

WHEN RECORDED, MAIL TO:  
City Recorder  
Park City Municipal Corporation  
P. O. Box 1480  
Park City, Utah 84060

**ENTRY NO. 01093392**

06/14/2018 03:43:41 PM B: 2466 P: 0980

Agreement PAGE 1/167

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 373.00 BY CRH PARTNERS LLC



**DEVELOPMENT AGREEMENT  
FOR THE KING'S CROWN MASTER PLANNED DEVELOPMENT (MPD),  
LOCATED AT 1201-1299 LOWELL AVENUE, PARK CITY,  
SUMMIT COUNTY, UTAH**

*June* This Development Agreement (this "Agreement") is entered into as of this 14<sup>th</sup> day of ~~May~~, 2018, by and between CRH Partners, LLC, a Utah limited liability company ("Developer"), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the King's Crown Master Planned Development, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

**RECITALS**

A. Developer is the owner of a 15.01-acre parcel of real property located at 1201-1299 Lowell Avenue in Park City, Summit County, Utah, the legal description of which is attached hereto as **Exhibit A**, and incorporated herein by this reference (the "Property"), for which the Developer has obtained Master Planned Development approval, pursuant to Application Number PL-17-03515, and Conditional Use Permit approval pursuant to Application Number PL-17-03566 for the development known as King's Crown Master Planned Development (the "Project"), as more fully described in and subject to the Findings of Fact, Conclusions of Law and Conditions of Approval adopted by the Planning Commission on January 10, 2018, and as set forth in the Approval Letter from Park City dated January 22, 2018, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference (collectively referred to herein as the "MPD Approval Letter").

B. Park City requires development agreements under the requirements of the Park City Land Management Code ("LMC") for all Master Planned Developments.

C. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the Park City General Plan, and address other issues as more fully set forth below.

D. Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, et seq., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

Now, therefore, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Park City hereby agree as follows:

1. **Property.**

The King's Crown Master Planned Development Property is a 15.01-acre parcel of real property located directly adjacent to the Park City Resort (the "Resort"), and the King's Crown ski run cuts through the Property on its western boundary. The Property is zoned RC District (4.59 acres), RC District within the SLO Zone (1.81 acres), ROS District (1.93 acres) and ROS District within the SLO Zone (6.68 acres).

2. **Project Conditions.**

2.1. The MPD Approval Letter, as approved by the Planning Commission on January 10, 2018, is attached hereto as **Exhibit B** and is incorporated herein as the Project, subject to any changes detailed herein.

2.2. In connection with Developer's application to Park City for Master Planned Development Approval and Conditional Use Permit approval for the Project, Developer submitted to the Planning Commission certain reports, plans and drawings. Attached to this Agreement and incorporated herein by this reference are copies of the following reports, plans and drawings that were submitted by Developer to Park City:

- Exhibit A -** Exhibit A – Legal Description of the Property
- Exhibit B -** Exhibit B – King's Crown Master Planned Development and Conditional Use Permit Approval Letter approved by the Planning Commission on January 10, 2018
- Exhibit C -** Cultural Survey
- Exhibit D -** Mine Site Studies
- Exhibit E -** Proposed Export Fill Placement Exhibit and Possible Fill Locations
- Exhibit F -** SFD Approximate Excavation Quantities
- Exhibit G -** General Drawings
- Exhibit H -** Civil Drawings (ALTA & Slope)
- Exhibit I -** Proposed Plat (updated)
- Exhibit J -** Survey
- Exhibit K -** Civil Drawings
- Exhibit L -** Landscape Drawings
- Exhibit M -** Architectural Site Drawings
- Exhibit N -** Site Compliance Drawings
- Exhibit O -** Architectural Graphics Drawings
- Exhibit P -** Architectural Drawings
- Exhibit Q -** Material Board
- Exhibit R -** Townhome Rendering
- Exhibit S -** Environmental Survey
- Exhibit T -** Open Space Use Plan
- Exhibit U -** Trails Master Plan
- Exhibit V -** Construction Mitigation Plan

2.3. As required by Conditions of Approval number 18 on page 11 of the MPD Approval Letter, an open space use plan (the "Open Space Use Plan") that has been approved by Developer and the Park City Planning Department is attached hereto as **Exhibit T** and is incorporated herein by this reference.

2.4. As required by Conditions of Approval number 19 on page 11 of the MPD Approval Letter, a trails master plan (the "Trails Master Plan") that has been approved by Developer and the Park City Planning Department is attached hereto as **Exhibit U** and is incorporated herein by this reference.

2.5. As required by Conditions of Approval number 2 on page 10 of the MPD Approval Letter, a construction mitigation plan (the "Construction Mitigation Plan") that has been delivered by Developer to the Park City Planning Department is attached here to **Exhibit V** and is incorporated herein by this reference.

2.6. Developer and its successors agree to pay the then current impact fees imposed and as uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future.

2.7. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to the issuance of any building permits for the Project: (a) a construction mitigation plan, (b) utility plans, (c) a storm water run-off and drainage plan, (d) an affordable housing plan, and (e) a water efficient landscape and irrigation plan showing storm water facilities and snow storage areas.

2.8. Developer shall be responsible for compliance with all requirements and conditions of the Snyderville Basin Water Reclamation District prior to the issuance of any building permits for the Project.

2.9. Developer is responsible for compliance with all local, state, and federal regulations regarding contaminated soils as well as streams and wetlands. Developer is responsible for receiving any Army Corp of Engineer Permits required related to disturbance of streams and wetlands.

2.10. Developer caused to be prepared an environmental survey (the "Environmental Survey"), a copy of which is attached hereto as **Exhibit S**. The Environmental Survey revealed that there were no environmental contaminants on the Property.

2.11. Developer caused to be prepared certain mine site studies (the "Mine Site Studies"), copies of which are attached hereto as Exhibit D. The Mine Site Studies reveal that there were no mining related activities conducted in the past on the Property.

### 3. **Developer Exactions/Public Dedications.**

Along the portion of the Project that abuts and is contiguous to Lowell Avenue, Developer shall be obligated to construct and dedicate to Park City a public sidewalk that is constructed in compliance with the construction standards and specifications of Park City for a public sidewalk. In addition, Developer shall be obligated to grant a perpetual, nonexclusive easement for public

pedestrian and bicycle access through the private road identified on the Plat as Rothwell Road and through the open space trails within the Project as identified on the Plat.

**4. Vested Rights and Reserved Legislative Powers.**

4.1. Subject to the provisions of this Agreement, Developer shall have the right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance with the other applicable ordinances and regulations of Park City.

4.2. Reserved Legislative Powers. Developer acknowledges that Park City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to Park City all of its police power that cannot be so limited. Notwithstanding the retained power of Park City to enact such legislation under the police powers, such legislation shall only be applied to modify the existing land use and zoning regulations which are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Agreement applicable to the Project shall be of general application to all development activity in Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

**5. Successors and Assigns.**

5.1. Binding Effect. This Agreement shall be binding on the successors and assigns of Developer in the ownership or development of any portion of the Project.

5.2. Assignment. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of Park City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Park City, and the prior written consent of Park City may also be evidenced by letter from Park City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

**6. Phasing and Form of Ownership.**

6.1. Project Phasing. The Project shall be developed in three (3) phases. Following the recording in the Office of the Recorder of Summit County, Utah of the subdivision plat ("the Plat") that has been approved by Park City for the Project, the first phase of the Project shall include the construction and completion by Developer of Rothwell Road, Building A, which is the affordable housing building, and the ski access and the associated ski facility and infrastructure, all as shown on the Plat. As a condition precedent to Park City issuing a certificate of occupancy for any market rate unit within the Project, Park City shall be provided with proof of the construction and

completion by Developer of Rothwell Road. The second phase of the Project shall be commenced and shall proceed: (a) based on the local real estate sales market acceptance for the market rate condominium units, and (b) based on the ability of Developer to obtain the requisite construction financing. Developer shall cause to be constructed during the second phase the 23 market rate condominium units in Building B, C, D within Lot 2 and the 7 market rate condominium units within Lot 30. The second phase of the Project may be commenced prior to the completion by Developer of the first phase of the Project, but as stated above Park City shall not issue a certificate of occupancy for any market rate unit within the Project in either the second phase or the third phase until Park City shall be provided with proof of the construction and completion by Developer of Rothwell Road and Building A, which is the affordable housing building. The third phase of the Project shall consist of the improvement and sale of the 27 market rate single-family lots, which Developer anticipates to be an on-going effort that may take several years to complete the sale of all such 27 single-family lots. The third phase of the Project may be commenced prior to the completion by Developer of the first phase and the second phase of the Project, but as stated above Park City shall not issue a certificate of occupancy for any market rate unit within the Project in either the second phase or the third phase until Park City shall be provided with proof of the construction and completion by Developer of Rothwell Road and Building A, which is the affordable housing building.

6.2. Form of Ownership Anticipated for the Project. The Project will consist of up to 27 market rate single-family lots, 30 market rate condominium units, 7 deed-restricted affordable housing condominium units and 8 additional non-required deed-restricted affordable housing condominium units, all of which shall be available for individual ownership.

7. Water.

Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same comparative amounts as with other developments within the municipal boundaries and that impact fees so collected will not be refunded to Developer or to individual building permit applicants developing within the Project.

8. Affordable Housing.

As required by the Conditions of Approval number 8 on page 10 of the MPD Approval Letter, an Affordable Housing Plan for the Project shall be approved by the Park City Housing Authority prior to the issuance of any building permits for units within the Project, and deed restrictions pertaining to the Affordable Housing Plan shall be recorded. As required by the Conditions of Approval number 9 on page 10 of the MPD Approval Letter, as a condition precedent to receiving a certificate of occupancy for any market rate unit within the Project, Park City shall be provided with proof of compliance with the approved Affordable Housing Plan.

9. Physical Mine Hazards.

There are no known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Developer.

**10. Historic Structures.**

10.1. The Cultural Survey attached to this Agreement as **Exhibit C** reveals that located within the boundaries of the Project is a significant historical element referred to as the Crescent Tramway. The Crescent Tramway is an old dirt road that is currently used as a public trail for pedestrian use and for biking. The Crescent Tramway is not a structural object. The location of the Crescent Tramway is shown on the Trails Master Plan attached to this Agreement as Exhibit T. The Crescent Tramway will continue to be made available for use as a public trail for pedestrians and for biking. Developer also intends to use a portion of the Crescent Tramway as skiing access from the residential structures developed within the Project to the ski runs that are adjacent to the Project.

**11. General Terms and Conditions.**

11.1. Term of Agreement. Construction, as defined by the Uniform Building Code, is required to commence within two (2) years of the date of execution of this Agreement. After construction commences, the King's Crown Master Planned Development and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The MPD approval and CUP approval for the Project, as set forth in the MPD Approval Letter, shall remain valid so long as construction is proceeding in accordance with the approved phasing plan set forth herein.

11.2. Agreement to Run With the Land. This Agreement shall be recorded against the Property, as described in Exhibit A attached hereto, and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

11.3. No Joint Venture, Partnership or Third Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto, nor any rights or benefits to third parties.

11.4. Integration. This Agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

11.5. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

11.6. Attorneys' Fees. If this Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorneys' fees and all costs of enforcement of the non-breaching party.

11.7. Minor Administrative Modification. Minor administrative modifications may occur to the MPD Approval Letter without revision of this Agreement.

12. Notices.

All notices, requests, demands, and other communications hereunder shall be in writing and shall be given (i) by Federal Express, UPS, or other established express delivery service which maintains delivery records, (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Developer:

CRH Partners, LLC  
1887 Gold Dust Lane, Suite 301  
Park City, UT 84060  
Attn: Hans Fuegi

To Park City:

Park City Municipal Corporation  
445 Marsac Avenue  
PO Box 1480  
Park City, UT 84060  
Attn: City Attorney

Such communication may also be given by facsimile and/or email transmission, provided any such communication is concurrently given by one of the above methods. Notices shall be deemed effective upon receipt, or upon attempted delivery thereof if delivery is refused by the intended recipient or if delivery is impossible because the intended recipient has failed to provide a reasonable means for accomplishing delivery.

*The rest of this page is left intentionally blank.*

**13. List of Exhibits.**

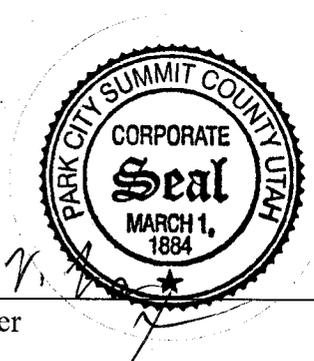
- Exhibit A – Legal Description of the Property
- Exhibit B – King’s Crown Master Planned Development and Conditional Use Permit Approval  
Letter approved by the Planning Commission on January 10, 2018
- Exhibit C – Cultural Survey
- Exhibit D – Mine Site Studies
- Exhibit E – Proposed Export Fill  
Placement Exhibit and Possible  
Fill Locations
- Exhibit F – SFD Approximate Excavation Quantities
- Exhibit G – General Drawings
- Exhibit H – Civil Drawings (ALTA & Slope)
- Exhibit I – Proposed Plat (updated)
- Exhibit J – Survey
- Exhibit K – Civil Drawings
- Exhibit L – Landscape Drawings
- Exhibit M – Architectural Site Drawings
- Exhibit N – Site Compliance Drawings
- Exhibit O – Architectural Graphics Drawings
- Exhibit P – Architectural Drawings
- Exhibit Q – Material Board
- Exhibit R – Townhome Rendering
- Exhibit S – Environmental Study
- Exhibit T – Open Space Use Plan
- Exhibit U – Trails Master Plan
- Exhibit V – Construction Mitigation Plan

*The rest of this page is left intentionally blank.*

IN WITNESS WHEREOF, this Agreement has been executed by the Developer by persons duly authorized to execute the same and by the city of Park City, acting by and through its City Council as of the 14<sup>th</sup> day of June, 2018.

**PARK CITY MUNICIPAL CORPORATION**

By: Rebecca Gilr  
Mayor  
Pro Tem



ATTEST:

By: Heath R. [Signature]  
City Recorder

APPROVED AS TO FORM:

[Signature]  
Mick [Signature] City Attorney

**DEVELOPER:**

**CRH PARTNERS, LLC,**  
a Utah limited liability company

By: [Signature]  
Name: ROSEY C. MURPHY  
Title: MANAGING PARTNER

STATE OF UTAH )

: ss.

COUNTY OF SUMMIT )

On this 14 day of June, 2018, personally appeared before me RCM, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that he is a member/manager of CRH Partners, LLC, a Utah limited liability company.



Elizabeth Catherine Bynan  
Notary Public  
Residing at: Park City, UT

## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED 13TH STREET (A.K.A. CALHOUN STREET), AND THE WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY. SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. SAID POINT OF BEGINNING IS LOCATED SOUTH 00° 31' 00" WEST, 1192.35 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 54°01'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, 236.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE; THENCE SOUTH 35°59'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, 595.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VACATED 12TH STREET (A.K.A. NELSON STREET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, SOUTH 54°01'00" WEST, 140.00 FEET; THENCE SOUTH 35°59'00" EAST, 400.00 FEET TO THE SOUTHWEST CORNER OF BARBARA'S SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF NORTHSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 54°01'00" WEST ALONG SAID NORTHERLY BOUNDARY LINE, 235.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION; THENCE SOUTH 35°59'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHSTAR SUBDIVISION, 675.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION, SAID POINT ALSO BEING ON THE EAST-WEST CENTER SECTION LINE (SOUTH LINE OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'05" WEST ALONG SAID EAST-WEST CENTER SECTION LINE, 493.60 FEET TO THE CENTERLINE OF VACATED SUMMIT AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF SUMMIT AVENUE, 346.25 FEET, MORE OR LESS, TO THE EASTERLY EDGE OF THE EXISTING KING'S CROWN SKI RUN; THENCE NORTH 13°14'53" WEST ALONG SAID EASTERLY EDGE OF THE KING'S CROWN SKI RUN, 26.76 FEET TO THE CENTERLINE OF VACATED 11TH STREET (A.K.A. CRESCENT STREET); THENCE NORTH 54°01'00" EAST ALONG SAID CENTERLINE OF 11TH

STREET, 89.66 FEET; THENCE LEAVING SAID CENTERLINE NORTH 35°59'00" WEST ALONG THE SOUTHWESTLY BOUNDARY OF LOTS 1 THROUGH 4 OF BLOCK 47, SNYDER'S ADDITION TO PARK CITY, 115.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 47, SNYDER'S ADDITION TO PARK CITY; THENCE NORTH 54°01'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, 100.00 FEET TO THE CENTERLINE OF VACATED PINYON AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF PINYON AVENUE, 159.88 FEET; THENCE LEAVING SAID CENTERLINE NORTH 25°52'01" WEST A DISTANCE OF 142.33 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 44, SNYDER'S ADDITION TO PARK CITY, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID VACATED PINYON AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE, 171.59 FEET TO THE WEST LINE OF SAID SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SAID SECTION 16; THENCE NORTH 00°31'00" EAST ALONG SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, AND ALONG SAID NORTH-SOUTH 1/16 SECTION LINE, 526.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 653,761 SQUARE FEET (15.0083 ACRES) MORE OR LESS

TAX PARCEL NUMBER: ~~SA 315-318-321~~ KCRS - 1 thro KCRS - 32

**EXHIBIT B**  
**MPD APPROVAL LETTER**



22 January 2018

Rory Murphy  
1887 Gold Dust Lane, Suite 301  
Park City, Utah 84060

**Re: King's Crown Master Planned Development and Conditional Use Permit**

Rory:

On January 10, 2018, the Planning Commission of Park City approved your Master Planned Development (application no. PL-17-03515) and Conditional Use Permit (PL-17-03566), subject to the following findings of fact, conclusions of law, and conditions of approval:

**Master Planned Development & Conditional Use Permit Findings of Fact:**

1. The subject site is located at 1201 – 1299 Lowell Avenue.
2. The subject site is within the RC, ROS, and SLO District.
3. The proposed development takes place roughly over 30% of the property, all contained within the RC District located adjacent to Lowell Avenue towards the northeast of the subject site.
4. The applicant proposes to build three (3) multi-unit buildings with access off Lowell Avenue, a private road/drive to be known as Rothwell Road, and a townhouse building with access off Rothwell Road.
5. The proposed private road/drive begins at the 12<sup>th</sup> Street / Lowell Avenue intersection which then curves up to a hammer-head turn around.
6. Rothwell Road climbs up approximately sixty feet (60') and is approximately 548 feet long.
7. The applicant also proposes to develop 27 single-family lots, 4 of which would be accessed off Lowell Avenue, and the remaining 24 would be accessed off Rothwell Road (15 on the west side of the private road and 8 on the east side of the private road).
8. The applicant does not plan on building the 27 houses, but to develop the lots to be able to sell them individually.
9. The MPD includes a total of 32 lots.
10. The MPD includes seven (7) deed restricted affordable housing condominium

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Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060

- units (8.55 affordable unit equivalents).
11. The MPD includes eight (8) additional non-required deed restricted affordable housing condominium units (9.07 affordable unit equivalents).
  12. The MPD includes 11.2 acres of platted open space in the form of large tracts of contiguous natural open space that does not include open space area around the units, equating to 74.6%. The total open space percentage is 83.9.
  13. The MPD includes 23 market rate condominiums, 7 market rate townhomes, and 27 market rate single family detached houses.
  14. Building A is a multi-unit dwelling, listed as a conditional use.
  15. Building A has 15 residential affordable housing units.
  16. Building A has the following square footage:
    - a. Residential: 16,520
    - b. Mechanical: 256
    - c. Internal circulation (hallways and stairs): 1,833
    - d. Parking and vehicular circulation: 5,571
    - e. Overall: 24,180
  17. Building A has 18 parking spaces located in an enclosed underground parking garage.
  18. Building A has vehicular access off Lowell Avenue through one (1) driveway.
  19. Building A has 5 stories above the parking garage.
  20. Building A is on proposed lot 1.
  21. Affordable housing residential units do not count towards residential Unit Equivalents.
  22. Building B/C is a multi-unit dwelling, listed as a conditional use.
  23. Building B/C has 12 residential units.
  24. Building B/C has the following square footage:
    - a. Residential: 28,253 (14.13 residential Unit Equivalents)
    - b. Mechanical: 375
    - c. Internal circulation (hallways, stairs, and elevator): 1,133
    - d. Parking and vehicular circulation: 9,305
    - e. Overall: 39,066
  25. Building B/C has 21 parking spaces located in enclosed underground parking garages.
  26. Building B/C has vehicular access off Lowell Avenue through two (2) separate driveways.
  27. Building B/C has 4 stories above the parking garage
  28. Building B/C is on proposed lot 2
  29. Building D is a multi-unit dwelling, listed as a conditional use.
  30. Building D has 11 residential units
  31. Building D has the following square footage:
    - a. Residential: 24,590 (12.30 residential Unit Equivalents)
    - b. Mechanical: 166
    - c. Internal circulation (hallways, stairs, and elevator): 1,827
    - d. Parking and vehicular circulation: 8,313
    - e. Overall: 34,896
  32. Building D has 22 parking spaces located in an enclosed underground parking

- garage.
33. Building D has vehicular access off Lowell Avenue through one (1) driveway.
  34. Building D has 4 stories above the parking garage.
  35. Building D is on proposed lot 2.
  36. Townhomes Building is a multi-unit dwelling, listed as a conditional use.
  37. Townhomes Building has 7 residential units
  38. Townhomes Building is 29,005 (14.50 residential Unit Equivalents).
  39. Townhomes Building has 14 parking spaces, 2 within each parking garage.
  40. Townhomes Building has vehicular access off proposed private drive through individual driveways.
  41. Townhomes Building has 3 stories above the garage level.
  42. Townhomes Building is on proposed lot 30
  43. Single-family dwellings are an allowed use within the District.
  44. The applicants request to plat 27 lots to accommodate one (1) single-family dwelling on each lot.
  45. The approximate buildable square footage of the single family dwellings is 71,880 (35.94 residential Unit Equivalents).
  46. The single-family dwellings require 54 parking spaces, 2 within each lot as required.
  47. The single-family dwellings have vehicular access off proposed private drive through individual driveways and four (4) off Lowell Avenue.
  48. The single family lots are on proposed lots 3-29.
  49. The applicant proposed two (2) lots to be re-platted as open space.
  50. Proposed open space Lot 31 is 2,106.4 square feet with retaining walls and stair access to adjacent property to the south.
  51. Proposed open space Lot 32 is 487,798.29 square feet (11.2 acres).
  52. Proposed open space Lot 32 is to house an accessory building, 750 square feet, consisting of restroom and lockers for the exclusive use of property owners.
  53. The proposed accessory building on Lot 32 is located on the RC District.
  54. Accessory buildings are an allowed use with the RC District.
  55. Restrooms/lockers are considered residential accessory space and does not count towards Unit Equivalents.
  56. The site contains a total of 653,860 sf. (15.01 acres) broken down in the following manner:
    - a. RC District: 199,867 sf. (4.59 acres)
    - b. RC District within the SLO Zone: 78,654 sf. (1.81 acres)
    - c. ROS District: 84,194 sf. (1.93 acres)
    - d. ROS District within the SLO Zone: 291,145 sf. (6.68 acres)
  57. The applicant proposes to build solely within the zoning boundaries of the RC District. The applicant does not request to build within the boundary of the RC District/SLO, or within the ROS District, and these areas would be dedicated as open space.
  58. Within the RC District, sites with multi-unit dwellings receive a maximum floor area ratio (FAR) of 1.0.
  59. The portion of the site in the RC District has a maximum floor area of 199,867 sf. for multi-unit dwellings.
  60. The RC District does not provide a FAR standard for single-family dwelling lots,

- but rather, a minimum lot area requirement of 1,875 sf.
61. The proposal contains a total FAR of 0.41 (80,963 + 199,867) for multi-unit dwellings.
  62. In applying the FAR at its maximum, the site would have a remaining 118,904 sf. in density (199,867 - 80,963).
  63. In applying the floor area not used for multi-unit dwelling for single-family dwellings, this would create approximately 63 residential lots (applying the minimum lot area of 1,875 square feet).
  64. The applicant requests to re-subdivide 27 single-family lots in conjunction with their 80,963 sf. of multi-unit dwellings.
  65. A residential Unit Equivalent is 2,000 square feet.
  66. The applicant proposes the construction of the following 30 residential units and the allotment of 27 lots:
    - a. 12 flats within multi-unit Building B/C totaling 27,683 square feet (13.84 residential Unit Equivalents).
    - b. 11 flats within multi-unit Building D totaling 24,255 square feet (12.13 residential Unit Equivalents).
    - c. 7 townhouses within the Townhome Building totaling 29,005 square feet (14.50 residential Unit Equivalents).
    - d. 27 lots to accommodate one (1) future single-family dwelling on each lot which would be approximately 71,880 square feet (35.94 residential Unit Equivalents).
  67. The applicant requests to maintain the MPD setback of 25 feet around the perimeter of the entire development, with the exception of seven (7) future single-family residential Lots 3-7 and 21-22.
  68. Applicant seeks the following setback reductions as allowed by the Code, if granted by the Planning Commission:
    - a. Proposed Lot 3-7 front setback reduction to ten feet (10').
    - b. Proposed Lot 21 side setback reduction to twenty feet (20').
    - c. Proposed Lot 22 side setback reduction to ten feet (10').
  69. The proposed setback reductions as described above matches the abutting zone setbacks and all aspect of the project will comply with applicable Building and Fire codes. The reductions do not increase project density, maintain the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and they meet open space requirements of the MPD.
  70. The proposed setback reductions are in compliance with LMC MPD provisions.
  71. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15 [...].
  72. The site contains a total of 653,759 square feet. The site contains 17,012 square feet of hard-scaped plazas equating to 2.6% of the site and 531,519 square feet (12.20 acres) equating to 81.3% of natural open space.
  73. The applicant proposes to designate the use of the two (2) open space lots on the proposed Re-Subdivision (plat).
  74. The applicant does not request to decrease the required number of off-street parking spaces; therefore, no parking analysis has been submitted. See building by building requirement:

- a. Affordable Housing Building A requires 18 parking spaces based on the size of the units. The proposed building contains 18 parking spaces.
  - b. Building B/C requires 21 parking spaces based on the size of the units. The proposed building contains 21 parking spaces.
  - c. Building D requires 21 parking spaces based on the size of the units. The proposed building contains 22 parking spaces.
  - d. Townhome building requires 14 parking spaces based on the size of the units, two (2) parking spaces per unit. Proposed building contains 14 parking spaces.
  - e. Single-family dwelling residential lots require 54 parking spaces, based on unit count. These 27 residential lots would require a minimum of 2 parking spaces per unit.
75. The proposal complies with the provisions of the building height parameters for multi-unit buildings listed under LMC § 15-2.16-4 Building Height and single-family dwellings listed under LMC § 15-2.16-5 Special Requirements For Single Family And Duplex Dwellings (subsection L-M), including all applicable height exceptions as allowed in the LMC.
  76. The applicant does not seek additional height under the MPD parameters listed under LMC § 15-6-5 MPD Requirements, Sub-section F.
  77. The project has been designed to maintain the existing neighborhood development pattern, with the larger scale buildings located alongside the existing multi-family.
  78. The proposed plan uses the massing of the buildings to mitigate the need for retaining walls by burying the buildings into the hillside. The balance of the required retaining walls has been stepped in shorter wall sections to reduce/eliminate tall retaining walls.
  79. Roads and utility lines are proposed to work with the existing grades to the greatest extent possible, as indicated on the civil site and grading plans. Areas of the deepest cuts are mitigated by using the townhome buildings to step up the hill.
  80. All trails proposed with the MPD are incorporated into open space elements and in some areas are maintained and improved in their existing locations. Trail easements will be platted on the final recorded subdivision plats. Staff recommends adding a public recreation easement on Rothwell Road (private road) connecting to trail network on the mountain.
  81. The City requests to secure a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access.
  82. The City requests to prepare a public trail plan for the open space parcel, provide for trail 'corridors' subject to final alignment, which would be part of the recorded development agreement. The applicant stipulates to this condition of approval.
  83. There are sufficient areas adjacent to the streets, driveways, and parking areas to store snow.
  84. The MPD shall comply with the trash storage and collection and recycling regulations contained herein.
  85. There are no commercial or non-residential uses with this project, and all off-

- street parking requirements are met within the project. The bus stop/ transportation area is located yards away from the project at the resort base. The applicant is considering placing an e-bike sharing station on site on Lowell Avenue for public use.
86. The submitted landscape plans specify the maximum area allowed for lawn or turf is limited to fifty percent (50%) of the total Area allowed to be disturbed and not covered by Buildings and other hard surfaces.
  87. Drought tolerant species and species native to the area are stipulated in the Guidelines. Native rock and boulders are stipulated as allowed within the LMC.
  88. Lighting is proposed to comply with requirements of LMC Chapter 15-5, Architectural Review and is further spelled out in the Guidelines.
  89. No development within the MPD is located within the SLO with the exception of trails, which are an allowed use in the SLO.
  90. The proposal includes 200% of the required Affordable Housing as required by the current housing resolution (03-2017).
  91. The current affordable housing proposal, which is developed through the Affordable Housing Staff and the Affordable Housing Authority (The City Council), is shown on a table within this staff report. The Staff and the Affordable Housing Authority retain the final say on these figures.
  92. The proposal does not create additional demands for child care.
  93. An environmental survey (Exhibit P - Environmental Survey) was prepared revealing no environmental contaminants on the property.
  94. A mine site study (Exhibit Q - Mine Site Studies) was conducted and determined that there were no mining related activities on the property.
  95. The proposal fulfills the following goals and objectives of the General Plan.
  96. A cultural survey (Exhibit O - Cultural Survey) was prepared revealing the only significant historical element on site was the Crescent Tramway, which will remain as the existing ski/ bike trail on the property. There are no historic structures on site.
  97. LMC § 15-6-4 (G) states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement and shall be submitted to the Planning Department within six (6) months of MPD approval, for ratification by the Planning Commission..
  98. Multi-unit dwellings and Master Planned Developments are listed as a conditional uses in the RC District.
  99. The applicant proposes the construction of four (4) multi-unit dwelling buildings which includes one (1) building housing the affordable housing units that exceeds the required affordable housing requirements.
  100. There are certain uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
  101. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.
  102. The project is located on Lowell Avenue, between 12<sup>th</sup> and 13<sup>th</sup> Street.

