5 gal.	Low
	PV	Prunus virginiana	Chokecherry	25	5' Ht.	Low
	PC	Prunus x cistena	Purple Leaf Sand Cherry	24	5 gal.	Medium
	PB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	24	5 gal.	Low
	RT	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	26	5 gal.	Low
	RA	Rhus trilobata	Three Leaf Sumac	16	5 gal.	Low
	RW	Rosa woodsii	Woods Rose	25	5 gal.	Low
	SR	Sambucus canadensis 'Aurea'	Golden Elderberry	30	5 gal.	Medium
	SJ	Spiraea x bumalda 'Gold Flame'	Goldflame Spirea	33	5 gal.	Medium
	SV	Syringa vulgaris 'Aurea'	Common Lilac	29	5 gal.	Low
	RF	Rosa foetida 'Bicolor'	Austrian Copper Rose	16	5 gal.	Low

Grasses						
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing
	CA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	188	1 gal.	Medium
	DC	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	67	1 gal.	Low
	HS	Holcus lanatus 'Sempervirens'	Blue Oat Grass	84	1 gal.	Low

Perennials						
Symbol	Common Name	Total Area	Size	QTY	Spacing	Notes
	Mixed Species (See Perennial List)	5,582 SF	1 gal.	2,456	18" OC	

Groundcover Materials and Seeding					
Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Bark Mulch	14,031 SF	Finely Shredded Cedar Mulch	3" Depth	"Gorilla Hair" or Equal
	Gravel Mulch	10,651 SF	3/4"-2" Ø Decorative Round Cobble	3" Depth	TBD
	Native Seeding	69,076 SF	50% Low Grow Mix 50% Rocky Mtn. Wildflower Mix	1 lbs / 1000 sf	AV Seeds
	Turf Grass Sod	6,400 SF	Cranshare Desert Sage Sod (TWCA Certified)	2"	Cranshare Farms

PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	QTY
Achillea 'Summer Wine'	SUMMER WINE YARROW	4%
Artemisia ludovicana 'Valerie Finnis'	WHITE SAGEBRUSH	4%
Aquilegia 'Bluebird'	BLUE BIRD COLUMBINE	6%
Aquilegia 'Crimson Star'	CRIMSON STAR COLUMBINE	4%
Calamintha nepeta 'Blue Cloud'	CALAMINT	4%
Cerastium tomentosum	SNOW IN SUMMER	4%
Echinacea 'Flame Thrower'	HYBRID CONEFLOWER	4%
Gallardia x grandiflora 'Kobold' GOBLIN	GOBLIN BLANKET FLOWER	5%
Geranium 'Johnson's Blue'	JOHNSON'S BLUE GERANIUM	4%
Helianthus scaberrimus 'Tuscan Sun'	TUSCAN SUN FLOWER	4%
Hemerocallis 'Autumn Red'	RED DAYLILY	4%
Heuchera pulchella 'Sandra Mtn.'	SANDIA MTN. CORAL BELLS	6%
Heuchera 'Silver Scrolls'	SILVER SCROLLS CORAL BELLS	5%
Leucanthemum x superbum	SHASTA DAISY	4%
Liatris spicata 'Kobold'	GAYFATHER	4%
Monarda didyma 'Pardon My Cane'	RED BEE BALM	4%
Penstemon strictus	ROCKY MOUNTAIN PENSTEMON	4%
Penstemon digitalis 'Husker Red'	HUSKER RED PENSTEMON	4%
Stachys byzantina	LAMBS EAR	5%
Sedum 'Autumn Joy'	AUTUMN JOY STONECROP	4%
Salvia nemorosa 'Blue Marvel'	BLUE MARVEL SALVIA	4%
Salvia x sylvestris 'Snow Hill'	SNOW HILL SAGE	4%

- GENERAL NOTES:
- THE PROJECT TEAM IS IN THE PROCESS OF EVALUATING THE REQUIREMENTS OF JSSD'S WATERWISE PROGRAM AND PLANT TYPES, LOCATIONS, AND IRRIGATION DESIGN MAY BE ADJUSTED ACCORDINGLY.
 - ALL 5 GALLON SHRUBS SHALL HAVE A MINIMUM OF (4) CANES THAT ARE 24" IN HEIGHT.
 - ALL 1 GALLON PERENNIALS SHALL HAVE A MINIMUM OF (1) CANE THAT IS 10" IN HEIGHT.
 - ALL PLANTS SHALL BE IN GOOD HEALTH AND FREE OF WEEDS.
 - LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTS PRIOR TO THEIR DELIVERY TO THE SITE.
 - ALL DISTURBED OR RE-GRADED AREAS NOT SHOWN AS MULCH OR PERENNIAL BEDS ARE TO BE RE-VEGETATED WITH THE NATIVE SEED MIX.
 - NATIVE SEED AREAS SHALL BE HYDRO-SEEDED.
 - TREE PROTECTION FENCE SHALL BE PROVIDED AROUND ALL TREES IDENTIFIED FOR PRESERVATION AND SHALL REMAIN IN PLACE FOR THE LIFE OF THE CONSTRUCTION PROJECT.

1	BUILDINGS 1 & 2 LANDSCAPE PLAN
L2.1	1" = 10'-0" (30" x 42" SHEET)

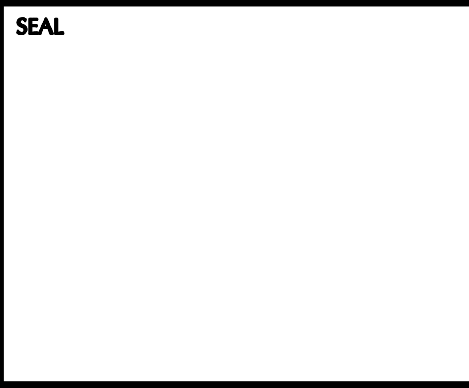


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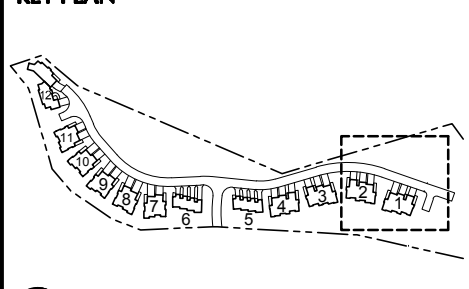
ELECTRICAL
AEC
(970) 748-8520



