



STAFF REPORT

To: Summit County Manager
From: Amir Caus, County Planner
Date of Meeting: November 17, 2016
Type of Item: Final Site Plan - Public Hearing, Possible Action
Process: Administrative Review

RECOMMENDATION: Staff has reviewed the application for compliance with all standards in the Eastern Summit County Development Code and the Promontory Development Agreement and has found that it meets the requirements for approval. Staff recommends that the Summit County Manager review the proposed Final Site Plan, conduct a public hearing and approve the proposed Final Site Plan pursuant to the findings of fact, conclusions of law and conditions of approval found in this Staff Report.

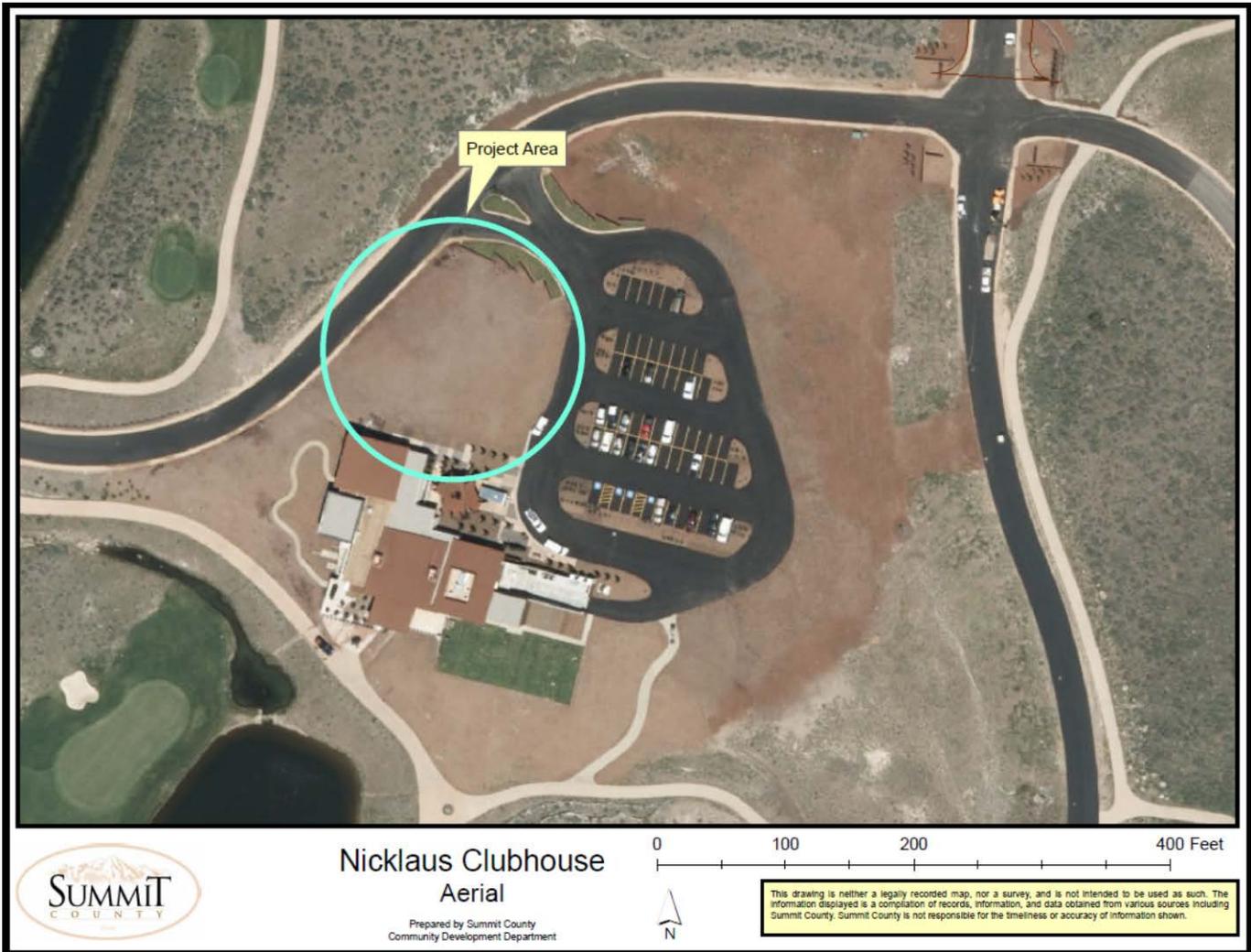
Project Description

Project Name: Nicklaus Clubhouse Final Site Plan Phase II
Applicant(s): Rich Sonntag
Property Owner(s): Promontory Investments LLC
Location: 6189 Nicklaus Club Drive
Zone District: Promontory Specially Planned Area
Parcel Number and Size: SS-52 (626.92 acres)
Type of Process: Administrative
Final Land Use Authority: Summit County Manager

Proposal

The applicant, Rich Sonntag, is requesting to receive approvals for a Final Site Plan for the Nicklaus Clubhouse Final Site Plan Phase II. The approval would allow for construction of a Fitness Center and a Pool at the existing Nicklaus Clubhouse complex.

Vicinity Map



Background

The Promontory Development Agreement was approved on January 2, 2001 and was subsequently amended in August 2005. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6500 acres with no less than 3900 acres remaining as passive open space. Of the 1601 total units in the density pool, 1095 have been platted.

The 16,455 sq. ft. Nicklaus Clubhouse, was originally approved in April 2014. The facilities within the clubhouse are a kitchen with chef's office, main dining room, private dining room and dining patios, locker rooms with restrooms and showers and shared attendant station, pro shop, a club repair workstation, a restroom and a break room for the golf employees, storage, mechanical rooms, and golf cart storage.

The area disturbed is 3.33 acres.

The development parameters for this project are specifically set forth in the Development Agreement.

On November 3, 2016, the Eastern Summit County Planning Commission forwarded a positive recommendation based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in this Staff Report.

Analysis and Findings

All landscaping, waste/recycling, and parking infrastructure will remain the same with the exception of land needed for the construction of the proposed facilities.

Promontory Conservancy and Architectural Review Committee

Staff has received approvals from the Promontory Conservancy and Architectural Review Committee for the proposal.

Development Agreement Requirements

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

Recommendation

It is Staff's finding that the amendment 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 approve the proposed Nicklaus Clubhouse Final Site Plan Phase II, according to the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. The Promontory Development Agreement was approved on January 2, 2001 and was subsequently amended in August 2005. It provides for up to five (5) golf clubhouses.
2. The Nicklaus Clubhouse, was originally approved in April 2014.
3. Promontory Investments LLC is the owner of record of parcels SS-52 (626.92 acres) & SS-25 (515.67 acres).
4. The development parameters for this project are specifically set forth in the Promontory Development Agreement.
5. The proposed Final Site Plan is legally described as Nicklaus Clubhouse Final Site Plan Phase II.

6. The proposed project will be constructed within the previously identified development boundary of the Nicklaus Clubhouse complex.
7. Public notice of the public hearing was published in the October 21, 2016 issue of *The Summit County News*.
8. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels on October 17, 2016.
9. Service providers have reviewed the plats for compliance with applicable standards and no project issues have been identified that could not be mitigated.
10. Staff has reviewed the proposed plats for compliance with applicable Development Code standards.
11. Staff has reviewed the proposed plats for compliance with the Promontory Development Agreement standards.
12. On November 3, 2016, the Eastern Summit County Planning Commission forwarded a positive recommendation based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in this Staff Report.

Conclusions of Law:

1. Clubhouse development is allowed under the existing Promontory Development Agreement.
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 as modified by the Promontory Specially Planned Area.

Conditions of Approval:

1. All service provider requirements shall be met.
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.

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 – Proposed Final Site Plan

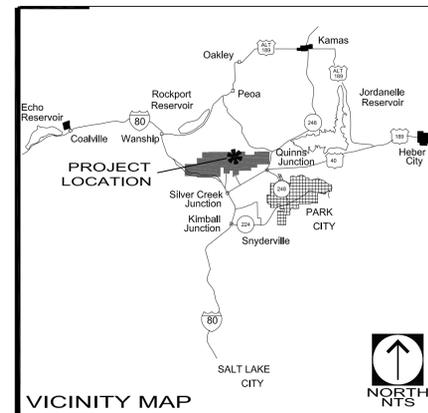
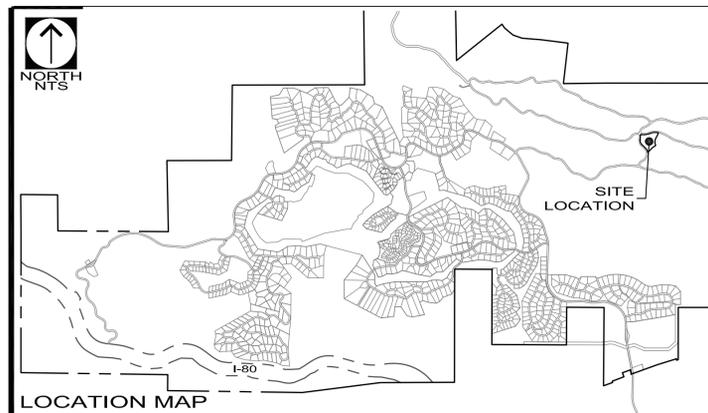
PROMONTORY NICKLAUS PAINTED VALLEY CLUBHOUSE PHASE 2 - FINAL SITE PLAN

SUMMIT COUNTY, UTAH

OWNER:
PROMONTORY INVESTMENTS, LLC
 8758 NORTH PROMONTORY RANCH ROAD
 PARK CITY, UT 84098

SITE ENGINEER:
MULHOLLAND DEVELOPMENT SOLUTIONS
 P.O. BOX 680925
 PARK CITY, UTAH 84068

SUBMITTED: OCTOBER 24, 2016



ABSTRACT: THIS PLAN, KNOWN AS PROMONTORY NICKLAUS PAINTED VALLEY CLUBHOUSE PHASE TWO FINAL SITE PLAN IS AN ADDITION TO THAT CERTAIN PROMONTORY NICKLAUS PAINTED VALLEY CLUBHOUSE PHASE ONE FINAL SITE PLAN RECORDED ON APRIL 23, 2014 AS ENTRY NO. 993794 IN THE OFFICIAL RECORDS OF SUMMIT COUNTY. THE PURPOSE OF THIS FINAL SITE PLAN IS TO APPROVE THE FITNESS CENTER AND POOL.

OWNER'S CONSENT TO RECORD:
 Known all men by these present, that the undersigned is the owner of the hereon described tract of land, known as the "NICKLAUS CLUBHOUSE PARCEL".

Executed this _____ day of _____, 2016.

