AGENDA
Shayne Scott, County Manager
Monday, February 2, 2026

NOTICE is hereby given that Shayne Scott, County Manager, will conduct a public hearing and take possible action on the proposed
Final Subdivision Plat for the Promontory Hawks Pass Phase 2 Subdivision
and
review and possible approval of Architectural Design Standards required by Section 5.6 of the Administrative Development Agreement between Park City Junction LLC, and Summit County

Monday, February 2, 2026, at 1:00 PM, at the anchor location of the Summit County Courthouse, Executive Conference Room, 60 N. Main Street, Coalville, UT 84017, and via Zoom

To participate electronically via Zoom in the meeting:
https://summitcountyut.zoom.us/j/9535992911
OR
To listen by phone only: Dial 1-301-715-8592, Webinar ID: 953 599 2911
OR
To submit written comment please email acaus@summitcountyutah.gov prior to the meeting

1:00 PM Public hearing and possible action regarding a Final Subdivision Plat for the Promontory Hawks Pass Phase 2 Subdivision (15 Lots with 1 Open Space Parcel), located off Double Deer Drive and Golf Club Link (South of the Nicklaus Clubhouse Complex), Parcel SS-52 (~20.5 acres used for the subdivision), Promontory, Summit County, UT; Applicant: Matthew Idema; Administrative Review; Project #25-061; Amir Caus, AICP, Senior Planner

1:10 PM County Manager review and possible approval of Architectural Design Standards required by Section 5.6 of the Administrative Development Agreement between Park City Junction LLC and Summit County; Steve Borup of DPRE for Park City Junction LLC, and Peter Barnes, Community Development Director

Attendees may attend by electronic means, using Zoom (phone or video).
Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the Summit County Courthouse, 60 N. Main Street, Coalville, Utah 84017
Individuals with questions, comments, or needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Annette Singleton at (435) 336-3025

Summit County Manager
P.O. Box 128, 60 North Main, Coalville; UT 84017
(435) 336-3025
asingleton@summitcountyutah.gov or www.summitcountyutah.gov

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

STAFF REPORT

To:	Summit County Manager
From:	Amir Caus, AICP, Senior Planner
Date of Meeting:	February 2, 2026
Type of Item:	Final Subdivision Plat – Public Hearing, Possible Action
Process:	Administrative (Recommendation to the County Manager and Final Decision by the County Manager)
File:	25-061

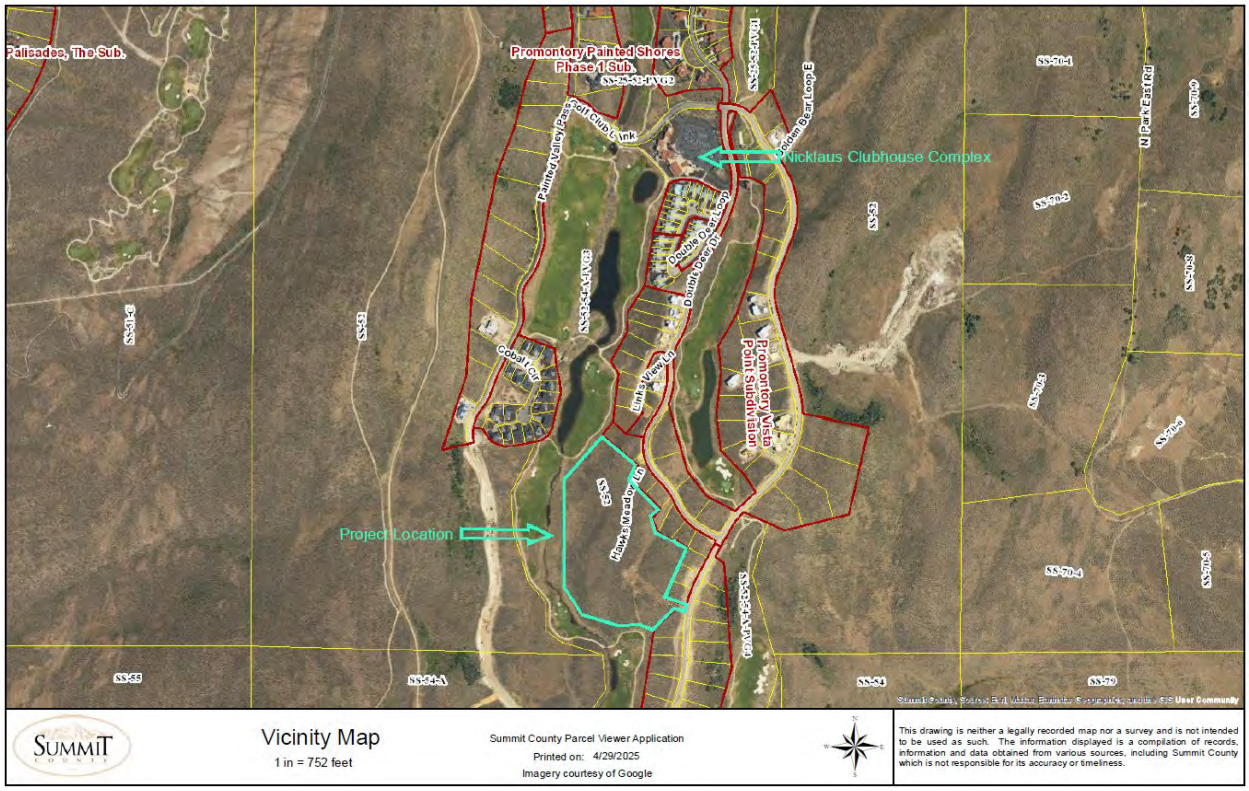
Proposal

The applicant is requesting to allocate 23 units of Resort Density with 2 Open Space parcels in the Promontory Specially Planned Area (SPA), located off Double Deer Drive and Golf Club Link (South of the Nicklaus Clubhouse Complex), Parcel SS-52, Promontory, Summit County, UT.

Project Description

Project Name:	Promontory Scenic Valley Phase 2 Final Subdivision Plat
Applicant(s):	Matthew Idema
Property Owner(s):	Promontory Development LLC
Location:	Parcel SS-52, located off Double Deer Drive and Golf Club Link (South of the Nicklaus Clubhouse Complex), Promontory, Summit County, UT
Zone District:	Promontory SPA
Parcel Number and Size:	SS-52 (391.29 acres) – ~20.5 acres used for the subdivision
Type of Process:	Administrative
Final Land Use Authority:	Summit County Manager

Vicinity Map



Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,520 units have been approved. The development parameters for this project are specifically set forth in the Development Agreement.

On October 16, 2025, the Eastern Summit County Planning Commission voted to forward a positive recommendation to the Summit County Manager to approve the proposed subdivision plat.

Analysis and Findings

The applicant is using density from the existing pool of density. All building pads have been located outside of critical lands.

Due to a recent increase in the amount of disturbance per lot and to encourage better practices to design homes with the land rather than modifying land to suit the home, Promontory is implementing a limitation on the amount of grading that can take place within each building pad. While larger building pads do give site flexibility to applicants, the amount of grading will

be limited. Promontory has adopted this in their Architectural Guidelines and all subdivisions moving forward will include plat notes for all future subdivisions.

Service Providers

All service provider comments have been addressed.

Promontory Conservancy

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

Development Agreement Requirements

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

Resort Units Notice of Restrictive Use

The applicant is proposing to use density from Resort Unit pool of entitlements for the proposed 23 units. A Notice of Restrictive Use is required to be recorded against each property to further inform future buyers that Resort Units are to be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period.

Recommendation

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

1. The Promontory Development Agreement was approved on January 2, 2001.
2. The Promontory Development Agreement provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6,500 acres with no less than 3,900 acres remaining as passive open space.
3. Of the 1901 total units in the density pool, 1,520 units have been approved.
4. Promontory Development LLC is the owner of record of Parcel SS-52 (391.29 acres).
5. The applicant is requesting to allocate 23 units of Resort Density with 2 Open Space parcels in the Promontory Specially Planned Area (SPA), located off Painted Valley Pass

(South of the Nicklaus Clubhouse Complex), Parcel SS-52, Promontory, Summit County, UT.

6. Of the total parcel acreage ~20.5 acres used for the subdivision.
7. The proposed Final Subdivision Plat is legally described as Promontory Hawks Pass Phase II Subdivision.
8. The density is established by the Promontory Development Agreement pool of density.
9. Staff have received approval from the Promontory Conservancy for the proposal.
10. Public notice of the public hearing was published in *Summit County News.*
11. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the proposed subdivision.
12. Service providers have reviewed the plat for compliance with applicable standards and no project issues have been identified that could not be mitigated.
13. Staff have reviewed the proposed plat for compliance with the applicable Development Code standards.
14. Staff have reviewed the proposed plat for compliance with the Promontory Development Agreement standards.
15. On October 16, 2025, the Eastern Summit County Planning Commission voted to forward a positive recommendation to the Summit County Manager to approve the proposed subdivision plat.

Conclusions of Law:

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

Conditions of Approval:

1. A Notice of Restrictive Use as identified in Exhibit B shall be recorded against each Resort Unit property to further inform future buyers that Resort Units are to be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period.
2. All necessary permits must be obtained, and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
3. All service provider requirements shall be met.
4. Prior to recordation, the applicant shall include the grading limitation plat notes as per the Promontory Architectural Guidelines.

Public Notice, Meetings and Comments

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

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

Attachments

Exhibit A – Proposal
Exhibit B – Notice of Restrictive Use

EXHIBIT A.1

8758 Promontory Ranch Road
Park City, UT 84098
801-763-5100

August 19, 2025

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

RE: HAWKS PASS PHASE II SUBDIVISION PLAT APPLICATION NARRATIVE

Amir,

This correspondence is intended to outline and describe the purpose and intent of Summit County application for the new Horizon Point subdivision within Promontory.

We are submitting a Final Subdivision Plat application and Construction Permit (CP) application for the Hawks Pass Phase II subdivision, which consists of 15 single family lots and one (1) tract of open space for a passive park on 20.46 acres. The nature of this application is related to the following permitting for the following:

- Lots consist of seven (7) Villas, six (6) Estate and two (2) Incentive Density lots, taken from Parcel #SS-52.
- The CP application is being submitted in context with this plat request.
- The civil component of this scope of work is a "ring road" – Hawks Meadow Lane – of new capital infrastructure and a 50-foot private right of way that will serve the Phase II lots.
- These lots will be counted against the 1924 lots associated with our masterplan agreement with Summit County, and compliant with the SPA codified in 2002.
- Upon initial review by the jurisdiction, building envelopes and other appropriate dimensions will be reflected in the final plat for the public hearing for approval.

Promontory appreciates the opportunity to request this new project with Summit County. Should you have any questions or require additional information, please contact us at your earliest convenience.

Thank you,

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

PROMONTORY HAWKS PASS SUBDIVISION PHASE II

GENERAL NOTES:

1. ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROMONTORY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN COALVILLE, UTAH. PURSUANT TO THE DECLARATION, ALL OWNERS OF LOTS WITHIN PROMONTORY ARE MEMBERS OF THE PROMONTORY CONSERVANCY, AN ASSOCIATION OF PROMONTORY PROPERTY OWNERS (THE "ASSOCIATION"). THE USE OF ANY PROMONTORY LOT IS GOVERNED BY THE TERMS OF THE DECLARATION AND SUPPLEMENTAL DECLARATION. EACH LOT IS SUBJECT TO ALL EASEMENTS SET FORTH IN THESE PLAT NOTES AND IN THE DECLARATION AND SUPPLEMENTAL DECLARATION.

2. NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF PROMONTORY IN ACCORDANCE WITH THE DECLARATION AND THE PROMONTORY DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THERE UNDER FROM TIME TO TIME, WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEWER."

3. OWNERS OF PROMONTORY LOTS WILL HAVE NO OWNERSHIP OR MEMBERSHIP INTEREST IN THE PROMONTORY CLUB OR ANY GOLF COURSE SHOWN ON THE PLAT OR OTHER GOLF COURSES OR RECREATIONAL FACILITIES OF THE PROMONTORY CLUB WITHIN PROMONTORY SOLELY BY VIRTUE OF THE OWNERSHIP OF ONE OR MORE PROMONTORY LOTS. FURTHER, LOT OWNERS SHALL HAVE NO RIGHTS, EXPECTATIONS, OR GUARANTEES WITH RESPECT TO THE PHYSICAL CONDITION, LAYOUT OR USE OF ANY GOLF COURSE, OR ANY RIGHT TO USE, OCCUPY OR EXERCISE ANY DEGREE OF CONTROL OVER ANY PORTION OF ANY GOLF COURSE OR ANY IMPROVEMENTS THERETO, BY VIRTUE OF THEIR OWNERSHIP OF ONE OR MORE PROMONTORY LOTS OR THEIR MEMBERSHIP IN THE ASSOCIATION. AT THE DIRECTION OF THE DECLARANT OR THE PROMONTORY CLUB, ANY GOLF COURSE MAY BE USED FOR GOLF TOURNAMENTS ATTENDED BY THE GENERAL PUBLIC WITHOUT ANY PRIOR NOTICE TO OR CONSENT OF LOT OWNERS. DECLARANT HEREBY RESERVES OVER EACH LOT AN EASEMENT PERMITTING GOLF BALLS, GOLF CLUBS, GOLF CART PATHS AND PARTS THEREOF, AS PROVIDED MORE FULLY IN THE DECLARATION. ERRANT GOLF BALLS MAY LAND ON ANY LOT. THE PORTIONS OF LOTS NOT COVERED BY RESIDENTIAL IMPROVEMENTS MAY BE ENTERED INTO BY THE OPERATOR OF THE ADJACENT GOLF COURSE FOR MAINTENANCE PURPOSES AND MAY BE SUBJECT TO IRRIGATION OVER-SPRAY FROM THE GOLF COURSE. UNDER NO CIRCUMSTANCES SHALL ANY OF THE FOLLOWING PERSONS BE HELD LIABLE FOR ANY DAMAGES OR INJURY RESULTING FROM ERRANT GOLF BALLS, GOLF CLUBS, OR PARTS THEREOF, OR THE EXERCISE OF THIS EASEMENT: DECLARANT; THE ASSOCIATION OR ITS BOARD, OFFICERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); THE PROMONTORY CLUB OR ITS BOARD, OFFICERS, OWNERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); ANY SUCCESSOR OR ASSIGN OF THE DECLARANT, THE ASSOCIATION, OR THE PROMONTORY CLUB, SUCCESSORS-IN-TITLE OF THE GOLF COURSE OR ASSIGNS; BUILDERS (IN THEIR CAPACITY AS SUCH); OR ANY OFFICER, DIRECTOR, OR PARTNER OF ANY OF THE FOREGOING, OR ANY OFFICER, DIRECTOR, EMPLOYEE, OR AGENT OF ANY PARTNER.

4. DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION, PROVIDED SUCH BUILDING ENVELOPE SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 9 BELOW) AND SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE IS ESTABLISHED BY THE DESIGN GUIDELINES, OR THE SUPPLEMENTAL DESIGN GUIDELINES AS APPLICABLE. MAXIMUM BUILDING HEIGHTS ARE MEASURED VERTICALLY FROM EXISTING NATURAL GRADE. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT.

5. THE COMBINATION OF TWO ADJACENT LOTS INTO A SINGLE LOT MAY BE PERMITTED IN CERTAIN AREAS AS, DETERMINED BY THE DECLARANT OR DESIGN REVIEWER, IN THE EXERCISE OF THE DECLARANT'S OR DESIGN REVIEWER'S SOLE DISCRETION. IF AN OWNER PURCHASES TWO ADJACENT AND CONTIGUOUS LOTS, AND THE PROPOSED HOUSE LOCATION STRADDLES A LOT LINE OR EXTENDS BEYOND THE BOUNDARIES OF THE DESIGN REVIEWER'S PREDETERMINED BUILDING ENVELOPE ON EITHER LOT, IT WILL BE NECESSARY TO HAVE THE REVISED BUILDING ENVELOPE APPROVED BY THE DESIGN REVIEWER IN CONNECTION WITH THE APPROVAL OF A SPECIFIC HOUSE PLAN (IN THE EXERCISE OF ITS SOLE SUCH DISCRETION). FURTHER, THE COMBINATION OF LOTS OR MODIFICATION OF THE BUILDING ENVELOPE WILL REQUIRE THE APPROVAL OF SUMMIT COUNTY FOR A LOT LINE ADJUSTMENT OR AN AMENDMENT TO THE PLAT. REQUEST FOR SUCH APPROVAL MAY NOT BE SUBMITTED TO SUMMIT COUNTY WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN REVIEWER. IF TWO LOTS ARE COMBINED FOR PURPOSES OF BUILDING A SINGLE HOME ON THE TWO, NOTWITHSTANDING ANY LOT LINE ADJUSTMENT OR PLAT AMENDMENT COMBINING THE TWO, THE COMBINED HOMESITE WILL STILL RESPONSIBLE FOR PAYMENT OF TWO LOT ASSESSMENTS TO THE PROMONTORY CONSERVANCY, JUST AS THOUGH IT REMAINED TWO SEPARATE LOTS.

6. IN ADDITION TO THE LIMITATIONS ON BUILDING SIZE, THE DESIGN GUIDELINES AND ANY APPLICABLE SUPPLEMENTAL DESIGN GUIDELINES MAY CONTAIN SPECIFIC LIMITATIONS REGARDING THE AMOUNT AND NATURE OF LANDSCAPING AND IRRIGATION THAT MAY BE PERMITTED OR REQUIRED ON EACH LOT. ALL LANDSCAPE PLANS AND ANY MODIFICATIONS THERETO MUST BE APPROVED BY THE DESIGN REVIEWER.

7. IN ACCORDANCE WITH SUMMIT COUNTY ORDINANCES, BUILDING PERMITS ISSUED BY SUMMIT COUNTY WILL BE REQUIRED FOR ALL DEVELOPMENT ACTIVITY ON A LOT AND IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN PROMONTORY WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

8. PROMONTORY IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (MRWSSD), PARK CITY FIRE SERVICE DISTRICT (PCFSD), SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD), AND THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT (SBSRD). ALL LOTS ARE SUBJECT TO ASSESSMENTS AND FEES OF ALL THE FOREGOING DISTRICTS.

9. PROMONTORY IS GOVERNED BY THE TERMS OF A DEVELOPMENT AGREEMENT FOR THE PROMONTORY SPECIALLY PLANNED AREA, DATED JANUARY 16, 2001, BETWEEN SUMMIT COUNTY AND THE PROMONTORY DEVELOPER ("DEVELOPMENT AGREEMENT"), AS AMENDED. THE DEVELOPMENT AGREEMENT GOVERNS USES AND IMPOSES REGULATIONS APPLICABLE WITHIN PROMONTORY.

10. DECLARANT RESERVES THE RIGHT TO DESIGNATE ANY LOT OR COMBINATION OF LOTS SHOWN ON THE PLAT THAT IS IN EXCESS OF ONE ACRE IN SIZE AS AN "ESTATE LOT." THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED AN "ESTATE LOT" WITHIN THIS PLAT IS 8,000 SQUARE FEET AND THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED "INCENTIVE DENSITY" WITHIN THIS PLAT IS 8,000 SQUARE FEET; THE MINIMUM FOR AN "ESTATE LOT" IS 3,500 SQUARE FEET AND THE MINIMUM FOR AN "INCENTIVE DENSITY" IS 3,500. THIS MAY BE FURTHER LIMITED BY THE DESIGN GUIDELINES AND ANY APPLICABLE SUPPLEMENTAL DESIGN GUIDELINES. THE MAXIMUM BUILDING FLOOR AREA OF A HOME STRADDLING TWO LOTS, MAY BE INCREASED TO A SQUARE FOOTAGE NOT TO EXCEED 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "ESTATE LOTS" AND 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "INCENTIVE DENSITY" LOTS IF APPROVED BY THE DESIGN REVIEWER, IN THE EXERCISE OF ITS SOLE DISCRETION, IN CONNECTION WITH THE APPROVAL OF A SPECIFIC HOUSE PLAN. WITHIN PROMONTORY, FLOOR AREA IS MEASURED AS NET LIVABLE AREA, BUT FLOOR AREA DOES NOT INCLUDE THE INTERIORS OF WALLS, GARAGES OR UNCONDITIONED STORAGE OR MECHANICAL SPACES.

11. "ESTATE LOTS" COMPRISING AT LEAST ONE ACRE IN SIZE MAY BE DESIGNATED BY THE DEVELOPER AS "BASE DENSITY" UNDER THE DEVELOPMENT AGREEMENT AND ARE INDICATED AS SUCH ON THIS PLAT BY THE SYMBOL "E." ALL LOTS EITHER NOT MEETING "ESTATE LOT" QUALIFICATIONS OR ESTATE LOTS NOT DESIGNATED AS "BASE DENSITY" WILL CONSTITUTE "INCENTIVE DENSITY" UNDER THE DEVELOPMENT AGREEMENT AND ARE INDICATED AS SUCH ON THIS PLAT BY THE SYMBOL "ID." PURSUANT TO THE TERMS OF THE DEVELOPMENT AGREEMENT, ANY OWNER UTILIZING OR CONVERTING AN "INCENTIVE DENSITY" LOT TO PERMANENT OCCUPANCY AS DEFINED IN THE DEVELOPMENT AGREEMENT IS SUBJECT TO AN OBLIGATION TO PAY SUMMIT COUNTY A ONE-TIME CONVERSION FEE ($10,000 IN 2001 DOLLARS, SUBJECT TO CPI ADJUSTMENT AS DEFINED IN THE DEVELOPMENT AGREEMENT) AS A PRECONDITION TO THE CHANGE OF USE TO PERMANENT OCCUPANCY. ALL OWNERS MAY BE REQUIRED TO SUBMIT AN AFFIDAVIT DECLARING THE OWNER'S PERMANENT OR PART-YEAR OCCUPANCY STATUS.

12. RESORT UNITS ARE LOTS IDENTIFIED ON THIS PLAT BY THE SYMBOL 'R.' RESORT UNITS ARE GENERALLY DEFINED AS UNITS WHICH ARE TIGHTLY CLUSTERED AND EITHER SINGLE FAMILY ATTACHED, DETACHED, ZERO LOT LINE OR CONDOMINIUM SETUP ON LOTS THAT ARE GENERALLY EQUAL TO OR LESS THAN ONE HALF OF AN ACRE (UNLESS OTHERWISE APPROVED BY THE COUNTY MANAGER) AND HAVE A MAXIMUM FLOOR AREA OF 2,500 SQUARE FEET (2,500 SQUARE FEET NET LIVABLE AREA). AN OWNER OF A RESORT UNIT SHALL NOT BE ALLOWED TO PURCHASE AN ADJOINING LOT AND COMBINE TWO LOTS FOR THE PURPOSE OF INCREASING MAXIMUM FLOOR AREA. RESORT UNITS SHALL BE USED FOR SHORT-TERM OCCUPANCY NOT TO EXCEED SIX (6) MONTHS BY ANY RESIDENT IN A SINGLE CALENDAR YEAR PERIOD. RESORT UNIT OWNERS ARE INELIGIBLE TO QUALIFY FOR PERMANENT RESIDENT STATUS BASED UPON THE RESORT UNIT OWNERSHIP. IN THE EVENT THAT A COURT OR SIMILAR OFFICIAL GOVERNMENT DECISION MAKING BODY DETERMINES THAT SECTION 4.4.1.6 OF THE DEVELOPMENT AGREEMENT IS NOT ENFORCEABLE AND AFTER SUCH DETERMINATION AN OWNER OF A RESORT UNIT IS VIOLATING SAID SECTION BY USING SUCH UNIT FOR PERMANENT OCCUPANCY, AN IMPACT FEE IN THE AMOUNT OF $10,000 (IN 2001 DOLLARS ADJUSTED ANNUALLY) WILL BE PAYABLE TO THE COUNTY BY THE RESORT UNIT OWNER. SUCH CONVERSION FEE SHALL BE PAYABLE REGARDLESS OF WHETHER THE OCCUPANCY LIMITATION IN SECTION 4.4.1.6 IS HELD TO BE LEGALLY UNENFORCEABLE BY A COURT OF COMPETENT JURISDICTION.

13. THE DEVELOPMENT AGREEMENT REQUIRES THAT A PURCHASER OF A RESIDENTIAL LOT, INCLUDING RESORT UNITS, SHALL PAY $3,000 TO SUMMIT COUNTY AT THE TIME OF LOT PURCHASE FOR AN AGRICULTURAL PRESERVATION CONTRIBUTION. THOSE CONTRIBUTIONS MAY BE HELD BY SUMMIT COUNTY IN TRUST AND USED TO ACQUIRE TITLE TO OR CONSERVE EASEMENTS ON AGRICULTURAL PROPERTIES IN SUMMIT COUNTY OR OTHERWISE TO PRESERVE OR ENHANCE AGRICULTURAL OPERATIONS IN SUMMIT COUNTY.

14. THE DEVELOPMENT AGREEMENT REQUIRES THAT A PURCHASER OF A RESIDENTIAL LOT, INCLUDING RESORT UNITS, SHALL PAY $500 TO SUMMIT COUNTY AT THE TIME OF BUILDING PERMIT FOR AN AFFORDABLE HOUSING PROGRAM CONTRIBUTION. THOSE CONTRIBUTIONS MAY BE HELD BY SUMMIT COUNTY IN TRUST AND USED TO PROVIDE AFFORDABLE HOUSING OUTSIDE OF THE BOUNDARIES OF PROMONTORY.

15. ALL ROADS WITHIN PROMONTORY ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF RECORDATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER. GUARDHOUSES, GATES, LANDSCAPING, SIGNAGE AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY, PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SUCH SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN PROMONTORY, THE ASSOCIATION SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE, ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED. COMMON AREA TRACTS ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION.

16. ALTHOUGH PROMONTORY IS A PRIVATE COMMUNITY, DECLARANT HAS RETAINED THE RIGHT TO GRANT EASEMENTS FOR PUBLIC TRAILS IN CERTAIN LOCATIONS WITHIN PROMONTORY. IN ADDITION, THE DEVELOPMENT AGREEMENT CONTEMPLATES THAT THE ASSOCIATION WILL CONTRIBUTE $100,000 TOWARD CERTAIN TRAIL CONNECTIONS ACROSS INTERSTATE 80 AND HIGHWAY 248 UPON THE OCCURRENCE OF CERTAIN PRECONDITIONS. THESE CONTRIBUTIONS WILL BE COVERED BY ASSOCIATION ASSESSMENTS.

17. CONSTRUCTION ACTIVITY WILL BE REQUIRED TO COMPLY WITH A CONSTRUCTION MITIGATION PLAN APPROVED BY SUMMIT COUNTY.

18. THE GRADING OF LOTS WILL BE LIMITED BY THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. HOME PLANS MUST UTILIZE EXISTING GRADE TO THE GREATEST EXTENT POSSIBLE IN CONFORMANCE WITH THE DESIGN GUIDELINES.

19. PROMONTORY OR MRWSSD MAY IMPLEMENT A SECONDARY WATER SYSTEM FOR IRRIGATION PURPOSES. PROMONTORY MAY UTILIZE TREATED SEWAGE EFFLUENT IN WATERING GOLF COURSES AND OTHER AREAS USING IRRIGATION WATER IN COMPLIANCE WITH UTAH REGULATORY STANDARDS. DECLARANT HEREBY RESERVES OVER EACH LOT FOR THE BENEFIT OF THE DECLARANT, THE ASSOCIATION AND THE PROMONTORY CLUB AN EASEMENT FOR IRRIGATION, DRAINAGE, STREAM FLOW, WATER OVER-SPRAY (WHICH MAY INCLUDE RAW WATER AND/OR TREATED EFFLUENT) ACROSS ANY PORTION OF ANY LOT FROM THE IRRIGATION SYSTEM SERVING THE GOLF COURSE(S) OR OTHER LANDSCAPING AT PROMONTORY. UNDER NO CIRCUMSTANCES SHALL DECLARANT, THE ASSOCIATION, MRWSSD OR THE OWNER OF THE GOLF COURSE(S) BE HELD LIABLE FOR ANY DAMAGES OR INJURY RESULTING FROM SUCH IRRIGATION, DRAINAGE OR OVER-SPRAY OR THE EXERCISE OF THIS EASEMENT.

20. PROMONTORY CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND DECLARATION.

21. THE COMMON DRIVEWAY EASEMENTS, IF ANY, AS SHOWN ON THIS PLAT ARE FOR THE PURPOSES OF PROVIDING INGRESS AND EGRESS TO THE OWNERS OF THE LOTS SERVED BY SUCH COMMON DRIVEWAY EASEMENTS (AND THEIR RESPECTIVE TENANTS, GUESTS AND INVITEES), ON A NON-EXCLUSIVE BASIS. PARKING ON SUCH COMMON DRIVEWAY EASEMENTS IS PROHIBITED AT ALL TIMES. NO USE MAY BE MADE OF ANY COMMON DRIVEWAY EASEMENT THAT WOULD PRECLUDE OR UNREASONABLY RESTRICT ACCESS TO ANY LOTS SERVED BY SUCH COMMON DRIVEWAY EASEMENTS. FOLLOWING INITIAL CONSTRUCTION, THE ASSOCIATION SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPAIR OF THE COMMON DRIVEWAY EASEMENT AREAS, THE COST OF WHICH SHALL BE ASSESSED BY THE ASSOCIATION TO ALL OWNERS OF THE LOTS IN THIS SUBDIVISION AS A BENEFITTED ASSESSMENT, IN ACCORDANCE WITH THE TERMS OF THE DECLARATION. AT THE TIME OF ANY RESURFACING OF THE DRIVEWAYS, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO SBWRD SPECIFICATIONS.

22. THE ASSOCIATION HAS THE OBLIGATION TO FENCE OUT AND TO AVOID INTERFERENCE WITH ADJACENT RANCHING AND AGRICULTURAL OPERATIONS. NEITHER DEVELOPER NOR ADJACENT AGRICULTURAL OPERATORS SHALL BE LIABLE FOR ANY INJURY CAUSED BY THE FAILURE TO CONTAIN ADJACENT AGRICULTURAL OPERATIONS.

23. ALL LOTS ARE SUBJECT TO A PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN PROMONTORY. IN ADDITION TO THE EASEMENTS DESCRIBED IN NOTES 28, 29, 31, AND 36. DECLARANT MAY GRANT EASEMENTS FOR UTILITIES WHETHER OR NOT THE EASEMENTS ARE INTENDED TO SERVE PROMONTORY. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN PROMONTORY. IN ADDITION TO THE EASEMENTS DESCRIBED IN NOTES 28, 29, 31, AND 36. DECLARANT MAY GRANT EASEMENTS FOR UTILITIES WHETHER OR NOT THE EASEMENTS ARE INTENDED TO SERVE PROMONTORY. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.

24. DUE TO THE POSSIBLE EXISTENCE IN PROMONTORY OF SUBSURFACE CONDITIONS AFFECTING CONSTRUCTION, A SOILS ENGINEER SHOULD BE CONSULTED FOR BUILDING FOOTING AND FOUNDATION DESIGNS.

25. SBWRD SHALL BE REQUIRED TO MAINTAIN THE COLLECTOR AND PRESSURE MAINS BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS, WHICH LINES AND PUMPS ARE THE RESPONSIBILITY OF THE INDIVIDUAL. SEVERAL AREAS OF PROMONTORY ARE LIKELY TO REQUIRE LIFT STATIONS OR SECTIONS OF LOW PRESSURE SYSTEM LINES THAT UTILIZE A SERIES OF GRINDER PUMPS. THESE LIFT STATIONS SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE ASSOCIATION. THE ASSOCIATION SHALL BE REQUIRED TO PAY SBWRD'S ONGOING COST OF MAINTAINING EACH SUCH FACILITY, AS PROVIDED IN THE SBWRD ANNEXATION AGREEMENT. CERTAIN OF THE LOTS IN THIS PLAT MAY BE EXPECTED TO REQUIRE INSTALLATION OF AN EJECTOR PUMP FOR CONNECTION OF A HOME ON THAT LOT TO THE SEWER SYSTEM. SUCH LOTS ARE INDICATED BY THE NOTATION "EP" ON THE PLAT.

26. OWNERS CONSTRUCTING DRIVEWAYS OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A CULVERT IN ACCORDANCE WITH THE REQUIREMENTS OF SUMMIT COUNTY.

27. ALL HOMES AND LANDSCAPING ARE REQUIRED TO COMPLY WITH WATER CONSERVATION MEASURES ESTABLISHED BY THE ASSOCIATION, WHICH MAY INCLUDE LOW-FLOW TOILETS, DRIP IRRIGATION SYSTEMS, THE USE OF DROUGHT TOLERANT PLANT MATERIALS AND OTHER REQUIREMENTS, AS ESTABLISHED FROM TIME TO TIME.

28. HAWKS MEADOW LANE, RANCH CLUB TRAIL, MEADOW HAWK LANE, PROMONTORY RANCH ROAD, GOLF CLUB LINK (FORMERLY KNOWN AS NICKLAUS VALLEY ROAD), AND PAINTED VALLEY PASS GENERALLY DESCRIBE THE PROPOSED LOCATION OF ROADS INTENDED TO PROVIDE A LEGAL RIGHT OF ACCESS TO AND FROM THE PLATTED LOTS AND PUBLICLY DEDICATED STREETS. THE LEGAL DESCRIPTIONS OF THESE ROADS MAY BE MODIFIED BY A SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND PROVIDING AN ALTERNATIVE OR MODIFIED ROAD LOCATION. ANY SUCH PLAT OR INSTRUMENT SHALL NOT BE DEEMED AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICATION FOR A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING LOT OWNERS OR MORTGAGE HOLDERS.

29. THE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY SUMMIT COUNTY. ACCESS TO LOTS ON THE PLAT MAY BE AFFECTED BY CUT AND FILL SLOPES REQUIRED BY THE ROAD. IN CERTAIN INSTANCES, SPECIAL ENGINEERING AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED FOR DRIVEWAYS ACROSS SUCH CUT AND FILL SLOPES. THE LEGAL DESCRIPTIONS OF THESE EASEMENTS MAY BE MODIFIED BY SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND PROVIDING AN ALTERNATIVE OR MODIFIED EASEMENT LOCATION. ANY SUCH PLAT OR INSTRUMENT SHALL NOT BE DEEMED TO BE AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICATION OF A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING LOT OWNERS OR MORTGAGE HOLDERS.

30. RESIDENTIAL BUILDING PERMITS, INCLUDING FOOTING AND FOUNDATION PERMITS, WILL NOT BE ISSUED UNTIL DEVELOPER COMPLIES WITH THE REQUIREMENTS OF 4.6.1 OF THE DEVELOPMENT AGREEMENT FOR THE PROMONTORY SPECIALLY PLANNED AREA, DATED JANUARY 16, 2001, REGARDING INFRASTRUCTURE CONSTRUCTION OR BONDING FOR THE SAME.

31. THE FOLLOWING LISTED SERVICE PROVIDERS ARE GIVEN A NON-EXCLUSIVE UTILITY EASEMENTS ACROSS THE 10 FOOT PRIVATE UTILITY AND DRAINAGE EASEMENTS (AS DESCRIBED IN NOTE 23), THE ROADS SHOWN ON THE PLAT, HAWKS MEADOW LANE, PROMONTORY RANCH ROAD, PAINTED VALLEY PASS, AND GOLF CLUB LINK (AS DESCRIBED IN NOTE 28), AND SUCH OTHER CORRIDORS AS MAY BE SPECIFIED ON THE PLAT OR BY SEPARATE RECORDED EASEMENT SIGNED BY THE DECLARANT: ROCKY MOUNTAIN POWER; ALLWEST TELECOMMUNICATIONS; EMBRIDGE ENERGY, SBWRD; AND MRWSSD.

32. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE PCFSD AND THE DESIGN REVIEWER. NO WOOD SHAKE ROOFING MATERIAL WILL BE PERMITTED. THE EXTERIOR BASE MATERIAL OF EACH STRUCTURE SHALL BE NON-COMBUSTIBLE WITH A MINIMUM HEIGHT OF FOUR FEET FROM FINISHED GRADE.

33. AN ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. THE ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. IN THE EVENT THAT THE ALL-WEATHER FIRE DEPARTMENT ACCESS IS NOT MAINTAINED, PCFSD RESERVES THE RIGHT TO STOP WORK UNTIL REQUIRED ROADS ARE PLACED BACK IN SERVICE.

34. WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. IN THE EVENT THAT THE FIRE PROTECTION WATER SUPPLY IS NOT MAINTAINED, PCFSD RESERVES THE RIGHT TO STOP WORK UNTIL THE REQUIRED WATER SUPPLY FOR FIRE PROTECTION IS PLACED BACK IN SERVICE. WATER SUPPLIES FOR FIRE PROTECTION MUST BE CLEARLY IDENTIFIED IN A MANNER TO PREVENT OBSTRUCTION BY PARKING AND/OR OTHER OBSTRUCTIONS. EACH WATER SUPPLY FOR FIRE PROTECTION MUST BE MARKED WITH AN APPROVED FLAG TO IDENTIFY ITS LOCATION DURING WINTER CONDITIONS. (UFC 901.2 AND 901 4.3)

35. ALL DWELLING AND OUT BUILDINGS OVER 750 SQUARE FEET MUST BE CONSTRUCTED WITH A FIRE SPRINKLER SYSTEM INSTALLED AS REQUIRED AND APPROVED BY THE PCFSD. IN SOME INSTANCES, PCFSD MAY REQUIRE BUILDING EXTERIORS TO BE FIRE SPRINKLED DEPENDING ON THE FIRE HAZARD RATING, TYPE OF EXISTING VEGETATION, FUEL BREAK CLEARING LIMITS, SLOPE DEGREE AND ORIENTATION OR TYPES OF BUILDING MATERIALS BEING USED.

36. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS ("PUES") IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

37. PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES THE 10' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT ("P.U.E"), ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

38. ALL LOT OWNERS SERVED BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (THE DISTRICT) WITHIN THIS PLAT AGREE TO ABIDE BY ALL OF THE RULES, REGULATIONS, AND OTHER CONSTRUCTION RELATED STANDARDS AND SPECIFICATIONS OF THE DISTRICT, INCLUDING PAYMENT OF ALL NECESSARY FEES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOT OWNERS ALSO RECOGNIZE THAT THE DISTRICT'S SERVICE AREA SPANS A LARGE MOUNTAINOUS AREA WITH EXTREME VERTICAL RELIEF RESULTING IN NUMEROUS PRESSURE REGULATION FACILITIES. AS SUCH, THE OWNERS RECOGNIZE THAT FLUCTUATIONS (ALBEIT INFREQUENT) IN WATER PRESSURE MAY POSE A RISK TO PROPERTIES SERVED BY SAID SYSTEM. OWNERS AGREE TO INSTALL AND BE RESPONSIBLE FOR THE PROPER OPERATION OF ANY NECESSARY PRESSURE REGULATION AND BACKFLOW DEVICES TO PROTECT ANY PLUMBING FACILITIES AND FIRE SPRINKLING SYSTEMS. FURTHER, THE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, REPAIR, MAINTAIN, REPLACE, ENLARGE, EXTEND, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN ANY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING WATER SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES AND TREES, THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. THE DISTRICT MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES AND VEGETATION WITHIN THE EASEMENT AT THE LOT OWNER'S EXPENSE, OR THE DISTRICT MAY REMOVE SUCH STRUCTURES AND VEGETATION AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES, INCLUDING TREES AND RETAINING WALLS, BE PLACED WITHIN THE EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE ACCESS AND USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DISTRICT. THE DISTRICT IS FURTHER GRANTED RIGHTS OF ACCESS TO ANY AND ALL NON-EXCLUSIVE EASEMENTS, INCLUDING EMERGENCY OR NON-EMERGENCY ACCESS ROADS CONTAINED WITHIN THIS PLAT TO ENLARGE AND/OR EXTEND ITS SERVICES TO ANY ADJOINING PROPERTIES AND PLATS.

39. PURSUANT TO UTAH CODE ANN. § 17-27A-603(64)(C)(II), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS THE PUE AND APPROXIMATES THE LOCATION OF THE PUE, BUT DOES NOT WARRANT ITS PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a) A RECORDED EASEMENT OR RIGHT-OF WAY,
b) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
c) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
d) ANY OTHER PROVISION OF LAW.

40. EMBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. EMBRIDGE ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT EMBRIDGE ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

41. LOTS 10-24 ARE DESIGNATED AS LOW-PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW-PRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL TO THESE LOTS CONSISTS OF A LOW-PRESSURE GRINDER PUMP STATION AND LOW-PRESSURE DISCHARGE LINE AND APPURTENANCES. THE PRIVATE LOW-PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S (SBWRD) PUBLIC LOW-PRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW-PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW-PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM. SBWRD SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATING TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.

42. UPON RECORDATION OF THIS PLAT, PROMONTORY DEVELOPMENT, LLC HEREBY CONSENTS AND AUTHORIZES SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO RECORD A NOTICE FOR EACH LOW-PRESSURE SEWER SYSTEM LOT WITH THE SUMMIT COUNTY RECORDER'S OFFICE. THE RECORDED NOTICES SHALL SERVE AS NOTIFICATION TO ALL FUTURE LOT OWNERS OF THE RESPONSIBILITIES ASSOCIATED WITH THE PRIVATE LOW--PRESSURE SEWER LATERAL SYSTEM SERVING THE LOT.

43. THE DEVELOPER ACKNOWLEDGES SERVICES FOR THE PROJECT ARE BEING SUPPLIED BY MOUNTAIN REGIONAL WATER DISTRICT FOR WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SEWER, AS THOSE ARE THE APPROVED SERVICE PROVIDERS TO THE SITE.

44. THE MAXIMUM GRADE OF ANY DRIVEWAY MAY NOT EXCEED 10 PERCENT. HOWEVER, 12 PERCENT GRADES MAY BE ALLOWED FOR A MAXIMUM OF 250 LINEAL FEET. THE MINIMUM WIDTH OF ANY DRIVEWAY SHALL BE 12 FEET. ALL DRIVEWAYS OVER 150 FEET MUST INCLUDE A PCFD APPROVED TURN-AROUND FOR EMERGENCY VEHICLES WHERE THE DRIVEWAY MEETS THE BUILDING PAD AND EVERY 400 FEET FOR LONG DRIVEWAYS. THE MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE ON ANY DRIVEWAY SHALL BE 13 FEET 6 INCHES.

45. LANDSCAPE EASEMENT. LOTS 22 & 23 ARE ENCUMBERED BY AN 30 FOOT EXCLUSIVE LANDSCAPE EASEMENT IN FAVOR OF PROMOTORY CONSERVANCY. THE PROMOTORY CONSERVANCY MAY USE THE AREA AS A LANDSCAPE BUFFER FOR PLANTING TALL TREES AS A BLOCKADE FOR ERRANT GOLF BALLS FROM THE ADJACENT GOLF COURSE FAIRWAY. OWNERS OF THESE LOTS WILL HAVE NO ABILITY TO LANDSCAPE OR USE THE PART OF THEIR LOT ENCUMBERED BY THE EXCLUSIVE EASEMENT.

46. AT THE TIME OF ANY RESURFACING OF (PAINTED VALLEY PASS OR PAVED AREA), THE (HOMEOWNER'S ASSOCIATION, CONDOMINIUM ASSOCIATION, PROPERTY OWNER, ETC.) SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED.

47. DEVELOPER OR THE ARCHITECTURAL REVIEW COMMITTEE SHALL DENY AN APPLICATION TO BUILD ON ANY HOMESITE ON THIS PLAT IF THE PROPOSED BUILDING FOOTPRINT OF THE HOME TO BE BUILT EXCEEDS 75% OF THE PLATTED BUILDING ENVELOPE ON A LOT IN EXCESS OF ONE HALF ACRE. THIS LIMITATION SHALL NOT APPLY TO RESORT UNITS, OR ON LOTS ONE HALF ACRE OR LESS. FOR THE PURPOSES OF THIS PLAT, THE TERM "BUILDING FOOTPRINT" IS DEFINED AS THE PLAN PROJECTED AREA OF ALL IMPERMEABLE SURFACES AS MEASURED BY THE AREA WITHIN THE PERIMETER OF THE ROOF PLAN WITH THE ADDITION OF ANY IMPERMEABLE SURFACES THAT PROJECT BEYOND THE PERIMETER OF THE ROOF SUCH AS UNCOVERED IMPERMEABLE DECKS, PATIOS AND WALKWAYS, CHIMNEYS, POOLS, AND OTHER SUCH FEATURES BUT EXCLUDING DRIVEWAYS. FLAGSTONE AND PAVERS ARE CONSIDERED PERMEABLE SURFACES. THIS LIMITATION SHALL NOT INCREASE THE MAXIMUM NET LIVABLE AREA ALLOWED ON THE PLAT.

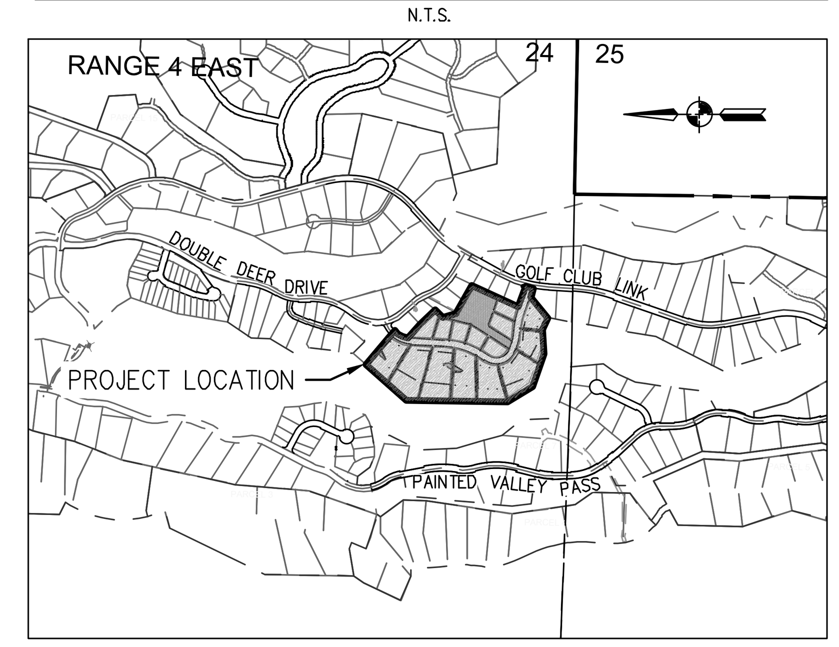
48. RECORD OF SURVEY FILED ON APRIL 22, 2000 AS FILE NO. S-3682 IN THE SUMMIT COUNTY RECORDER'S OFFICE.