THE HAVENS AT DEER CREST
SITE AND LANDSCAPE

WASATCH COUNTY, UTAH
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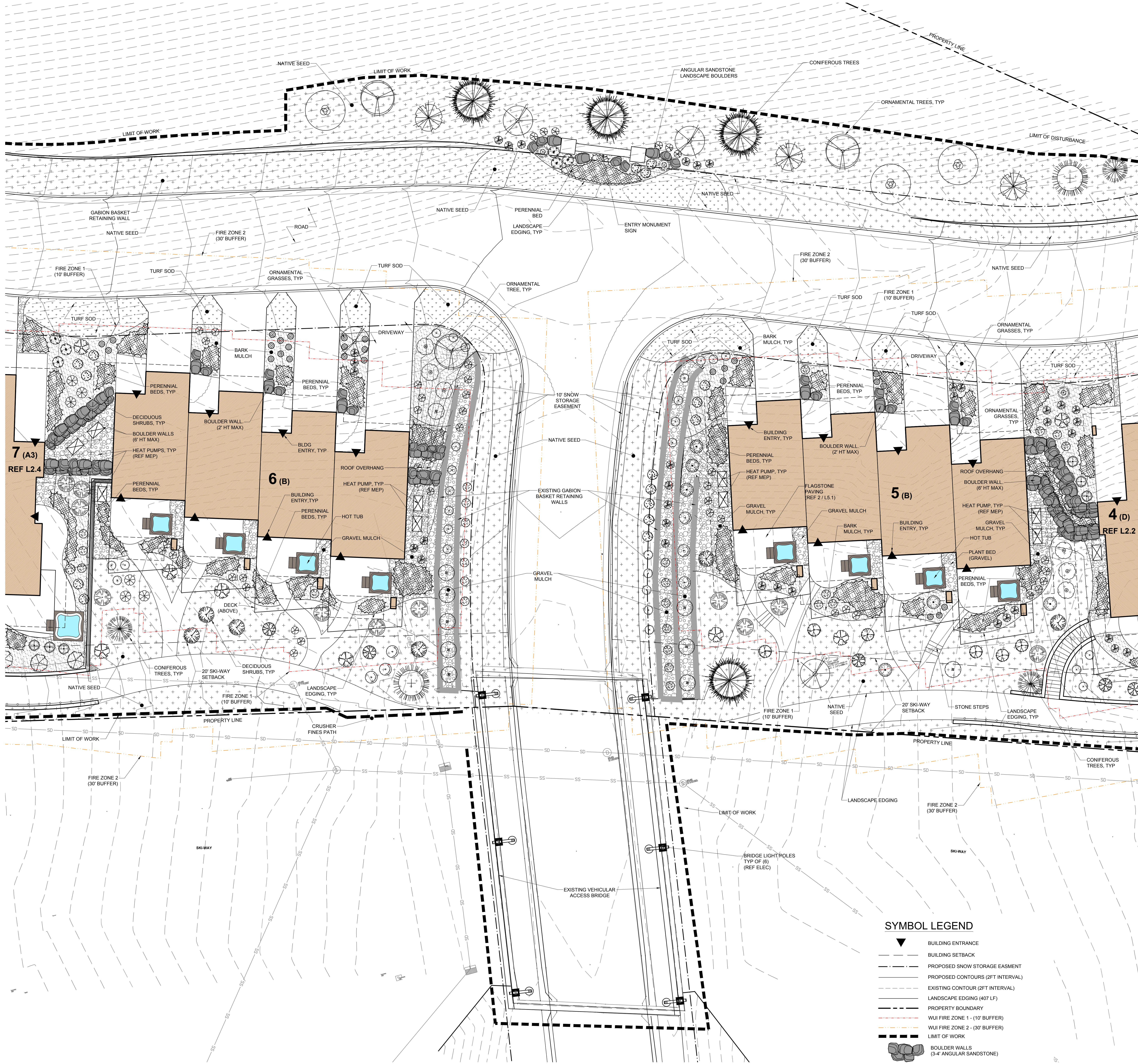
ISSUED FOR:		
No.	DATE	COMMENT
B	09/26/2023	DD SET
C	11/04/2023	SITE PLAN SUBMITTAL



BLDGS 1 & 2
LANDSCAPE
PLAN

PROJECT No.	ORIGIN DATE
20232996.04	05/05/2025
DRAWN BY	CHK BY
JAG	PC
TRV BY	PC

SHEET No. **L2.1**
SCALE: AS SHOWN



SYMBOL LEGEND

- BUILDING ENTRANCE
- BUILDING SETBACK
- PROPOSED SNOW STORAGE EASMENT
- PROPOSED CONTOURS (2FT INTERVAL)
- EXISTING CONTOUR (2FT INTERVAL)
- LANDSCAPE EDGING (407 LF)
- PROPERTY BOUNDARY
- WUI FIRE ZONE 1 - (10' BUFFER)
- WUI FIRE ZONE 2 - (30' BUFFER)
- LIMIT OF WORK
- BOULDER WALLS (3-4" ANGULAR SANDSTONE)

PLANT SCHEDULE

Deciduous Trees							
Symbol	Key	Botanical	Common Name	QTY	Size	Water Usage	Notes
	AC	<i>Acer glabrum</i>	Rocky Mtn. Maple	6	2" Cal.	Low	
	MP	<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple	9	3" Cal.	Medium	
	MA	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	10	3" Cal.	Medium	
	PT	<i>Populus tremuloides</i>	Aspen	17	20' Ht.	Medium	Multi-stem
	SI	<i>Syringa reticulata 'Honey-Silk'</i>	Japanese Tree Lilac	6	3" Cal.	Medium	Single - stem

Coniferous Trees

Symbol	Key	Botanical	Common Name	QTY	Size	Water Usage	Notes
	PF	<i>Picea pungens 'Glauca'</i>	Blue Spruce	13	18-20' Ht.	Medium	
	PA	<i>Pinus aristata</i>	Bristlecone Pine	5	10-12' Ht.	Low	
	PE	<i>Pinus flexilis 'Vanderwolf's Pyramid'</i>	Limber Pine	5	14-16' Ht.	Low	
	PM	<i>Pinus mugo 'rostrata'</i>	Mugo Pine	12	6-8' Ht.	Low	

Shrubs

Symbol	Key	Botanical	Common Name	QTY	Size	Spacing	Notes
	AU	<i>Anemone pulsatilla 'Parchetti'</i>	Pulsatilla	18	5 gal.	Low	
	BT	<i>Berberis thunbergii 'Orange Rocket'</i>	Orange Rocket Barberry	47	5 gal.	Low	
	CS	<i>Cornus stolonifera 'Arctic Fire'</i>	Red Twig Dogwood	37	5 gal.	Medium	
	CH	<i>Cotoneaster horizontalis 'Perpetualis'</i>	Prostrate Rock Cotoneaster	46	5 gal.	Low	
	PR	<i>Penstemon atriplicifolia</i>	Russian Sage	73	5 gal.	Very Low	
	PL	<i>Philadelphus lewisii 'Cheyenne'</i>	Cheyenne Mock Orange	39	5 gal.	Low	
	PG	<i>Picea pungens 'Montgomery'</i>	Montgomery Blue Spruce	13	3' Ht.	Medium	
	PH	<i>Potentilla fruticosa 'Hatchdoor'</i>	Bella Sol Potentilla	21	5 gal.	Low	
	PV	<i>Prunus virginiana</i>	Chokecherry	25	5' Ht.	Low	
	PC	<i>Prunus x cistena</i>	Purple Leaf Sand Cherry	24	5 gal.	Medium	
	PB	<i>Prunus besseyi 'Pawnee Buttes'</i>	Pawnee Buttes Sand Cherry	24	5 gal.	Low	
	RT	<i>Rhus typhina 'Bar Tracer' 'TIGER'</i>	Tiger Eyes Sumac	26	5 gal.	Low	
	RA	<i>Rhus trilobata</i>	Three Leaf Sumac	18	5 gal.	Low	
	RW	<i>Rosa woodii</i>	Woods Rose	25	5 gal.	Low	
	SR	<i>Sambucus canadensis 'Aurea'</i>	Golden Elderberry	30	5 gal.	Medium	
	SJ	<i>Spiraea x bumalda 'Gold Flame'</i>	Goldflame Spiraea	33	5 gal.	Medium	
	SV	<i>Syringa vulgaris 'Madame Lemoine'</i>	Common Lilac	29	5 gal.	Low	
	RF	<i>Rosa foetida 'Bicolor'</i>	Austrian Copper Rose	16	5 gal.	Low	

Grasses

Symbol	Key	Botanical	Common Name	QTY	Size	Spacing	Notes
	CA	<i>Calamagrostis x acutiflora 'Fari'</i>	Feather Reed Grass	188	1 gal.	Medium	
	DC	<i>Deschampsia cespitosa 'Northern Lights'</i>	Northern Lights Tufted Hair Grass	67	1 gal.	Low	
	HS	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	84	1 gal.	Low	

Perennials

Symbol	Common Name	Total Area	Size	QTY	Spacing	Notes
	Mixed Species (See Perennial List)	5,582 SF	1 gal.	2,456	18" OC	