103. The four (4) multi-unit dwellings are located at the lower portion of the subject site.
104. A traffic study (Triton Engineering, June, 2017) was provided by the applicant and reviewed by the City indicating that study intersections are anticipated to continue operating at acceptable levels of service.
105. Capacity of existing streets can handle anticipated normal traffic especially based on the fact that maximum density is not being pursued by the applicant.
106. Utilities necessary for these proposed uses are available at or near the site.
107. Final utility plans, including grading and storm water run-off plans will be required at time of building permit review.
108. The proposed plans have been reviewed by the City and the Park City Fire District for compliance and meet the requirements for emergency vehicle access based on the close proximity to Lowell Avenue and the direct connection of the private drive.
109. The proposed conditional use meets all LMC parking regulations.
110. The internal circulation plan incorporated on the site plan showing proposed access to existing trails as well community access point to the trails and ski runs.
111. Adjoining uses mirror the uses proposed in this project, and no separation is required. In fact, the project is providing community access through to adjacent open space.
112. The project has been designed to mirror the existing neighborhood development patterns.
113. The larger mass buildings are located adjacent to the larger buildings on Lowell, and the project homes mirror the East side of Lowell, with the townhomes continuing the townhome pattern as well.
114. As designed, approximately 82 percent of the project is contiguous open space, with access to skiing and bike trails.
115. All signs and lighting for the project will be approved through the Master Sign Plan application process and through building department review for compliance with the LMC.
116. The physical design of the proposed additions and new buildings, in terms of mass, scale, style, design and architectural detailing.
117. The proposed buildings complement the existing neighborhood in architectural character, materials, colors, mass and scale.
118. Proposed materials consist of metal and membrane roofing, wood and metal siding, natural stone and other elements consistent with the existing buildings.
119. This project will not create any of the conditions listed that are not normally associated in the residential nature of the proposed use.
120. There will be no commercial delivery or service vehicles to the project as the entire project is residential. Typical residential delivery service will utilize residential streets and driveways.
121. Trash and Recycling will mirror the existing Old Town pattern and usage with small residential trash bins, and shall comply with the required regulation listed under Master Planned Developments.
122. All condominiums will be sold as wholly owned condominiums and be required to follow local guidelines relative to other uses, the same applies to the single-family

- lots.
123. The proposed development is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, or Park City Soils Ordinance.
  124. The site is within steep slopes found throughout the site.
  125. The overall proposal, both Multi-Unit Dwellings (conditional use) and single-family detached houses (allowed use) takes place over approximately 30% of the entire site.
  126. The Applicant provided Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock
  127. Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.
  128. Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.
  129. Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.
  130. Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.
  131. Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.
  132. Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.
  133. The applicant estimates 14,400 cubic yards of material (includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).
  134. As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.
  135. Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.
  136. Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4<sup>th</sup> weekend, Miner's Day weekend, and Tour de Utah.
  137. Applicant has provided the approximate excavation quantities of the 27 single-family dwellings which would be approximately 7500 cubic yards.
  138. The applicant does not plan on building the 27 single-family dwellings but plans to sell the lots to individuals and/or builders.
  139. The Chief Building official has studied the applicant's preliminary Construction

Mitigation Plan and finds that the proposal is in compliance with current Building Department policies.

140. Construction Mitigation Plan will be finalized by the Building Dept. once building permits are submitted by the applicant.
141. The applicant stipulates to the conditions of approval.
142. The discussion in the Analysis section is incorporated herein.

Master Planned Development Conclusions of Law

- A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
- B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
- D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
- E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
- F. The MPD, as conditioned, is Compatible In Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
- I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- K. The MPD has been noticed and public hearing held in accordance with this Code.
- L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
- M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
- N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
- O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditional Use Permit Conclusions of Law:

1. The proposal satisfies the Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16).
2. The proposal complies with all requirements of this LMC.
3. The Uses will be Compatible with surrounding Structures in Use, scale, mass
4. The effects of any differences in Use or scale have been mitigated through careful planning.

Master Planned Development & Conditional Use Permit Conditions of Approval:

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.
3. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
4. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
5. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plat.
6. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
7. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plat, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.
8. An Affordable Housing Plan shall be approved by the Park City Housing Authority prior to issuance of any building permits for units within the MPD and deed restrictions shall be recorded.

9. As a condition precedent to receiving a certificate of occupancy for any market rate unit the City shall be provided with proof of compliance with the approved Affordable Housing Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.
11. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement unless Construction, as defined by the Uniform Building Code, has commenced on the project.
12. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
13. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.
14. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer have final authority on landscape placement in required easement areas.
15. All interior roads shall be constructed to Park City Engineering standards. Final grades, storm drainage and width to be approved by the City Engineer.
16. Interior roads are proposed to be private and maintained by the HOA.
17. An HOA shall be in place to maintain and govern the property.
18. An open space use plan shall be approved by the Park City Planning Department and shall be included as part of the development agreement. Such uses shall be consistent with the LMC and shall include ski runs, hiking/biking trails and related ski improvements such as snow making and signage as needed and appropriate.
19. A trails master plan that is consistent with the city's needs and desires shall be forwarded by the City Trails personnel and approved by both the applicant and the Park City Planning Department, which would be part of the recorded development agreement.
20. The applicant shall allow a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access, and shall be shown on the plat.
21. The proposal shall comply with all Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on January 10, 2018.

22. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
23. The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.
24. Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4<sup>th</sup> weekend, Miner's Day weekend, and Tour de Utah.
25. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on January 10, 2018.
26. The applicant shall record a plat prior to selling individual units.
27. A deed restriction all affordable housing units shall be recorded prior building permit issuance.
28. The CCRs shall be submitted with the plat for review and approval by the City prior to final plat recordation.
29. The CCRs submitted with condominium plats that include any deed restricted affordable housing units shall limit the HOA dues related to the deed restricted employee housing unit in order to ensure that the units remain affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the units (or exempt the units from HOA fees) to ensure that the units don't lose their affordability due to HOA fees. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
30. The Conditional Use Permit shall expire on January 10, 2019, unless an extension is requested in writing prior to expiration date and the extension is granted by the Planning Director.
31. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be submitted with the building permit application for approval by the Planning, Building, and Engineering Department, and shall be in substantial conformance with the plans reviewed by the Planning Commission on January 10, 2018.
32. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
33. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.

Please be aware that this approval in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

As the applicant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission meeting are available in the Planning Department office.

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, Utah 84060-1480  
Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060

Rory Murphy  
22 January 2018  
Page 13 of 13

If you have questions regarding your applications or the action taken please don't hesitate to contact me at 435-615-5064 or [fastorga@parkcity.org](mailto:fastorga@parkcity.org).

Sincerely,



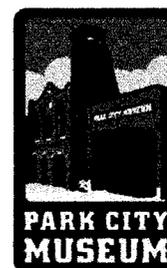
Francisco Astorga, AICP  
Senior Planner

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, Utah 84060-1480  
Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060

**EXHIBIT C**  
**CULTURAL SURVEY**

March 7, 2017

Rory Murphy  
2590 Sidewinder Drive  
Park City, UT 84060



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Sydney Reed

Randy Scott

Zibby Tozer

Dear Rory,

Thank you for contacting the Park City Historical Society & Museum regarding cultural or historical assets on your property on Lowell Avenue.

In reviewing the Sanborn Fire Insurance maps from 1907, 1929 and 1949, I did not find any structures on Block 42. The other blocks 35, 38, 39, 43, 44, 45 and 48 do not show on any of these maps

Further exploration of our extensive historic photo collection revealed that the historic Crescent Tramway lies on this property. The railroad grade is shown on the Alt/NSPS Land Title Survey (created by Evergreen Engineering dated January 17, 2017) that you provided, and is described as "pedestrian access easement for Nastar LLC". The railroad grade is also called out in the Easement Detail on this survey.

The Crescent Tramway was a narrow gauge railway constructed in 1883 to haul ore from the Crescent mine, located near the head of Thaynes Canyon, to the Mackintosh or Crescent Sampler (near Heber Ave). The tramway used two steam Shay engines, the Prospector and the Maude Withey to haul the ore cars. Plagued by derailment and winter avalanche conditions, the rail line wasn't very successful. The Crescent mine closed in 1900. In 1901, the Silver King replaced the tramway with a more reliable aerial bucket system.

Park City residents petitioned City Council to purchase the tramway bed and keep it open to the public. In 1916 the city constructed a cement walkway from Park Ave to Empire. Parts of this have since disappeared under development or roads. A section of the tramway grade above Empire Ave has become North Star Drive.

The Park City Historical Society & Museum has periodically led tours from Main Street along the Crescent Tramway railroad grade. From the intersection of the tramway with Treasure Hollow ski run and extending almost all the way to the site of the Crescent mine, the grade has become a popular hiking and mountain bike trail called Crescent Mine Grade (CMG). We would urge you to keep this easement available for pedestrian access so future generations can marvel at the tenacity of past residents and business owners and their extraordinary efforts in building a narrow gauge railroad so far into the mountain wilderness.

Sincerely,

Sandra Morrison,  
Executive Director

**EXHIBIT D**  
**MINE SITE STUDIES**

Blue Ledge Consulting  
2334mStringham Avenue  
Salt Lake City, Utah 84109

February 22, 2017

Mr. Rory Murphy  
CRH Partners  
2590 Sidewinder Drive  
Park City, UT 84060

Dear Rory:

You have requested a determination if there are any mining related features located on a parcel of land known as the Nastar Parcel which is also known as Parcels SA-315, SA-318 and SA-321. The land is located south of the Park City Resort complex on an eastern facing hillside.

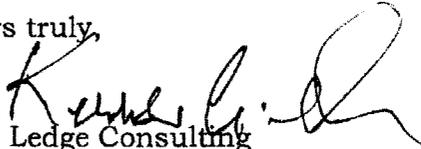
The land has its origin as platted City lots and is part of the Snyder's Addition to Park City. This is important because the land is not mining in origin. That is, a mining claim or claims did not establish this land. Had this been the case, there very well could be mine related features such as a discovery pit, shaft or other mining related feature on the property.

I have reviewed the available information which is sparse but includes U. S. G. S. Professional Paper No. 77 by Boutwell, Francis L. Colliers Mining Claim Map of the Park City area, numerous aerial photographs, mine claim maps, other maps and reports. The Minola Tunnel entrance is south and west of the property but does not appear to cross the property boundary at depth. The depot tunnel is located south of the land in the area of Creole Gulch. Neither one of these features appear to occur within or impact the property.

Based on my review of the available information there does not appear to be a mining related feature on the property owned by CRH Partners.

This should be verified in the field sometime in the future when the snow leaves the ground. I will be glad to help you with that if you like.

Yours truly,



Blue Ledge Consulting  
Kerry C. Gee, President  
Utah Professional Geologist No. 5260881-2250

Blue Ledge Consulting  
2334 Stringham Avenue  
Salt Lake City, Utah 84109

May 26, 2017

Mr. Rory Murphy  
CRH Partners  
2590 Sidewinder Drive  
Park City, UT 84060

Dear Rory:

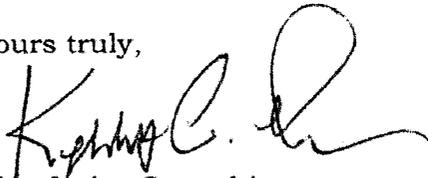
You have requested a determination if there are any mining related features located on a parcel of land known as the Nastar Parcel which is also known as Parcels SA-315, SA-318 and SA-321. The land is located south of the Park City Resort complex on an eastern facing hillside.

As per my letter of February 22, 2017 I have visited the property referenced above. I did not find anything that resembled a mine related feature on the property.

If I can be of service in the future please let me know.

Good luck with your project.

Yours truly,



Blue Ledge Consulting  
Kerry C. Gee, President  
Utah Professional Geologist No. 5260881-2250

**EXHIBIT E**

**PROPOSED EXPORT FILL**

**Placement Exhibit and Possible  
Fill Locations**



**Kings Crown**  
potential fill locations

**Legend**  
areas for fill



Google earth  
© 2011 Google

**EXHIBIT F**

**SFD APPROXIMATE EXCAVATION QUANTITIES**

King's Crown  
 Single Family Homes  
 Approximate Excavation Quantities  
 January 4, 2017  
 Prepared by Evergreen Engineering, Inc.

Lot	Avg Cut (sf)	Width (ft)	Total Cut (cf)	Total Cut (cy)
3	710	20	14200	526
4	710	20	14200	526
5	710	20	14200	526
6	460	30	13800	511
7	460	30	13800	511
8	260	30	7800	289
9	220	25	5500	204
10	295	18	5310	197
11	198	18	3564	132
12-21	0	25	0	0
22	427	25	10675	395
23	656	23	15088	559
24	776	24	18624	690
25	689	24	16536	612
26	665	24	15960	591
27	553	20	11060	410
28	515	20	10300	381
29	535	20	10700	396
			<b>TOTAL</b>	<b>7456</b>

**EXHIBIT G**  
**GENERAL DRAWINGS**

# CRH PARTNERS

# KING'S CROWN

# MASTER PLANNED DEVELOPMENT

## 1201-1299 LOWELL AVENUE

## PARK CITY, UTAH

### MPD SUBMITTAL

### 10.27.2017

#### PROJECT CONTACT INFORMATION

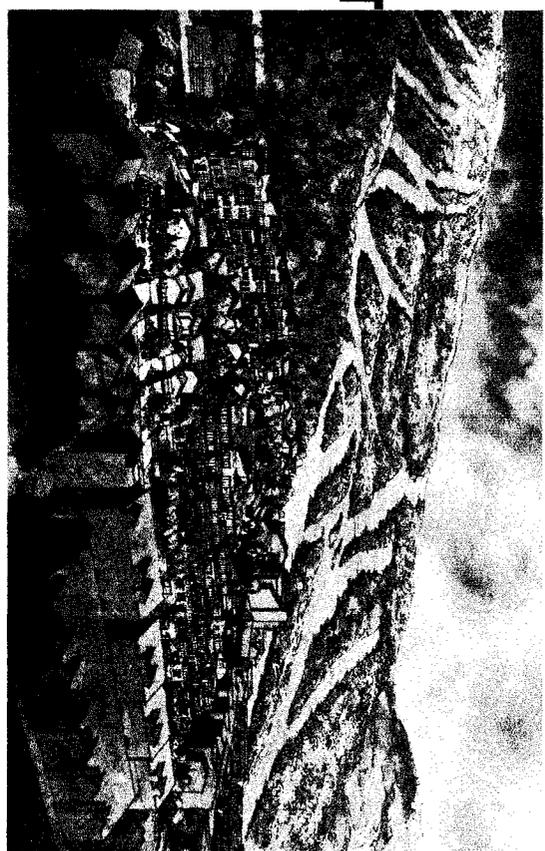
<b>OWNER</b>	<b>ARCHITECT</b>	<b>CONTRACTOR</b>
CRH Partners, L.P. (a subsidiary of) 1887 Gold Point Loop, Suite 800 Park City, Utah 84303 Telephone: 435.640.5046 Contact: Roy Murphy email: pmurphy@crhpartners.com	NOV Architects, LLC 1725 E. 900 S., Suite 200 Salt Lake City, Utah 84111 Telephone: 801.712.4078 Contact: James Crivello, AIA, LEED AP email: jcrivello@nov-arch.com	1725 E. 900 S., Suite 200 Salt Lake City, Utah 84111 Telephone: 801.712.4078 Contact: James Crivello, AIA, LEED AP email: jcrivello@nov-arch.com
<b>CIVIL ENGINEER</b>	<b>LANDSCAPE ARCHITECT</b>	<b>STRUCTURAL ENGINEER</b>
Evergreen Engineering 14075 Borenson Dr. #100, Park City, UT 84303 Telephone: 435.640.9719 Fax: 435.640.9407 email: camour@evergreen-eng.com	161st 561 East 3rd Avenue, Building B, Park City, Utah 84303 Telephone Number: 435.770.1960 email: mchadwick@161st.com	Jopart Engineering 8830 N. Upper Canyon Lane Park City, Utah 84303 Telephone: 435.653.9575 Fax: 435.653.9576 Contact: Pete Jopart email: pjopart@jopart-engineering.com
<b>PLUMBING ENGINEER</b>	<b>ELECTRICAL ENGINEER</b>	<b>INTERIOR DESIGNER</b>
Mechanical Engineers 1000 North 2000 West, Suite 100 Salt Lake City, Utah 84116 Telephone: 801.239.2189 Fax: 801.237.1414 email: rresdale@me.com	BNV Consulting Engineers 5811 Lake City, Utah 84111 Telephone: 801.532.2395 Fax: 801.532.2395 Contact: John Bove email: jbove@bnv.com	BNV Consulting Engineers 5811 Lake City, Utah 84111 Telephone: 801.532.2395 Fax: 801.532.2395 Contact: John Bove email: jbove@bnv.com

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CIVIL DRAWINGS	L102 MATERIALS PLAN
ADA ADA SITE PLAN	ARCHITECTURAL SITE DRAWINGS
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COVER SHEET

GI-001

PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS:

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARBAIT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LO/CI  
 INTERIOR: WOW +



Copyright, NOVEMBER, LLC, 2011

**EXHIBIT H**  
**CIVIL DRAWINGS (ALTA & SLOPE)**

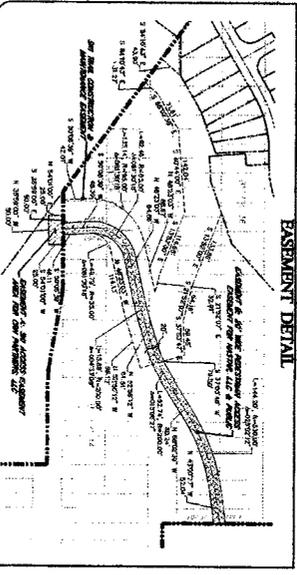
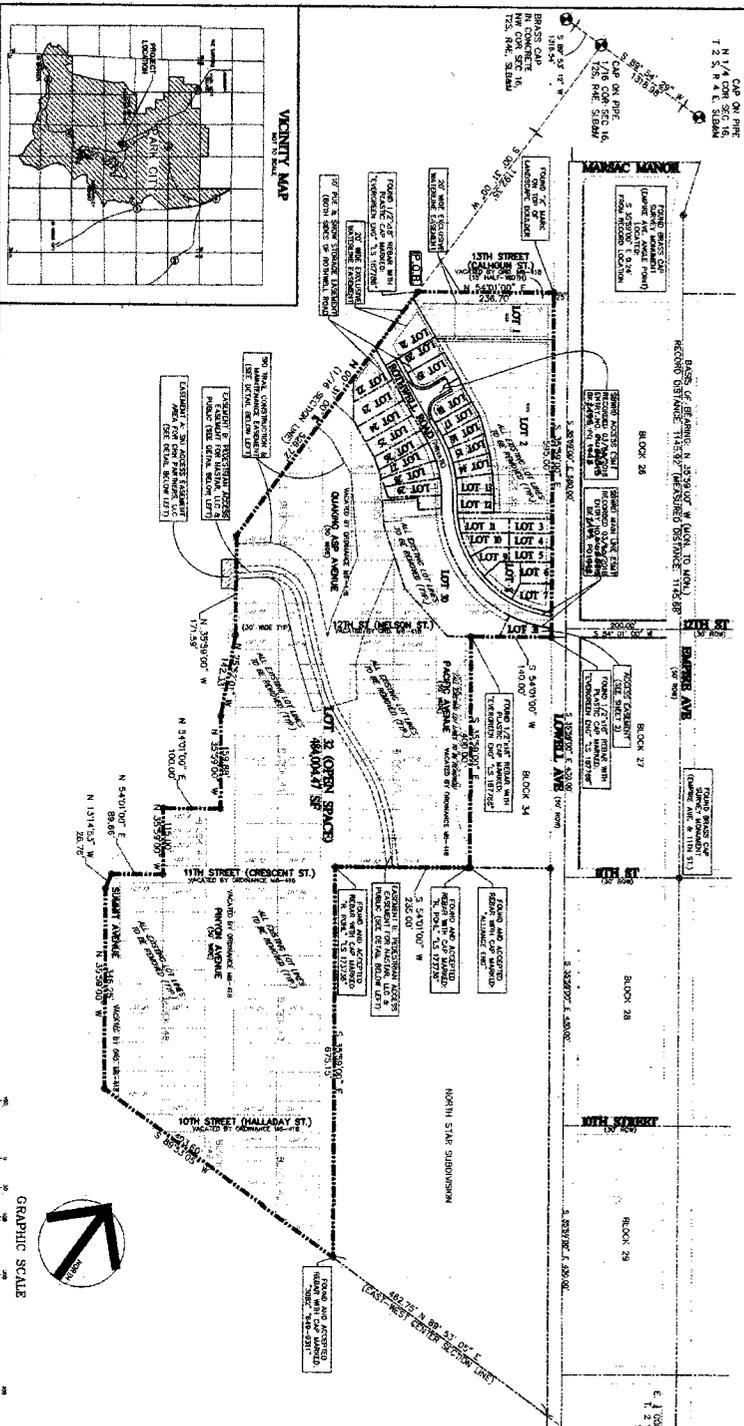




**EXHIBIT I**  
**PROPOSED PLAT (UPDATED)**

# KING'S CROWN RE-SUBDIVISION (A 32 LOT RESIDENTIAL SUBDIVISION)

LOCATED IN SECTION 16  
TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,  
PARK CITY, SUMMIT COUNTY, UTAH



**NARRATIVE**

1. The project is located in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah.
2. The project consists of 32 lots, each with a minimum area of 1,000 square feet.
3. The project is situated on a 10-acre parcel owned by Kings Crown LLC.
4. The project is a residential subdivision with a maximum density of 32 units per acre.
5. The project is in compliance with the Utah Subdivision Map Act and the Summit County Subdivision Ordinance.
6. The project is being developed by Kings Crown LLC.
7. The project is being developed for residential use.
8. The project is being developed in accordance with the approved subdivision map.
9. The project is being developed in accordance with the approved plat.
10. The project is being developed in accordance with the approved plat.
11. The project is being developed in accordance with the approved plat.
12. The project is being developed in accordance with the approved plat.
13. The project is being developed in accordance with the approved plat.
14. The project is being developed in accordance with the approved plat.
15. The project is being developed in accordance with the approved plat.



**SUBDIVISION CERTIFICATE**

I, the undersigned, being a duly qualified and licensed professional engineer, do hereby certify that I am a licensed professional engineer in the State of Utah, and that I am duly qualified to prepare and certify subdivision maps, and that I have prepared and certified the above described subdivision map, and that the same is in accordance with the provisions of the Utah Subdivision Map Act, and that the same is in accordance with the provisions of the Summit County Subdivision Ordinance, and that the same is in accordance with the provisions of the approved subdivision map, and that the same is in accordance with the provisions of the approved plat.

*[Signature]*  
 August 24, 2018

**Evergreen Engineering, Inc.**  
 1000 West 1000 North, Suite 1000, Park City, UT 84302  
 Phone: (435) 765-1234  
 Fax: (435) 765-5678  
 Email: info@evergreeneng.com

**CITY ENGINEER**  
 THIS PLAN IS IN COMPLIANCE WITH THE SUBDIVISION MAP ACT AND THE SUMMIT COUNTY SUBDIVISION ORDINANCE. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE APPLICABLE LAWS AND REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

*[Signature]*  
 CITY ENGINEER

**SANDYVILLE BASIN WATER RECLAMATION DISTRICT**  
 REQUEST FOR COMMENTARY ON SANDYVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS DAY OF

*[Signature]*  
 SANDYVILLE BASIN WATER RECLAMATION DISTRICT

**CITY PLANNING COMMISSION**  
 APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF

*[Signature]*  
 CITY PLANNING COMMISSION

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM ON THIS DAY OF

*[Signature]*  
 CITY ATTORNEY

**COUNCIL APPROVAL & ACCEPTANCE**  
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS DAY OF

*[Signature]*  
 CITY COUNCIL

**CERTIFICATE OF ATTEST**  
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL ON THIS DAY OF

*[Signature]*  
 CITY CLERK

**RECORDED**  
 RECORDED AND FILED AT THE REQUEST OF  
 KING'S CROWN RE-SUBDIVISION  
 AUGUST 24, 2018  
 COUNTY CLERK

**BASINMENT A**

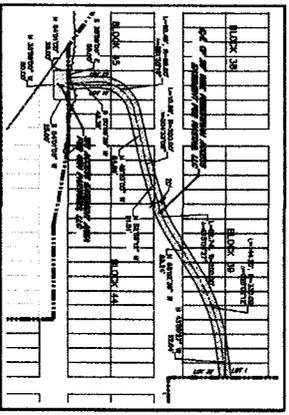
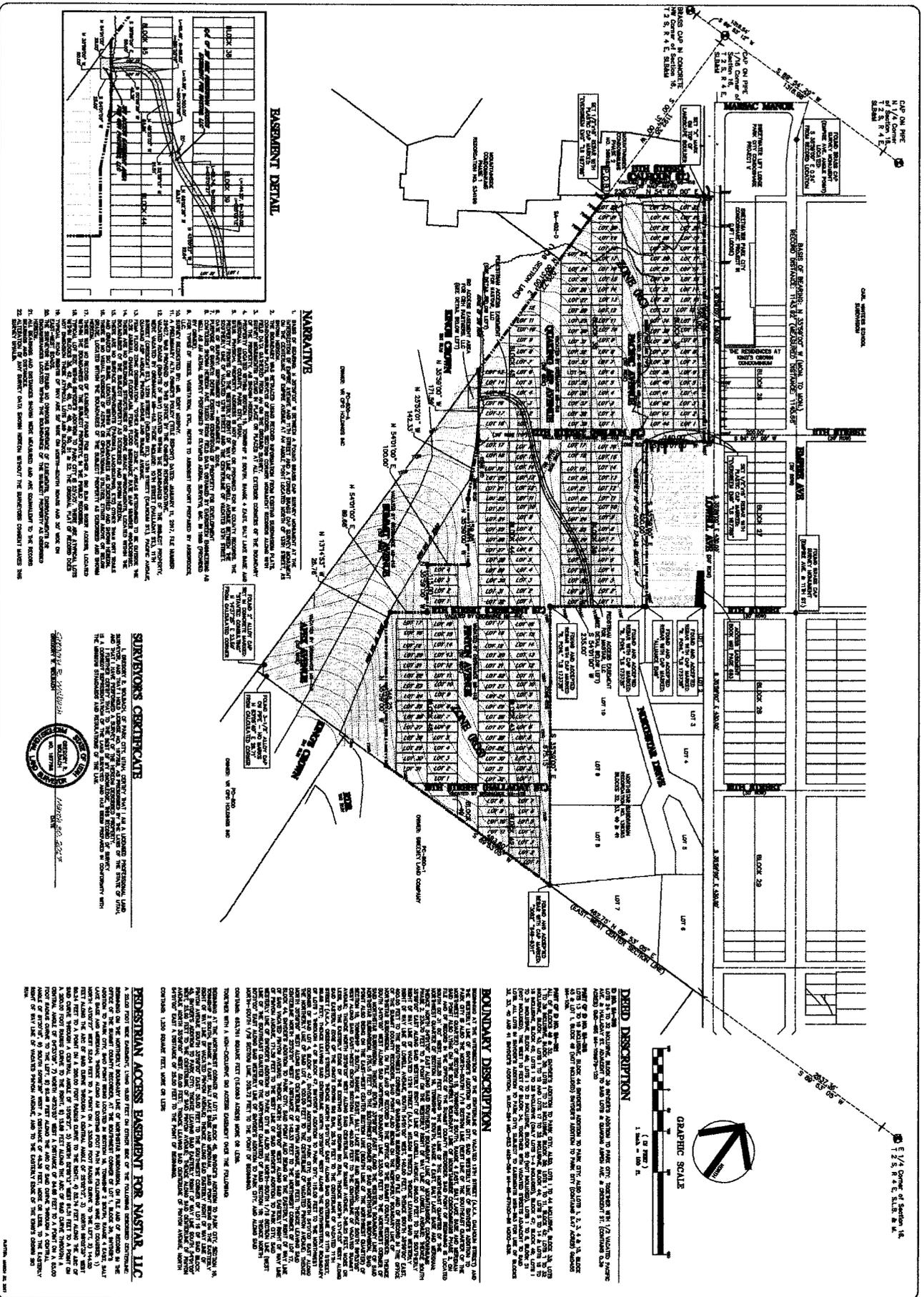
OWNER'S DEMONSTRATION AND CONSENT TO RECORD

THE UNDERSIGNED, BEING A DULY QUALIFIED AND LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF UTAH, AND THAT I AM DULY QUALIFIED TO PREPARE AND CERTIFY SUBDIVISION MAPS, AND THAT I HAVE PREPARED AND CERTIFIED THE ABOVE DESCRIBED SUBDIVISION MAP, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH SUBDIVISION MAP ACT, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUMMIT COUNTY SUBDIVISION ORDINANCE, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED SUBDIVISION MAP, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLAT.

KING'S CROWN RE-SUBDIVISION



**EXHIBIT J**  
**SURVEY**



**BASEMENT DETAIL**

- NARRATIVE**
1. THIS SURVEY WAS CONDUCTED BY EVERGREEN ENGINEERING, INC. (E.E.I.) FOR THE PURPOSE OF DETERMINING THE EXISTING CONDITIONS OF THE PROPERTY DESCRIBED IN THE SUBDIVISION MAP AND RECORDING THE SAME.
  2. THE PROPERTY WAS SURVEYED BY E.E.I. ON OR ABOUT [DATE].
  3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE NATIONAL MAP ACTING SURVEYORS' BOARD (N.M.A.S.B.) MANUAL AND THE NATIONAL BOARD OF SURVEYING AND MAPPING (N.B.S.M.) STANDARDS.
  4. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
  5. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
  6. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
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  20. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
  21. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
  22. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:

**SURVEYOR'S CERTIFICATE**

I, [Name], a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the above described survey and that I am a duly Licensed Professional Engineer in the State of Colorado. I am a member of the National Board of Surveying and Mapping (N.B.S.M.) and the National Map Acting Surveyors' Board (N.M.A.S.B.).