PROMONTORY INVESTMENTS, LLC
 BY: Richard A. Sonntag
 ITS: Managing Director

Richard A. Sonntag

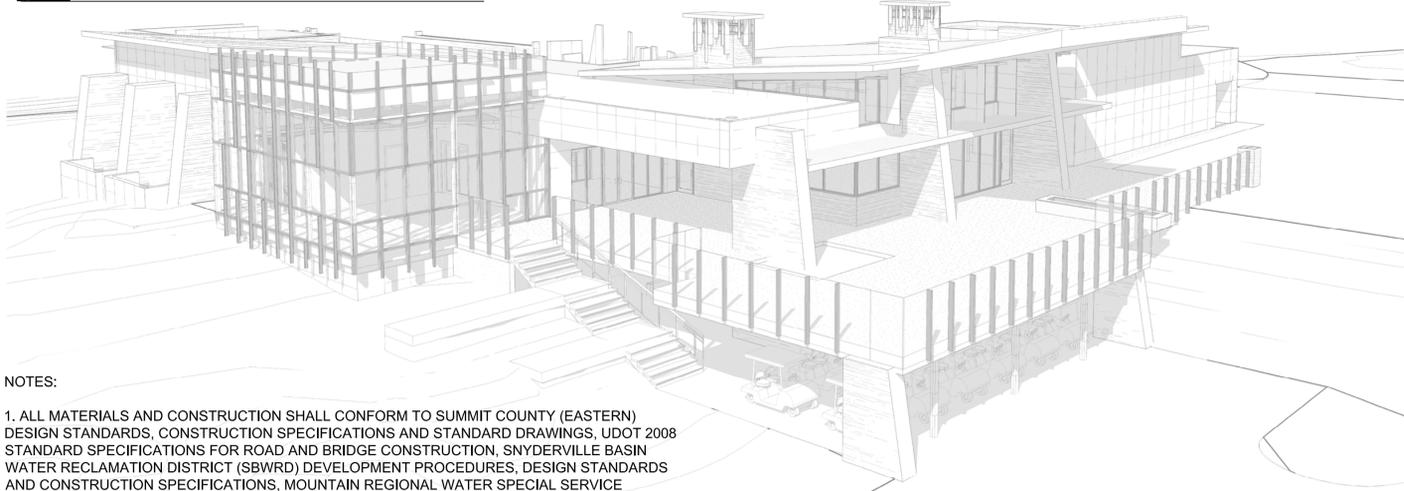
ACKNOWLEDGEMENT:

State of _____)
 : ss.
 County of _____)

On this the _____ day of _____, 2016, personally appeared before me, Richard A. Sonntag, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized by PROMONTORY INVESTMENTS, LLC to execute the foregoing OWNER'S CONSENT TO RECORD, and that he did so of his own voluntary act.

NOTARY PUBLIC FOR UTAH
 Residing in Summit County
 My Commission Expires:

SHEET INDEX	
C0	COVER SHEET
C1	OVERALL SITE PLAN
C2	MASTER UTILITY PLAN
C3	OVERALL GRADING & EROSION CONTROL PLAN
D1	SITE DETAILS
D2	SITE DETAILS
D3	SITE DETAILS
L1	LANDSCAPE & LIGHTING PLAN
A2	ELEVATIONS PLANS



NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO SUMMIT COUNTY (EASTERN) DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS, UDOT 2008 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT (MRWSSD) CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS OR R309 OF THE UTAH ADMINISTRATIVE CODE, WHICHEVER IS MORE STRINGENT AND TO CONTRACT DOCUMENTS PREPARED FOR THIS PROJECT.
- ALL WATER & SEWER LINE MATERIAL AND INSTALLATIONS SHALL COMPLY WITH UTAH STATE HEALTH DEPT. CODES AS WELL AS SBWRD AND MRWSSD CODES, WHICH EVER IS MORE STRINGENT.
- MULHOLLAND DEVELOPMENT SOLUTIONS 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.
- 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.
- 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.
- IF SEDIMENT IS TRACKED ONTO PAVED ROADS, THE ROADS AND WORK AREAS WILL BE SWEEPED TO REMOVE MATERIAL, AS REQUIRED. IF LARGE AMOUNTS OF MATERIAL GET ON THE SURFACES, THE MATERIAL WILL BE MANUALLY REMOVED AND/OR A VACUUM SWEEPER WILL BE USED. IF ACCEPTABLE STANDARDS ARE NOT MET, OPERATIONS WILL CEASE UNTIL CONDITIONS IMPROVE TO THE POINT THAT STANDARDS CAN BE MAINTAINED.

NICKLAUS CLUBHOUSE PARCEL

A parcel of land located in the northeast quarter of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Beginning at a point which bears South 00°02'26" West along the east line of said Section 24 1,274.39 feet and West 1,829.83 feet from the Northeast Corner of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, (Basis of bearing being South 00°02'26" West 5,315.33 feet between the Northeast Corner of said Section 24 and Southeast Corner of said Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian), and running thence South 4°14'08" West 35.01 feet to a point of a curvature of a 625.00 foot radius curve to the left, the center of which bears South 85°45'52" East; thence southerly 287.69 feet along the arc of said curve through a central angle of 26°22'28" to a point of a reverse curvature of a 475.00 foot radius to the right, the center of which bears South 67°51'42" West; thence southerly 296.84 feet along the arc of said curve through a central angle of 35°48'18"; thence North 76°20'00" West 65.98 feet; thence North 62°09'57" West 189.55 feet; thence North 83°04'04" West 125.88 feet; thence South 72°00'42" West 99.83 feet; thence North 33°37'59" West 128.21 feet; thence North 45°11'42" West 252.90 feet to a point of a 260.00 foot radius non-tangent curve to the left; thence northeasterly 175.61 feet along the arc of said curve through a central angle of 38°41'54" (chord bears North 63°09'14" East 172.29 feet); thence North 43°48'17" East 187.32 feet to a point of a curvature of a 200.00 foot radius to the right, the center of which bears South 46°11'43" East; thence northeasterly 176.04 feet along the arc of said curve through a central angle of 50°25'51"; thence South 85°45'52" East 173.62 feet to a point of a curvature of a 25.00 foot radius curve to the right, the center of which bears South 4°14'08" West; thence southeasterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" to the Point of Beginning.

Containing 281,523 square feet or 6.46 acres, more or less.

PROMONTORY NICKLAUS CLUB PARCEL

LOCATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN SUMMIT COUNTY, UTAH

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	S.B.W.R.D. REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 20____. S.B.W.R.D. AUTHORIZED REPRESENTATIVE	PUBLIC WORKS THIS PLAN HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. DATE _____ SUMMIT COUNTY PUBLIC WORKS DIRECTOR
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	ROCKY MOUNTAIN POWER SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAN. ____ AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER	COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS ____ DAY OF _____, 20____. ____ SUMMIT COUNTY ASSESSOR
S.B.S.R.D. THIS PLAN HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. DATE _____ SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT AUTHORIZED REPRESENTATIVE	PARK CITY FIRE SERVICE DISTRICT THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. DATE _____ PARK CITY FIRE MARSHAL	APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS ____ DAY OF _____, 20____. ____ SUMMIT COUNTY ATTORNEY
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 11-4-11 BY: (SUMMIT COUNTY MANAGER) THE LAND USE AUTHORITY	COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN 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 OF SUMMIT DATE _____ TIME _____ RECORDED AND FILED AT THE REQUEST OF: ____ COUNTY RECORDER

PROMONTORY THE RANCH CLUB
 PROMONTORY DEVELOPMENT, LLC
 8758 NORTH PROMONTORY RANCH RD.
 PARK CITY, UT 84098

PROMONTORY NICKLAUS PAINTED VALLEY CLUBHOUSE PHASE 2 SITE PLAN PACKAGE

MULHOLLAND DEVELOPMENT SOLUTIONS
 MAIL: P.O. BOX 680925 PARK CITY, UTAH 84068
 VOICE: 435.901.2940 - cell 435.615.6559 - office 435.615.6546 - fax
 IN PERSON: 5100 N. SILVER SPRINGS ROAD PARK CITY, UTAH 84098
 kristian@mulholland-development.com



DATE: OCTOBER 24, 2016

DESIGN BY: KJM

DRAWN BY: BRC

REVIEW BY:

PROJECT NO: NICKLAUS CLUB

ISSUE: 1st Submittal

REVISIONS:

SHEET TITLE: COVER SHEET

SHEET NUMBER: C0

path: M:\01_MSD\01_Eng\103_Promontory\09_Nicklaus Club\05_Engineering\02_NICKLAUS CLUB\01_PHASE 11.dwg | plot date: October 24, 2016 | plotted by: Kristian



PROMONTORY DEVELOPMENT, L.L.C.
8755 NORTH PROMONTORY RANCH RD.
PARK CITY, UT 84098

PROMONTORY NICKLAUS PAINTED VALLEY CLUBHOUSE PHASE 2 SITE PLAN PACKAGE

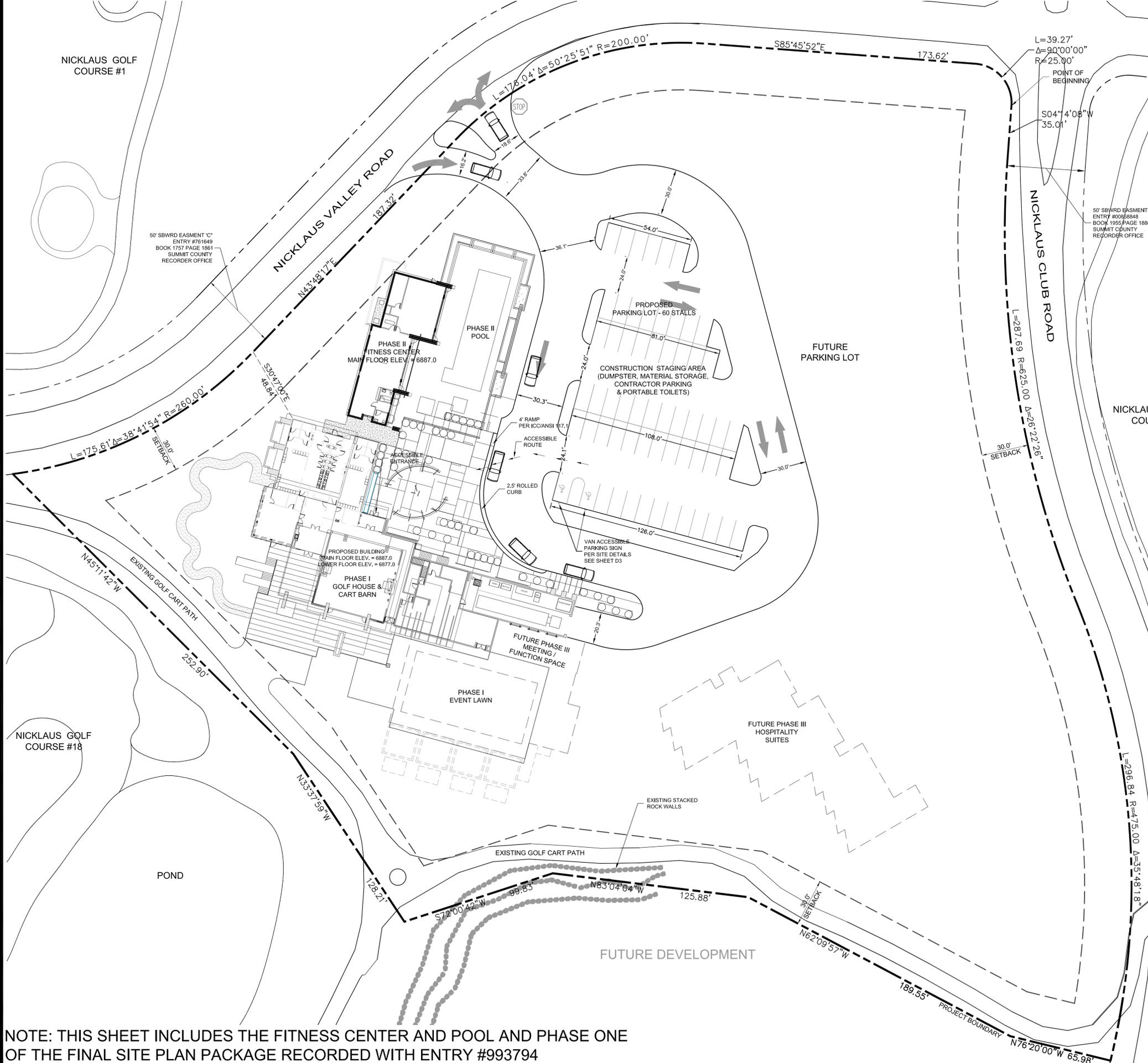
MULHOLLAND DEVELOPMENT SOLUTIONS
MAIL: P.O. BOX 680925, PARK CITY, UTAH 84068
VOICE: 435.901.2940, CELL: 435.615.0559, OFFICE: 435.615.6546, FAX: 435.615.6546
IN PERSON: 5100 N. SILVER SPRINGS ROAD, PARK CITY, UTAH 84098
kristian@mulholland-development.com