SPECIAL NOTES

1. DECLARANT HEREBY GRANTS, FOR THE USE AND BENEFIT OF THE LOTS WITHIN THE PLAT, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE PARCELS IDENTIFIED AS HAWKS MEADOW LANE, KESTRAL WAY, PROMONTORY RANCH ROAD, PAINTED VALLEY PASS, DOUBLE DEER DRIVE AND GOLF CLUB LINK IN THIS PLAT. THE GRANT OF EASEMENT IS SUBJECT TO THE GENERAL NOTE 31.
2. THE ROAD RIGHT-OF-WAY IS SUFFICIENT TO MEET THE MINIMUM REQUIREMENT FOR SNOW STORAGE.
3. 5/8" REBAR AND PLASTIC CAP STAMPED "ATWELL 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND LOT CORNERS.

VICINITY MAP

N.T.S.



GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED THIS_____ DAY OF _________, 20____ ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-4-6.

SUMMIT COUNTY MANAGER

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT WHICH IS SOUTH 89°33'14" EAST 2587.88 FEET ALONG THE SECTION LINE AND SOUTH 3685.82 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN;
THENCE S50°13'34"E 352.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S43°55'20"E; THENCE 135.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'25", WITH A CHORD BEARING AND DISTANCE OF S26°42'58"W 132.61 FEET; THENCE S50°27'51"E 143.67 FEET; THENCE S45°18'13"E 162.90 FEET; THENCE S41°02'36"W 95.63 FEET; THENCE S22°53'43"E 108.94 FEET; THENCE S61°46'09"E 254.82 FEET; THENCE S25°24'29"W 412.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 625.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S20°41'08"W; THENCE 34.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'19", WITH A CHORD BEARING AND DISTANCE OF S67°44'13"E 34.41 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475.00 FEET; THENCE 70.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'33", WITH A CHORD BEARING AND DISTANCE OF S70°25'50"E 70.75 FEET; THENCE S74°42'06"E 45.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THENCE 39.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'25", WITH A CHORD BEARING AND DISTANCE OF N60°10'11"E 35.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 925.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S74°57'32"E; THENCE 75.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'31", WITH A CHORD BEARING AND DISTANCE OF S12°42'43"W 75.19 FEET; THENCE N74°42'06"W 71.95 FEET; THENCE S47°31'37"W 220.64 FEET; THENCE N68°59'05"W 115.81 FEET; THENCE S85°19'34"W 158.25 FEET; THENCE N72°12'40"W 287.12 FEET; THENCE N34°55'22"W 234.39 FEET; THENCE N00°15'17"E 812.21 FEET; THENCE N40°25'14"E 432.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20.461 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°33'14" EAST BETWEEN THE SURVEY MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE PROMONTORY HAWKS PASS SUBDIVISION PHASE 2, CONSENTS TO ITS RECORDATION AND DOES HEREBY DEDICATE TO THE PROMONTORY CONSERVANCY, INC., A UTAH NON PROFIT CORPORATION FOR PERPETUAL USE OF THE LOT OWNERS ALL PARCELS OF LAND INDICATED ON THIS PLAT AS PRIVATE ROADWAYS.

ALSO, THE OWNER HEREBY DEDICATES TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, PARK CITY FIRE SERVICE DISTRICT AND MOUNTAIN REGIONAL SPECIAL SERVICE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER ROADS, PRIVATE DRIVEWAYS, PRIVATE TRAILS, TRACTS, INDICATED OPEN SPACE AND AMENITY TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, USE, AND EVENTUAL REPLACEMENT.

EXECUTED THIS ________DAY OF ____________, 2025

PROMONTORY DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY. F.FRANCIS NAJAFI, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF UTAH____________________ } S.S.
COUNTY OF____________________

ON THIS______DAY OF_______________, 20____, PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS ______ DAY, OF _________, 2025

BY: JEFF WARD GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

PUBLIC WORKS

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

DATE SUMMIT COUNTY PUBLIC WORKS DIRECTOR

QUESTAR GAS COMPANY dba EMBRIDGE ENERGY UTAH

APPROVED THIS__________ DAY OF______________, 20____.

BY:
TITLE:

ROCKY MOUNTAIN POWER

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS________ DAY OF____________, 20___.

SUMMIT COUNTY ATTORNEY

COUNTY TREASURER

REVIEWED AND ACCEPTED BY THE OFFICE OF SUMMIT COUNTY TREASURER THIS_______ DAY OF__________, 20____.

SUMMIT COUNTY TREASURER

S.B.S.R.D

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

MOUNTAIN REGIONAL WATER DISTRICT

ACCEPTED THIS_____ DAY OF______, 20___ BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

AUTHORIZED AGENT

PARK CITY FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

DATE PARK CITY FIRE MARSHAL

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _______ DAY OF
______________________________, 2025.

BY:

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS _______ DAY OF________, 2025.

SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

DATE SUMMIT COUNTY ENGINEER

RECORDED

ENTRY NO______________________.
STATE OF UTAH COUNTY SUMMIT

DATE___________TIME_________.

RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

Z:\SEG Projects\CURRENT PROJECTS\ATWELL CURRENT PROJECTS\24008620 Promontory Homes Hawks Pass II\DWG\Base\Survey\24008620 Plat.dwg

PROJECT 24008620
SHEET 1 of 2
ISSUE DATE 11/11/2025

ATWELL
866.850.4200 www.atwell.com
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PROMONTORY PARK CITY

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LOCATED WITHIN THE SOUTH HALF OF SECTION 24 T1S, R4E, S.L.B.&M,
SUMMIT COUNTY, UTAH

EXHIBIT A.3

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	200.00'	135.17'	38°43'25"	132.61'	S26°42'58"W
C2	625.00'	34.42'	3°09'19"	34.41'	N67°44'13"W
C3	475.00'	70.82'	8°32'33"	70.75'	N70°25'50"W
C4	25.00'	39.38'	90°15'25"	35.43'	S60°10'11"W
C5	925.00'	75.21'	4°39'31"	75.19'	N12°42'43"E
C6	225.00'	79.36'	20°12'28"	78.94'	N55°28'44"E
C8	225.00'	170.67'	43°27'43"	166.61'	N23°38'40"E
C9	600.00'	228.88'	21°51'25"	227.50'	N77°05'16"W
C10	600.00'	353.71'	33°46'37"	348.61'	N18°48'07"E
C11	135.00'	77.84'	33°02'10"	76.77'	N19°10'20"E
C12	135.00'	150.05'	63°41'01"	142.45'	N29°11'16"W
C13	350.00'	164.85'	26°59'12"	163.33'	N74°31'22"W
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C15	925.00'	50.14'	3°06'21"	50.14'	S13°29'18"W
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C17	200.00'	18.99'	5°26'27"	18.98'	S4°38'02"W
C18	625.00'	36.98'	3°23'24"	36.97'	N3°36'31"E
C19	625.00'	125.71'	11°31'28"	125.50'	N11°03'57"E
C20	625.00'	136.11'	12°28'39"	135.84'	N23°04'00"E
C21	625.00'	69.65'	6°23'06"	69.61'	N32°29'52"E
C22	110.00'	185.69'	96°43'11"	164.41'	S12°40'10"E
C23	325.00'	21.82'	3°50'48"	21.82'	S62°57'10"E
C24	325.00'	61.49'	10°50'22"	61.39'	S70°17'45"E
C25	325.00'	69.77'	12°18'02"	69.64'	S81°51'57"E
C26	625.00'	92.00'	8°26'03"	91.92'	N83°47'56"W
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C29	575.00'	80.12'	7°59'01"	80.06'	N5°54'19"E
C30	575.00'	186.10'	18°32'39"	185.29'	N19°10'09"E
C31	575.00'	72.75'	7°14'57"	72.70'	N32°03'57"E
C32	160.00'	117.42'	42°02'48"	114.80'	S14°40'01"W
C33	160.00'	152.68'	54°40'23"	146.95'	S33°41'35"E
C34	375.00'	46.52'	7°06'26"	46.49'	S64°34'59"E
C35	375.00'	130.11'	19°52'46"	129.46'	S78°04'35"E
C36	575.00'	35.67'	3°33'15"	35.66'	N86°14'21"W
C37	575.00'	183.68'	18°18'10"	182.90'	N75°18'38"W
C38	525.00'	78.28'	8°32'33"	78.20'	S70°25'50"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°02'36"W	95.63'
L2	S22°53'43"E	108.94'
L3	S74°42'06"E	45.73'
L4	N74°42'06"W	71.95'
L5	S74°42'06"E	2.18'
L6	N74°42'06"W	72.31'

BUILDING ENVELOPE LINE TABLE		
LINE #	LENGTH	DIRECTION
BEL1	65.92	S86° 35' 03.29"E
BEL2	88.46	S13° 53' 44.09"E
BEL3	93.83	N29° 15' 06.92"E
BEL4	94.92	N86° 35' 03.29"W
BEL5	76.41	S32° 04' 23.15"W
BEL6	26.30	N30° 33' 53.77"W
BEL7	45.26	N1° 33' 45.55"E
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BEL9	110.95	N32° 23' 21.40"E
BEL11	77.87	S87° 36' 13.50"E
BEL10	80.51	S69° 51' 48.17"E
BEL12	47.57	S6° 23' 49.36"E
BEL13	51.84	N16° 51' 36.27"E

ADDRESSES	
LOT #	ADDRESS
10	XXX HAWKS MEADOW LANE
11	XXX HAWKS MEADOW LANE
12	XXX HAWKS MEADOW LANE
13	XXX HAWKS MEADOW LANE
14	XXX HAWKS MEADOW LANE
15	XXX HAWKS MEADOW LANE
16	XXX HAWKS MEADOW LANE
17	XXX HAWKS MEADOW LANE
18	XXX HAWKS MEADOW LANE
19	XXX HAWKS MEADOW LANE
20	XXX HAWKS MEADOW LANE
21	XXX HAWKS MEADOW LANE
22	XXX HAWKS MEADOW LANE
23	XXX HAWKS MEADOW LANE
24	XXX HAWKS MEADOW LANE
OS A	XXX HAWKS MEADOW LANE

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES (P.U.E.)
- BUILDING ENVELOPE LINES
- BUILDING ENVELOPE TIES
- EASEMENT LINE
- (I) INCENTIVE LOT — SEE GENERAL NOTE 11
- (E) ESTATE LOT — SEE GENERAL NOTE 10
- (R) RESORT LOT — SEE GENERAL NOTE 12
- (EP) E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41
- BOUNDARY ANGLE POINT
- EXTERIOR SUBDIVISION CORNER AND LOT CORNERS, SET 5/8" REBAR AND CAP MARKED "ATWELL 435-654-9229"
- BLE## BUILDING ENVELOPE TAG
- 0000 STREET ADDRESS
- 15' STORM WATER EASEMENT
- OPEN SPACE/PARK AMENITY
- AREA EXCEEDING 30% SLOPES
- SECTION CORNER

80 0 40 80

1 INCH = 80 FT
(SCALE IN FEET)

2:\SEG Projects\CURRENT PROJECTS\ATWELL CURRENT PROJECTS\24008620 Promontory Homes Hawks Pass II\Civil\Xdata\Survey\24008620 Plat.dwg

PROJECT	24008620
SHEET	2 OF 2
ISSUE DATE	11/11/2025

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PROMONTORY PARK CITY

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LOCATED WITHIN THE SOUTH HALF OF SECTION 24 T1S, R4E, S.L.B.&M., SUMMIT COUNTY, UTAH

EXHIBIT A.4

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BEL12	47.57	S6° 23' 49.36"E
BEL13	51.84	N16° 51' 36.27"E

ADDRESSES	
LOT #	ADDRESS
10	5706 HAWKS MEADOW LANE
11	5730 HAWKS MEADOW LANE
12	5786 HAWKS MEADOW LANE
13	5828 HAWKS MEADOW LANE
14	5850 HAWKS MEADOW LANE
15	5874 HAWKS MEADOW LANE
16	5900 HAWKS MEADOW LANE
17	5933 HAWKS MEADOW LANE
18	5901 HAWKS MEADOW LANE
19	5867 HAWKS MEADOW LANE
20	5833 HAWKS MEADOW LANE
21	5795 HAWKS MEADOW LANE
22	5777 HAWKS MEADOW LANE
23	5739 HAWKS MEADOW LANE
24	5701 HAWKS MEADOW LANE

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES (P.U.E.)
- BUILDING ENVELOPE LINES
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- AREA EXCEEDING 30% SLOPES
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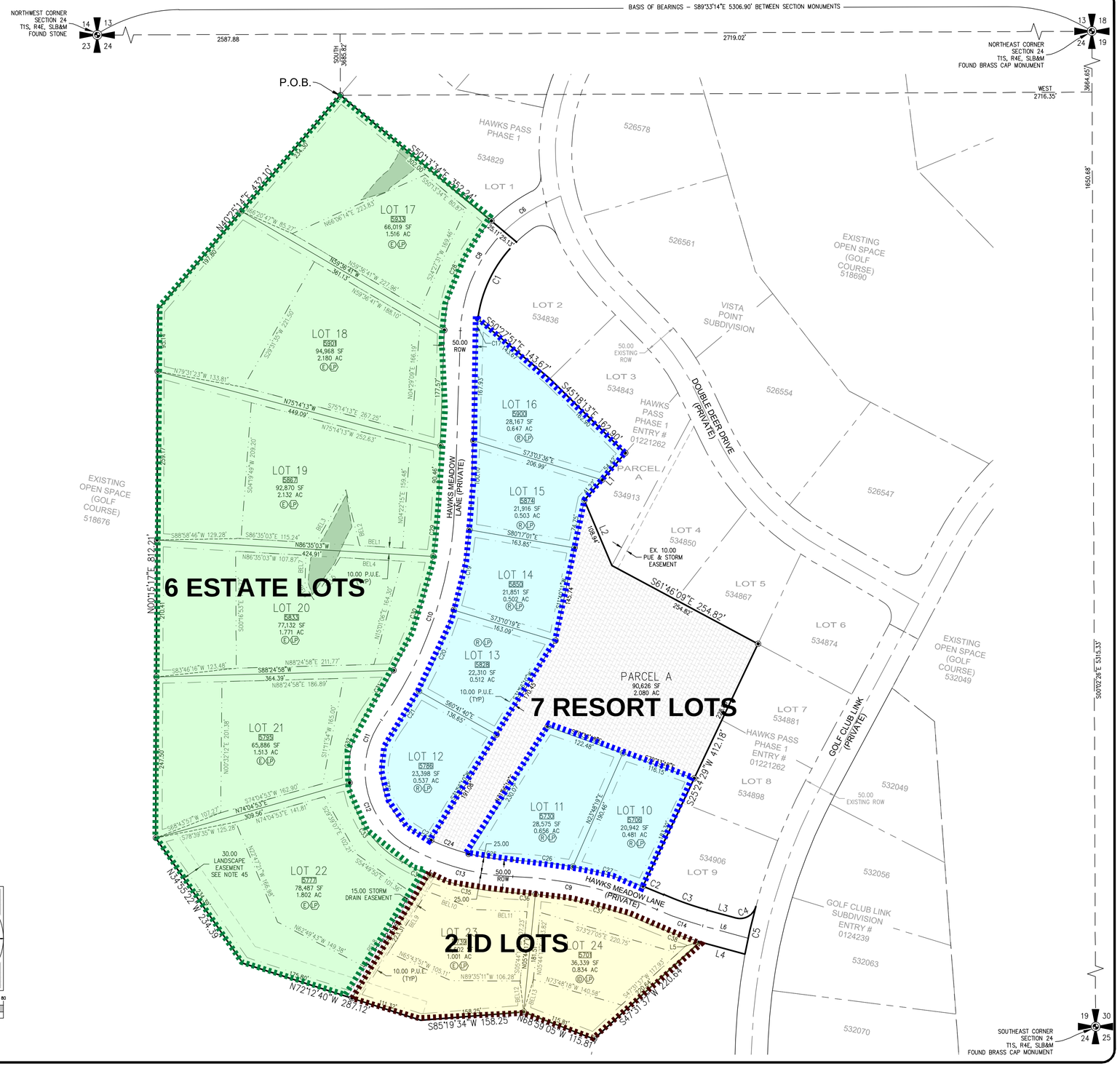
80 0 40 80

1 INCH = 80 FT
(SCALE IN FEET)



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PROJECT	24008620
SHEET	2 OF 2
ISSUE DATE	11/20/2025

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PROMONTORY PARK CITY

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LOCATED WITHIN THE SOUTH HALF OF SECTION 24 T1S, R4E, S.L.B.&M, SUMMIT COUNTY, UTAH

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- 5610 PROPOSED CONTOURS
- 5570 EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- 2" LPSS SANITARY SEWER LINE (PLAN)
- SANITARY SEWER LINE (PROFILE)
- 8" WTR CULINARY WATER LINE
- CULINARY WATER LINE (PROFILE)
- 18" SD STORM DRAIN LINE (PLAN)
- STORM DRAIN LINE (PROFILE)
- 4" IRR IRRIGATION LINE (PLAN)
- IRRIGATION LINE (PROFILE)
- (psa) EXISTING SEWER LINE
- (w) EXISTING WATER LINE
- (sd) EXISTING STORM DRAIN LINE
- SEWER LATERAL, D-3
- W SINGLE WATER LATERAL W/ FOAM BOARD, D-2
- 3-#2 LF 6" CONDUIT BUNDLE 3" SEPARATION
- EXISTING ASPHALT
- PROPOSED ASPAHLT
- PROPOSED OPEN SPACE
- 30% GRADE
- RIPRAP DITCH D-1
- GRASS LINES DITCH D-1
- S SANITARY SEWER MANHOLE, D-3
- D STORM DRAIN MANHOLE, D-1
- STORM DRAIN 4X4 BOX, D-1
- STORM DRAIN PIPE OUTLET, D-2
- PIPE REDUCER
- UTILITY VALVE, D-4
- END CAP W/ THRUST BLOCK, D-2
- STOP & STREET SIGNS, C-1.2
- FH FIRE HYDRANT, D-1 *FACE OF HYDRANT TO BE NO CLOSER THAN 7' FROM EDGE OF PAVEMENT TYP.
- OUTLET RIP-RAP
- EP E-ONE TYPE SEWAGE EJECTOR PUMP

NOTES

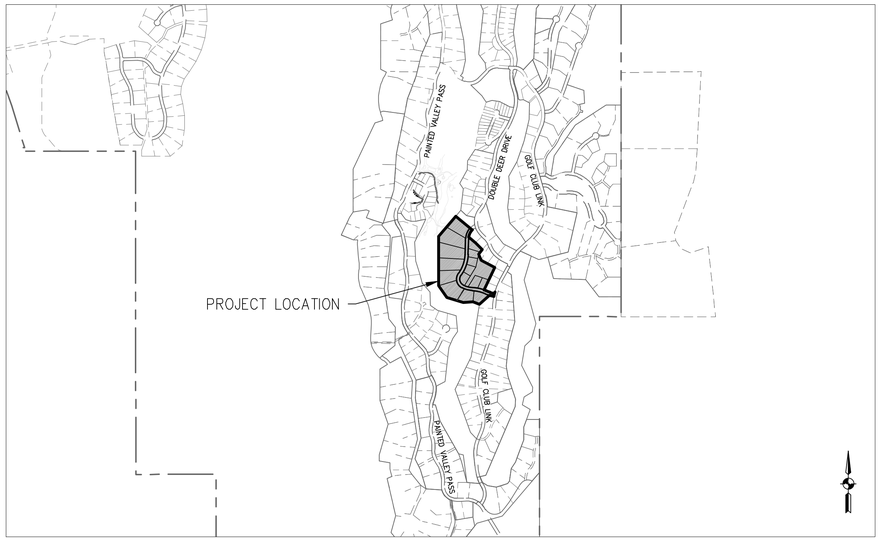
1. LOCATION OF UTILITY SYMBOLS MAY SHIFT FOR SAKE OF READABILITY REFER TO STATION LABELS FOR ACTUAL LOCATION.
2. MAINTAIN CULINARY WATER LINES A MINIMUM 10' FROM SANITARY SEWER LINES.
3. INSTALLATION OF ALL HDPE LINES, FITTINGS AND APPURTENANCES IS TO FOLLOW MANUFACTURER STANDARDS, PRACTICE AND DETAILS.
4. FOR UTILITIES INSTALLED ON PROJECT. CULINARY WATER IS TO HAVE A MINIMUM COVERAGE DEPTH OF 6 FEET, SANITARY SEWER 4 FEET AND STORM DRAIN A MIN 2.5 FEET AND MAX COVERAGE OF 15 FEET.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT WHICH IS SOUTH 89°33'14" EAST 2587.88 FEET ALONG THE SECTION LINE AND SOUTH 3685.82 FEET FROM THE CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN;
THENCE S50°13'34"E 352.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S43°55'20"E; THENCE 135.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'25", WITH A CHORD BEARING AND DISTANCE OF S26°42'58"W 132.61 FEET; THENCE S50°27'51"E 143.67 FEET; THENCE S45°18'13"E 162.90 FEET; THENCE S41°02'36"W 95.63 FEET; THENCE S22°53'43"E 108.94 FEET; THENCE S61°46'09"E 254.82 FEET; THENCE S25°24'29"W 412.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 625.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S20°41'08"W; THENCE 34.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'19", WITH A CHORD BEARING AND DISTANCE OF S67°44'13"E 34.41 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475.00 FEET; THENCE 70.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'33", WITH A CHORD BEARING AND DISTANCE OF S70°25'50"E 70.75 FEET; THENCE S74°42'06"E 45.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THENCE 39.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'25", WITH A CHORD BEARING AND DISTANCE OF N60°10'11"E 35.43 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 925.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S74°57'32"E; THENCE 75.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'31", WITH A CHORD BEARING AND DISTANCE OF S12°42'43"W 75.19 FEET; THENCE N74°42'06"W 71.95 FEET; THENCE S47°31'37"W 220.64 FEET; THENCE N68°59'05"W 115.81 FEET; THENCE S85°19'34"W 158.25 FEET; THENCE N72°12'40"W 287.12 FEET; THENCE N34°55'22"W 234.39 FEET; THENCE N00°15'17"E 812.21 FEET; THENCE N40°25'14"E 432.10 FEET TO THE POINT OF BEGINNING.

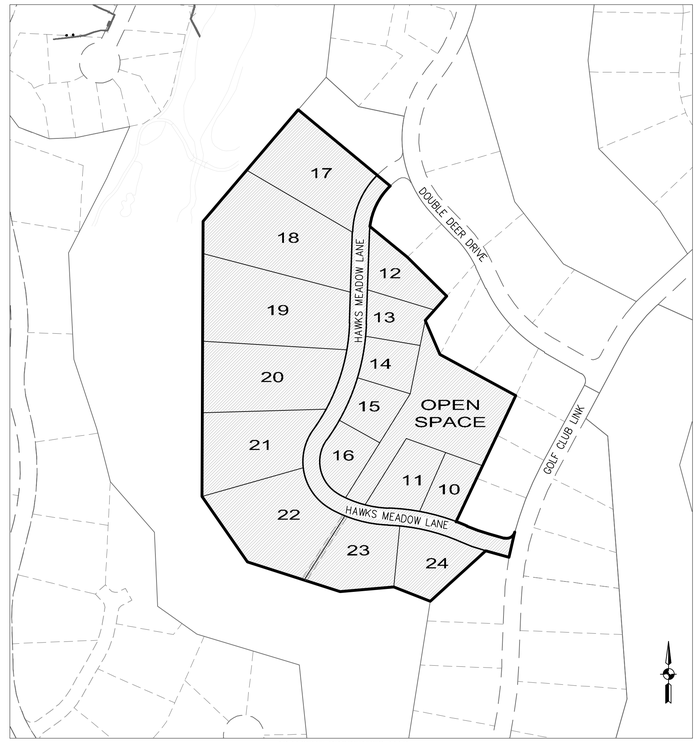
PARCEL CONTAINS 20.461 ACRES



PROJECT OVERVIEW
NTS

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-1.0	COVER
C-1.1	EXISTING CONDITIONS
C-1.2	SHEET INDEX & SIGNAGE
C-1.3	SLOPE ANALYSIS
C-1.4	SIGHT TRIANGLES
C-1.5	DRAINAGE PLAN
C-2.1	OVERALL UTILITIES
C-3.1	HAWKS MEADOW LANE PLAN & PROFILE
C-3.2	HAWKS MEADOW LANE PLAN & PROFILE
C-3.3	STORM DRAIN PLAN & PROFILE
C-3.4	STORM DRAIN PLAN & PROFILE
C-4.1	GRADING PLAN
C-4.2	GRADING PLAN
C-5.1	OVERALL SECTION VIEWS
C-5.2	HAWKS MEADOW LANE CROSS-SECTIONS
C-5.3	HAWKS MEADOW LANE CROSS-SECTIONS
C-6.1	SWPPP PLAN
D-1	STREET, STORM & WATER DETAILS
D-2	WATER DETAILS
D-3	SEWER DETAILS
D-4	SWPPP DETAILS
P1	PLAT-1
P2	PLAT-2

PROJECT CONTACTS							
PARTY	CONTACT NAME	COMPANY	ADDRESS	CITY	STATE	ZIP	PHONE
OWNER	MATTHEW IDEMA	UTAH 7000 CABINS, LLC	8758 NORTH PROMONTORY RANCH ROAD	PARK CITY	UT	84098	801-541-6863
ENGINEER	BRIAN BALLS	ATWELL LLC	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
SURVEYOR	BRIAN BALLS	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
WATER	SAM GRENLIE	MOUNTAIN REGIONAL WATER	PO BOX 519	PARK CITY	UT	84098	801-712-8598
SEWER	CORY SHORKEY	SBWRD	2800 HOMESTEAD ROAD	PARK CITY	UT	84098	435-297-2211
PHONE	DEVELOPERS CONTRACT GROUP	LUMEN - CENTURY LINK	1425 W 3100 S	SALT LAKE CITY	UT	84119	800-526-3557
ELECTRIC	HAROLD WILSON	HEBER LIGHT & POWER	31 S 100 W	HEBER CITY	UT	84032	435-654-1581
GAS	BRANDON WELLS	DOMINION ENERGY	6445 SILVER CREEK DRIVE	PARK CITY	UT	84032	435-645-4881
SUMMIT COUNTY INSPECTION	---	SUMMIT COUNTY	60 N MAIN STREET	COALVILLE	UT	84017	435-336-3200
CONTRACTOR	TBD						



ADJACENT PROPERTIES MAP
NTS

NOTES

1. THE PROJECT BENCHMARK ELEVATION IS 6877.27 (PROMONTORY DATUM) AT THE NORTHEAST CORNER OF THE STORM DRAIN GRATE AT THE MAIN ENTRANCE TO THE NICKLAUS CLUBHOUSE FACILITY. CONVERSION TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS -4.1 FEET.
2. ALL SUBDIVISION IMPROVEMENTS SHALL CONFORM TO SUMMIT COUNTY (EASTERN) DESIGN STANDARDS, APWA 2017 STANDARDS AND SPECIFICATIONS; SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS; AND TO CONTRACT DOCUMENTS PREPARED FOR THIS PROJECT.
3. THE CONSTRUCTION OF THE WATER SYSTEM IMPROVEMENTS SHALL CONFORM TO THE UTAH ADMINISTRATIVE CODE R309-550-6(1) NSF STANDARD FOR HEALTH EFFECTS, R309-550-8 (7) PRESSURE AND LEAKAGE TESTING, R309-550-8(9) SEALING PIPE ENDS DURING CONSTRUCTION, R309-550-8(10) DISINFECTING WATER DISTRIBUTION SYSTEMS, R309-550-7 (1) SEPARATION OF WATER MAINS FROM SEWERS AND OTHER POLLUTION SOURCES OR THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (MRWSSD) PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
4. WATER LINE FITTINGS ARE APPROXIMATE. EXACT NUMBERS AND LOCATIONS SHALL BE FIELD DETERMINED AND SHALL BE AS REQUIRED TO ACHIEVE THE SPECIFIED CONSTRUCTION RESULTS.
5. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED. ALL ROADWAY SIDE SLOPES ARE TO BE 2:1 SLOPES EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE OR AS DIRECTED BY THE ENGINEER.
6. ATWELL ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
7. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE RIGHT-OF-WAY, UTILITY EASEMENTS, AND DESIGNATED STORAGE, STAGING, ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN AND AS REQUIRED BY STATE, COUNTY, AND LOCAL LAWS.
8. THE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES, AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENT ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT & FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY SUMMIT COUNTY. ACCESS TO LOTS ON THE PLAT MAY BE AFFECTED BY CUT AND FILL SLOPES REQUIRED BY THE ROAD IN CERTAIN INSTANCES, SPECIAL ENGINEERING AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED FOR DRIVEWAYS ACROSS SUCH CUT AND FILL SLOPES. THE LEGAL DESCRIPTION OF THESE EASEMENTS MAY BE MODIFIED BY SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND DEEMED TO BE AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICANT OF A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING OWNERS OR MORTGAGE HOLDERS.
9. MINIMUM COVER OVER ALL WATER LINES MUST BE MAINTAINED (6.0' MIN. OR AS DETAILED ON DRAWINGS).
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED BUT IN NO CASE MORE THAN 5 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
11. IF SEDIMENT IS TRACKED ONTO PAVED ROADS, THE ROADS AND WORK AREAS WILL BE SWEPT OR FLUSHED WITH WATER TO REMOVE MATERIAL, AS REQUIRED. IF LARGE AMOUNTS OF MATERIAL GET ON THE SURFACES, TO THE POINT WHERE A WATER SPRAY WOULD BE INEFFICIENT, THE MATERIAL WILL BE MANUALLY REMOVED OR A SWEEPER WILL BE USED. TRANSITION ZONES MAY BE ESTABLISHED. WATER WILL NOT BE APPLIED WHEN THE ROADS OR WORK AREAS ARE COVERED WITH SNOW OR ICE OR WHEN THE TEMPERATURE DROPS BELOW FREEZING. IF ACCEPTABLE STANDARDS ARE NOT MET, OPERATIONS WILL CEASE UNTIL CONDITIONS IMPROVE TO THE POINT THAT STANDARDS CAN BE MAINTAINED.

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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
1		
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: COVER

PROJECT: 24008620

SHEET: C-1.0

C:\Users\sfs\OneDrive - ATWELL, LLC\Documents\ATWELL\CURRENT PROJECTS\24008620 Promontory Hawks Pass 1\CAD\Engineering\24008620_COVER.dwg

EXHIBIT A.6

EXISTING OPEN SPACE (GOLF COURSE)

VISTA POINT SUBDIVISION

DOUBLE DEER DRIVE (PRIVATE)

GOLF CLUB LINK (PRIVATE)

GOLF CLUB LINK SUBDIVISION

HAWKS PASS PHASE 1

HAWKS PASS PHASE 2

EXISTING WATER MAIN STUB. CONTRACTOR TO VERIFY LOCATION AND DEPTH.

EXISTING LOW PRESSURE SEWER MANHOLE TO BE REMOVED WHEN CONNECTION IS MADE TO 3" LOW PRESSURE LINE.

EXISTING DITCH FL

PROPOSED PHASE 2 BOUNDARY

EXISTING LOW PRESSURE SEWER MANHOLE TO BE REMOVED WHEN CONNECTION IS MADE TO 3" LOW PRESSURE LINE.

EXISTING WATER MAIN STUB. CONTRACTOR TO VERIFY LOCATION AND DEPTH.

PROPOSED PHASE 2 BOUNDARY

EXISTING OPEN SPACE (GOLF COURSE)

EXISTING OPEN SPACE (GOLF COURSE)

60 0 30 60

1 INCH = 60 FT
(SCALE IN FEET)

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- ADJACENT PROPERTY
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- EXISTING STORMWATER DITCH
- (pss) EXISTING SEWER LINE
- (w) EXISTING WATER LINE
- (sd) EXISTING STORM DRAIN LINE
- EXISTING ASPHALT
- 30% SLOPES
- EXISTING STORM DRAIN CATCH BASIN & RIP-RAP
- EXISTING FIRE HYDRANT
- EXISTING AIR VAC

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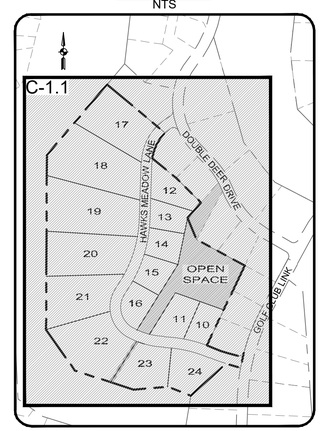
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

KEY MAP
NTS



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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT
PROMONTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
EXISTING CONDITIONS

PROJECT
24008620

SHEET
C-1.1

A:\SLC Projects\Active\24008620 Promontory Hawks Pass 1\Civil\Current Plan Sets\24008620 Promontory Hawks Pass 1 VTC.dwg, 11/11/2025 8:50:50 AM, Sean Fox

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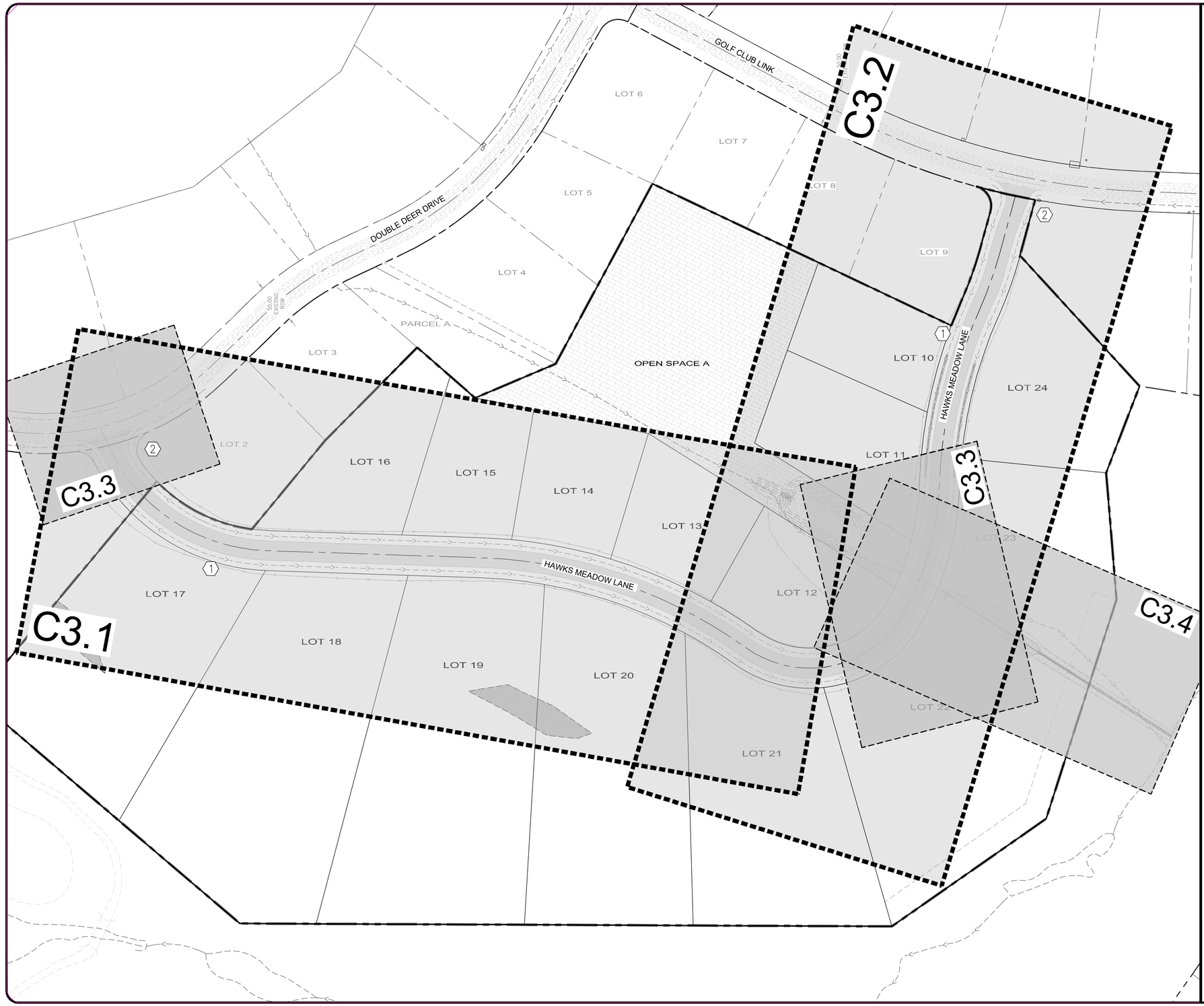

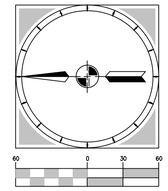

#	SIGNAGE KEYNOTES	
1	SPEED LIMIT 20	R2-1 18 X 24
2	STOP	R1-1 30 X 30

REFER TO UDOT STD DWG SN7A AND SN9A FOR SIGN REQUIREMENTS.

ALL POST TO BE BREAK AWAY.

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PROMONTORY
PARK CITY

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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: SHEET INDEX & SIGNAGE

PROJECT: 24008620

SHEET: C-1.2

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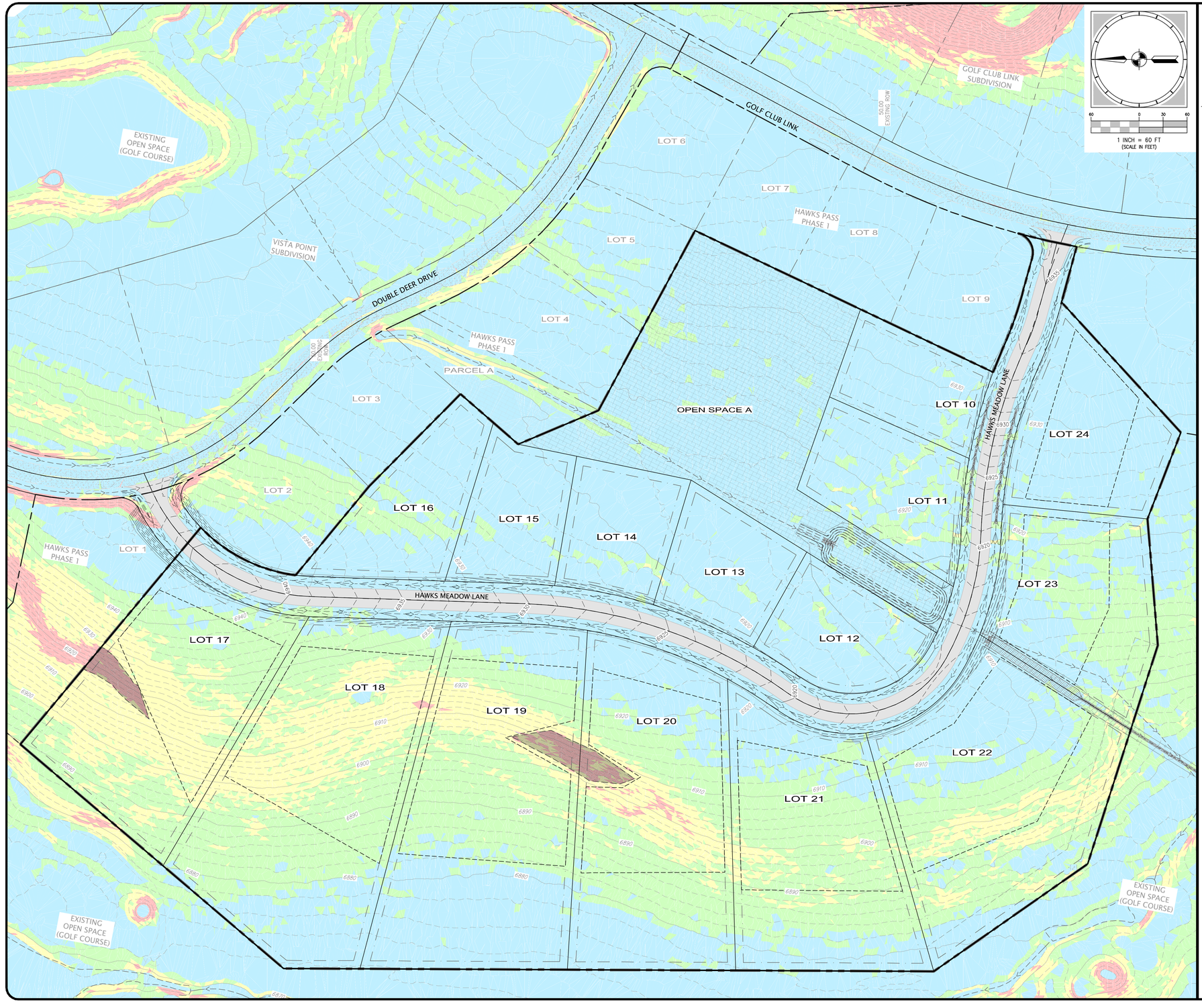
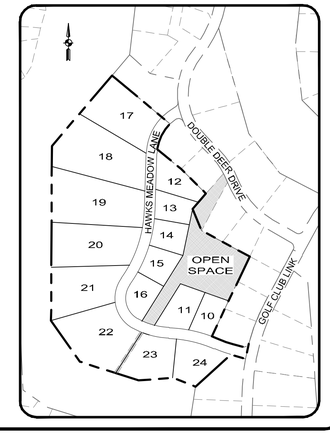
EXHIBIT A.8



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	3413690.98	
2	10.00%	20.00%	1458833.40	
3	20.00%	30.00%	595528.21	
4	30.00%	99999900.00%	451439.42	

KEY MAP
NTS



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PROMONTORY
PARK CITY

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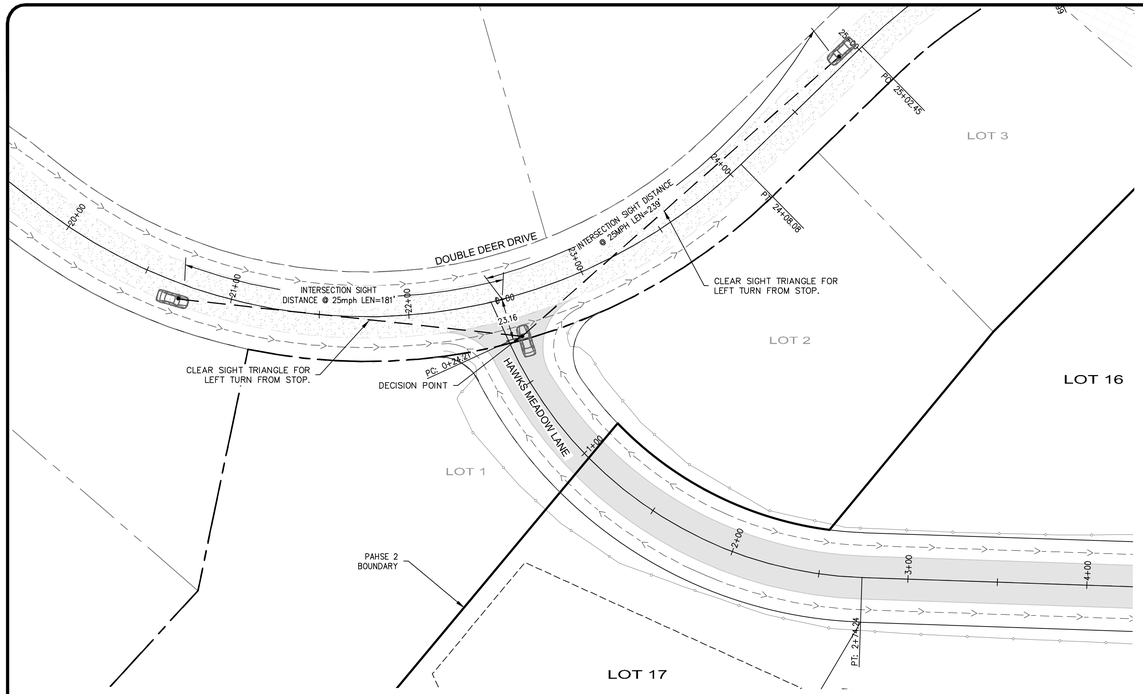
DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/1/2025

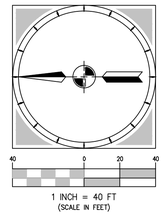
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: SLOPE ANALYSIS

PROJECT: 24008620
SHEET: C-1.3

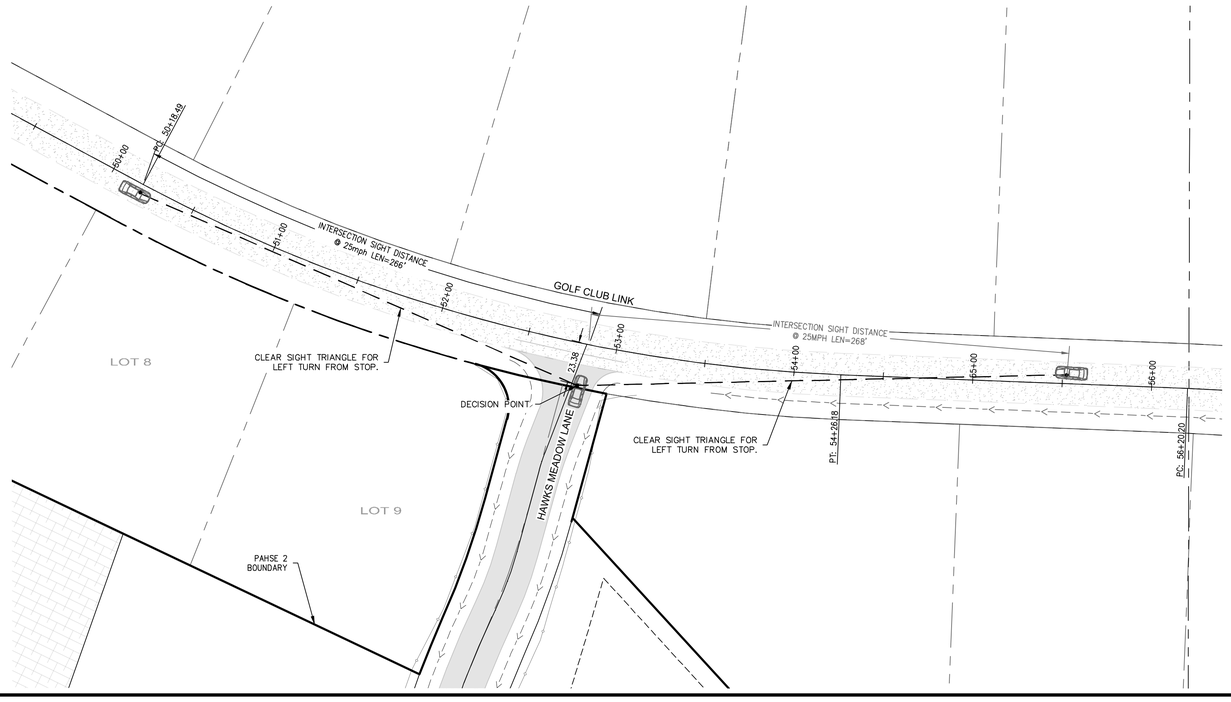
A:\SLC_Projects\Current_Projects\Legal\Current_Projects\24008620_Promontory_Homes_Hawks_Pass_Lot10\Civil\Exhibits\24008620_EXHC_ANALYSIS.dwg



INTERSECTION DOUBLE DEER DRIVE AND HAWKS MEADOW LANE



INTERSECTION GOLF CLUB LINK AND HAWKS MEADOW LANE



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PARK CITY

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE 11/11/2025

PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
SIGHT TRIANGLES

PROJECT
24008620

SHEET
C-1.4

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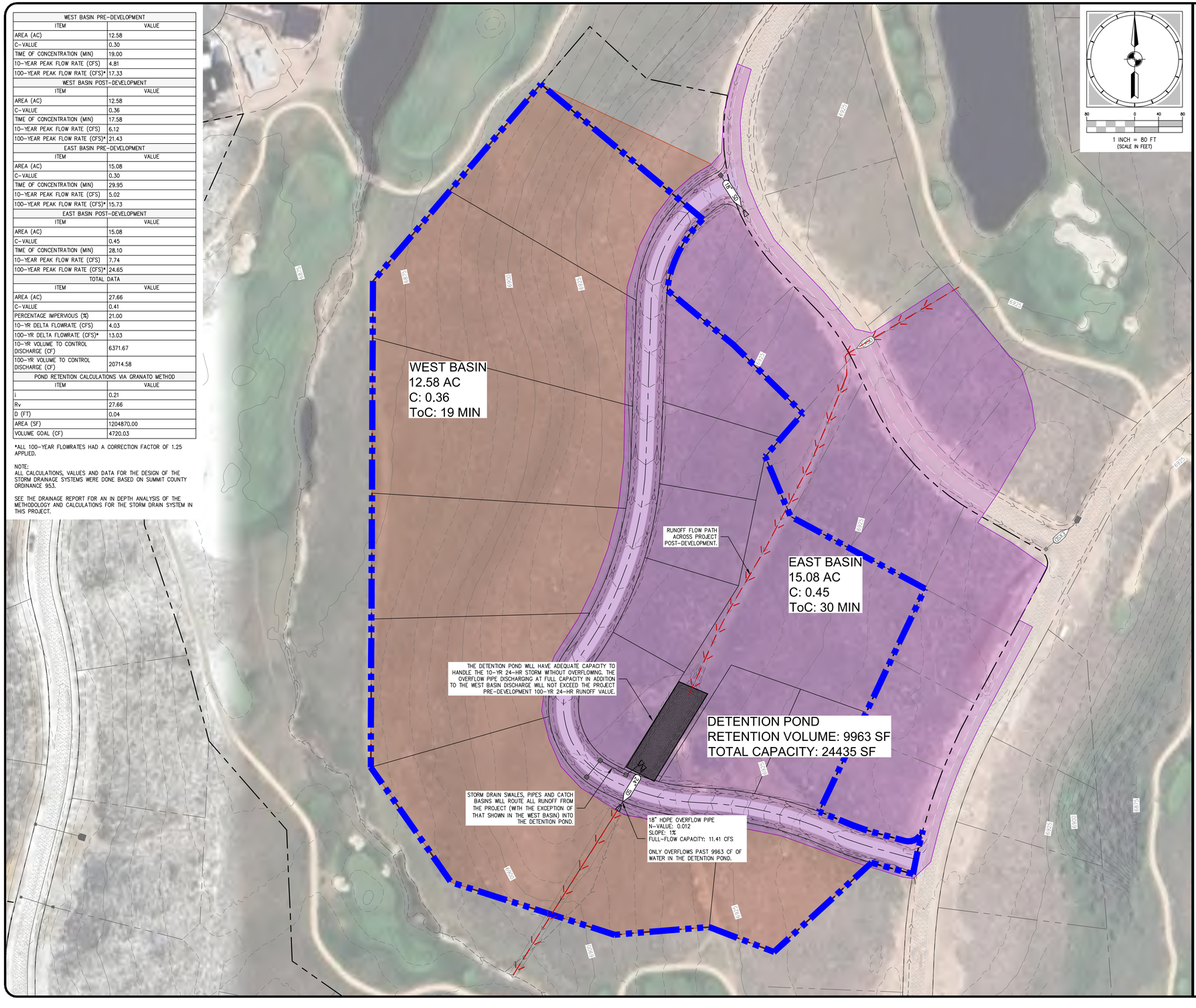
WEST BASIN PRE-DEVELOPMENT	
ITEM	VALUE
AREA (AC)	12.58
C-VALUE	0.30
TIME OF CONCENTRATION (MIN)	19.00
10-YEAR PEAK FLOW RATE (CFS)	4.81
100-YEAR PEAK FLOW RATE (CFS)*	17.33
WEST BASIN POST-DEVELOPMENT	
ITEM	VALUE
AREA (AC)	12.58
C-VALUE	0.36
TIME OF CONCENTRATION (MIN)	17.58
10-YEAR PEAK FLOW RATE (CFS)	6.12
100-YEAR PEAK FLOW RATE (CFS)*	21.43
EAST BASIN PRE-DEVELOPMENT	
ITEM	VALUE
AREA (AC)	15.08
C-VALUE	0.30
TIME OF CONCENTRATION (MIN)	29.95
10-YEAR PEAK FLOW RATE (CFS)	5.02
100-YEAR PEAK FLOW RATE (CFS)*	15.73
EAST BASIN POST-DEVELOPMENT	
ITEM	VALUE
AREA (AC)	15.08
C-VALUE	0.45
TIME OF CONCENTRATION (MIN)	28.10
10-YEAR PEAK FLOW RATE (CFS)	7.74
100-YEAR PEAK FLOW RATE (CFS)*	24.65
TOTAL DATA	
ITEM	VALUE
AREA (AC)	27.66
C-VALUE	0.41
PERCENTAGE IMPERVIOUS (%)	21.00
10-YR DELTA FLOWRATE (CFS)	4.03
100-YR DELTA FLOWRATE (CFS)*	13.03
10-YR VOLUME TO CONTROL DISCHARGE (CF)	6371.67
100-YR VOLUME TO CONTROL DISCHARGE (CF)	20714.58
POND RETENTION CALCULATIONS VIA GRANATO METHOD	
ITEM	VALUE
I	0.21
Rv	27.66
D (FT)	0.04
AREA (SF)	1204870.00
VOLUME GOAL (CF)	4720.03

*ALL 100-YEAR FLOWRATES HAD A CORRECTION FACTOR OF 1.25 APPLIED.