*[Signature]*  
 [Name]  
 [Title]

**BOUNDARY DESCRIPTION**

THE BOUNDARY OF THE PROPERTY DESCRIBED IN THE SUBDIVISION MAP AND RECORDING THE SAME IS DESCRIBED AS FOLLOWS:

1. THE BOUNDARY OF THE PROPERTY DESCRIBED IN THE SUBDIVISION MAP AND RECORDING THE SAME IS DESCRIBED AS FOLLOWS:

2. THE BOUNDARY OF THE PROPERTY DESCRIBED IN THE SUBDIVISION MAP AND RECORDING THE SAME IS DESCRIBED AS FOLLOWS:

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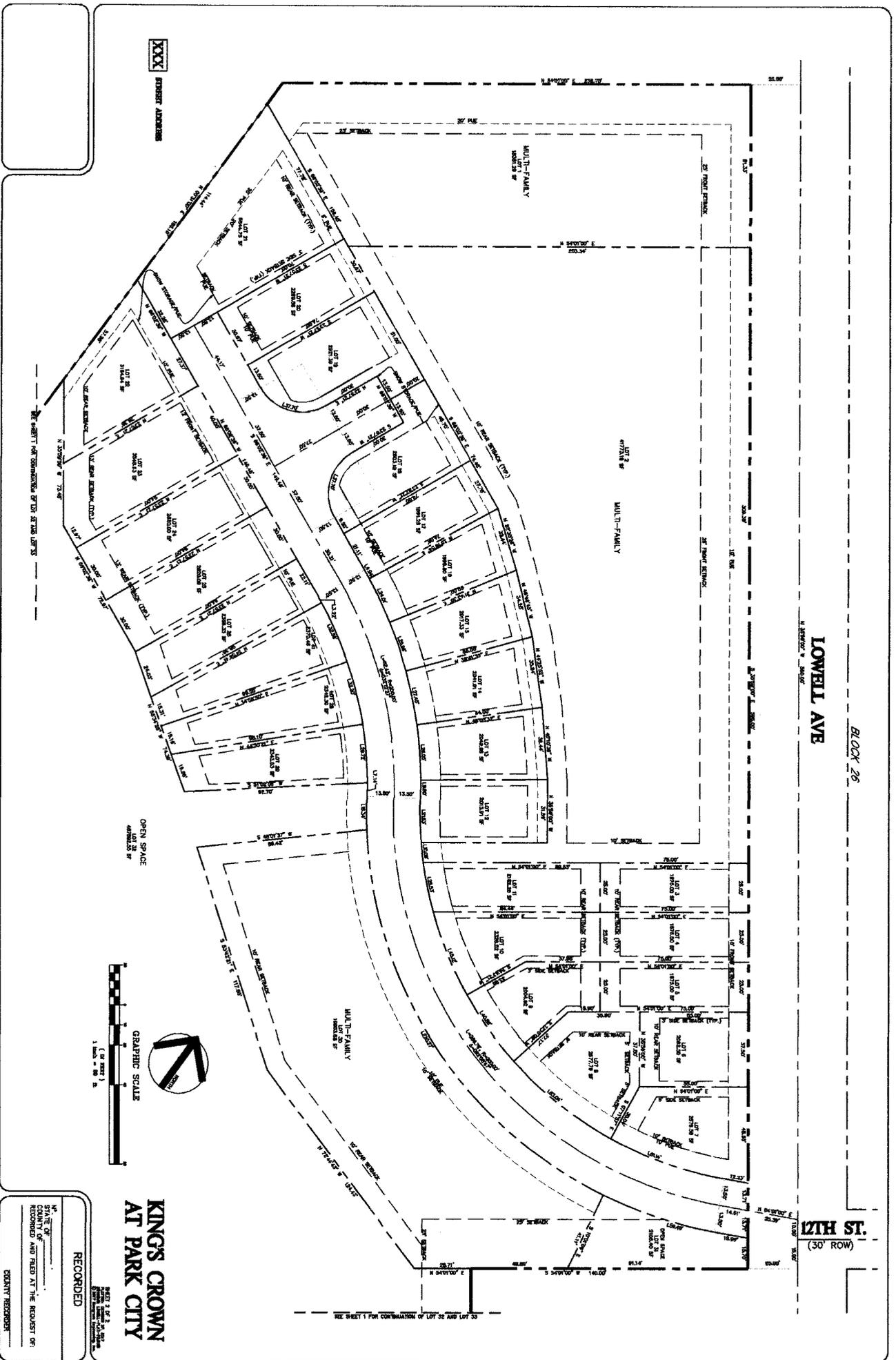
21. THE BOUNDARY OF THE PROPERTY DESCRIBED IN THE SUBDIVISION MAP AND RECORDING THE SAME IS DESCRIBED AS FOLLOWS:

22. THE BOUNDARY OF THE PROPERTY DESCRIBED IN THE SUBDIVISION MAP AND RECORDING THE SAME IS DESCRIBED AS FOLLOWS:

<p><b>EXISTING CONDITIONS SURVEY</b></p> <p><b>KING'S CROWN</b></p> <p>DATE: [ ] / [ ] / [ ]</p> <p>BY: [ ]</p> <p>FOR: [ ]</p>	<p><b>LOWELL-BROOK</b></p> <p>DATE: [ ] / [ ] / [ ]</p> <p>BY: [ ]</p> <p>FOR: [ ]</p>	<p><b>EVERGREEN ENGINEERING, INC.</b></p> <p>1234 Main Street, Suite 100              Park City, UT 84302              Phone: (435) 768-1234              Fax: (435) 768-5678              E-mail: info@evergreeneng.com</p>	<p><b>EVERGREEN ENGINEERING, INC.</b></p> <p>1234 Main Street, Suite 100              Park City, UT 84302              Phone: (435) 768-1234              Fax: (435) 768-5678              E-mail: info@evergreeneng.com</p>
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**EXHIBIT K**  
**CIVIL DRAWINGS**

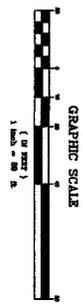




PROJECT ADDRESS

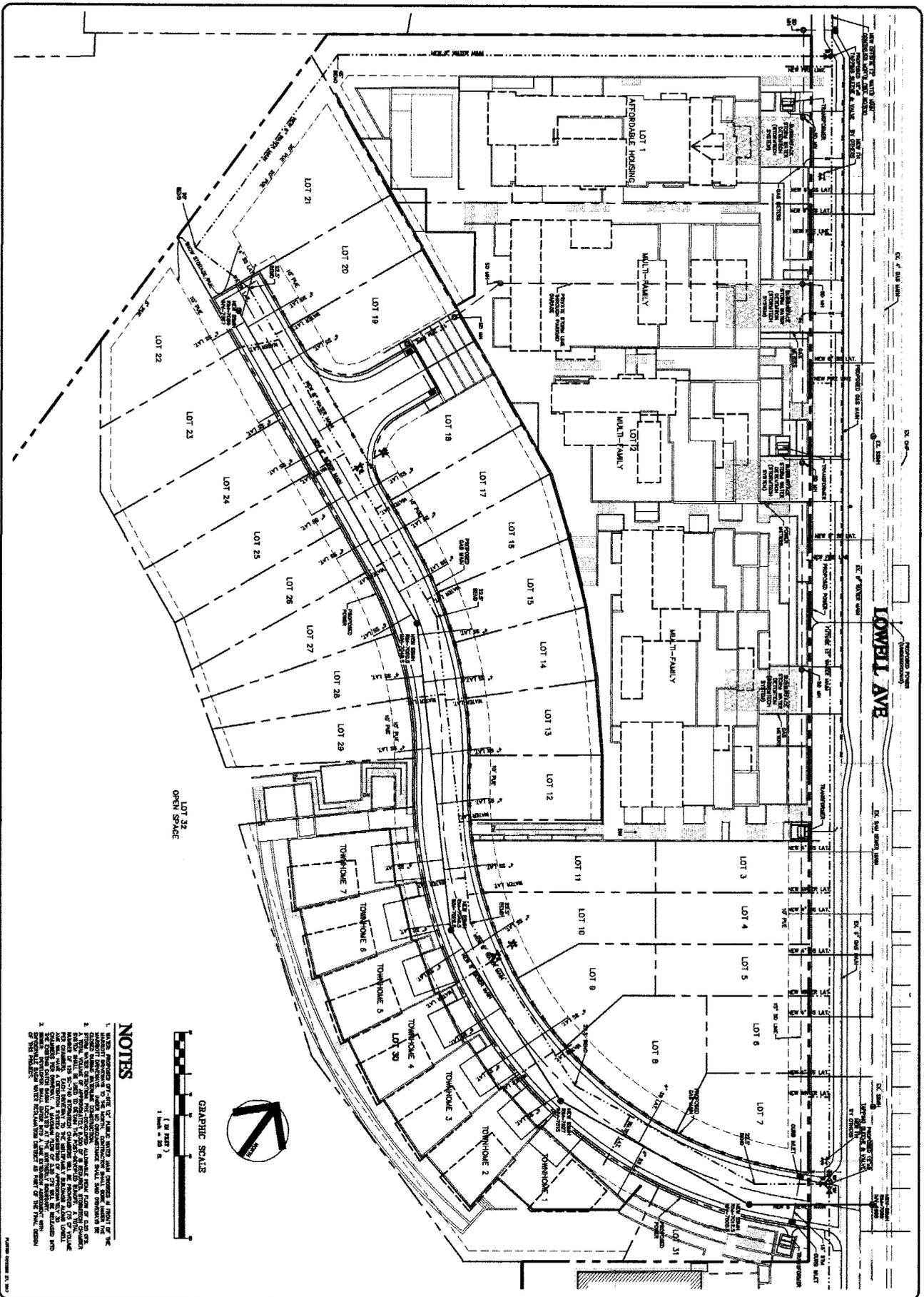
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LOWELL AVE

12TH ST.  
(30' ROW)



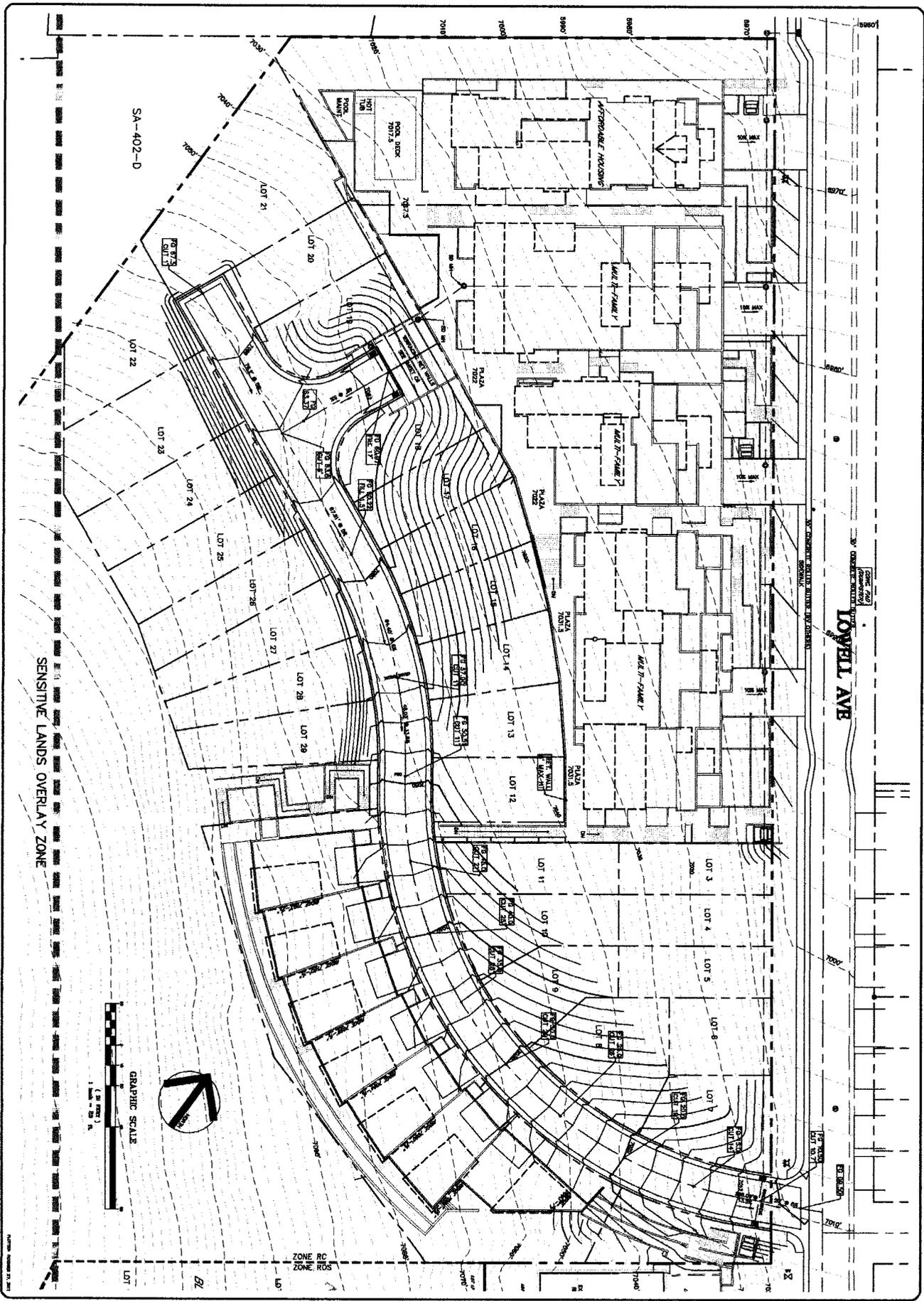
KINGS CROWN  
AT PARK CITY

RECORDED  
STATE OF  
RECORDED AND FILED AT THE REQUEST OF  
COUNTY RECORDER

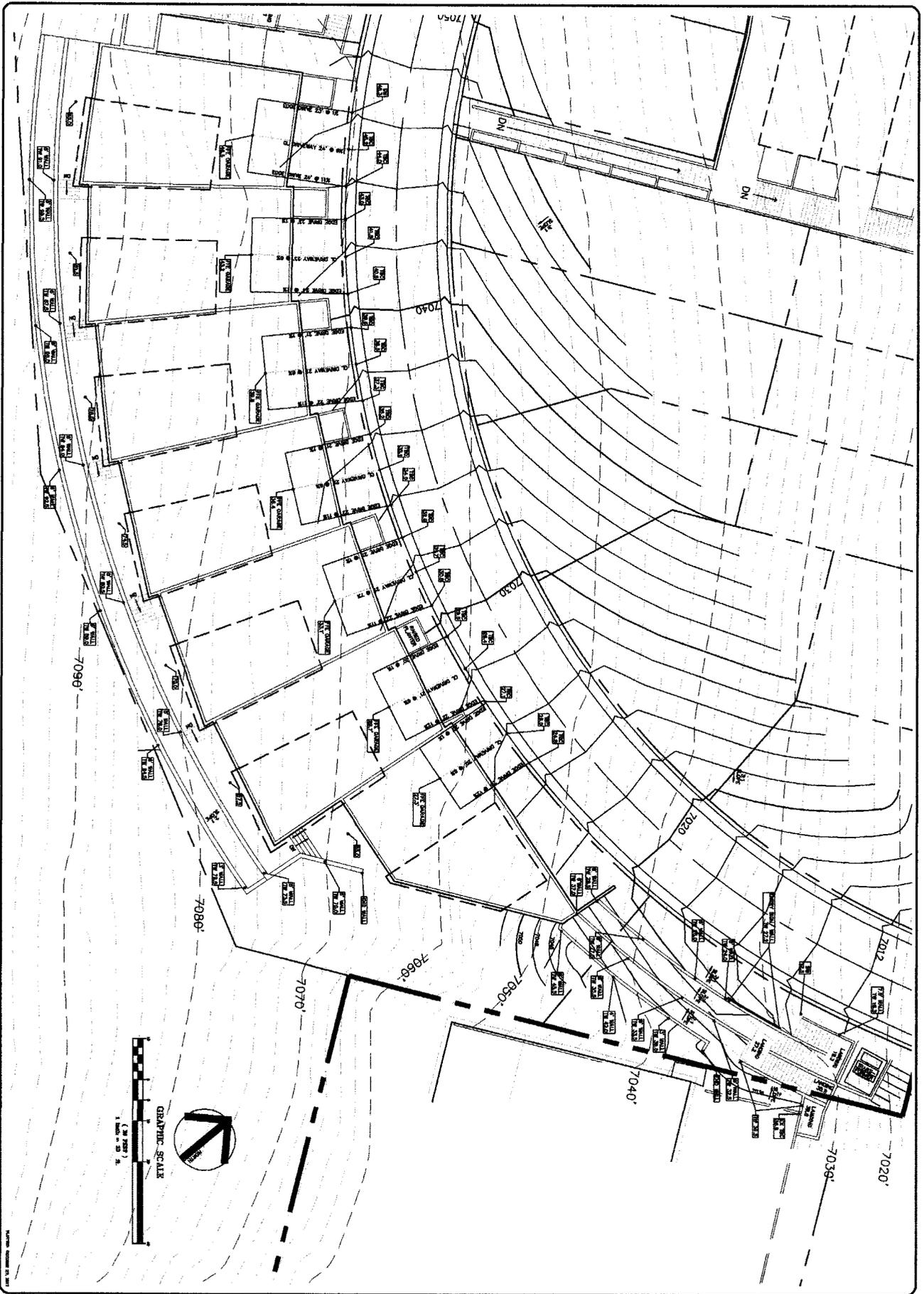


- NOTES**
1. UNLESS INDICATED OTHERWISE, ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPROPRIATE CODES AND STANDARDS.
  2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPROPRIATE CODES AND STANDARDS.
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  31. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPROPRIATE CODES AND STANDARDS.

<b>SHEET C3</b>	<b>PRELIMINARY UTILITY PLAN KING'S CROWN</b>	DATE: <b>10/15/2013</b>	DRAWN BY: <b>WOW</b>	CHECKED BY: <b>WOW</b>
<p>WOW ARCHITECTS      LOWELL-GRUBER      PROJECT NO. 1005</p>		<p>EVERGREEN ENGINEERING, INC.</p> <p>1570 Business Drive • Suite 104 P.O. Box 2881 • Park City, Utah • 84002 Phone: (435) 948-9877 • Fax: (435) 948-9219 E-mail: office@evergreen-eng.com</p>		



<p><b>SHEET 04</b></p>	<p><b>PRELIMINARY GRADING PLAN KING'S CROWN</b></p>	<p>DATE: 07/15/17 BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]</p>	<p>PROJECT NO.: 1665 CLIENT: LOWELL-RTD-R</p>	<p><b>Evergreen Engineering, Inc.</b></p> <p><small>Civil Engineering • Land Surveying • Land Planning 1970 Broadway Blvd • Suite 104 P.O. Box 8887 • Park City • Utah • 84060 Phone: (435) 966-7007 • Fax: (435) 966-8220 E-mail: office@evergreen-eng.com</small></p>
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SHEET C5	<h3>DETAILED GRADING PLAN KING'S CROWN</h3>	DESIGNED BY: ADW CHECKED BY: ADW DATE: 05/11/11	REVISIONS COMMENTS DATE BY	<b>Evergreen Engineering, Inc.</b> Civil Engineering • Land Surveying • Land Planning 1870 Research Drive • Suite 104 P.O. Box 2051 • Park City • Utah • 84302 Phone: (435) 949-0997 • Fax: (435) 949-0219 E-mail: info@evergreen-eng.com
DRAWN BY: WDW DATE: 05/11/11	DATE: 05/11/11	© 2011 Evergreen Engineering, Inc.		



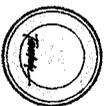
**EXHIBIT L**  
**LANDSCAPE DRAWINGS**



**SITE DETAIL KEY NOTES: DETAIL/SHEET**

- 0.0 EXISTING CONDITIONS/WORK BY OTHERS
  - 0.1 Existing Curbs/Gutters
  - 0.2 Existing Gravel Parking
  - 0.3 Existing Concrete Parking
- 1.0 PAVERMENTS, RAMPS, CURBS
  - 1.1 Concrete Paving
  - 1.2 Asphalt Paving
  - 1.3 Paver
- 2.0 JOINTING
  - 2.1 VMA
- 3.0 STAIRS
  - 3.1 Stair
- 4.0 SITE WALLS/EMBANKMENTS
  - 4.1 Concrete Retaining Wall with Curbs
  - 4.2 Concrete Retaining Wall with Curbs
- 5.0 SITE SIGNATURE
  - 5.1 VMA
- 6.0 DRAINAGE BARRIERS, FENCING
  - 6.1 Fencing
- 7.0 SITE LIGHTING
  - 7.1 VMA
- 8.0 DRAINAGE
  - 8.1 VMA
- 9.0 PLANTING AND LANDSCAPE
  - 9.1 Tree
  - 9.2 Shrub
  - 9.3 Ground Cover
- 10.0 MISCELLANEOUS ELEMENTS
  - 10.1 VMA

PROJECT NAME:  
**King's Crown**  
 Park City, Utah



David J. Baker  
 Registered Professional Engineer  
 State of Utah  
 License No. 12345  
 200 N. 500 E.  
 Park City, UT 84302

**- L2 -**  
**MATERIALS**  
**L1-1**



**EXHIBIT M**  
**ARCHITECTURAL SITE DRAWINGS**



2  
3  
4  
5  
6

3  
4  
5  
6

**SITE AERIAL PLAN**

**AS-001**

PROJECT #:  
160026  
ISSUE DATE:  
10.27.2017  
ISSUE:  
MPD SUBMITTAL  
REVISIONS

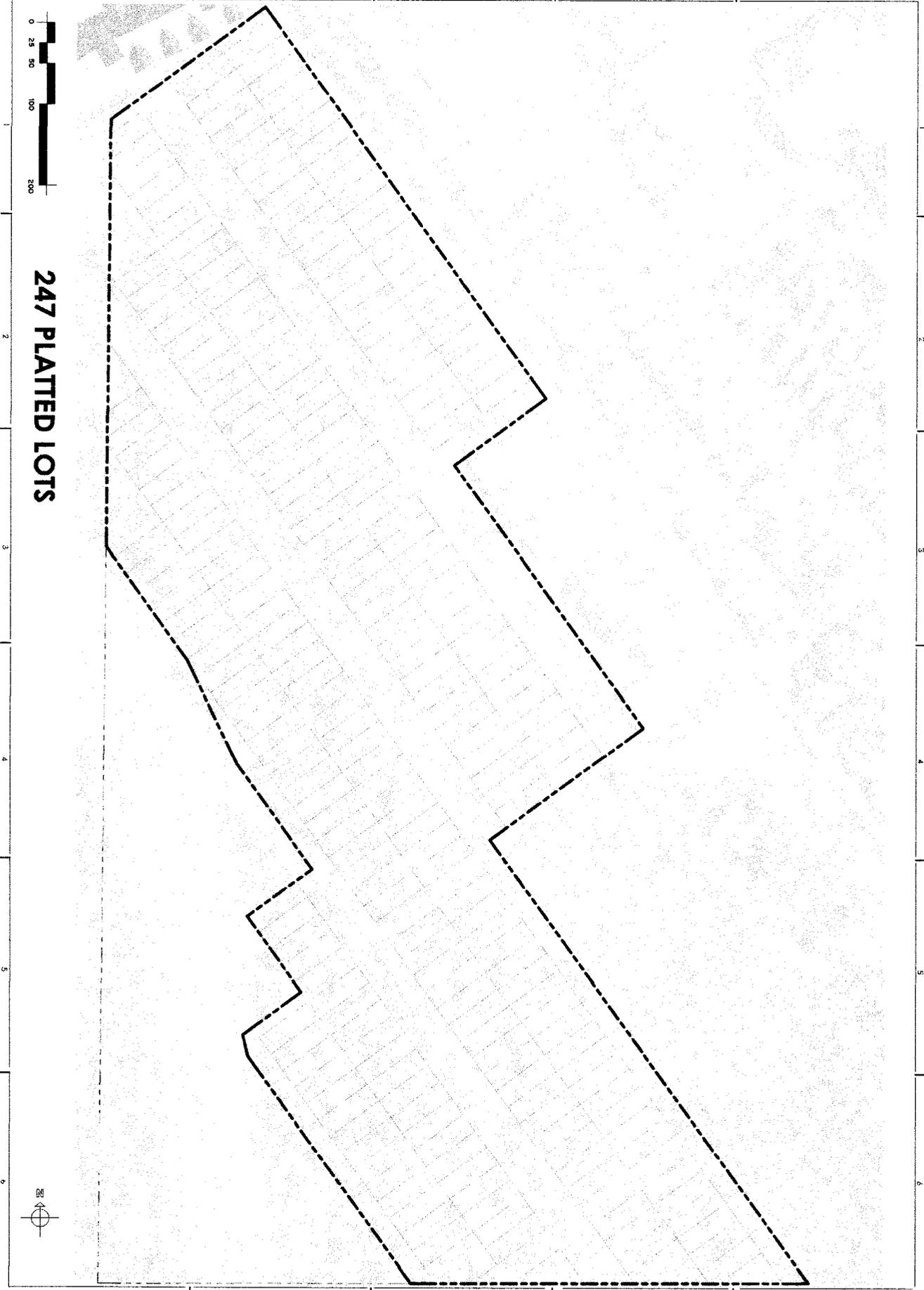
**KING'S CROWN  
MASTER PLANNED DEVELOPMENT**

1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARRAIT ENGINEERING  
MECHANICAL:  
PVE INC  
ELECTRICAL:  
BNA CONSULTING  
LANDSCAPE:  
LOVET  
INTERIOR:  
WOW+

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**



**247 PLATTED LOTS**

CONCEPTUAL MASTER PLAN (C.M.P.)

**EXISTING PLATTED  
CONDITIONS - 247 LOTS**

**AS-002**

PROJECT #:  
160026  
ISSUE DATE:  
10/27/2017  
ISSUE:  
MPD SUBMITTAL  
REVISIONS

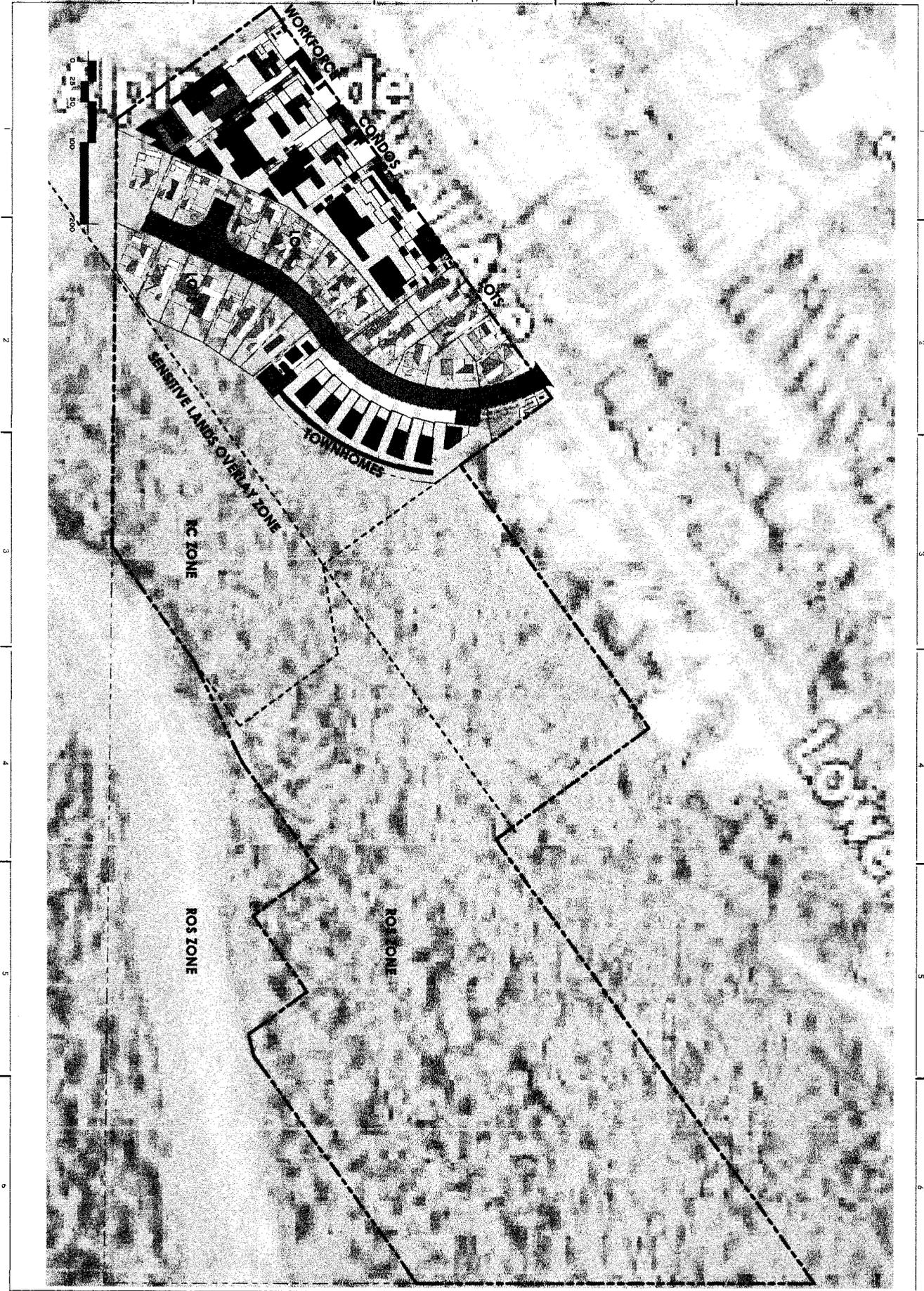
**KING'S CROWN  
MASTER PLANNED DEVELOPMENT**

1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARRATT ENGINEERING  
MECHANICAL:  
PVE INC  
ELECTRICAL:  
BNA CONSULTING  
LANDSCAPE:  
LO/CT  
INTERIOR:  
WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**



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**PROJECT SCOPE**

**AS-003**

PROJECT #:  
160026  
ISSUE DATE:  
10-27-2017  
ISSUE:  
MAP SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JASRAIT ENGINEERING  
MECHANICAL:  
FVE INC  
ELECTRICAL:  
DNA CONSULTING  
LANDSCAPE:  
LOICJ  
INTERIOR:  
WOW+

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**



DATE PLOTTED: 10/27/2017 1:07:47 PM  
DRAWN BY: [unreadable]

**DIAGRAMMATIC SITE PLAN**

**AS-004**

PROJECT # 160026  
ISSUE DATE: 10/27/2017  
ISSUE: MPD SUBMITTAL  
REVISIONS

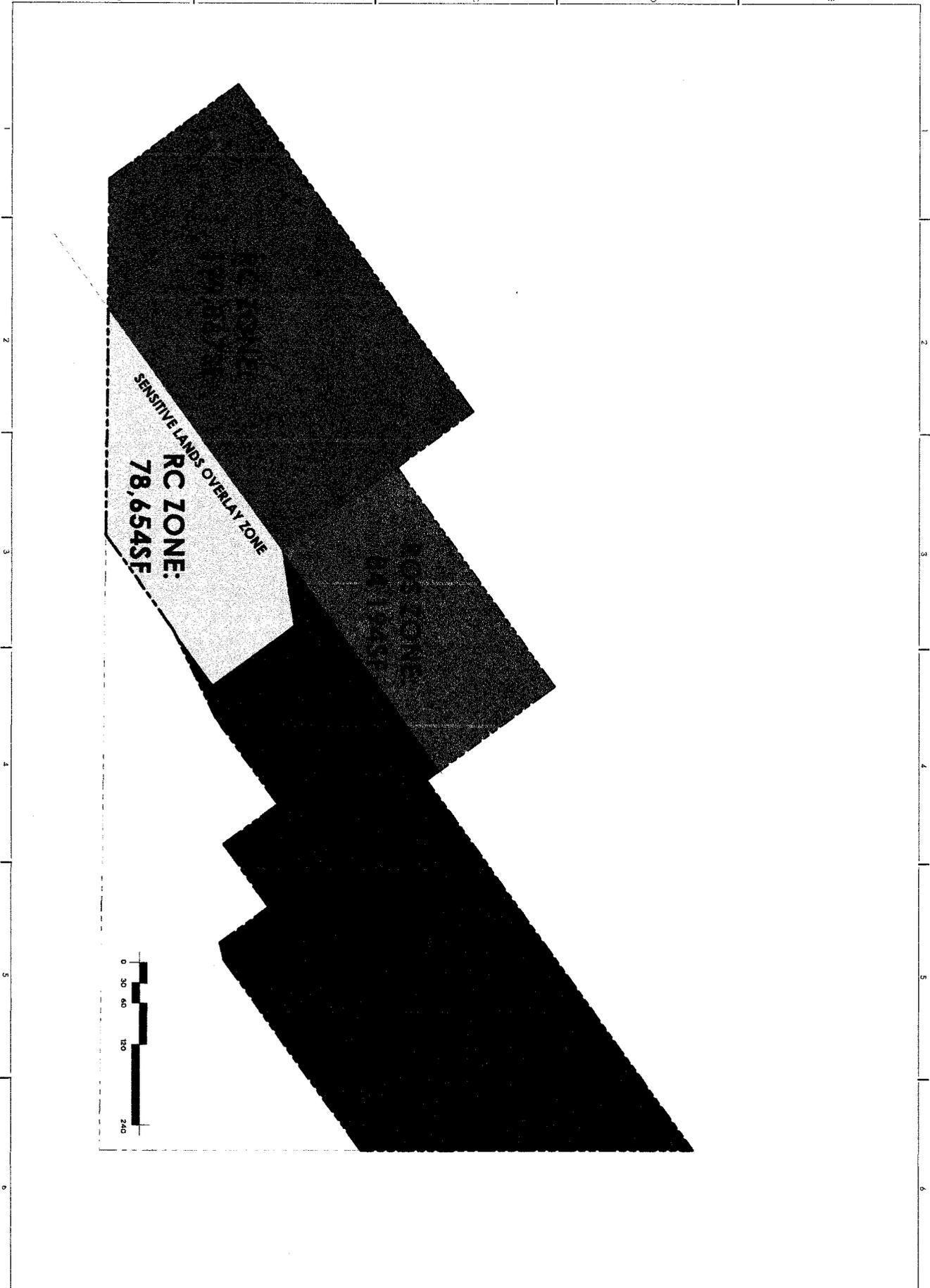
**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL: EVERGREEN  
STRUCTURAL: JARRATT ENGINEERING  
MECHANICAL: PVE INC  
ELECTRICAL: BNA CONSULTING  
LANDSCAPE: LOWE  
INTERIOR: WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**