DATE:	OCTOBER 24, 2016
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	NICKLAUS CLUB
ISSUE:	1st Submittal
REVISIONS:	
SHEET TITLE:	PHASE 1 OVERALL SITE PLAN
SHEET NUMBER:	C1

Inspection	Description/Requirements	Contact
Driveway Site Staking	Required prior to issuance of a Building Permit. Locate stake the driveway at the street and at the road right of way property line and locate/stake all property corners with a 4 foot steel fence post.	Engineering
Rough Grading	Required prior to scheduling a Footing Inspection. Site Erosion Control measures must be installed and driveway must be roughly graded according to plan.	Engineering
Footing	Schedule after steel is in place and before the concrete is poured.	Building
Foundation	Schedule after steel is in place in the forms and before concrete is placed.	Building
Under Slab Plumbing & Heating	Before concrete is poured or plumbing has been backfilled.	Building
Certificate of Elevation and/or Survey	Performed by a licensed surveyor. Required prior to scheduling a Floor Framing Inspection. See requirements below.	Building
Floor Framing Inspection	Required prior to placing floor sheoting and includes Footing Drain inspection.	Building
Shear Wall	After the building is up to "the square" and all shear walls have been nailed and all the tie downs and shear wall connections have been installed.	Building
Fire Sprinklers	Required prior to four-way inspection, when required by the local Fire District.	Building
Four-Way	This inspection is performed after all rough electrical, plumbing, and mechanical has been installed. All framing is complete, shear walls previously inspected, and truss specifications are on the job for the inspector to read. Plumbing shall have either an air or water pressure test on them when the inspector arrives.	Building
Weather Barrier/Stucco Lath	Weather barrier shall be inspected prior to applying veneer. Approved stucco I.C.C. research reports on site.	Building
Gas Meter Set	Required before gas meter clearance is given to Quazar.	Building
Masonry wall/beam	Start in masonry and before concrete/grout is poured.	Building
Insulation	Pre Sheetrock insulation certificate required.	Building
Drywall Nailing	This is done before drywall is taped.	Building
Power to Panel	Building must be up with permanent roof installed.	Engineering
Driveway pre-surfacing	Site Erosion Control measures must be installed and driveway graded to its final configuration.	Engineering
Final Driveway and Site Inspection	Required prior to Certificate of Occupancy and/or Bond Release. Driveway must be surfaced and site must be revegetated (inspections may be schedule separately). If the site is not revegetated, the erosion control measures must be in place and installed correctly.	Engineering
Flood Plain Elevation Certificate	FEMA Elevation Certificate (if applicable) required prior to Certificate of Occupancy. Form must be filed with FEMA and a copy provided to the Engineering Department.	Engineering
Final	All work is DONE and building complete. Final clearances from the waste water district for sewer, County Health Department for septic, and fire district for sprinkler systems must be on the project for this inspection. Required for Certificate of Occupancy.	Building
Certificate of Occupancy	Required prior to anyone occupying the structure. A Certificate of Occupancy will be issued once the final clearances have been obtained by the builder and brought to the Building Department's office in Coalville. 1) Snyderville Basin Residential: Final from Building Department, Final from Engineering Department, Final letter from Snyderville Basin Water Reclamation District, Final water conveyance letter from appropriate water company, Final from Park City Fire District (in required subdivisions). 2) Eastern Summit County: Final from Building Department, Final from Engineering Department, Final from Fire District and Final from Health Department.	Building
ECP Bond Release Inspection	Required to verify that the site has been fully stabilized (revegetated). Inspection is required prior to applicant receiving a release of their Erosion Control Bond. Applicant must provide a written request for the release of the bond.	Engineering

- GENERAL NOTES:
- CONTRACTOR TO ENSURE POSITIVE ON SITE DRAINAGE AND POSITIVE DRAINAGE AWAY FROM STRUCTURE AT A MINIMUM 10:1 FOR 10'
 - ALL FINISH GRADE TO BE MINIMUM 6" BELOW TOP OF WALL. ALL GRADING TO BE APPROVED BY OWNERS REPRESENTATIVE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING AND PROPOSED UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE.
 - CONTRACTOR TO STAKE ALL SITE ELEMENTS FOR OWNERS REPRESENTATIVES. APPROVAL BEFORE CONSTRUCTION BEGINS.
 - ALL FOOTING SIZE, DEPTH AND REINFORCEMENTS PER STRUCTURAL ENGINEER.
 - PRIOR TO GRADING, VERIFY UNDERGROUND UTILITIES LOCATIONS, DRAINAGE STRUCTURES OR VEGETATION WHICH MAY INTERFERE WITH WORK TO BE DONE AND NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IMMEDIATELY.
 - CONTRACTOR RESPONSIBLE TO MAKE SURE THAT ALL VERTICAL AND HORIZONTAL SETBACKS AND LOCAL CODE REQUIREMENTS ARE MET.
 - DUMPSTER, PORTABLE TOILETS, AND OTHER TEMPORARY FACILITIES CAN NOT BE IN THE RIGHT OF WAY AREA.
 - CONTRACTOR RESPONSIBLE TO VERIFY GRADES AND ADJUST IN FIELD.
 - CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK 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.
 - REVEGETATION ON SLOPES STEEPER THAN 3:1 MUST UTILIZE GEOTEXTILES TO PROMOTE ESTABLISHMENT OF VEGETATIVE COVER.
 - CONSTRUCTION OF THE WASTEWATER SYSTEM IMPROVEMENTS, INCLUDING THE PRIVATE SEWER LATERAL, SHALL CONFORM TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS.
 - CONTRACTOR SHALL CONTACT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT AT (435) 649-7993 TO SCHEDULE A PRE CONSTRUCTION MEETING PRIOR TO PERFORMING WORK IN THE AREA OF THE PROPOSED NICKLAUS CLUBHOUSE OR WORK ON THE PRIVATE SEWER LATERAL.



NOTE: THIS SHEET INCLUDES THE FITNESS CENTER AND POOL AND PHASE ONE OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #993794

path: \\M011_MDS01_Eng\103 Promontory\09 Nicklaus Club\05 Engineering\02 NICKLAUS CLUB\01 PHASE 1
file name: PH1 NICKLAUS CLUB-C1-SITE PLAN-original.dwg | plot date: October 24, 2016 | plotted by: Kristian

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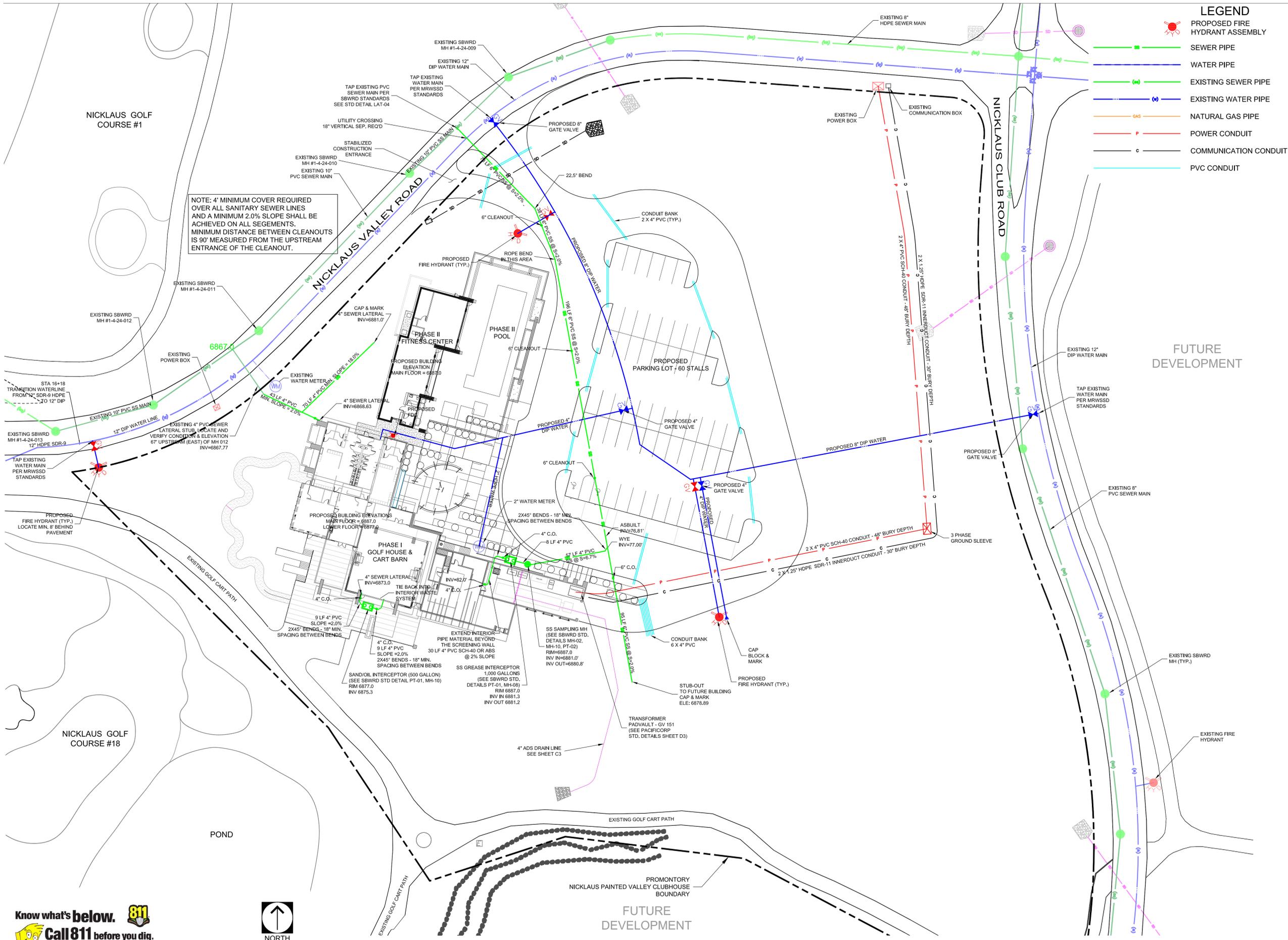


