

March 31, 2017

Mr. Bruce Ericksen, Director
Park City Planning Office
Mr. Francisco Astorga, Senior Planner
Park City Planning Office
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

RE: Construction Mitigation Plan

Bruce and Francisco,

The following represents our draft of a Construction Mitigation Plan (CMP) that is a requirement of the MPD submittal for the proposed King's Crown project. This plan can be modified easily to comply with the direction from Staff and Commission. This represents our first look at how the construction impacts could be controlled and carried out in such a way as to minimize the effects on the surrounding neighborhood.

1. **Hours of Operation.** The applicant does not propose any construction activity beyond the existing hours of operation set by City Code. Those are 7:00 am to 9:00 pm Monday through Saturday and 9:00 am through 7:00 pm on Sunday.
2. **Parking.** All construction and related parking will be located on the property. There will be no street parking during the construction. The single-family homes will be required to submit a parking plan to the HOA prior to receiving permission from the HOA to proceed.
3. **Deliveries.** All deliveries will be during the hours of operation only.
4. **Stockpiling and Staging.** All stockpiling and staging will be located on-site, off the public road (Lowell Avenue) and within the approved limits of disturbance.
5. **Construction Phasing.** This item will be discussed with the Planning and Building Department Staff and an approved phasing plan will be implemented prior to permitting.
6. **Trash Management and Recycling.** Adequate storage and enclosed trash management will be incorporated on site during the construction process. Recycling will be undertaken both by the contractor and the applicant to ensure that the maximum amount of construction recycling can take place.
7. **Control of Dust and Mud.** This ongoing concern will be handled daily with gravel exits as well as wash down measures that ensure there is NO tracking of mud onto the neighboring streets.

Dust control should not be a significant consideration due to the limited area disturbed, but will be controlled through watering trucks during the construction process.

8. **Noise.** Noise levels will not exceed 65 decibels as per the noise ordinance. Noise will not be made outside of the hours of operation.
9. **Grading and Excavation.** All grading and excavation will take place within the hours of operation. The proposed truck route is to access and exit via the north end of Lowell. A turnaround will be provided on-site to accommodate this. This will keep trucks off of the majority of Lowell Avenue and off of Empire Avenue completely.
10. **Temporary Lighting.** As may be needed and approved beforehand by the Building Department.
11. **Construction Signage.** The required construction sign will be erected on site and will follow the temporary sign code diligently. All required information will be posted on the sign.
12. **Dogs.** Dogs will be prohibited from construction sites. Neighbors will be informed of all activities and all efforts will be made to try to minimize the disruption to the neighborhood.
13. **Soils Ordinance.** The property is located outside of the Park City Soils Ordinance.
14. **Erosion Control.** A Storm Water Pollution Protection Plan (SWPPP) will be filed with the Park City Building department as well as the Utah State Department of Environmental Quality.

Please let us know if you have questions or concerns with the above items. We can and will adjust any of our construction activities to accommodate the City's needs or wishes. We appreciate the opportunity to submit this report. Any questions can be directed to Rory Murphy at 435-640-5068.

Sincerely,

Rory Murphy
Hans Fuegi
Chuck Heath
CRH Partners, LLC