**EXHIBIT N**  
**SITE COMPLIANCE DRAWINGS**



**PROPERTY ZONE AREA PLAN**  
**AS-005**

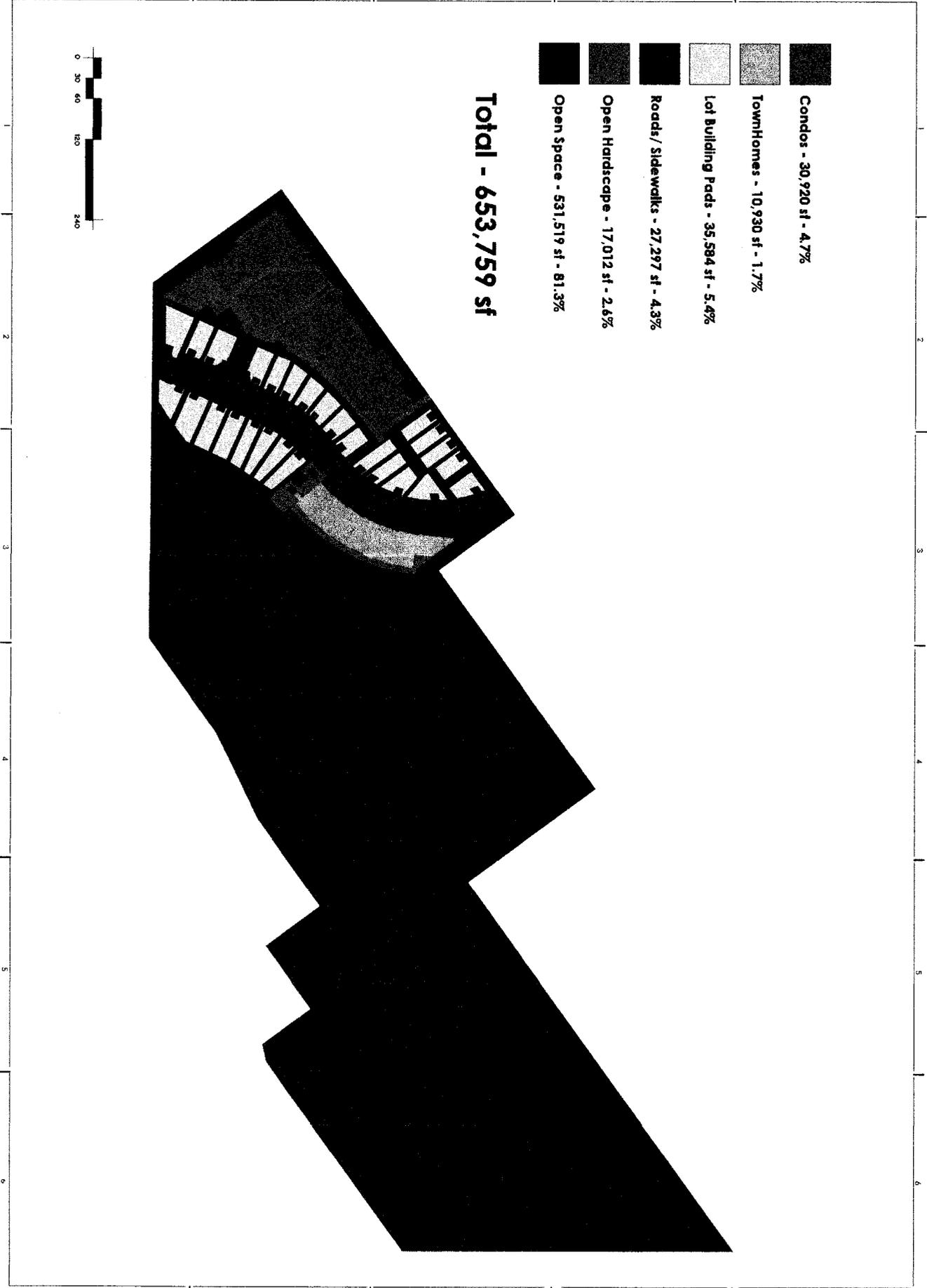
PROJECT #: 160026  
ISSUE DATE: 10/27/2017  
ISSUE: MPD SUBMITTAL REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL: EVERGREEN  
STRUCTURAL: JAKRATTI ENGINEERING  
MECHANICAL: PVE INC.  
ELECTRICAL: BNA CONSULTING  
LANDSCAPE: LO/CI  
INTERIOR: WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**





**OPEN SPACE CALCULATIONS**  
**AS-006**

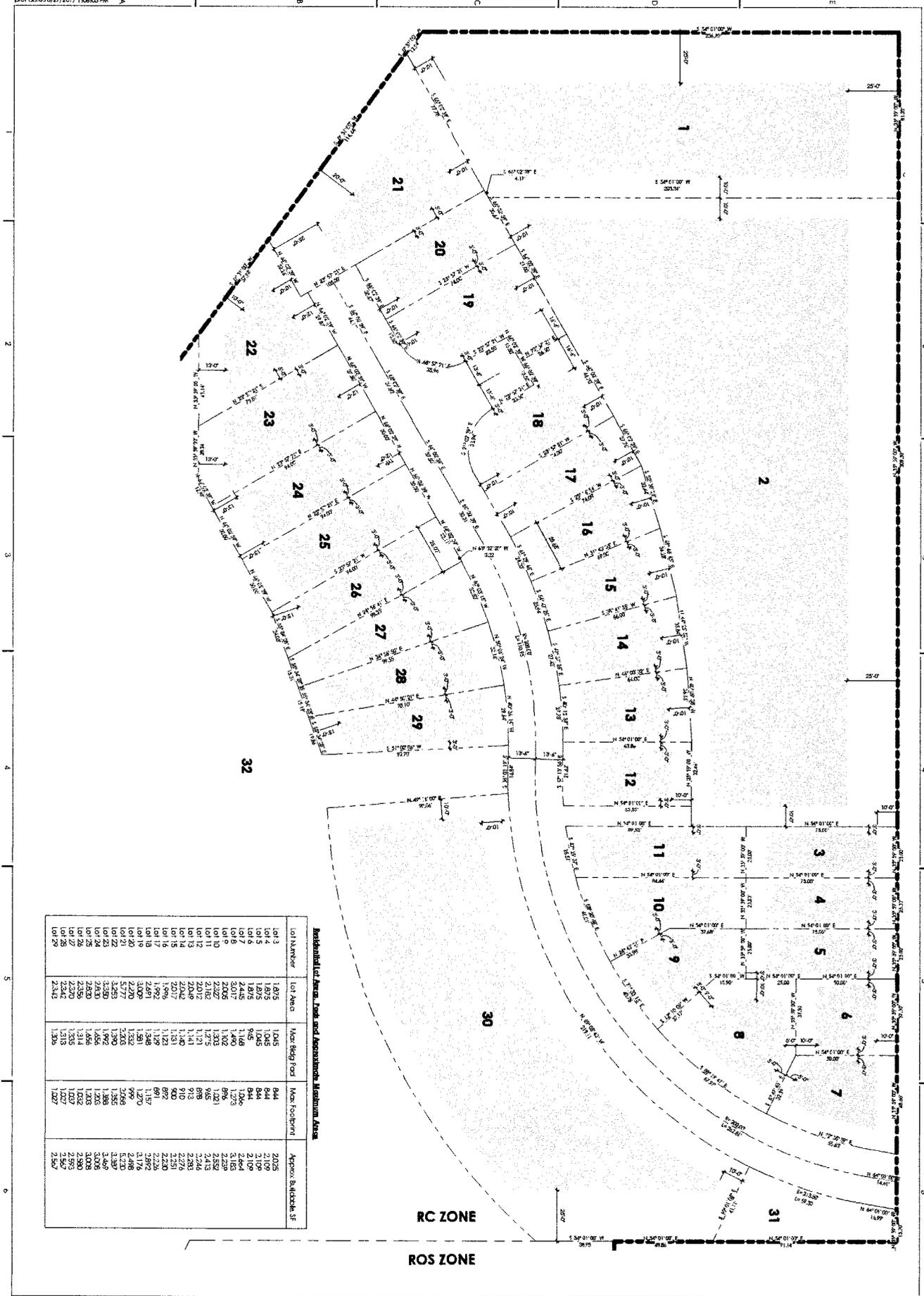
PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS:

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JASRATT ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOCI  
 INTERIOR: WOW

**PRELIMINARY**  
**NOT FOR PERMIT OR CONSTRUCTION**





**Residential Use Area, Park and Amusement, Medium Density**

Lot Number	Lot Area	Max Bldg Foot	Max Footprint	Approx. Buildable SF
101-1	1,935	1,045	844	2,025
101-2	1,975	1,045	844	2,109
101-3	1,975	1,045	844	2,109
101-4	1,975	1,045	844	2,109
101-5	1,975	1,045	844	2,109
101-6	1,975	1,045	844	2,109
101-7	1,975	1,045	844	2,109
101-8	1,975	1,045	844	2,109
101-9	1,975	1,045	844	2,109
101-10	1,975	1,045	844	2,109
101-11	1,975	1,045	844	2,109
101-12	1,975	1,045	844	2,109
101-13	1,975	1,045	844	2,109
101-14	1,975	1,045	844	2,109
101-15	1,975	1,045	844	2,109
101-16	1,975	1,045	844	2,109
101-17	1,975	1,045	844	2,109
101-18	1,975	1,045	844	2,109
101-19	1,975	1,045	844	2,109
101-20	1,975	1,045	844	2,109
101-21	1,975	1,045	844	2,109
101-22	1,975	1,045	844	2,109
101-23	1,975	1,045	844	2,109
101-24	1,975	1,045	844	2,109
101-25	1,975	1,045	844	2,109
101-26	1,975	1,045	844	2,109
101-27	1,975	1,045	844	2,109
101-28	1,975	1,045	844	2,109
101-29	1,975	1,045	844	2,109

**BUILDING PADS/  
SETBACKS**

**AS-007**

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PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 REVISIONS

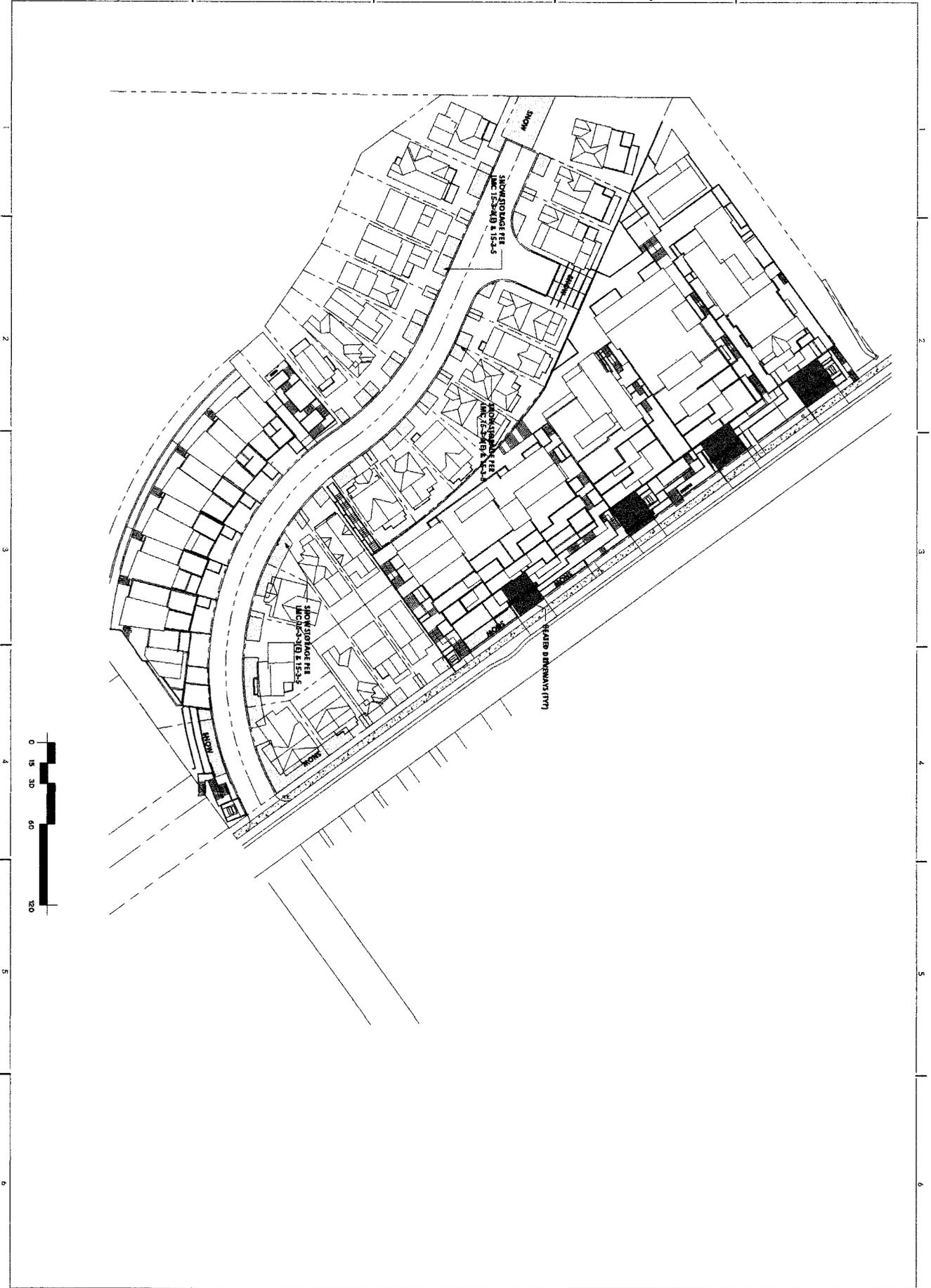
**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT

1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARFATI ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOIC  
 INTERIOR: WOW+

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**





**SNOW STORAGE  
DIAGRAM**

**AS-008**

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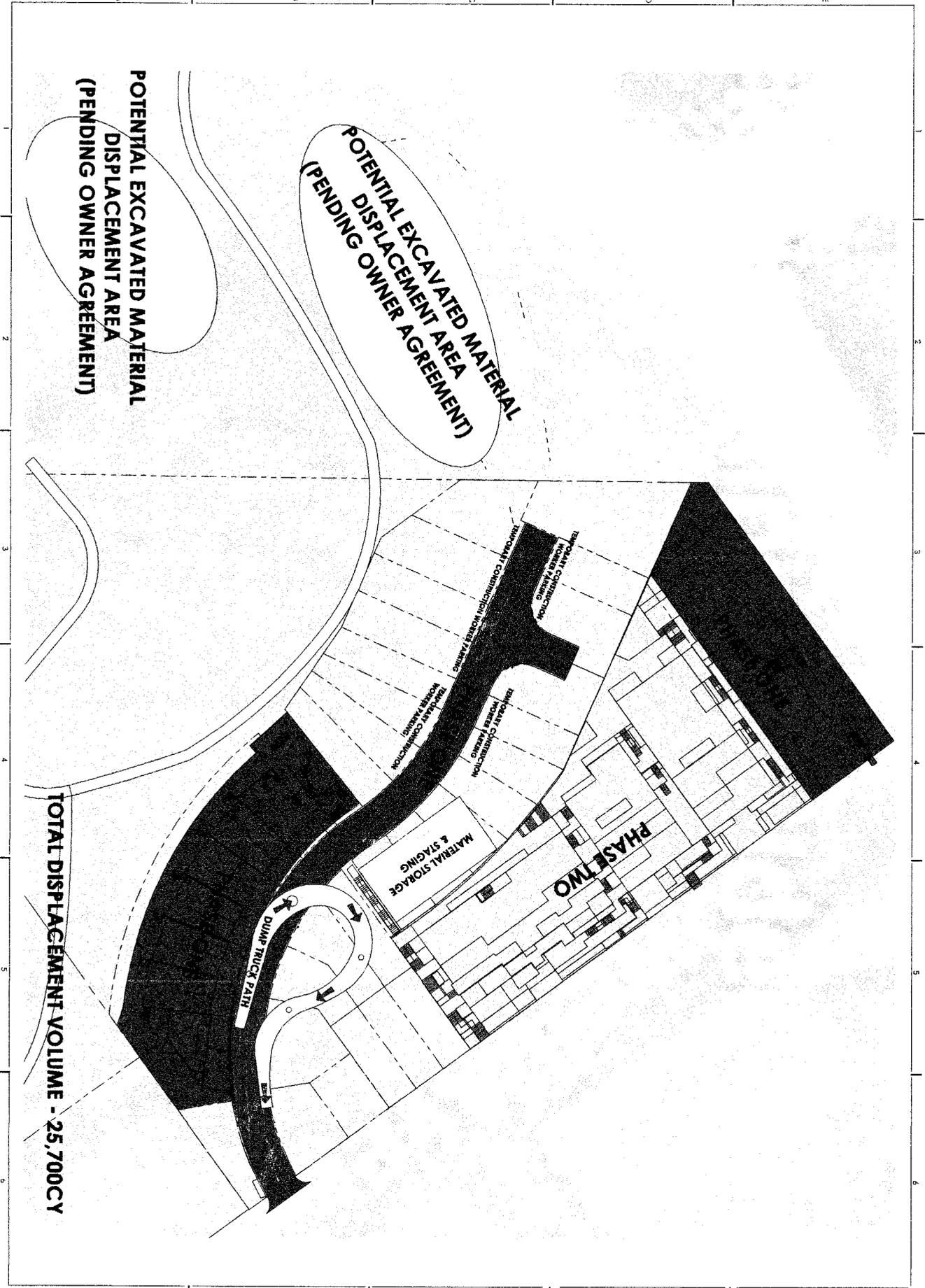
PROJECT #:  
160226  
ISSUE DATE:  
10.27.2017  
ISSUE:  
MPC SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL: EVERGREEN  
STRUCTURAL: JARRATT ENGINEERING  
MECHANICAL: PVE INC.  
ELECTRICAL: BNA CONSULTING  
LANDSCAPE: LOCI  
INTERIOR: WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**





POTENTIAL EXCAVATED MATERIAL  
DISPLACEMENT AREA  
(PENDING OWNER AGREEMENT)

POTENTIAL EXCAVATED MATERIAL  
DISPLACEMENT AREA  
(PENDING OWNER AGREEMENT)

TOTAL DISPLACEMENT VOLUME - 25,700CY

**CONSTRUCTION  
MITIGATION**  
  
**AS-009**

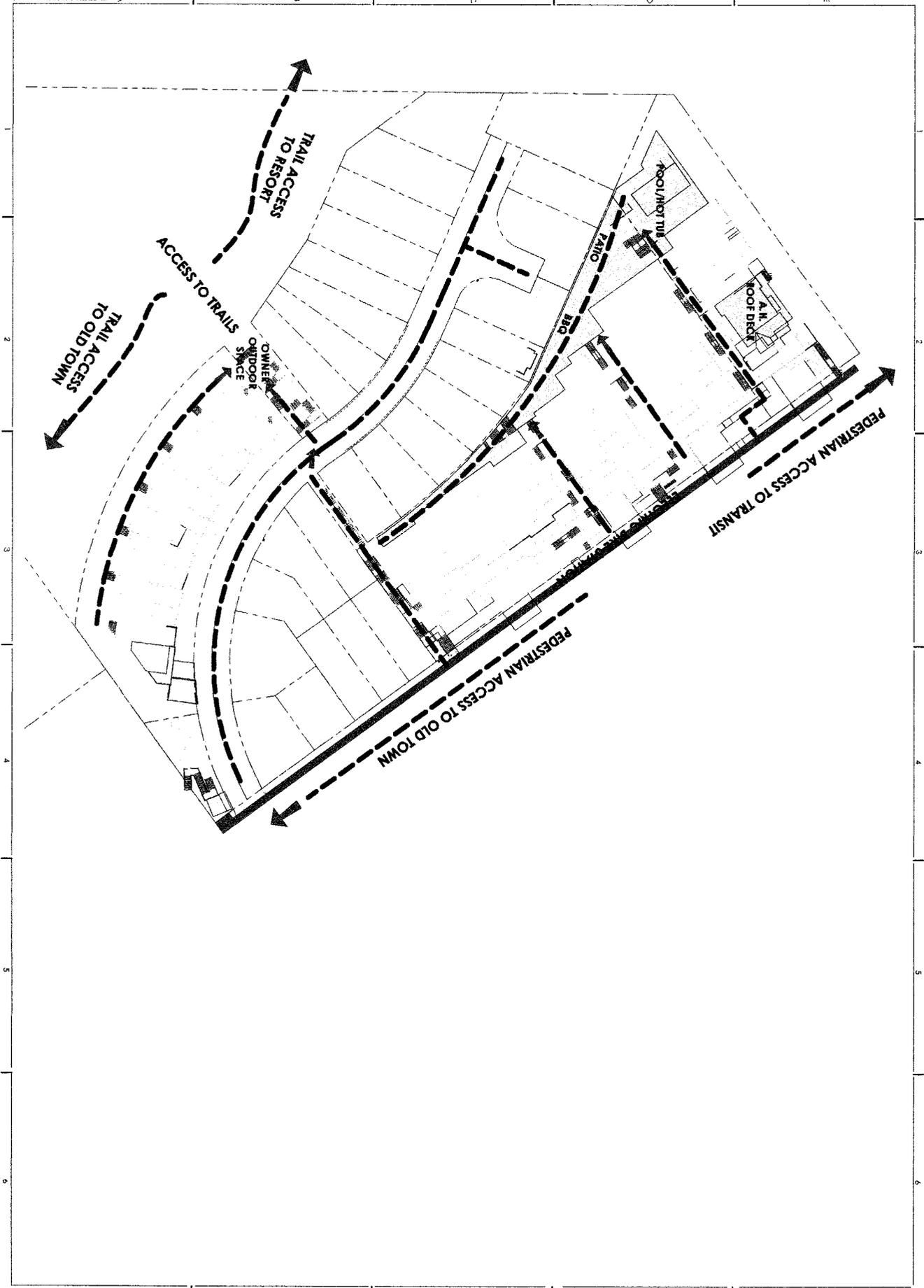
PROJECT #:  
160026  
ISSUE DATE:  
10/27/2017  
ISSUE:  
MFD SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARGATT ENGINEERING  
MECHANICAL:  
PVE INC  
ELECTRICAL:  
BNA CONSULTING  
LANDSCAPE:  
LO/C  
INTERIOR:  
WOW+

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**



**INTERNAL PEDESTRIAN CIRCULATION**  
**AS-010**

PROJECT #:  
 160026  
 ISSUE DATE:  
 10/27/2017  
 ISSUE:  
 MPD SUBMITTAL  
 REVISIONS

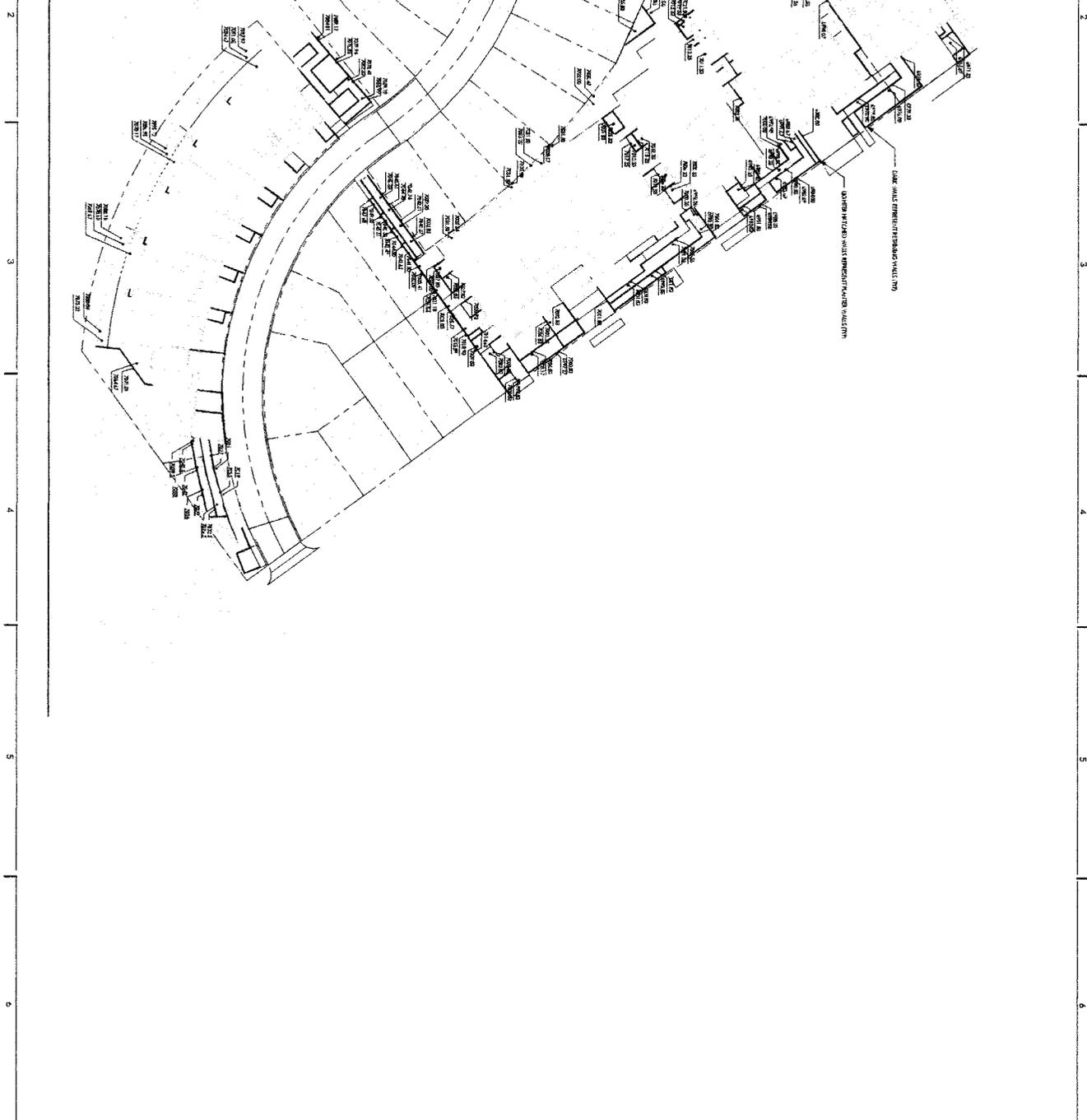
**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL:  
 EVERGREEN  
 STRUCTURAL:  
 JARSHATT ENGINEERING  
 MECHANICAL:  
 PVE INC.  
 ELECTRICAL:  
 SNA CONSULTING  
 LANDSCAPE:  
 LO/CI  
 HISTORIC:  
 WOW+

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

**WOW**

1 RETAINING WALL & PLANTER WALL PLAN  
SCALE: 1" = 30'-0"



RETAINING WALL PLAN  
**AS-011**  
COMPILED BY: WOV ARCHITECTURAL, LLC (2011)

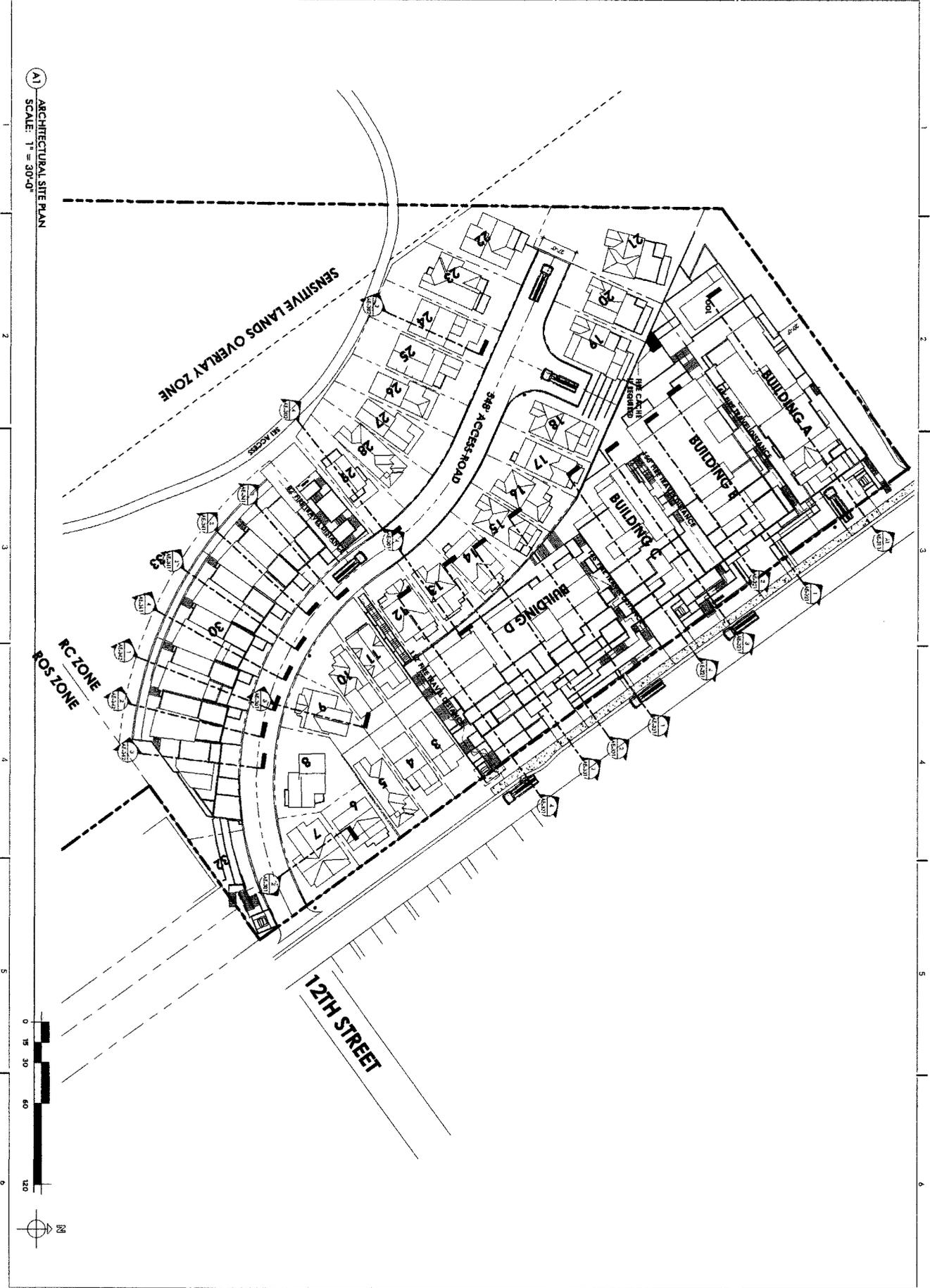
PROJECT #:  
160526  
ISSUE DATE:  
10.27.2017  
ISSUE:  
MPD SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARRATT ENGINEERING  
MECHANICAL:  
FVE INC  
ELECTRICAL:  
BVA CONSULTING  
LANDSCAPE:  
LOIC  
INTERIOR:  
WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**