PROMONTORY
NICKLAUS PAINTED VALLEY CLUBHOUSE
PHASE 2 SITE PLAN PACKAGE

MULHOLLAND DEVELOPMENT SOLUTIONS
MAIL: P.O. BOX 680025, PARK CITY, UTAH 84068
VOICE: 435.901.2940, FAX: 435.615.6552, OFFICE: 435.615.6546

DATE:	OCTOBER 24, 2016
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	NICKLAUS CLUB
ISSUE:	1st Submittal
REVISIONS:	
SHEET TITLE:	PHASE 1 MASTER UTILITY PLAN
SHEET NUMBER:	C2

- LEGEND**
- PROPOSED FIRE HYDRANT ASSEMBLY
 - SEWER PIPE
 - WATER PIPE
 - EXISTING SEWER PIPE
 - EXISTING WATER PIPE
 - NATURAL GAS PIPE
 - POWER CONDUIT
 - COMMUNICATION CONDUIT
 - PVC CONDUIT



NOTE: 4' MINIMUM COVER REQUIRED OVER ALL SANITARY SEWER LINES AND A MINIMUM 2.0% SLOPE SHALL BE ACHIEVED ON ALL SEGMENTS. MINIMUM DISTANCE BETWEEN CLEANOUTS IS 90' MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.

NOTE: THIS SHEET INCLUDES THE FITNESS CENTER AND POOL AND PHASE ONE OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #993794

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path: M:\01_MDS\01_Eng\103_Promontory\09_Nicklaus Club\05_Engineering\02_NICKLAUS CLUB\01_PHASE 1\plot.dwg | plot date: October 24, 2016 | plotted by: KJH
 file name: PH1 NICKLAUS CLUB-C2-L1-UTILITY-LANDSCAPE PLAN.dwg



PROMONTORY NICKLAUS PAINTED VALLEY CLUBHOUSE PHASE 2 SITE PLAN PACKAGE

PROMONTORY DEVELOPMENT, L.L.C.
8755 NORTH PROMONTORY RANCH RD.
PARK CITY, UT 84098

MULHOLLAND DEVELOPMENT SOLUTIONS

MAIL: P.O. BOX 680925
PARK CITY, UTAH 84068

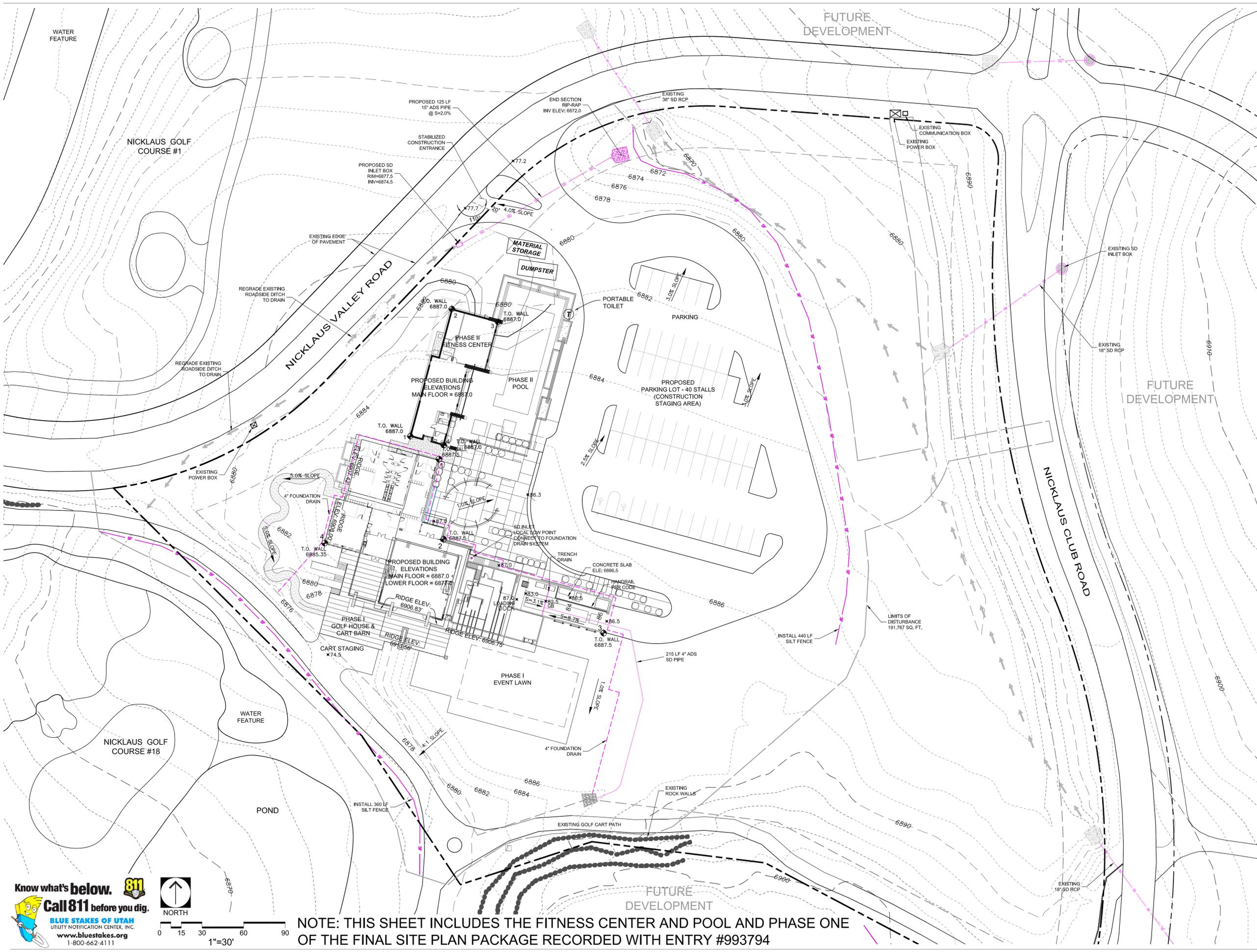
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OFFICE: 435.615.6546

IN PERSON: 5100 N. SILVER SPRINGS ROAD
PARK CITY, UTAH 84098

kristian@mulholland-development.com



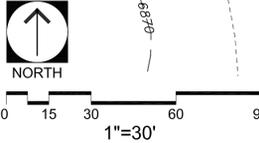
DATE:	OCTOBER 24, 2016
DESIGN BY:	KJM
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REVIEW BY:	
PROJECT NO:	NICKLAUS CLUB
ISSUE:	1st Submittal
REVISIONS:	
SHEET TITLE:	OVERALL GRADING & EROSION CONTROL PLAN
SHEET NUMBER:	C3



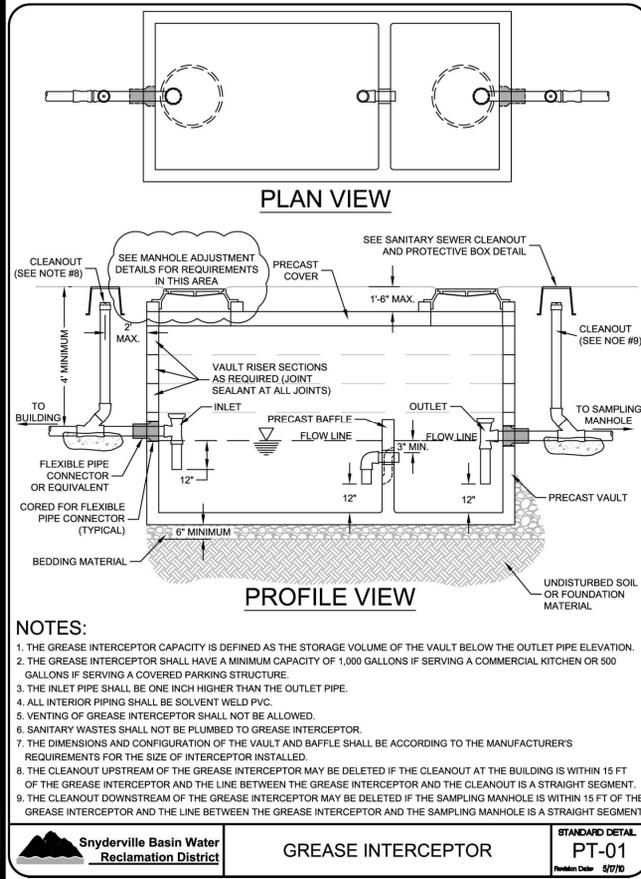
NOTE: THIS SHEET INCLUDES THE FITNESS CENTER AND POOL AND PHASE ONE OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #993794

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

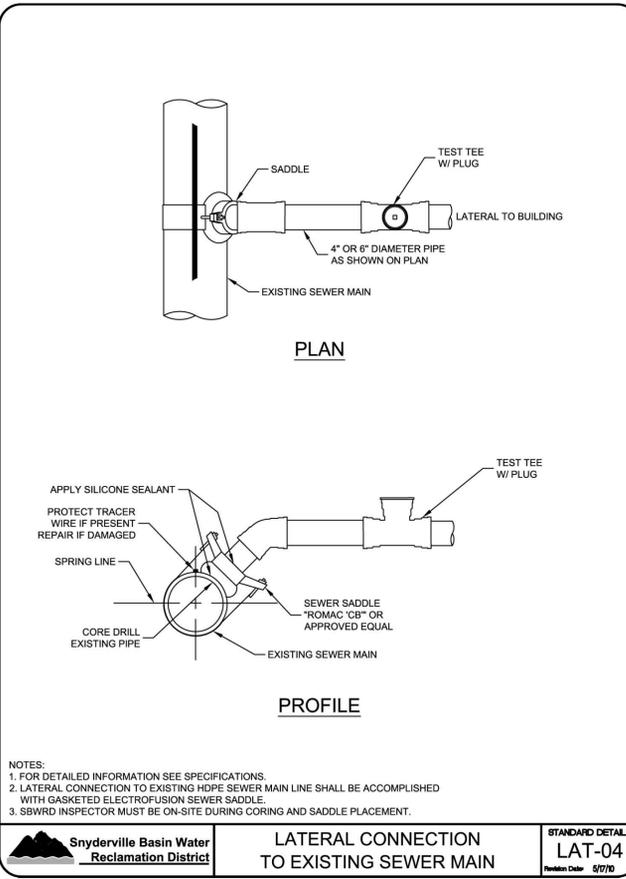
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



