

# Treasure - Park City, Utah

Planning Commission Presentation October 11, 2017

**Phasing, Staging, Construction - Prepared in response to Commission, Staff, Public Comments, and to comply with MPD and CUP requirements.**

## **Goals:**

- 1) Arrive at workable phasing plan by Big-D (exhibit 1)**
  - a. Give priority to lift improvements
  - b. Phase 1—Lift, 1 Buildings, 2 Building, and associated access
  - c. Phase 2—the 5 Buildings
  - d. Phase 3—the 4 Buildings
  - e. Phase 4—the 3 Buildings
- 2) Arrive at feasible ski access plan by Big-D (exhibit 2)**
  - a. Keep lift operational every season, integrate lift improvements
  - b. Phase 1—*keep South Town runs open*, 1b—finish ski access to quad
  - c. Phase 2—finish North Town runs

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### **Goals (cont.):**

#### **3) Create a practical master staging plan by Big-D (exhibit 3)**

- a. Move immediately off the street
- b. Leave a berm at Lowell/Empire until Phase 4
- c. Fence or otherwise safely contain construction areas
- d. Contract fence and landscape proactively
- e. Employees parking and shuttles, prohibiting parking on nearby streets
- f. Deliveries
- g. Materials
- h. Distribution
- i. Trash
- j. Sanitary facilities

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### **Goals (cont.):**

#### **4) Incidentals by Big-D**

- a. Limit working hours December-March, holidays, events
- b. Pay attention to what is going on—weather  
Typical busy day—number of trucks up Lowell
- c. Keep it all on Lowell, 5' flex space uphill side—6" asphalt 18" base
- d. Keep flex space clear as necessary—snow, lackadaisical parking
- e. Ongoing collaboration with the City and Ski Resort
- f. Communication with neighbors
- g. Keep streets clean

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**Goals (cont.):**

**5) Hole excavation by Robinson Construction**

- a. Excavate hole in standard fashion—like downtown
- b. Ramps and bucket brigade to pickup area
- c. Cliffscapes—construct, stain and revegetate on the way down per guidelines
- d. Dust control—water trucks
- e. Construct safety fence on top, signage

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**Goals (cont.):**

**6) Placement of material by Robinson Construction (exhibit 4 & 5)**

- a. Bottom up, reclaim as you go
- b. Mulch trees, stockpile top soil/organics
- c. Haul road up King's Crown
- d. Distribution roads—in places 40' cross cuts, steep cuts, to be reclaimed
- e. Bench placement zone
- f. Haul and work material to desired to locations
- g. Dust control, stand tanks, water trucks
- h. Place and compact material according direction of soils engineer
- i. Replace top soil / organics, track & seed
- j. Implement SWPPP and DEQ protocols

(Cont.)

- k. Shut down during ski season
- l. Equipment—excavators, dozers, sheep foot, articulating trucks, water trucks
- m. Exhaust scrubbers
- n. Estimated time frame

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### **Goals (cont.):**

#### **7) Blasting by Robinson Construction**

- a. According to regulations (which are strict and highly regulated)
- b. Small, controlled, incremental, appropriate monitoring
- c. Safe
- d. Quiet
- e. Minimal dust
- f. Less time

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**Goals (cont.):**

**8) Geotech by AGECC (exhibits 6, 7, 8)**

- a. Recent studies
- b. Slope suitability
- c. Slope stability
- d. Appropriate monitoring and testing