A1 ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 30'-0"

ARCHITECTURAL SITE PLAN  
**AS-101**  
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PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARRATT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOCI  
 INTERIOR: WOW+

PRELIMINARY  
 NOT FOR PERMIT OR  
 CONSTRUCTION

**WOW**

**EXHIBIT O**  
**ARCHITECTURAL GRAPHICS DRAWINGS**





1  
35' HEIGHT STUDY  
SCALE:



2  
40' HEIGHT STUDY  
SCALE:

HEIGHT FOG STUDIES  
**AG-102**

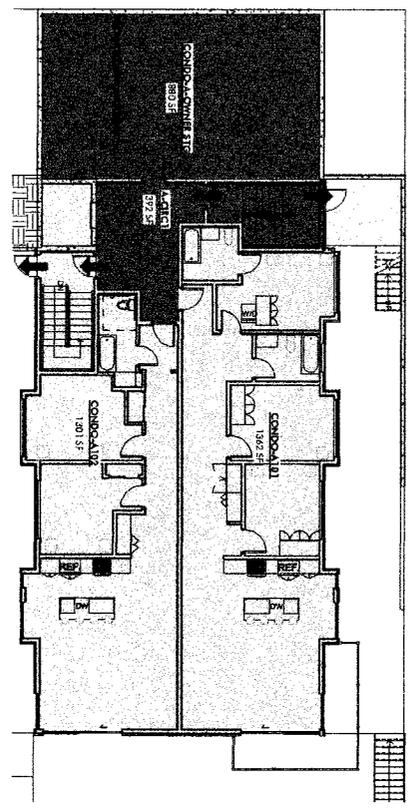
PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

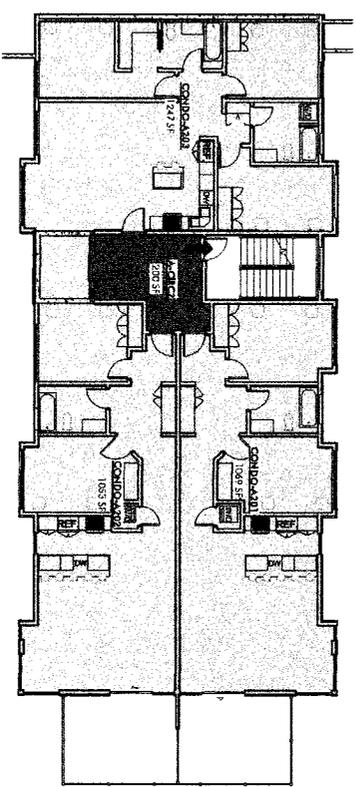
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 STRUCTURAL: JARRATT ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOVET  
 INTERIOR: WOW +

PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION

**WOW**



2 A1  
 SCALE: 1/8" = 1'-0"



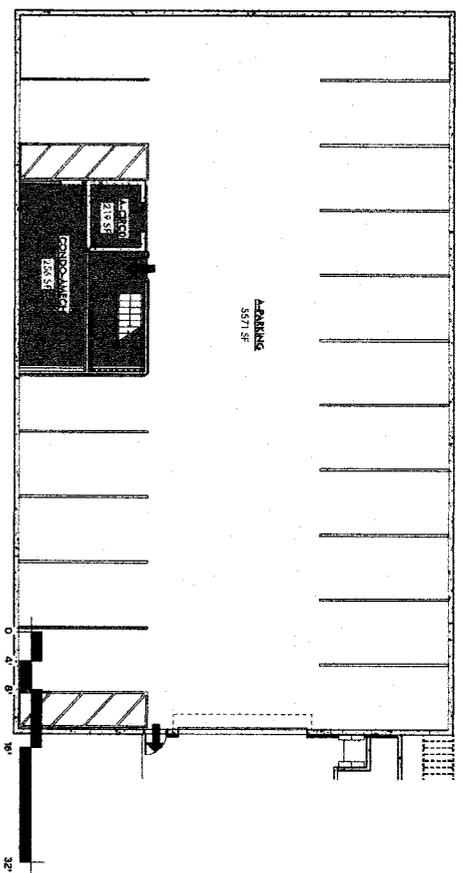
3 A2  
 SCALE: 1/8" = 1'-0"

**AFFORDABLE UNIT CONDO AREAS**

UNIT	NET AREA
CONDO-A101	1,362 SF
CONDO-A102	1,201 SF
CONDO-A-COMMER-SIG	3,243 SF
CONDO-A81	1,268 SF
CONDO-A82	1,055 SF
CONDO-A83	1,247 SF
CONDO-A84	3,369 SF
CONDO-A81	982 SF
CONDO-A82	953 SF
CONDO-A83	1,126 SF
CONDO-A84	4,597 SF
CONDO-A81	671 SF
CONDO-A82	959 SF
CONDO-A83	937 SF
CONDO-A84	914 SF
CONDO-A81	3,481 SF
CONDO-A82	1,723 SF
CONDO-A83	1,703 SF
CONDO-A84	2,700 SF
TOTAL NET AREA	14,580 SF

TOTAL REQUIRED PARKING SPACES: 18 PARKING SPACES  
 TOTAL PROVIDED PARKING SPACES: 18 PARKING SPACES

1 A0  
 SCALE: 1/8" = 1'-0"



**AFFORDABLE BLDG AREA PLANS**

**AG-111**

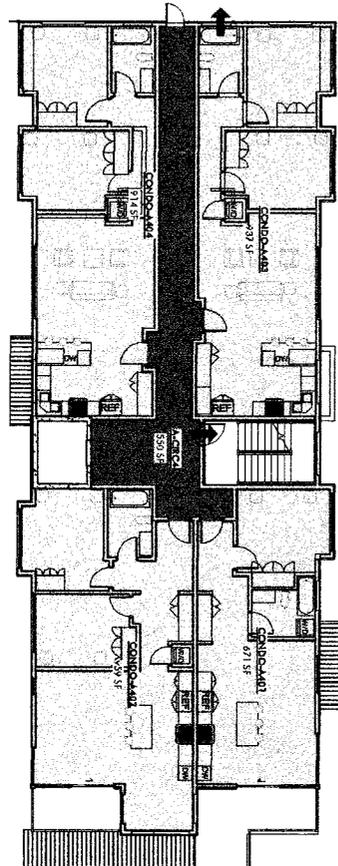
PROJECT #: 140026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

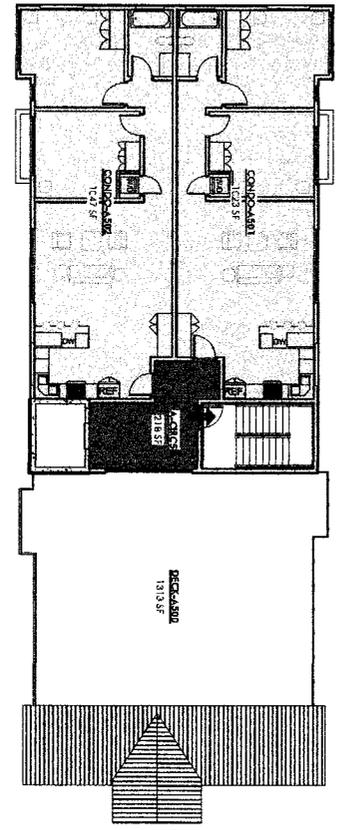
CIVIL: EVERGREEN  
 STRUCTURAL: JABRATI ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOYD  
 INTERIOR: WOW +

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

**WOW**



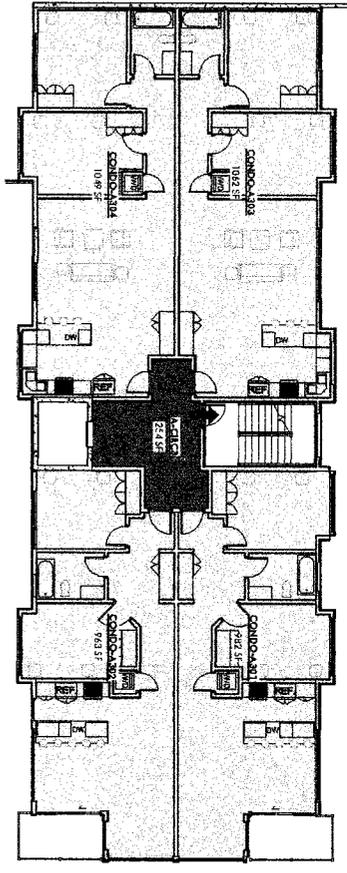
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SCALE: 1/8" = 1'-0"



3 A5  
SCALE: 1/8" = 1'-0"

**AFFORDABLE UNIT CONDO AREAS**

UNIT	NET AREA
CONDO-A1B1	1,342 SF
CONDO-A1B2	1,301 SF
CONDO-A1B3	1,890 SF
CONDO-A1B4	3,549 SF
CONDO-A1B5	1,269 SF
CONDO-A1B6	1,249 SF
CONDO-A1B7	1,249 SF
CONDO-A1B8	3,349 SF
CONDO-A2B1	982 SF
CONDO-A2B2	928 SF
CONDO-A2B3	1,042 SF
CONDO-A2B4	1,097 SF
CONDO-A2B5	4,057 SF
CONDO-A3B1	1,271 SF
CONDO-A3B2	958 SF
CONDO-A3B3	927 SF
CONDO-A3B4	914 SF
CONDO-A3B5	3,481 SF
CONDO-A5B1	1,023 SF
CONDO-A5B2	2,290 SF
CONDO-A5B3	1,047 SF
CONDO-A5B4	16,500 SF
TOTAL NET AREA	



1 A3  
SCALE: 1/8" = 1'-0"



**AFFORDABLE BLDG AREA PLANS**  
**AG-112**

PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

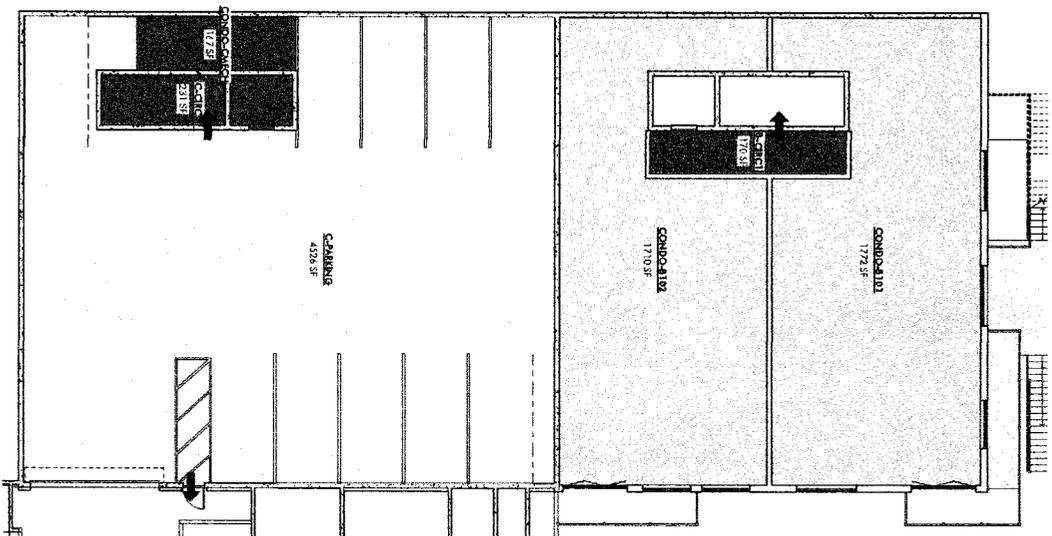
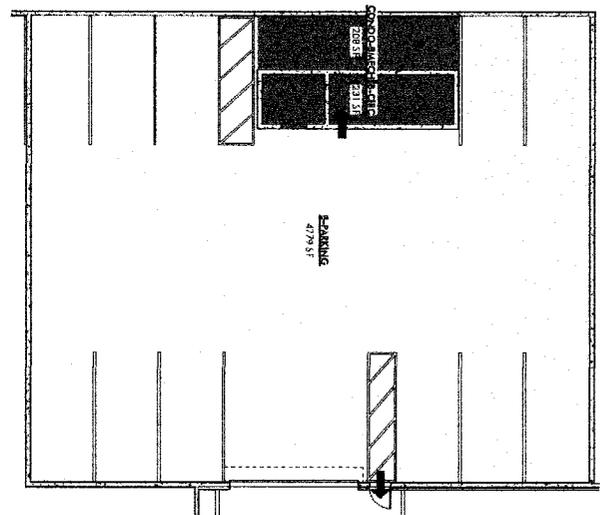
CIVIL: EVERGREEN  
 STRUCTURAL: JARRATT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BVA CONSULTING  
 LANDSCAPE: LO/CI  
 INTERIOR: WOW +

PRELIMINARY  
 NOT FOR  
 PERMIT  
 CONSTRUCTION



BLDG B/C CONDO AREAS	
UNIT	NET AREA
CONDO-B101	1772 SF
CONDO-B102	1710 SF
CONDO-B102	3483 SF
CONDO-B201	1430 SF
CONDO-B202	1672 SF
CONDO-C101	1783 SF
CONDO-C102	1622 SF
CONDO-C102	3470 SF
CONDO-B201B	1095 SF
CONDO-B202B	1190 SF
CONDO-B303	2634 SF
CONDO-C201	1745 SF
CONDO-C202	1556 SF
CONDO-B401	941 SF
CONDO-C202B	927 SF
CONDO-C301	1511 SF
CONDO-C301	1412 SF
CONDO-C301	4870 SF
CONDO-C401	2420 SF
CONDO-C401	2420 SF
NET TOTAL AREA	27,693 SF

TOTAL REQUIRED PARKING SPACES: 31 PARKING SPACE  
 TOTAL PROVIDED PARKING SPACES: 22 PARKING SPACES



**CONDO BUILDING B/C  
 AREA PLANS**

**AG-121**

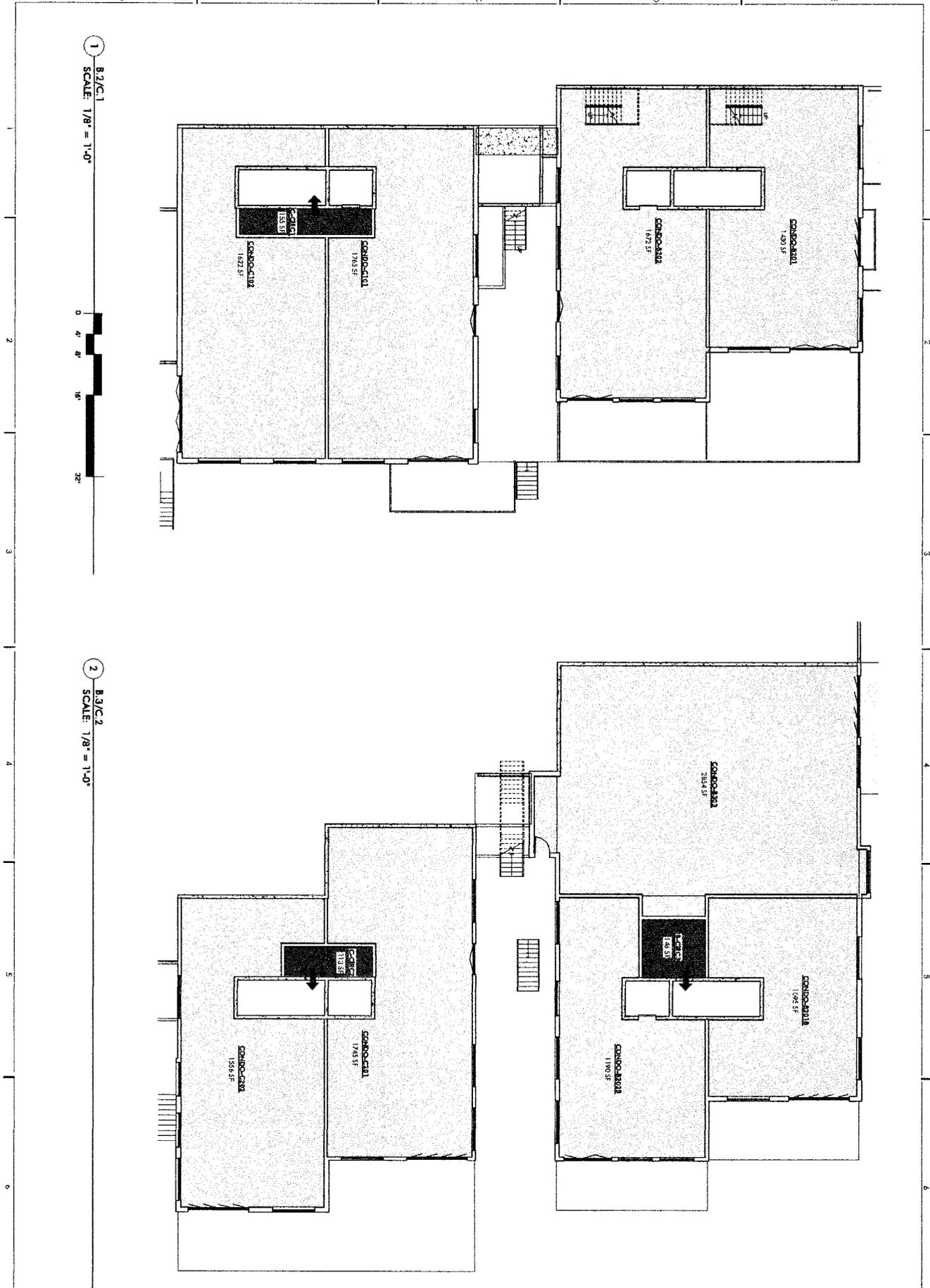
PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: A/PD SUBMITTAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARISAT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOCT  
 INTERIOR: WOW++

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

**WOW**



1 B.2/C.1  
 SCALE: 1/8" = 1'-0"

2 B.3/C.2  
 SCALE: 1/8" = 1'-0"

**CONDO BUILDING B/C  
 AREA PLANS**  
**AG-122**  
CONCEPT AND PERMIT ONLY, LLC 2017

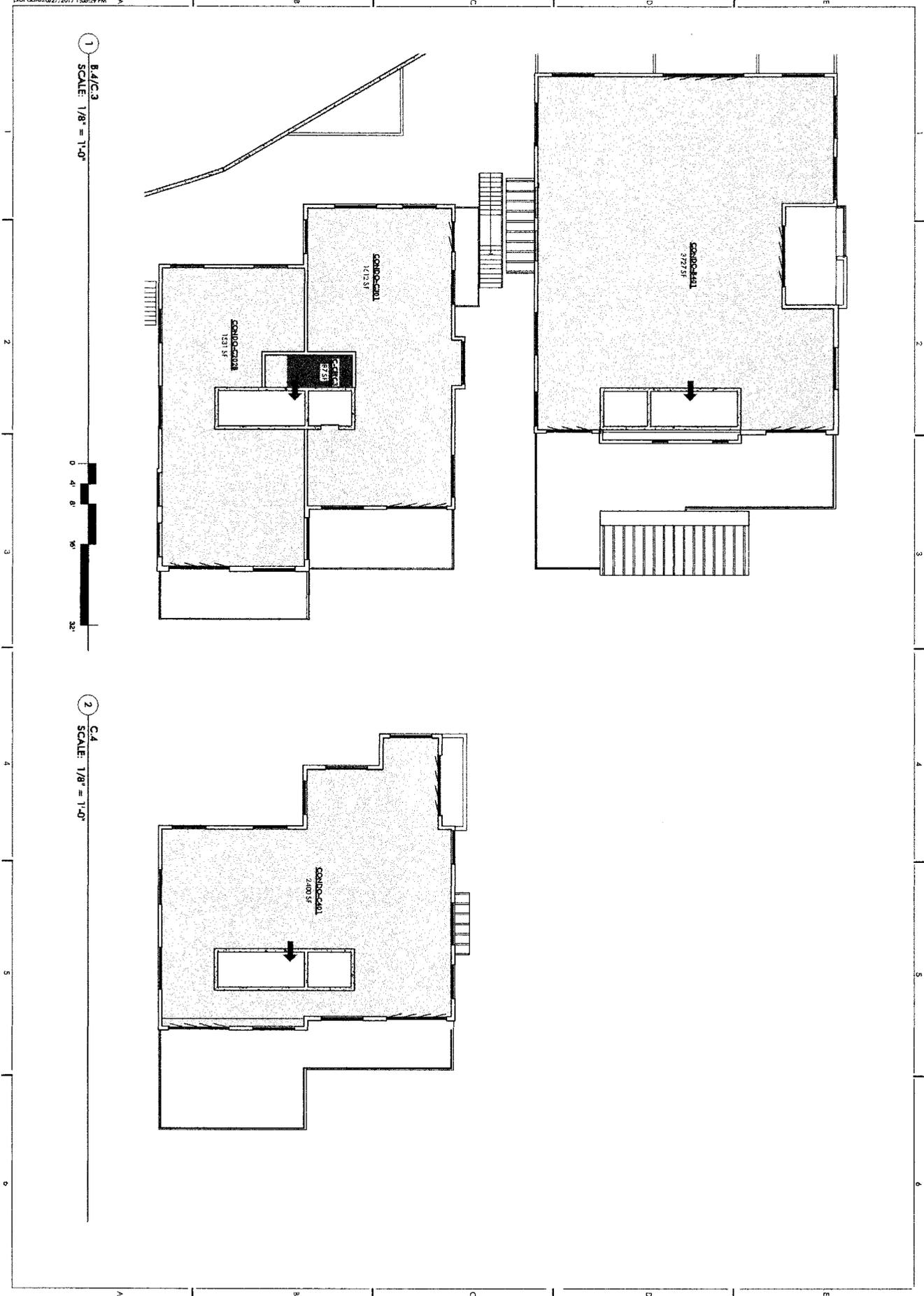
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 160926  
 ISSUE DATE:  
 10/27/2017  
 ISSUE:  
 APD SUBMITTAL  
 REVISIONS

**KING'S CROWN  
 MASTER PLANNED DEVELOPMENT**  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL:  
 EVERGREEN  
 STRUCTURAL:  
 JARETT ENGINEERING  
 MECHANICAL:  
 PVE INC  
 ELECTRICAL:  
 BNA CONSULTING  
 LANDSCAPE:  
 LOIC  
 INTERIOR:  
 WOW \*

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**





1 B/C  
 SCALE: 1/8" = 1'-0"

2 C/A  
 SCALE: 1/8" = 1'-0"

**CONDO BUILDING B/C  
 AREA PLANS**  
**AG-123**

PROJECT #: 140026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

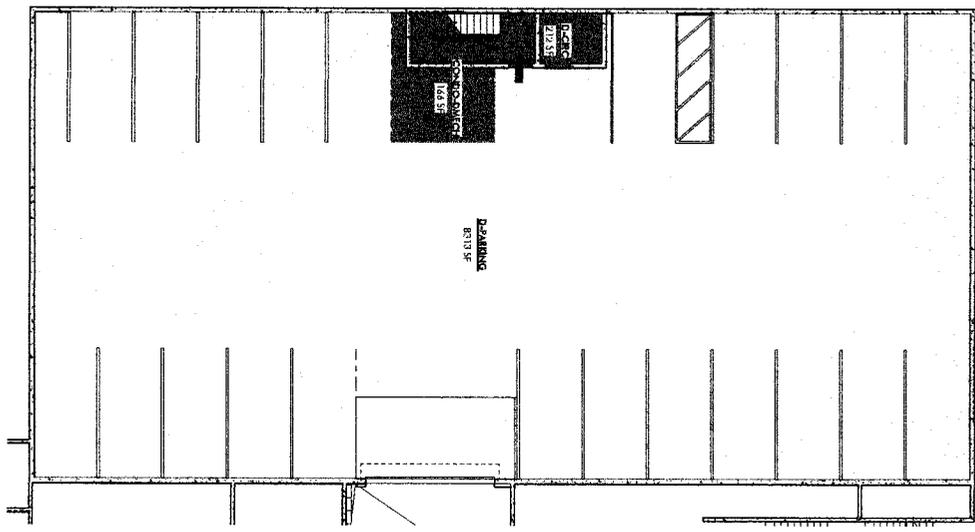
CIVIL: EVERGREEN  
 STRUCTURAL: JARVATI ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: BIA CONSULTING  
 LANDSCAPE: LOFT  
 INTERIOR: WOW+

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

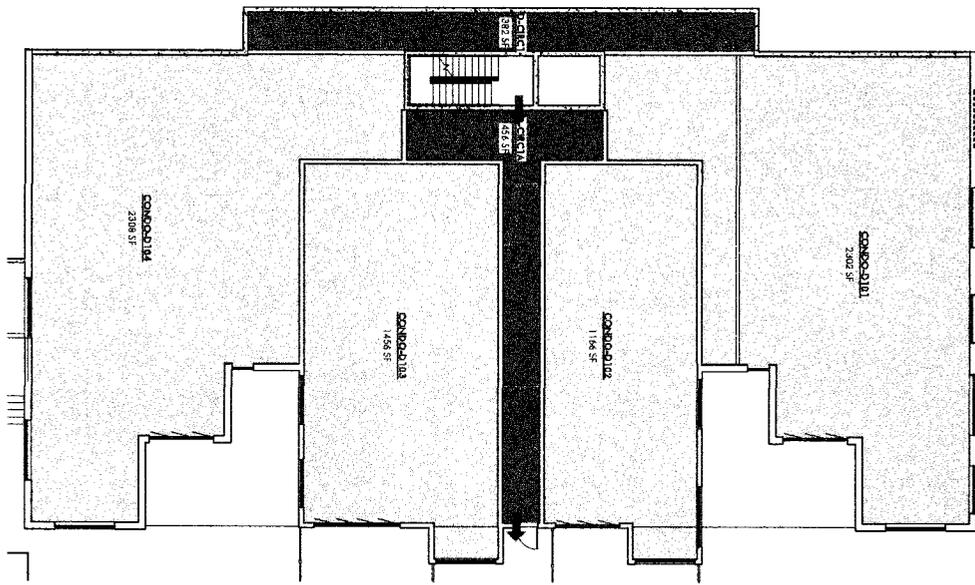


BLDG D CONDO AREAS	
UNIT	NET AREA
CONDO-D101	2302 SF
CONDO-D102	1164 SF
CONDO-D103	1456 SF
CONDO-D104	2008 SF
	7227 SF
CONDO-D201	2123 SF
CONDO-D202	1425 SF
CONDO-D203	1468 SF
CONDO-D204	1748 SF
	7044 SF
CONDO-D301B	1240 SF
CONDO-D301B	1244 SF
CONDO-D301	1722 SF
CONDO-D302	1600 SF
	5807 SF
CONDO-D301B	1822 SF
CONDO-D302B	1033 SF
CONDO-D401	2363 SF
	4142 SF
NET TOTAL AREA	24255 SF

1 D.0  
SCALE: 1/8" = 1'-0"



2 D.1  
SCALE: 1/8" = 1'-0"



**CONDO BUILDING D  
AREA PLANS**  
  
**AG-131**

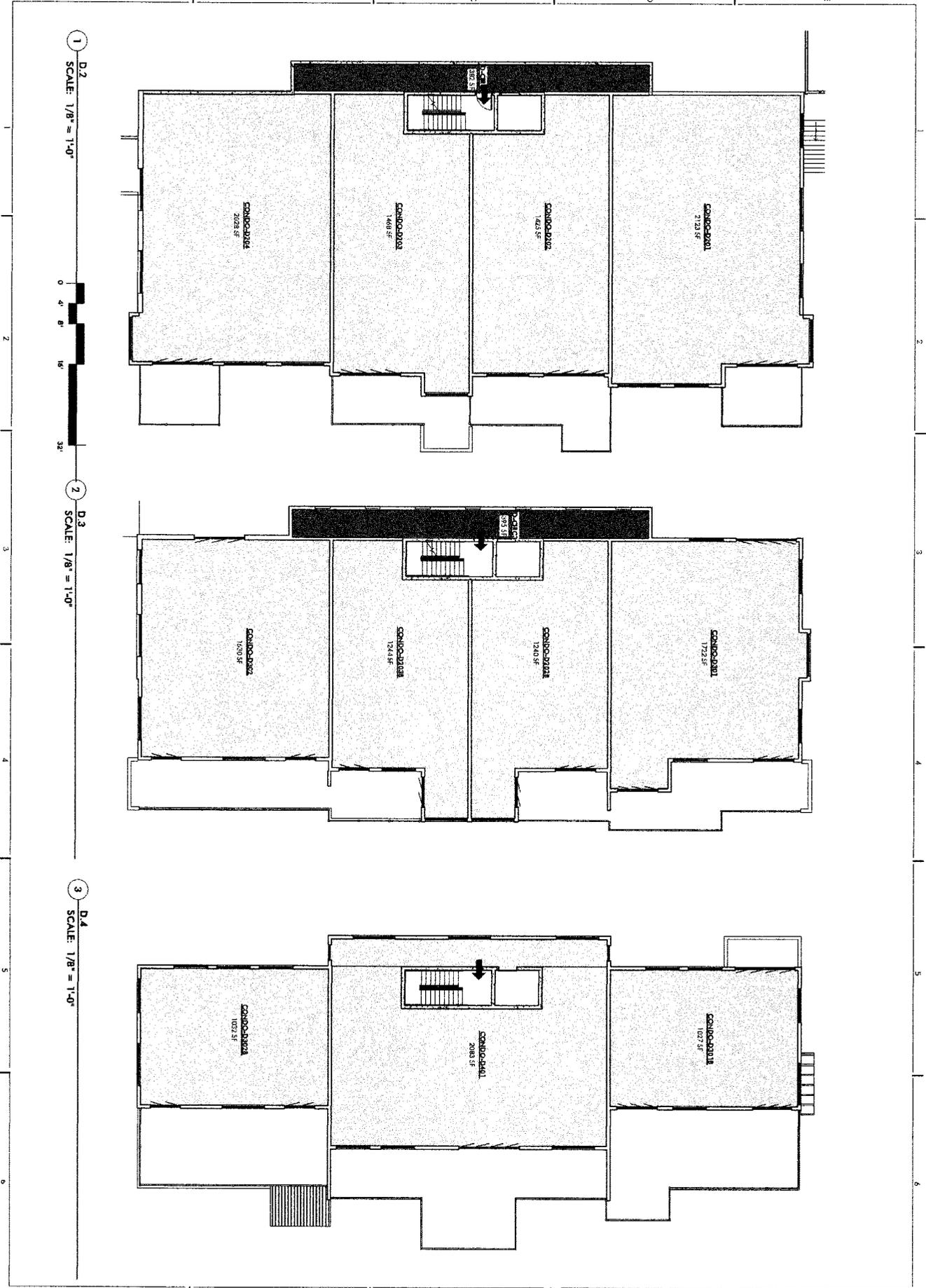
PROJECT #: 160026  
 ISSUE DATE: 10.27.2017  
 ISSUE: RFP SUBMITTAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARRATT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOCI  
 INTERIOR: WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**