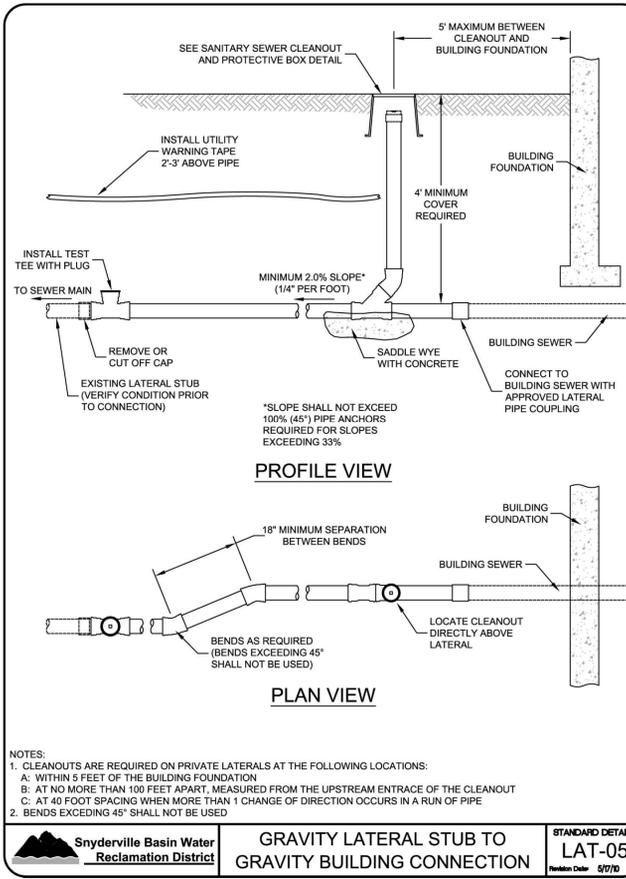
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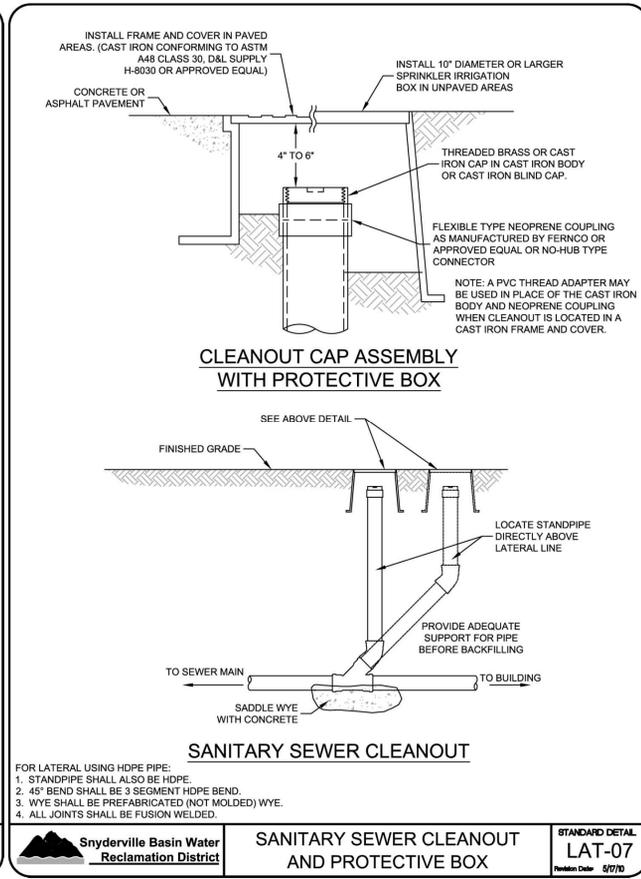
Snyderville Basin Water Reclamation District
GREASE INTERCEPTOR
STANDARD DETAIL
PT-01
Revision Date: 5/7/10



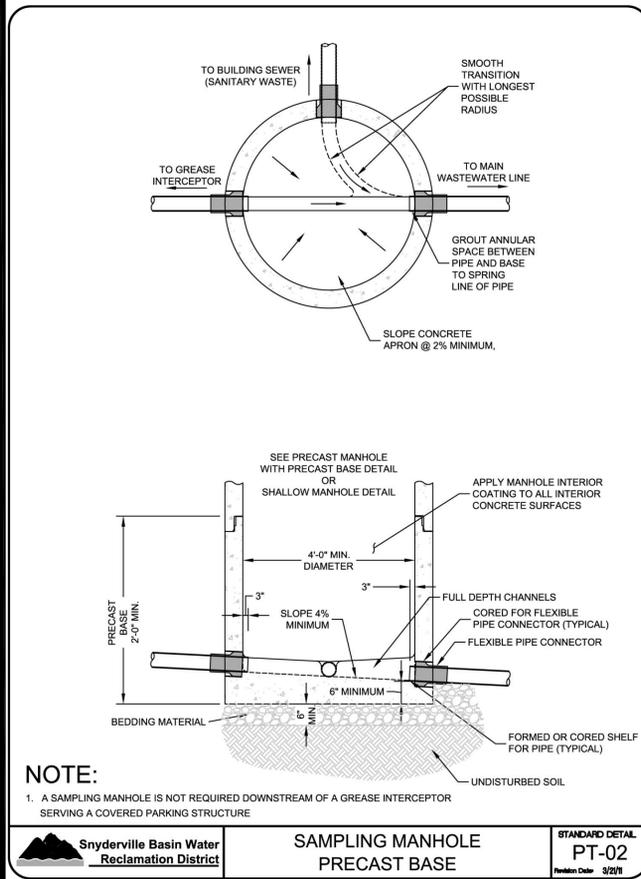
Snyderville Basin Water Reclamation District
LATERAL CONNECTION TO EXISTING SEWER MAIN
STANDARD DETAIL
LAT-04
Revision Date: 5/7/10



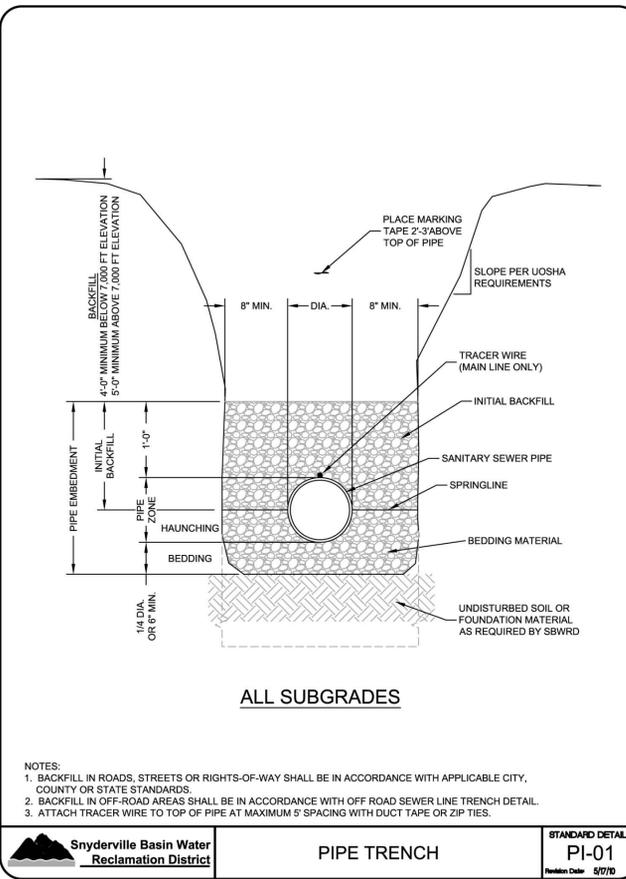
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GRAVITY LATERAL STUB TO GRAVITY BUILDING CONNECTION
STANDARD DETAIL
LAT-05
Revision Date: 5/7/10



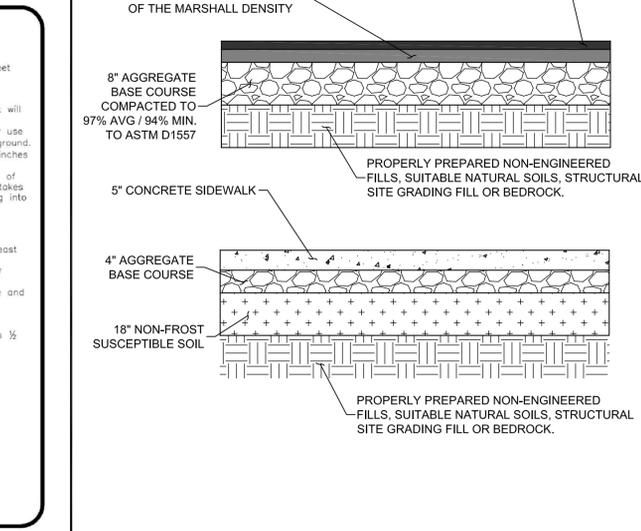
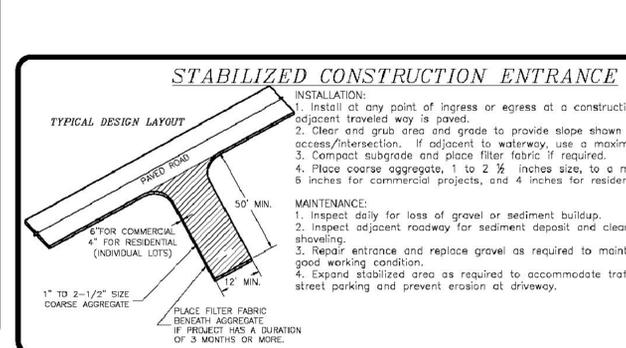
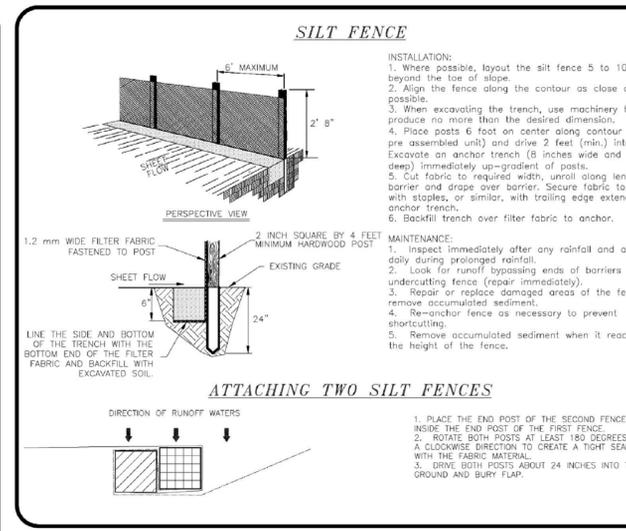
Snyderville Basin Water Reclamation District
SANITARY SEWER CLEANOUT AND PROTECTIVE BOX
STANDARD DETAIL
LAT-07
Revision Date: 5/7/10