Groundcover Materials and Seeding

Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Bark Mulch	14,031 SF	Finely Shredded Cedar Mulch	3" Depth	"Gorilla Hair" or Equal
	Gravel Mulch	10,651 SF	3/4"-2" Decorative Round Cobble	3" Depth	TBD
	Native Seeding	69,076 SF	50% Low Grow Mix 50% Rocky Mtn. Wildflower Mix	1 lbs / 1000 sf	AV Seeds
	Turf Grass Sod	6,400 SF	Cranshare Desert Sage Sod (TWCA Certified)	2"	Cranshare Farms

PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	QTY
<i>Achillea 'Summer Wind'</i>	SUMMER WINE YARROW	4%
<i>Artemisia ludoviciana 'Valerie Finnis'</i>	WHITE SAGEBRUSH	4%
<i>Aquilegia 'Bluebird'</i>	BLUE BIRD COLUMBINE	6%
<i>Aquilegia 'Crimson Star'</i>	CRIMSON STAR COLUMBINE	4%
<i>Calamintha Nepeta 'Blue Cloud'</i>	CALAMINT	4%
<i>Cerastium tomentosum</i>	SNOW IN SUMMER	4%
<i>Echinacea 'Flame Thrower'</i>	HYBRID CONEFLOWER	4%
<i>Gallardia x grandiflora 'Kobold'</i>	GOBLIN BLANKET FLOWER	5%
<i>Geranium 'Johnson's Blue'</i>	JOHNSON'S BLUE GERANIUM	4%
<i>Heliopsis scaberrima 'Tuscan Sun'</i>	TUSCAN SUNFLOWER	4%
<i>Hemerocallis 'Autumn Red'</i>	RED DAYLILY	4%
<i>Heuchera pulchella 'Sandra Mtn.'</i>	SANDIA MTN. CORAL BELLS	6%
<i>Heuchera 'Silver Scrolls'</i>	SILVER SCROLLS CORAL BELLS	5%
<i>Leucanthemum x superbum</i>	SHASTA DAISY	4%
<i>Liatris spicata 'Kobold'</i>	GAYFEATHER	4%
<i>Monarda didyma 'Pardon My Cane'</i>	RED BEE BALM	4%
<i>Penstemon strictus</i>	ROCKY MOUNTAIN PENSTEMON	4%
<i>Penstemon digitalis 'Husker Red'</i>	HUSKER RED PENSTEMON	4%
<i>Stachys byzantina</i>	LAMBS EAR	5%
<i>Sedum 'Autumn Joy'</i>	AUTUMN JOY STONECROP	4%
<i>Salvia nemorosa 'Blue Marvel'</i>	BLUE MARVEL SALVIA	4%
<i>Salvia x sylvestris 'Snow Hill'</i>	SNOW HILL SAGE	4%

GENERAL NOTES:

- THE PROJECT TEAM IS IN THE PROCESS OF EVALUATING THE REQUIREMENTS OF JSSD'S WATERWISE PROGRAM AND PLANT TYPES, LOCATIONS, AND IRRIGATION DESIGN MAY BE ADJUSTED ACCORDINGLY.
- ALL 5 GALLON SHRUBS SHALL HAVE A MINIMUM OF (4) CANES THAT ARE 24" IN HEIGHT.
- ALL 1 GALLON PERENNIALS SHALL HAVE A MINIMUM OF (1) CANE THAT IS 10" IN HEIGHT.
- ALL PLANTS SHALL BE IN GOOD HEALTH AND FREE OF WEEDS.
- LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTS PRIOR TO THEIR DELIVERY TO THE SITE.
- ALL DISTURBED OR RE-GRADED AREAS NOT SHOWN AS MULCH OR PERENNIAL BEDS ARE TO BE RE-VEGETATED WITH THE NATIVE SEED MIX.
- NATIVE SEED AREAS SHALL BE HYDRO-SEEDED.
- TREE PROTECTION FENCE SHALL BE PROVIDED AROUND ALL TREES IDENTIFIED FOR PRESERVATION AND SHALL REMAIN IN PLACE FOR THE LIFE OF THE CONSTRUCTION PROJECT.

1	BUILDINGS 5 & 6 LANDSCAPE PLAN
L2.3	1" = 10'-0" (30" x 42" SHEET)



ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
27 East Beaver Creek Blvd., Suite 303
Santa Barbara, California 93101
(805) 963-6890

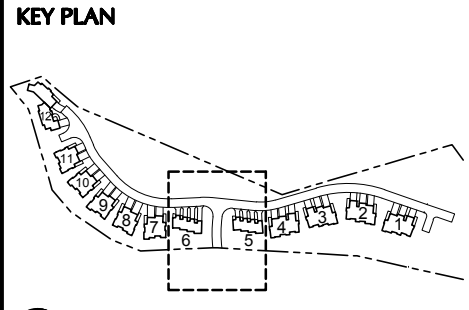
CIVIL
TALISMAN CIVIL CONSULTANTS
(801) 743-1300
(541) 241-8011