**CONDO BUILDING D  
 AREA PLANS**  
**AG-132**

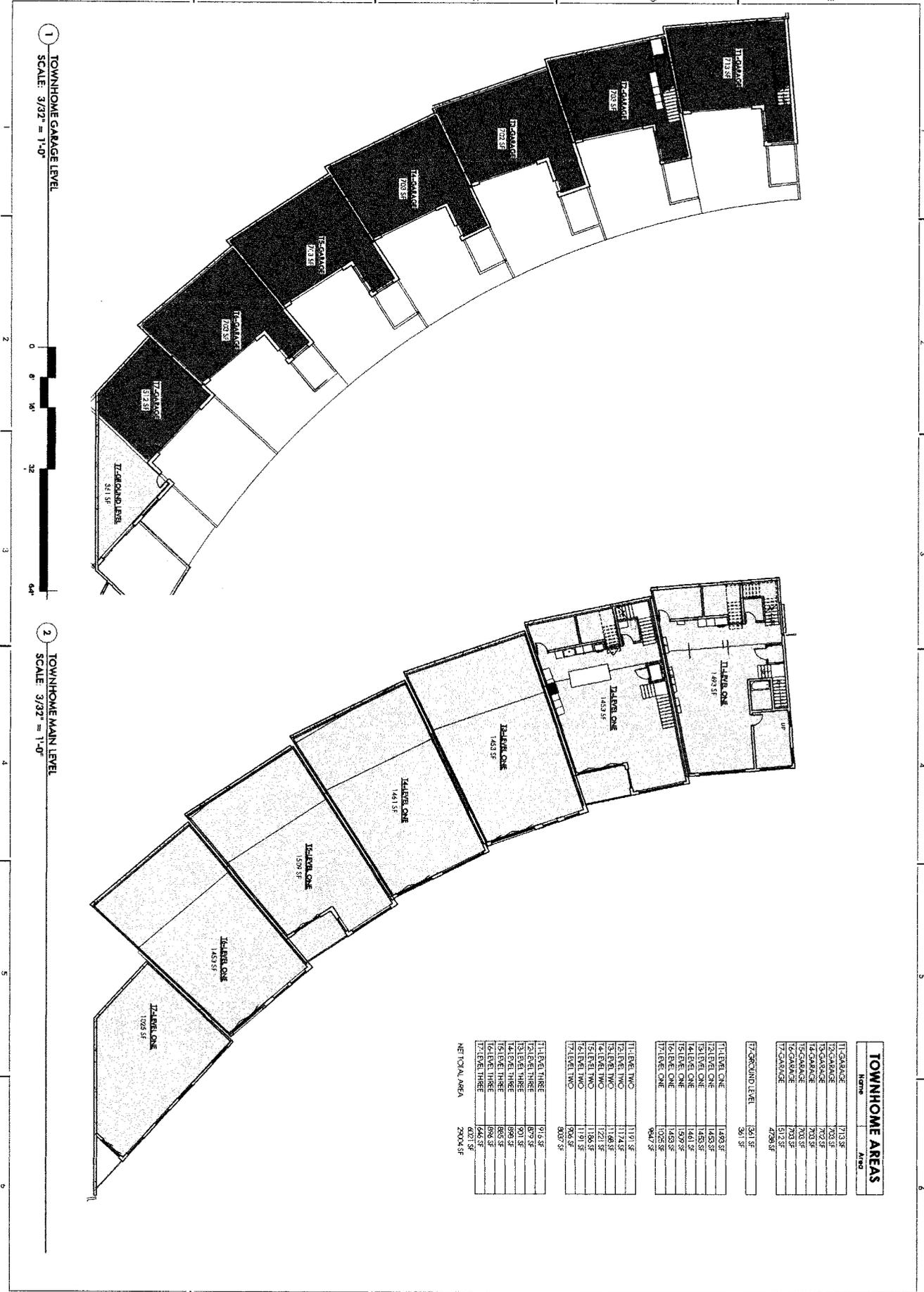
PROJECT #: 160026  
 ISSUE DATE: 10.27.2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS:

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARRATT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOIC!  
 INTERIOR: WCV+

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**





1 TOWNHOME GARAGE LEVEL  
 SCALE: 3/32" = 1'-0"

2 TOWNHOME MAIN LEVEL  
 SCALE: 3/32" = 1'-0"

TOWNHOME AREAS	
Room	Area
T1-CARPORT	713 SF
T2-CARPORT	703 SF
T3-CARPORT	702 SF
T4-CARPORT	703 SF
T5-CARPORT	703 SF
T6-CARPORT	703 SF
T7-CARPORT	512 SF
T7-CARPORT	4788 SF
T7-CORRIDOR LEVEL	361 SF
T1-LEVEL ONE	1428 SF
T2-LEVEL ONE	1428 SF
T3-LEVEL ONE	1428 SF
T4-LEVEL ONE	1441 SF
T5-LEVEL ONE	1399 SF
T6-LEVEL ONE	1428 SF
T7-LEVEL ONE	1028 SF
T7-LEVEL ONE	9847 SF
T1-LEVEL TWO	1191 SF
T2-LEVEL TWO	1174 SF
T3-LEVEL TWO	1221 SF
T4-LEVEL TWO	1188 SF
T5-LEVEL TWO	1191 SF
T6-LEVEL TWO	906 SF
T7-LEVEL TWO	8037 SF
T1-LEVEL THREE	915 SF
T2-LEVEL THREE	879 SF
T3-LEVEL THREE	890 SF
T4-LEVEL THREE	865 SF
T5-LEVEL THREE	866 SF
T6-LEVEL THREE	646 SF
T7-LEVEL THREE	6021 SF
NET TOTAL AREA	29004 SF

TOWNHOME AREA PLANS  
**AG-141**  
 PROJECT #: 160026  
 ISSUE DATE: 10.27.2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARRETT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BSA CONSULTING  
 LANDSCAPE: LOCCI  
 INTERIOR: WOW +

PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION





1 TOWNHOME UPPER LEVEL  
 SCALE: 3/32" = 1'-0"

2 TOWNHOME SKI LEVEL  
 SCALE: 3/32" = 1'-0"

TOWNHOME AREAS		
Room	Area	
17-GARAGE	713 SF	
17-GARAGE	713 SF	
17-GARAGE	703 SF	
17-GARAGE	712 SF	
17-GARAGE	478 SF	
17-GROUND LEVEL	381 SF	
17-GROUND LEVEL	381 SF	
17-LEVEL ONE	1483 SF	
17-LEVEL ONE	1483 SF	
17-LEVEL ONE	1483 SF	
17-LEVEL ONE	1461 SF	
17-LEVEL ONE	1509 SF	
17-LEVEL ONE	1483 SF	
17-LEVEL ONE	1025 SF	
17-LEVEL ONE	964 SF	
17-LEVEL TWO	1191 SF	
17-LEVEL TWO	1174 SF	
17-LEVEL TWO	1128 SF	
17-LEVEL TWO	1221 SF	
17-LEVEL TWO	1186 SF	
17-LEVEL TWO	1191 SF	
17-LEVEL TWO	901 SF	
17-LEVEL TWO	807 SF	
17-LEVEL THREE	1917 SF	
17-LEVEL THREE	1879 SF	
17-LEVEL THREE	1801 SF	
17-LEVEL THREE	1898 SF	
17-LEVEL THREE	1883 SF	
17-LEVEL THREE	1961 SF	
17-LEVEL THREE	244 SF	
17-LEVEL THREE	227 SF	
NB TOTAL AREA	2904 SF	

TOWNHOME AREA PLANS  
**AG-142**

PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL REVISIONS

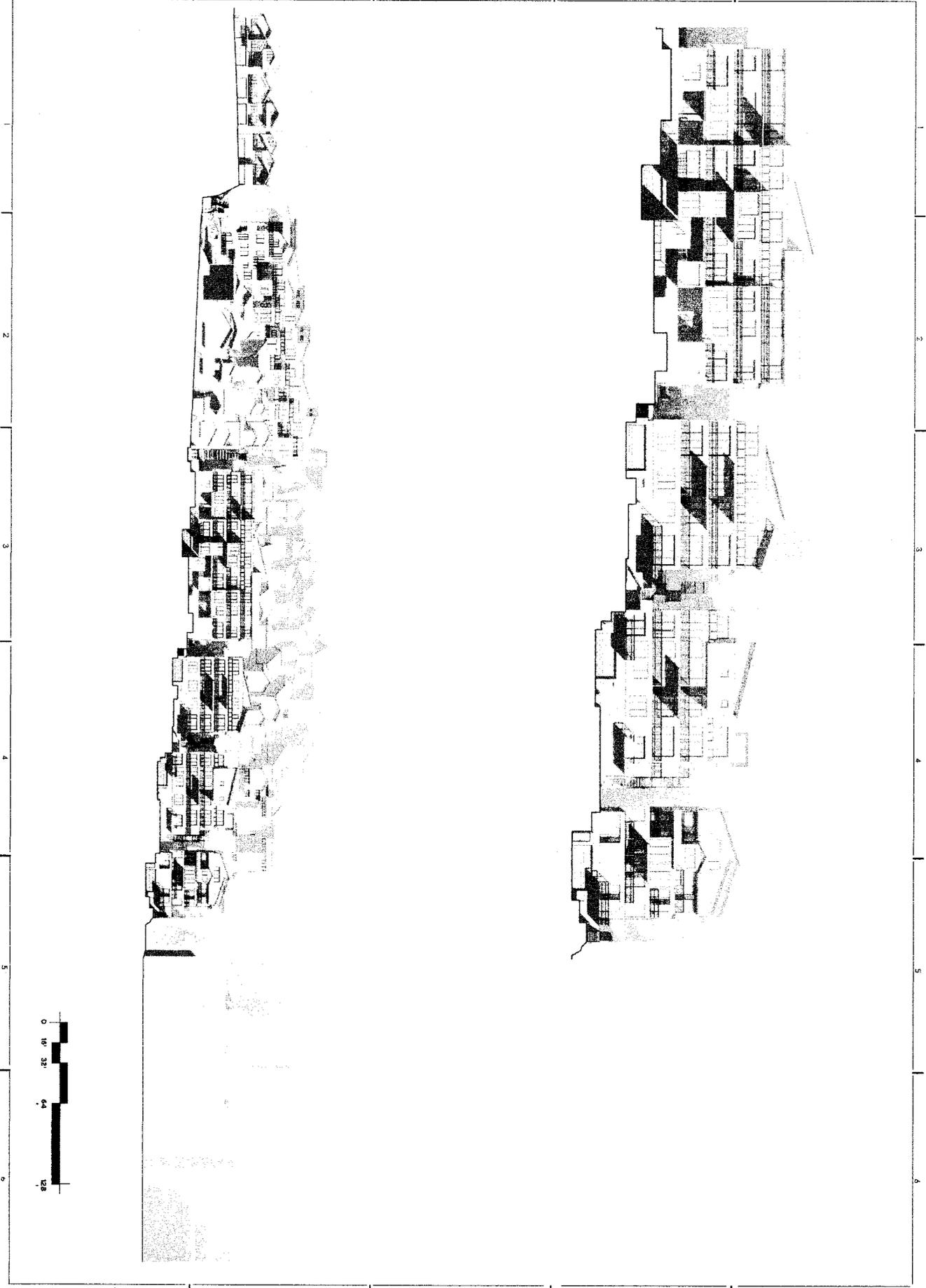
**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARRETT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOCI  
 INTERIOR: WOW+

**PRELIMINARY  
 NOT FOR  
 PERMIT FOR  
 CONSTRUCTION**



**EXHIBIT P**  
**ARCHITECTURAL DRAWINGS**



**LOWELL AVE -  
STREETSCAPE ELEVATIONS**

**AE-201**

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PROJECT #:  
160026  
ISSUE DATE:  
10.27.2017  
ISSUE:  
MPD SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT

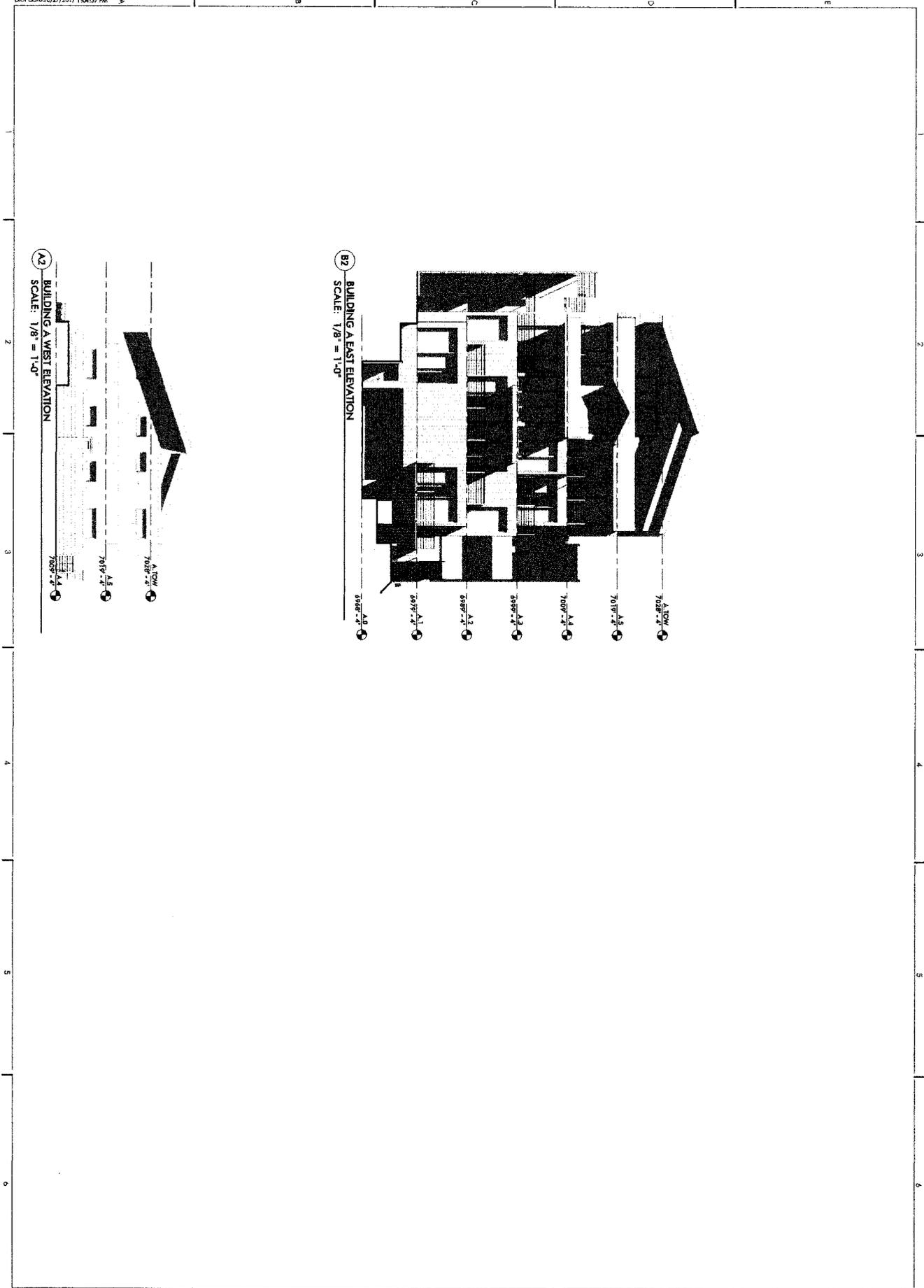
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARRATT ENGINEERING  
MECHANICAL:  
PVE INC  
ELECTRICAL:  
BNA CONSULTING  
LANDSCAPE:  
LOJCI  
INTERIOR:  
WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**





**BUILDING A ELEVATIONS**  
**AE-212**  
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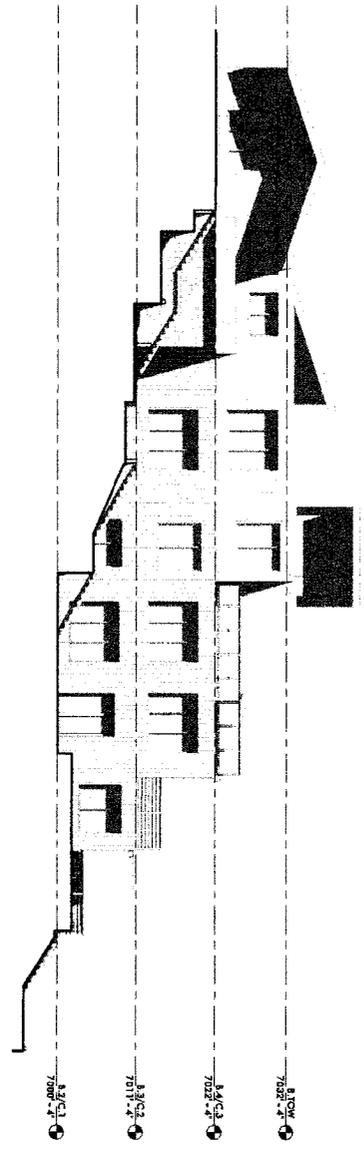
PROJECT #: 160026  
ISSUE DATE: 10.27.2017  
ISSUE: MPD SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

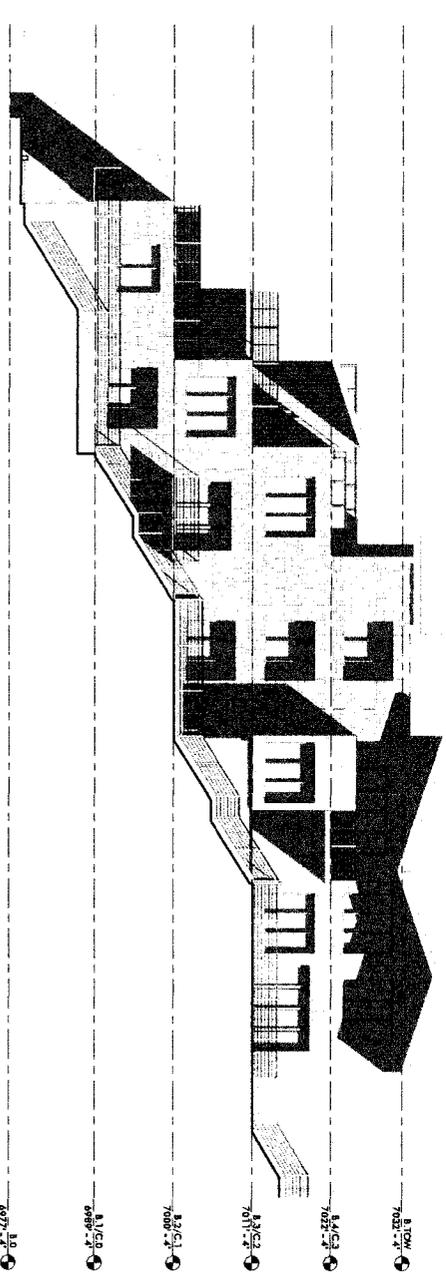
CIVIL: EVERGREEN  
STRUCTURAL: JARRATI ENGINEERING  
MECHANICAL: PVE INC  
ELECTRICAL: BNA CONSULTING  
LANDSCAPE: LOJCT  
INTERIOR: WOW+

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**





2 BUILDING B SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



1 BUILDING B NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**BUILDING B ELEVATIONS**  
**AE-221**  
 COPYRIGHT 2017 WOW A+ESTER, LLC 2017

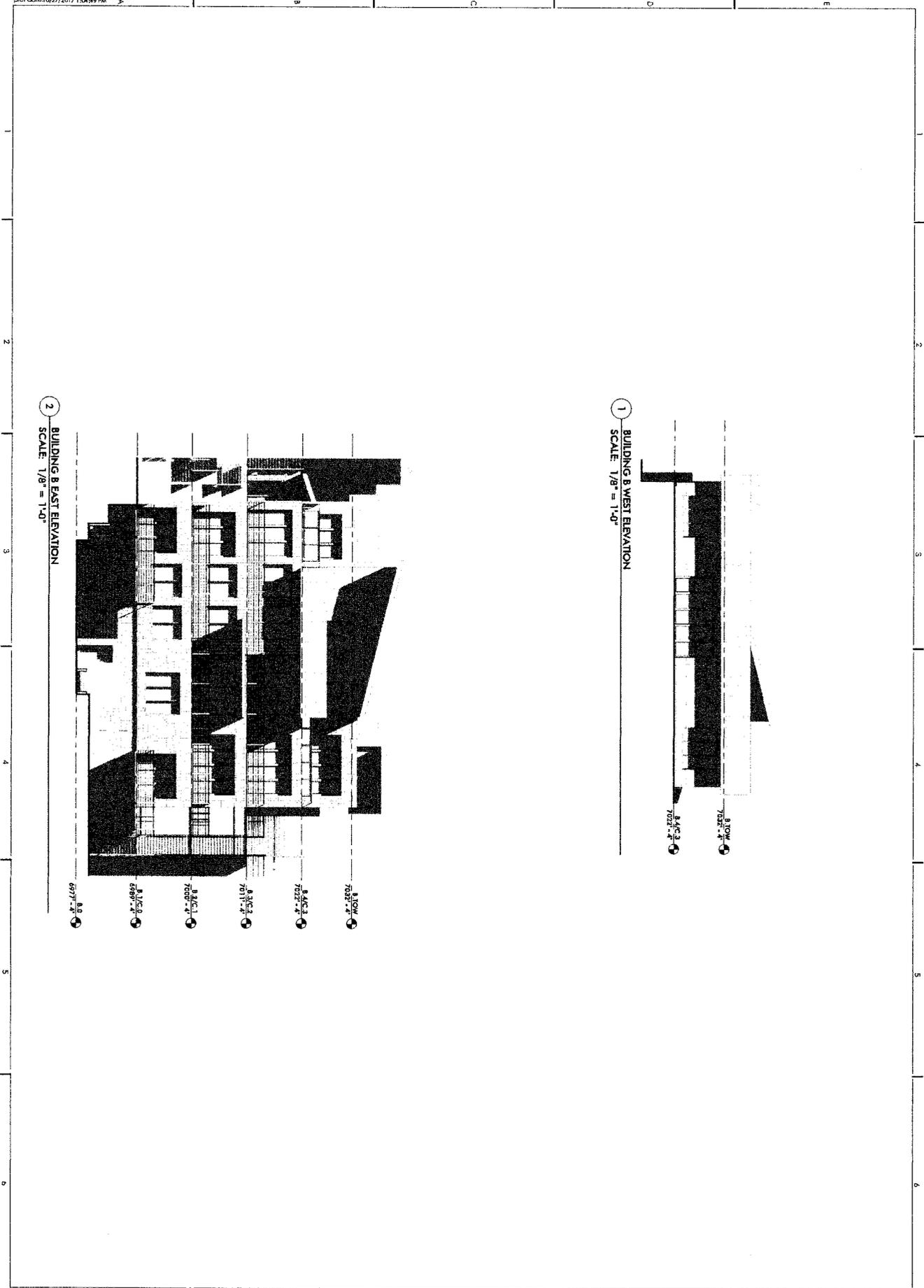
PROJECT # 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARRATT ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: BRN CONSULTING  
 LANDSCAPE: LOYD  
 INTERIOR: WOW +

**PRELIMINARY**  
**NOT FOR**  
**PERMIT OR**  
**CONSTRUCTION**

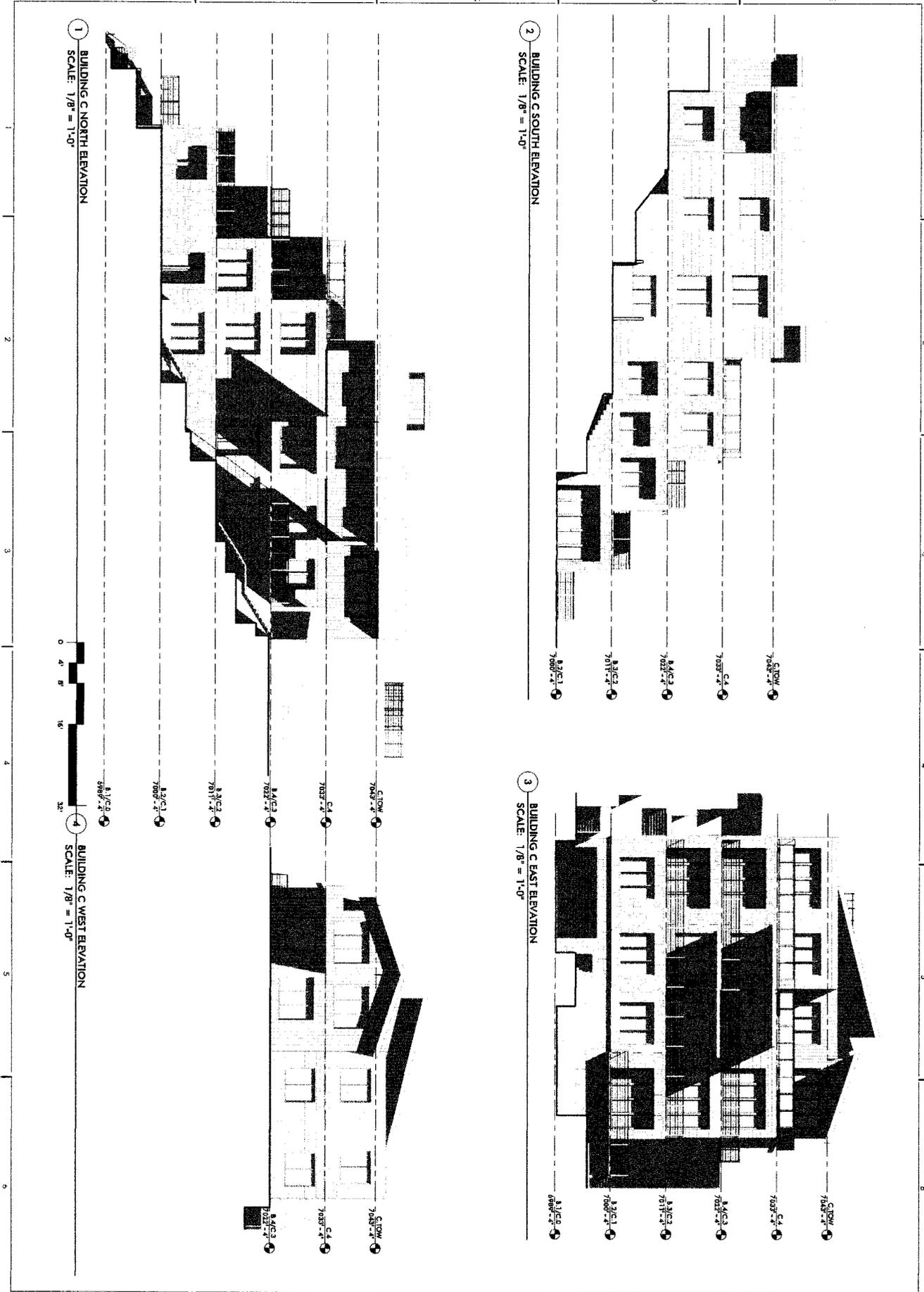
**WOW**



1 BUILDING B WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

2 BUILDING B EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

<p><b>BUILDING B ELEVATIONS</b></p> <p><b>AE-222</b></p> <p><small>COPYRIGHT © WOV ALLIANCE, LLC 2017</small></p>	<p>PROJECT #: 160026              ISSUE DATE: 10-27-2017              ISSUE: MFD SUBMITTAL              REVISIONS:</p>	<p><b>KING'S CROWN</b>              MASTER PLANNED DEVELOPMENT</p> <p>1201-1299 LOWELL AVENUE              PARK CITY, UTAH</p>	<p>CIVIL: EVERGREEN              STRUCTURAL: JARRATT ENGINEERING              MECHANICAL: PVE INC              ELECTRICAL: BNA CONSULTING              LANDSCAPE: LO/CI              INTERIOR: WOW +</p>	<p><b>PRELIMINARY              NOT FOR              PERMIT OR              CONSTRUCTION</b></p> <p><b>WOW</b></p>
---	--	--	--	---



**BUILDING C ELEVATIONS**

**AE-223**

PROJECT #: 160026  
 ISSUE DATE: 10.27.2017  
 ISSUE: MPD SUBMITAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARRATT ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LG/CI  
 INTERIOR: WOW+

**PRELIMINARY  
 NOT FOR  
 PERMIT  
 CONSTRUCTION**

**WOW**

COMPILED AND DRAWN BY: J.C. BELL



**BUILDING D ELEVATIONS**

**AE-231**

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PROJECT #: 140026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS