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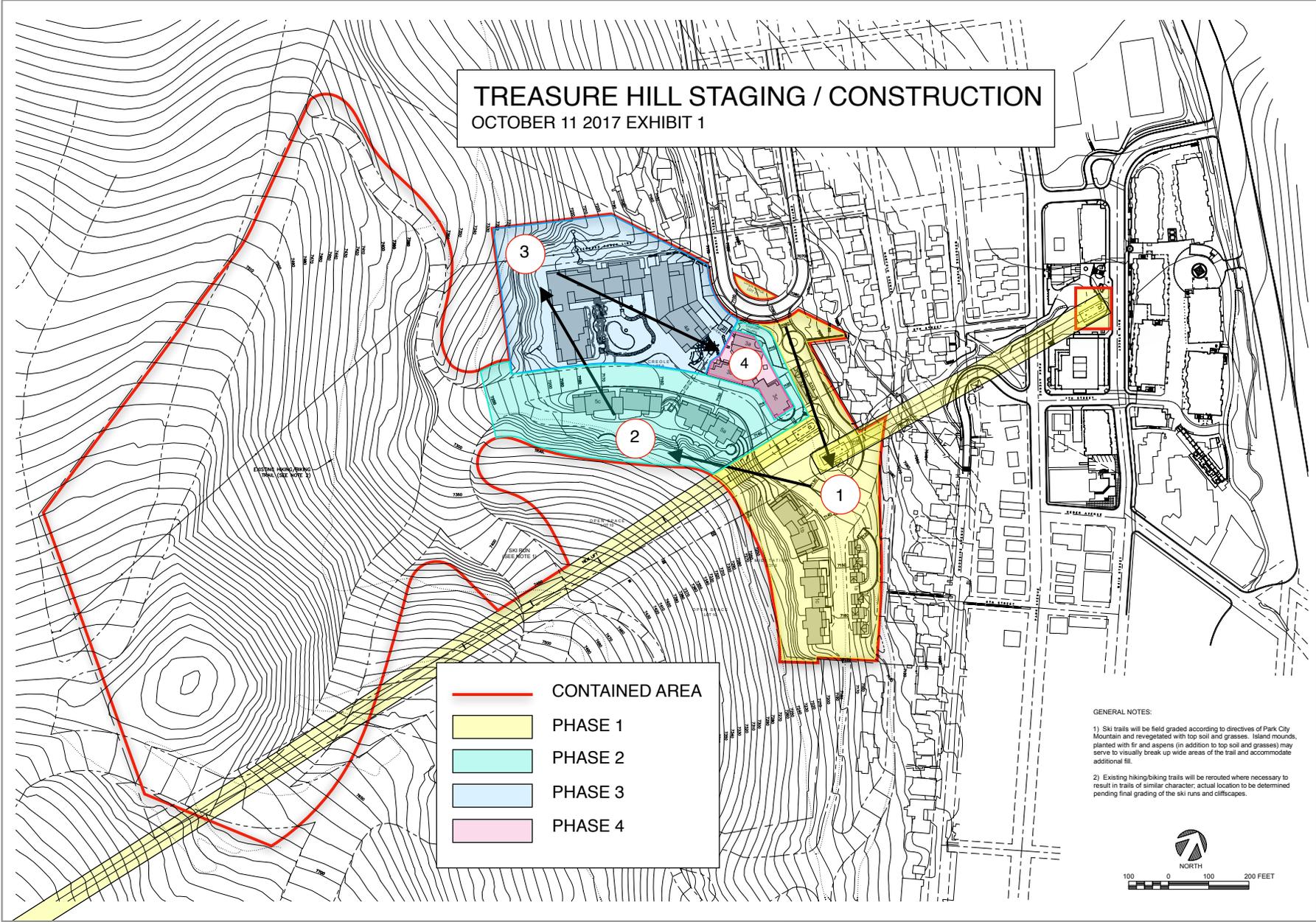
**Goals (cont.):**

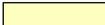
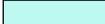
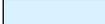
**5) Hole excavation by Robinson Construction**

- b. Excavate hole in standard fashion—like downtown
- c. Ramps and bucket brigade to pickup area
- d. Cliffscapes—construct, stain and revegetate on the way down per guidelines
- e. Dust control, irrigation
- f. Construct safety fence on top

# TREASURE HILL STAGING / CONSTRUCTION

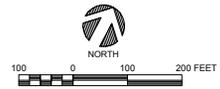
## OCTOBER 11 2017 EXHIBIT 1



	CONTAINED AREA
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4

GENERAL NOTES:

- 1) Ski trails will be field graded according to directives of Park City Mountain and revegetated with top soil and grasses. Island mounds, planted with fir and aspens (in addition to top soil and grasses) may serve to visually break up wide areas of the trail and accommodate additional fill.
- 2) Existing hiking/biking trails will be rerouted where necessary to result in trails of similar character; actual location to be determined pending final grading of the ski runs and cliffsides.