NOTE:
ALL CALCULATIONS, VALUES AND DATA FOR THE DESIGN OF THE STORM DRAINAGE SYSTEMS WERE DONE BASED ON SUMMIT COUNTY ORDINANCE 953.

SEE THE DRAINAGE REPORT FOR AN IN DEPTH ANALYSIS OF THE METHODOLOGY AND CALCULATIONS FOR THE STORM DRAIN SYSTEM IN THIS PROJECT.



LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
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- EASEMENT LINE
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- 30% GRADE
- RIPRAP DITCH D-1
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- (D) STORM DRAIN MANHOLE, D-1
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- STORM DRAIN PIPE OUTLET, D-2
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KEY MAP
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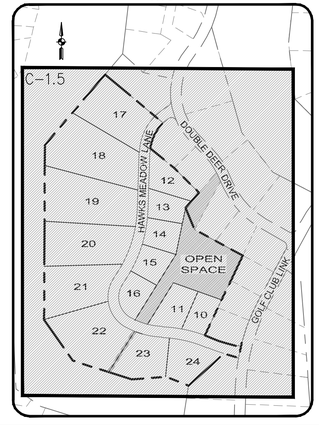

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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
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DESIGN ENGINEER — DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMONTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: DRAINAGE PLAN

PROJECT: 24008620
SHEET: C-1.5

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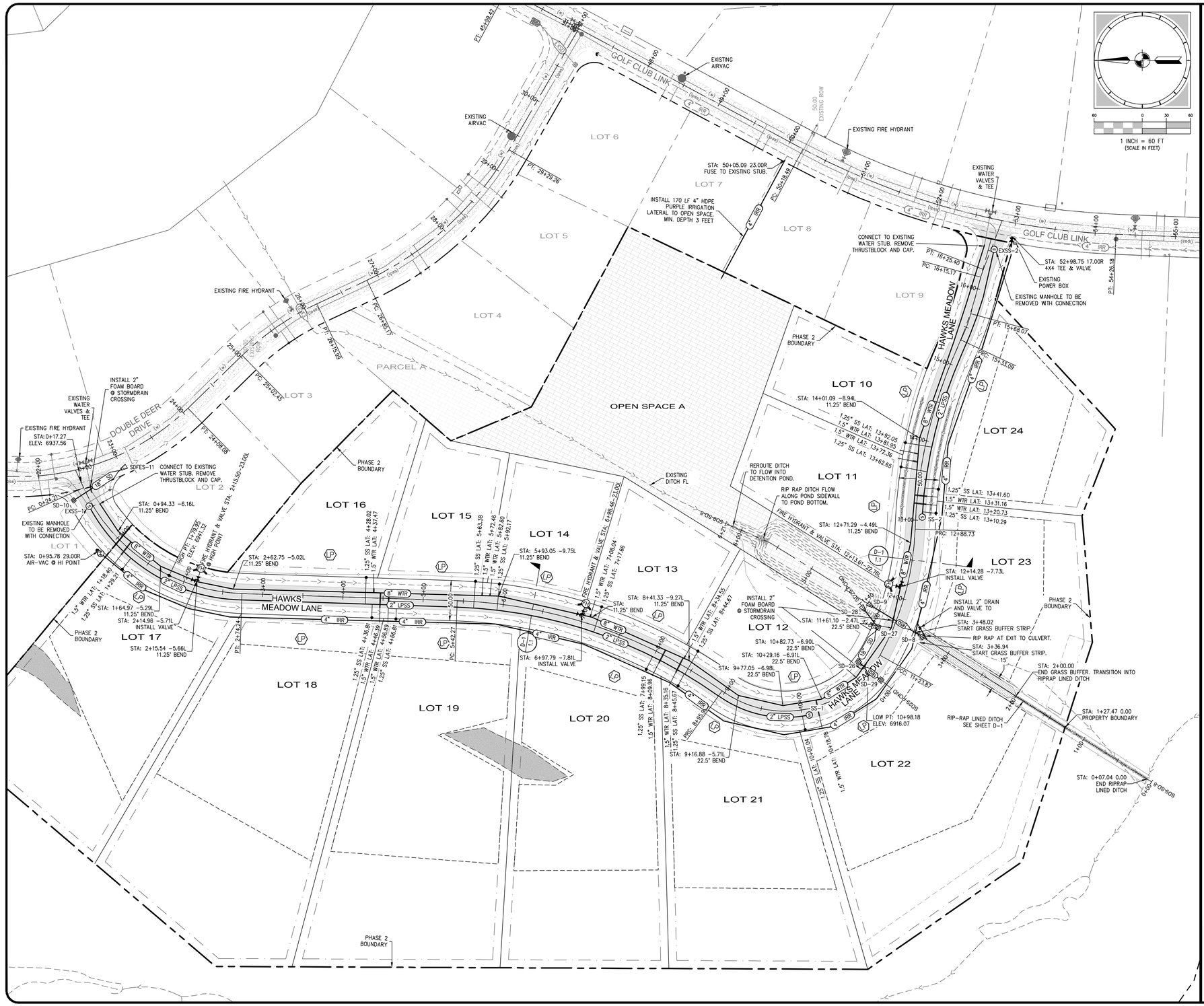
EXHIBIT A.11



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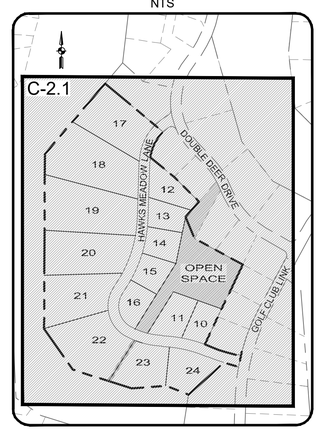

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PARK CITY

REVISIONS	DATE	BY
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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/1/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: OVERALL UTILITIES

PROJECT: 24008620
SHEET: C-2.1

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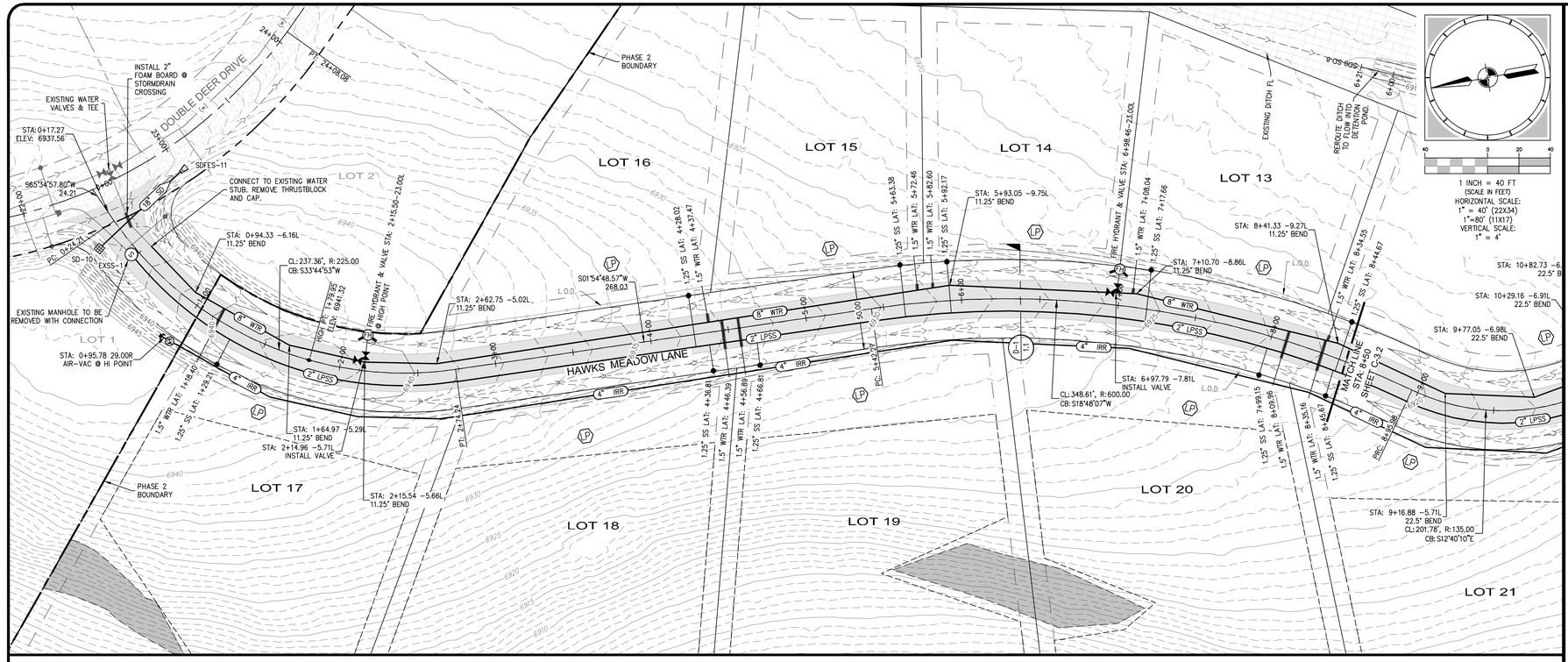

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KEY MAP

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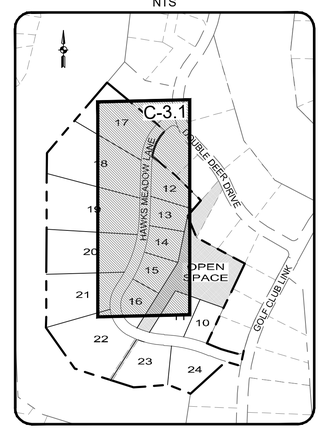

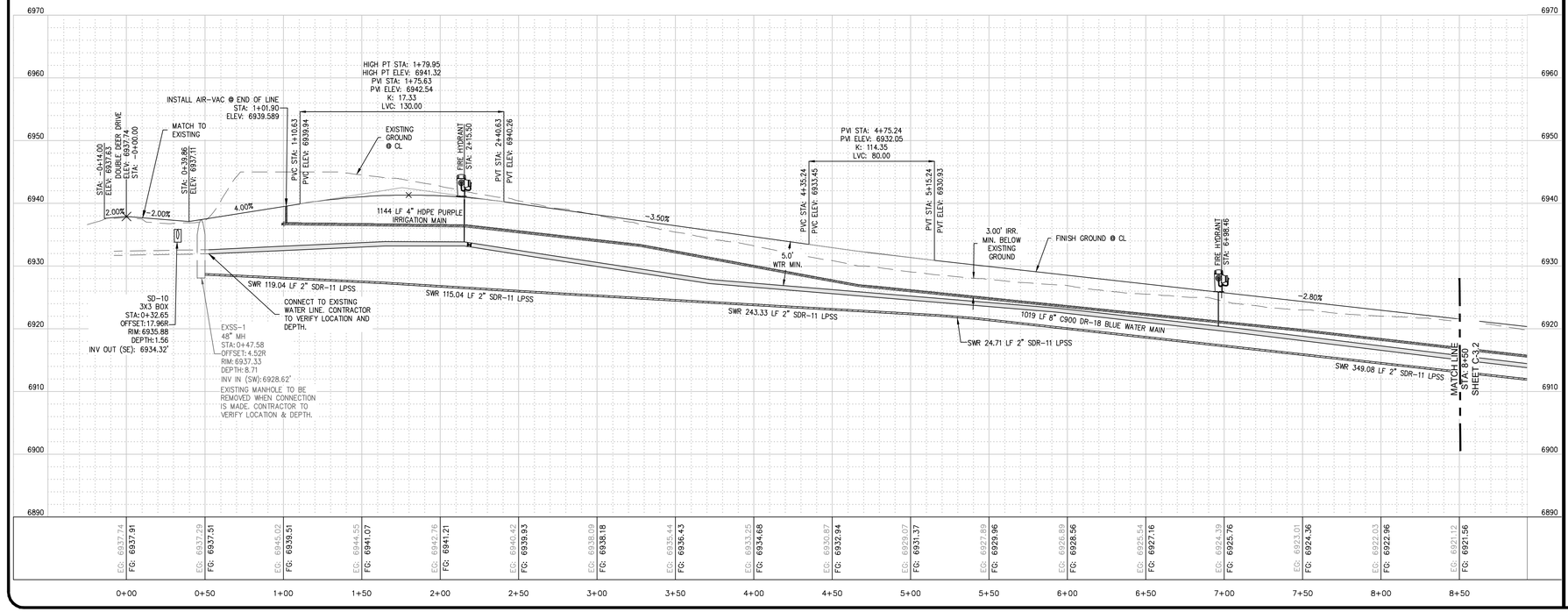

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PARK CITY

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/1/2025

PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
HAWKS MEADOW LANE PLAN & PROFILE
STA: 0+00 TO 8+50

PROJECT
24008620

SHEET
C-3.1

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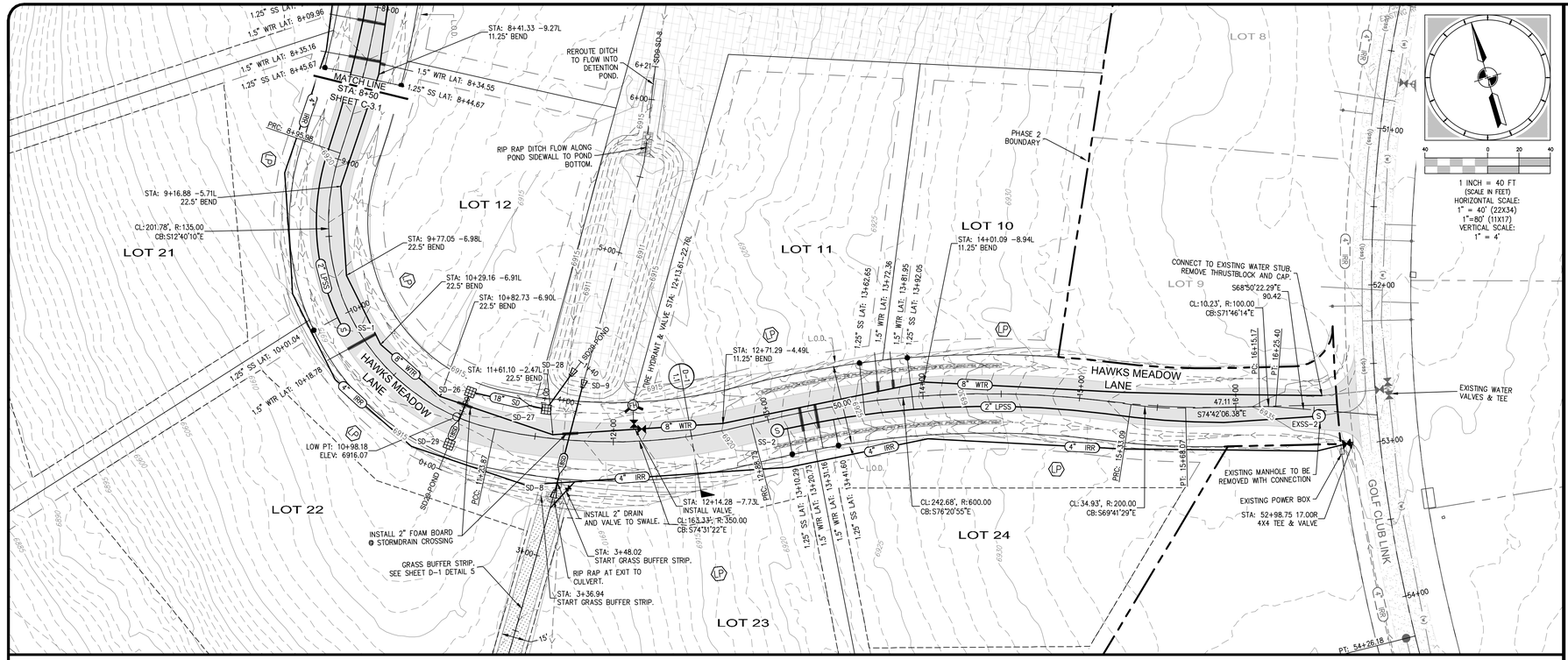

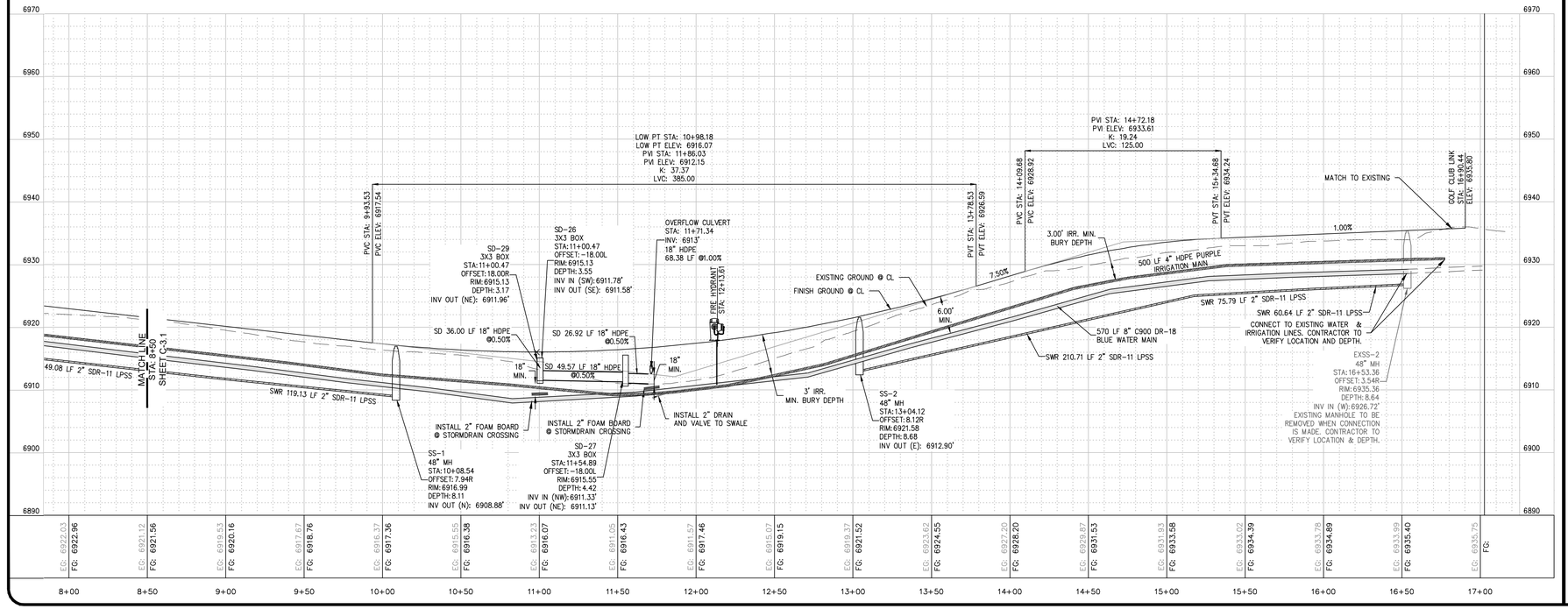

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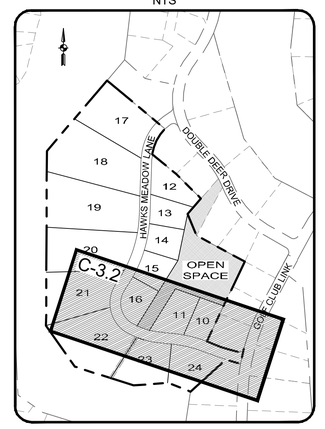

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DESIGN ENGINEER — DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: HAWKS MEADOW LANE PLAN & PROFILE STA: 8+50 TO 17+20

PROJECT 24008620
SHEET C-3.2

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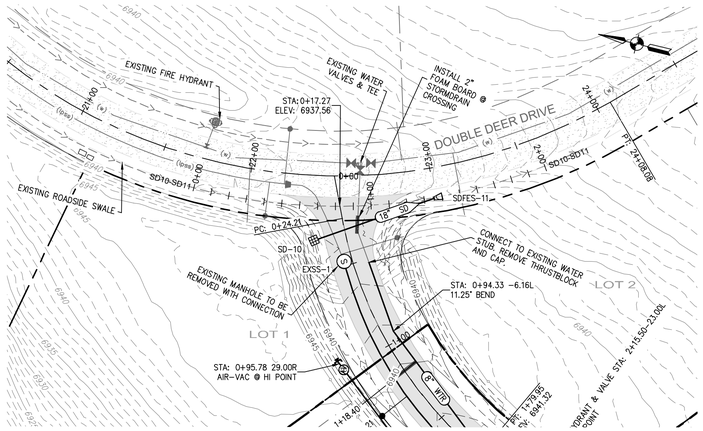

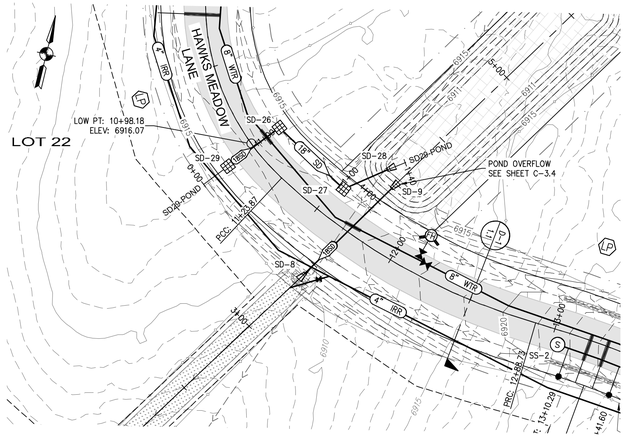

40 0 20 40

(IN FEET)
1 INCH = 40 FT
HORIZONTAL SCALE:
1" = 40' (22X34)
1"=80' (11X17)
VERTICAL SCALE:
1" = 4'

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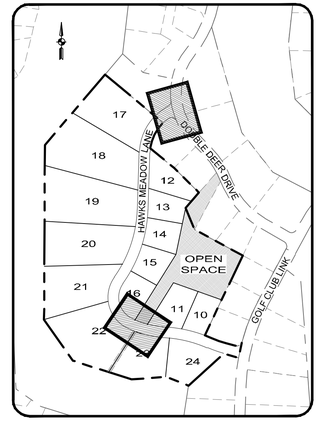
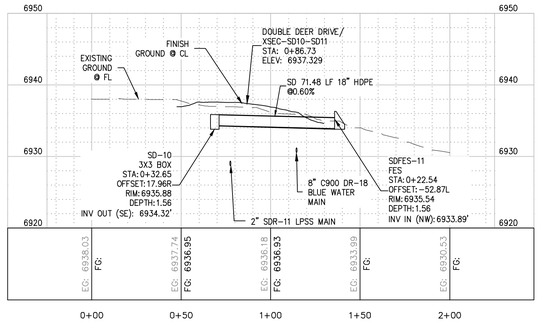
KEY MAP

NTS



SD10 SDFES11



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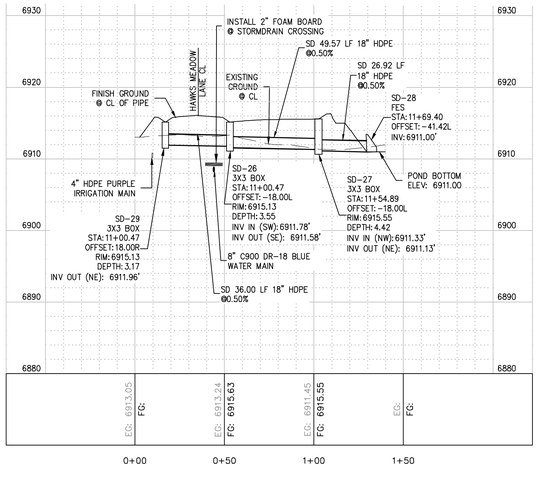

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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

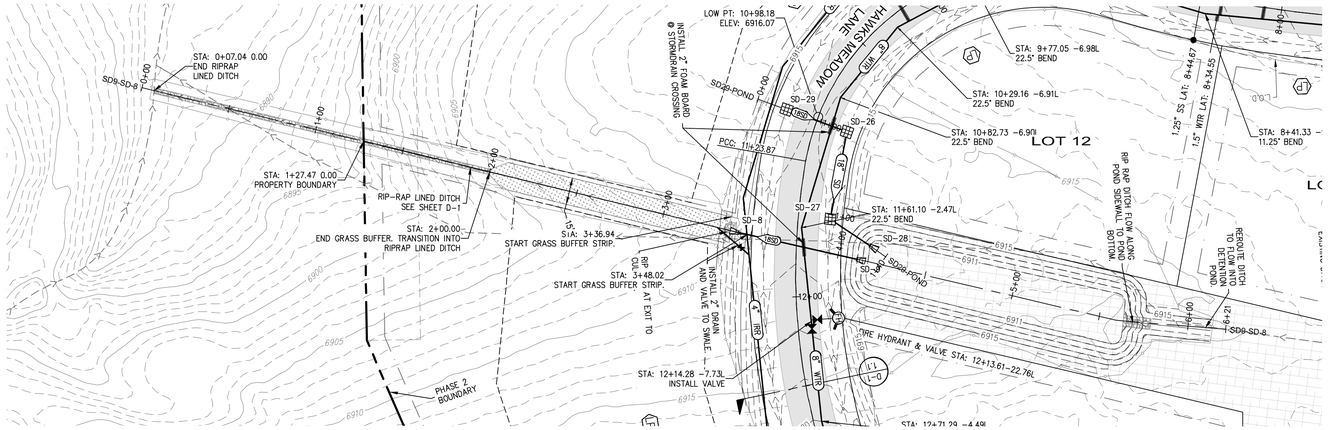
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

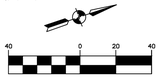
SHEET TITLE: STORM DRAIN PLAN & PROFILE

PROJECT: 24008620

SHEET: C-3.3

C:\USERS\DANIEL\DOCUMENTS\ATWELL\CURRENT PROJECTS\24008620 Promontory Hawks Pass 3\WORK\Engineering\24008620 UTILities





(IN FEET)
1 INCH = 40 FT
HORIZONTAL SCALE:
1" = 40' (22X34)
1"=80' (11X17)
VERTICAL SCALE:
1" = 4'

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- 5610 PROPOSED CONTOURS
- 5570 EXISTING CONTOURS
- LIMITS OF DISTURBANCE
- 2" LPSS — SANITARY SEWER LINE (PLAN)
- SANITARY SEWER LINE (PROFILE)
- 8" WTR — CULINARY WATER LINE
- CULINARY WATER LINE (PROFILE)
- 18" SD — STORM DRAIN LINE (PLAN)
- STORM DRAIN LINE (PROFILE)
- 4" IRR — IRRIGATION LINE (PLAN)
- IRRIGATION LINE (PROFILE)
- (lpss) EXISTING SEWER LINE
- (w) EXISTING WATER LINE
- (sd) EXISTING STORM DRAIN LINE
- SEWER LATERAL, D-3
- SINGLE WATER LATERAL W/ FOAM BOARD, D-2
- 3-#2 LF 6" CONDUIT BUNDLE 3" SEPARTION
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE
- 30% GRADE
- RIPRAP DITCH D-1
- GRASS LINES DITCH D-1
- (S) SANITARY SEWER MANHOLE, D-3
- (D) STORM DRAIN MANHOLE, D-1
- STORM DRAIN 4X4 BOX, D-1
- STORM DRAIN PIPE OUTLET, D-2
- PIPE REDUCER
- UTILITY VALVE, D-4
- END CAP W/ THRUST BLOCK, D-2
- STOP & STREET SIGNS, C-1.2
- FIRE HYDRANT, D-1 *FACE OF HYDRANT TO BE NO CLOSER THAN 7' FROM EDGE OF PAVEMENT TYP.
- OUTLET RIP-RAP
- (EP) E-ONE TYPE SEWAGE EJECTOR PUMP

NOTES

1. LOCATION OF UTILITY SYMBOLS MAY SHIFT FOR SAKE OF READABILITY REFER TO STATION LABELS FOR ACTUAL LOCATION.
2. MAINTAIN CULINARY WATER LINES A MINIMUM 10' FROM SANITARY SEWER LINES.
3. INSTALLATION OF ALL HDPE LINES, FITTINGS AND APPURTENANCES IS TO FOLLOW MANUFACTURER STANDARDS, PRACTICE AND DETAILS.
4. FOR UTILITIES INSTALLED ON PROJECT. CULINARY WATER IS TO HAVE A MINIMUM COVERAGE DEPTH OF 6 FEET, SANITARY SEWER 4 FEET AND STORM DRAIN A MIN 2.5 FEET AND MAX COVERAGE OF 15 FEET.

SURVEY HDPE LOW-PRESSURE AND GRAVITY MAIN LINES EVERY 20' BEFORE BACKFILLING FOR AS-BUILT RECORDS AND TO ENSURE PROPER HORIZONTAL AND VERTICAL INSTALLATION.

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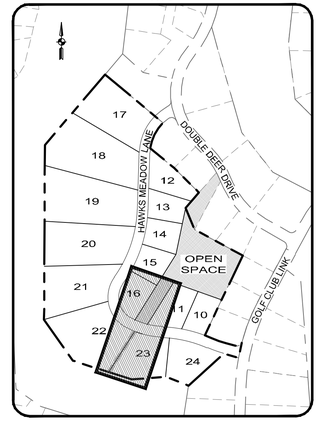
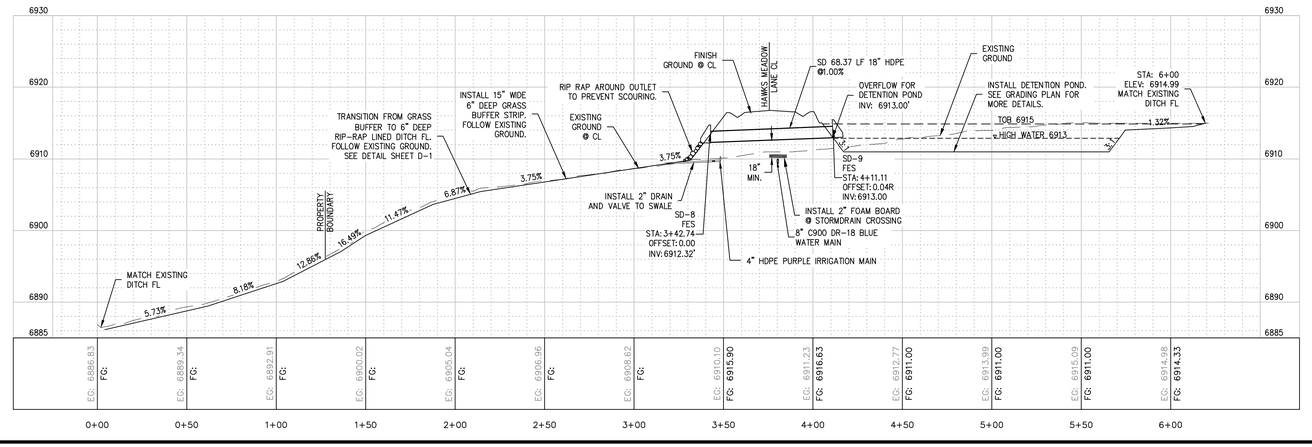
KEY MAP

NTS



SD9 TO SD8



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PARK CITY

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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
STORM DRAIN PLAN & PROFILE

PROJECT
24008620

SHEET
C-3.4

J:\SLC Projects\Current Projects\Atwell - Current Projects\24008620 Promontory Homes Hawks Pass 1\Work\Engineering\24008620 UTL.dwg

EXHIBIT A.16

PARCEL A
OPEN SPACE A
LOT 1
LOT 2
LOT 3
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
DOUBLE DEER DRIVE
HAWKS MEADOW LANE
PHASE 2 BOUNDARY
EXISTING DITCH
S65°34'58"W 24.21'
S01°54'49"W 268.03'
CL:237.36', R:225.00 CB:S33°44'53"W
CL:348.61', R:600.00 CB:S18°48'07"W
CL:201.78', R:135.00 CB:S12°40'10"E
MATCH LINE STA 8+00 SHEET C-4.1
STA:0+17.27 EOP: 6935.79 MATCH TO EXISTING
STA:0+52.62 EOP: 6937.39
STA:0+04.42 EOP: 6937.99 MATCH TO EXISTING
STA:0+31.47 EOP: 6937.04
STA:0+50.00 EOP: 6937.27
STA:1+00.00 EOP: 6939.27
STA:1+50.00 EOP: 6940.83
STA:2+00.00 EOP: 6940.97
STA:2+35.00 EOP: 6940.21
STA:2+50.00 EOP: 6939.69
STA:2+74.24 EOP: 6938.85
STA:3+00.00 EOP: 6937.94
STA:3+40.00 EOP: 6936.54
STA:3+41.09 EOP: 6936.51
STA:3+50.00 EOP: 6936.19
STA:4+00.00 EOP: 6934.44
STA:4+50.00 EOP: 6932.70
STA:5+00.00 EOP: 6931.13
STA:5+42.27 EOP: 6929.93
STA:5+50.00 EOP: 6929.72
STA:6+00.00 EOP: 6928.32
STA:6+50.00 EOP: 6926.92
STA:6+79.02 EOP: 6926.10
STA:7+00.00 EOP: 6925.52
STA:7+50.00 EOP: 6924.12
STA:8+00.00 EOP: 6922.72
STA:8+50.00 EOP: 6921.32
STA:8+95.98 EOP: 6920.03
STA:9+00.00 EOP: 6919.92
STA:9+25.95 EOP: 6919.19
STA:9+50.00 EOP: 6918.52
STA: 6+12 ELEV: 6914.50 TIE INTO EXISTING DITCH. REROUTE INTO POND.
RIP RAP DITCH FLO POND SIDEWALL TO BOTTOM.
DETENTION POND. TOP ELEVATION: 6915' DETENTION OUTFLOW: 6913' BOTTOM ELEVATION: 6911' RETENTION PROVIDED: 9963 CF TOTAL CAPACITY: 24435 CF
FILL AREA UP TO TOP OF POND
USE EROSION CONTROL BLANKETS ON ALL SLOPES GREATER THAN 2:1. SEE SHEET D-4
L.O.D.
SDB-SD9
3.49%
2.80%
4.00%
1.00%
2.78%

1 INCH = 40 FT
(SCALE IN FEET)

LEGEND

- BOUNDARY
- LOT LINE
- CENTER LINE
- P.U.E.
- EXISTING RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- 5570 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORMWATER DITCH
- LIMITS OF DISTURBANCE (LOD)
- EXISTING ASPHALT
- 30% SLOPES
- RIP-RAP LINED DITCH
- GRASS LINED DITCH
- GRASS LINED DITCH
- STORM DRAIN CATCH BASIN
- STORM DRAIN FLARED END

STOCK PILE EXCAVATED SOIL ON LOTS 14 & 15. ANY MATERIAL NOT USED IS TO GO TO OUR ON-SITE SPOILS AREA 1/2 MILE AWAY FROM THIS SITE OR RE-PURPOSED IN ANOTHER INFRASTRUCTURE PROJECT.

INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1. SEE DETAIL SHEET D-4

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KEY MAP
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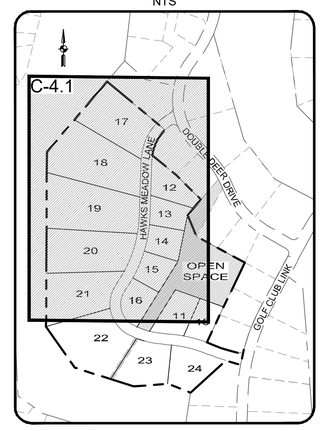

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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMONTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: GRADING PLAN

PROJECT 24008620
SHEET C-4.1

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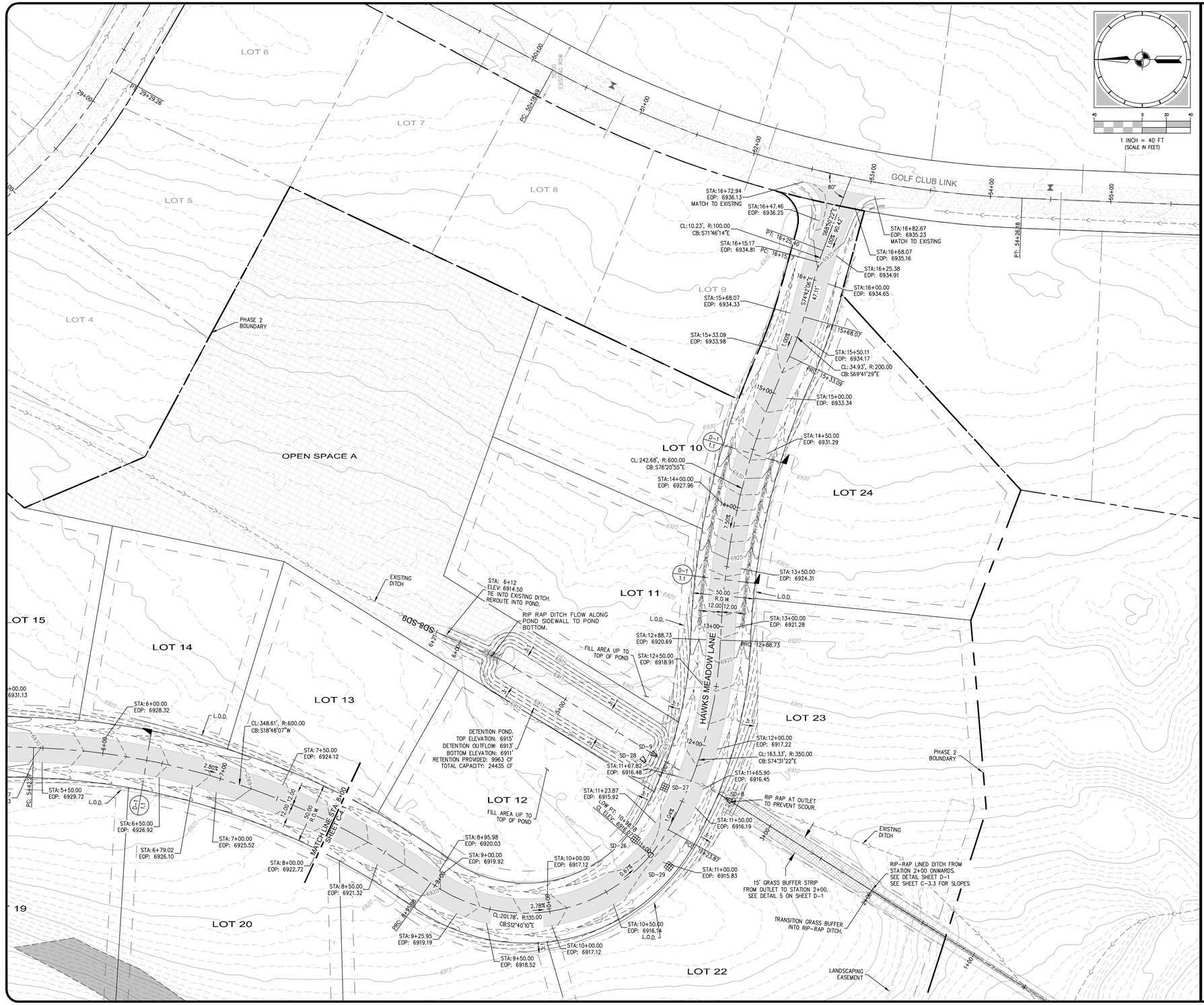
EXHIBIT A.17



LEGEND

- BOUNDARY
- LOT LINE
- CENTER LINE
- P.U.E.
- EXISTING RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY
- EXISTING MINOR CONTOUR
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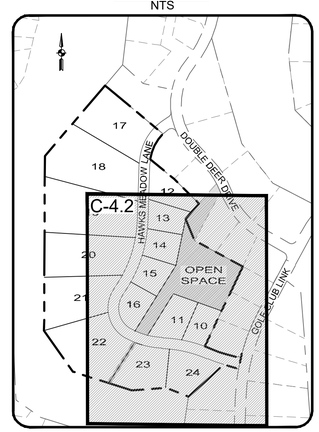
KEY MAP

NTS



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PROMONTORY
PARK CITY

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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMONTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: OVERALL UTILITIES

PROJECT: 24008620

SHEET: C-4.2

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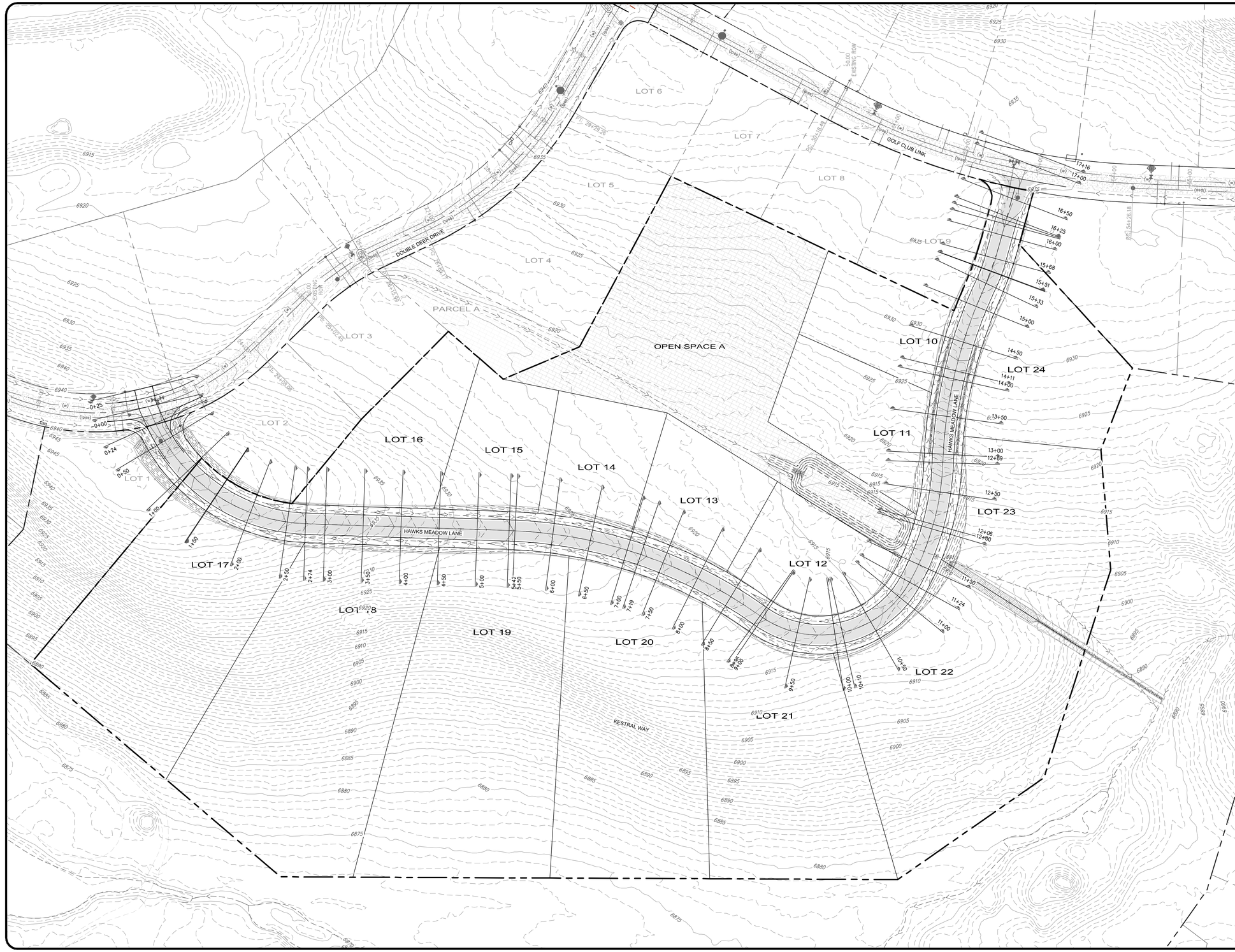
EXHIBIT A.18



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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
OVERALL SECTION VIEWS

PROJECT
24008620

SHEET
C-5.1

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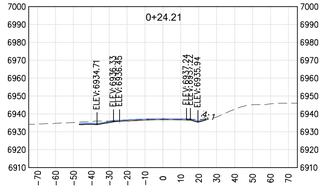
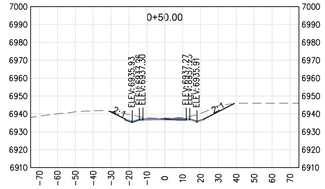
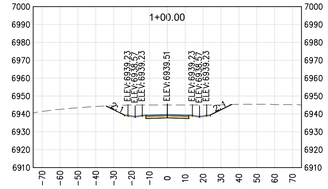
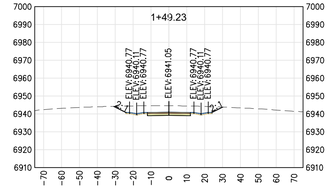
EXHIBIT A.19

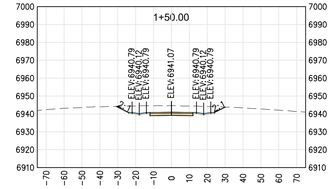
HORIZONTAL SCALE:
1" = 40' (22X34)
1"=80' (11X17)
VERTICAL SCALE:
1" = 4'

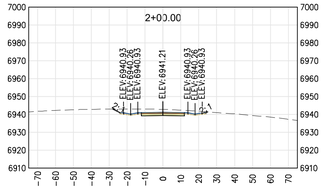


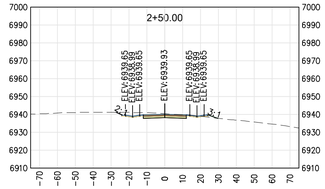


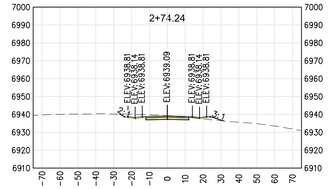


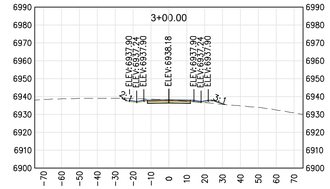


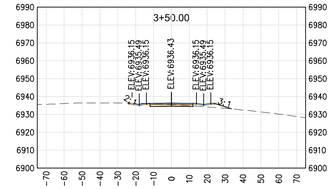


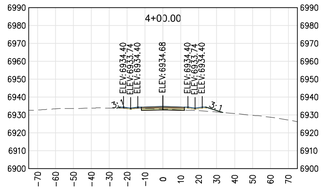


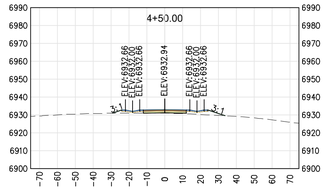


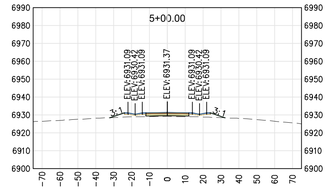


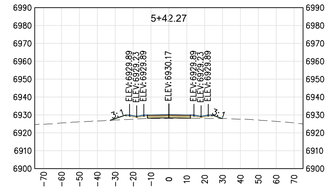


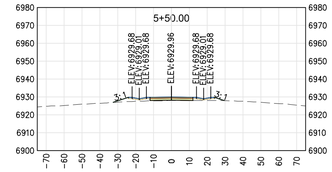


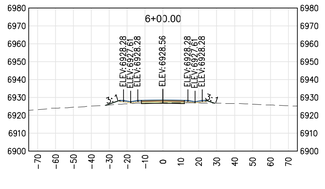


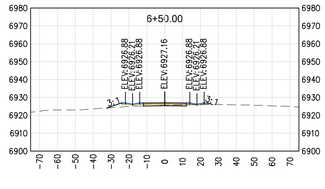


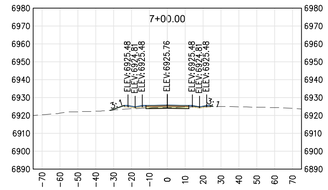


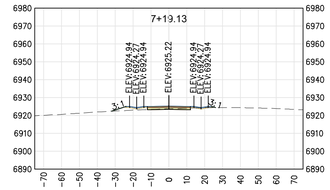


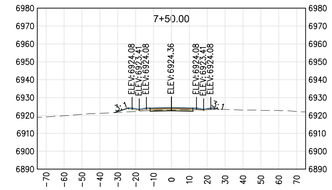


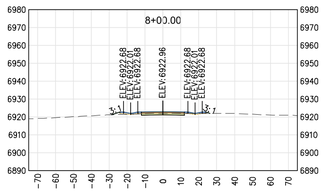


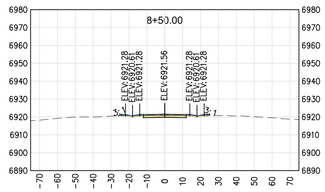


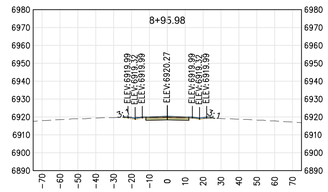


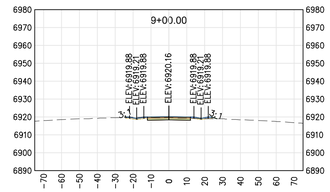


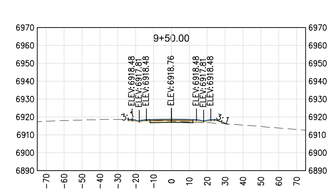


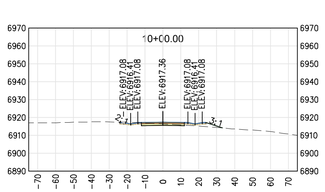


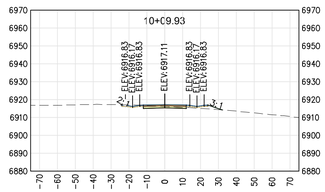


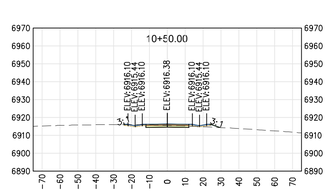


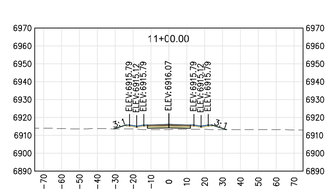


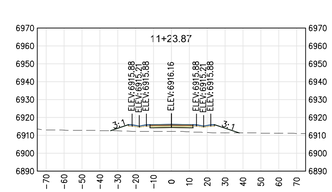












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PROMONTORY
PARK CITY

REVISIONS

	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY:
ISSUE DATE: 11/1/2025

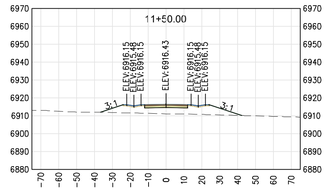
PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: HAWKS MEADOW LANE CROSS-SECTIONS

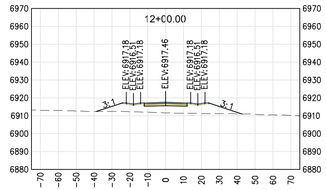
PROJECT 24008620
SHEET C-5.2

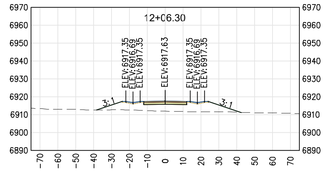
A:\SLC Projects\Current Projects\Legal\Current Projects\24008620 Promontory Homes Hawks Pass 1\CAD\Plan\Design Files\24008620_SURFACES.dwg

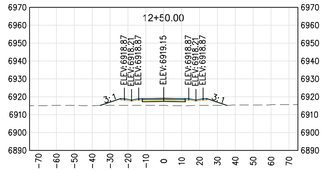
EXHIBIT A.20

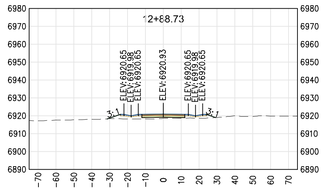
HORIZONTAL SCALE:
1" = 40' (22X34)
1"=80' (11X17)
VERTICAL SCALE:
1" = 4'

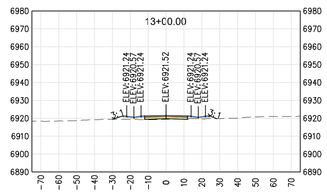


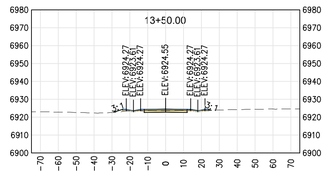


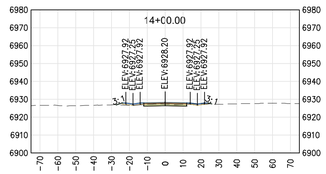


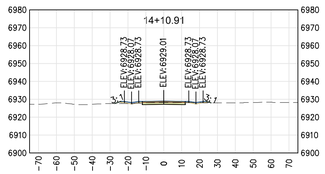


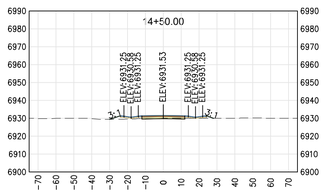


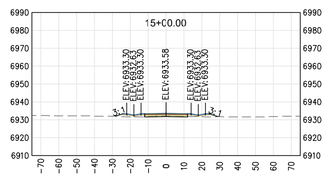


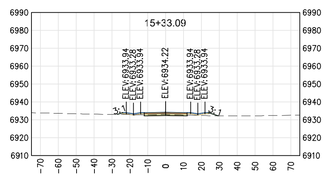


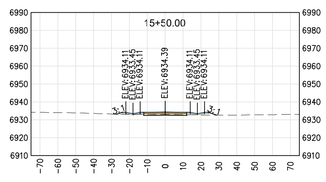


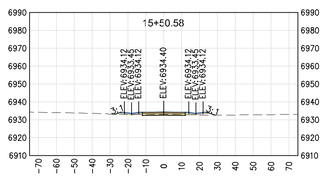


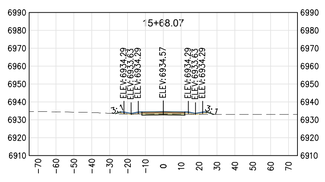


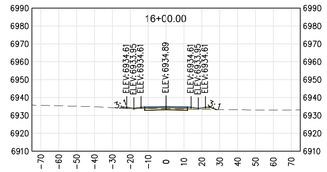


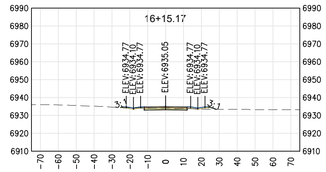


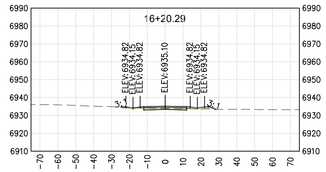


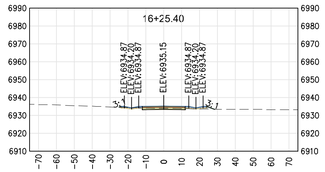


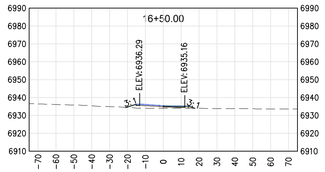












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PROMONTORY
PARK CITY

REVISIONS		DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			

DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY:

ISSUE DATE: 11/11/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: HAWKS MEADOW LANE CROSS-SECTIONS

PROJECT: 24008620

SHEET: C-5.3

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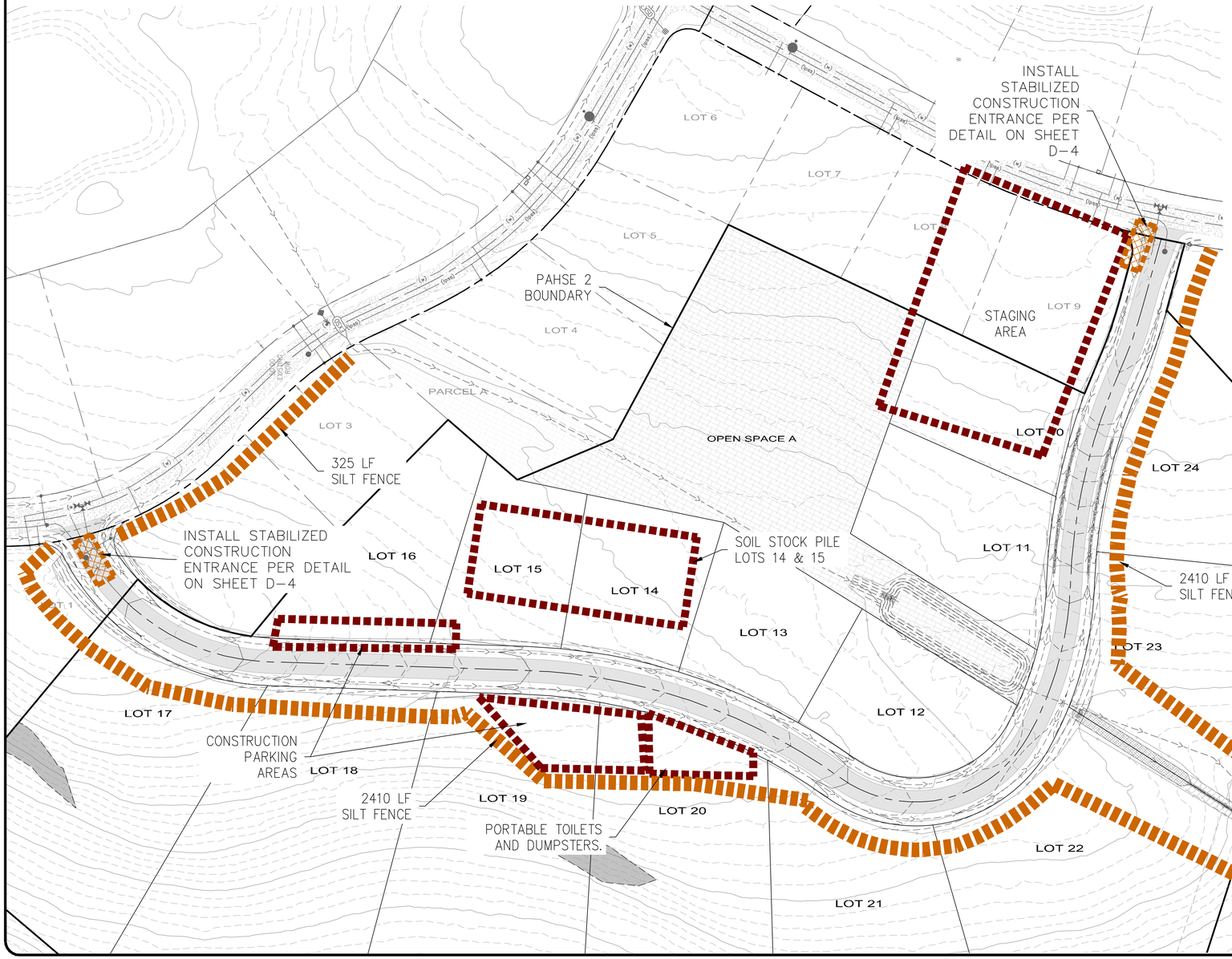
EXHIBIT A.21



SUMMIT COUNTY REQUIRED INSPECTIONS		
INSPECTION	**DESCRIPTION/REQUIREMENTS**	**CONTACT**
ROUGH GRADE ENGINEERING	REQUIRED PRIOR TO SCHEDULING A FOOTING INSPECTION. ROUGH CUT OF DRIVEWAY, STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT CONTROL BMP'S AND CONCRETE WASHOUT ALL MUST BE INSTALLED PER SITE PLAN.	ENGINEERING
FOOTINGS	SCHEDULE AFTER STEEL IS IN PLACE AND BEFORE CONCRETE IS POURED	BUILDING
FOUNDATION	SCHEDULE AFTER STEEL IS IN PLACE IN FORMS AND BEFORE CONCRETE IS POURED	BUILDING
UNDERSLAB PLUMBING/HEATING	SCHEDULE BEFORE CONCRETE IS POURED OR PLUMBING HAS BEEN BACKFILLE	BUILDING
CERTIFICATE OF ELEVATION AND/OR SURVEY	PERFORMED BY A LICENSED SURVEYOR. REQUIRED BEFORE SCHEDULING A FLOOR FRAMING INSPECTION	BUILDING
FLOOR FRAMING/ FOUNDATION DRAIN	REQUIRED PRIOR TO PLACING FLOOR SHEETING	BUILDING
SHEAR WALL	AFTER THE BUILDING IS "UP TO SQUARE," ALL SHEAR WALLS HAVE BEEN NAILED, AND ALL TIE DOWNS AND SHEAR WALL CONNECTIONS INSTALLED	BUILDING
FIRE SPRINKLER	REQUIRED PRIOR TO FOUR-WAY INSPECTION, WHEN REQUIRED BY LOCAL FIRE DISTRICT	BUILDING
FOUR-WAY	ALL ROUGH ELECTRICAL, PLUMBING, AND MECHANICAL HAS BEEN INSTALLED. ALL FRAMING IS COMPLETE, SHEAR WALLS HAVE BEEN PREVIOUSLY INSPECTED, AND TRUSS SPECIFICATIONS ARE ON SITE FOR REVIEW. PLUMBING MUST HAVE EITHER AN AIR OR WATER PRESSURE TEST ON THEM WHEN THE INSPECTOR ARRIVES.	BUILDING
WEATHER BARRIER/ STUCCO LATH	WEATHER BARRIER MUST BE INSPECTED PRIOR TO APPLYING VENEER. APPROVED STUCCO I.C.C. RESEARCH REPORTS ON SITE	BUILDING
GASLINE / METER SET	REQUIRED BEFORE GAS METER CLEARANCE IS GIVEN TO DOMINION	BUILDING
MASONRY WALL/BONDBEAM	STEEL IN MASONRY AND BEFORE CONCRETE/GOUT IS POURED	BUILDING
INSULATION	PRE-DRYWALL INSULATION CERTIFICATE REQUIRED	BUILDING
DRYWALL NAILING	REQUIRED BEFORE DRYWALL IS TAPED	BUILDING
POWER TO PANEL	BUILDING MUST BE UP WITH PERMANENT ROOF INSTALLED	BUILDING
PRE-SURFACE ENGINNERING	BEFORE DRIVEWAY IS PAVED/STABILIZED, EROSION CONTROL MUST BE INSTALLED ON GRADED SLOPES GREATER THAN 3:1 AND DRIVEWAY GRADED TO FINAL SLOPE	ENGINEERING
FINAL ENGINEERING	**REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY** AND/OR BOND RELEASE. DRIVEWAY PAVED/STABILIZED W/ NON-TRACKING PERMANENT MATERIAL. FINAL GRADING MUST BE LESS THAN 2:1 SLOPES WITH EROSION CONTROL MEASURES INSTALLED ON NON-RETAINED SLOPES GREATER THAN 3:1	ENGINEERING
FINAL BUILDING	**REQUIRED FOR CERTIFICATE OF OCCUPANCY. ALL WORK IS DONE AND BUILDING IS COMPLETE.** FINAL CLEARANCES FROM WASTEWATER DISTRICT, HEALTH DEPARTMENT FOR SEPTIC, AND FIRE DISTRICT FOR SPRINKLER SYSTEM MUST BE ON SITE FOR THIS INSPECTION.	BUILDING

CONSTRUCTION MITIGATION PLAN NOTES

- SHOW LOCATION FOR DUMPSTER, PORTABLE TOILETS, MATERIALS STORAGE, PARKING
- CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT
- MUD TRACKED OUT ONTO THE STREET MUST BE CLEARED PRIOR TO THE END OF THE WORK DAY
- THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER
- ROADSIDE PARKING IS NOT ALLOWED FROM NOVERMBER 1ST TO APRIL 1ST

* SEE SWPPP DETAILS ON SHEET D-4

60 0 30 60

1 INCH = 60 FT
(SCALE IN FEET)

CALL BEFORE YOU DIG BLUE STAKES 1-800-662-4111

EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
1		
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8		

DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

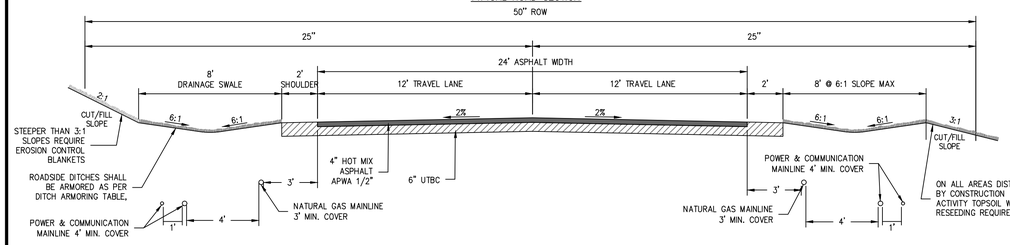
SHEET TITLE: SWPPP PLAN

PROJECT 24008620

SHEET C-6.1

A:\SLC Projects\Vugrent Projects\Atwell Current Projects\24008620 Promontory Homes Ph2\Civil\Drawings\24008620 SWPPP.dwg

TYPICAL ROAD SECTION



NATIVE GRASS MIXTURE

	% pure live seed
Perennial Ryegrass	24.09%
Slender Wheatgrass	19.27%
Bluebunch Wheatgrass	14.30%
Western Wheatgrass	14.60%
Sheep Fescue	9.95%
Lewis Blue Flax	7.63%
California Poppy	7.47%
Other Crop	0.10%
Inert Matter	2.66%
Weed Seed	0.32%

Slope Mix = 1.25 Acres/Bag

SEED MIX FROM GRANITE SEED COMPANY
1687 W. 2180 N.
LEHI, UT 84043
801.768.4422

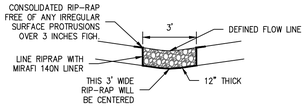
SEED MIX NO. 105044

NOTES:

1. RE-VEGETATION OF NON-IRRIGATED AREAS IS REQUIRED ON OR AFTER OCTOBER 1 (WEATHER DEPENDENT), BUT BEFORE SNOW ACCUMULATES.
2. GRADE AND SHAPE THE AREA TO BE SEEDED SO THAT IT WILL DRAIN PROPERLY AND ACCOMMODATE SEEDING EQUIPMENT.
3. THE SUBSOIL (FILL SLOPE) SHOULD BE SERRATED TO PROVIDE AN INTERFACE BETWEEN MATERIALS.
4. SPREAD TOPSOIL BEFORE SEEDING.
5. TOPSOIL SURFACE TO PROVIDE FOR SEED RETENTION AND GERMINATION.
6. REPLACE SEED ON ANY BARE AREAS, OR ANY AREA SHOWING SIGNS OF EROSION AS NECESSARY.

ROADWAY SLOPE RE-VEGETATION SPECIFICATIONS

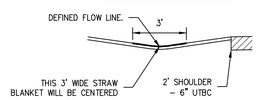
RIP-RAP ARMORED CHANNEL



REVEGETATE ALL DITCHES AND CHANNELS, WHERE SLOPES ARE GREATER THAN 2% LINE CHANNEL WITH STRAW BLANKETS, SLOPES STEEPER THAN 6% REQUIRE RIP RAP ARMORING, STRAW MATTING SHALL BE NORTH AMERICAN GREEN S75 OR APPROVED EQUAL AND SHALL HAVE THE FOLLOWING PROPERTIES

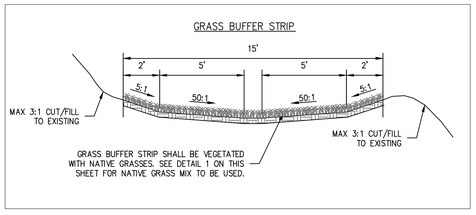
MASS PER UNIT AREA	9 OZ/YDS MIN,
LIGHT PENETRATION	19% MIN,
LONGITUDINAL TENSILE STRENGTH	110 LBS/FT MIN,
TRANSVERSE TENSILE STRENGTH	90 LBS/FT MIN,

REVEG & FIBER MAT DITCH

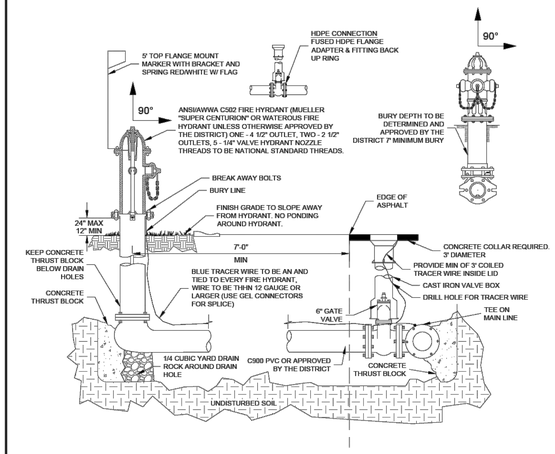


ROADSIDE DITCH ARMORING TABLE		
SLOPE	MAX VELOCITY	ARMOR
1–2%	2.9 – 4.1	REVEGETATION ONLY W/TOPSOIL (4")
2–6%	4.1 – 8.2	STRAW BLANKET W/TOPSOIL (4")
>6%	>8.2	DITCH RIP-RAP GRADATION
		ROCK SIZE %PASSING 9" 70–100 6" 35–70 2" 2–10

1 ROAD & DITCH DETAILS
Scale: NTS



5 GRASS BUFFER STRIP
Scale: NTS



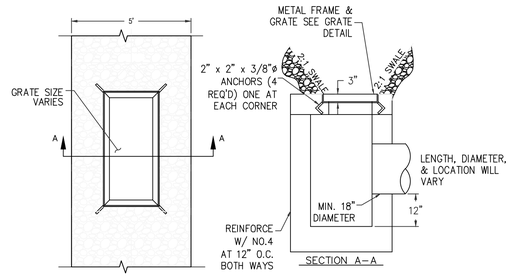
FIRE HYDRANT DETAIL
NTS

NOTES:

1- LOCATION OF HYDRANT AND TEE ON WATER MAINLINE SHALL BE DETERMINED BY THE DISTRICT.
2- HYDRANT SHALL STAND PLUMB WITH PUMPER NOZZLE FACING THE STREET.
3- VALVE TO BE PLACED IN ASPHALT WITH CONCRETE RING.
4- BLUE TRACER WIRE TO BE ATTACHED TO HYDRANT VALVE.
5- HYDRANT AND FITTINGS TO BE POLY WRAPPED.
6- ALL BOLTS SHALL BE FREE OF CONCRETE AND FULLY ACCESSIBLE.
7- DO NOT COVER BARREL DRAIN W/ DIRT OR CONCRETE, USE GRAVEL.
8- IN ROADWAY: 3-FOOT MINIMUM REQUIRED BETWEEN EDGE OF ASPHALT AND CONCRETE COLLAR ON AXILLARY VALVE.

CAD DESIGNER	MOUNTAIN REGIONAL WATER	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982520, PARK CITY, UT 84098	STANDARD DETAIL *FIRE HYDRANT* SUMMIT COUNTY, UT	DRAWING NO. 5
DATE 9/1/2024				
PROJECT NO. -				

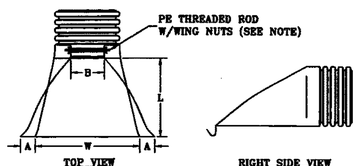
2 FIRE HYDRANT
Scale: NTS



NOTES;
1. ALL FRAMES & GRATES TO BE CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. RIPRAP AROUND BOX.

3 CATCH BASIN DETAIL
Scale: NTS

FLARED END SECTIONS



PART Nº	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12" 300 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1210-NP	15" 375 mm	6.5" 165 mm	10" 254 mm	6.5" 165 mm	25" 635 mm	29" 735 mm
1810-NP	18" 450 mm	7.5" 190 mm	15" 380 mm	6.5" 165 mm	32" 812 mm	35" 890 mm
2410-NP	24" 600 mm	7.5" 190 mm	18" 450 mm	6.5" 165 mm	36" 900 mm	45" 1140 mm
3012-NP	30" 750 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm
3612-NP	36" 900 mm	10.5" 266 mm	N/A	7.0" 178 mm	53" 1345 mm	68" 1725 mm

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"–24". 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: ALL DIMENSIONS ARE NOMINAL

DRAWN BY	APPROVED BY	DRAWING #
D.P.K. 10-6-97	M.E.K. 10-6-97	DW-272

REVISIONS	BY	DATE
	E.M.J.	3-11-99

4 FLARED END DETAIL
Scale: NTS

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PROMONTORY
PARK CITY

DATE	BY

REVISIONS
1 2 3 4 5 6 7 8

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/1/2025

PROJECT
PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE
STREET, STORM & WATER DETAILS

PROJECT
24008620

SHEET
D-1

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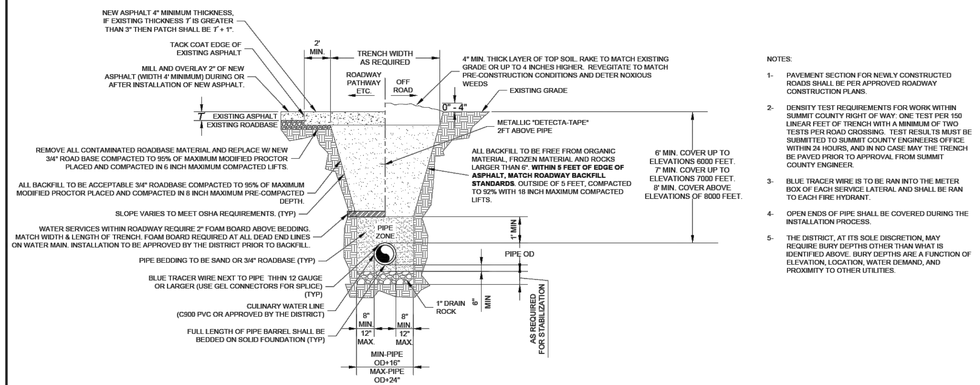
EXHIBIT A.23



TYPICAL CULINARY WATER MAIN/LATERAL TRENCH DETAIL
NTS

NOTES:

1- PAVEMENT SECTION FOR NEWLY CONSTRUCTED ROADS SHALL BE PER APPROVED ROADWAY CONSTRUCTION PLANS.

2- DENSITY TEST REQUIREMENTS FOR WORK WITHIN SUMMIT COUNTY RIGHT OF WAY: ONE TEST PER 150 LINEAR FEET OF TRENCH WITH A MINIMUM OF TWO TESTS PER ROAD CROSSING. TEST RESULTS MUST BE SUBMITTED TO SUMMIT COUNTY ENGINEERS OFFICE WITHIN 24 HOURS, AND IN NO CASE MAY THE TRENCH BE PAVED PRIOR TO APPROVAL FROM SUMMIT COUNTY ENGINEER.

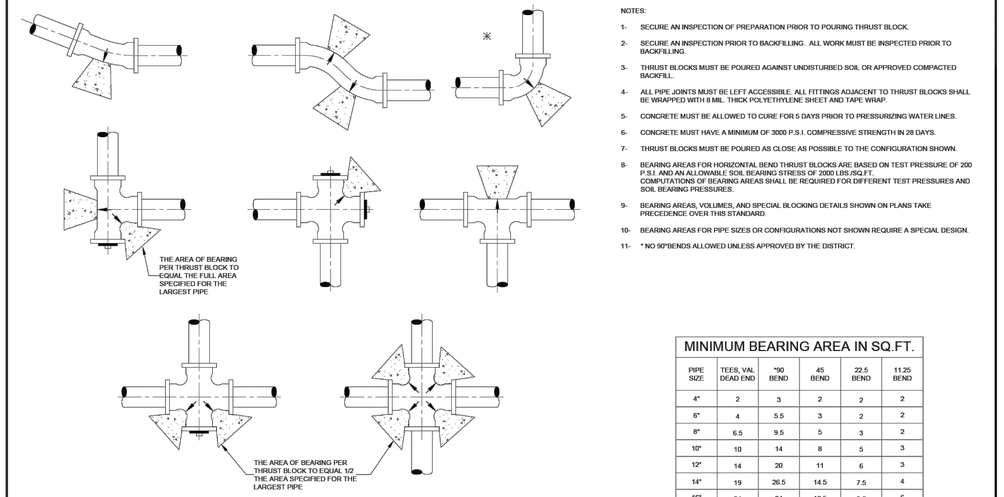
3- BLUE TRACER WIRE IS TO BE RAN INTO THE METER BOX OF EACH SERVICE LATERAL AND SHALL BE RAN TO EACH FIRE HYDRANT.

4- OPEN ENDS OF PIPE SHALL BE COVERED DURING THE INSTALLATION PROCESS.

5- THE DISTRICT, AT ITS SOLE DISCRETION, MAY REQUIRE BURY DEPTHS OTHER THAN WHAT IS IDENTIFIED ABOVE. BURY DEPTHS ARE A FUNCTION OF ELEVATION, LOCATION, WATER DEMAND, AND PROXIMITY TO OTHER UTILITIES.

CAD		STANDARD DETAIL	DRAWING NO.
DESIGNER:	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	*MAIN/LATERAL TRENCH*	1
DATE: 01/2024 REV: PROJECT NO.: -		SUMMIT COUNTY, UT	

1 TRENCH DETAIL
Scale: NTS



DIRECT BEARING HORIZONTAL THRUST BLOCKS DETAIL
NTS

NOTES:

1- SECURE AN INSPECTION OF PREPARATION PRIOR TO POURING THRUST BLOCK.

2- SECURE AN INSPECTION PRIOR TO BACKFILLING. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILLING.

3- THRUST BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.

4- ALL PIPE JOINTS MUST BE LEFT ACCESSIBLE. ALL FITTINGS ADJACENT TO THRUST BLOCKS SHALL BE WRAPPED WITH 8 MIL. THICK POLYETHYLENE SHEET AND TAPE WRAP.

5- CONCRETE MUST BE ALLOWED TO CURE FOR 5 DAYS PRIOR TO PRESSURIZING WATER LINES.

6- CONCRETE MUST HAVE A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS.

7- THRUST BLOCKS MUST BE POURED AS CLOSE AS POSSIBLE TO THE CONFIGURATION SHOWN.

8- BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 200 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS./SQ.FT. COMPUTATIONS OF BEARING AREAS SHALL BE REQUIRED FOR DIFFERENT TEST PRESSURES AND SOIL BEARING PRESSURES.

9- BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.

10- BEARING AREAS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE A SPECIAL DESIGN.

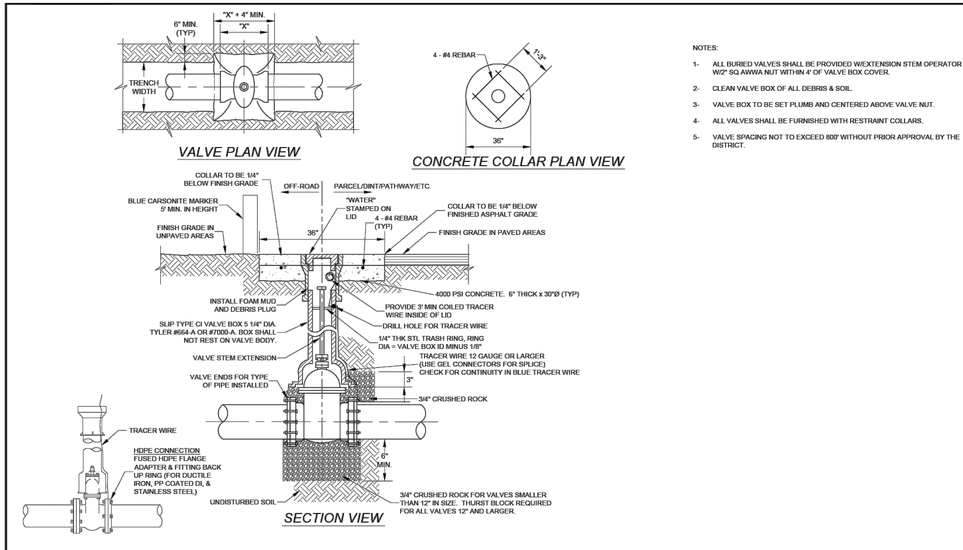
11- * NO 90°BENDS ALLOWED UNLESS APPROVED BY THE DISTRICT.

MINIMUM BEARING AREA IN SQ.FT.

PIPE SIZE	TEES, VAL DEAD END	*90 BEND	45 BEND	22.5 BEND	11.25 BEND
4"	2	3	2	2	2
6"	4	5.5	3	2	2
8"	6.5	9.5	5	3	2
10"	10	14	8	5	3
12"	14	20	11	6	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6

CAD		STANDARD DETAIL	DRAWING NO.
DESIGNER:	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	*HORIZONTAL THRUST BLOCK*	7
DATE: 01/2024 REV: PROJECT NO.: -		SUMMIT COUNTY, UT	

2 THRUST BLOCK
Scale: NTS



TYPICAL VALVE WITH BOX AND VALVE BOX COLLAR DETAIL
NTS

NOTES:

1- ALL BURIED VALVES SHALL BE PROVIDED W/EXTENSION STEM OPERATOR W/2" SQ AWWA NUT WITHIN 4' OF VALVE BOX COVER.

2- CLEAN VALVE BOX OF ALL DEBRIS & SOIL.

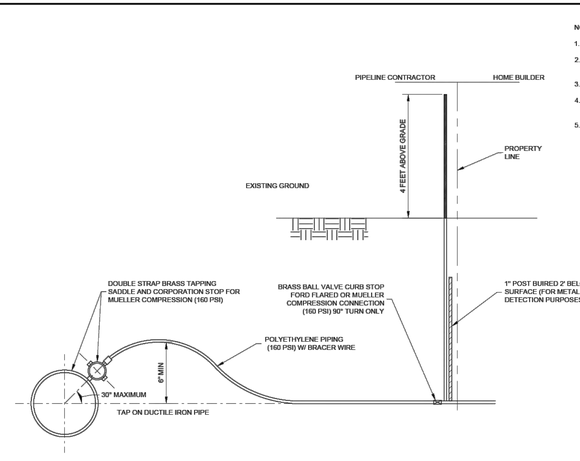
3- VALVE BOX TO BE SET PLUMB AND CENTERED ABOVE VALVE NUT.

4- ALL VALVES SHALL BE FURNISHED WITH RESTRAINT COLLARS.

5- VALVE SPACING NOT TO EXCEED 800' WITHOUT PRIOR APPROVAL BY THE DISTRICT.

CAD		STANDARD DETAIL	DRAWING NO.
DESIGNER:	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	*VALVE BOX & COLLAR*	6
DATE: 01/2024 REV: PROJECT NO.: -		SUMMIT COUNTY, UT	

3 VALVE DETAIL
Scale:NTS



NOTES:

1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
2. MINIMUM DISTANCE BETWEEN TAPS-30" WITH A MINIMUM 5' STAGGER.
3. NO TAPS WITHIN 30" FROM END OF PIPE.
4. ALL SERVICE TAPS ARE TO BE DONE WITH A TAPPING MACHINE APPROVED BY WATER CO.
5. MINIMUM DEPTH FOR WATER SERVICE TO BE 5'.