MECHANICAL
AEC
(970) 748-8520

ELECTRICAL
AEC
(970) 748-8520

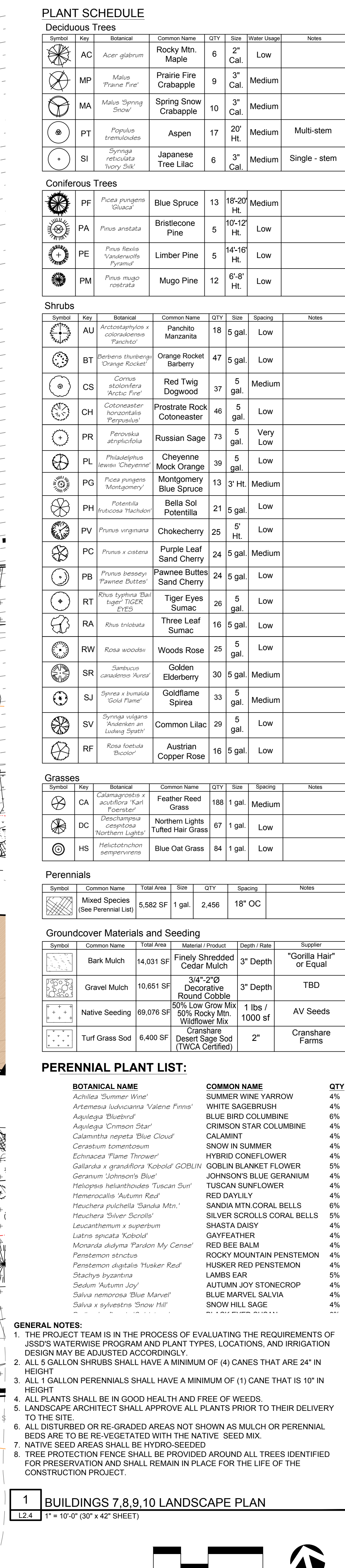
THE HAVENS AT DEER CREST
SITE AND LANDSCAPE
WASATCH COUNTY, UTAH
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