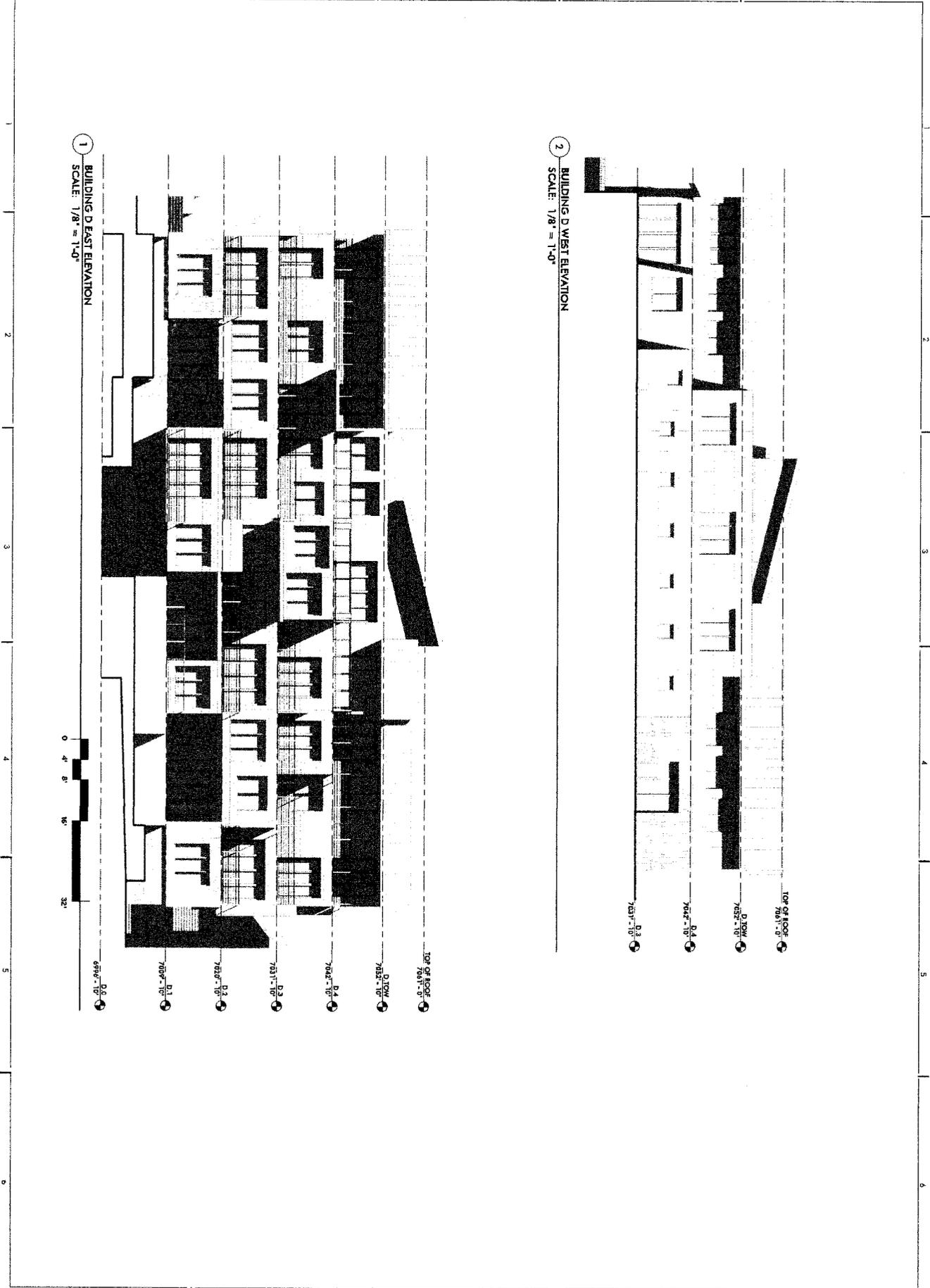
**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT

1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JAKSATTI ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: SNA CONSULTING  
 LANDSCAPE: LOYCT  
 INTERIOR: WOW+

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

**WOW**



1 BUILDING D EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

2 BUILDING D WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



**BUILDING D ELEVATIONS**

**AE-232**

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PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MFD SUBMITAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT

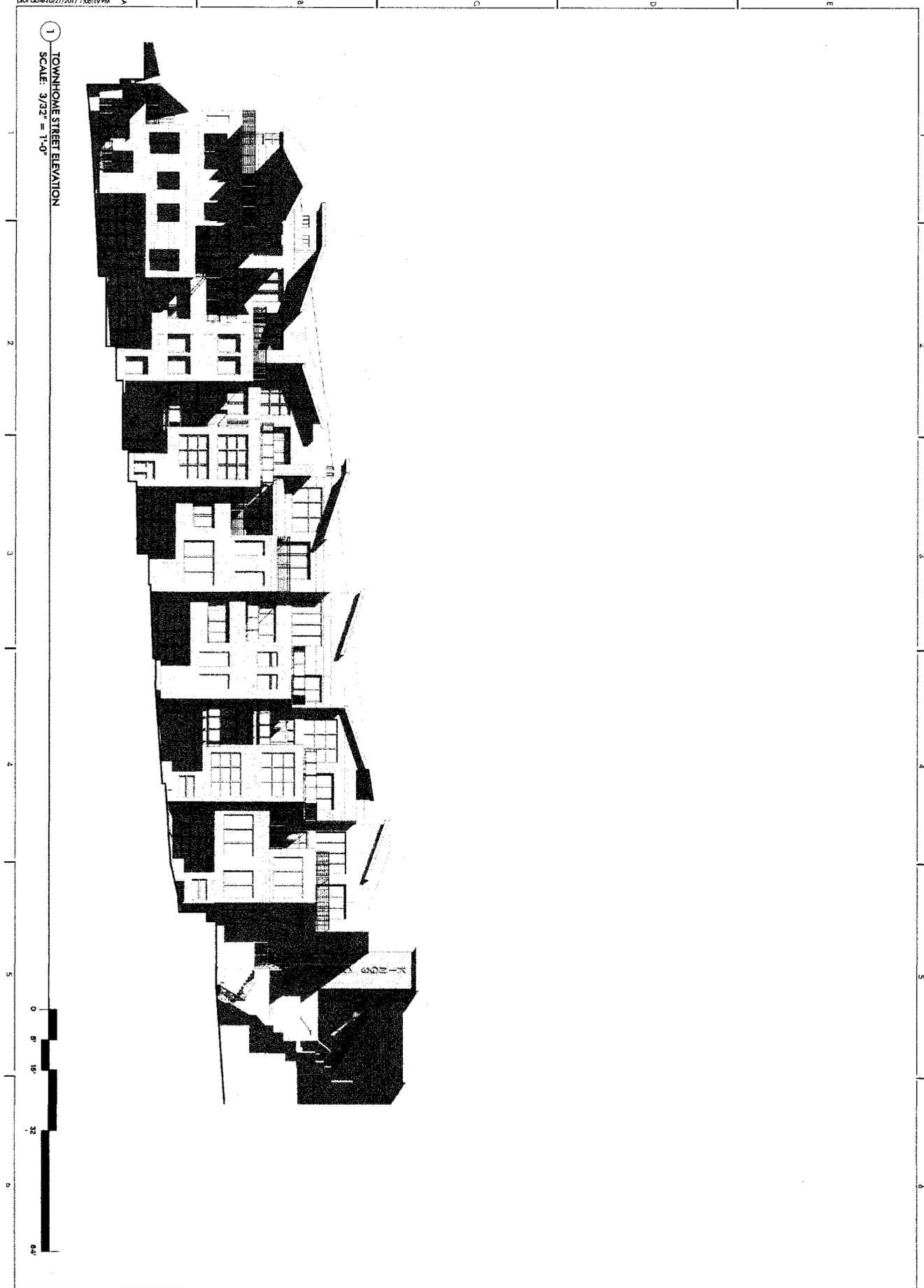
1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARKATT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LO/CI  
 INTERIOR: WOW+

WOW

PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION

1 TOWNHOME STREET ELEVATION  
SCALE: 3/32" = 1'-0"



TOWNHOME STREET  
ELEVATION  
**AE-241**  
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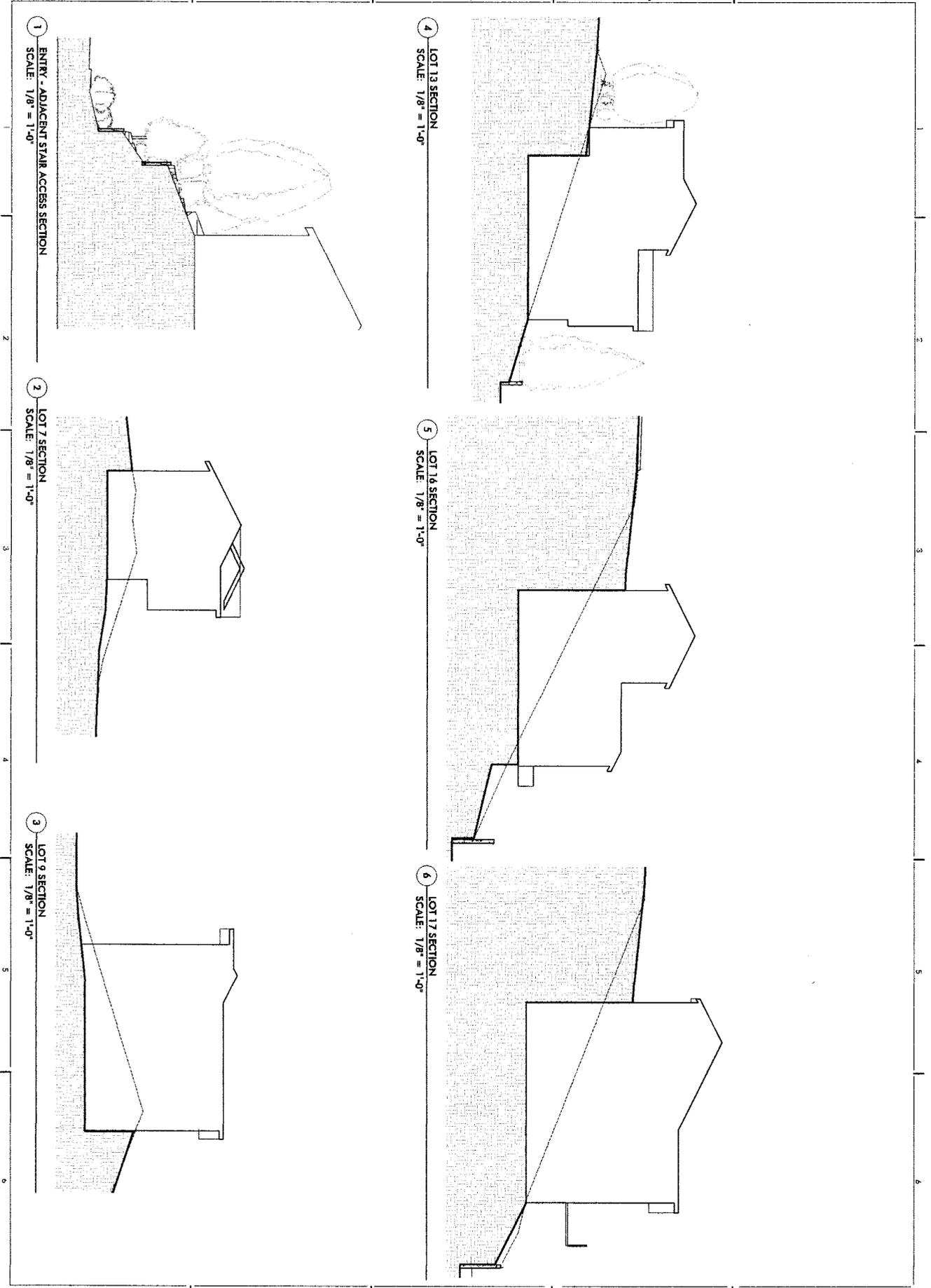
PROJECT #: 160106  
ISSUE DATE: 10.27.2017  
ISSUE: ARCH SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL: EVERGREEN  
STRUCTURAL: JARRATT ENGINEERING  
MECHANICAL: PVE INC  
ELECTRICAL: BNA CONSULTING  
LANDSCAPE: LVS  
INTERIOR: WCVV+

NOT FOR  
CONSTRUCTION  
PERMIT OR  
ANY

WOW



**SITE SECTIONS**

**AE-301**

COMPILED BY: WOW ARCHITECTURE, LLC, 2017

PROJECT #: 160026  
 ISSUE DATE: 10-27-2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARVIT ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOU  
 INTERIOR: MCW +

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

**WOW**



**SITE SECTIONS**

**AE-302**

COMPILED BY: NINA BARNER, LIC. 2011

PROJECT #:  
1609206  
ISSUE DATE:  
10/27/2017  
ISSUE:  
MFD SUBMITTAL  
REVISION 6

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT

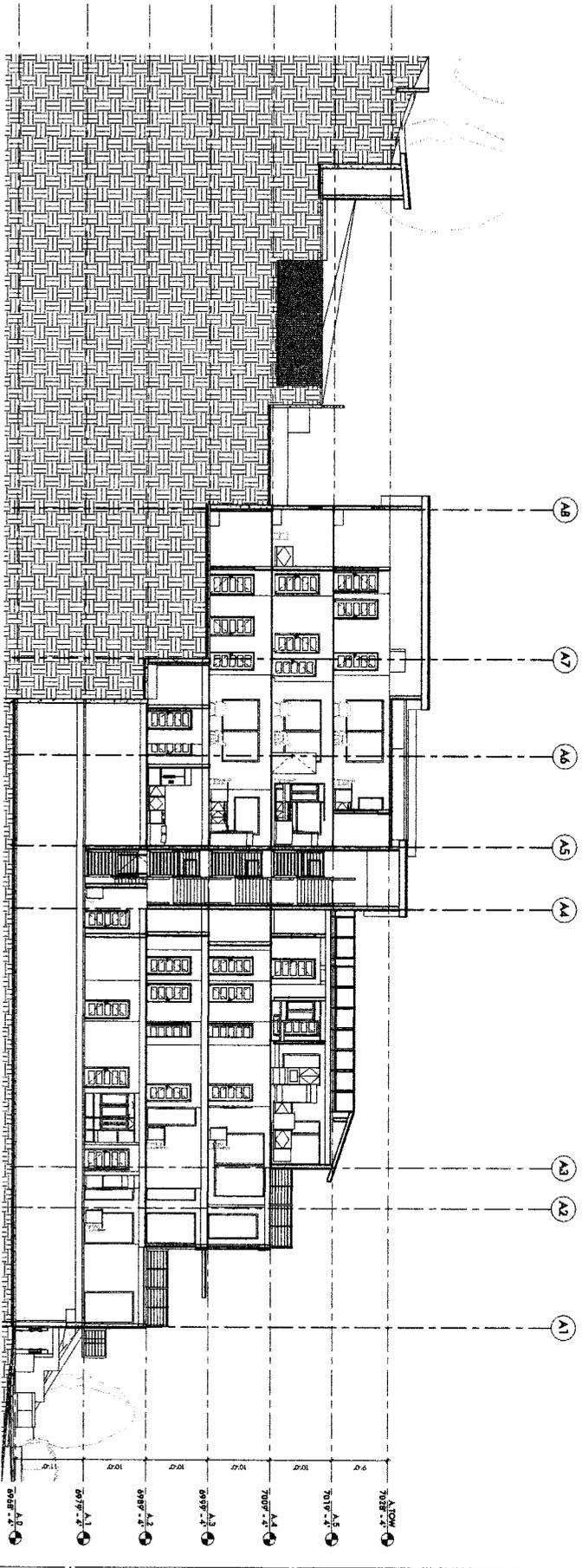
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARRITT ENGINEERING  
MECHANICAL:  
PVE INC  
ELECTRICAL:  
BNA CONSULTING  
LANDSCAPE:  
LOJCI  
INTERIOR:  
WOW +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**



**A1** BUILDING A - CROSS SECTION  
 SCALE: 1/8" = 1'-0"



**BUILDING A SECTIONS**  
**AE-311**  
 COPYRIGHT © 2017 WOW ARCHITECTURE, LLC

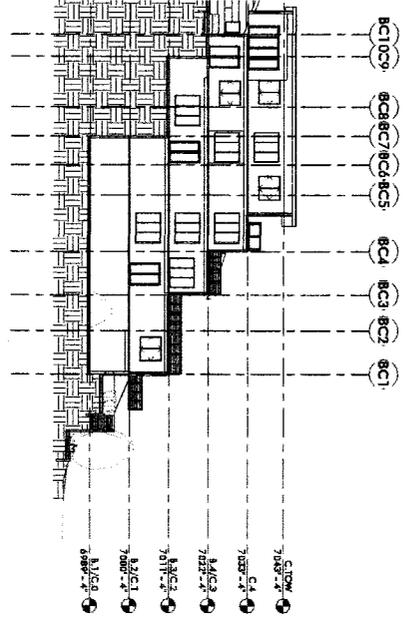
PROJECT #: 160026  
 ISSUE DATE: 10/27/2017  
 ISSUE: MPD SUBMITTAL REVISIONS

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

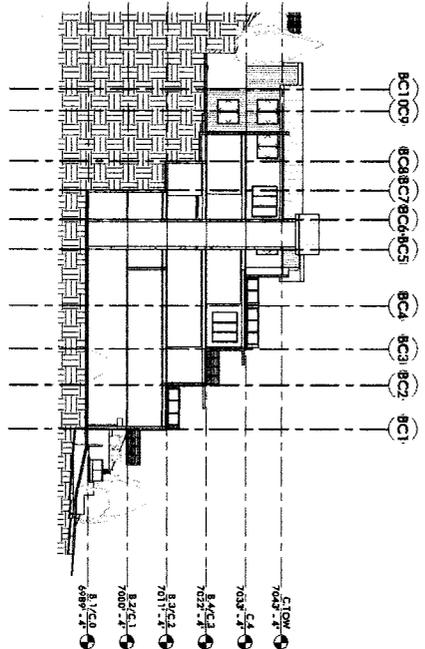
CIVIL: EVERGREEN  
 STRUCTURAL: JANSKATT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOIC  
 INTERIOR: WOW-4

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

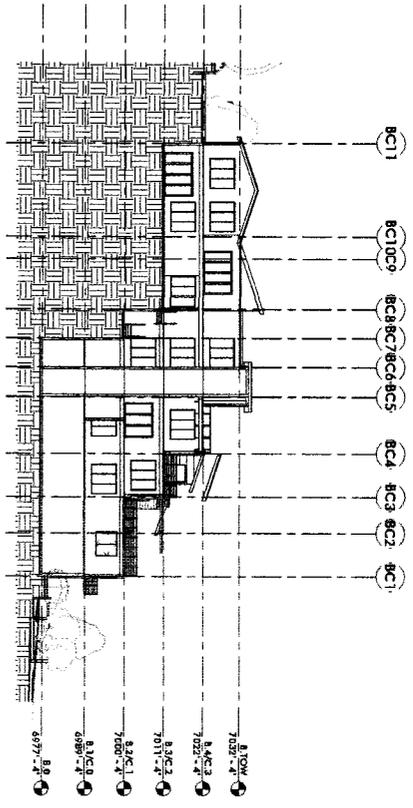
**WOW**



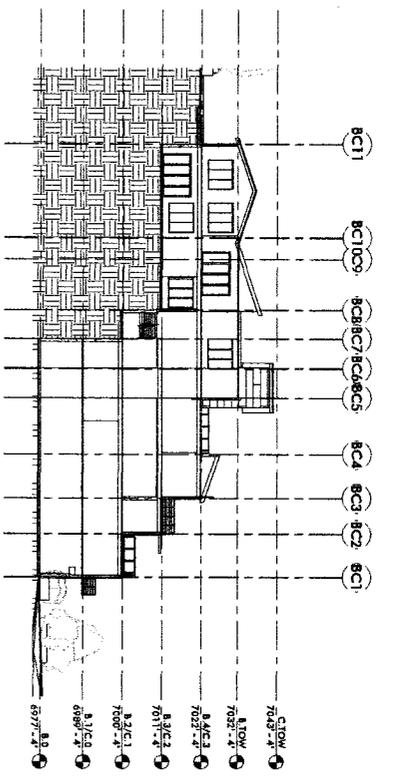
3 C1  
 SCALE: 1/16" = 1'-0"



4 C2  
 SCALE: 1/16" = 1'-0"



1 B1  
 SCALE: 1/16" = 1'-0"



2 B2  
 SCALE: 1/16" = 1'-0"

**BUILDING B/C SECTIONS**

**AE-321**

PROJECT #:  
 160224  
 ISSUE DATE:  
 10.27.2017  
 ISSUE:  
 ARCH SUBMITTAL  
 REVISIONS

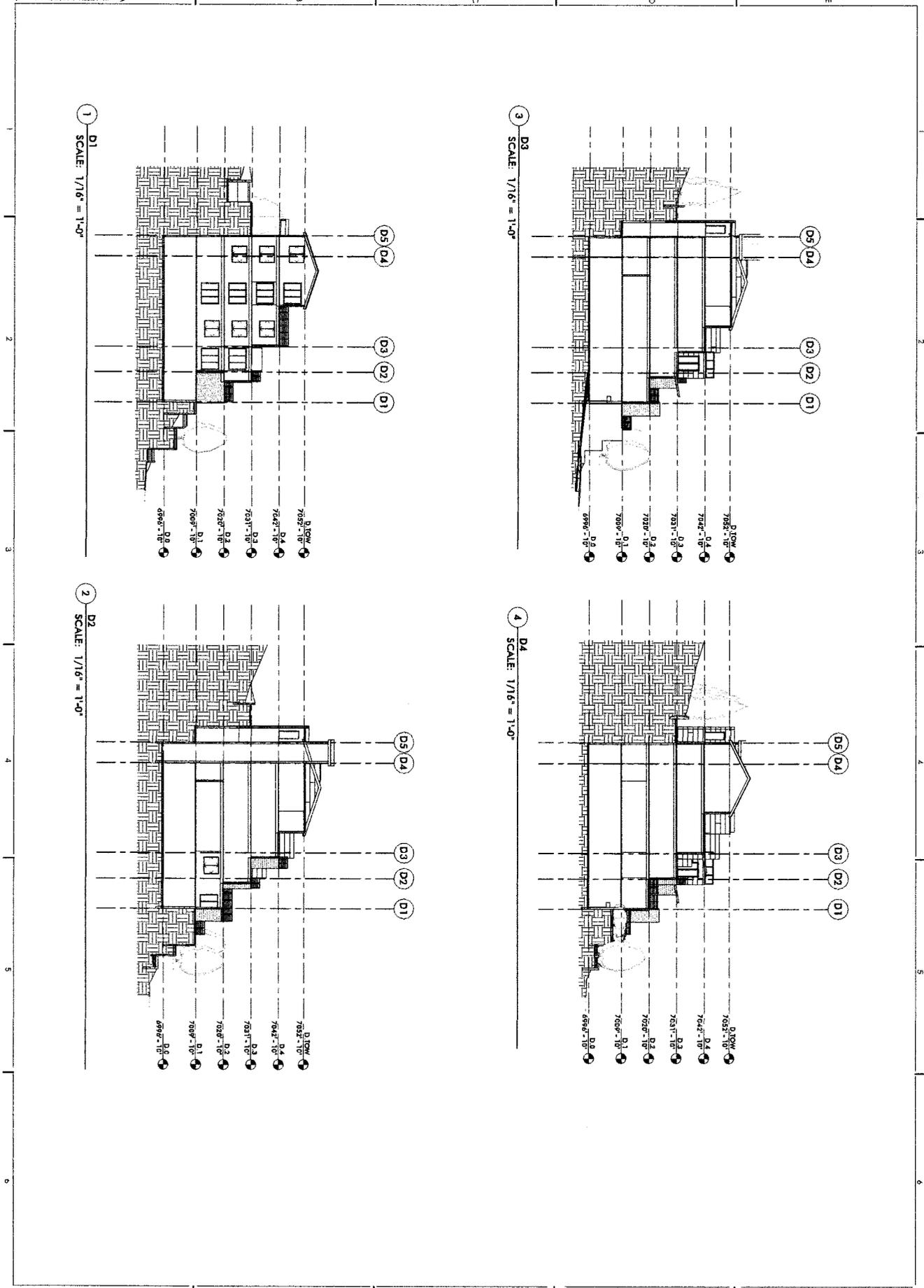
**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL:  
 EVERGREEN  
 STRUCTURAL:  
 JARRATT ENGINEERING  
 MECHANICAL:  
 FIVE INC  
 ELECTRICAL:  
 BNA CONSULTING  
 LANDSCAPE:  
 LDCI  
 INTERIOR:  
 WOW +

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

**WOW**

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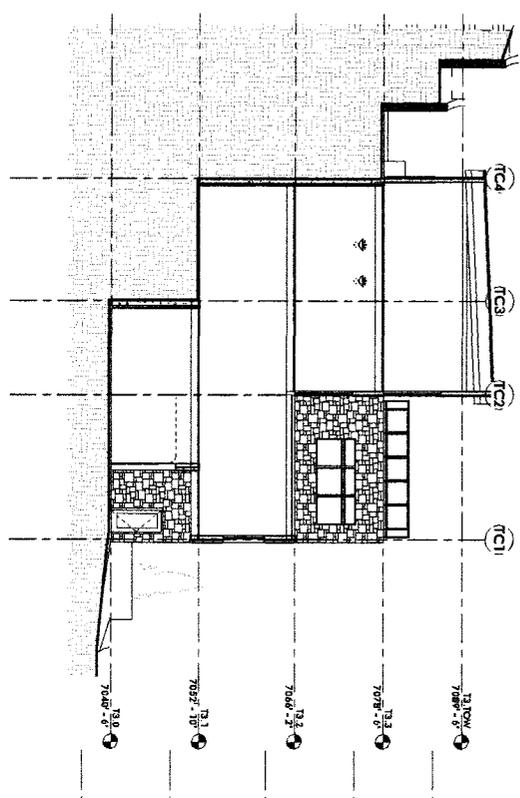
**BUILDING D SECTIONS**  
**AE-331**

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

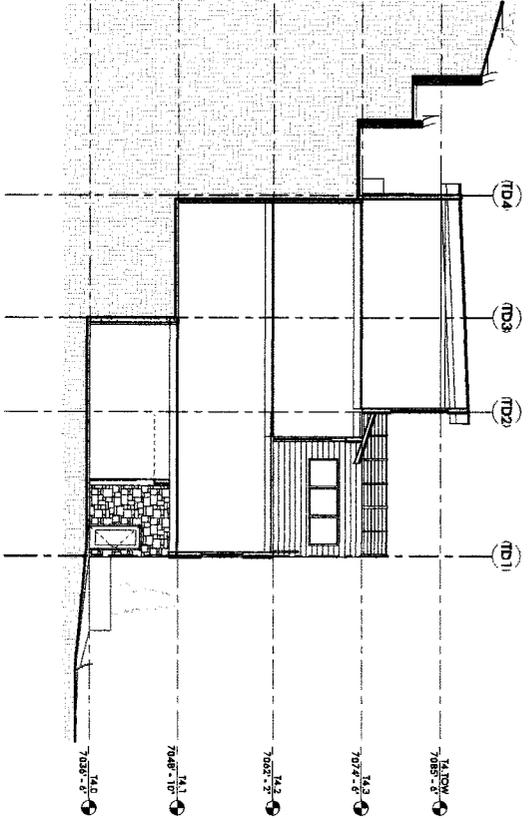
CIVIL: EVERGREEN  
 STRUCTURAL: JAKRAT ENGINEERING  
 MECHANICAL: PVE INC  
 ELECTRICAL: SHN CONSULTING  
 LANDSCAPE: LOCI  
 INTERIOR: WOW+

**NOT FOR PERMIT OR CONSTRUCTION**

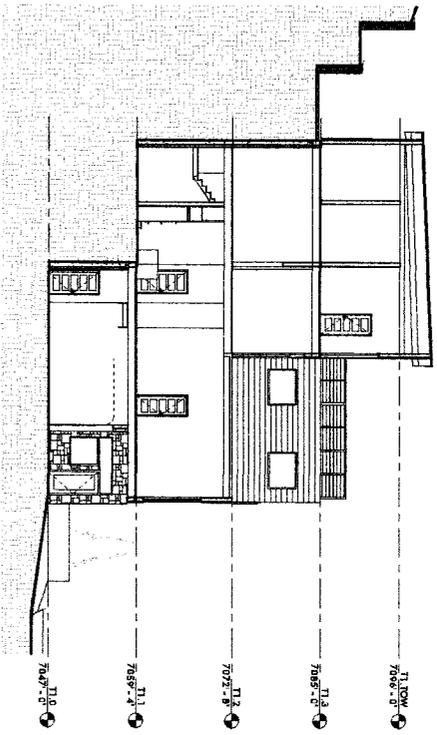




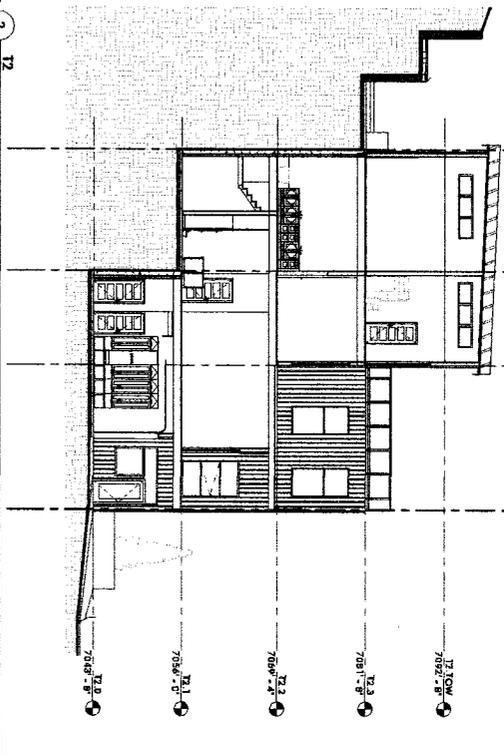
3 T3  
 SCALE: 1/8" = 1'-0"



4 T4  
 SCALE: 1/8" = 1'-0"



1 T1  
 SCALE: 1/8" = 1'-0"



2 T2  
 SCALE: 1/8" = 1'-0"

TOWNHOME SECTIONS

AE-341

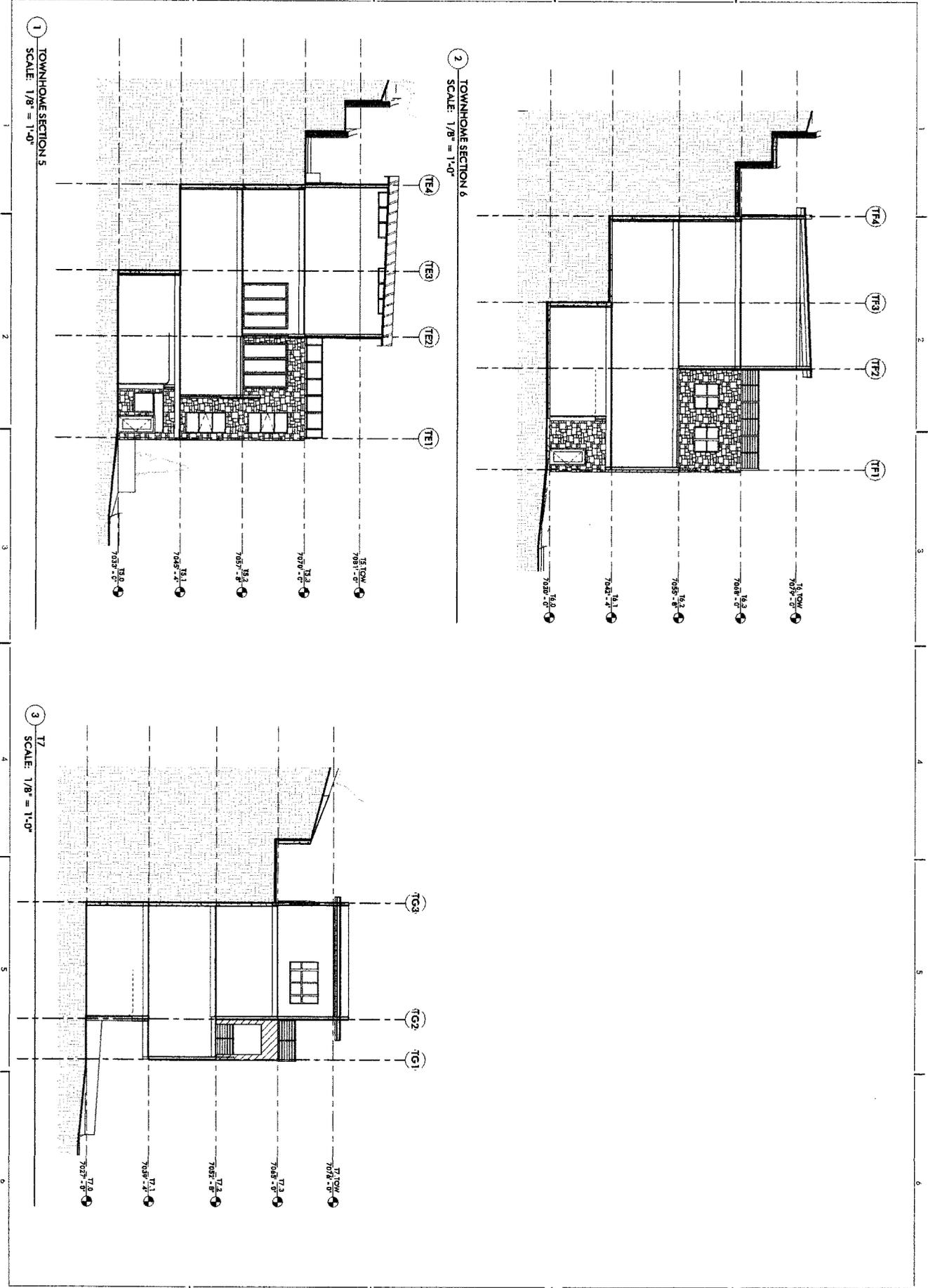
PROJECT #:  
 160006  
 ISSUE DATE:  
 10/27/2017  
 ISSUE:  
 MPD SUBMITTAL  
 REVISIONS

