Commercial Space Description & Calculations

Bldg	Buiding Description	Over-all	Footprint	Usable	Retail	Office	Storage	Gym/Pool/Spa	Restauraunt	Restauraunt Seats	Comparable sf
1	Restauraunt	6,412	3,206.00	4,132	0	0	3,206	0	3,206	50	OG Cafe, Heber
2	Retail	10,600	5,300.00	7,422	5,300	0	5,300	0	0		
3	Restauraunt	4,786	2,393.00	3,572	0	0	2,393	0	2,393	35	Lolas w/ Porch
4	Restauraunt	2,800	1,400.00	1,784	0	0	1,400	0	1,400	19	Lolas wo Porch
5	Office	4,786	2,393.00	3,572	0	4,786	0	0	0		
6	Office	2,800	1,400.00	1,784	0	2,800	0	0	0		
7A	Gym	19,288	13,894	20,016				19,288			Park City Rec.
7B	Restauraunt	6,412	3,206	4,132			3,206		3,206	50	OG Cafe, Heber
7C	Restauraunt	2,800	1,400	1,784			1,400		1,400	19	Lolas wo Porch
8	Pool	14,000	14,000	14,000				14,000			
Total		74,684	48,592	62,198	5,300	7,586	16,905	33,288	11,605	173	

Ratio of Commercial to Residential

Residential Space

Units	143
Unit Size	2,000
Total Residentail sf	286,000

Ratio Commercial/Residential	(sf)	(%)
Total Residential Space	286,000	79.3%
Total Commercial Space	74,684	20.7%
Total Built Space	360,684	

Water Requirements

	Commercial																	Residential			Irrigation			Project
	Total Buildings (sf)	Office (employees)	Water Use per State Code (gpd)	Midway Adjustment Factor	**Required Water Righs for Office (acre-feet)**	Retail (toilet room)	Water Use per State Code (gpd)	Midway Adjustment Factor	**Water Rights Required for Retail (acre-feet)**	Restaurants (seats)	Water Use per State Code (gpd)	Midway Adjustment Factor	**Requried Water Rights for Restaurants (acre-feet)**	Spa Club Gym and Pool (person)	Water Use per State Code (gpd)	Midway Adjustment Factor	**Required Water Rights for Spa Club Gym and Pool (acre-feet)**	Residential Homes (home)	Residential Water Use (acre-feet)	**Water Rights for Inside Use (acre-feet)**	Irrigated Area (acres)	Water Use (acre-feet)	**Requried Water Rightrs for Irrigation (acre-feet)**	**Total Requried Water Rights (acre-feet)**
Restauraunt	11,605									173	10	1.77	**3.43**											**3.43**
Office	7,586	76	15	1.77	**2.26**																			**2.26**
Retail	5,300					2	500	1.77	**1.98**															**1.98**
Gym/Spa	19,288													115	25	1.77	**5.70**							**5.70**
Residential	286,000																	143	0.8	**114.4**				**114.4**
Irrigation	403,801																				9.27	3	**27.81**	**27.81**
Project Total					**2.26**				**1.98**				**3.43**				**5.70**			**114.4**			**27.81**	**155.58**

Gym/Spa Rational

	Square Feet	% of PC sf	Gallons per Year (ratio sf to PC)	Gallons using chart above (state formula)	w/ Midway Multiple
Gym/Spa	19,288	28%	1,047,063	1,857,394	1,853,301
PC Swim/Raquet 2019	70,000	100%	3,800,000		

Restauraunt Comparables

Examples	Floorspace (sf)	Chairs	Chairs/sf
OG	3150	50	0.016
Lolas	1417	19	0.013
Lolas w/porch	2128	35	0.016
Kitchen 88	4000	92	0.023

Water Requirements

Water Held

	AF Shares Existi	AF Shares Ferre	Tire Shop	Provo AF	Wilson AF	Ballsteadt Hom	Total
Midway Irrigation AF	75	21					96
Provo River AF				32.07	33		65
Implied Midway Use			0.8			0.8	2
							0
Total AF	75	21	0.8	32.07	33	0.8	**162.67**

AF Required	(AF)
Irrigated Area	27.81
Residential Area	114.40
Commercial Area	13.37
Total	**155.58**

Post Approval Water Application Ledger

Irrigated Area

Use	Debits		Ballances	
AF Requried	Midway Irrigation AF Used	Remaining Midway Irrigation	Remaining Provo River	Remaining Implied Use
27.8	27.8	68	65.07	1.6

Residential Use

Units served by Provo River	Provo River AF Used			
72.4	65.07	68	0	1.6

			Units served by Implied Use	Implied Use AF Used			
			2	1.6	68	0	0
			Units served by Midway Irrigation	Midway Irrigation AF Used			
			69	54.9	13.3	0	0
		Commercial Use					
			AF Required	Midway Irrigation AF Used			
			13.4	13.4	**0.0**	0	0
		Additional Water					
			16.16.10.i				
				Open space and fields on main			
			16.16.11.c				
				Open space placed to benefit public.			