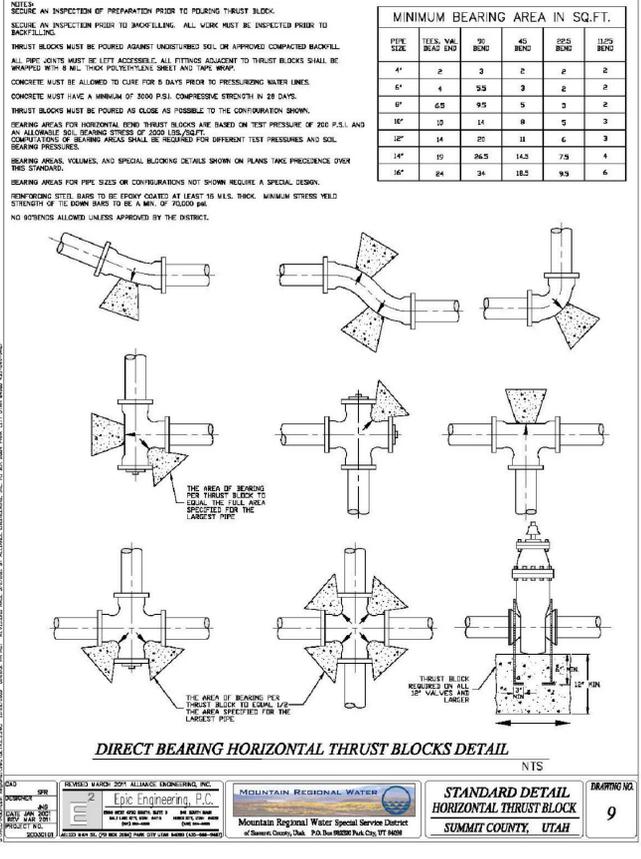
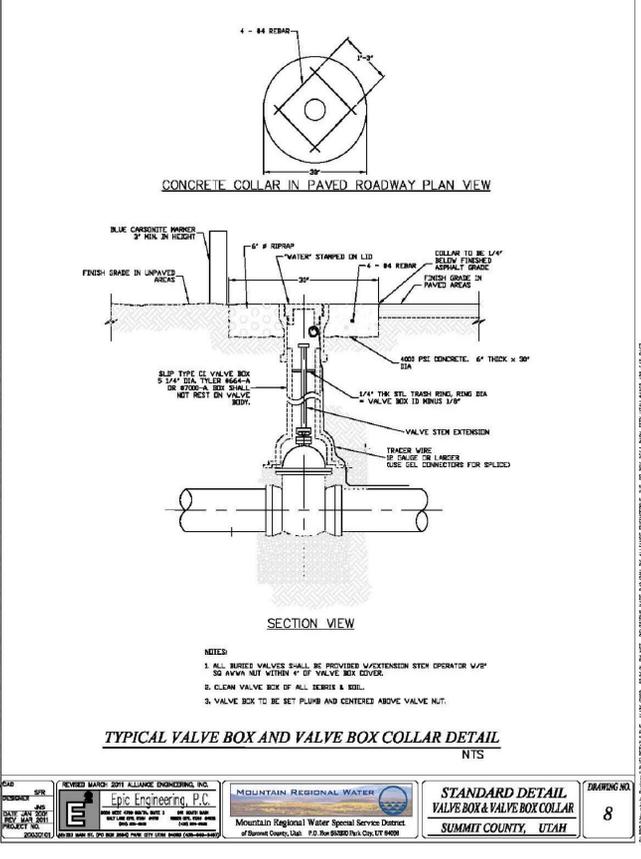
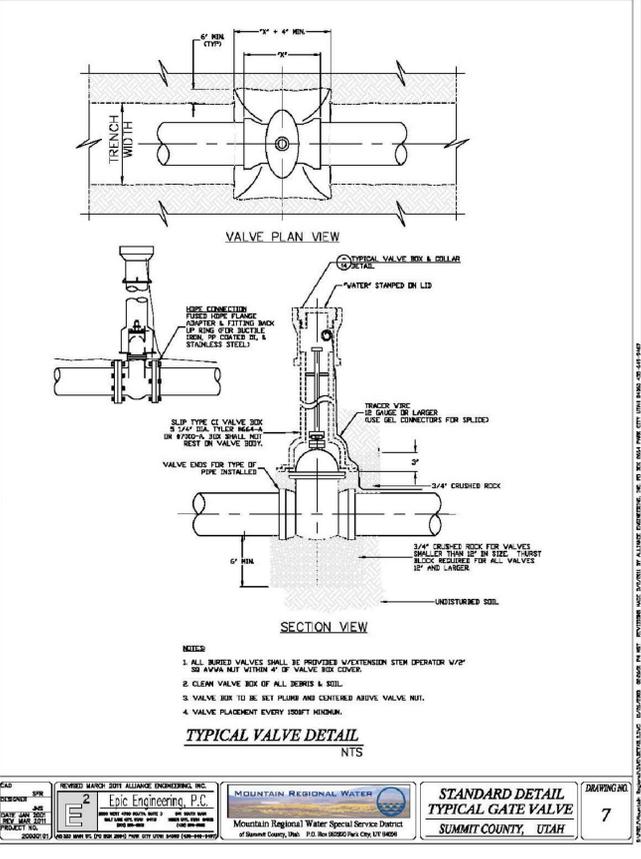
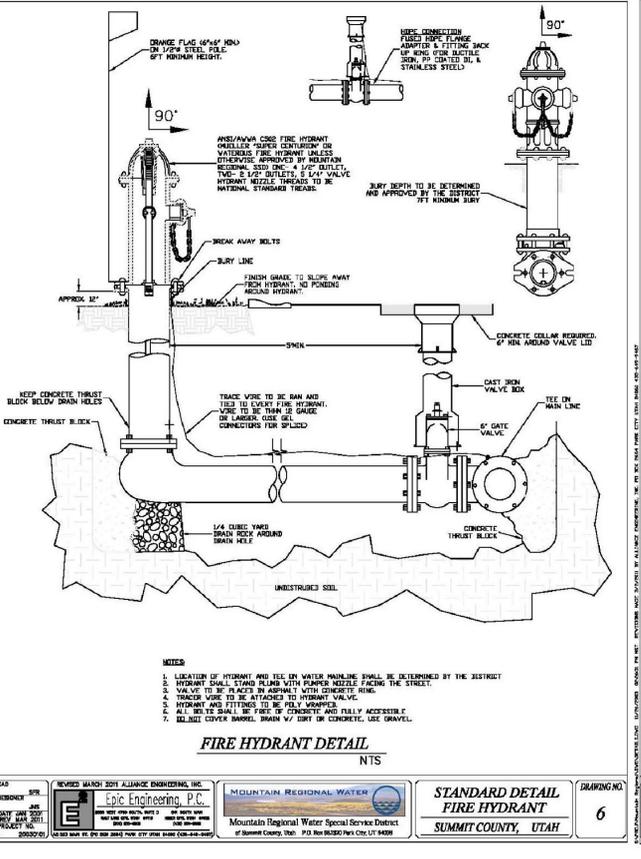
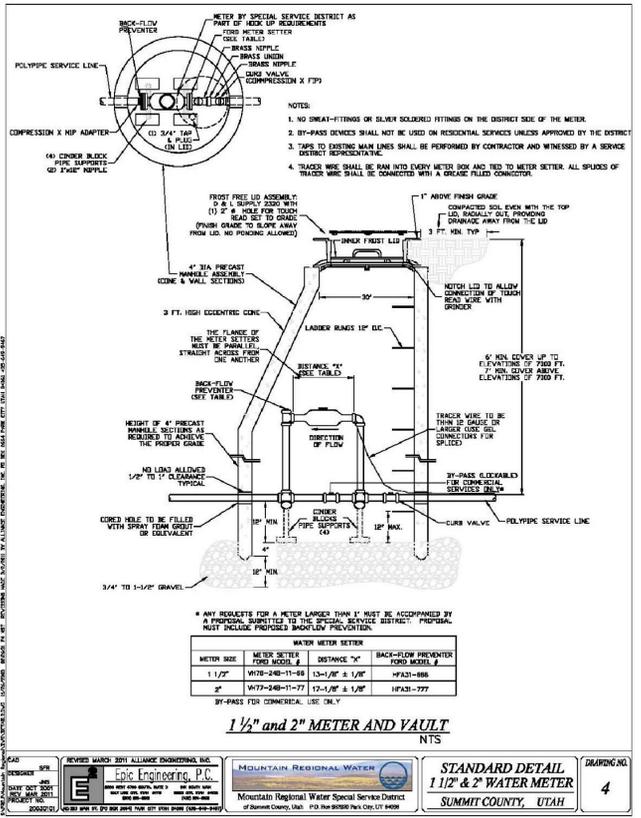
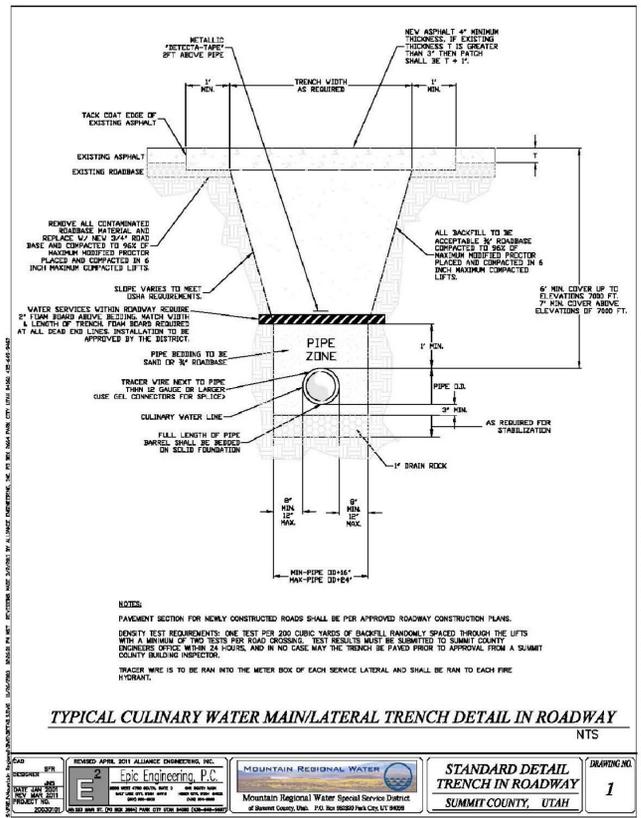
Snyderville Basin Water Reclamation District
SAMPLING MANHOLE PRECAST BASE
STANDARD DETAIL
PT-02
Revision Date: 3/2/11