UPDATES:  
#1 08/07/2017

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Park City, Utah 84060  
(435) 931-2077  
email: psbnc23@mac.com

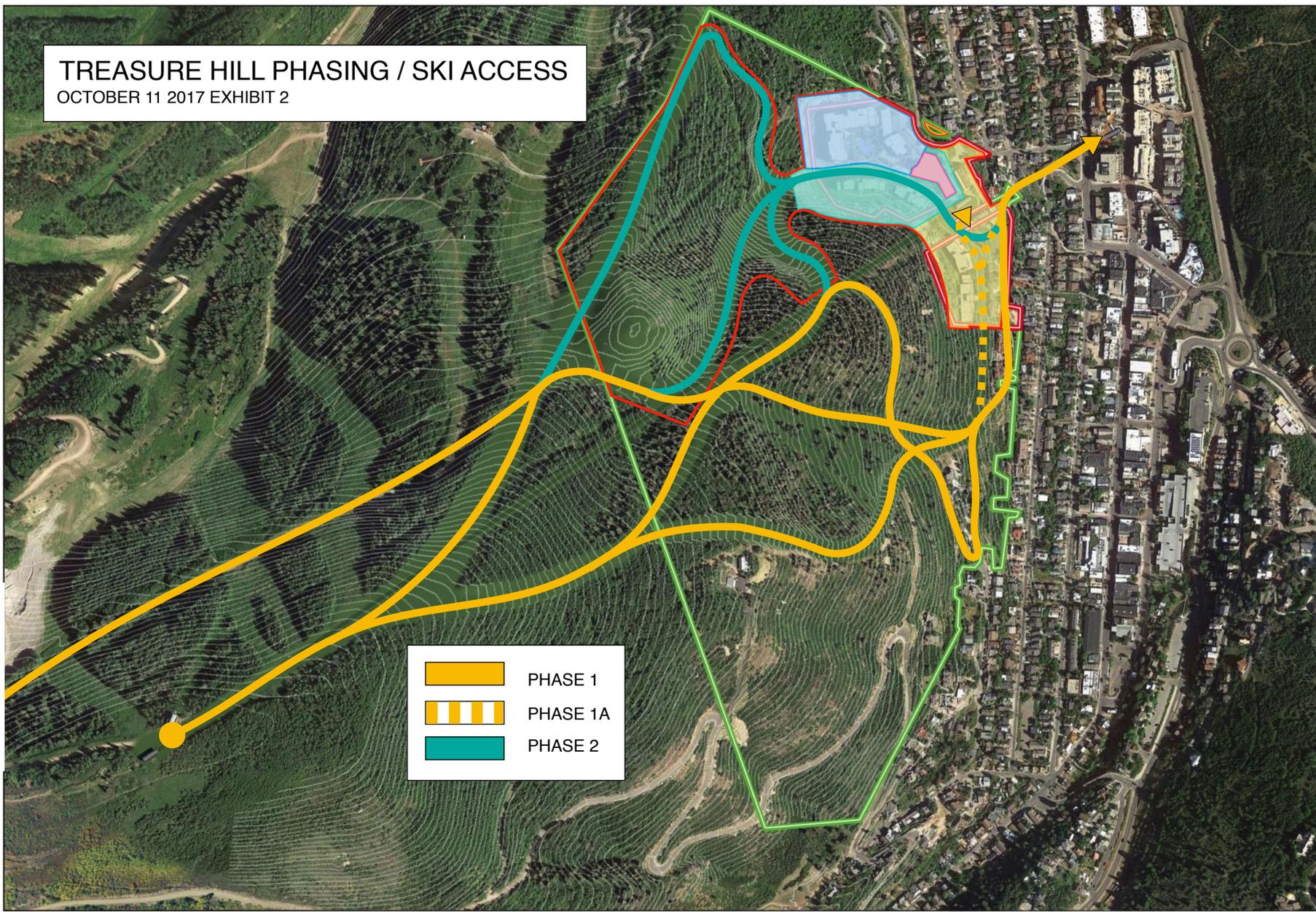
VT17.2 - 2017 Refinements #2 to 2009 Submittal  
Grading Plan

TREASURE - PARK CITY, UTAH

SHEET NO.  
**6:1**  
DATE: 07/20/2017

# TREASURE HILL PHASING / SKI ACCESS

OCTOBER 11 2017 EXHIBIT 2



-  PHASE 1
-  PHASE 1A
-  PHASE 2

REVISIONS:  
12/8/2008  
1/29/2009

SDI  
614 Main Street, Suite 404  
P.O. Box 4560, Park City, Utah 84060  
435-649-4489