PROMONTORY 3/4" TO 2" SERVICE DETAIL
NTS

CAD		STANDARD DETAIL	DRAWING NO.
DESIGNER:	MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT OF SUMMIT COUNTY, UTAH P.O. BOX 982320, PARK CITY, UT 84098	*3/4" TO 2" SERVICE DETAIL*	20
DATE: 01/2024 REV: PROJECT NO.: -		SUMMIT COUNTY, UT	

4 WATER SERVICE DETAIL
Scale: NTS

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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ
DRAWN BY: SFS
ISSUE DATE: 11/17/2025

PROJECT: PROMONTORY HAWKS PASS SUBDIVISION PH 2
SHEET TITLE: WATER DETAILS

PROJECT: 24008620
SHEET: D-2

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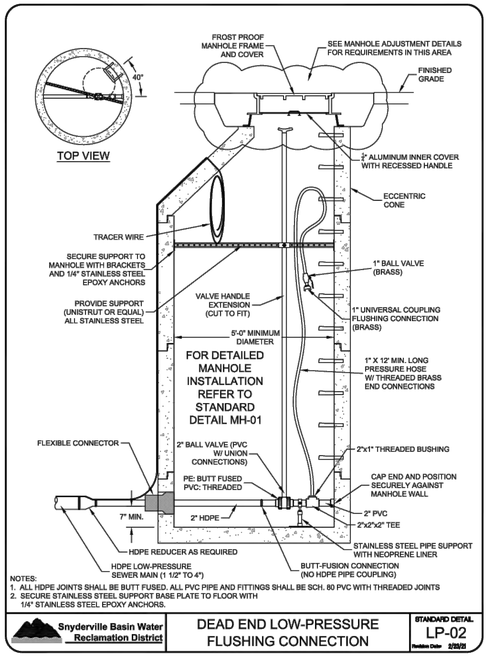
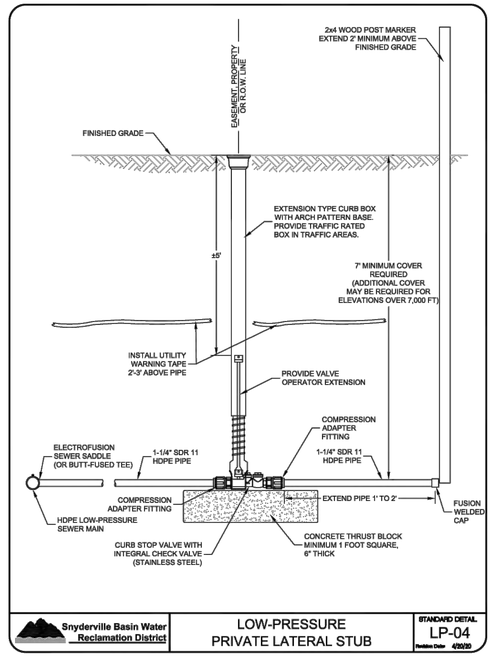


1 DEAD END LOW PRESSURE CONNECTION
Scale: NTS



2 LOW-PRESSURE LATERAL
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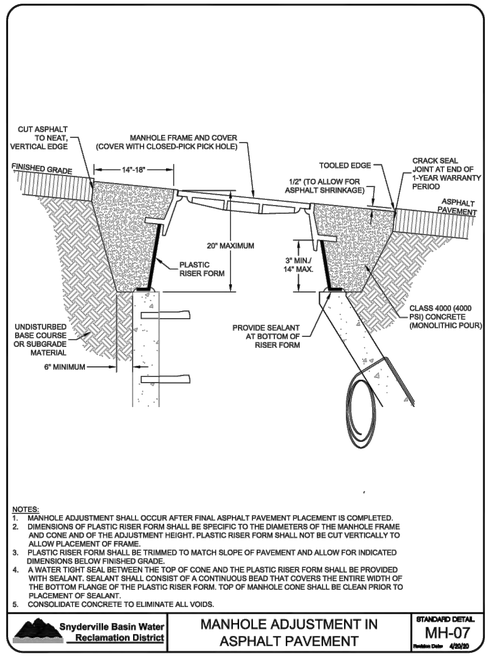

3 MANHOLE ADJUSTMENT
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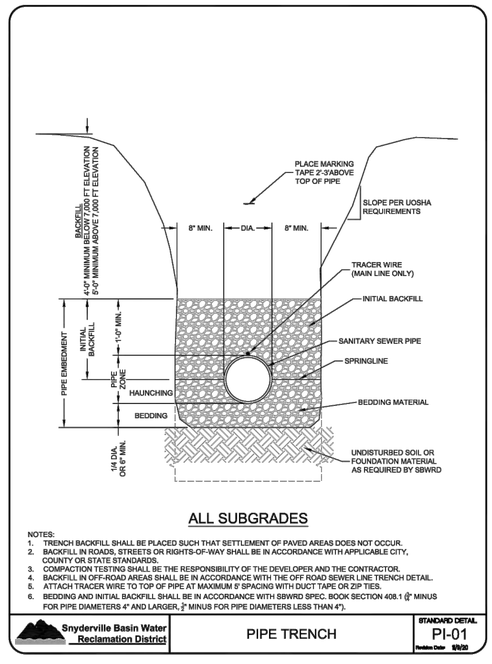
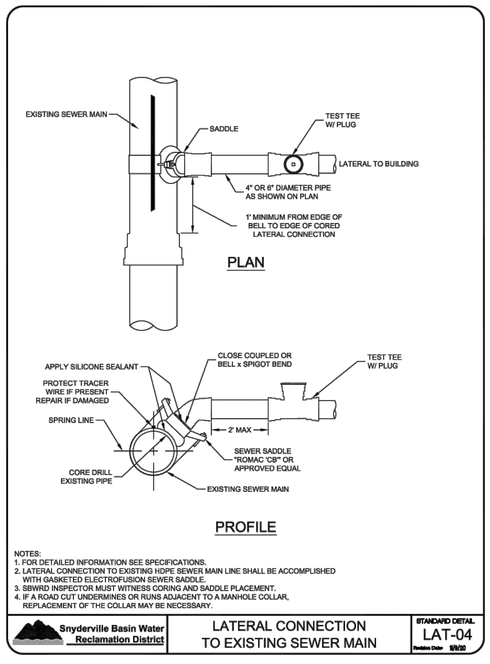


4 PIPE TRENCH
Scale: NTS



5 LATERAL CONNECTION TO MAIN
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PROMONTORY PARK CITY

REVISIONS	DATE	BY
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DESIGN ENGINEER: DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

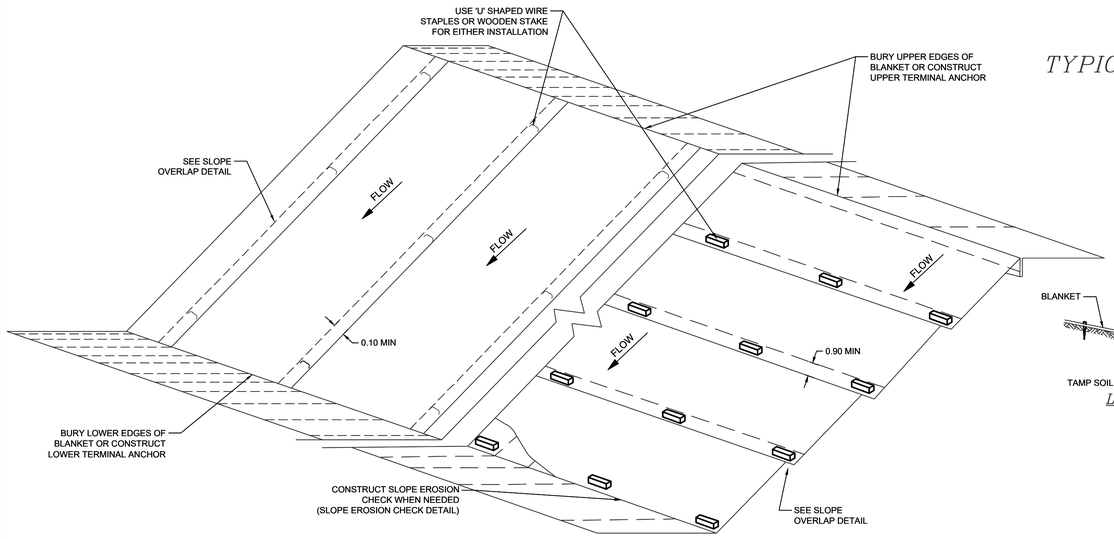
SHEET TITLE: SEWER DETAILS

PROJECT 24008620

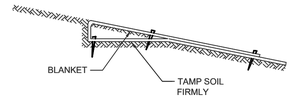
SHEET D-3

A:\SEC Projects\Current Projects\Atwell Current Projects\24008620 Promontory Access Roads 1\Design\Engineering\24008620_PCTAILS.mxd

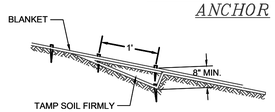
GEOTEXTILES– TYPICAL DESIGN / LAYOUT



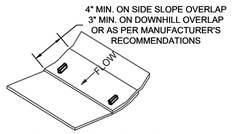
SLOPE INSTALATION



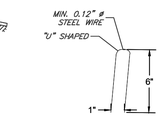
UPPER TERMINAL ANCHOR



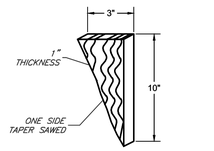
LOWER TERMINAL ANCHOR



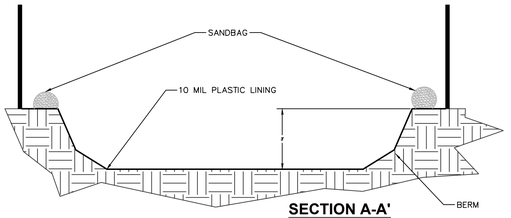
SLOPE OVERLAP



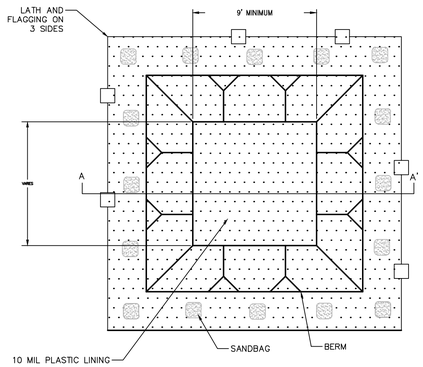
WIRE STAPLE DETAIL



EROSION BLANKET WOODEN STAKE DETAIL

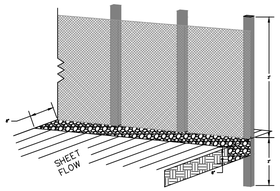


SECTION A-A'
NOT TO SCALE



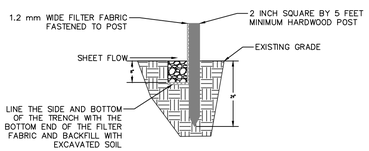
CONCRETE WASHOUT 'C'
BELOW GRADE PIT PLAN
NOT TO SCALE

SILT FENCE

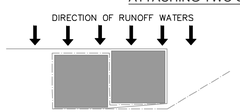


INSTALLATION:
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5 TO 10 FEET BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSION.
4. PLACE POSTS 6 FEET ON CENTER ALONG CONTOUR (OR USE PRE ASSEMBLED UNIT) AND DRIVE 2 FEET (MINIMUM) INTO GROUND. EXCAVATE AN ANCHOR TRENCH (8 INCHES WIDE AND 8 INCHES DEEP). IMMEDIATELY UP-GRADIENT OF POSTS.
5. CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO STAKES WITH STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
6. BACKFILL TRENCH OVER FILTER FABRIC ANCHOR.

MAINTENANCE:
1. INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE (REPAIR IMMEDIATELY)
3. REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
4. RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
5. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE.

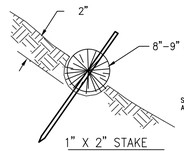


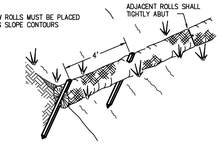
ATTACHING TWO SILT FENCES

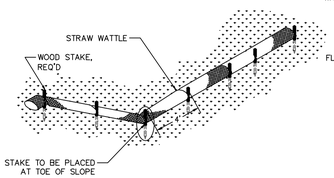


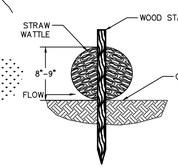
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL
3. DRIVE BOTH POSTS 24 INCHES (MINIMUM) INTO THE GROUND AND BURY FLAP

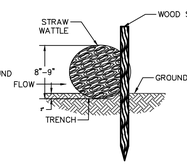
STRAW WATTLE DETAIL







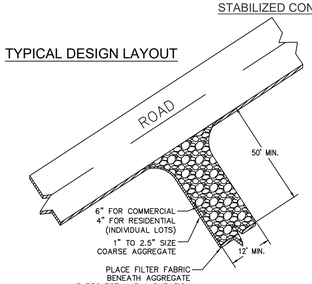




NOTE:
1. WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL), PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.
2. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.
3. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY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

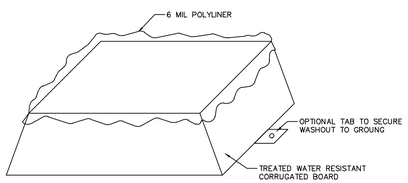
STABILIZED CONSTRUCTION ENTRANCE

TYPICAL DESIGN LAYOUT

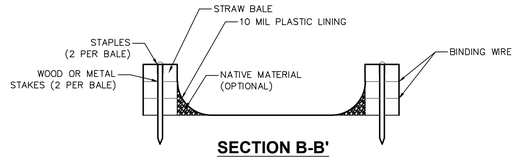


INSTALLATION:
1. INSTALL AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN FOR DRIVEWAY OR ACCESS/INTERSECTION (IF ADJACENT TO WATERWAY, USE A MAXIMUM SLOPE OF 2%)
3. COMPACT SUBGRADE AND PLACE FILTER FABRIC
4. PLACE COARSE AGGREGATE 1 TO 2.5 INCH SIZE TO A MINIMUM DEPTH OF 6 INCHES FOR COMMERCIAL PROJECTS AND 4 INCHES FOR RESIDENTIAL PROJECTS

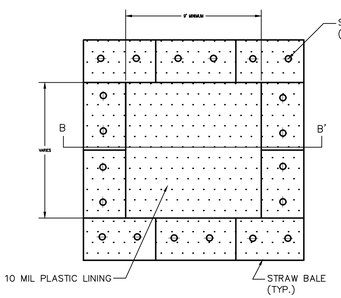
MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY



CONCRETE WASHOUT 'A'
PRE-MANUFACTURED
PAN/BOX WITH LINER
NOT TO SCALE



SECTION B-B'
NOT TO SCALE



CONCRETE WASHOUT 'D'
ABOVE GRADE PIT PLAN
(WITH STRAW BALES)
NOT TO SCALE

CONSTRUCTION MITIGATION PLAN NOTES

- SHOW LOCATION FOR DUMPSTER, PORTABLE TOILETS, MATERIALS STORAGE, PARKING
- CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT
- MUD TRACKED OUT ONTO THE STREET MUST BE CLEARED PRIOR TO THE END OF THE WORK DAY
- THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER
- ROADSIDE PARKING IS NOT ALLOWED FROM NOVERMBER 1ST TO APRIL 1ST

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EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

CONSTRUCTION MITIGATION PLAN NOTES

- SHOW LOCATION FOR STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT, DUMPSTER, PORTABLE TOILETS, MATERIALS STORAGE, AND PARKING ON SITE PLAN.
- CONSTRUCTION PARKING/TRAFFIC MAY NOT BLCK THE STREET WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).
- MUD TRACKED OUT ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY.
- THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER.
- ROADSIDE PARKING IS NOT ALLOWED FROM NOVEMBER 1ST TO APRIL 1ST.

CONCRETE WASHOUT PROTOCOL

- PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY
- DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.

CONCRETE WASHOUT AREAS MAY BE PREFABRICATED CONCRETE WASHOUT CONTAINERS, OR SELF-INSTALLED STRUCTURES (ABOVE-GRADE OR BELOW-GRADE)

- PREFABRICATED CONTAINERS ARE MOST RESISTANT TO DAMAGE AND PROTECT AGAINST SPILLS AND LEAKS. COMPANIES MAY OFFER DELIVERY SERVICE AND PROVIDE REGULAR MAINTENANCE AND DISPOSAL OF SOLID AND LIQUID WASTE
- IF SELF-INSTALLED CONCRETE WASHOUT AREAS ARE USED, BELOW-GRADE STRUCTURES ARE PREFERRED OVER ABOVE-GRADE STRUCTURES AS THEY ARE LESS PRONE TO SPILLS AND LEAKS.
- SELF-INSTALLED ABOVE-GRADE STRUCTURES SHOULD ONLY BE USED IF EXCAVATION IS NOT PRACTICAL

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PROMONTORY
PARK CITY

REVISIONS	DATE	BY
1		
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DESIGN ENGINEER | DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: MPJ

DRAWN BY: SFS
ISSUE DATE: 11/11/2025

PROJECT: PROMOTORY HAWKS PASS SUBDIVISION PH 2

SHEET TITLE: SWPPP DETAILS

PROJECT: 24008620

SHEET: D-4

A:\SLC Projects\Logged Projects\Utah County\Promontory Hawks Pass 1\Dgn\Sheets\24008620 Promontory Hawks Pass 1 SWPPP Sheets\24008620 DETAILS.dwg

PROMONTORY HAWKS PASS SUBDIVISION PHASE II

GENERAL NOTES:

1. ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROMONTORY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN COALVILLE, UTAH. PURSUANT TO THE DECLARATION, ALL OWNERS OF LOTS WITHIN PROMONTORY ARE MEMBERS OF THE PROMONTORY CONSERVANCY, AN ASSOCIATION OF PROMONTORY PROPERTY OWNERS (THE "ASSOCIATION"). THE USE OF ANY PROMONTORY LOT IS GOVERNED BY THE TERMS OF THE DECLARATION AND SUPPLEMENTAL DECLARATION. EACH LOT IS SUBJECT TO ALL EASEMENTS SET FORTH IN THESE PLAT NOTES AND IN THE DECLARATION AND SUPPLEMENTAL DECLARATION.

2. NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF PROMONTORY IN ACCORDANCE WITH THE DECLARATION AND THE PROMONTORY DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THERE UNDER FROM TIME TO TIME, WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEWER."

3. OWNERS OF PROMONTORY LOTS WILL HAVE NO OWNERSHIP OR MEMBERSHIP INTEREST IN THE PROMONTORY CLUB OR ANY GOLF COURSE SHOWN ON THE PLAT OR OTHER GOLF COURSES OR RECREATIONAL FACILITIES OF THE PROMONTORY CLUB WITHIN PROMONTORY SOLELY BY VIRTUE OF THE OWNERSHIP OF ONE OR MORE PROMONTORY LOTS. FURTHER, LOT OWNERS SHALL HAVE NO RIGHTS, EXPECTATIONS, OR GUARANTEES WITH RESPECT TO THE PHYSICAL CONDITION, LAYOUT OR USE OF ANY GOLF COURSE, OR ANY RIGHT TO USE, OCCUPY OR EXERCISE ANY DEGREE OF CONTROL OVER ANY PORTION OF ANY GOLF COURSE OR ANY IMPROVEMENTS THERETO, BY VIRTUE OF THEIR OWNERSHIP OF ONE OR MORE PROMONTORY LOTS OR THEIR MEMBERSHIP IN THE ASSOCIATION. AT THE DIRECTION OF THE DECLARANT OR THE PROMONTORY CLUB, ANY GOLF COURSE MAY BE USED FOR GOLF TOURNAMENTS ATTENDED BY THE GENERAL PUBLIC WITHOUT ANY PRIOR NOTICE TO OR CONSENT OF LOT OWNERS. DECLARANT HEREBY RESERVES OVER EACH LOT AN EASEMENT PERMITTING GOLF BALLS, GOLF CLUBS, GOLF CART PATHS AND PARTS THEREOF, AS PROVIDED MORE FULLY IN THE DECLARATION. ERRANT GOLF BALLS MAY LAND ON ANY LOT. THE PORTIONS OF LOTS NOT COVERED BY RESIDENTIAL IMPROVEMENTS MAY BE ENTERED INTO BY THE OPERATOR OF THE ADJACENT GOLF COURSE FOR MAINTENANCE PURPOSES AND MAY BE SUBJECT TO IRRIGATION OVER-SPRAY FROM THE GOLF COURSE. UNDER NO CIRCUMSTANCES SHALL ANY OF THE FOLLOWING PERSONS BE HELD LIABLE FOR ANY DAMAGES OR INJURY RESULTING FROM ERRANT GOLF BALLS, GOLF CLUBS, OR PARTS THEREOF, OR THE EXERCISE OF THIS EASEMENT: DECLARANT; THE ASSOCIATION OR ITS BOARD, OFFICERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); THE PROMONTORY CLUB OR ITS BOARD, OFFICERS, OWNERS OR MEMBERS (IN THEIR CAPACITY AS SUCH); ANY SUCCESSOR OR ASSIGN OF THE DECLARANT, THE ASSOCIATION, OR THE PROMONTORY CLUB, SUCCESSORS-IN-TITLE OF THE GOLF COURSE OR ASSIGNS; BUILDERS (IN THEIR CAPACITY AS SUCH); OR ANY OFFICER, DIRECTOR, OR PARTNER OF ANY OF THE FOREGOING, OR ANY OFFICER, DIRECTOR, EMPLOYEE, OR AGENT OF ANY PARTNER.

4. DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION, PROVIDED SUCH BUILDING ENVELOPE SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 9 BELOW) AND SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE IS ESTABLISHED BY THE DESIGN GUIDELINES, OR THE SUPPLEMENTAL DESIGN GUIDELINES AS APPLICABLE. MAXIMUM BUILDING HEIGHTS ARE MEASURED VERTICALLY FROM EXISTING NATURAL GRADE. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT.

5. THE COMBINATION OF TWO ADJACENT LOTS INTO A SINGLE LOT MAY BE PERMITTED IN CERTAIN AREAS AS, DETERMINED BY THE DECLARANT OR DESIGN REVIEWER, IN THE EXERCISE OF THE DECLARANT'S OR DESIGN REVIEWER'S SOLE DISCRETION. IF AN OWNER PURCHASES TWO ADJACENT AND CONTIGUOUS LOTS, AND THE PROPOSED HOUSE LOCATION STRADDLES A LOT LINE OR EXTENDS BEYOND THE BOUNDARIES OF THE DESIGN REVIEWER'S PREDETERMINED BUILDING ENVELOPE ON EITHER LOT, IT WILL BE NECESSARY TO HAVE THE REVISED BUILDING ENVELOPE APPROVED BY THE DESIGN REVIEWER IN CONNECTION WITH THE APPROVAL OF A SPECIFIC HOUSE PLAN (IN THE EXERCISE OF ITS SOLE SUCH DISCRETION). FURTHER, THE COMBINATION OF LOTS OR MODIFICATION OF THE BUILDING ENVELOPE WILL REQUIRE THE APPROVAL OF SUMMIT COUNTY FOR A LOT LINE ADJUSTMENT OR AN AMENDMENT TO THE PLAT. REQUEST FOR SUCH APPROVAL MAY NOT BE SUBMITTED TO SUMMIT COUNTY WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN REVIEWER. IF TWO LOTS ARE COMBINED FOR PURPOSES OF BUILDING A SINGLE HOME ON THE TWO, NOTWITHSTANDING ANY LOT LINE ADJUSTMENT OR PLAT AMENDMENT COMBINING THE TWO, THE COMBINED HOMESITE WILL STILL RESPONSIBLE FOR PAYMENT OF TWO LOT ASSESSMENTS TO THE PROMONTORY CONSERVANCY, JUST AS THOUGH IT REMAINED TWO SEPARATE LOTS.

6. IN ADDITION TO THE LIMITATIONS ON BUILDING SIZE, THE DESIGN GUIDELINES AND ANY APPLICABLE SUPPLEMENTAL DESIGN GUIDELINES MAY CONTAIN SPECIFIC LIMITATIONS REGARDING THE AMOUNT AND NATURE OF LANDSCAPING AND IRRIGATION THAT MAY BE PERMITTED OR REQUIRED ON EACH LOT. ALL LANDSCAPE PLANS AND ANY MODIFICATIONS THERETO MUST BE APPROVED BY THE DESIGN REVIEWER.

7. IN ACCORDANCE WITH SUMMIT COUNTY ORDINANCES, BUILDING PERMITS ISSUED BY SUMMIT COUNTY WILL BE REQUIRED FOR ALL DEVELOPMENT ACTIVITY ON A LOT AND IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN PROMONTORY WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

8. PROMONTORY IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (MRWSSD), PARK CITY FIRE SERVICE DISTRICT (PCFSD), SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD), AND THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT (SBSRD). ALL LOTS ARE SUBJECT TO ASSESSMENTS AND FEES OF ALL THE FOREGOING DISTRICTS.

9. PROMONTORY IS GOVERNED BY THE TERMS OF A DEVELOPMENT AGREEMENT FOR THE PROMONTORY SPECIALLY PLANNED AREA, DATED JANUARY 16, 2001, BETWEEN SUMMIT COUNTY AND THE PROMONTORY DEVELOPER ("DEVELOPMENT AGREEMENT"), AS AMENDED. THE DEVELOPMENT AGREEMENT GOVERNS USES AND IMPOSES REGULATIONS APPLICABLE WITHIN PROMONTORY.

10. DECLARANT RESERVES THE RIGHT TO DESIGNATE ANY LOT OR COMBINATION OF LOTS SHOWN ON THE PLAT THAT IS IN EXCESS OF ONE ACRE IN SIZE AS AN "ESTATE LOT." THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED AN "ESTATE LOT" WITHIN THIS PLAT IS 8,000 SQUARE FEET AND THE MAXIMUM BUILDING FLOOR AREA OF A HOME DESIGNATED "INCENTIVE DENSITY" WITHIN THIS PLAT IS 8,000 SQUARE FEET; THE MINIMUM FOR AN "ESTATE LOT" IS 3,500 SQUARE FEET AND THE MINIMUM FOR AN "INCENTIVE DENSITY" IS 3,500. THIS MAY BE FURTHER LIMITED BY THE DESIGN GUIDELINES AND ANY APPLICABLE SUPPLEMENTAL DESIGN GUIDELINES. THE MAXIMUM BUILDING FLOOR AREA OF A HOME STRADDLING TWO LOTS, MAY BE INCREASED TO A SQUARE FOOTAGE NOT TO EXCEED 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "ESTATE LOTS" AND 12,000 SQUARE FEET FOR THE COMBINATION OF TWO "INCENTIVE DENSITY" LOTS IF APPROVED BY THE DESIGN REVIEWER, IN THE EXERCISE OF ITS SOLE DISCRETION, IN CONNECTION WITH THE APPROVAL OF A SPECIFIC HOUSE PLAN. WITHIN PROMONTORY, FLOOR AREA IS MEASURED AS NET LIVABLE AREA, BUT FLOOR AREA DOES NOT INCLUDE THE INTERIORS OF WALLS, GARAGES OR UNCONDITIONED STORAGE OR MECHANICAL SPACES.

11. "ESTATE LOTS" COMPRISING AT LEAST ONE ACRE IN SIZE MAY BE DESIGNATED BY THE DEVELOPER AS "BASE DENSITY" UNDER THE DEVELOPMENT AGREEMENT AND ARE INDICATED AS SUCH ON THIS PLAT BY THE SYMBOL "E." ALL LOTS EITHER NOT MEETING "ESTATE LOT" QUALIFICATIONS OR ESTATE LOTS NOT DESIGNATED AS "BASE DENSITY" WILL CONSTITUTE "INCENTIVE DENSITY" UNDER THE DEVELOPMENT AGREEMENT AND ARE INDICATED AS SUCH ON THIS PLAT BY THE SYMBOL "ID." PURSUANT TO THE TERMS OF THE DEVELOPMENT AGREEMENT, ANY OWNER UTILIZING OR CONVERTING AN "INCENTIVE DENSITY" LOT TO PERMANENT OCCUPANCY AS DEFINED IN THE DEVELOPMENT AGREEMENT IS SUBJECT TO AN OBLIGATION TO PAY SUMMIT COUNTY A ONE-TIME CONVERSION FEE ($10,000 IN 2001 DOLLARS, SUBJECT TO CPI ADJUSTMENT AS DEFINED IN THE DEVELOPMENT AGREEMENT) AS A PRECONDITION TO THE CHANGE OF USE TO PERMANENT OCCUPANCY. ALL OWNERS MAY BE REQUIRED TO SUBMIT AN AFFIDAVIT DECLARING THE OWNER'S PERMANENT OR PART-YEAR OCCUPANCY STATUS.

12. RESORT UNITS ARE LOTS IDENTIFIED ON THIS PLAT BY THE SYMBOL 'R.' RESORT UNITS ARE GENERALLY DEFINED AS UNITS WHICH ARE TIGHTLY CLUSTERED AND EITHER SINGLE FAMILY ATTACHED, DETACHED, ZERO LOT LINE OR CONDOMINIUM SETUP ON LOTS THAT ARE GENERALLY EQUAL TO OR LESS THAN ONE HALF OF AN ACRE (UNLESS OTHERWISE APPROVED BY THE COUNTY MANAGER) AND HAVE A MAXIMUM FLOOR AREA OF 2,500 SQUARE FEET (2,500 SQUARE FEET NET LIVABLE AREA). AN OWNER OF A RESORT UNIT SHALL NOT BE ALLOWED TO PURCHASE AN ADJOINING LOT AND COMBINE TWO LOTS FOR THE PURPOSE OF INCREASING MAXIMUM FLOOR AREA. RESORT UNITS SHALL BE USED FOR SHORT-TERM OCCUPANCY NOT TO EXCEED SIX (6) MONTHS BY ANY RESIDENT IN A SINGLE CALENDAR YEAR PERIOD. RESORT UNIT OWNERS ARE INELIGIBLE TO QUALIFY FOR PERMANENT RESIDENT STATUS BASED UPON THE RESORT UNIT OWNERSHIP. IN THE EVENT THAT A COURT OR SIMILAR OFFICIAL GOVERNMENT DECISION MAKING BODY DETERMINES THAT SECTION 4.4.1.6 OF THE DEVELOPMENT AGREEMENT IS NOT ENFORCEABLE AND AFTER SUCH DETERMINATION AN OWNER OF A RESORT UNIT IS VIOLATING SAID SECTION BY USING SUCH UNIT FOR PERMANENT OCCUPANCY, AN IMPACT FEE IN THE AMOUNT OF $10,000 (IN 2001 DOLLARS ADJUSTED ANNUALLY) WILL BE PAYABLE TO THE COUNTY BY THE RESORT UNIT OWNER. SUCH CONVERSION FEE SHALL BE PAYABLE REGARDLESS OF WHETHER THE OCCUPANCY LIMITATION IN SECTION 4.4.1.6 IS HELD TO BE LEGALLY UNENFORCEABLE BY A COURT OF COMPETENT JURISDICTION.

13. THE DEVELOPMENT AGREEMENT REQUIRES THAT A PURCHASER OF A RESIDENTIAL LOT, INCLUDING RESORT UNITS, SHALL PAY $3,000 TO SUMMIT COUNTY AT THE TIME OF LOT PURCHASE FOR AN AGRICULTURAL PRESERVATION CONTRIBUTION. THOSE CONTRIBUTIONS MAY BE HELD BY SUMMIT COUNTY IN TRUST AND USED TO ACQUIRE TITLE TO OR CONSERVE EASEMENTS ON AGRICULTURAL PROPERTIES IN SUMMIT COUNTY OR OTHERWISE TO PRESERVE OR ENHANCE AGRICULTURAL OPERATIONS IN SUMMIT COUNTY.

14. THE DEVELOPMENT AGREEMENT REQUIRES THAT A PURCHASER OF A RESIDENTIAL LOT, INCLUDING RESORT UNITS, SHALL PAY $500 TO SUMMIT COUNTY AT THE TIME OF BUILDING PERMIT FOR AN AFFORDABLE HOUSING PROGRAM CONTRIBUTION. THOSE CONTRIBUTIONS MAY BE HELD BY SUMMIT COUNTY IN TRUST AND USED TO PROVIDE AFFORDABLE HOUSING OUTSIDE OF THE BOUNDARIES OF PROMONTORY.

15. ALL ROADS WITHIN PROMONTORY ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF RECORDATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER. GUARDHOUSES, GATES, LANDSCAPING, SIGNAGE AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY, PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SUCH SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN PROMONTORY, THE ASSOCIATION SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE, ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED. COMMON AREA TRACTS ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION.

16. ALTHOUGH PROMONTORY IS A PRIVATE COMMUNITY, DECLARANT HAS RETAINED THE RIGHT TO GRANT EASEMENTS FOR PUBLIC TRAILS IN CERTAIN LOCATIONS WITHIN PROMONTORY. IN ADDITION, THE DEVELOPMENT AGREEMENT CONTEMPLATES THAT THE ASSOCIATION WILL CONTRIBUTE $100,000 TOWARD CERTAIN TRAIL CONNECTIONS ACROSS INTERSTATE 80 AND HIGHWAY 248 UPON THE OCCURRENCE OF CERTAIN PRECONDITIONS. THESE CONTRIBUTIONS WILL BE COVERED BY ASSOCIATION ASSESSMENTS.

17. CONSTRUCTION ACTIVITY WILL BE REQUIRED TO COMPLY WITH A CONSTRUCTION MITIGATION PLAN APPROVED BY SUMMIT COUNTY.

18. THE GRADING OF LOTS WILL BE LIMITED BY THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. HOME PLANS MUST UTILIZE EXISTING GRADE TO THE GREATEST EXTENT POSSIBLE IN CONFORMANCE WITH THE DESIGN GUIDELINES.

19. PROMONTORY OR MRWSSD MAY IMPLEMENT A SECONDARY WATER SYSTEM FOR IRRIGATION PURPOSES. PROMONTORY MAY UTILIZE TREATED SEWAGE EFFLUENT IN WATERING GOLF COURSES AND OTHER AREAS USING IRRIGATION WATER IN COMPLIANCE WITH UTAH REGULATORY STANDARDS. DECLARANT HEREBY RESERVES OVER EACH LOT FOR THE BENEFIT OF THE DECLARANT, THE ASSOCIATION AND THE PROMONTORY CLUB AN EASEMENT FOR IRRIGATION, DRAINAGE, STREAM FLOW, WATER OVER-SPRAY (WHICH MAY INCLUDE RAW WATER AND/OR TREATED EFFLUENT) ACROSS ANY PORTION OF ANY LOT FROM THE IRRIGATION SYSTEM SERVING THE GOLF COURSE(S) OR OTHER LANDSCAPING AT PROMONTORY. UNDER NO CIRCUMSTANCES SHALL DECLARANT, THE ASSOCIATION, MRWSSD OR THE OWNER OF THE GOLF COURSE(S) BE HELD LIABLE FOR ANY DAMAGES OR INJURY RESULTING FROM SUCH IRRIGATION, DRAINAGE OR OVER-SPRAY OR THE EXERCISE OF THIS EASEMENT.

20. PROMONTORY CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND DECLARATION.

21. THE COMMON DRIVEWAY EASEMENTS, IF ANY, AS SHOWN ON THIS PLAT ARE FOR THE PURPOSES OF PROVIDING INGRESS AND EGRESS TO THE OWNERS OF THE LOTS SERVED BY SUCH COMMON DRIVEWAY EASEMENTS (AND THEIR RESPECTIVE TENANTS, GUESTS AND INVITEES), ON A NON-EXCLUSIVE BASIS. PARKING ON SUCH COMMON DRIVEWAY EASEMENTS IS PROHIBITED AT ALL TIMES. NO USE MAY BE MADE OF ANY COMMON DRIVEWAY EASEMENT THAT WOULD PRECLUDE OR UNREASONABLY RESTRICT ACCESS TO ANY LOTS SERVED BY SUCH COMMON DRIVEWAY EASEMENTS. FOLLOWING INITIAL CONSTRUCTION, THE ASSOCIATION SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPAIR OF THE COMMON DRIVEWAY EASEMENT AREAS, THE COST OF WHICH SHALL BE ASSESSED BY THE ASSOCIATION TO ALL OWNERS OF THE LOTS IN THIS SUBDIVISION AS A BENEFITTED ASSESSMENT, IN ACCORDANCE WITH THE TERMS OF THE DECLARATION. AT THE TIME OF ANY RESURFACING OF THE DRIVEWAYS, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO SBWRD SPECIFICATIONS.

22. THE ASSOCIATION HAS THE OBLIGATION TO FENCE OUT AND TO AVOID INTERFERENCE WITH ADJACENT RANCHING AND AGRICULTURAL OPERATIONS. NEITHER DEVELOPER NOR ADJACENT AGRICULTURAL OPERATORS SHALL BE LIABLE FOR ANY INJURY CAUSED BY THE FAILURE TO CONTAIN ADJACENT AGRICULTURAL OPERATIONS.

23. ALL LOTS ARE SUBJECT TO A PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN PROMONTORY. IN ADDITION TO THE EASEMENTS DESCRIBED IN NOTES 28, 29, 31, AND 36. DECLARANT MAY GRANT EASEMENTS FOR UTILITIES WHETHER OR NOT THE EASEMENTS ARE INTENDED TO SERVE PROMONTORY. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES. ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN PROMONTORY. IN ADDITION TO THE EASEMENTS DESCRIBED IN NOTES 28, 29, 31, AND 36. DECLARANT MAY GRANT EASEMENTS FOR UTILITIES WHETHER OR NOT THE EASEMENTS ARE INTENDED TO SERVE PROMONTORY. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.

24. DUE TO THE POSSIBLE EXISTENCE IN PROMONTORY OF SUBSURFACE CONDITIONS AFFECTING CONSTRUCTION, A SOILS ENGINEER SHOULD BE CONSULTED FOR BUILDING FOOTING AND FOUNDATION DESIGNS.

25. SBWRD SHALL BE REQUIRED TO MAINTAIN THE COLLECTOR AND PRESSURE MAINS BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS, WHICH LINES AND PUMPS ARE THE RESPONSIBILITY OF THE INDIVIDUAL. SEVERAL AREAS OF PROMONTORY ARE LIKELY TO REQUIRE LIFT STATIONS OR SECTIONS OF LOW PRESSURE SYSTEM LINES THAT UTILIZE A SERIES OF GRINDER PUMPS. THESE LIFT STATIONS SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE ASSOCIATION. THE ASSOCIATION SHALL BE REQUIRED TO PAY SBWRD'S ONGOING COST OF MAINTAINING EACH SUCH FACILITY, AS PROVIDED IN THE SBWRD ANNEXATION AGREEMENT. CERTAIN OF THE LOTS IN THIS PLAT MAY BE EXPECTED TO REQUIRE INSTALLATION OF AN EJECTOR PUMP FOR CONNECTION OF A HOME ON THAT LOT TO THE SEWER SYSTEM. SUCH LOTS ARE INDICATED BY THE NOTATION "EP" ON THE PLAT.

26. OWNERS CONSTRUCTING DRIVEWAYS OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A CULVERT IN ACCORDANCE WITH THE REQUIREMENTS OF SUMMIT COUNTY.

27. ALL HOMES AND LANDSCAPING ARE REQUIRED TO COMPLY WITH WATER CONSERVATION MEASURES ESTABLISHED BY THE ASSOCIATION, WHICH MAY INCLUDE LOW-FLOW TOILETS, DRIP IRRIGATION SYSTEMS, THE USE OF DROUGHT TOLERANT PLANT MATERIALS AND OTHER REQUIREMENTS, AS ESTABLISHED FROM TIME TO TIME.

28. HAWKS MEADOW LANE, RANCH CLUB TRAIL, MEADOW HAWK LANE, PROMONTORY RANCH ROAD, GOLF CLUB LINK (FORMERLY KNOWN AS NICKLAUS VALLEY ROAD), AND PAINTED VALLEY PASS GENERALLY DESCRIBE THE PROPOSED LOCATION OF ROADS INTENDED TO PROVIDE A LEGAL RIGHT OF ACCESS TO AND FROM THE PLATTED LOTS AND PUBLICLY DEDICATED STREETS. THE LEGAL DESCRIPTIONS OF THESE ROADS MAY BE MODIFIED BY A SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND PROVIDING AN ALTERNATIVE OR MODIFIED ROAD LOCATION. ANY SUCH PLAT OR INSTRUMENT SHALL NOT BE DEEMED AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICATION FOR A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING LOT OWNERS OR MORTGAGE HOLDERS.

29. THE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY SUMMIT COUNTY. ACCESS TO LOTS ON THE PLAT MAY BE AFFECTED BY CUT AND FILL SLOPES REQUIRED BY THE ROAD. IN CERTAIN INSTANCES, SPECIAL ENGINEERING AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED FOR DRIVEWAYS ACROSS SUCH CUT AND FILL SLOPES. THE LEGAL DESCRIPTIONS OF THESE EASEMENTS MAY BE MODIFIED BY SUBSEQUENTLY RECORDED PLAT OR INSTRUMENT REFLECTING APPROVAL OF THE COUNTY AND PROVIDING AN ALTERNATIVE OR MODIFIED EASEMENT LOCATION. ANY SUCH PLAT OR INSTRUMENT SHALL NOT BE DEEMED TO BE AN AMENDMENT TO THIS PLAT AND SHALL NOT REQUIRE THE APPLICATION OF A PLAT AMENDMENT PROCESS OR THE CONSENT OF EXISTING LOT OWNERS OR MORTGAGE HOLDERS.

30. RESIDENTIAL BUILDING PERMITS, INCLUDING FOOTING AND FOUNDATION PERMITS, WILL NOT BE ISSUED UNTIL DEVELOPER COMPLIES WITH THE REQUIREMENTS OF 4.6.1 OF THE DEVELOPMENT AGREEMENT FOR THE PROMONTORY SPECIALLY PLANNED AREA, DATED JANUARY 16, 2001, REGARDING INFRASTRUCTURE CONSTRUCTION OR BONDING FOR THE SAME.

31. THE FOLLOWING LISTED SERVICE PROVIDERS ARE GIVEN A NON-EXCLUSIVE UTILITY EASEMENTS ACROSS THE 10 FOOT PRIVATE UTILITY AND DRAINAGE EASEMENTS (AS DESCRIBED IN NOTE 23), THE ROADS SHOWN ON THE PLAT, HAWKS MEADOW LANE, PROMONTORY RANCH ROAD, PAINTED VALLEY PASS, AND GOLF CLUB LINK (AS DESCRIBED IN NOTE 28), AND SUCH OTHER CORRIDORS AS MAY BE SPECIFIED ON THE PLAT OR BY SEPARATE RECORDED EASEMENT SIGNED BY THE DECLARANT: ROCKY MOUNTAIN POWER; ALLWEST TELECOMMUNICATIONS; EMBRIDGE ENERGY, SBWRD; AND MRWSSD.

32. ROOFING MATERIALS MUST BE NON-COMBUSTIBLE AND APPROVED BY THE PCFSD AND THE DESIGN REVIEWER. NO WOOD SHAKE ROOFING MATERIAL WILL BE PERMITTED. THE EXTERIOR BASE MATERIAL OF EACH STRUCTURE SHALL BE NON-COMBUSTIBLE WITH A MINIMUM HEIGHT OF FOUR FEET FROM FINISHED GRADE.

33. AN ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. THE ALL-WEATHER FIRE DEPARTMENT ACCESS ROAD IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. IN THE EVENT THAT THE ALL-WEATHER FIRE DEPARTMENT ACCESS IS NOT MAINTAINED, PCFSD RESERVES THE RIGHT TO STOP WORK UNTIL REQUIRED ROADS ARE PLACED BACK IN SERVICE.

34. WATER SUPPLIES REQUIRED FOR FIRE PROTECTION ARE TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR COMBUSTIBLE CONSTRUCTION BEING INITIATED. IN THE EVENT THAT THE FIRE PROTECTION WATER SUPPLY IS NOT MAINTAINED, PCFSD RESERVES THE RIGHT TO STOP WORK UNTIL THE REQUIRED WATER SUPPLY FOR FIRE PROTECTION IS PLACED BACK IN SERVICE. WATER SUPPLIES FOR FIRE PROTECTION MUST BE CLEARLY IDENTIFIED IN A MANNER TO PREVENT OBSTRUCTION BY PARKING AND/OR OTHER OBSTRUCTIONS. EACH WATER SUPPLY FOR FIRE PROTECTION MUST BE MARKED WITH AN APPROVED FLAG TO IDENTIFY ITS LOCATION DURING WINTER CONDITIONS. (UFC 901.2 AND 901 4.3)

35. ALL DWELLING AND OUT BUILDINGS OVER 750 SQUARE FEET MUST BE CONSTRUCTED WITH A FIRE SPRINKLER SYSTEM INSTALLED AS REQUIRED AND APPROVED BY THE PCFSD. IN SOME INSTANCES, PCFSD MAY REQUIRE BUILDING EXTERIORS TO BE FIRE SPRINKLED DEPENDING ON THE FIRE HAZARD RATING, TYPE OF EXISTING VEGETATION, FUEL BREAK CLEARING LIMITS, SLOPE DEGREE AND ORIENTATION OR TYPES OF BUILDING MATERIALS BEING USED.

36. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS ("PUES") IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

37. PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES THE 10' WIDE NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT ("P.U.E"), ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

38. ALL LOT OWNERS SERVED BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (THE DISTRICT) WITHIN THIS PLAT AGREE TO ABIDE BY ALL OF THE RULES, REGULATIONS, AND OTHER CONSTRUCTION RELATED STANDARDS AND SPECIFICATIONS OF THE DISTRICT, INCLUDING PAYMENT OF ALL NECESSARY FEES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOT OWNERS ALSO RECOGNIZE THAT THE DISTRICT'S SERVICE AREA SPANS A LARGE MOUNTAINOUS AREA WITH EXTREME VERTICAL RELIEF RESULTING IN NUMEROUS PRESSURE REGULATION FACILITIES. AS SUCH, THE OWNERS RECOGNIZE THAT FLUCTUATIONS (ALBEIT INFREQUENT) IN WATER PRESSURE MAY POSE A RISK TO PROPERTIES SERVED BY SAID SYSTEM. OWNERS AGREE TO INSTALL AND BE RESPONSIBLE FOR THE PROPER OPERATION OF ANY NECESSARY PRESSURE REGULATION AND BACKFLOW DEVICES TO PROTECT ANY PLUMBING FACILITIES AND FIRE SPRINKLING SYSTEMS. FURTHER, THE DISTRICT SHALL HAVE THE RIGHT TO INSTALL, REPAIR, MAINTAIN, REPLACE, ENLARGE, EXTEND, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN ANY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING WATER SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES AND TREES, THAT MAY HAVE BEEN PLACED WITHIN THE EASEMENTS. THE DISTRICT MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES AND VEGETATION WITHIN THE EASEMENT AT THE LOT OWNER'S EXPENSE, OR THE DISTRICT MAY REMOVE SUCH STRUCTURES AND VEGETATION AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES, INCLUDING TREES AND RETAINING WALLS, BE PLACED WITHIN THE EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE ACCESS AND USE OF THE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DISTRICT. THE DISTRICT IS FURTHER GRANTED RIGHTS OF ACCESS TO ANY AND ALL NON-EXCLUSIVE EASEMENTS, INCLUDING EMERGENCY OR NON-EMERGENCY ACCESS ROADS CONTAINED WITHIN THIS PLAT TO ENLARGE AND/OR EXTEND ITS SERVICES TO ANY ADJOINING PROPERTIES AND PLATS.

39. PURSUANT TO UTAH CODE ANN. § 17-27A-603(64)(C)(II), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS THE PUE AND APPROXIMATES THE LOCATION OF THE PUE, BUT DOES NOT WARRANT ITS PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a) A RECORDED EASEMENT OR RIGHT-OF WAY,
b) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
c) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
d) ANY OTHER PROVISION OF LAW.

40. EMBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. EMBRIDGE ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT EMBRIDGE ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

41. LOTS 10-24 ARE DESIGNATED AS LOW-PRESSURE SEWER SYSTEM LOTS. THE PURCHASERS OF THESE LOTS ARE HEREBY NOTIFIED THAT WASTEWATER SERVICE TO THESE LOTS WILL BE PROVIDED BY A LOW-PRESSURE SEWER SYSTEM. THE PRIVATE LOW-PRESSURE SEWER LATERAL TO THESE LOTS CONSISTS OF A LOW-PRESSURE GRINDER PUMP STATION AND LOW-PRESSURE DISCHARGE LINE AND APPURTENANCES. THE PRIVATE LOW-PRESSURE LATERAL SYSTEM, WHICH IS THE PRIVATE PROPERTY OF EACH LOT OWNER, CONNECTS TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S (SBWRD) PUBLIC LOW-PRESSURE SEWER SYSTEM. PURCHASERS OF THE LOW-PRESSURE SEWER SYSTEM LOTS SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF THE PRIVATE LOW-PRESSURE LATERAL SYSTEM RELATED TO OR ARISING FROM THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEM. SBWRD SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR PRIVATE LOW-PRESSURE SEWER LATERAL SYSTEMS, INCLUDING ANY COSTS ARISING FROM OR RELATING TO INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT AND MATTERS ARISING FROM FREEZING OR INCORRECT INSTALLATION.

42. UPON RECORDATION OF THIS PLAT, PROMONTORY DEVELOPMENT, LLC HEREBY CONSENTS AND AUTHORIZES SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO RECORD A NOTICE FOR EACH LOW-PRESSURE SEWER SYSTEM LOT WITH THE SUMMIT COUNTY RECORDER'S OFFICE. THE RECORDED NOTICES SHALL SERVE AS NOTIFICATION TO ALL FUTURE LOT OWNERS OF THE RESPONSIBILITIES ASSOCIATED WITH THE PRIVATE LOW--PRESSURE SEWER LATERAL SYSTEM SERVING THE LOT.

43. THE DEVELOPER ACKNOWLEDGES SERVICES FOR THE PROJECT ARE BEING SUPPLIED BY MOUNTAIN REGIONAL WATER DISTRICT FOR WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SEWER, AS THOSE ARE THE APPROVED SERVICE PROVIDERS TO THE SITE.

44. THE MAXIMUM GRADE OF ANY DRIVEWAY MAY NOT EXCEED 10 PERCENT. HOWEVER, 12 PERCENT GRADES MAY BE ALLOWED FOR A MAXIMUM OF 250 LINEAL FEET. THE MINIMUM WIDTH OF ANY DRIVEWAY SHALL BE 12 FEET. ALL DRIVEWAYS OVER 150 FEET MUST INCLUDE A PCFD APPROVED TURN-AROUND FOR EMERGENCY VEHICLES WHERE THE DRIVEWAY MEETS THE BUILDING PAD AND EVERY 400 FEET FOR LONG DRIVEWAYS. THE MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE ON ANY DRIVEWAY SHALL BE 13 FEET 6 INCHES.