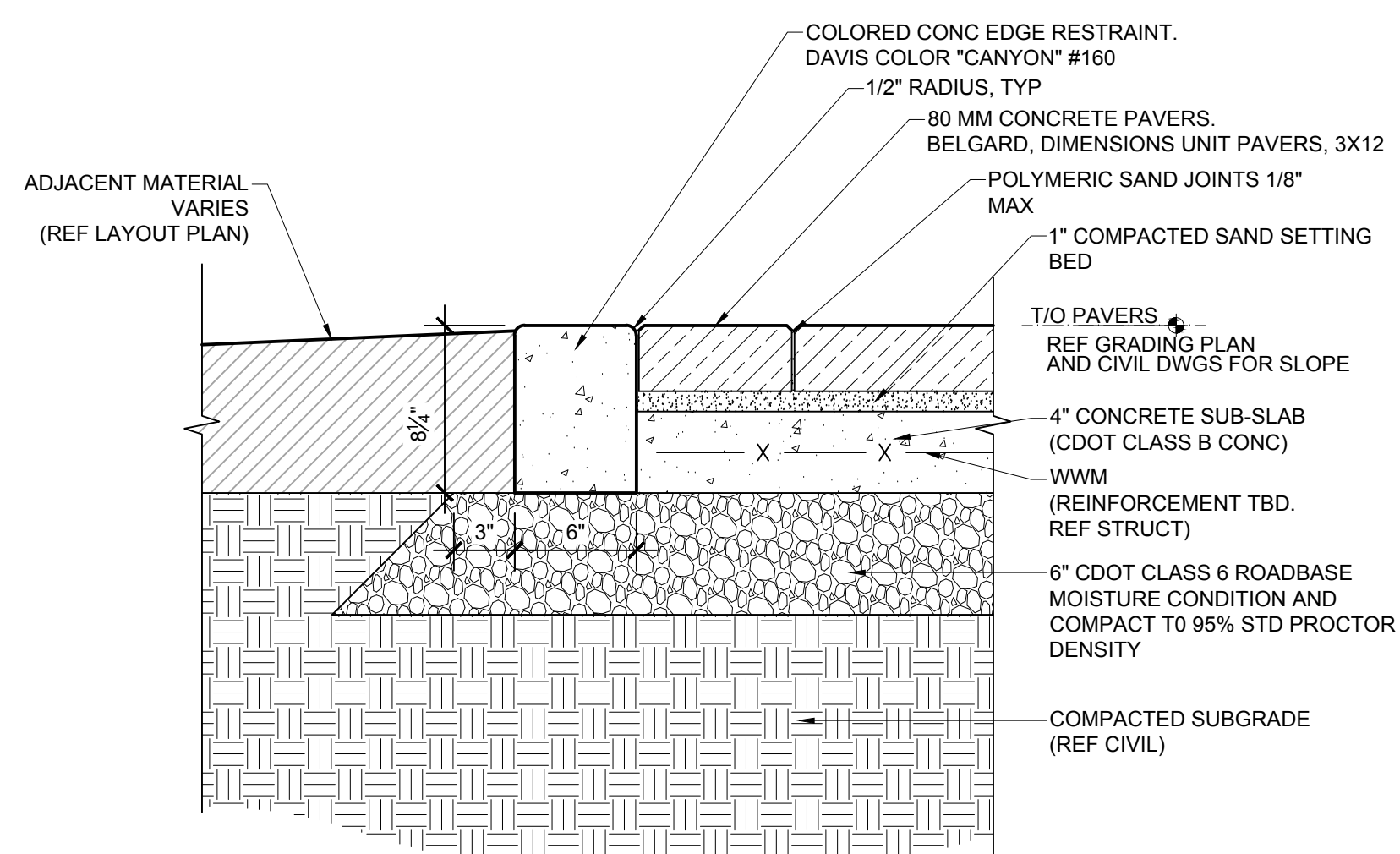
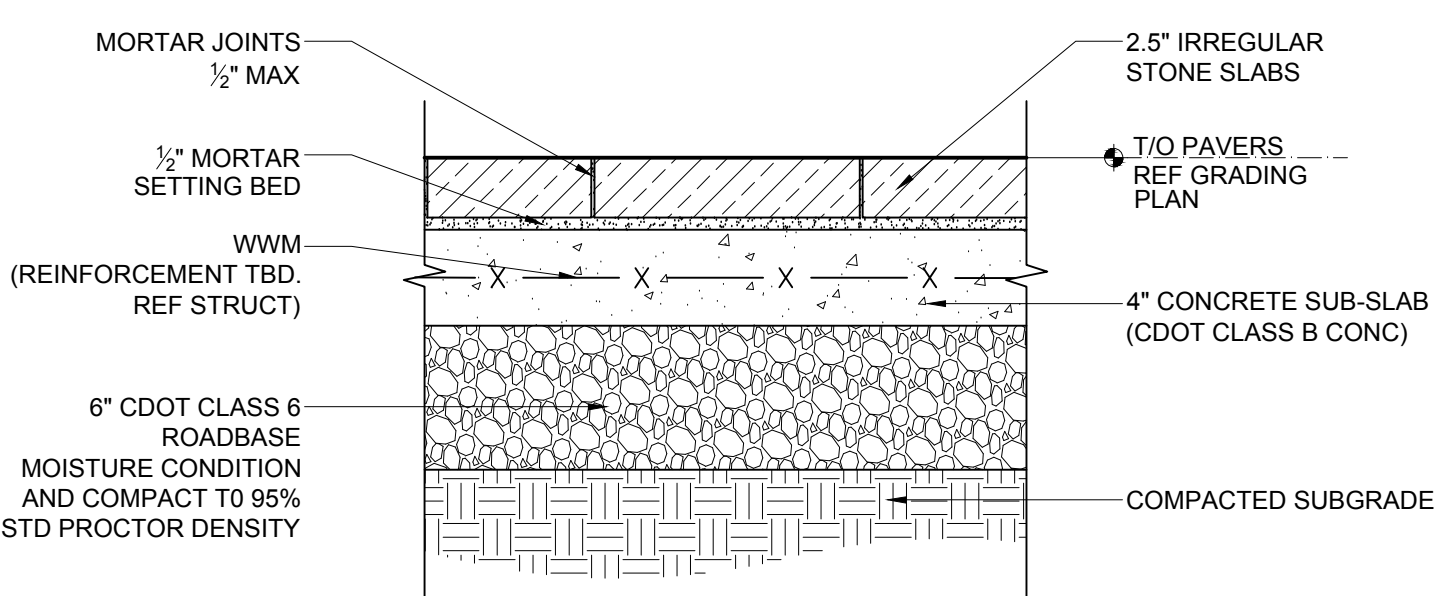
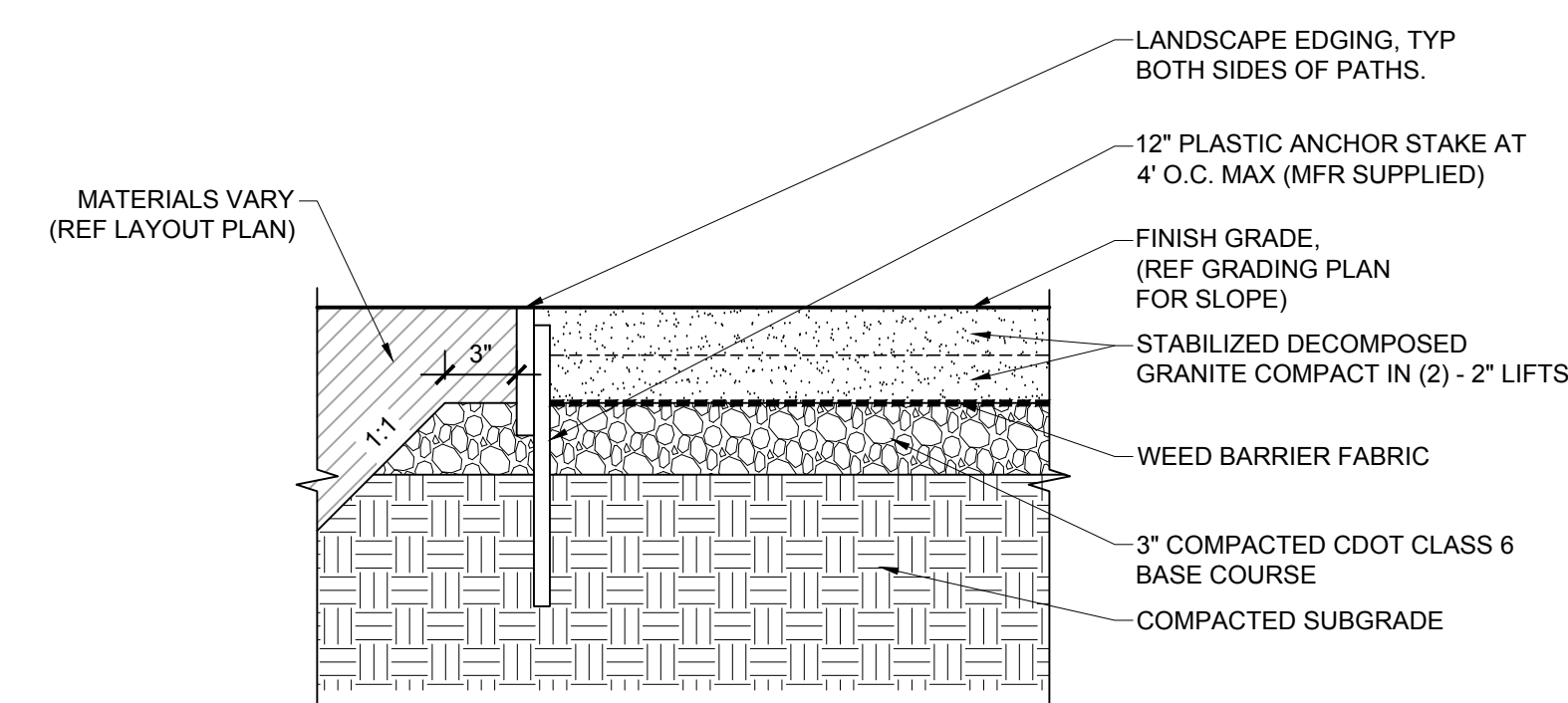
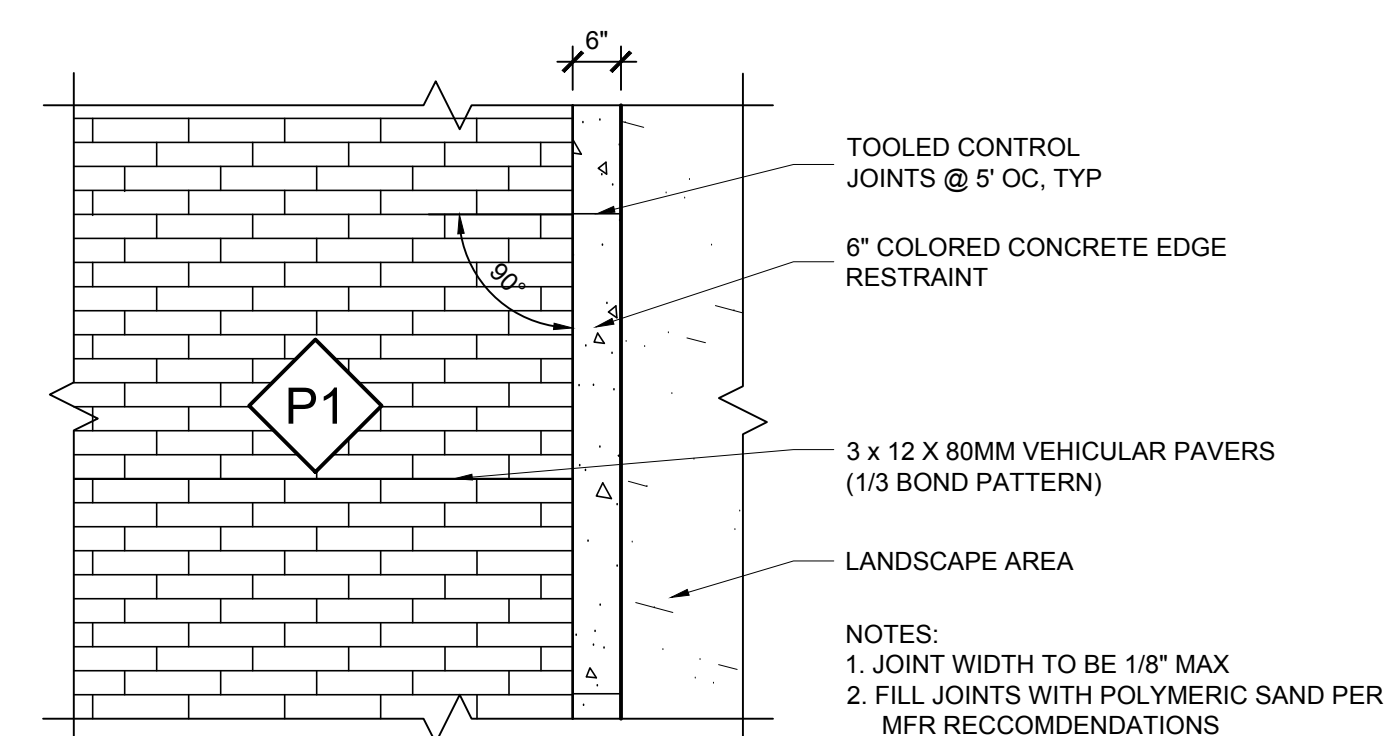
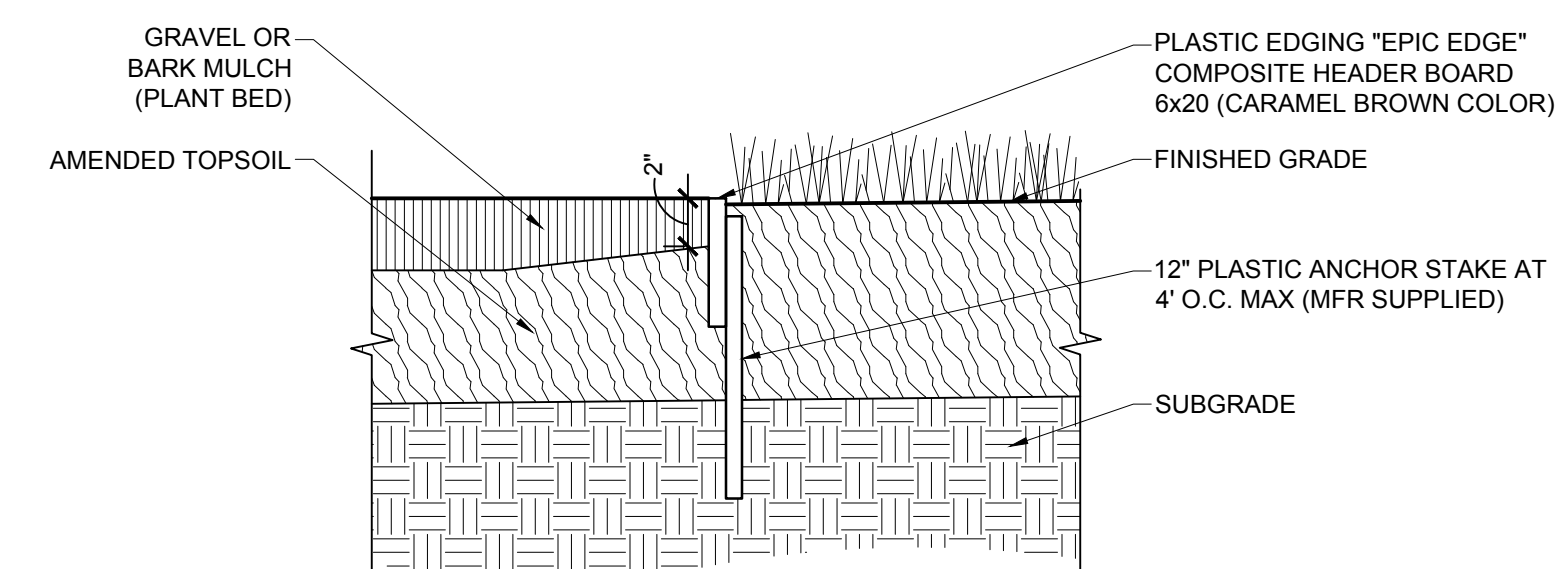
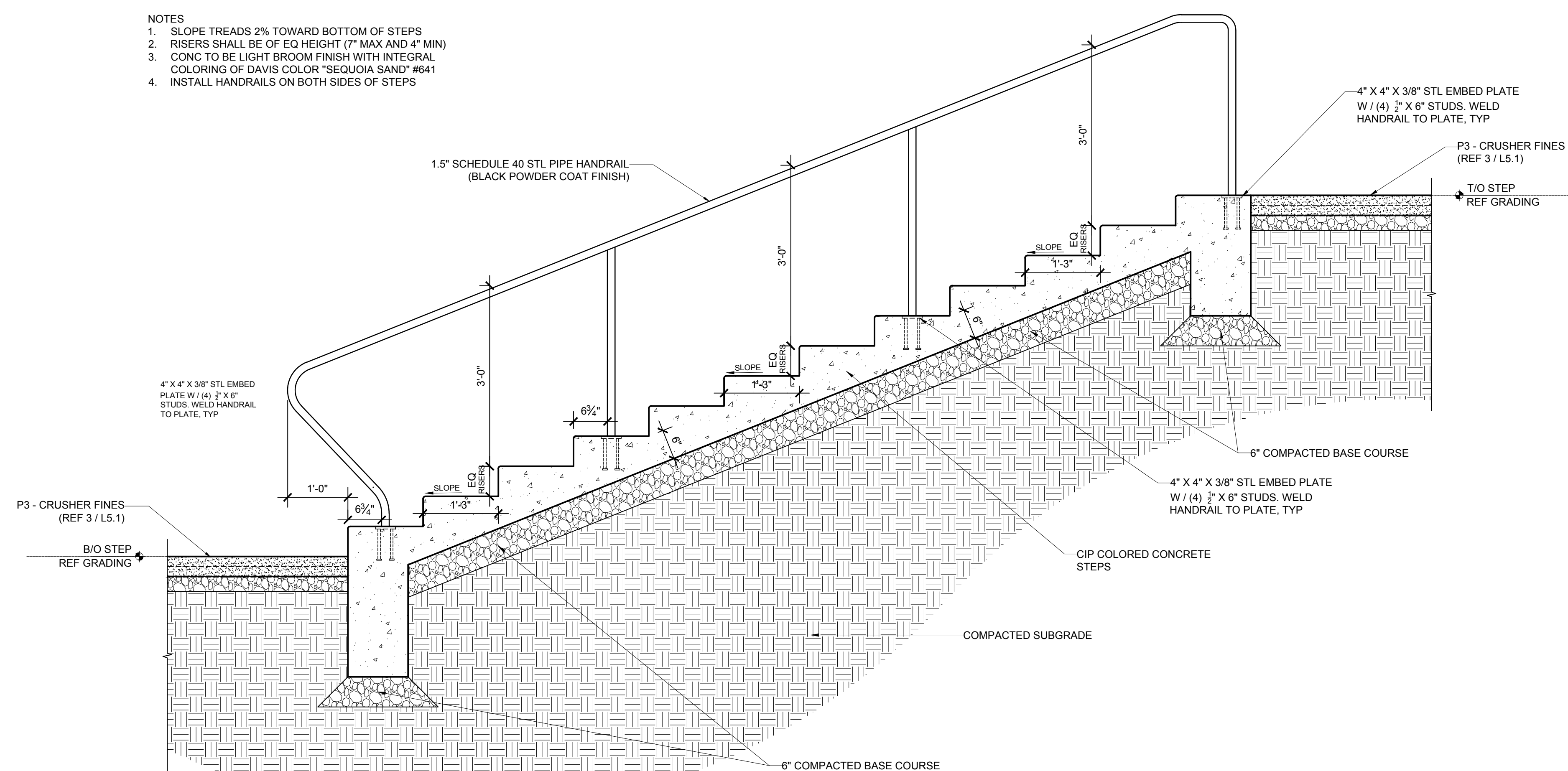