**MPE**  
INCORPORATED

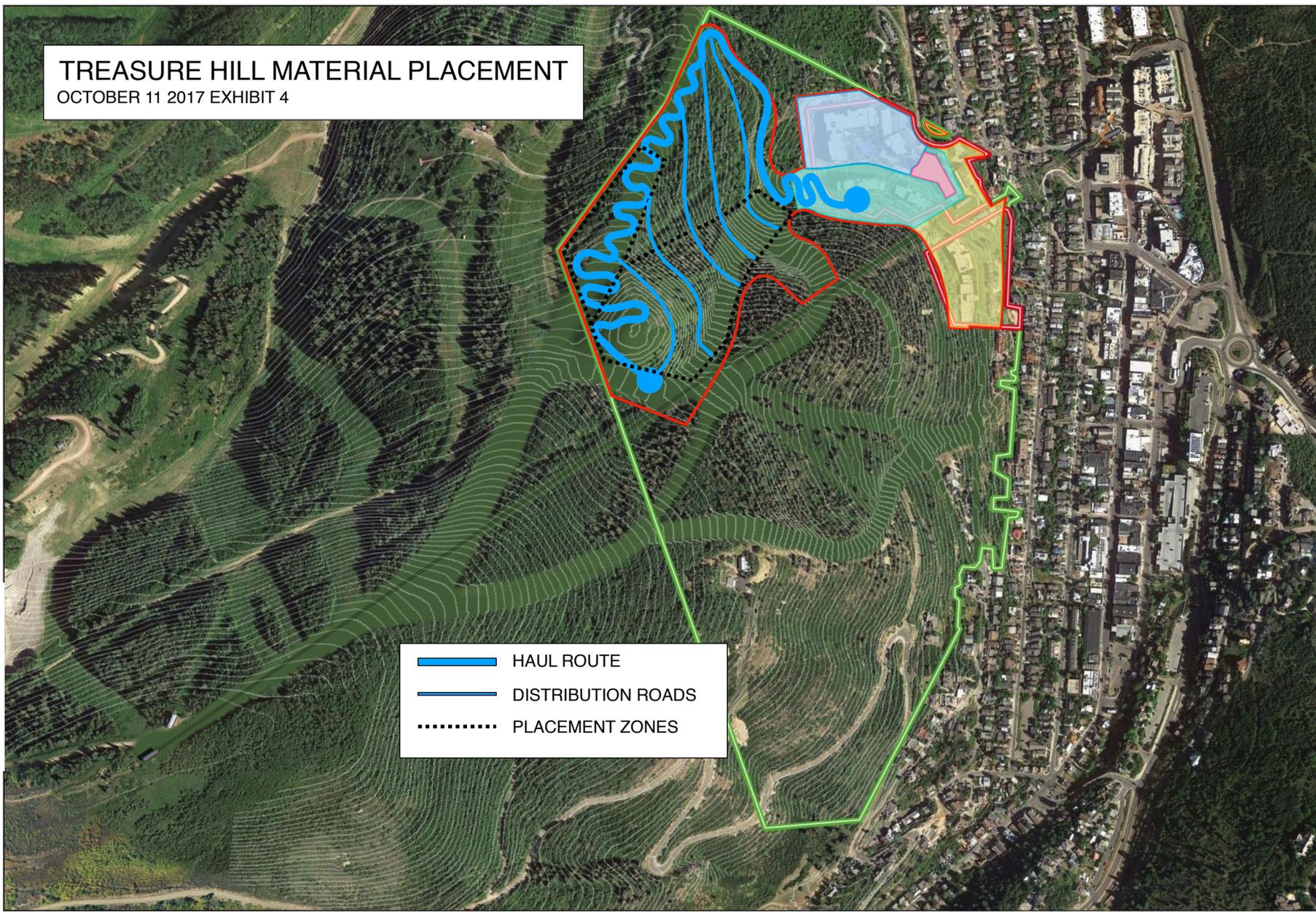
The Big Picture  
Developed by  
MPE, INC., P.O. Box 2429, Park City, UT 84060  
eMail: info@treasureparkcity.com