45. LANDSCAPE EASEMENT. LOTS 22 & 23 ARE ENCUMBERED BY AN 30 FOOT EXCLUSIVE LANDSCAPE EASEMENT IN FAVOR OF PROMOTORY CONSERVANCY. THE PROMOTORY CONSERVANCY MAY USE THE AREA AS A LANDSCAPE BUFFER FOR PLANTING TALL TREES AS A BLOCKADE FOR ERRANT GOLF BALLS FROM THE ADJACENT GOLF COURSE FAIRWAY. OWNERS OF THESE LOTS WILL HAVE NO ABILITY TO LANDSCAPE OR USE THE PART OF THEIR LOT ENCUMBERED BY THE EXCLUSIVE EASEMENT.

46. AT THE TIME OF ANY RESURFACING OF (PAINTED VALLEY PASS OR PAVED AREA), THE (HOMEOWNER'S ASSOCIATION, CONDOMINIUM ASSOCIATION, PROPERTY OWNER, ETC.) SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED.

47. DEVELOPER OR THE ARCHITECTURAL REVIEW COMMITTEE SHALL DENY AN APPLICATION TO BUILD ON ANY HOMESITE ON THIS PLAT IF THE PROPOSED BUILDING FOOTPRINT OF THE HOME TO BE BUILT EXCEEDS 75% OF THE PLATTED BUILDING ENVELOPE ON A LOT IN EXCESS OF ONE HALF ACRE. THIS LIMITATION SHALL NOT APPLY TO RESORT UNITS, OR ON LOTS ONE HALF ACRE OR LESS. FOR THE PURPOSES OF THIS PLAT, THE TERM "BUILDING FOOTPRINT" IS DEFINED AS THE PLAN PROJECTED AREA OF ALL IMPERMEABLE SURFACES AS MEASURED BY THE AREA WITHIN THE PERIMETER OF THE ROOF PLAN WITH THE ADDITION OF ANY IMPERMEABLE SURFACES THAT PROJECT BEYOND THE PERIMETER OF THE ROOF SUCH AS UNCOVERED IMPERMEABLE DECKS, PATIOS AND WALKWAYS, CHIMNEYS, POOLS, AND OTHER SUCH FEATURES BUT EXCLUDING DRIVEWAYS. FLAGSTONE AND PAVERS ARE CONSIDERED PERMEABLE SURFACES. THIS LIMITATION SHALL NOT INCREASE THE MAXIMUM NET LIVABLE AREA ALLOWED ON THE PLAT.

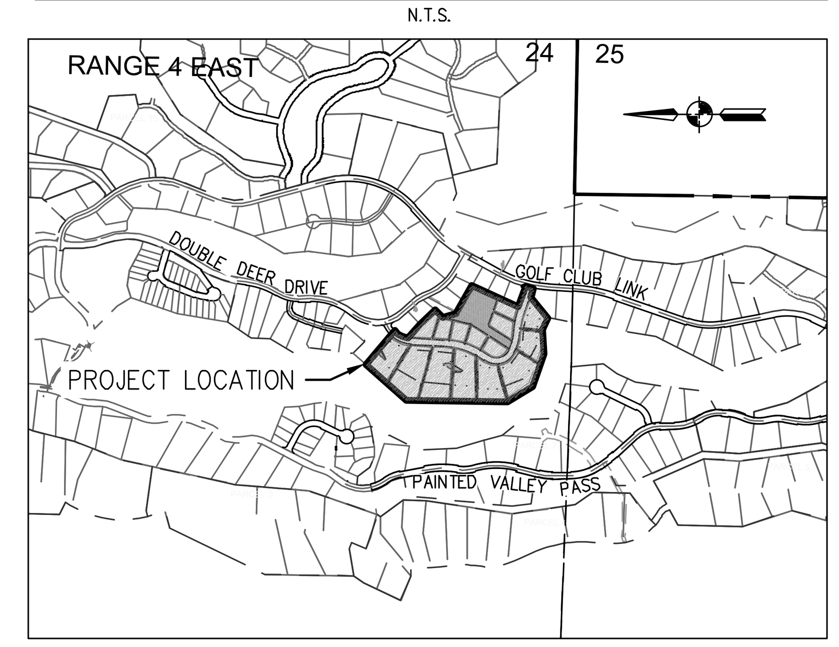
48. RECORD OF SURVEY FILED ON APRIL 22, 2000 AS FILE NO. S-3682 IN THE SUMMIT COUNTY RECORDER'S OFFICE.

SPECIAL NOTES

1. DECLARANT HEREBY GRANTS, FOR THE USE AND BENEFIT OF THE LOTS WITHIN THE PLAT, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE PARCELS IDENTIFIED AS HAWKS MEADOW LANE, KESTRAL WAY, PROMONTORY RANCH ROAD, PAINTED VALLEY PASS, DOUBLE DEER DRIVE AND GOLF CLUB LINK IN THIS PLAT. THE GRANT OF EASEMENT IS SUBJECT TO THE GENERAL NOTE 31.
2. THE ROAD RIGHT-OF-WAY IS SUFFICIENT TO MEET THE MINIMUM REQUIREMENT FOR SNOW STORAGE.
3. 5/8" REBAR AND PLASTIC CAP STAMPED "ATWELL 435-654-9229" TO BE SET AT SUBDIVISION CORNERS AND LOT CORNERS.

VICINITY MAP

N.T.S.



GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED THIS_____ DAY OF _________, 20_____ ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE, SECTION 11-4-6.

_______________________________.
SUMMIT COUNTY MANAGER

BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN

BEGINNING AT A POINT WHICH IS SOUTH 89°33'14" EAST 2587.88 FEET ALONG THE SECTION LINE AND SOUTH 3685.82 FEET FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN;
THENCE S50°13'34"E 352.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S43°55'20"E; THENCE 135.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'25", WITH A CHORD BEARING AND DISTANCE OF S26°42'58"W 132.61 FEET; THENCE S50°27'51"E 143.67 FEET; THENCE S45°18'13"E 162.90 FEET; THENCE S41°02'36"W 95.63 FEET; THENCE S22°53'43"E 108.94 FEET; THENCE S61°46'09"E 254.82 FEET; THENCE S25°24'29"W 412.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 625.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S20°41'08"W; THENCE 34.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'19", WITH A CHORD BEARING AND DISTANCE OF S67°44'13"E 34.41 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 475.00 FEET; THENCE 70.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'33", WITH A CHORD BEARING AND DISTANCE OF S70°25'50"E 70.75 FEET; THENCE S74°42'06"E 45.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THENCE 39.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'25", WITH A CHORD BEARING AND DISTANCE OF N60°10'11"E 35.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 925.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S74°57'32"E; THENCE 75.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'31", WITH A CHORD BEARING AND DISTANCE OF S12°42'43"W 75.19 FEET; THENCE N74°42'06"W 71.95 FEET; THENCE S47°31'37"W 220.64 FEET; THENCE N68°59'05"W 115.81 FEET; THENCE S85°19'34"W 158.25 FEET; THENCE N72°12'40"W 287.12 FEET; THENCE N34°55'22"W 234.39 FEET; THENCE N00°15'17"E 812.21 FEET; THENCE N40°25'14"E 432.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20.461 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°33'14" EAST BETWEEN THE SURVEY MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BRIAN BALLS
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE PROMONTORY HAWKS PASS SUBDIVISION PHASE 2, CONSENTS TO ITS RECORDATION AND DOES HEREBY DEDICATE TO THE PROMONTORY CONSERVANCY, INC., A UTAH NON PROFIT CORPORATION FOR PERPETUAL USE OF THE LOT OWNERS ALL PARCELS OF LAND INDICATED ON THIS PLAT AS PRIVATE ROADWAYS.

ALSO, THE OWNER HEREBY DEDICATES TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, PARK CITY FIRE SERVICE DISTRICT AND MOUNTAIN REGIONAL SPECIAL SERVICE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER ROADS, PRIVATE DRIVEWAYS, PRIVATE TRAILS, TRACTS, INDICATED OPEN SPACE AND AMENITY TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, USE, AND EVENTUAL REPLACEMENT.

EXECUTED THIS ________DAY OF ____________, 2025

PROMONTORY DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

____
BY. F.FRANCIS NAJAFI, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF UTAH________________________ }
COUNTY OF___________________________ } S.S.

ON THIS______DAY OF_______________, 20___, PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO ACKNOWLEDGED TO ME THAT SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY, OF _________, 2025

BY: JEFF WARD GIS DIRECTOR
THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

PUBLIC WORKS

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

DATE — SUMMIT COUNTY PUBLIC WORKS DIRECTOR

QUESTAR GAS COMPANY dba EMBRIDGE ENERGY UTAH

APPROVED THIS__________ DAY OF______________, 20____.

BY:_______________________________________.
TITLE:____________________________________.

ROCKY MOUNTAIN POWER

SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT.

AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS________ DAY OF____________, 20___.

SUMMIT COUNTY ATTORNEY

COUNTY TREASURER

REVIEWED AND ACCEPTED BY THE OFFICE OF SUMMIT COUNTY TREASURER THIS_______ DAY OF__________, 20_____.

SUMMIT COUNTY TREASURER

S.B.S.R.D

THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED.

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE

MOUNTAIN REGIONAL WATER DISTRICT

ACCEPTED THIS______ DAY OF_______, 20___ BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT.

AUTHORIZED AGENT

PARK CITY FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

DATE — PARK CITY FIRE MARSHAL

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _______ DAY OF

____, 2025.

BY:____.

SUMMIT COUNTY HEALTH DEPARTMENT

ACCEPTED THIS _______ DAY OF________, 2025.

SUMMIT COUNTY HEALTH DEPARTMENT DIRECTOR

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.

DATE — SUMMIT COUNTY ENGINEER

RECORDED

ENTRY NO______________________.

STATE OF UTAH COUNTY SUMMIT

DATE___________TIME_________.

RECORDED AND FILED AT THE REQUEST OF:

_______________________________________.

COUNTY RECORDER

Z:\SEG Projects\CURRENT PROJECTS\ATWELL CURRENT PROJECTS\24008620 Promontory Homes Hawks Pass II\DWG\Base\Survey\24008620 Plat.dwg

PROJECT	SHEET	ISSUE DATE
24008620	1 of 2	11/11/2025

ATWELL
866.850.4200 www.atwell.com
55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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PROMONTORY
PARK CITY

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LOCATED WITHIN THE SOUTH HALF OF SECTION 24 T1S, R4E, S.L.B.&M,
SUMMIT COUNTY, UTAH

EXHIBIT A.27

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	200.00'	135.17'	38°43'25"	132.61'	S26°42'58"W
C2	625.00'	34.42'	3°09'19"	34.41'	N67°44'13"W
C3	475.00'	70.82'	8°32'33"	70.75'	N70°25'50"W
C4	25.00'	39.38'	90°15'25"	35.43'	S60°10'11"W
C5	925.00'	75.21'	4°39'31"	75.19'	N12°42'43"E
C6	225.00'	79.36'	20°12'28"	78.94'	N55°28'44"E
C8	225.00'	170.67'	43°27'43"	166.61'	N23°38'40"E
C9	600.00'	228.88'	21°51'25"	227.50'	N77°05'16"W
C10	600.00'	353.71'	33°46'37"	348.61'	N18°48'07"E
C11	135.00'	77.84'	33°02'10"	76.77'	N19°10'20"E
C12	135.00'	150.05'	63°41'01"	142.45'	N29°11'16"W
C13	350.00'	164.85'	26°59'12"	163.33'	N74°31'22"W
C14	500.00'	74.55'	8°32'33"	74.48'	N70°25'50"W
C15	925.00'	50.14'	3°06'21"	50.14'	S13°29'18"W
C16	925.00'	25.07'	1°33'09"	25.07'	S11°09'32"W
C17	200.00'	18.99'	5°26'27"	18.98'	S4°38'02"W
C18	625.00'	36.98'	3°23'24"	36.97'	N3°36'31"E
C19	625.00'	125.71'	11°31'28"	125.50'	N11°03'57"E
C20	625.00'	136.11'	12°28'39"	135.84'	N23°04'00"E
C21	625.00'	69.65'	6°23'06"	69.61'	N32°29'52"E
C22	110.00'	185.69'	96°43'11"	164.41'	S12°40'10"E
C23	325.00'	21.82'	3°50'48"	21.82'	S62°57'10"E
C24	325.00'	61.49'	10°50'22"	61.39'	S70°17'45"E
C25	325.00'	69.77'	12°18'02"	69.64'	S81°51'57"E
C26	625.00'	92.00'	8°26'03"	91.92'	N83°47'56"W
C27	625.00'	112.00'	10°16'03"	111.85'	N74°26'53"W
C28	250.00'	187.19'	42°53'59"	182.84'	S23°21'48"W
C29	575.00'	80.12'	7°59'01"	80.06'	N5°54'19"E
C30	575.00'	186.10'	18°32'39"	185.29'	N19°10'09"E
C31	575.00'	72.75'	7°14'57"	72.70'	N32°03'57"E
C32	160.00'	117.42'	42°02'48"	114.80'	S14°40'01"W
C33	160.00'	152.68'	54°40'23"	146.95'	S33°41'35"E
C34	375.00'	46.52'	7°06'26"	46.49'	S64°34'59"E
C35	375.00'	130.11'	19°52'46"	129.46'	S78°04'35"E
C36	575.00'	35.67'	3°33'15"	35.66'	N86°14'21"W
C37	575.00'	183.68'	18°18'10"	182.90'	N75°18'38"W
C38	525.00'	78.28'	8°32'33"	78.20'	S70°25'50"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°02'36"W	95.63'
L2	S22°53'43"E	108.94'
L3	S74°42'06"E	45.73'
L4	N74°42'06"W	71.95'
L5	S74°42'06"E	2.18'
L6	N74°42'06"W	72.31'

BUILDING ENVELOPE LINE TABLE		
LINE #	LENGTH	DIRECTION
BEL12	47.57	S6° 23' 49.36"E
BEL13	51.84	N16° 51' 36.27"E
BEL1	65.92	S86° 35' 03.29"E
BEL2	88.46	S13° 53' 44.09"E
BEL3	93.83	N29° 15' 06.92"E
BEL4	94.92	N86° 35' 03.29"W
BEL5	76.41	S32° 04' 23.15"W
BEL6	26.30	N30° 33' 53.77"W
BEL7	45.26	N1° 33' 45.55"E
BEL8	134.82	S32° 23' 21.40"W
BEL9	110.95	N32° 23' 21.40"E
BEL11	77.87	S87° 36' 13.50"E
BEL10	80.51	S69° 51' 48.17"E

ADDRESSES	
LOT #	ADDRESS
10	XXX HAWKS MEADOW LANE
11	XXX HAWKS MEADOW LANE
12	XXX HAWKS MEADOW LANE
13	XXX HAWKS MEADOW LANE
14	XXX HAWKS MEADOW LANE
15	XXX HAWKS MEADOW LANE
16	XXX HAWKS MEADOW LANE
17	XXX HAWKS MEADOW LANE
18	XXX HAWKS MEADOW LANE
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22	XXX HAWKS MEADOW LANE
23	XXX HAWKS MEADOW LANE
24	XXX HAWKS MEADOW LANE
OS A	XXX HAWKS MEADOW LANE

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINES
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES (P.U.E.)
- BUILDING ENVELOPE LINES
- BUILDING ENVELOPE TIES
- EASEMENT LINE
- (I) INCENTIVE LOT — SEE GENERAL NOTE 11
- (E) ESTATE LOT — SEE GENERAL NOTE 10
- (R) RESORT LOT — SEE GENERAL NOTE 12
- (EP) E-ONE TYPE SEWAGE EJECTOR PUMP SHALL BE REQUIRED. SEE GENERAL NOTE 41
- BOUNDARY ANGLE POINT
- EXTERIOR SUBDIVISION CORNER AND LOT CORNERS, SET 5/8" REBAR AND CAP MARKED "ATWELL 435-654-9229"
- BLE## BUILDING ENVELOPE TAG
- 0000 STREET ADDRESS
- 15' STORM WATER EASEMENT
- OPEN SPACE/PARK AMENITY
- AREA EXCEEDING 30% SLOPES
- SECTION CORNER

80 0 40 80

1 INCH = 80 FT
(SCALE IN FEET)

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ATWELL
866.850.4200 www.atwell.com
55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

PROMONTORY PARK CITY

PROJECT 24008620
SHEET 2 OF 2
ISSUE DATE 11/11/2025

PROMONTORY HAWKS PASS SUBDIVISION PHASE 2

LOCATED WITHIN THE SOUTH HALF OF SECTION 24 T1S, R4E, S.L.B.&M, SUMMIT COUNTY, UTAH

Z:\SEG Projects\CURRENT PROJECTS\ATWELL CURRENT PROJECTS\24008620 Promontory Homes Hawks Pass II\Civil\Dgns\Survey\24008620 Plat.dwg

EXHIBIT B

NOTICE OF RESTRICTIVE USE WITHIN THE PROMONTORY SPECIALLY PLANNED AREA, SUMMIT COUNTY, UTAH

LOTS 10-16 WITHIN THE PROMONTORY HAWKS PASS PHASE 2 SUBDIVISION ARE "RESORT UNITS" AS DEFINED IN SUMMIT COUNTY ORDINANCE 406 ADOPTING THE PROMONTORY SPECIALLY PLANNED AREA.[1] OWNERS OF RESORT UNITS ARE BOUND BY THE FOLLOWING OCCUPANCY AND PROPERTY TAX AND RESTRICTIONS:

Limited Occupancy.[2] Resort Units[3] shall be used for short-term occupancy not to exceed six (6) months by any resident in a single calendar year period. Resort Unit owners are ineligible to qualify for permanent resident status[4] based upon the Resort Unit ownership.

In the event that a court or similar official government decision making body determines that Section 4.4.1.6 [of the Promontory Development Agreement] is not enforceable and after such determination an owner of a Resort Unit is violating said Section by using such unit for permanent Occupancy, an impact fee in the amount of $10,000 will be payable to the County by the Resort Unit Owner. Such Conversion Fee shall be payable regardless of whether the Occupancy Limitation in Section 4.4.1.6 is held to be legally unenforceable by a court of competent jurisdiction.[5]

As of the date of recording of this Notice the above-noted restriction has not been deemed unenforceable by a court or similar official government decision making body.

Promontory Development, LLC

_____
Kelli S. Brown, General Manager

STATE OF UTAH)
:ss.
COUNTY OF SUMMIT)

On this __day of _____ 2026, personally appeared before me Kelli S. Brown whose identity is personally known to me (or proven on the basis of name of document signer satisfactory evidence) and who by me duly sworn, did say that she is the General Manager of Promontory Development, LLC and that said document was signed by her on behalf of said Company by Authority of its Operating Agreement, or resolution and said Kelli S. Brown acknowledged to me that said Company executed the same.

_____
NOTARY PUBLIC

1. The Development Agreement for the Promontory Specially Planned Area" (hereinafter referred to as the "Promontory DA") which was adopted by Summit County Ordinance 406 an "Ordinance Approving and Adopting the Promontory Development Agreement" was recorded against all property within the Promontory Specially Planned Area on February 27, 2001 in the Office of the Summit County Recorder as Entry Number 583272, in Book 1355 starting at Page 1154.
2. § 4.4.1.6, Development Agreement for Promontory Specially Planned Area.
3 §1.48 of the Development Agreement defines "Resort Units" as "... a dwelling located in the immediate vicinity of a hotel or club facility and offered for rent or overnight stay as a part of the operations of the hotel or club facility."
4 § 1.37 defines "Permanent Occupancy" as "the occupancy of a Residential Unit within the Community for more than six months of a calendar year or where the owner has claimed a primary residential property tax benefit under applicable law." "Secondary Occupancy" is defined at§ 1.49 as "occupancy of a Residential Unit which is not Permanent Occupancy."
5 § 4.4.1.14. Also, the foregoing Notice is stated as Note 12 of the Clubhouse Villas Subdivision Plat.

Note: Working Project Title will be updated upon Final Project Branding / Name Selection

[KIMBALL JUNCTION WEST] ARCHITECTURAL DESIGN STANDARDS DRAFT

Park City , UT

2025-12-24

DAKOTA PACIFIC
Real Estate

DRAFT - V7

FOREWORD

The Summit County mixed use development located in western Kimball Junction Utah will allow 885 total housing units with approximately half set aside as workforce housing. Included will be an expanded transit center, park-and-ride with adjacent commercial buildings around Skullcandy Building which Summit County Intends to reposition into county uses. The development conforms to Kimball Junction Neighborhood Plan and into the broader Snyderville Basin General Plan.

DEVELOPMENT TEAM

OWNER
Dakota Pacific Real Estate
299 South Main Street, Suite 250,
Salt Lake City, UT 84111
435 / 994-9455
Contact: Steve Borup

DEVELOPER
Dakota Pacific Real Estate
299 South Main Street, Suite 250,
Salt Lake City, UT 84111
435 / 994-9455
Contact: Steve Borup

ARCHITECTS / MASTERPLAN
Architects Orange
144 North Orange Street
Orange, CA 92866
714 / 639-9860
Contact: Rob Budetti, Managing Partner

LANDSCAPE ARCHITECT
Architects Orange
144 North Orange Street
Orange, CA 92866
714 / 639-9860
Contact: Diego Alessi, Partner

DISCLAIMER:
[Kimball Junction West] Architectural Design Standards are subject to change and intended to create a cohesive master planned development. [Kimball Junction West] reserves the right to issue subsequent [Kimball Junction West] Architectural Design Standards versions and shall supersede and govern over all previous versions. [Kimball Junction West] Architectural Design Standards provide inspirational imagery that best depicts the architectural character for the P3 and Residential District. Review [Kimball Junction West] Architectural Design Review and Submittal procedures defined in Section 9.0.

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1.0 INTRODUCTION

Situated in the Snyderville Basin, a major gateway to the Park City Region, [Kimball Junction West] is an 59 acre district located near Kimball Junction and the Utah Olympic Park. Park City Junction is a mixed-use neighborhood designed to prioritize both people and places. It promotes pedestrian-oriented development, offers a range of housing options—from market-rate to affordable—and encourages walking, biking, and transit use. The neighborhood is designed to connect thoughtfully with adjacent communities and nearby natural amenities.

1.1 STANDARDS AND GUIDELINES

The objective of the [Kimball Junction West] Design Standards is to create a warm, cohesive visual identity across the master-planned, mixed-use development. The mix of mountain village architecture combined with a contemporary palette of materials and simple building forms will create a setting that celebrates the regions rich history as well as its future. Lower scale buildings reflect the areas of the mountain village scale while the larger massing of the commercial buildings will favor and gesture more toward a contemporary interpretation of the heritage of Park City and the Snyderville Basin. Architectural styles featured within these guidelines are intended to deliver an architectural direction that is sensitive to the sites rich cultural aesthetics while offering contemporary design elements all while fostering a distinctive sense of place not only for today but the future. Additionally, the guidelines are crafted to set a unified design and signage language throughout the various districts within [Kimball Junction West].

The [Kimball Junction West] Design Standards aim to establish uniformity in site organization, architectural style, landscape design, and signage strategies.

These guidelines will:

- Ensure the establishment of well-defined pedestrian paths, trails, and bikeways, fostering improved pedestrian movement and connectivity between districts.
- Introduce varied building massing to distinctly shape the overall building elevation aesthetic.
- Apply details that are proportionate to each building's scale and district, addressing all facades.
- Encourage diverse architectural expressions that align with the unified design themes across buildings of different sizes and uses.
- Organize buildings, traffic flow, parking, and service zones in a manner that bolsters both the identity and functionality of the development while ensuring architectural coherence.
- Design access points to accommodate the safe movement of both vehicles and pedestrians.
- Generate a unique yet harmonious architectural presence that echoes the distinct functions of each building, aligning with the design principles of other regional master-planned projects.
- Create a cohesive water wise landscaping concept that complements the site plan, enhances entry points, provides shade and screening in parking areas, and ensures consistency along the streetscape.
- Implement consistent exterior lighting to ensure safety and establish a distinct ambiance in the nighttime environment, mindful of minimizing disruption to adjacent areas and future developments.
- Develop a comprehensive and imaginative approach to signage and wayfinding.
- Craft an overarching signage scheme that connects all the individual districts within a classic modern design framework.
- Provide images solely meant to only demonstrate specific design principles. They are illustrative in nature and should not be interpreted as standards, guidelines, or requirements.
- Provide requirements that will be used in conjuctiion with the Development Agreement dated 7-28-25.

2.0 DESIGN PRINCIPLES

A mixed-use, master-planned district that aligns with Kimball Junction's vision: walkable and connected, with a strong civic heart for community gathering and events; people-oriented streets and paths; transit integration and future connections; consolidated parking to free the public realm; varied housing choices; high visual quality; and a sustainable, adaptable built environment.

2.1 DISTRICT CHARACTERISTICS

2.1.1 Mixed-Use Neighborhood - Livability and Character

Create a true "place," not a collection of projects—homes, shops, services, civic uses, and workplaces stitched together by streets, plazas, and trails. This combination will promote efficiencies in people, services, mobility, and infrastructure. These are places where residential, retail, service, and civic uses are connected by a network of public spaces. Mixed-use neighborhoods concentrate on active ground floors, layered uses vertically and pedestrian connections to parking and transit. Mixed-Use neighborhoods create a greater sense of community.

2.1.2 Walkable Neighborhood / People-Oriented Environment

Walkable neighborhoods foster diversity—of people, uses, and experiences. They are easier to move to, though, and around. Streets and public spaces are designed for people first, with vehicles accommodated but not prioritized. The five-minute walk becomes the default trip, supported by seamless connections to, though, and across the district. Parcels are stitched to plazas, transit, and regional trails with short, direct routes that encourage everyday movement and interaction.

2.1.3 Housing Diversity / Housing Choices

Offer a visible spectrum of homes—including workforce and attainable options—within walking distance of daily needs and transit. Provide a balanced mix of unit sizes and types across phases, ensuring every building has a clear street address and a welcoming entry. Integrate housing near services, transit, and centralized parking to reduce car dependence and strengthen neighborhood connectivity.

2.1.4 Massing & Scale

Keep buildings visually calm and human-scale while accommodating program needs. Maintain quiet, parapeted rooflines with equipment fully concealed; avoid expressive roof forms that dominate the skyline. Rely on massing, proportion, and scale—rather than applied ornament—to achieve architectural character.

2.1.5 Parks and Open Space

Parks and open space should foster a tranquil atmosphere for relaxation and community engagement. Trees, planting, and comfortable street furniture enhance the quality and enjoyment of these spaces. Given the challenges of a mountain climate, shade & wind reduction features should be strategically placed to extend usability throughout the year.

2.1.6 Public Art

Public areas in the P3 district will be considered with the appropriate resources for public art installations and will be considered through the design review process.

2.0 DESIGN PRINCIPLES

2.2 CIRCULATION & CONNECTIVITY

2.2.1 Streets

Tech Center Drive and supporting roads are multi-functional thoroughfares that extend beyond just vehicular traffic; it also supports pedestrian activity, access to mass transit, electric vehicle parking and bicycle lanes. Streets are enriched by social activities such as walking, outdoor dining, and shopping experiences. Elements such as greenery, street furniture, lighting, public art, and signage are essential in shaping a distinctive and successful streetscape. Streets and pedestrian connections should be designed as vibrant, people-oriented places.

2.2.2 Pedestrian Trail System

Utilize both street adjacent off-street paths that are accessible, safe, and enjoyable. These paths should feature durable, all-season surfaces (for instance: concrete, asphalt, crushed granite) and provide direct links to the plaza, transit, and surrounding neighborhoods. Designed to accommodate both walking and biking, trails should extend into nearby natural resources and amenities. The internal trail system will connect the P3 Project and the Residential District to the pedestrian bridge, creating connections between landmarks and destinations within the Kimball Junction Neighborhood without creating specific public trailheads with associated parking and requirements.

2.2.3 Bridge

A new pedestrian bridge across SR-224 is planned to connect the east and west neighborhoods of Kimball Junction, strengthen walkability and unify the district. The Utah Department of Transportation (UDOT) will construct the bridge at the P3 site or deliver an alternative pedestrian crossing along SR-224, ensuring safe and direct connections throughout the neighborhood.

2.2.4 Transit Station & Transit Routes

A new bus transit station on the south side of the site will connect the community to nearby neighborhoods and regional destinations. With safe boarding areas, rider amenities, and access to e-bikes, EV charging, and other sustainable options, it will make getting around easier and greener. The station will reduce traffic while strengthening connectivity across the community.

2.2.5 Gondola Alignment

The master plan future gondola terminal and line alignment through the project is currently considered to be located along Tech Center Drive - See Page 10. Street dimension / setback consideration shall be given in anticipation for located gondola line placement.

2.0 DESIGN PRINCIPLES

2.3 TOPOGRAPHY

2.3.1 Slopes & Terrain

Shape buildings and public spaces to follow existing grades, using stepped forms and terraces. Step massing with the slopes to avoid tall, exposed foundations or retaining walls. Integrate grade transitions into the architectural and landscape design, composing terraces, stairs, and planters as cohesive elements while carefully managing drainage and snow melt.

2.3.2 Cut and Fill

Balance earthwork where practical to preserve existing soils, trees, grasses, and landscaping, while minimizing the need for imported or exported fill.

2.4 SUSTAINABLE COMMUNITY & SMART GROWTH

A sustainable community is a key component of [Kimball Junction West]. Smart growth shall be achieved through compact development that minimizes travel distances and supports low-carbon mobility through transit options, and EV infrastructure. Construction shall follow sustainable, low-waste practices, including water conservation measures, with the goal of delivering high-performing, sustainably designed buildings. Electric vehicle charging stations shall be provided throughout the P3 and Residential districts. EV charging stalls shall be “Level 2” or higher. The speed of charger shall take into consideration the intended duration of parked vehicles.

3.0 DISTRICT PLANS

3.0.1 P3 District

At the heart of the [Kimball Junction West] Master Plan is the P3 District, which includes a transit center, a structured parking facility, a civic plaza, and a public commons. These are framed by mixed-use residential and commercial buildings and are linked to the eastern neighborhoods of Kimball Junction by a grade-separated pedestrian bridge spanning Highway 224.

The P3 District also features a flexible civic green with views toward the Utah Olympic Park. Designed as an event-ready public commons, this green accommodates festivals, community programs, informal recreation, and everyday gathering.

A site and utilities are reserved for a future civic building fronting the park, allowing a seamless relationship between the library, the civic green, and surrounding active ground floors.

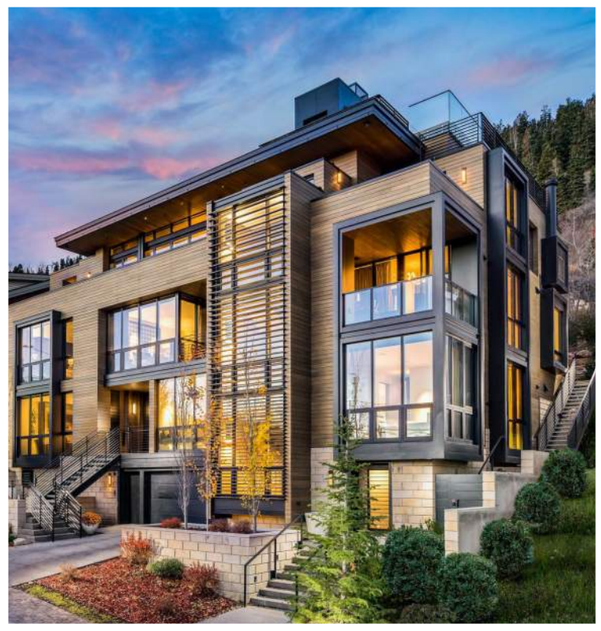
The P3 Transit Center and Parking Structure function as the primary gateway to the district, supporting car-light, pedestrian-oriented activity with convenient intermodal transfers.

To support long-term mobility, the plan reasonably provides for a future gondola, reserving alignment and structural clearances for a potential terminal and gondola cableway connection through the plaza area.

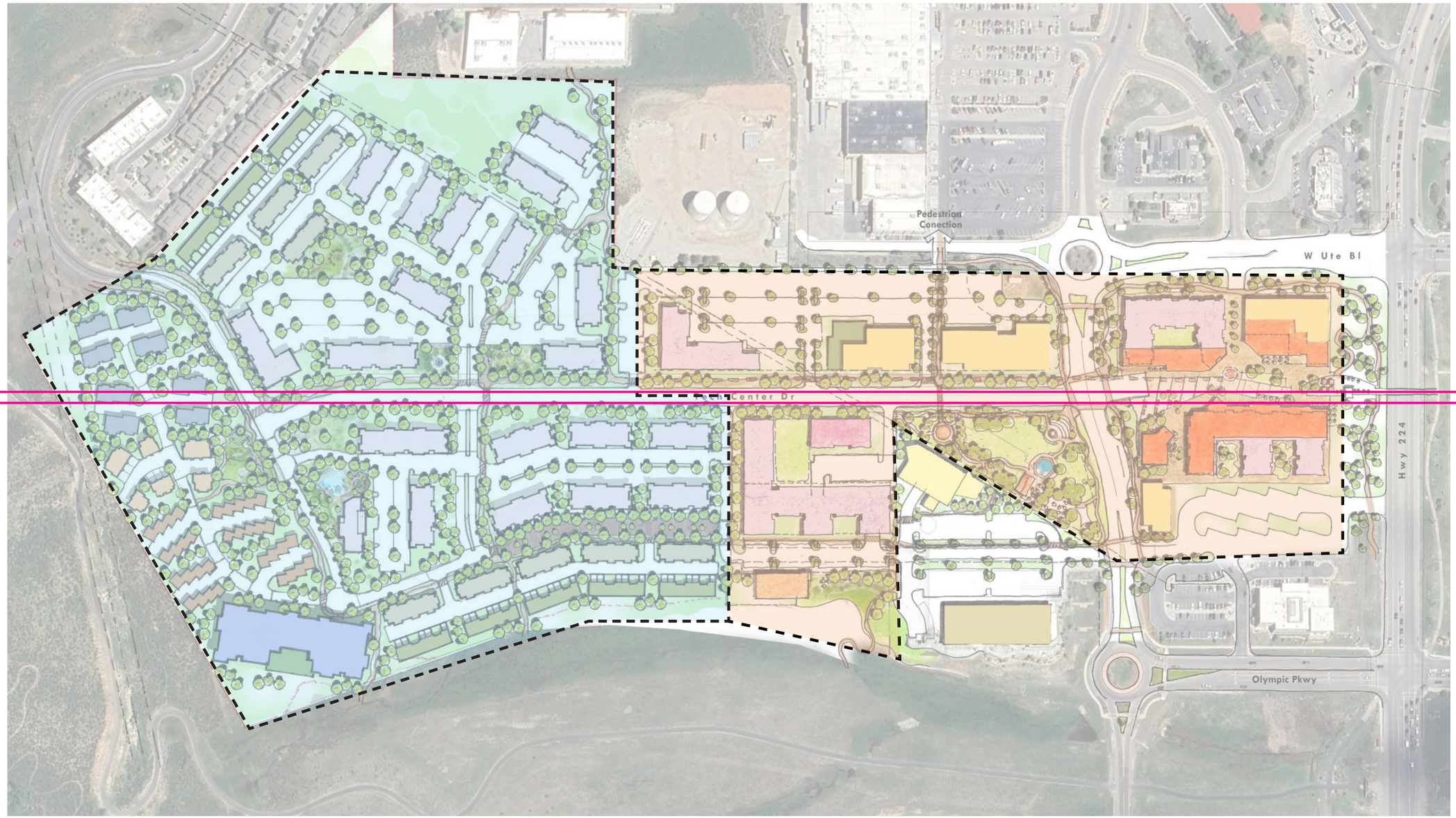
3.0.2 Residential District

The Residential District serves as a vital and vibrant population center serving a wide variety of needs within a diverse range of housing types and tenures These include workforce housing, multifamily apartments, townhomes, and market-rate residences.

The district will be designed with an emphasis on livability, incorporating pocket parks, open spaces, and safe, accessible streets. A network of trails will connect residents to nearby natural areas, residential neighborhoods, and business communities, encouraging walking and strengthening community connectivity.



SITE PLAN



POTENTIAL FUTURE GONDOLA ALIGNMENT

P3 District

Residential District

4.0 DEVELOPMENT STANDARDS

4.1 MASSING AND BUILDING HEIGHTS

4.1.1 Building Massing

Compose buildings as legible volumes with a calm base–middle–top. Along Primary Streets and the plaza, ground floors align closely to the walk and are scaled for active use. Corners are simple and open, and façades read as ordered bays with depth from recesses, fins, and soffits.

4.1.2 Massing with Grade

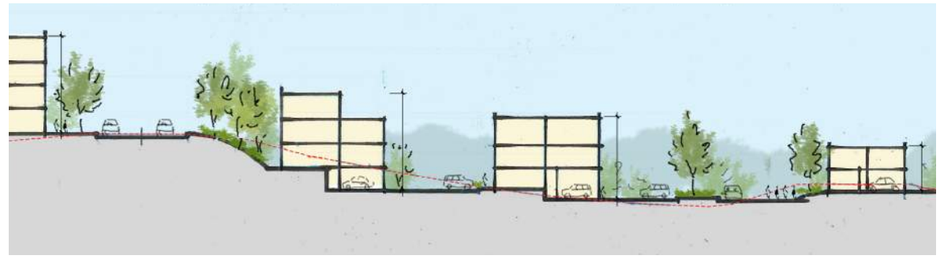
Where terrain changes across a building pad, step the volumes and, where appropriate, break the form so both uphill and downhill façades remain within allowed height and read human-scaled. Keep primary entries close to sidewalk elevation; align floor plates to reduce tall exposed foundations. Where Level 1 sits above the walk, finish the base as intentional architecture and limit any exposed foundation per these Architectural Design Standards. Coordinate the step with unit depth and maintain façade continuity, drainage, and snow management across the transition.

4.1.3 Heights

In the P3 podium, retail floors provide 15–25 ft floor-to-deck for visibility and flexibility. Residential buildings may rise to 4 stories or 48 ft above the plaza deck (inclusive of any ground-floor retail where applicable); office buildings may rise to 3 stories or 48 ft above the plaza deck. Along SR-224, provide a 15-ft step-back from the podium edge at or below 25 ft above the plaza deck (railings excluded). The parking structure is no more than 2 stories above the lowest final grade, reading largely subterranean at the northwest and becoming more exposed as grade drops east and south.

Outside the podium, multifamily attached buildings may rise to 4 stories and 45 ft from adjacent finished grade, and up to 50 ft where one level is a concrete parking story; single-family attached may rise to 3 stories or 35 ft. Double-loaded residential buildings may step one level to keep both uphill and downhill façades within the 45-ft method; the step should occur at unit depth and be ≥25 ft long. Where grade falls, up to 5 ft of finished exposed foundation may be excluded from height; limit exposure to ≤30% of any side and finish it as part of the façade system.

Rooftop appurtenances may exceed the maximum height by limited amounts when fully screened or enclosed—e.g., antennas (~5 ft), mechanical screens (~8 ft), elevator penthouse (~8 ft), stair penthouse (~10 ft), modest sloped roof allowances where permitted, and small roof-level access or shade elements—all per the controlling exhibit per Development Agreement dated 7-28-25. Equipment shall not be visible from streets or the plaza.



4.0 DEVELOPMENT STANDARDS

4.2 STREETS, SIDEWALKS & ROW

4.2.1 Streetscape

Design streets as comfortable, low-speed environments that support year-round walking. Coordinate trees, poles, furnishings, signs, and snow storage so the pedestrian clear zone remains continuous and uncluttered.

4.2.2 Sidewalks

Provide continuous sidewalks on both sides of streets, widening at entries, corners, transit stops, and high-activity frontages to accommodate gathering and winter maintenance.

4.2.3 Bike Lanes

Where bikeways are planned, maintain a continuous, visible network with separation or clear markings, protected conflict points at intersections, and direct links to long-term secure parking in buildings and abundant short-term racks near entries.

4.3 BUILDING SETBACKS

4.3.1 Front Yard Setback, Side Yard Setback, Rear Yard Setback

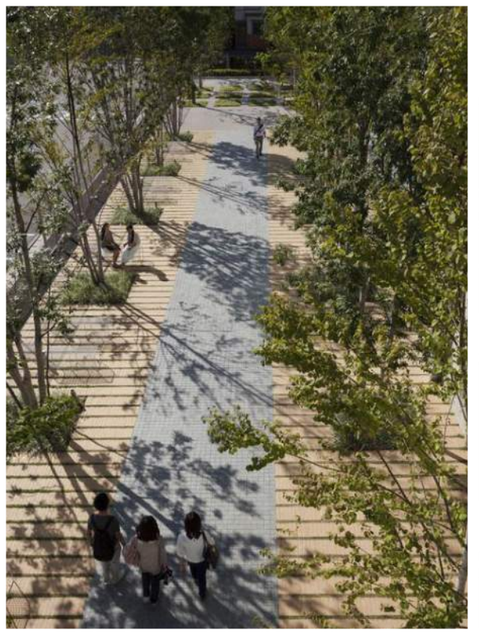
Observe corridor buffers established by the approvals: along SR-224 maintain a minimum 100-ft setback from the right-of-way; along Ute and Landmark maintain a minimum 25-ft setback from property lines in the podium area. At Primary Streetscapes, the maximum setback from the pedestrian walkway is 10 ft (limited exceptions for institutional/program needs); for other roadway edges not identified as Primary Streetscapes, the minimum setback from property line is 10 ft. Preserve a setback on the north side of Tech Center Drive sufficient to accommodate a potential future gondola alignment. Setbacks for parking against non-residential neighboring properties are 5'. There is no parking setback required between parcels within the project. However, there shall generally be at least 10' between parking and buildings.

4.3.2 Canopies & Building Projection

Canopies, whether cantilevered or suspended over sidewalks or entries, may project up to 9 feet beyond the building facade and must use materials, profiles, and detailing consistent with the building's architectural expression.

To prevent sudden slides of large accumsnow masses that can cause property damege or injuries, particular attention shall be paid to snow guards, snow rails and snow diverter.

Balconies and other upper-level floor projections are permitted only above street level. Individual or combined projections may extend up to 6 feet beyond the build-to line, with their total projected length limited to no more than 30% of the building's frontage.



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4.0 DEVELOPMENT STANDARDS

4.4 OPEN SPACE

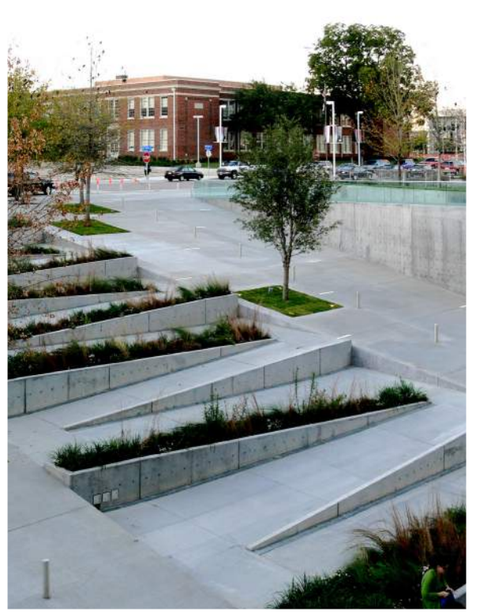
4.4.1 Plaza Alignment & Future Connections
The central plaza is the district's civic room and shall be aligned to connect to the planned pedestrian bridge over SR-224; its structure and clearances shall accommodate a potential gondola terminal and east–west cable run through the plaza.

4.4.2 Improved Areas
Design the plaza and pocket spaces for all-season use: winter sun access, wind moderation, summer shade, durable seating, event power and water, and discreet drainage. Line active edges with transparent frontages and doors that open directly to the space.

4.4.3 Native Areas
At edges and slopes, use native/adapted plant communities and durable surfaces sized for freeze–thaw and snow storage; coordinate irrigation, soil volumes, and maintenance access for long-term health.

4.4.4 Amphitheater Park
A tiered lawn amphitheater sized for community events, targeting about 800 people with bring-your-own chairs and blankets. Terraces provide clear sight lines with accessible routes to each tier, and a small hardstand supports temporary stages. Power, data, and A/V may be built in for performances. The design should consider year-round uses and activation, including winter. For instance, small snow rail features will attract youth to the area during the snowy season. Other year-round opportunities may include a children's play zone, interactive art, and picnic lawns and tables.

4.4.5 General Park Spaces
The development shall provide a variety of open spaces that are welcoming and accomodating for a spectrum of ages and abilities, including young children and seniors



4.0 DEVELOPMENT STANDARDS

4.5 CIRCULATION SPACE

4.5.1 Access
Organize access hierarchies so service and parking use internal drives and courts, minimizing interruptions to primary pedestrian routes and frontages.

4.5.2 Street Network
Keep blocks permeable with short, legible connections; at key nodes, shape geometry and controls to favor pedestrian crossings and reliable bus operations.

4.5.3 Service Access
Locate loading, refuse, and utilities off primary streets; route movements through internal courts; contain queuing within buildings; screen all service functions (see Screening).

4.5.4 Pedestrian and Bicycle Network
Keep blocks permeable with short, legible connections; at key nodes, shape geometry and controls to favor pedestrian crossings and reliable bus operations.

4.5.5 Trails
Deliver internal trail links to the SR-224 underpass or pedestrian bridge and to adjacent retail and neighborhoods, with accessible slopes, durable surfaces, and wayfinding at forks. Where feasible, trail alignments will remain straight, with integrated speed-calming strategies applied along extended linear segments rather than using meandering trail layouts.

4.5.6 Bus Service
Where service plans require, incorporate bus pull-outs, shelters, and—if reasonably necessary—transit lanes along Landmark and internal roads, coordinated to avoid pedestrian conflicts.

4.6 UTILITIES

4.6.1 Storm Water Management
Integrate a hierarchy of green systems sized for alpine conditions: pretreatment, infiltration or detention, controlled discharge, and defined maintenance access. Coordinate with grading, snow-melt paths, and planting soil volumes so winter operations do not undermine performance. Where public infrastructure is required but not yet built at Final Site Plan or plat, execute a Development Improvements Agreement (DIA) per the controlling approvals.

4.0 DEVELOPMENT STANDARDS

4.7 SCREENING

4.7.1 Service Access, Loading, Trash

Internalize loading and refuse rooms where feasible; otherwise, fully screen within architectural enclosures and gates integrated with the façade. Locate access from internal drives or alleys; avoid primary street frontages.

4.7.2 Outdoor Storage, Refuse Collection and Equipment Areas

Prohibit outdoor storage on primary edges. Place all rooftop equipment within parapet screens or integrated enclosures consistent with height allowances; equipment and screens shall not be visible from streets or the plaza.