Snyderville Basin Water Reclamation District
PIPE TRENCH
STANDARD DETAIL
PI-01
Revision Date: 5/7/10



Snyderville Basin Water Reclamation District
PARKING AREA & SIDEWALK PAVEMENT SECTIONS

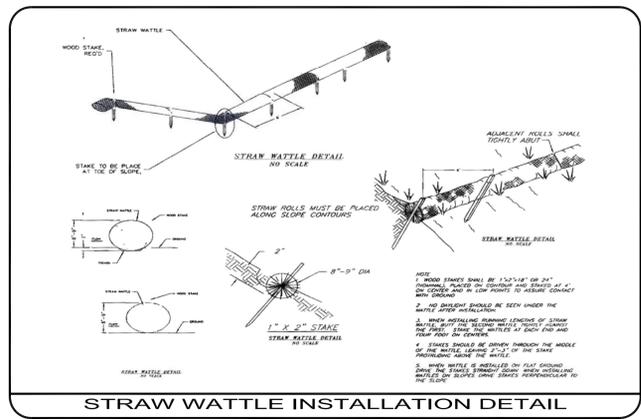


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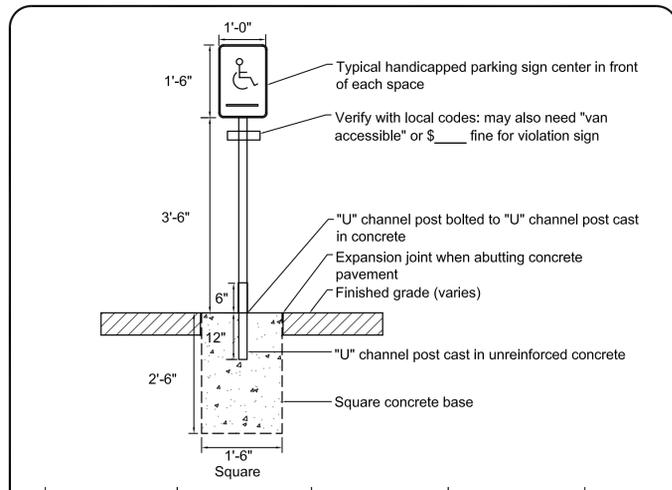
MULHOLLAND DEVELOPMENT SOLUTIONS
MAIL: P.O. BOX 680025, PARK CITY, UTAH 84068
VOICE: 435.901.2940, FAX: 435.615.6558
IN PERSON: 5100 N. SILVER SPRINGS ROAD, PARK CITY, UTAH 84098
kristian@mulholland-development.com



DATE:	OCTOBER 24, 2016
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	NICKLAUS CLUB
ISSUE:	1st Submittal
REVISIONS:	
SHEET TITLE:	SITE DETAILS
SHEET NUMBER:	D2



STRAW WATTLE INSTALLATION DETAIL

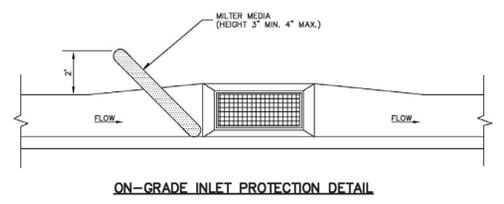


HANDICAP PARKING DETAILS

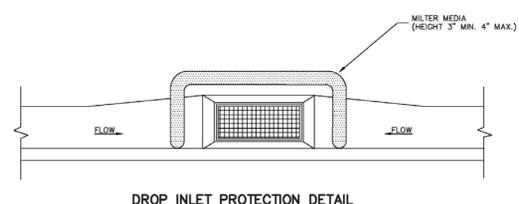


FOUNDATION DRAIN INSTALLATION

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

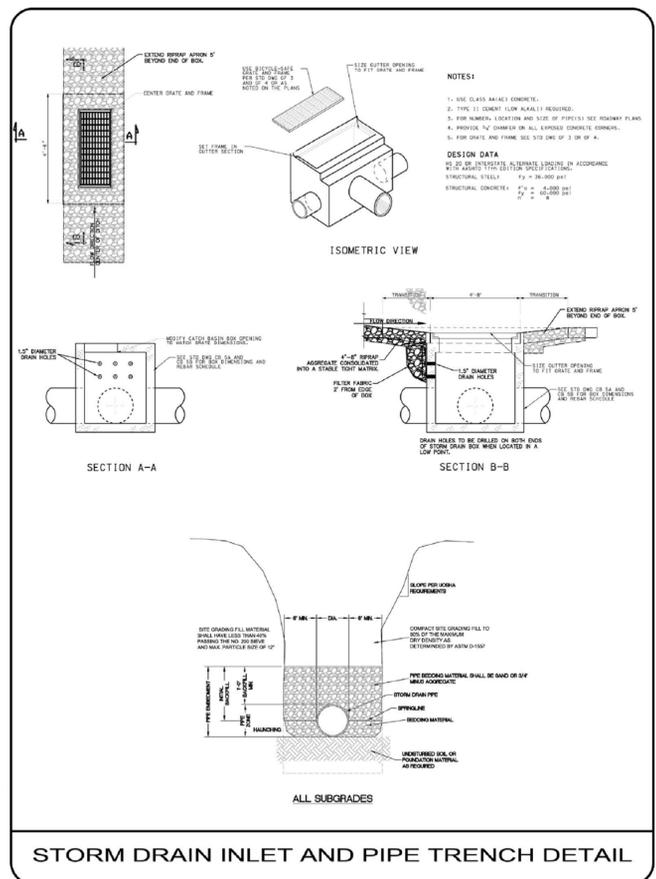


ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock
 Plan No. 124
 Drawing 1 of 3
 September 2006



STORM DRAIN INLET AND PIPE TRENCH DETAIL

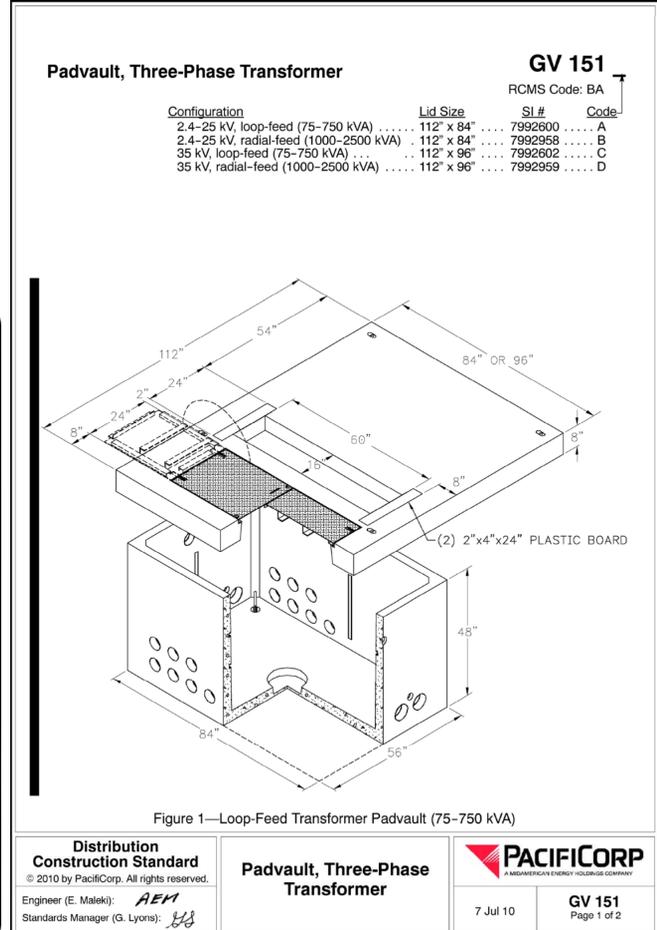


Figure 1—Loop-Feed Transformer Padvault (75-750 kVA)

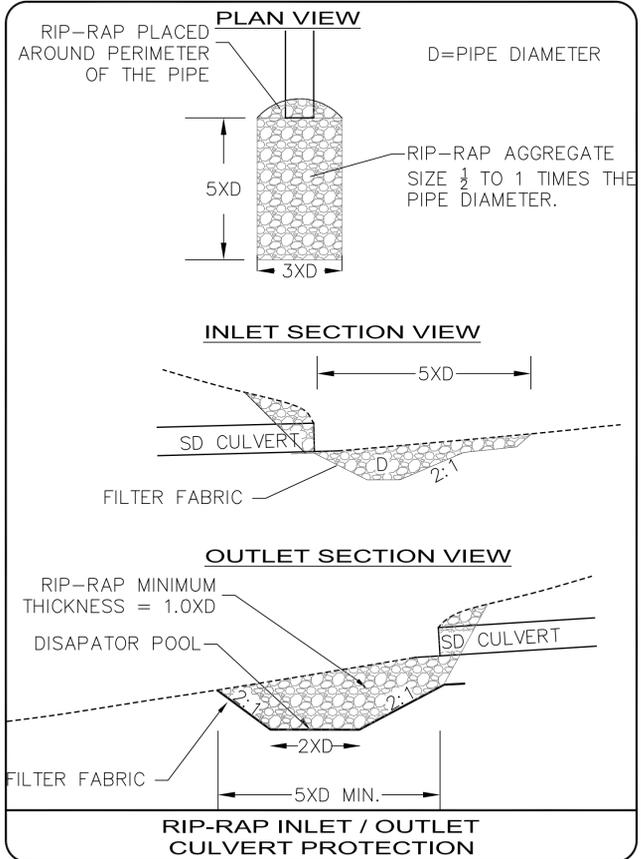
Distribution Construction Standard © 2010 by PacifiCorp. All rights reserved.