SHEET NUMBER  
**BP-01**  
6/12/2008

# TREASURE HILL MATERIAL PLACEMENT

OCTOBER 11 2017 EXHIBIT 4



-  HAUL ROUTE
-  DISTRIBUTION ROADS
-  PLACEMENT ZONES

REVISIONS:  
12/8/2008  
1/29/2009

SDI  
614 Main Street, Suite 404  
P.O. Box 4560, Park City, Utah 84060  
435-649-4499



NORTH

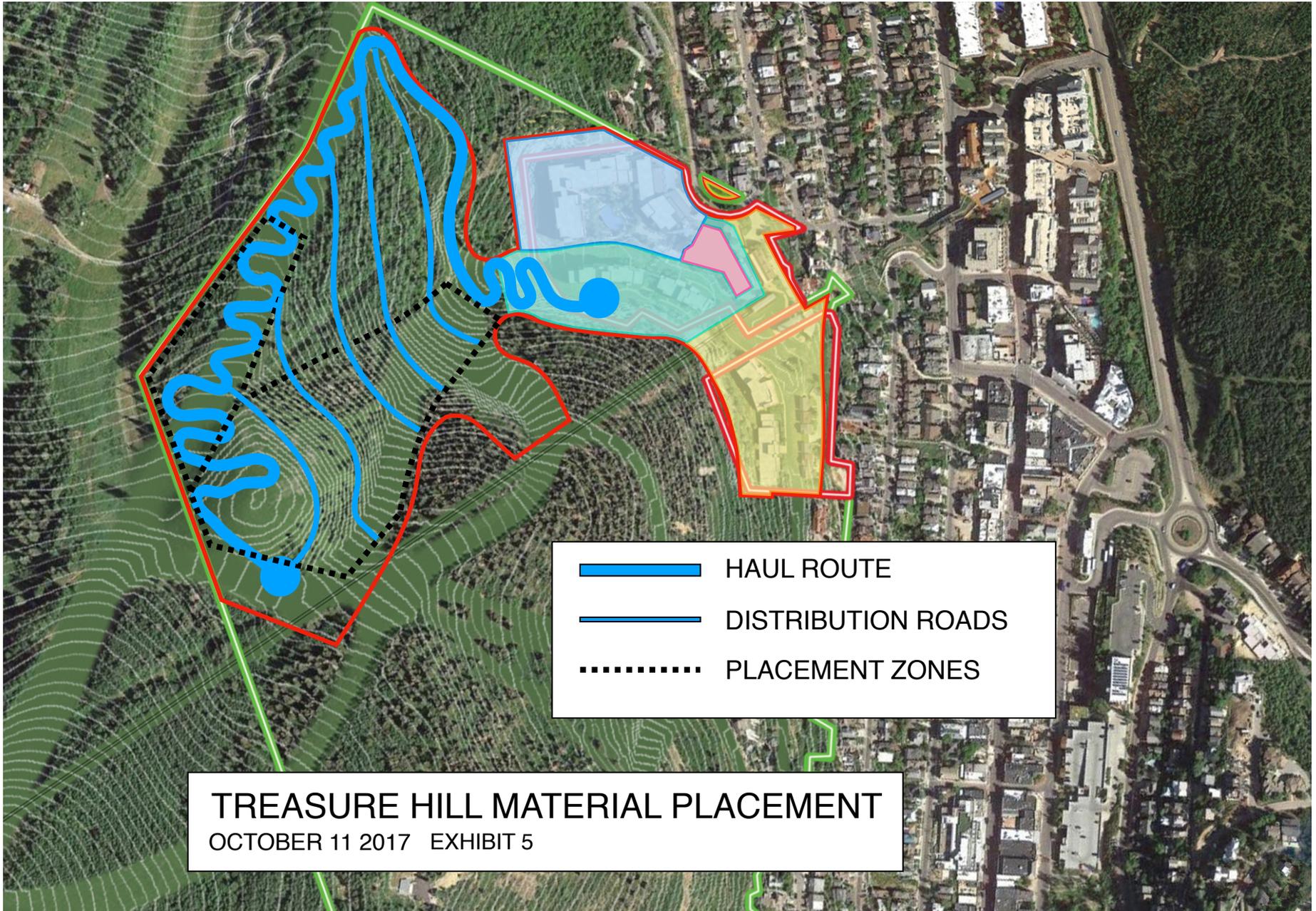
MPE  
INCORPORATED

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eMail: info@treasureparkcity.com