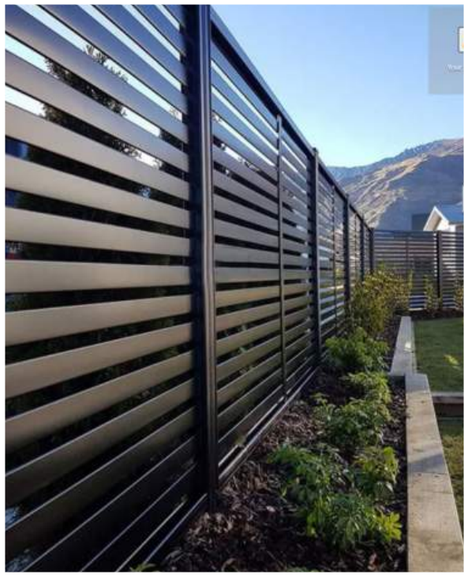
4.8 PARKING

4.8.1 On Street

Use on-street spaces to support short-stay access to retail and civic uses without compromising pedestrian priority. Mark and manage spaces to preserve clear sightlines at crossings and driveways; pair with bike parking and loading zones as needed.

4.8.2 Off Street

Prioritize structured parking in the P3 podium; commercial and residential located on or above the structure shall park within it. Residential minimums are 1 stall per studio/1-bed and 2 stalls per 2-bed+; deed-restricted units at ≤80% AMI within 0.3 miles of the transit center may reduce by 0.25 (studio/1-bed) and 0.50 (2-bed+). Commercial maximums are 5/1,000 sf (medical office) and 4/1,000 sf (office/retail); structured parking may exceed when justified, and restaurants/specialty retail may seek additional supply at Final Site Plan. With County Manager approval, minimums may be reduced using a shared-parking analysis and traffic demand management that right sizes supply.



5.0 ARCHITECTURE DESIGN CRITERIA

5.1 P3 DISTRICT

Building Design
Buildings that frame the plaza and Tech Center Drive present calm, rectilinear volumes with generous, well-shaded glazing at active edges and disciplined, durable wall systems elsewhere. Detailing is precise, with clear joints, returns, and soffits suited to freeze–thaw, snow load, and high-alpine sun. Roofs are quiet parapet or low slope lines that fully conceal equipment; ground floors feel open and welcoming to the public realm.

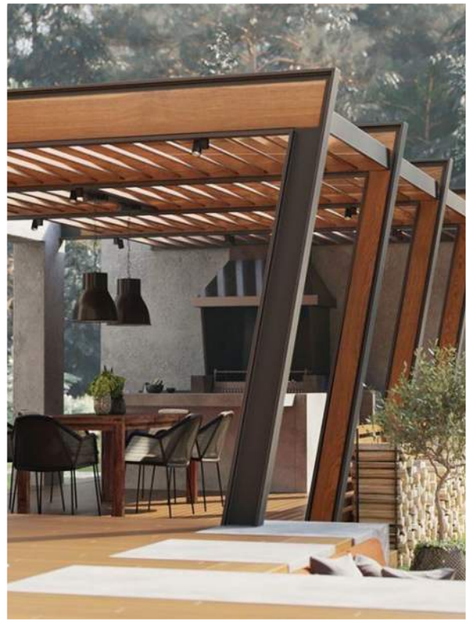
5.1.1 Materials

Use a restrained, climate-fit palette that reads refined rather than rustic. Primary cladding may include architectural concrete and precast, masonry or brick, fiber-cement or high-pressure laminate panels, and metal plate or composite systems, all detailed with true returns at edges and openings. Reserve natural or engineered wood for protected soffits and interior applications, and avoid exterior assemblies that perform poorly in snow and strong UV. Where height rules permit exposed foundation, finish it to the same standard as the facade, with no unfinished CMU on public frontages.

Avoid historic ornament, thin clip-on stone at exposed corners, vinyl siding, and imitative textures that conflict with the district character. Use regionally appropriate stone sparingly as a base or threshold element, and detail it with drip edges and thermal breaks to manage water and freeze-thaw.

5.1.2 Glass

Provide generous transparency along the plaza and Primary Street frontages to support visibility and street life, then temper openness on upper levels for comfort and energy performance. Select glazing that manages heat gain and loss without mirror-like finishes, and keep visible reflectance low so facades remain clear and welcoming rather than reflective. Control glare and solar exposure with architectural means such as deep recesses, exterior shading, and integrated fins so daylighting reads as part of the design. Use clear glass at entries and display zones for true color rendition, and organize mullions to reinforce the facade's rhythm and order. The scale of window and door trims shall align with the building's architectural aesthetics and may range from minimalist to traditional trim appropriately scaled to the facade.



5.0 ARCHITECTURE DESIGN CRITERIA

5.1 P3 DISTRICT

5.1.3 Building Colors

Use of a quiet, desaturated palette that lets form, proportion, and shadow do the work. Favor families of related tones rather than a single scheme, with the field colors drawn from muted neutrals and mineral hues that sit well with sandstone, timber, and metal. The color palette illustrates a range of related tones but does not establish rules for color placement or mandate specific colors. Colors identified to be considered as guidelines and not as building standard. Reserve stronger contrasts for moments of emphasis such as entries, canopies, and key details, and keep saturated color to limited areas rather than large fields. Avoid high-chroma hues and high-gloss finishes on primary facades. Coordinate storefront and curtain wall framing with adjacent cladding so the assembly reads coherent. Calibrate selections to snow and winter light, and choose finishes proven to resist UV and de-icing salts.

5.1.4 Building & Facade Articulation

Express order, depth, and legibility at the pedestrian scale. No specific facade breaks in length or depth are required. Organize facades as clear bays with consistent heads and sill lines to create architectural massing cadence accented offsets and balconies. Position public entries on street or plaza fronts, and where a shared entry is not feasible keep the frontage active with doors and generous glazing. A combination of roofline variations and facade articulation is encouraged, especially when both occur at the same location rather than stipulated dimensional spacing. Articulate building corners with openness and minimal joints and/or material reveals, avoiding arbitrary shifts in plane or material that disrupt continuity. Architectural lighting can be used as a secondary layer to underscore articulation without glare. Fixtures should highlight and frame entries, reveals, and soffits while preserving comfortable luminance for people on the sidewalk.

5.1.5 Roofs & Overhangs

Sloped roofs with a pitch may extend up to twelve feet (12’-0”) above the allowed Maximum Building Height for all parcels. Steeper roof pitches are meant to be used on smaller scale buildings. Use flat or sloped roofs with parapet sized to fully conceal all rooftop equipment and any associated screens so rooftop equipment is not visible from adjacent streets or the plaza. Any allowed building appurtenances shall remain within the applicable height exceptions, including mechanical screens, elevator overruns, stair penthouses, and similar elements.
Design snow and water management as part of the architecture. Integrate snow retention, primary and overflow drainage, and scupper locations into the composition, avoiding exposed or ad hoc measures on prominent edges. Coordinate PV readiness with the roof layout by reserving clear zones, pathways, and structural capacity, and align these with parapet heights and equipment placement. No specific roof eave dimension overhang is required under these design standards but snow and moisture run off shall be considered and match the adjacent residential planning area.

Roof colors are encouraged to harmonize with their surroundings and blend where appropriate. Light and white roofs that enhance thermal performance are allowed. Rooftop equipment should not significantly contrast with the roof color.

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5.0 ARCHITECTURE DESIGN CRITERIA

5.2 RESIDENTIAL DISTRICT

Building Design
Neighborhood buildings share the district's refined, contemporary language at a more intimate scale. Entries are obvious and weather-capable; transparency is calibrated for privacy; massing steps with grade so street fronts feel comfortable to walk along in all seasons.

5.2.1 Materials

Select durable systems that age well and can be maintained by residents and HOAs. Primary cladding may include wood, fiber-cement, metal, masonry or brick, LVP and architectural concrete, with engineered wood used in protected locations such as soffits. Detail assemblies with true corners and returns so edges read finished. Where height rules permit exposed foundation, treat it as part of the façade and do not leave raw CMU on public edges. Avoid rustic treatments, distressed veneers, and decorative brackets that imitate historic styles. At stoops and entries, introduce tactile elements such as wood soffits or formed metal rails where they are protected from direct weather, adding warmth without compromising durability. Buildings within a neighborhood may use consistent themes, form and colors, while avoiding complete repetitive copies of buildings.

5.2.2 Glass

Provide generous transparency along the plaza and Primary Street frontages to support visibility and street life, then temper openness on upper levels for comfort and energy performance. Select glazing that manages heat gain and loss without mirror-like finishes, and keep visible reflectance low so facades remain clear and welcoming rather than reflective. Control glare and solar exposure with architectural means such as deep recesses, exterior shading, and integrated fins so daylighting reads as part of the design. Use clear glass at entries and display zones for true color rendition, and organize mullions to reinforce the facade's rhythm and order. The scale of window and door trims shall align with the building's architectural aesthetics and may range from minimalist to traditional trim appropriately scaled to the facade.

5.2.3 Building Colors

The color palette shown represents a family of tones but does not dictate how colors must be allocated or require the use of specific colors. Use quiet, maintainable palettes that reinforce neighborhood coherence. Favor families of related tones drawn from muted neutrals and mineral hues that pair well with masonry, timber, and metal. Coordinate balcony and guard finishes, as well as storefront and lobby framing, with adjacent cladding so the composition reads as one. Avoid high-chroma colors and high-gloss finishes on principal elevations, and choose coatings proven for UV exposure and de-icing salts.

Allow measured variety across a block through subtle shifts in tone and texture to avoid monotony while keeping a cohesive district character. Reserve stronger contrasts for limited moments such as entries or key details rather than large fields.

Project color schemes are to be considered integrated not just as a final decorative layer but as a core tool for spacialmanipulation, context, light and shade to adjacent buildings and spaces respectively.

5.0 ARCHITECTURE DESIGN CRITERIA

5.2 RESIDENTIAL DISTRICT

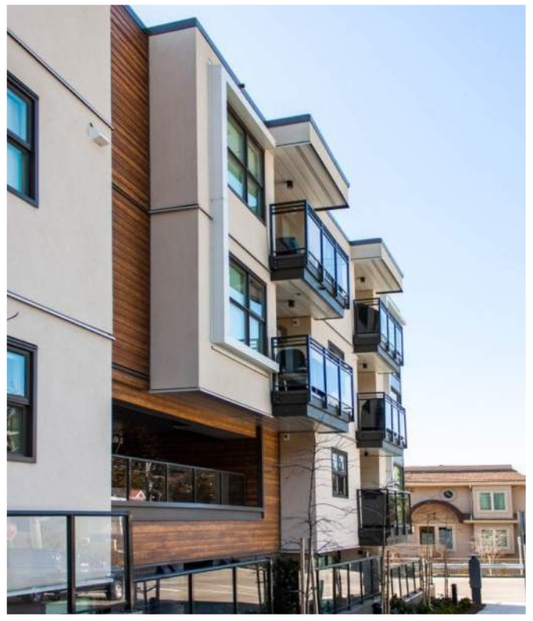
5.2.4 Building & Facade Articulation

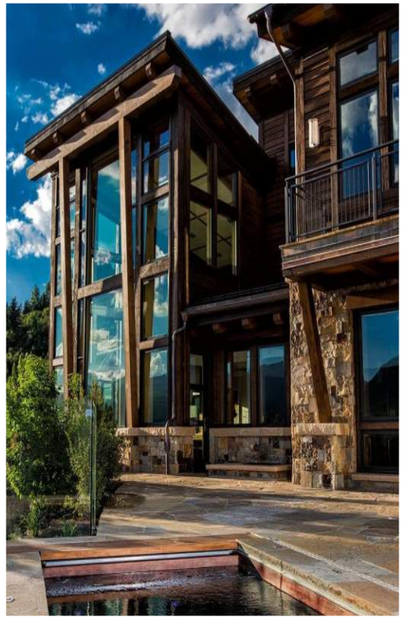
Express order, depth, and legibility at the pedestrian scale. No specific facade breaks in length or depth are required. Organize facades as clear bays with consistent heads and sill lines to create architectural massing cadence accented offsets and balconies. Position public entries on street or plaza fronts, and where a shared entry is not feasible keep the frontage active with doors and generous glazing. A combination of roofline variations and facade articulation is encouraged, especially when both occur at the same location rather than stipulated dimensional spacing. Articulate building corners with openness and minimal joints and/or material reveals, avoiding arbitrary shifts in plane or material that disrupt continuity. Architectural lighting can be used as a secondary layer to underscore articulation without glare. Fixtures should highlight and frame entries, reveals, and soffits while preserving comfortable luminance for people on the sidewalk.

5.2.5 Roofs & Overhang

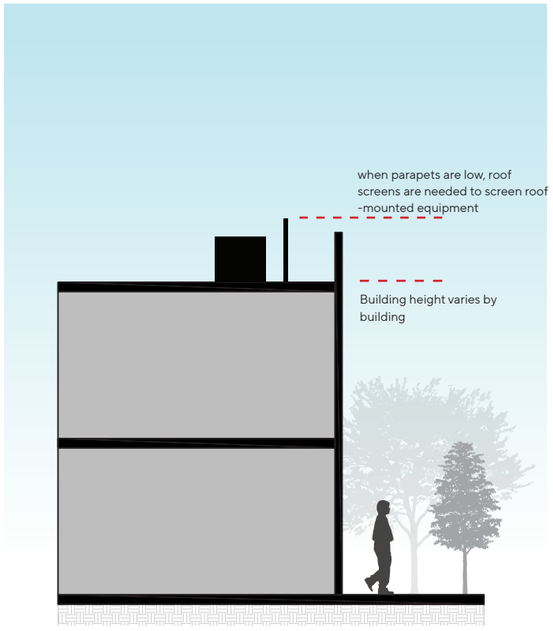
Sloped roofs with a pitch may extend up to twelve feet (12'-0") above the allowed Maximum Building Height for all parcels. Steeper roof pitches are meant to be used on smaller scale buildings. Use flat or sloped roofs with parapet sized to fully conceal all rooftop equipment and any associated screens so rooftop equipment is not visible from adjacent streets or the plaza. Any allowed building appurtenances shall remain within the applicable height exceptions, including mechanical screens, elevator overruns, stair penthouses, and similar elements.
Design snow and water management as part of the architecture. Integrate snow retention, primary and overflow drainage, and scupper locations into the composition, avoiding exposed or ad hoc measures on prominent edges. Coordinate PV readiness with the roof layout by reserving clear zones, pathways, and structural capacity, and align these with parapet heights and equipment placement. No specific roof eave dimension overhang is required under these design standards but snow and moisture run off shall be considered and match the adjacent residential planning area.

Roof colors are encouraged to harmonize with their surroundings and blend where appropriate. Light and white roofs that enhance thermal performance are allowed. Rooftop equipment should not significantly contrast with the roof color.

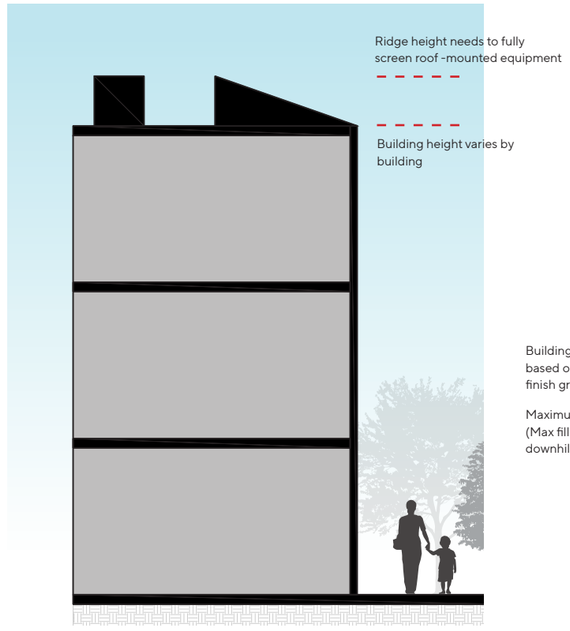




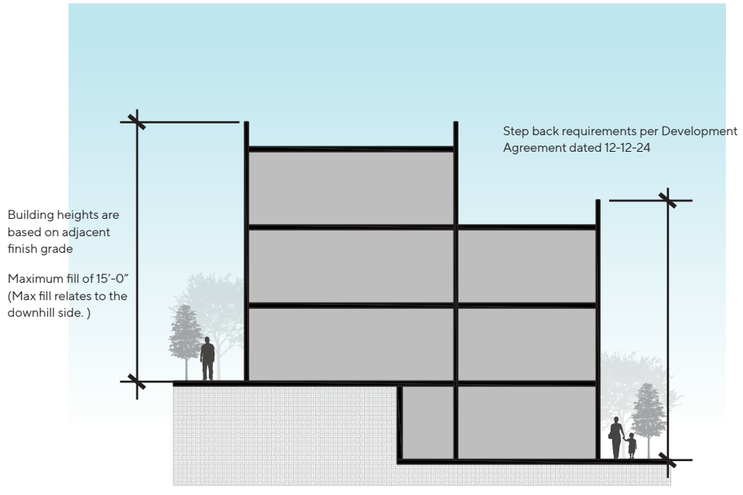
5.0 ARCHITECTURE DESIGN CRITERIA



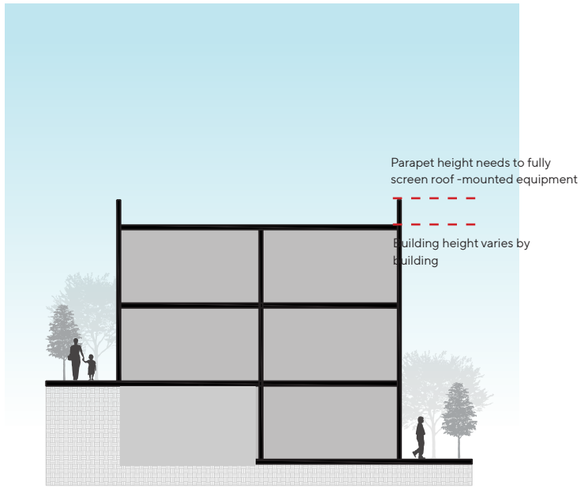
Townhouse/ Community Building



Multifamily Walk-up



Multifamily Walk-up



Townhouse and Multifamily Walk-up

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5.0 ARCHITECTURE DESIGN CRITERIA

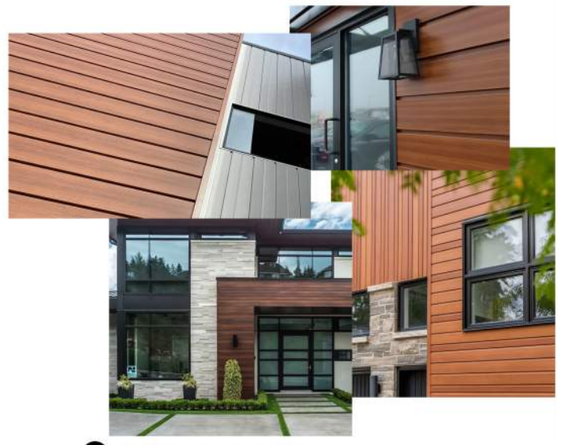
CONCEPTUAL MATERIAL & COLOR PALETTE

REFERENCE 5.1.3 AND 5.2.3 FOR COLOR INTERPRETATION

PANTONE eeebe4 | PANTONE e5dccd | PANTONE dfdeda | PANTONE 718487 | PANTONE 4f4842 | PANTONE 96766a | PANTONE c5874a | PANTONE 6b613e | PANTONE 7a6840 | PANTONE 35355b

A STONE VENEER

B METAL PANELS



C METAL SIDING SYSTEM WITH WOOD GRAIN APPEARANCE

D BRICK VENEER

E WOOD AND COMPOSITE SIDING

F STUCCO / BOARD FORM CONCRETE

Note: Brick clad projects should consider historically local sources, common color palettes and sizes

6.0 LANDSCAPE DESIGN CRITERIA

6.1 PUBLIC OPEN SPACE DESIGN

6.1.1 Purpose and Intent

The purpose of this document is to provide insight and guidance in the creation of a clear and cohesive landscape identity that aligns and supports both the “Mountain Modern” architectural approach and the local development guidelines. It offers integrated and synergistic design solutions while fostering a distinctive and unique placemeking aesthetic.

6.1.2 Placemaking Approach

The primary focus of placemaking in this area involves integration and connectivity with the existing land uses while seamlessly introducing new elements tailored to the use of residential, retail, transit, and open space. The landscape design must take the local climate into account to create safe and comfortable spaces for pedestrian travel to promote an active lifestyle.

In order to achieve this, five distinct landscape typologies have been identified to complement the site and its proposed uses.

- Bridge & Arrival Landscape (Zone A)
- Residential Landscape (Zone B)
- Commercial Landscape (Zone C)
- Open Space Landscape (Zone D)
- Preservation Landscape (Zone E)

6.0 LANDSCAPE DESIGN CRITERIA

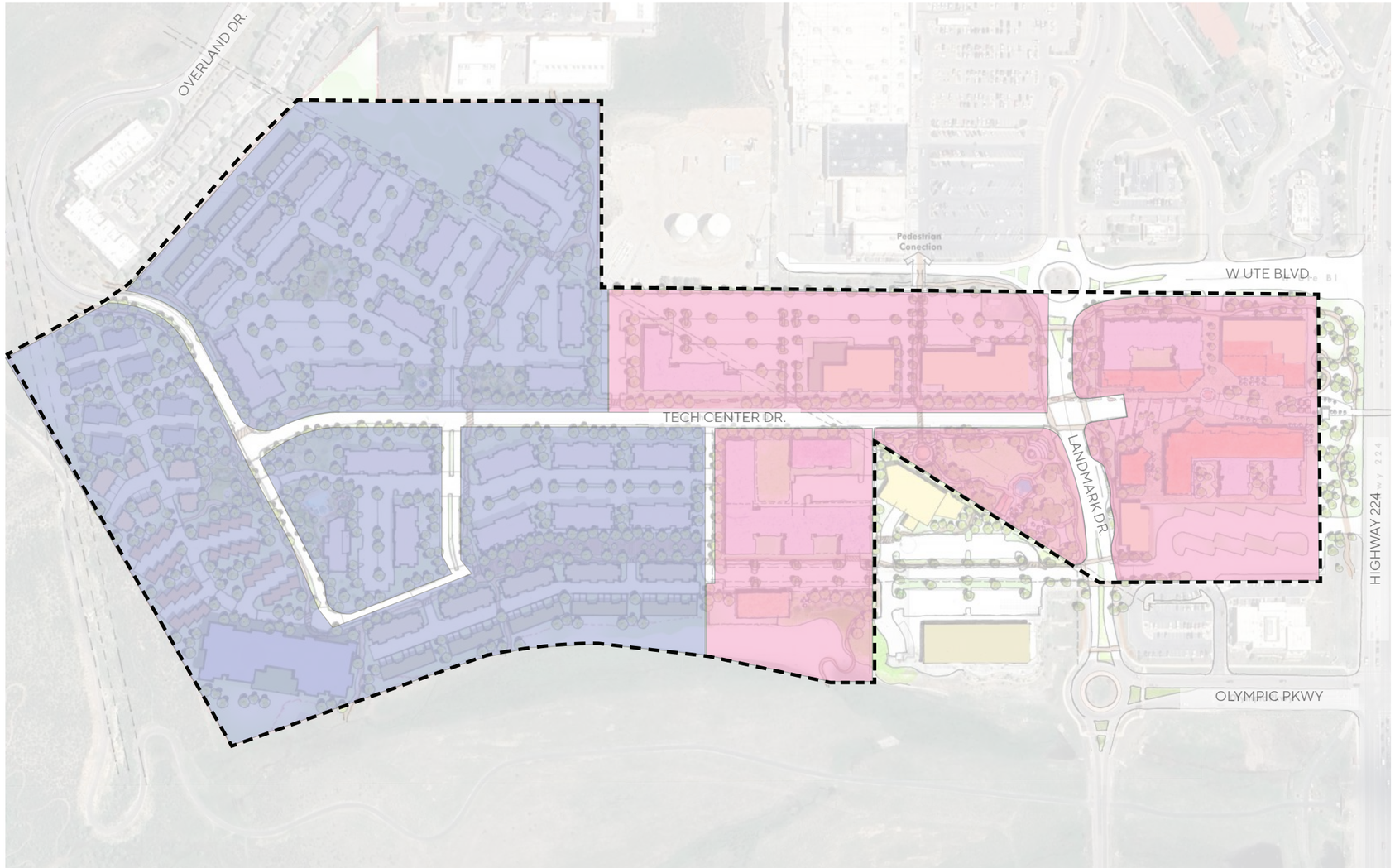
6.2 LAND USE

6.2.1 Residential

Includes townhomes, apartments and seniro living housing. Located at the northern edge, it offers open views of the surrounding mountina landscape and convenient access to the existing trail system. This creates an elevated living experience that promotes well-being.

6.2.2 P3

Includes commercial,retail, housing, transit an and hotels. Divided by Tech Center Dr. through the middle and Highway 224 on the east, this area servesthe needs of the residents and visitors alike.



LEGEND

- RESIDENTIAL
- P3

6.0 LANDSCAPE DESIGN CRITERIA

6.3 PEDESTRIAN CIRCULATION

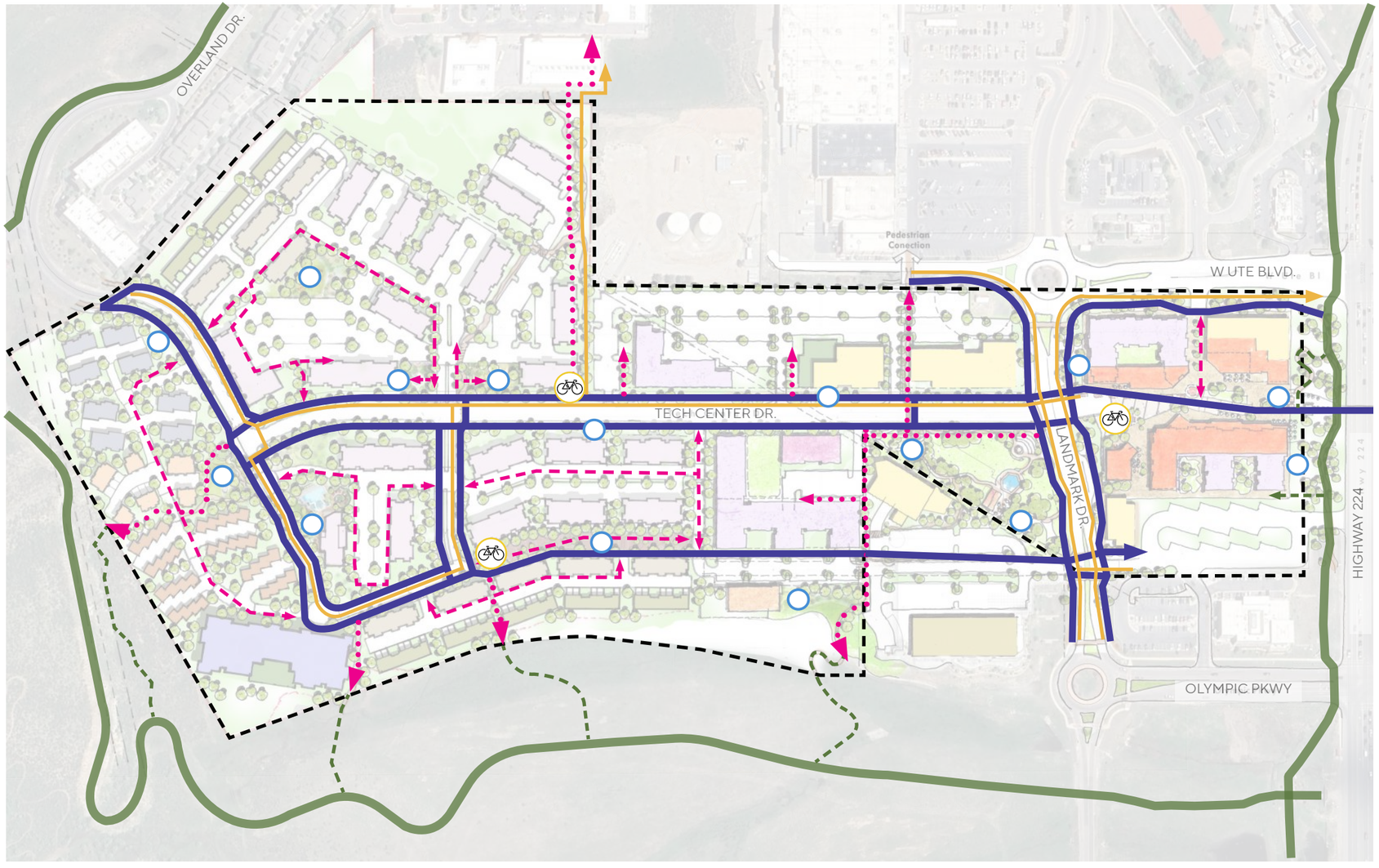
6.2.1 Circulation Diagram

The master plan is intended to promote pedestrian and alternative circulation throughout the site increasing connectivity within and without.

+ The **Pedestrian Corridor** provides a wide multi-purpose path with occasional **Respites,** areas equipped with shade/heating, seating and other amenities, that support safe and comfortable travel for residents and visitors of all ages. The Pedestrian Corridors lead to internal lots Future Pedestrian Connections. These are subject to the finalized design of each respectie area.
+ **Internal Trail Connections** guide residents and other site users to existing and proposed **External Connections** that link with the surrounding **Millenium Trail**.
+ **Bicycle Circulation** connects visitors coming into the site and residents traveling within and outside the area. Bicycle paths to incorporate the Summit County Active Transportation Plan guidelines. Provide opportunities for **Bike Stations** strategically placed throughout to provide further multi-modal access and to connect with.

LEGEND

- MILLENIUM TRAIL
- EXTERNAL CONNECTIVITY
- PEDESTRIAN CORRIDOR
- FUTURE PEDESTRIAN CONNECTIVITY
- INTERNAL TRAIL CONNECTIVITY
- BICYCLE CIRCULATION
- RESPITES
- BIKE STATION



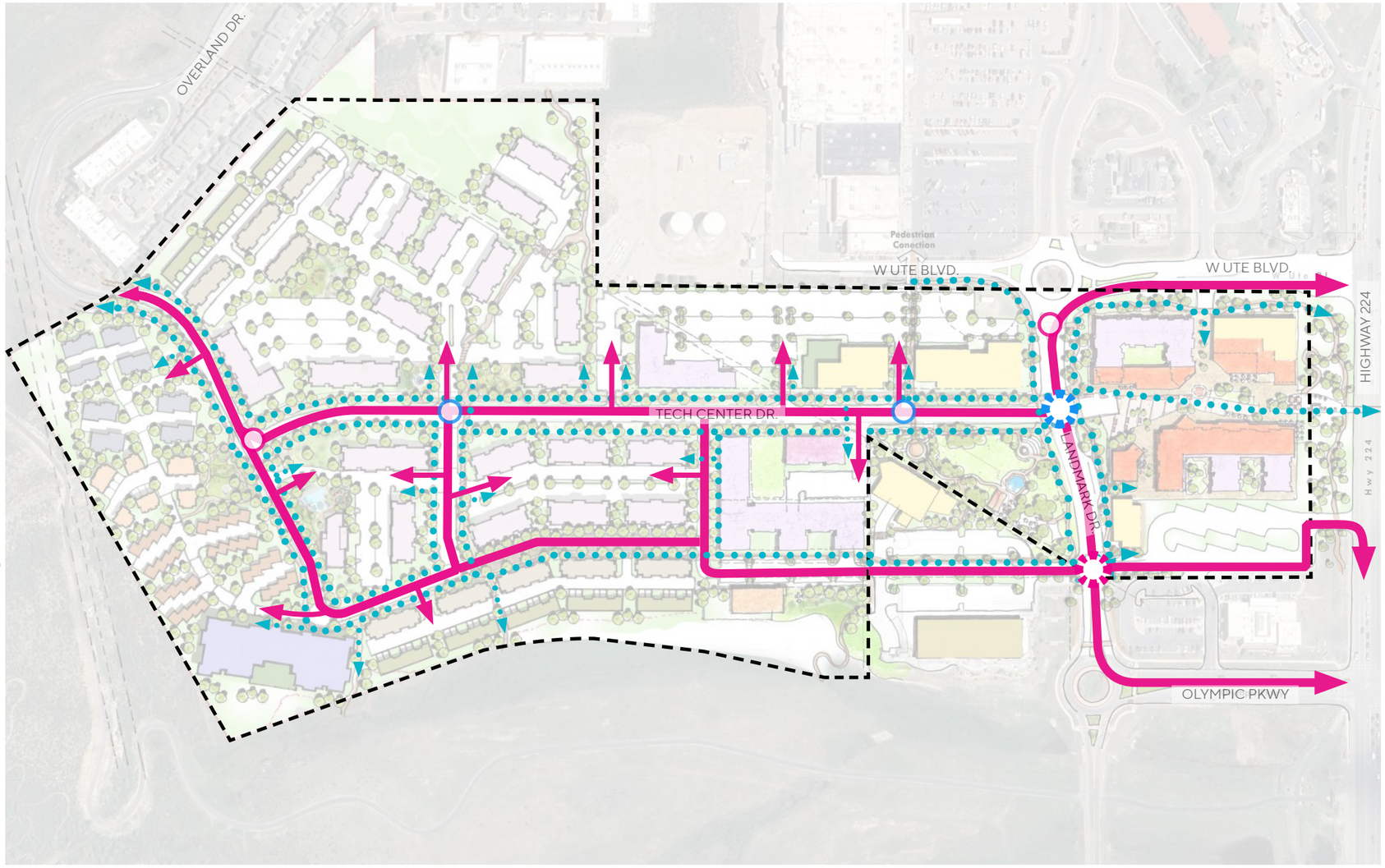
NOTE: Future pedestrian connectivity expresses intent of connectivity within the block. Actual pathways will be located during site planning process.*

6.0 LANDSCAPE DESIGN CRITERIA

6.4 KEY INTERSECTIONS, SIGNAGE, & EV STATIONS

6.4.1 Intersection Diagram

Supporting a pedestrian-oriented intersection is essential for creating safe and comprehensive pedestrian connectivity. Examples of potential key intersections, subject to final site planning, expected to handle significant pedestrian and vehicular traffic are highlighted in the following diagram, with pedestrian safety as a central design focus. To ensure this, a table top (raised intersection) is to be provided in the intersection on Landmark & Tech Center Dr to match NACTO guidelines.



LEGEND

- PEDESTRIAN - PRIMARY (TABLE TOP)
- PEDESTRIAN - SECONDARY (ENHANCED PAVING)
- VEHICULAR - PRIMARY
- VEHICULAR - SECONDARY
- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

NOTE: New road placement will be determined with final site planning. Illustrated diagram conveys principles of circulation. Crossings and intersections expressed intent. Actual roadways and intersections may vary.*

6.0 LANDSCAPE DESIGN CRITERIA

6.4 KEY INTERSECTIONS

6.4.2 Pedestrian-Oriented Intersection

In pedestrian-oriented intersections, pedestrians are the priority, so it is essential vehicular traffic is designed around this idea. The design must effectively separate pedestrians and moving traffic through the use of wide sidewalks, or other physical barriers such as bollards and landscape buffers. Crosswalks clearly mark and align with sidewalks, and pedestrian crosswalk signals are automatic or easy to use. The pedestrian crossing distance and exposure should be kept at a minimum to avoid any possible conflicts, and traffic should be slowed through various traffic calming tactics to allow drivers maximum reaction time. The intersections reflect the overall circulation context of the site by creating a safe and inviting atmosphere. Pedestrian visibility should be maximized through lighting, surfacing texture and materials variation, exposed views, and a welcoming environment.

Given the user group, which includes seniors and children, tabletop crossings are highly suggested at the intersection of Tech Center Dr. and Landmark Dr. The tabletop crossing enables users to cross roads at the sidewalk level, enhancing safety by slowing down oncoming vehicles. Furnishings, trees, and poles sit outside the clear sight triangles.

6.4.3 Vehicular Intersection

To accommodate necessary bus movements and potential traffic, the number of pedestrian crossing points must be minimized on the south of Landmark Dr. to optimize vehicle flow and reduce congestion. Clear signage and high visibility crosswalks can further enhance both pedestrian and driver safety while improving traffic flow. Coordinate plow routes and meltwater paths so winter operations do not degrade crossings.

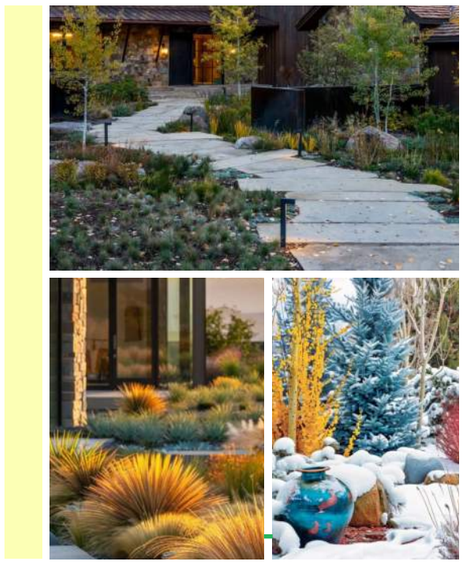
6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

6.5.1 Landscape Typology Narrative

ZONE A:
ARRIVAL & BRIDGE LANDSCAPE

This landscape includes water wise species adapted to local conditions that provide seasonal interest throughout the year while requiring minimal maintenance.

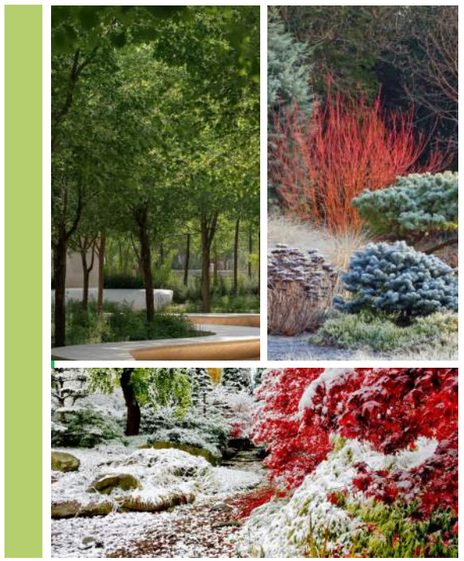


ZONE B:
RESIDENTIAL LANDSCAPE

This landscape aims to create a welcoming and multi-functional space. Plants in this landscape typology serve to both enhance aesthetics and provide natural protection for users in key areas.

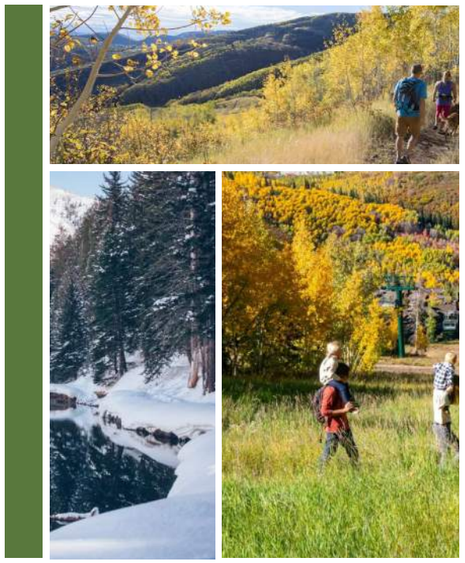
ZONE C:
COMMERCIAL LANDSCAPE

This landscape zone integrates canopy trees, grasses, and bioswales to shade and filter parking lot runoff. Evergreen canopies and ornamental grasses establish a naturalistic and sheltered environment.



ZONE D:
OPEN SPACE

This zone provides a year round visually appealing naturalistic design that aesthetically connects all open space areas on the site.



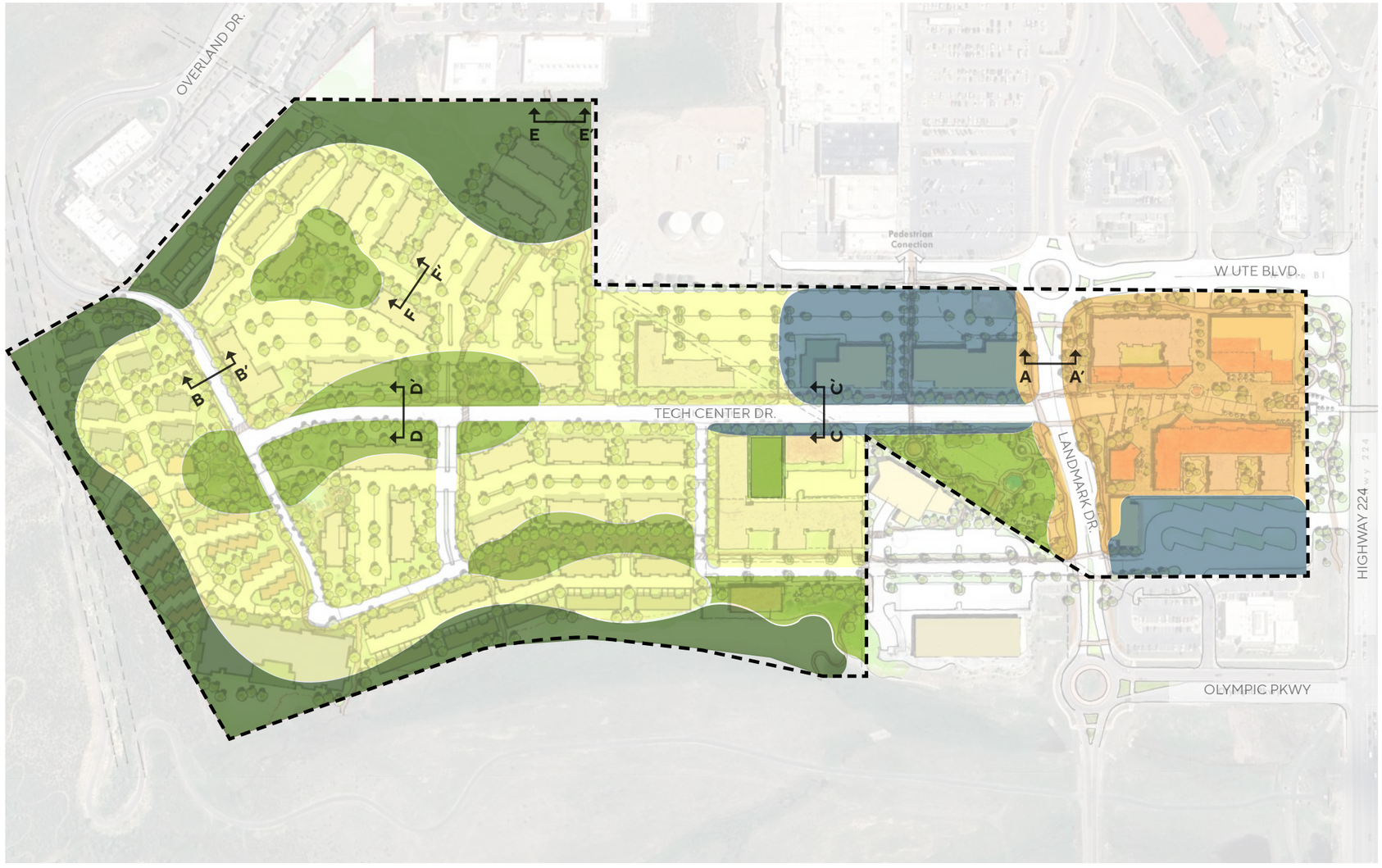
ZONE E:
PRESERVATION INTERFACE

This zone implements strategies building around the existing native landscape bordering the project's western and southern area. Interference is minimized, with all existing plant life preserved in this zone, and new planting, if necessary, mimicking the existing palette to create a landscape buffer while providing connectivity to the existing trail system.

6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

6.5.2 Landscape Typology Diagram



LEGEND

- ARRIVAL & BRIDGE - ZONE A
- RESIDENTIAL - ZONE B
- COMMERCIAL - ZONE C
- OPEN SPACE - ZONE D
- PRESERVATION - ZONE E

A-A' SECTION - ZONE A
B-B' SECTION - ZONE B
C-C' SECTION - ZONE C
D-D' SECTION - ZONE D
E-E' SECTION - ZONE E
F-F' SECTION - FUTURE INTERNAL

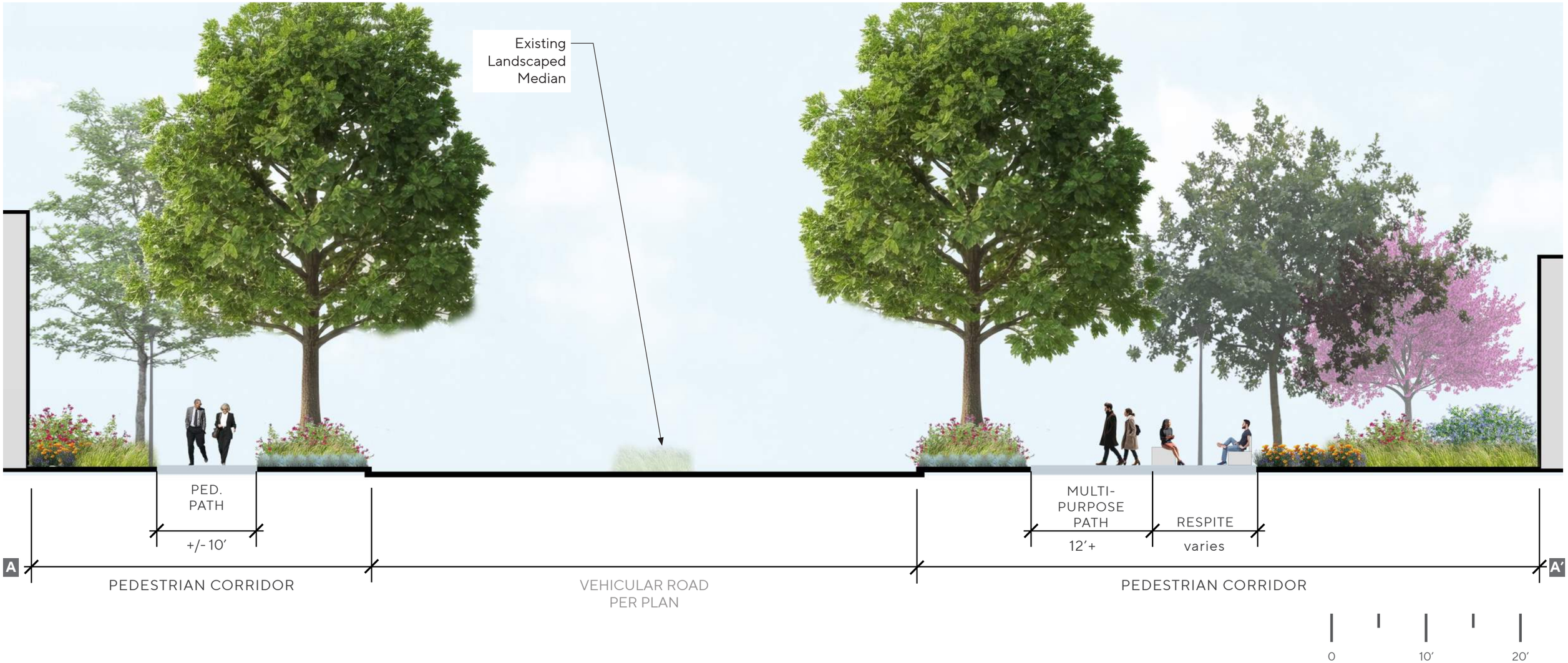
Disclaimer: The exhibit is conceptual in nature, intended to illustrate the landscape typology, not to reflect an actual planting design. In detailing the design of each area, pockets of diverse vegetation zones shall emerge based on specific design needs and field conditions. Furthermore, zone locations subject to change based on final site plan design and approvals.