Padvault, Three-Phase Transformer

PACIFICORP A MEGACORPORATE ENERGY SERVICES COMPANY

Engineer (E. Maleki): AEM Standards Manager (G. Lyons):

7 Jul 10 GV 151 Page 1 of 2



NATIVE GRASS MIXTURE

	% pure
Slender Wheatgrass	23.88%
Parennial Ryegrass	23.44%
Western Wheatgrass	20.97%
SheepFescue	9.48%
Lewis Blue Flax	8.90%
California Poppy	7.52%
Bluebunch Wheatgrass	3.35%
Other Crop	0.01%
Inert Matter	3.07%
Weed Seed	0.33%

Slope Mix = 1.25 Acres/Bag
 SEED MIX FROM: GRANITE SEED COMPANY
 1697 W. 2100 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 SEED 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 4" MINIMUM OF TOPSOIL BEFORE SEEDING.
 5. TOPSOIL SURFACE TO PROVIDE FOR SEED RETENTION AND GERMINATION.
 6. SEED TO BE HAND SPREAD AT THE RATE OF 1.25 ACRES / BAG.
 7. COVER SEED AREA WITH HAND SPREAD STRAW AT AN APPROXIMATE RATE OF 400 SF / STRAW BALE.
 8. REPLACE SEED ON ANY BARE AREAS, OR ANY AREA SHOWING SIGNS OF EROSION AS NECESSARY.

RE-VEGETATION SPECIFICATIONS

PROMONTORY NICKLAUS PAINTED VALLEY CLUBHOUSE PHASE 2 SITE PLAN PACKAGE
 PROMONTORY DEVELOPMENT, L.L.C.
 8755 NORTH PROMONTORY RANCH RD.
 PARK CITY, UT 84098

MULHOLLAND DEVELOPMENT SOLUTIONS
 MAIL: P.O. BOX 680925 PARK CITY, UTAH 84068
 VOICE: 435.901.2940 FAX: 435.615.6559 OFFICE: 435.615.6546
 IN PERSON: 5100 N. SILVER SPRINGS ROAD PARK CITY, UTAH 84098
 kristen@mulholland-development.com

PROFESSIONAL ENGINEER
 No. 524922
 KRISTAN MULHOLLAND
 10/24/16
 STATE OF UTAH

DATE:	OCTOBER 24, 2016
DESIGN BY:	KJM
DRAWN BY:	BRC
REVIEW BY:	
PROJECT NO:	NICKLAUS CLUB
ISSUE:	1st Submittal
REVISIONS:	
SHEET TITLE:	SITE DETAILS
SHEET NUMBER:	D3



SWABACK PARTNERS p.l.l.c

7550 EAST McDONALD DRIVE SUITE 'A'
SCOTTSDALE, ARIZONA 85250
PHONE (480) 367.2100
FAX (480) 367.2101

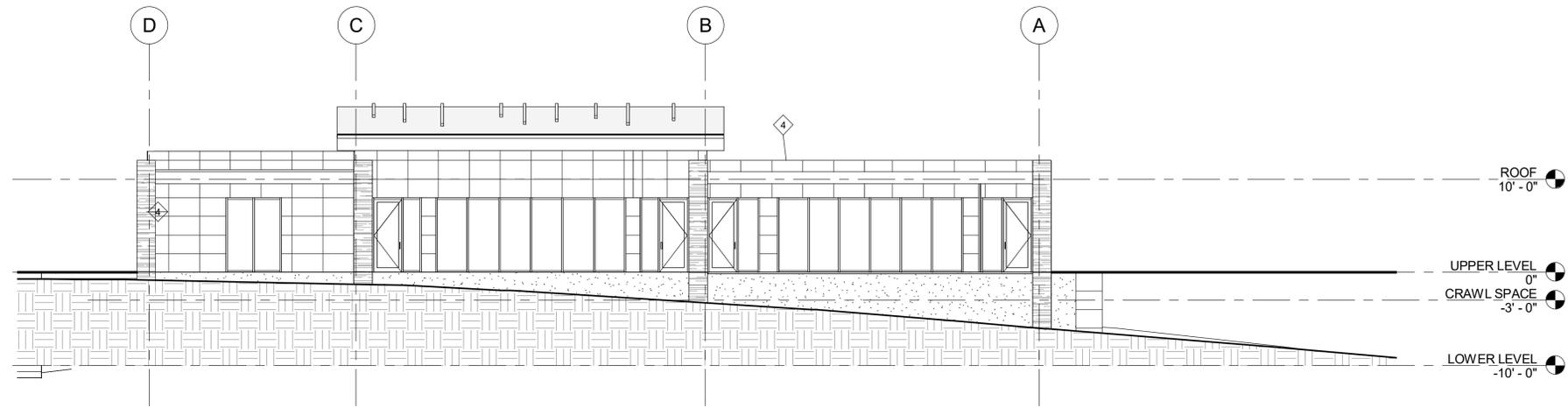
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<input type="radio"/>	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

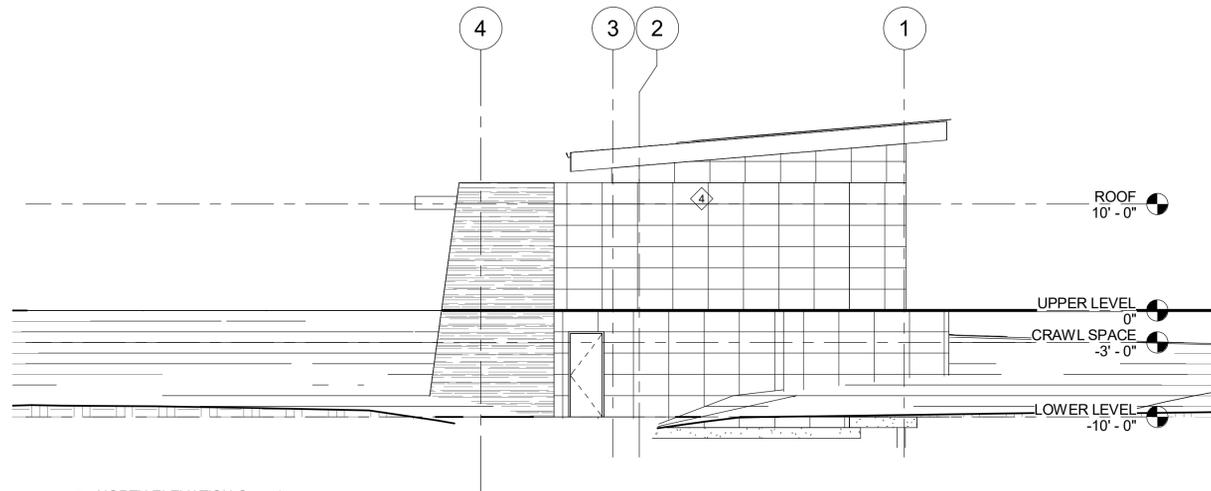
PRELIMINARY - NOT FOR CONSTRUCTION

Promontory Fitness Center
Nicklaus Valley Road, Park City, Utah 84098
EXTERIOR ELEVATIONS

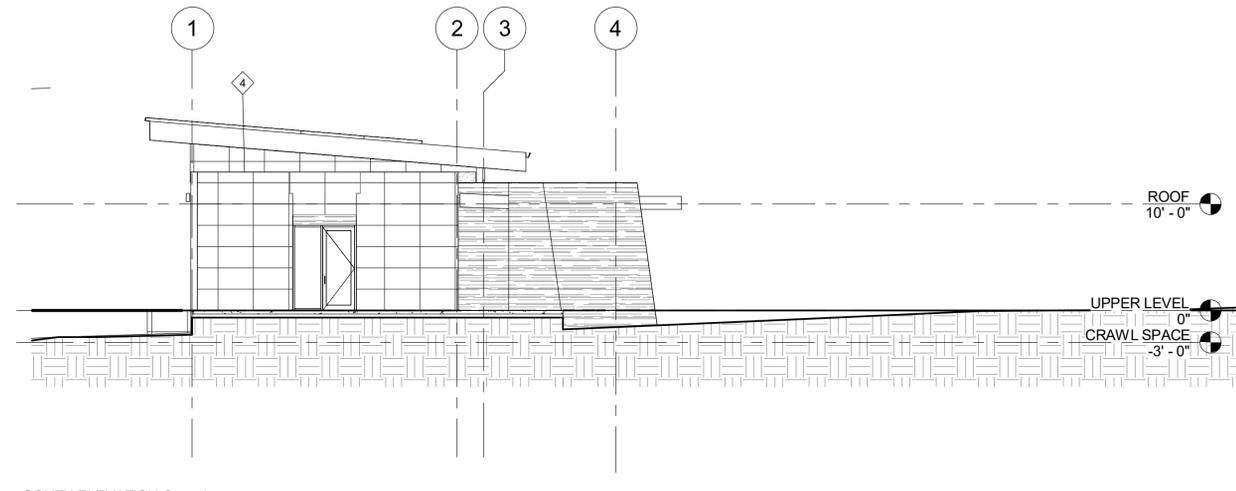
DRAWN	
CHECKED	
DATE	10/07/16
SCALE	1/8" = 1'-0"
JOB NO.	Project Number
SHEET	A2



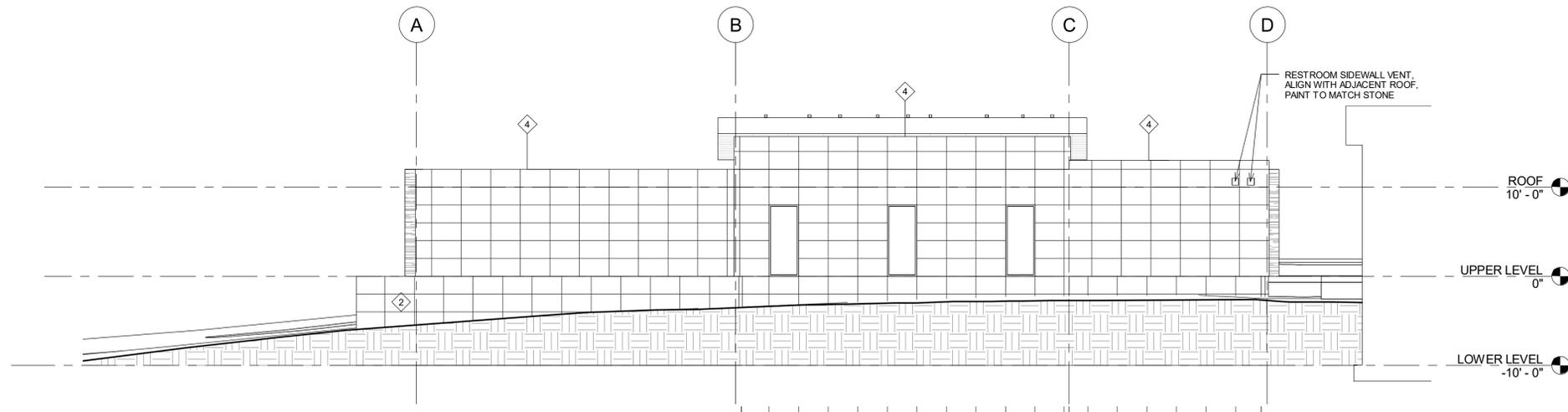
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2 NORTH ELEVATION Copy 1
1/8" = 1'-0"



3 SOUTH ELEVATION Copy 1
1/8" = 1'-0"



4 WEST ELEVATION Copy 1
1/8" = 1'-0"

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10/7/2016 11:31:24 AM