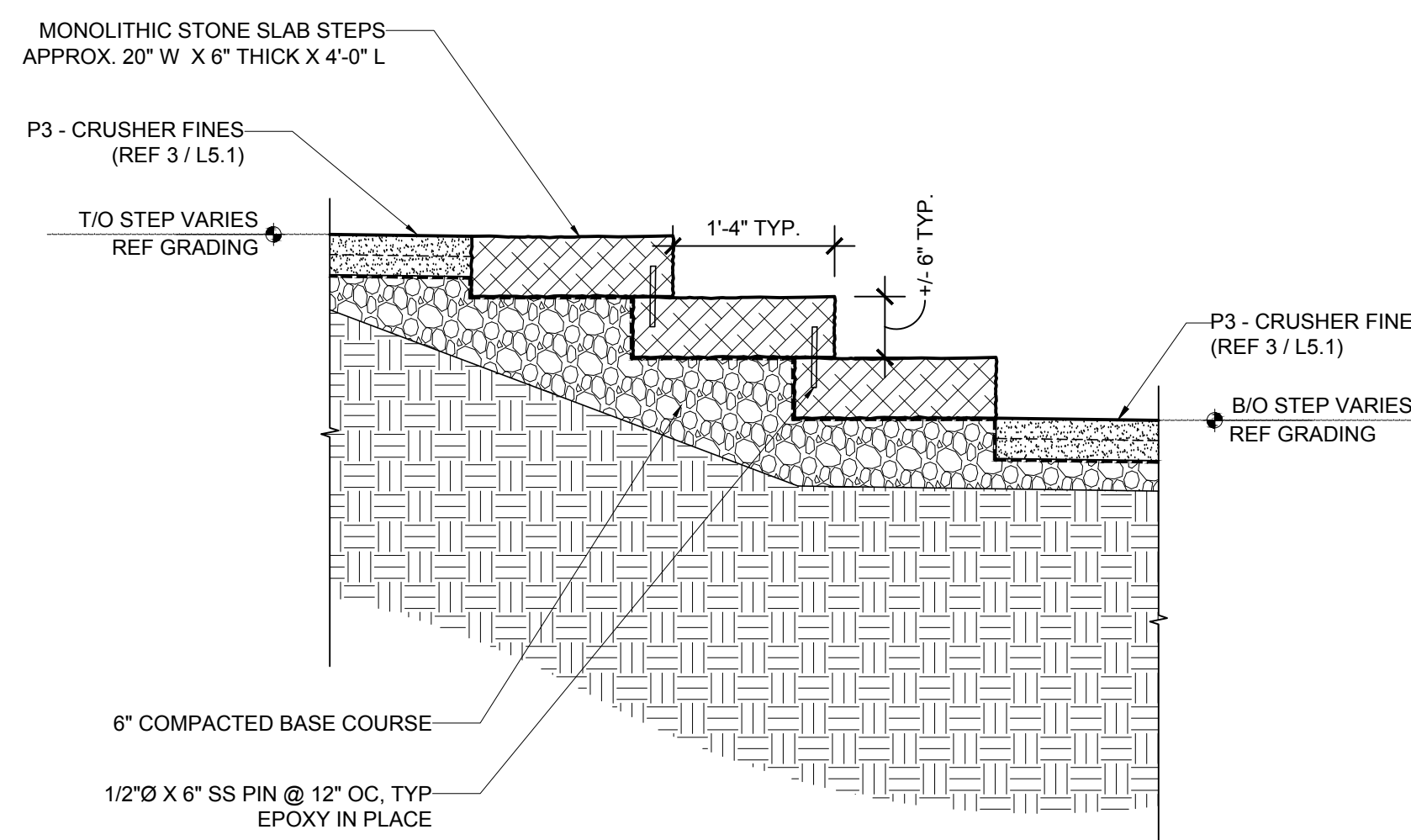
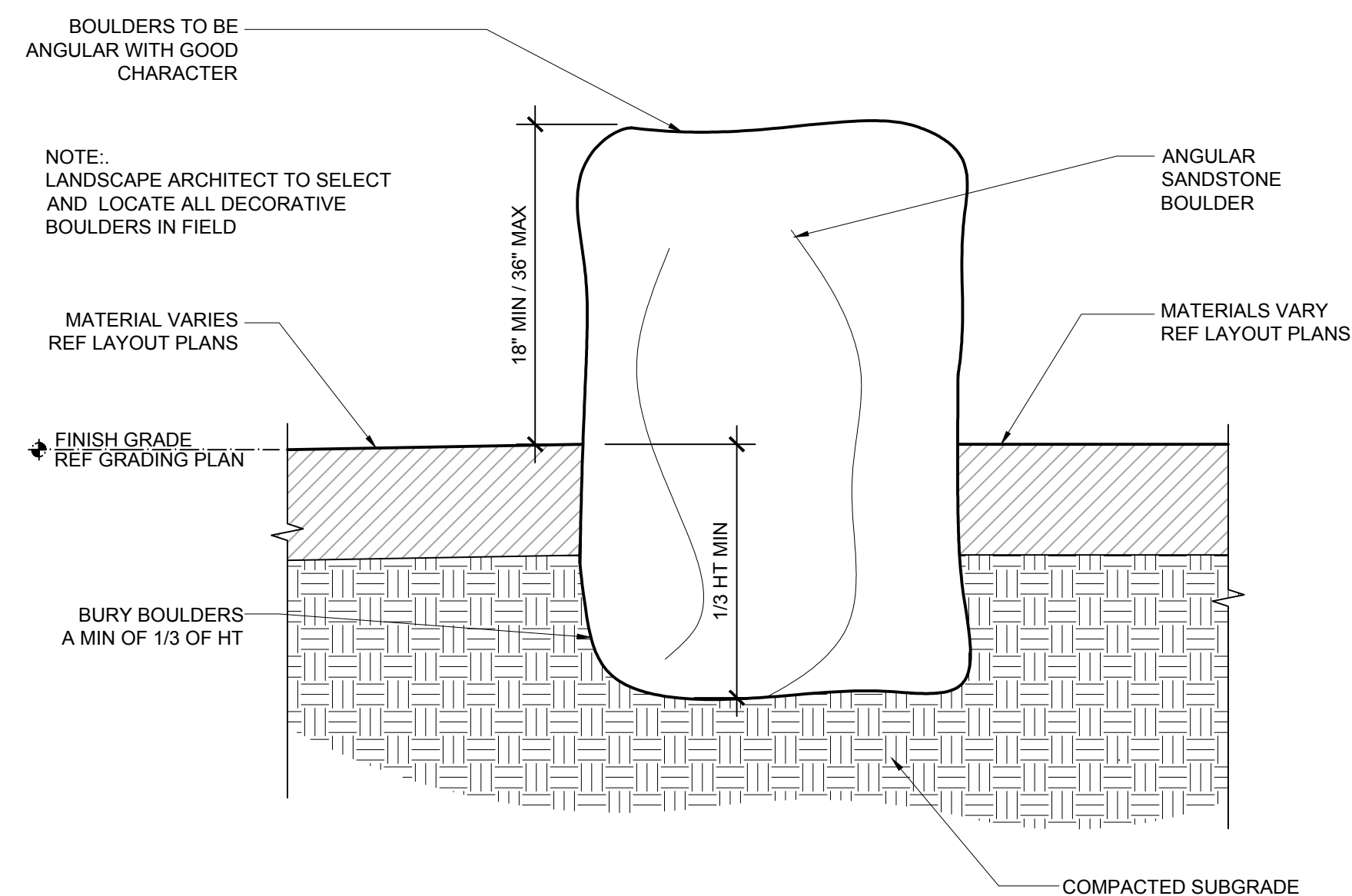
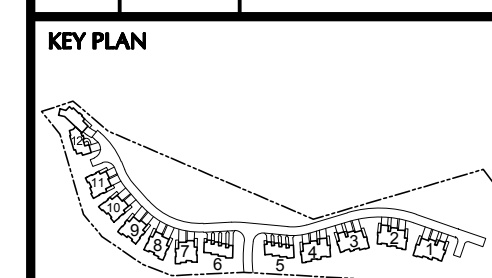
ISSUED FOR:		
No.	DATE	COMMENT
B	09/26/2023	DO SET
C	11/04/2023	SITE PLAN SUBMITTAL