NOTE: Zone boundariws are subject to change with final site planning.*

6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

6.5.3 Zone A | Arrival Landscape - Landmark Drive - Typical Section



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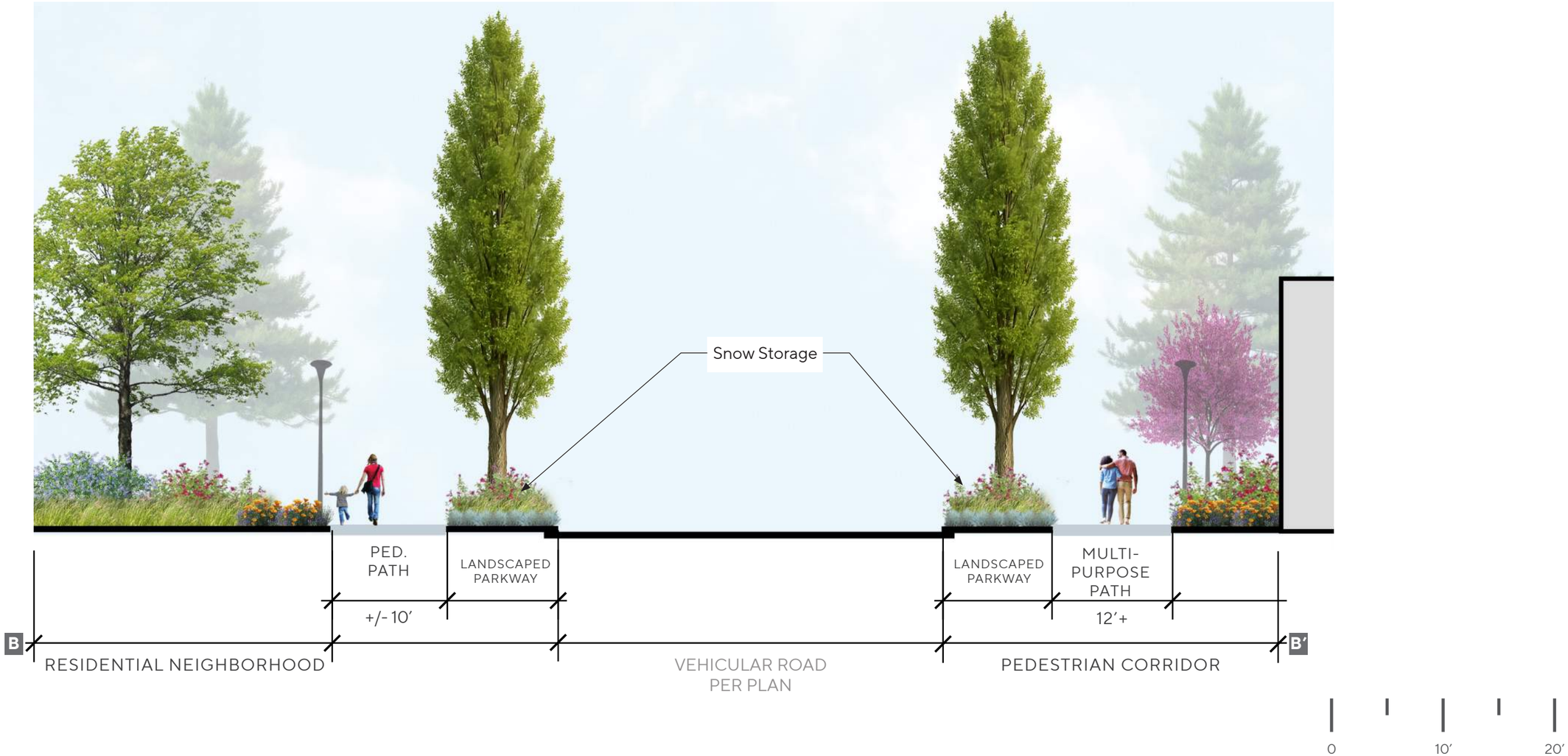
6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

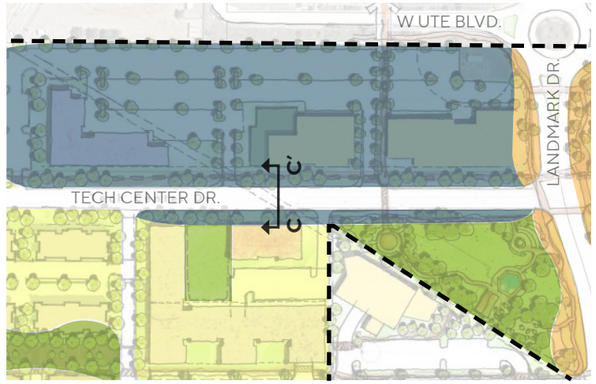
6.5.4 Zone B | Residential Landscape - Tech Center Dr. - Typical Section

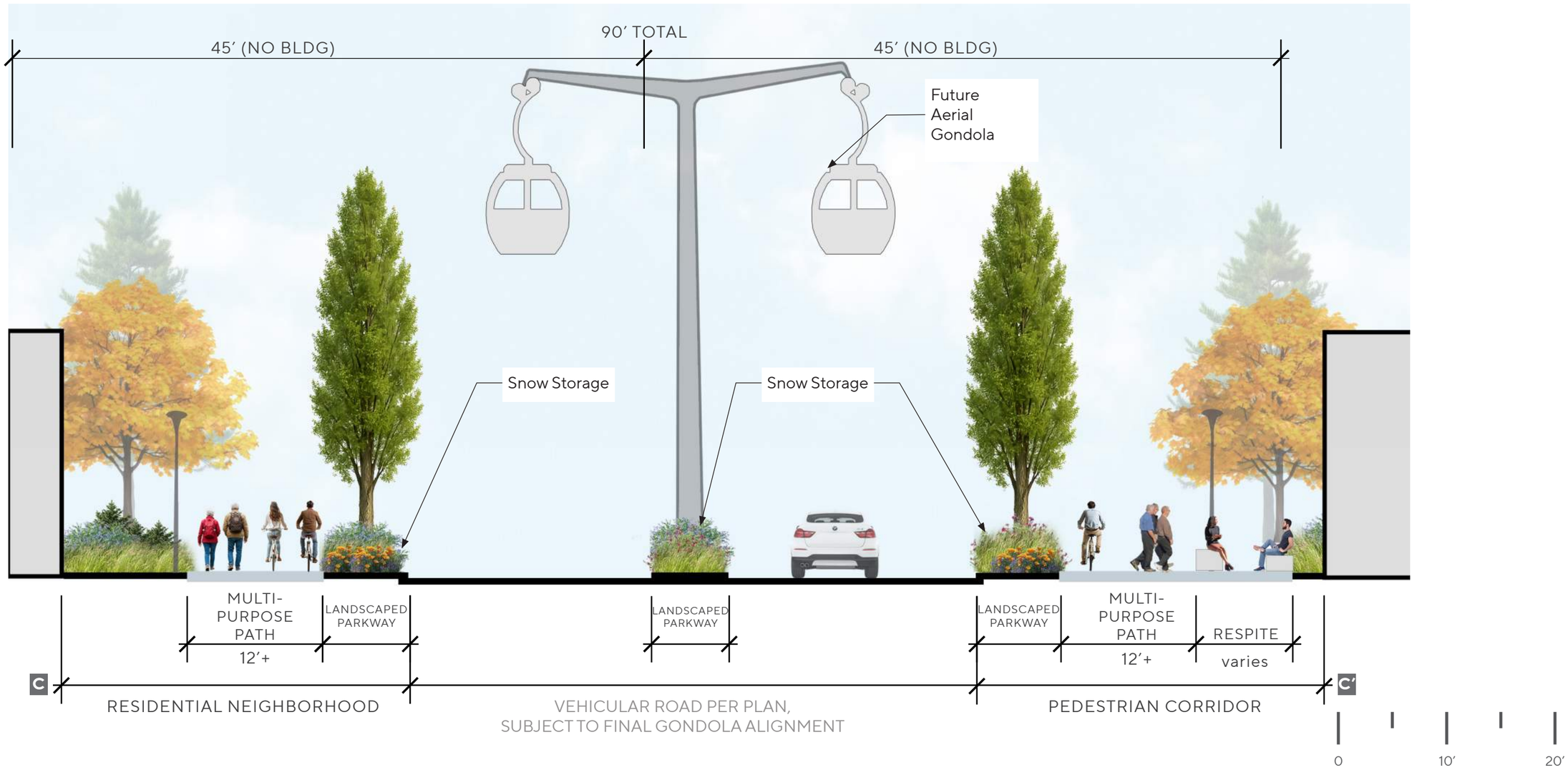


6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

6.5.5 Zone C | Commercial Landscape - Tech Center Dr. - Typical Section





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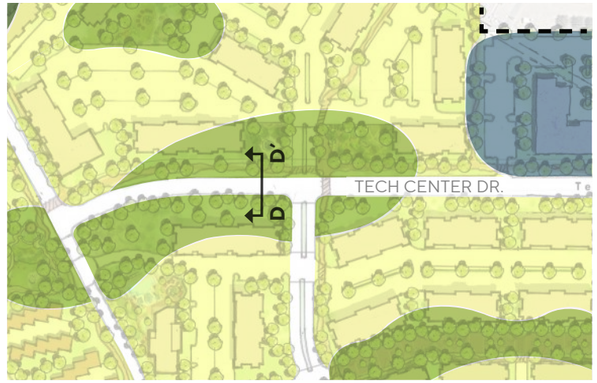
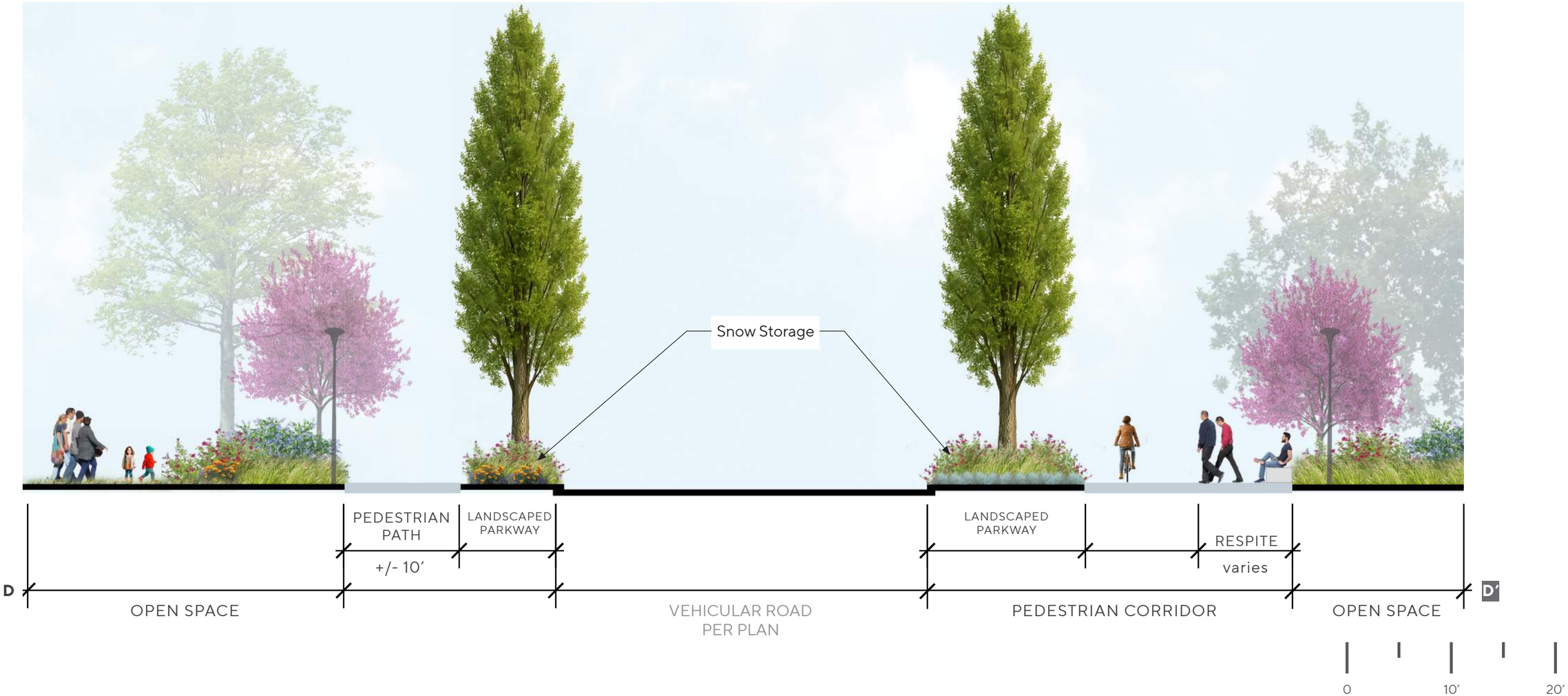
6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

6.5.6 Zone D | Open Space Landscape - Tech Center Dr. - Typical Section

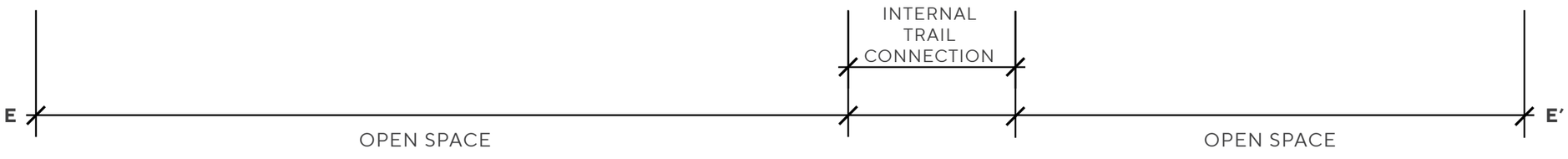




6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

6.5.7 Zone E | Preservation Interface Landscape - Typical Section



Note: Minimum trail width is the width of the trail being connected into.

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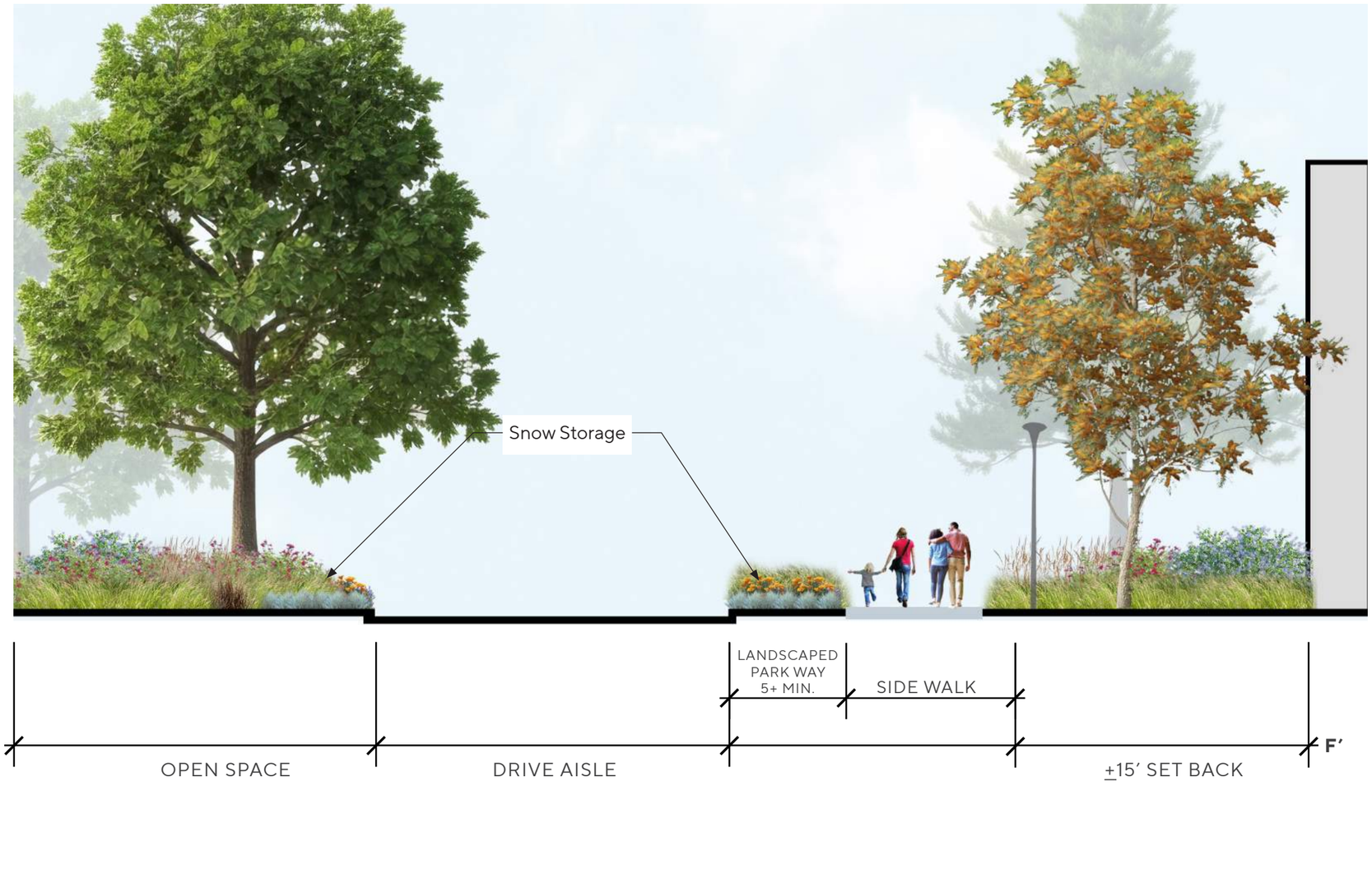
6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE TYPOLOGY

6.5.8 Zone Varies | Future Internal C



6.0 LANDSCAPE DESIGN CRITERIA

6.6 PLANT PALETTE

TREES						
SCIENTIFIC NAME	COMMON NAME	A	B	C	D	E
Acer grandidentatim	Big Tooth Maple					
Acer tataricum ‘GarAnn’	Hot Wings Maple					
Acer pseudoplatanus	Scarlet Regal Petticoat Maple					
Abies lasiocarpa	Subalpine Fire					
Betula nigra	Red Birch					
Betula occidentalis	Water Birch					
Chamaecyparis lawsoniana	Lawson’s Cypress					
Ginkgo biloba	Maidenhair Tree					
Juniperus communis	Common Juniper					
Juniperus osteosperma	Utah Juniper					
Picea engelmannii	Engelmann Spruce					
Picea pungens	Colorado Spruce					
Pinus aristata	Bristlecone Pine					
Pinus contorta	Lodgepole Pine					
Pinus flexilis	Limber Pine					
Populus angustifolia	Narrowleaf Cottonwood					
Populus balsamifera	Balsam Poplar					
Populus tremuloides	Quaking Aspen					
Prunus padus commutata	Mayday Tree					
Prunus serrulata	Japanese Flowering Cherry					
Prunus virginiana	Shubert Chokecherry					
Pseudotsuga menziesii	Douglas Fir					
Quercus robur fastigiata	English Oak					
Salix viminalis	Basket Willow					
Thuja occidentalis	Arborvitae					
Ulmus americana	American Elm					
Zelkova serrata	Zelkova Tree					
SHRUBS						
SCIENTIFIC NAME	COMMON NAME	A	B	C	D	E
Abies l. arizonica ‘Compacta’	Rocky Mountain Fir					
Acer ginnala	Ginnala Maple					
Amelanchier	Serviceberry					
Arctostaphylos coloradoensis	Panchito Manzanita					
Arctostaphylos uva-ursi*	Kinnikkinick					
Arctostaphylos ‘Woods Compact’	Woods Compact Kinnikinnick					
Aronia melanocarpa	Chokeberry					
Artemisia tridentata	Sage					
Artemisia versicolor ‘Seafoam’	Curlicue Sage					
Berberis thunbergii atropurpurea	Japanese Barberry					
Buddleia x ‘Pugster’	Dwarf Pugster Butterfly Bush					
Caragana arborescens	Siberian Peashrub					
Ceanothus velutinus	Snowbrush Ceanothus					
Chamaebatiaria millefolium	Fernbush					
Cleome serrulata	Rock Mountain Beeplant					
Cornus sanguinea	Bloodtwig Dogwood					
Cornus sericea ‘Cardinal’	Cardinal Dogwood					
Cornus stolonifera	Red Osier Dogwood					
Cotoneaster acutifolius	Peking Cotoneaster					
Ericameria nauseosa	Rubber Rabbitbrush					
Euphorbia ‘Blue Haze’	Blue Haze Euphorbia					
Helianthemum n. ‘Ben Ledi’	Ben Ledi Sun Rose					
Juniperus communis	Juniper					
Kerria japonica ‘Pleniflora’	Japanese Kerria					
Lonicera tatarica	Honeysuckle					
Padus virginiana	Chokecherry					
Physocarpus monogynus	Mountain Ninebark					
Picea pungens ‘Glauca Globosa’	Globe Colorado Spruce					
Pinus mugo	Mugo Pine					
Pinus strobus ‘Reinshaus’	Eastern White Pine					
Potentilla	Potentilla					
Purshia tridentata	Antelope Bitterbush					
Rhus aromatica	Grow Low Sumac					
Ribes alpinum	Alpaine Currant					
Ribes aureum	Golden Currant					
Ribes inerme	Gooseberry					
Ribes rubrum	Red Lake Currant					
Rosa glauca	Redleaf Rose					
Rosa woodsii	Woods Rose					
Rubus	Wild Raspberry					
Shepherdia canadensis	Buffaloberry					
Sorbaria sorbifolia	Ashleaf					
Sorbaria sorbifolia ‘Thor’	Thor Ashleaf					
Syringa vulgaris	Canadian Lilac					
Symphoricarpos albus	Common Snowberry					
Viburnum trilobum ‘Bailey Compact’	American Branberrybush					
GRASSES, PERENNIALS, & GROUNDCOVERS						
SCIENTIFIC NAME	COMMON NAME	A	B	C	D	E
Ajuga	Ajuga, Bugleweed					
Alchemilla	Lady's Mantle					
Aquilegia	Columbine					
Argyranthemum	Marguerite Daisy					
Aurinia saxatilis	Basket of Gold					
Bouteloua gracilis	Blue Grama					
Campanula rotundifolia	Harebell Bellflower					
Carpobrotus edulis	Iceplant					
Cerastium tomentosum	Snow in Summer					
Chamerion angustifolium	Fireweed					
Chrysothamnus nauseosus	Rabbitbrush					
Cosmos spp.	Cosmos					
Deschampsia caespitosa	Tufted Hairgrass					
Delphinium spp.	Delphihium					
Digitalis	Foxglove					
Eriogonum umbellatum	Sulpher Buckwheat					
Festuca mairei	Marie’s Atlas Fescue					
Festuca rubra	Creeping Red Fescue					
Festuca trachyphylla	Hard Fescue					
Galium odoratum	Sweet Woodruff					
Geranium spp.	Geranium					
Helianthemum nummularium	Sunrose					
Heuchera spp.	Coral Bells					
Iberis spp.	Candytuft					
Iris pallidia ‘Aureo Variegata’	Sweet Iris					
Lamium spp.	Lamium					
Leontopodium alpinum	Edelweiss					
Leucanthemum spp.	Painted Daisy					
Liatris spp.	Blazing Star Liatris					
Lupinus argenteus	Silvery Lupine					
Lychnis chalcedonica	Maltese Cross					
Minuartia obtusiloba	Alpine Sandwort					
Muhlenbergia capillaris	Pink Muhlygrass					
Nepeta racemosa ‘Blue Wonder’	Blue Wonder Catmint					
Osteospermum	African Daisy					
Panicum virgatum ‘Northwind’	Northwind Swtich Grass					
Pao secunda	Sandberg Bluegrass					
Penstemon eatonii	Eaton’s Beardtongue					
Penstemon palmeri	Palmer Penstemon					
Penstemon strictus	Rocky Mountain Penstemon					
Persicaria affinis	Border Jewel					
Rudbeckia hirta	Black Eyed Susan					
Salvia azurea	Blue Sage					
Salvia x sylvestris	Blue Queen Sage					
Sedum spectabile ‘Matrona’	Millennium Plant					
Rhus trilobata ‘Autumn Amber’	Aumtumn Amber Sumac					
Sedum spp.	Stonecrop					
Stipa comata	Needle and Thread					
Teucrium chamaedrys ‘Prostratum’	Compact Creeping Germander					
Thymus spp.	Thyme					

NOTE: This palette represents themes for each area. Actual selections may vary by the landscape designer, but selections shall maintain the intent described herein. Actual plants selections can vary, pending approval from authority having jurisdiction for onsite landscaping.

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6.0 LANDSCAPE DESIGN CRITERIA

6.5 LANDSCAPE DESIGN PRINCIPLES — PLANTING

The planting selection should be native and regionally adapted species tolerant of freeze–thaw, snow load, and de-icing salts that aim to replicate the natural structure found in the adjacent surroundings. The planting design should draw inspiration from the natural distribution pattern found in the local landscape, while simultaneaously aiming to evoke a sense of unquiteness, authenticity, and hierarchy.

The **Arrival & Bridge Landscape** adopts a more formal and manicured planting pattern functioning as an impactful gateway into the site. The **Residential Landscape** offers a soft, irregular planting layout that enhances the visual appeal. The **Commercial Landscape** focusing mainly in areas with a lot of parking. It integrates canopy trees, grasses, and bioswales to shade and filter parking lot runoff. The **Preservation Interface Landscape** will feature dense planting creating a landscape buffer while simultaneously providing a blended edge condition to seamlessly integrate with the native landscape and connecting trails. The **Open Space Landscape** provides a visually appealing curvilinear design that connects all open space ares in the project.

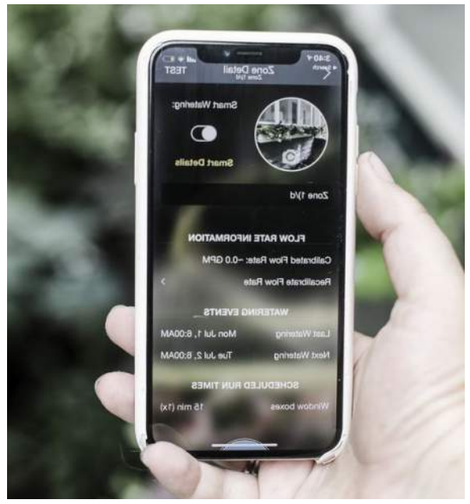
6.6 LANDSCAPE DESIGN PRINCIPLES — IRRIGATION

6.6.1 Water Efficiency and Conservation

The goal of the master plan is to design a community that utilizes minimal irrigation through the use appropriate water-wise planting. Any irrigation needed will be handled through efficient irrigation systems. A large percentage of the landscape areas should be designed to minimize water run-off and water loss. Any retained runoff collected must be utilized and recycled into the irrigation system. Compliance and alignment with the county's waterwise landscaping code is also to be ensured.

6.6.2 Irrigation in Planting Area

Provide blow-out points and isolation valves for winterization; protect backflow assemblies from view within architectural or landscape elements; coordinate sleeves and depth with snow equipment and future maintenance. Ensure emitter placement and mulch profiles avoid ice accretion on walks.



6.0 LANDSCAPE DESIGN CRITERIA

6.7 LANDSCAPE DESIGN PRINCIPLES

6.7.1 Parking Lot

Break surface fields into small courts with canopy trees at regular intervals in islands with minimum width of 5’; provide shaded pedestrian aisles from stalls to entries; integrate snow storage pockets that do not conflict with trees or lighting; treat stormwater with pretreatment and infiltration/detention appropriate to alpine soils and freeze–thaw cycles.

6.7.2 Site Furnishing

Site furnishings should reflect the architectural design and remain consistent with the overall cohesive character of the surrounding buildings. Establishing site unity through furnishings, detailing, and organization will enhance the aesthetic appeal and user experience of the site. In the above chapter, the plant typology has been introduced as a feature that programs the space; the Preservation Interface Landscape that surrounds the entire site; Residential Landscape as an aesthetic and functional shelter maker; Commercial Landscape as a naturalistic palette that enhances site sustainability; Arrival & Bridge Landscape that welcomes visitors to the site and provides the initial aesthetic impact; Emeral Necklace landscape that connects the opens space areas. Site materials and furnishings will align with landscape typologies and the site program it creates.

6.7.3 Plant Palette

Develop a signature palette for each typology drawing primarily from native and climate-adapted species. Specify species, cultivars, and sizes; define minimum soil volumes (tree pits and continuous trenches), staking/removal timing, and establishment watering protocols. Provide a one-page Signature Plant Palette plate summarizing canopy/understory/groundcover with seasonal notes and maintenance cues

7.0 SIGNAGE AND LIGHTING CRITERIA

7.1 SIGNAGE GUIDELINES

7.1.1 General Signage

Signs should reinforce a clear, contemporary mountain identity and aid wayfinding without visual clutter. Use durable, repairable materials such as metal, glass, and wood in protected locations, with crisp fabrication that conceals fasteners and power. Keep copy concise and prioritize legibility for pedestrians first and drivers second. Integrate placement with architectural features such as bays, mullions, and transoms so signs strengthen the façade's order and are proportioned to the spaces they serve.

Favor halo-lit or externally lit dimensional letters and edge-lit panels where appropriate, matching color temperature to adjacent lighting so the street reads consistent and comfortable at night. Signage must comply with existing Sign Code and lighting ordinances except where this document outlines alternative standards and guidance.

7.1.2 Ground Level Signs

Freestanding and monument signs mark district entries, the plaza, and structured parking access, and they should be scaled to their setting while protecting sight triangles and pedestrian clear zones. Set each sign in a landscaped pad or on a hardscape plinth that is integrated with the streetscape, and maintain clear visibility at intersections and driveways. Provide unobtrusive lighting using shielded, full-cutoff fixtures, and keep drivers, transformers, and maintenance access out of view. Coordinate finishes and colors with the district's furnishing palette so ground signs feel native to the public realm rather than applied.

7.1.3 Building Mounted Signs

Wall signs, blade signs, canopy soffit signs, and window graphics should identify entries and tenants while keeping façades legible. Mount signs within clear architectural zones such as sign bands, between mullions, or on canopy fascias, and avoid covering joints, reveals, or elements that express the structure. Size blade signs for pedestrian viewing distances and maintain the required vertical and horizontal clearances over walks and doors. Keep window graphics minimal and avoid large opaque fields that eliminate transparency on active frontages. Coordinate tenant sign colors and finishes with the building's color strategy and limit the palette so the composition reads ordered and cohesive.

7.0 SIGNAGE AND LIGHTING CRITERIA

7.1 SIGNAGE GUIDELINES

7.1.4 Temporary Signs

Use short-term signs for leasing, events, and construction in a way that protects district identity. Keep their duration and size limited, place them where they do not conflict with accessibility, sight lines, or operations, and remove them promptly when the permit expires. Prefer printed fabric or rigid panels with tidy edge details, and avoid ad-hoc banners and cable tie installations.

7.1.5 Prohibited Signs

To protect night sky, pedestrian comfort, and architectural clarity, prohibit roof-mounted signs; animated, flashing, or video displays; exposed raceways and conduit; cabinet boxes with translucent faces on primary façades; and outlining buildings with linear LEDs.

7.1.6 Submittal / Approval Procedure

Provide a sign package for each project phase: location plan; elevations/sections with mounting details; materials/ finishes; lighting method and photometric intent; and a maintenance plan. Coordinate with overall building and landscape submissions so placement, lighting, and power are resolved ahead of fabrication.

7.0 SIGNAGE AND LIGHTING CRITERIA

7.2 LIGHTING DESIGN GUIDELINES

7.2.1 General Lighting

Lighting should make walking intuitive and safe in all seasons while protecting dark skies and residential comfort. Use full-cutoff luminaires with no intentional uplight, and shield sources to prevent glare and spill into dwellings and the night sky. Keep color temperature warm and consistent at the pedestrian scale and coordinate it with adjacent signage lighting so the street reads as one place.

Provide simple controls such as timeclocks or photosensors and reduce output after hours except for safety and egress. Favor bollards and low poles in intimate pedestrian areas, reserving taller poles for streets and larger courts where the wider scale requires them.

The purpose of this section is to:

1. Balance the environmental and sustainability goals set forth in the Snyderville Basin General Plan with the need to provide safe lighting practices;
2. To minimize light pollution for the enjoyment of the Snyderville Basin's residents and visitors;
3. To prevent the degradation of the nighttime visual environment by production of unsightly and dangerous glare;
4. To create lighting practices that promote the health and safety of the Snyderville Basin's residents and visitors;
5. To prevent unnecessary waste of energy and resources in the production of excessive light or wasted light;
6. To prevent interference in the use or enjoyment of property which is not intended to be illuminated at night and the loss of the scenic view of the night sky due to increased urban sky-glow and light trespass.

7.2.2 Service Area

Keep lighting at loading, refuse, and utility zones utilitarian and contained. Mount shielded luminaires that keep light on the task and out of adjacent walks and windows, and avoid wall packs that create glare along public edges. Connect fixtures to controls that dim or switch off when areas are inactive, and integrate them with screening so equipment is not prominent from public views. Coordinate photometrics with gate swings, pavement markings, and camera views so light levels are adequate without overlighting.

7.2.3 Building Lighting

Use architectural lighting to support entries, canopies, and key wayfinding moments without washing entire façades. Light doors, stairs, ramps, and address points, and avoid broad flood lighting of walls or rooflines. Recess or shield fixtures at canopies and soffits to eliminate glare toward sidewalks and dwellings, and detail mounts and conduit so snow and ice do not shed onto the public way. Where accents are appropriate, use narrow, targeted beams to reveal elements such as pilasters or reveals sparingly, and plan for safe replacement access without lifts in fragile landscape areas.

7.0 SIGNAGE AND LIGHTING CRITERIA

7.2 LIGHTING DESIGN GUIDELINES

7.2.4 Parking Lighting

Provide safe, even illumination for both walking and driving while minimizing skyglow. Use full-cutoff luminaires and locate poles so light stays out of upper-story windows and the plaza, coordinating positions with tree canopies and snow-storage areas. In garages, use continuous, efficient fixtures with cutoff optics and controls zoned by occupancy or time, and avoid bright portal transitions that create glare on sidewalks. Scale pole heights to the context so faces remain visible and comfortable, and integrate emergency pathway lighting with the primary system rather than adding redundant fixtures. Position parking lighting adjacent to parking areas. Minimize setbacks that would necessitate increased lumen output or additional fixtures to ensure functional lighting levels.

7.2.5 Pedestrian Lighting

Provide a continuous and comfortable layer of lighting for pedestrian areas, minimizing glare and skyglow, except along street edges where street lighting is present. Use shielded path lights, bollards, and low poles in the furnishing or planting zone, with step lights and handrail lighting at ramps and stairs. Coordinate color temperature with nearby site and building lighting, keep fixtures out of snow storage and plow paths, conceal conduit and drivers, and use simple controls that dim after hours while maintaining clear, accessible routes.

7.2.6 Amphitheater Park Lighting

Lighting for Amphitheater Park shall be reviewed and approved separately, and event-related lighting is excluded from these standards.

7.2.7 Seasonal Lighting

Seasonal Lighting should balance general and accent lighting to create a festive ambiance by using soft washes of light to cover decorative elements. Establishing a seasonal mood. Consider use of decorative fixtures like string lights or specialty bulbs to enhance the festive feel.

8.0 SUSTAINABILITY

8.1 SUSTAINABLE ARCHITECTURE

8.1.1 General Sustainability

Walls, roofs, and glazing should control heat, air, and moisture with continuous air barriers, robust insulation at transitions, and rainscreen strategies may also be used where effective. Select glazing that manages solar gain and heat loss for Park City's altitude and sun without mirror-like finishes. Detail assemblies for freeze–thaw, snow load, and de-icing salts so durability and ease of maintenance are treated as core performance requirements. Refer to the Development Agreement dated 7-28-25..

8.2 SUSTAINABLE ENERGY USE

8.2.1 Efficient Heating, Ventilation & Cooling Systems

Prioritize efficiency to reduce operational carbon while maintaining comfort in a cold-climate, high-sun environment. Select and size systems to reflect the reduced loads achieved by the envelope, and use heat or energy recovery with simple, intelligent controls as the baseline approach. For residential buildings, prepare a Carbon and Electrification Plan that targets carbon neutrality through all-electric systems or verified offsets, and include a measurement and verification plan with predicted usage, metering, and performance reporting.

Favor high-efficiency heat pumps suited to cold weather, and confirm that defrost cycles and condensate management do not affect sidewalks or public edges. Provide demand-controlled ventilation with heat or energy recovery, and zone controls by exposure and use so spaces are comfortable without waste. Coordinate intake and exhaust locations with the façade modules to avoid staining, glare, and noise at the street.

8.2.2 Renewable Energy Generation

Participate in the utility's 100 percent renewable energy program when available for residential buildings. At build-out, include EV infrastructure with at least 5 percent of stalls equipped with charging stations and an additional 10 percent EV-capable with conduit, panel capacity, and space for future chargers.
Group PV on the least visible roof zones and coordinate with rooftop screening so modules and racking are not seen from the public realm. Consider hybrid PV plus snow-melt only when a life-cycle analysis supports both energy and safety goals.

8.0 SUSTAINABILITY

8.3 SUSTAINABLE BUILDING MATERIALS

8.3.1 General Sustainable Building

Preference is given to assemblies and products with long service life, low maintenance, and documented environmental performance. Detailing for disassembly and repair is encouraged to extend life cycles and reduce waste

8.3.2 Materials

Select primary cladding and structure for durability under UV, freeze–thaw, and de-icing salts; avoid coatings and finishes that require frequent replacement. Use regionally appropriate stone such as stone locally available in Browns Canyon quarries as a base or accent; employ engineered wood only in protected locations; and finish any permitted exposed foundation to match façade quality.

8.3.3 Materials Sustainability Standards

Select and document materials that lower embodied carbon and toxic exposure, perform reliably in a high-alpine climate, and allow repair, reuse, and recovery at end of life. Prioritize proven durability, third-party transparency, and straightforward installation so sustainability is achieved in both specification and construction.
Document environmental attributes for major envelope and interior finish packages, including items such as environmental product declarations, recycled content, or certified wood where applicable. Use low-emitting adhesives, sealants, paints, and flooring to protect indoor air quality, and include a construction waste plan that scales to project size and identifies salvage and reuse opportunities. Favor modular, repairable components—panelized cladding, rainscreen hardware, storefront systems—to simplify future maintenance, and choose de-icing-resistant paving with published cold-climate performance data.

8.3.4 Building Placement

Use placement and orientation to lower energy demand and improve outdoor comfort. Where feasible as may be dictated by topography, circulation roads, lot shape, or other constraints, align massing on an east–west axis to manage solar gain, and use building-to-building relationships to create sheltered pedestrian corridors. Shape courtyards to capture winter sun and provide summer shade, and position entries close to grade so routes remain simple and accessible in all seasons.
Coordinate building locations with bridge approaches, transit access, and the microclimate needs of the central plaza so sustainability and mobility goals reinforce one another. Ensure service and parking do not interrupt primary pedestrian paths, and reserve roof and façade zones that support future renewable Energy and shading strategies without altering the skyline.

9.0 ARCHITECTURAL DESIGN REVIEW / SUBMITTALS

9.1 DESIGN REVIEW & SUBMITTAL PROCEDURES

Projects are reviewed for conformance with these Standards and the controlling approvals before construction begins. Review proceeds in an orderly sequence so site, building, landscape, signage, lighting, and sustainability decisions are coordinated and enforceable in the field. Refer to the Development Agreement dated 7-28-25..

9.2 DESIGN STANDARDS OVERVIEW

These Standards are the basis for design, submittal, and inspection. They establish a common language for massing and height, setbacks and step-backs, transparency and entries, materials and color, roof and equipment screening, public-realm design, signage, lighting, and sustainability measures. During review, applicants are expected to demonstrate conformance section-by-section and to document any requested alternatives with evidence that outcomes meet or exceed the stated intent.

9.3 REVIEW / APPROVAL PROCEDURE

9.3.1 General Approval Procedures

Design Review Board. As outlined in the Development Agreement dated 7-28-25, a Master Declaration will be recorded for the area that will create of a Design Review Board (DRB). The DRB shall review, study and either approve, reject or request resubmittal of additional information with respect to all proposed developments and all Improvements to a parcel, all in compliance with the Master Declaration and as further set forth in the rules and regulations of the Design Review Board and these Architectural Design Standards.

An applicant developing, constructing on, or improving a parcel shall obtain a DRB opinion letter prior to submitting a Sketch Plan to the County for approval, and obtain a DRB approval letter prior to submitting to the County for Final Site Plan approval.

9.3.2 Sketch Plan Submittal

Provide a conceptual development layout for preliminary review and feedback. The submission illustrates existing site conditions and proposed site improvements to demonstrate general compliance with zoning and site planning requirements. This sketch plan is intended to support early coordination and guidance prior to advancing to detailed design and permitting.

- Identification of proposed structures and their setbacks from all property lines
- Identification of proposed ingress and egress and parking locations, including a note indicating the proposed number of parking stalls and their size
- Identification of snow storage areas

9.0 ARCHITECTURAL DESIGN REVIEW / SUBMITTALS

9.3 REVIEW / APPROVAL PROCEDURE

9.3.3 Submittal Requirements for Final Site Plan

Provide a complete, coordinated package scaled to the project scope. Refer to the Development Agreement dated 7-28-25. and CC&Rs. At minimum:

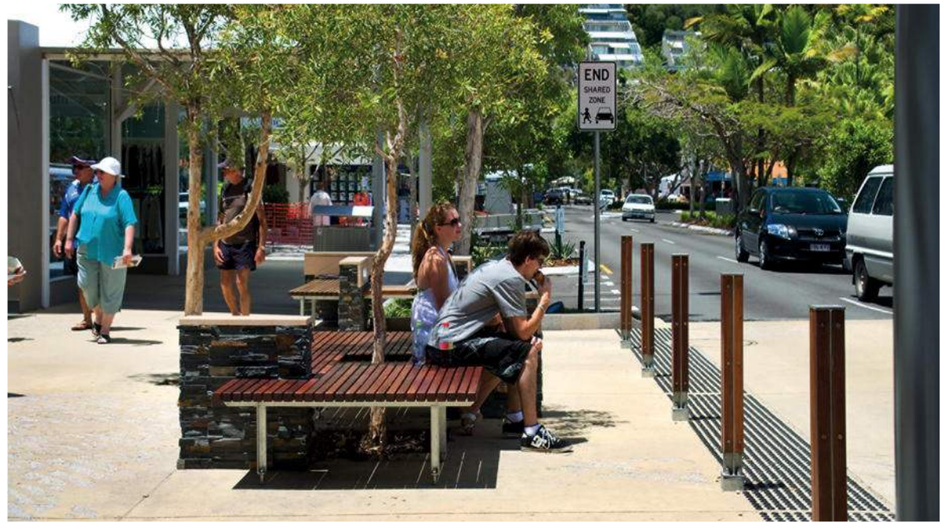
- Context & site. Block/street context, setbacks and step-backs, grading and sections, utilities and stormwater, access/service, snow management. (Where public infrastructure required by approval is not yet built, execute a Development Improvements Agreement (DIA) consistent with the approvals.)
- Architecture. Plans, elevations, and sections with height references; façade system sheets; roof plans and details showing full equipment concealment within allowed height exceptions.
- Public realm. Plaza/open-space plans; streetscape/lighting/planting; key intersection diagrams; trail connections to the underpass/bridge and regional system (with phasing).
- Signage & lighting. Sign family locations, sizes, mounts, and lighting method; site and building lighting with photometric intent consistent with dark-sky goals.
- Sustainability. Envelope strategy; Carbon & Electrification Plan (residential) with M&V; EV infrastructure counts (≥5% EVSE installed + 10% EV-capable at build-out) and PV readiness.
- Matrices. Use/density/parking matrix (show residential minimums, commercial maximums, and any shared-parking/TDM reductions requested).

9.3.4 Fees

Application and review fees are assessed per the applicable schedules at each stage (ADS, FSP, plats, permits). The applicant is responsible for any third-party reviews reasonably required to confirm compliance (e.g., peer traffic, shared-parking, sustainability/M&V).

9.3.5 Variances

Where a numeric standard would limit performance or public-realm quality, an alternative may be requested. The submittal shall demonstrate equal or better outcomes relative to the stated intent and include supporting diagrams, metrics, and—where relevant—shared-parking/TDM studies. Approval follows the Manager path informed by Staff and Planning Commission recommendations, consistent with the controlling approvals.



9.0 ARCHITECTURAL DESIGN REVIEW / SUBMITTALS

9.4 LAWS, CODES & ORDINANCES

9.4.1 Subsequent Changes
These Guidelines may be amended. Approved amendments are recorded and supersede prior versions for new applications unless otherwise stated; previously approved projects continue under their approvals unless a modification is sought.

9.4.2 Use of Design Consultants
The review body may require qualified consultants (e.g., architecture, landscape, lighting, traffic, sustainability) to assist in evaluating complex proposals or alternatives. Reasonable costs attributable to project-specific reviews are borne by the applicant when necessary to confirm compliance.

9.4.3 Alterations or Modifications
Exterior alterations, additions, signage changes, lighting modifications, or site work after initial approval must be submitted for review proportional to the scope of change. Field changes that affect public-realm quality, massing, height, transparency, materials, or equipment screening require prior written approval.

9.4.4 Commencement of Construction
Construction may proceed after all approvals are granted, conditions satisfied, and applicable permits issued. Building permits may be phased (e.g., grading/foundation) provided each phase conforms to the approvals and these Guidelines.

9.4.5 Completion of Construction
Closeout includes submission of as-built drawings confirming conformance; certification that signage, lighting, and screening were installed as approved; and documentation of sustainability installations (EVSE counts, PV readiness, envelope details consistent with permit).

9.4.6 General Rules for Contractors and Service Personnel
Contractors shall protect finished public-realm elements and adjacent properties; maintain safe, accessible pedestrian routes; manage dust, noise, and debris; and coordinate deliveries and staging to avoid blocking sidewalks, bus stops, or trail connections. Temporary wayfinding and lighting shall be provided where work affects public routes; damaged improvements shall be repaired or replaced in kind before closeout.