treasure  
PARK CITY, UTAH

SHEET NUMBER  
**BP-01**  
6/12/2008



**TREASURE HILL MATERIAL PLACEMENT**  
OCTOBER 11 2017 EXHIBIT 5

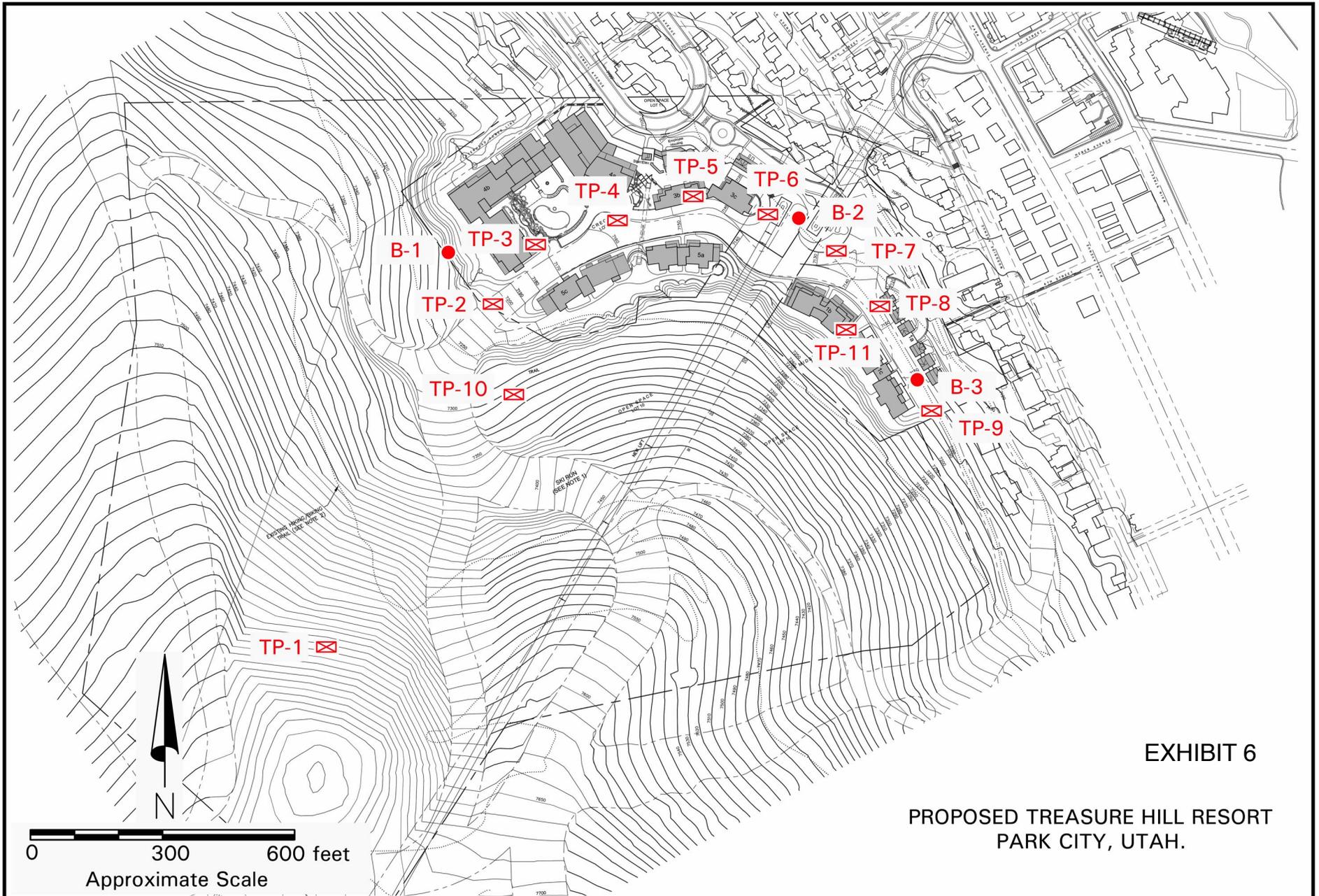