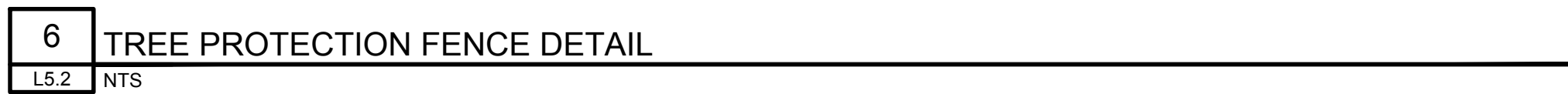
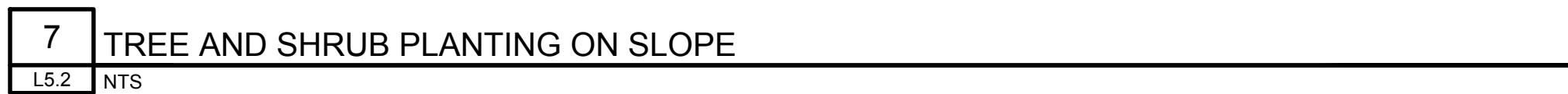
BLDG 5 & 6
LANDSCAPE
PLAN

PROJECT No.	ORIGIN DATE
20232996.04	05/05/2023
DRAWN BY	CHK BY
JAG	PC
TRV BY	PC
SHEET No.	L2.3
SCALE	AS SHOWN

[illegible]

[illegible]

PROJECT No.	ORIGIN DATE	
20232996.04	05/05/2025	
DRAWN BY	CHK BY	TRV BY
DL	JAG	PC



NOTE:
TREES AND SHRUBS PLANTED ON SLOPES
STEEPER THAN 3:1 WILL REQUIRE SLOPE
STABILIZATION USING SMALL BOULDERS ON THE
DOWNHILL SIDE OF THE PLANTING PIT.



GENERAL NOTES:

- 1. ALL EXTERIOR SITE FIXTURES SHALL BE DARK-SKY COMPLIANT. PROVIDE ASTRONOMICAL TIMECLOCK OR PHOTOCELL FOR CONTROL OF EXTERIOR SITE FIXTURES.
- 2. ALL BUILDING MOUNTED FIXTURES ARE SHOWN FOR REFERENCE ONLY, AND SHALL BE CONNECTED AND CONTROLLED FROM RESIDENCE.

**THE HAVENS AT DEER CREST
SITE AND LANDSCAPE
WASATCH COUNTY, UT**

AEC PROJECT #: 25044

DATE:	ISSUE:
08-28-25	PROGRESS
09-12-25	DD SET

Drawn By:	Checked By:
CTL	AEC

**PARTIAL
SITE
LIGHTING
PLAN**
SCALE 1" = 20'-0"

E1.0
1 of 3

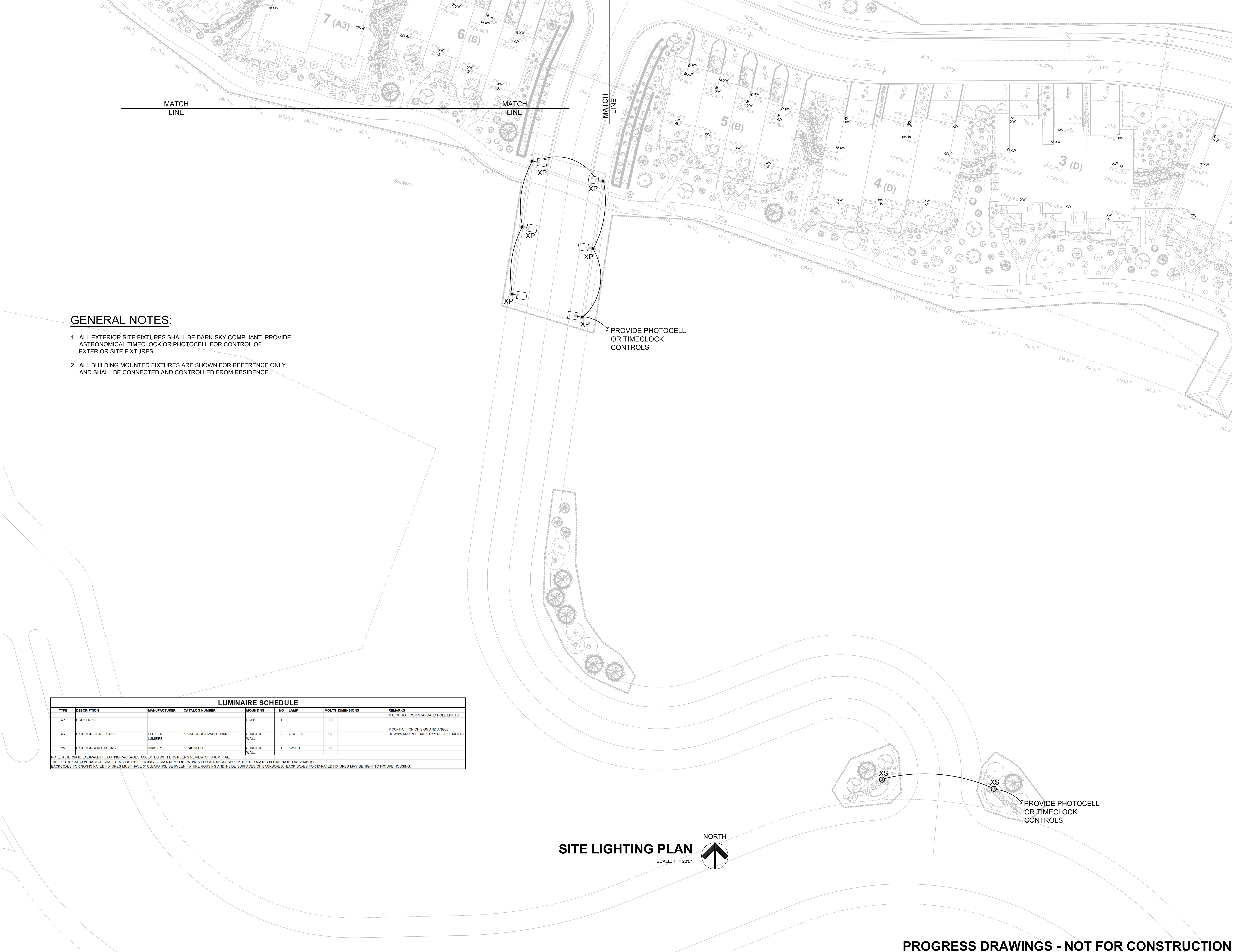
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PROGRESS DRAWINGS - NOT FOR CONSTRUCTION

E1.1



GENERAL NOTES:

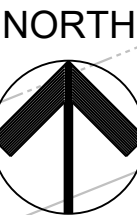
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- ALL BUILDING MOUNTED FIXTURES ARE SHOWN FOR REFERENCE ONLY, AND SHALL BE CONNECTED AND CONTROLLED FROM RESIDENCE.

LUMINAIRE SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	NO.	LAMP	VOLTS	DIMENSIONS
XP	POLE LIGHT			POLE	1		120	
XS	EXTERIOR SIGN FIXTURE	COOPER LUMIERE	1003-S2-RCS-RW-LED03090-	SURFACE WALL	2	20W LED	120	
XW	EXTERIOR WALL SCOWCE	HINKLEY	163MB2LED	SURFACE WALL	1	8W LED	120	

NOTE: ALTERNATE EQUIVALENT LIGHTING PACKAGES ACCEPTED WITH ENGINEER'S REVIEW OF SUBMITTAL.
THE ELECTRICAL CONTRACTOR SHALL PROVIDE FIRE RATING TO MAINTAIN FIRE RATINGS FOR ALL RECESSED FIXTURES LOCATED IN FIRE RATED ASSEMBLIES.
BACKBOXES FOR NON-IC RATED FIXTURES MUST HAVE 3" CLEARANCE BETWEEN FIXTURE HOUSING AND INSIDE SURFACES OF BACKBOXES. BACK BOXES FOR IC-RATED FIXTURES MAY BE TIGHT TO FIXTURE HOUSING.

SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



PROGRESS DRAWINGS - NOT FOR CONSTRUCTION

THE HAVENS AT DEER CREST
SITE AND LANDSCAPE
WASATCH COUNTY, UT

AEC PROJECT #: 25044

DATE: 08-28-25
ISSUE: PROGRESS
DD SET

Drawn By: CTL
Checked By: AEC

PARTIAL
SITE
LIGHTING
PLAN
SCALE 1" = 20'-0"

E1.2
3 of 3

PARKING SUMMARY

DEER CREST VILLAGE
PARCEL 3 – TOWNHOMES – 32 UNITS
SITE PLAN PARKING ANALYSIS

Summary of Site Plan Parking: Per the submitted Site Plan, the Deer Crest Village 32-unit townhome project on Parcel 3 contains a total of 132 parking spaces (56 in garage + 76 on driveway). Broken down, each duplex unit (4 bedrooms) and triplex unit (3 bedrooms) includes a 2-car garage plus surface spaces on the driveways (for an additional 2.75 cars on average). Each fourplex unit (2 bedrooms) includes a 1-car garage plus surface spaces on the driveways (for an additional 1.25 cars on average). Per the MIDA Development Standards & Guidelines, based on the total bedroom count, a total of 54 parking spaces is required. Per the 1996 Density Determination, based on the number of units (at a required, 4 spaces per townhome unit, regardless of size or number of bedrooms), a total of 128 parking spaces is required.

As submitted, the project design contains 78 parking spaces more than MIDA's requirements, and 4 spaces more than the County's requirements from the 1996 Density Determination.

PROPOSED DESIGN, PER SITE PLAN SUBMITTALS:	<u>Duplex</u>	<u>Triplex</u>	<u>Fourplex</u>	<u>TOTAL</u>
Townhome Unit Count	12	12	8	32
Garage Parking Spaces	24	24	8	56
Driveway Parking Spaces	36	30	10	76
TOTAL PARKING SPACES ON SITE PLAN	60	54	18	132

MIDA Development Standards & Guidelines: Residential: 0.5 spaces required, per bedroom (inside/covered). If TH structure has more than 3 attached units, need at least 0.25 additional spaces per bedroom (can be surface). Condo buildings need at least 0.25 additional spaces per bedroom (in garage).

		<u>Duplex</u>	<u>Triplex</u>	<u>Fourplex</u>
Required, per Bedroom, in Garage	0.5	0.5	0.5	0.5
Additional Required, per Bedroom, Driveway/Surface	0.25			0.25
Total, Per Bedroom		0.5	0.5	0.75

DEER CREST VILLAGE: The Havens Townhomes - 32 units				TOTAL SPACES
Bedrooms per Unit	4	3	2	
Units	12	12	8	32
Total Bedrooms	48	36	16	100
Parking Required	24	18	12	54

1996 Density Determination Requirements: Residential: Condo requires 2 spaces per unit and Townhome requires 4 spaces per unit.

	<u># of Townhome Units</u>	<u>Parking Required Per Townhome Unit</u>	TOTAL SPACES REQUIRED
Required, per Townhome, in Garage	32	2	64
Additional Required, per Townhome, Driveway/Surface	32	2	64
Total	32	4	128