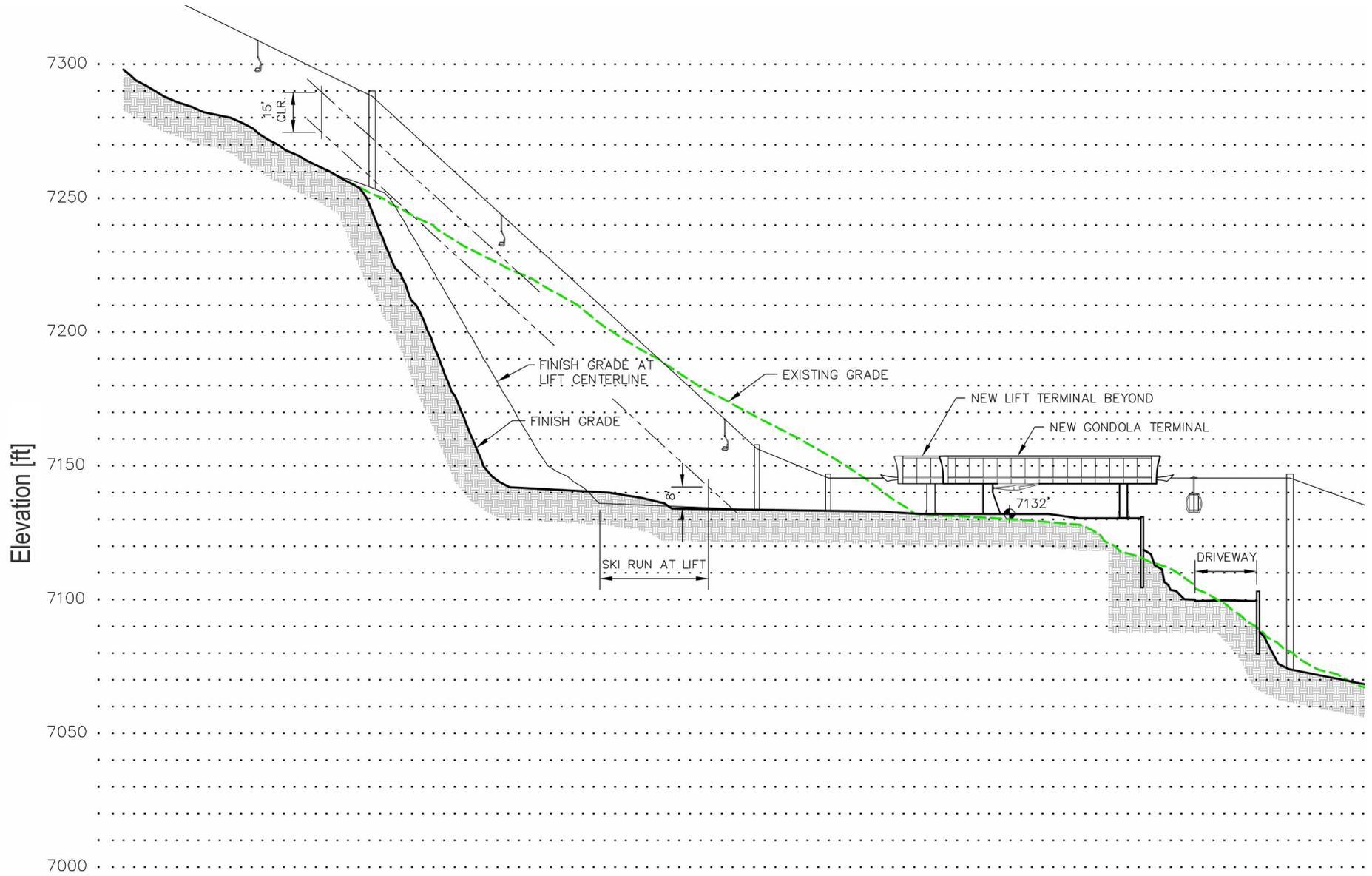


EXHIBIT 6

PROPOSED TREASURE HILL RESORT  
PARK CITY, UTAH.

# Profile View at Town Lift



# Profile View at Town Lift