KING'S CROWN  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL:  
 EVERGREEN  
 STRUCTURAL:  
 JARRATT ENGINEERING  
 MECHANICAL:  
 PVE INC  
 ELECTRICAL:  
 BNA CONSULTING  
 LANDSCAPE:  
 LOYD  
 INTERIOR:  
 WOW +

PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION

WOW



**TOWNHOME SECTIONS**  
**AE-342**  
 C:\P\ARCHITECTURE\PROJECTS\AE-342

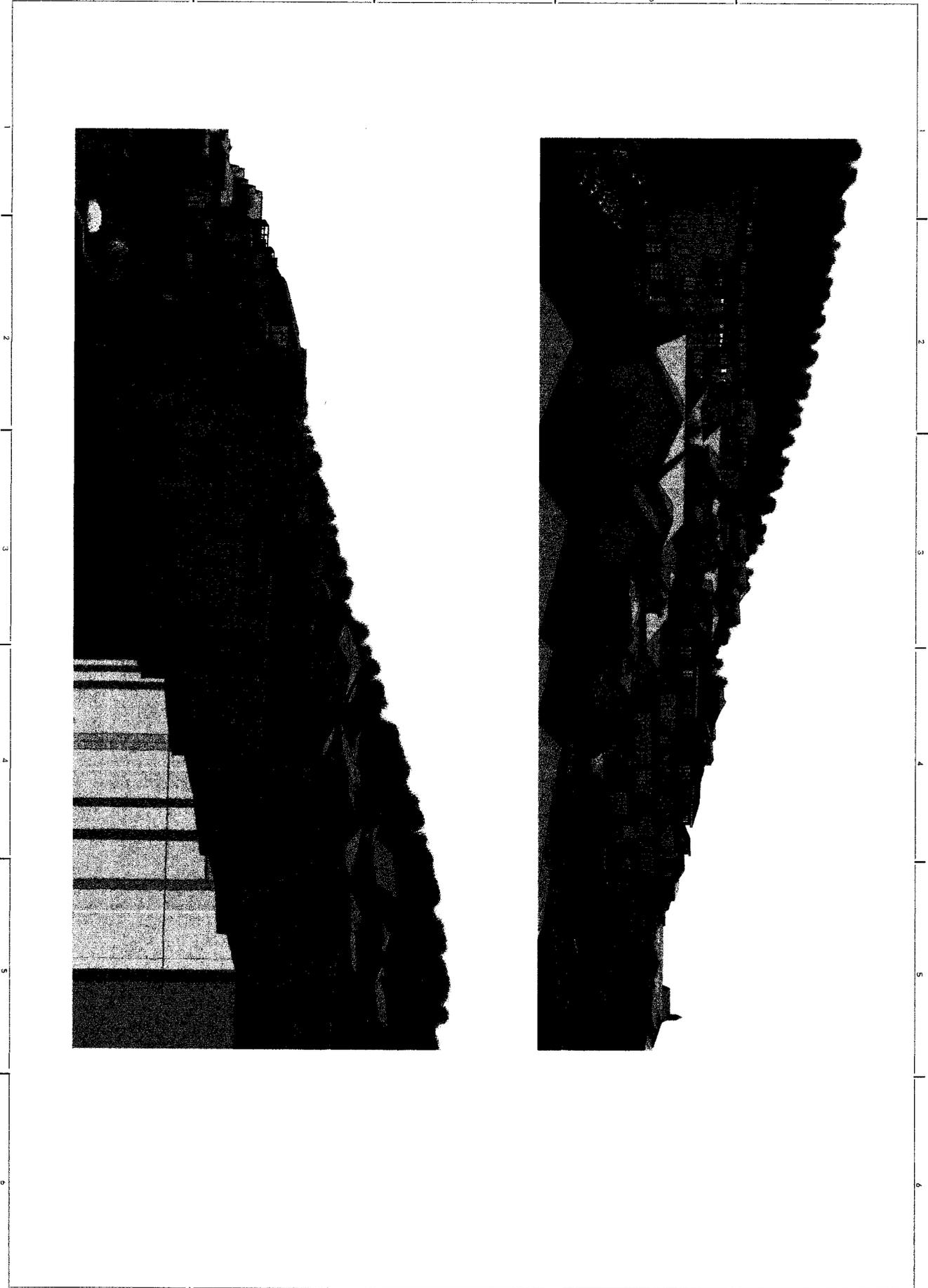
PROJECT #: 160026  
 ISSUE DATE: 10.27.2017  
 ISSUE: MPD SUBMITTAL  
 REVISIONS:

**KING'S CROWN**  
 MASTER PLANNED DEVELOPMENT  
 1201-1299 LOWELL AVENUE  
 PARK CITY, UTAH

CIVIL: EVERGREEN  
 STRUCTURAL: JARSAAT ENGINEERING  
 MECHANICAL: PVE INC.  
 ELECTRICAL: BNA CONSULTING  
 LANDSCAPE: LOIC  
 INTERIOR: WOW+

**PRELIMINARY  
 NOT FOR  
 PERMIT OR  
 CONSTRUCTION**

**WOW**



PRELIM 3D VIEWS

**GI-008**

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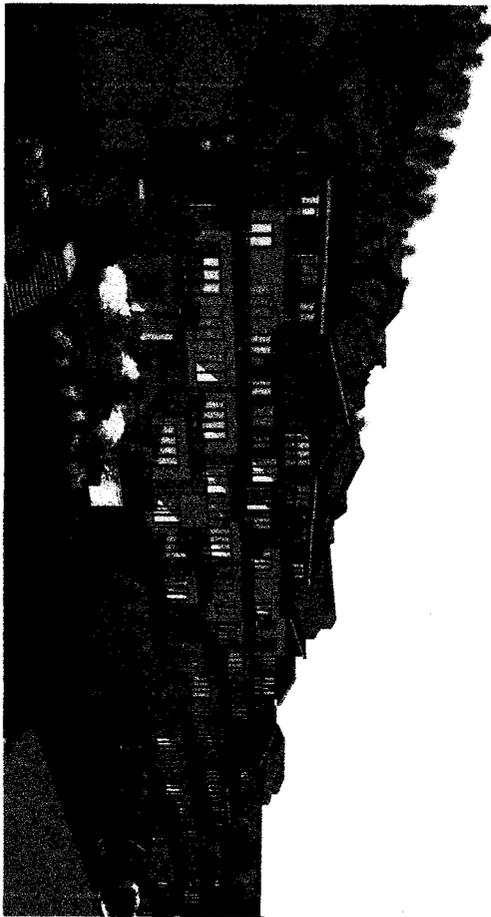
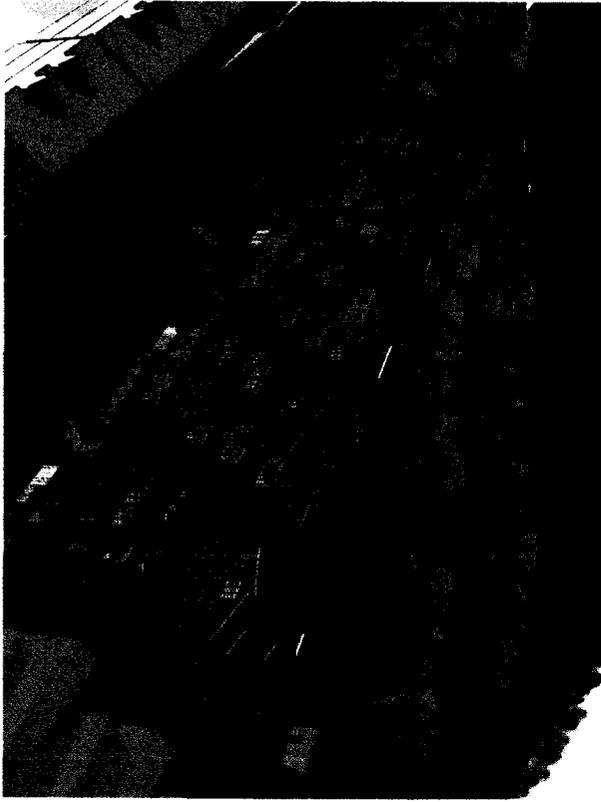
PROJECT #  
160026  
ISSUE DATE:  
10/27/2017  
ISSUE  
MPD SUBMITTAL  
REVISIONS

**KING'S CROWN**  
MASTER PLANNED DEVELOPMENT  
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARGOTT ENGINEERING  
MECHANICAL:  
PVE INC.  
ELECTRICAL:  
BNA CONSULTING  
LANDSCAPE:  
LQIC  
INTERIOR:  
WOW+

**NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**



COMPILED BY: NINA WILSON, LLC 2017

PRELIM 3D VIEWS

GI-009

PROJECT #: 160026  
ISSUE DATE: 10.27.2017  
ISSUE: MPD SUBMITTAL  
REVISIONS

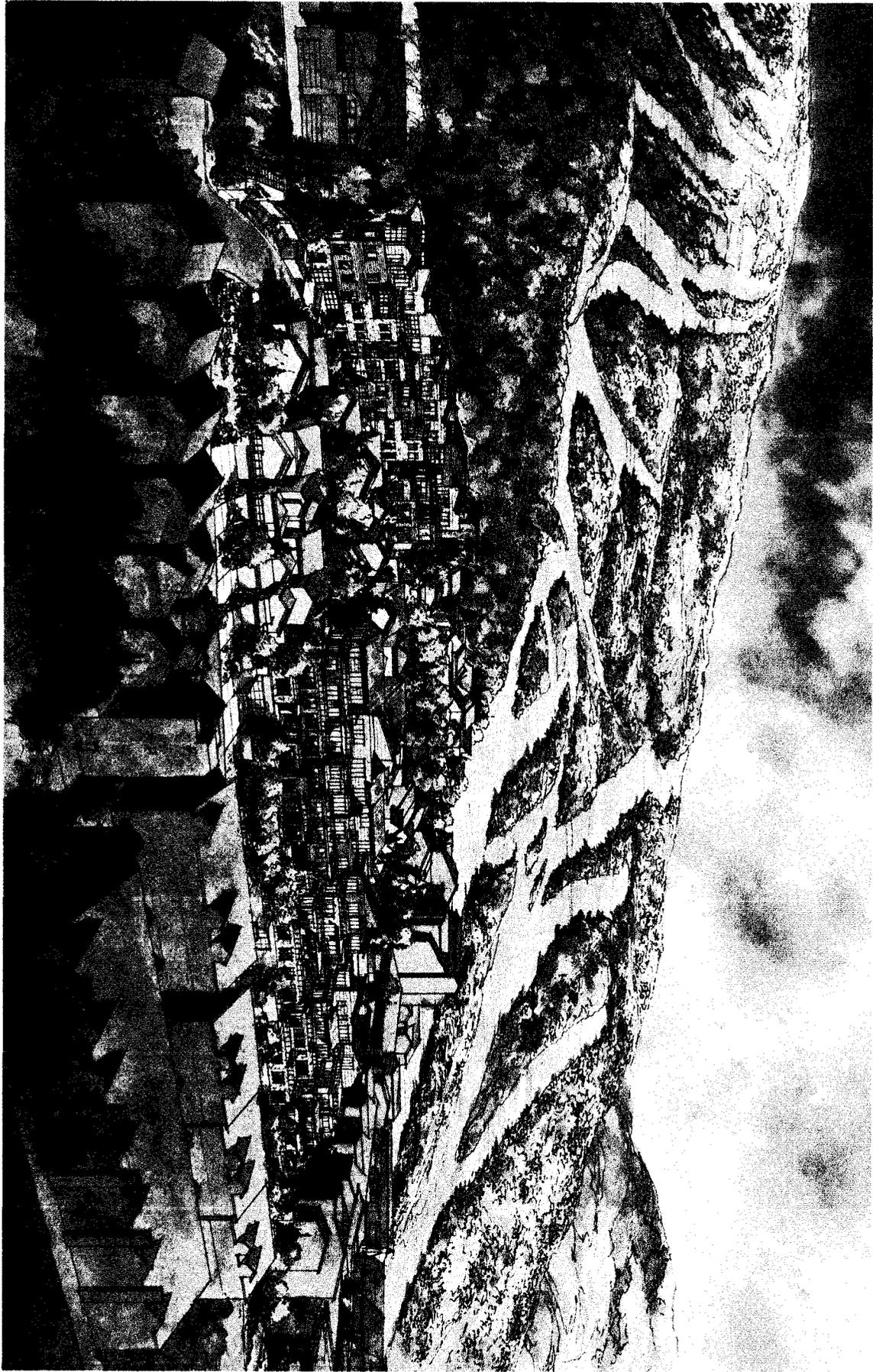
KING'S CROWN  
MASTER PLANNED DEVELOPMENT

1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL: EVERGREEN  
STRUCTURAL: JARRETT ENGINEERING  
MECHANICAL: PVE INC  
ELECTRICAL: BNA CONSULTING  
LANDSCAPE: LOUCCI  
INTERIOR: WOWA

NOT FOR  
PERMIT OR  
CONSTRUCTION

WOWA



10/14/2017 10:57 PM

**PRELIMINARY OVERALL SKETCH**

**AE-903**

PROJECT #:  
160026  
ISSUE DATE:  
10/27/2017  
ISSUE:  
APPD SUBMITTAL  
REVISIONS

**KING'S CROWN  
MASTER PLANNED DEVELOPMENT**

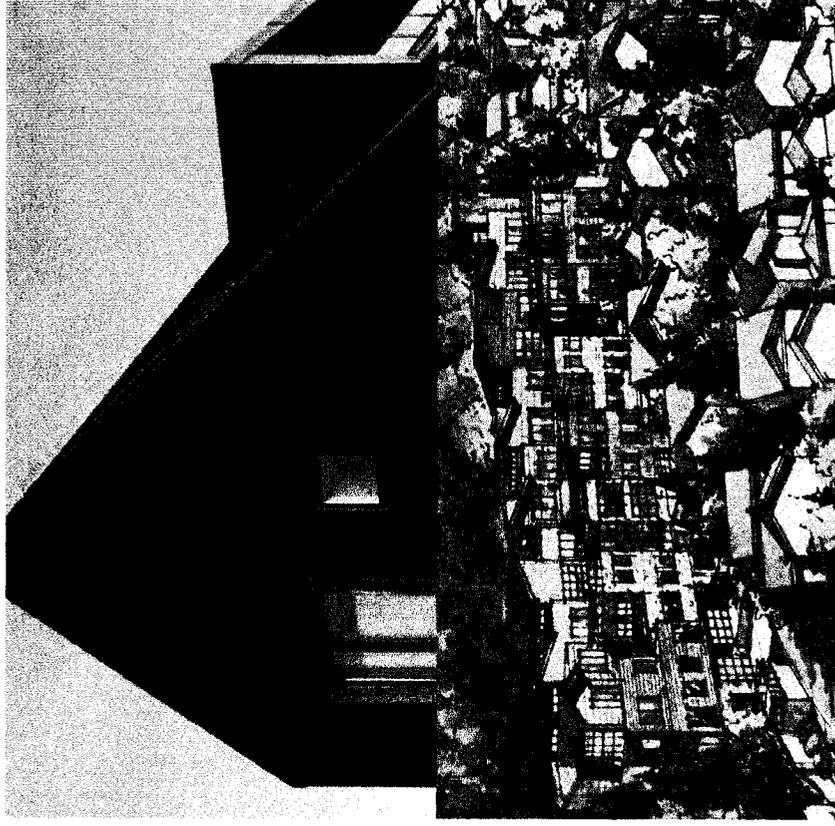
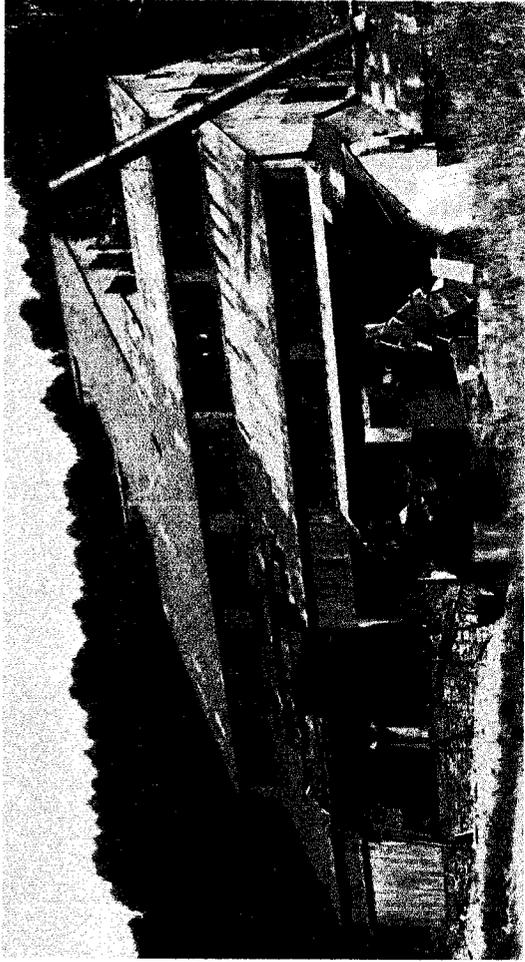
1201-1299 LOWELL AVENUE  
PARK CITY, UTAH

CIVIL:  
EVERGREEN  
STRUCTURAL:  
JARRATT ENGINEERING  
MECHANICAL:  
PVE INC  
ELECTRICAL:  
BNA CONSULTING  
LANDSCAPE:  
LOVELL  
INTERIOR:  
WCH +

**PRELIMINARY  
NOT FOR  
PERMIT OR  
CONSTRUCTION**

**WOW**

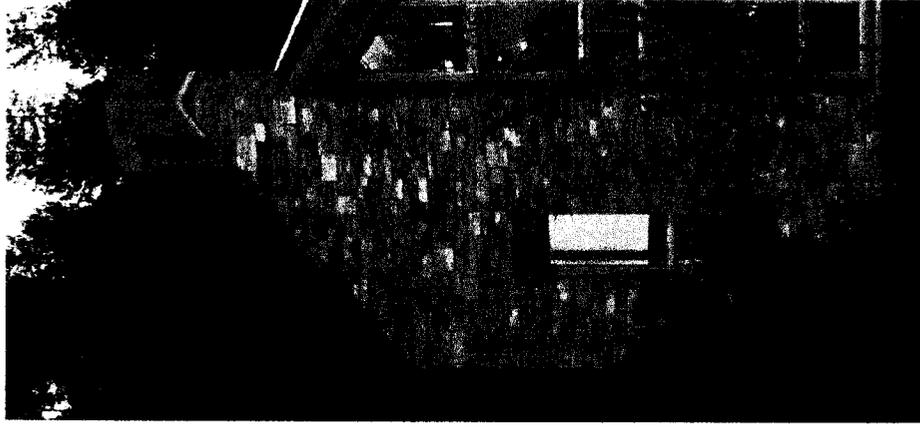
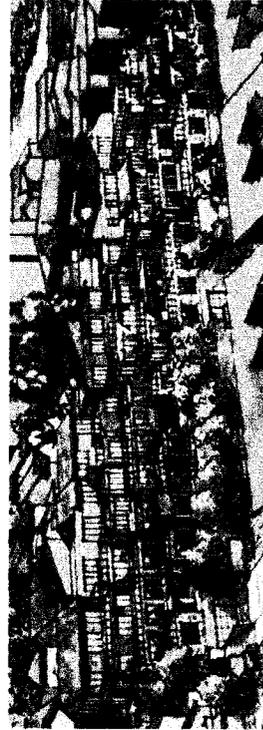
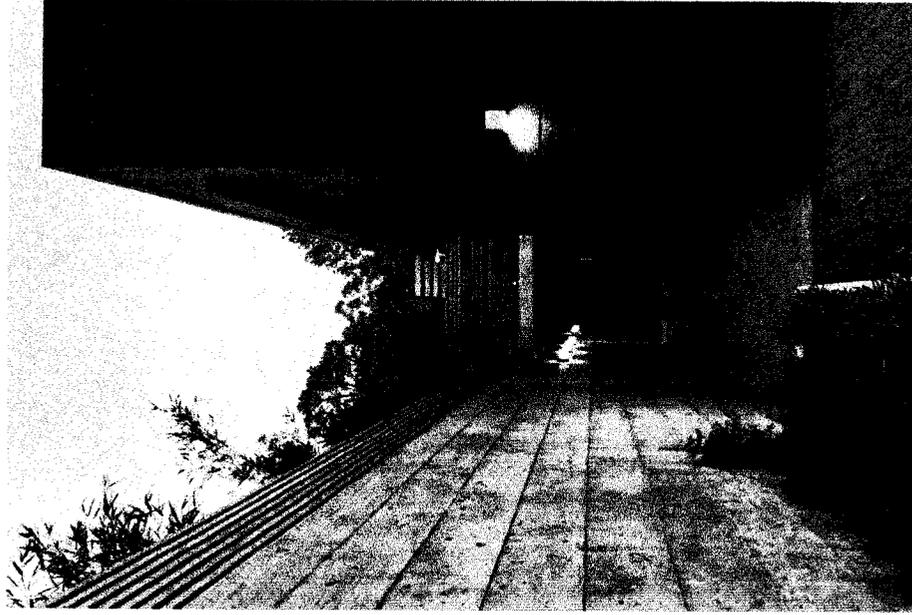
**EXHIBIT Q**  
**MATERIAL BOARD**



**C R H**  
PARTNERS

Material Palette Moodboards/ Inspiration

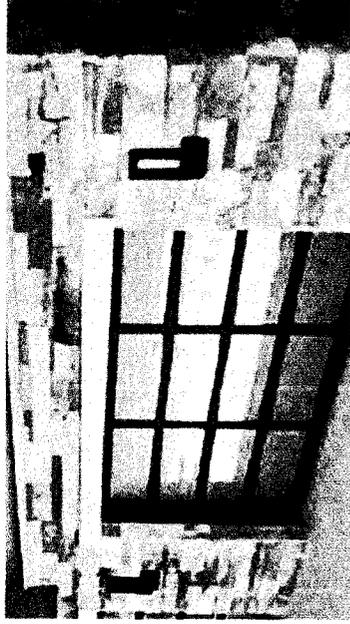
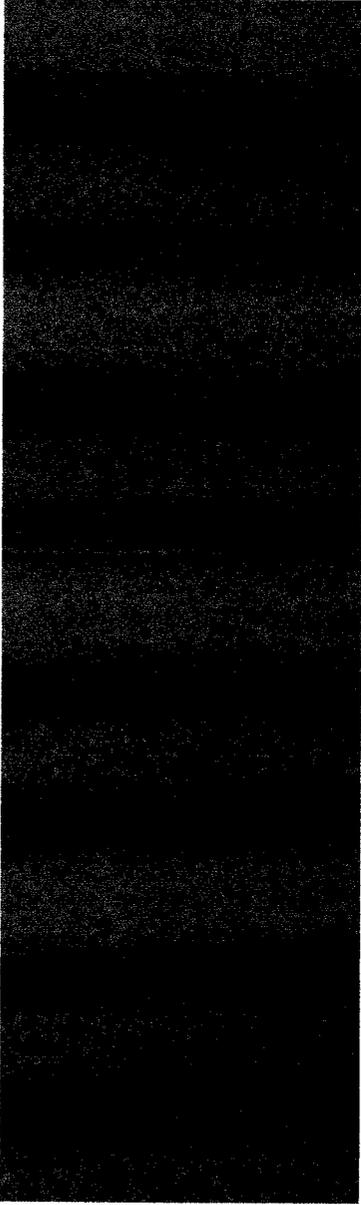
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**C R H**  
PARTNERS

Material Palette Moodboards/ Inspiration

{Kings Crown} MPD

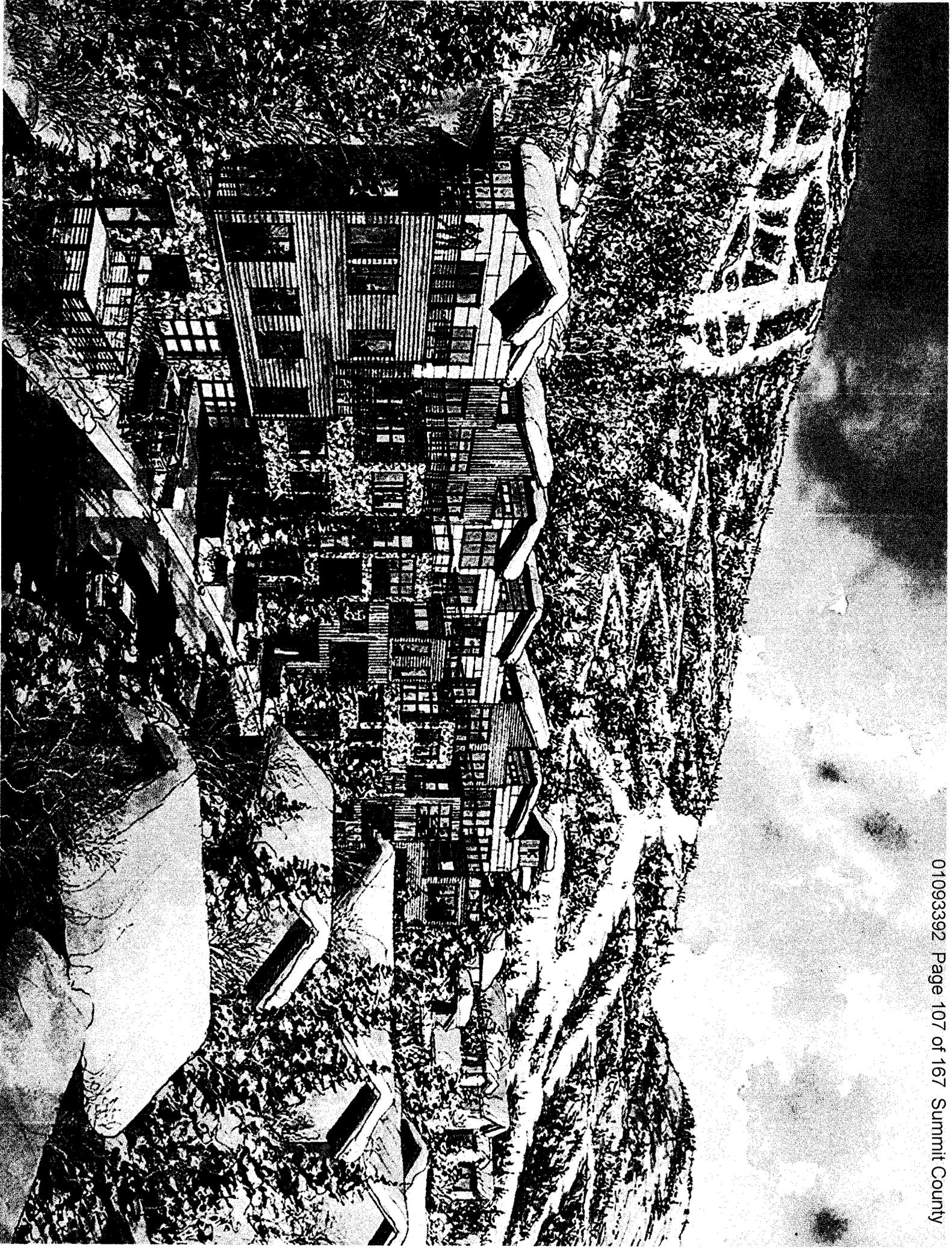


**C R H**  
PARTNERS

Material Palette Moodboards/ Inspiration

{Kings Crown} MPD

**EXHIBIT R**  
**TOWNHOME RENDERING**



**EXHIBIT S**  
**ENVIRONMENTAL SURVEY**

**ASTM PHASE I ENVIRONMENTAL SITE  
ASSESSMENT REPORT  
Lowell Avenue Slopeside**

**Summit County Tax Assessor Parcel SA-321  
Owner Nastar, LLC; 18.51-Acres**

**Park City, Summit County, Utah  
Approximately 18.51-Acres**



Prepared for:  
Rory Murphy  
2590 Sidewinder Drive  
Park City, UT 84060

Prepared by:  
Stantec Consulting Services Inc.  
8160 South Highland Drive  
Sandy, UT 84093

Project No.: 203706003

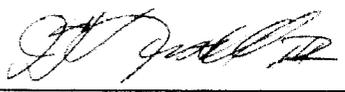
**November 4, 2016**

# Sign-off Sheet and Signature of Environmental Professional

This document was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Mr. Rory Murphy and America First Credit Union. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared by the professional whose signature appears below.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by: 

John G. Russell, III, CPG  
Sr. Hydrogeologist, Environmental Risk Manager

Reviewed By: 

Rob Foye  
Environmental Scientist



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

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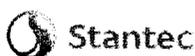
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**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
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**Abbreviations**

AAI	All Appropriate Inquiry
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AULs	Activity Use Limitations
BLM	Bureau of Land Management, United States
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
CWA	Clean Water Act
EP	Environmental Professional
ESA	Environmental Site Assessment
HREC	Historical Recognized Environmental Conditions
LUST	Leaking Underground Storage Tank
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
US EPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
UDEQ	Utah Department of Environmental Quality
UDWR	Utah Division of Water Rights



# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016  
SUMMARY

## 1.0 SUMMARY

### 1.1 GENERAL PURPOSE

Stantec Consulting Services Inc. ("Stantec") has completed a Phase I Environmental Site Assessment (ESA) report of the approximate 18.51-acre Property located in Park City, Summit County, Utah [the "Property"], on behalf of Mr. Rory Murphy and America First Credit Union (the "Client"). The Client and its legal counsel have been designated as the User of this report. The work was performed according to Stantec's proposal and terms and conditions dated October 25, 2016 and accepted by the Client on October 25, 2016. The Property location was identified by means of review of the User-provided figure presented in Figures and Appendix A herein as well as review of Summit County Tax Assessor Office public records.

Figures 1 and 2 provide generalized site and surrounding vicinity topographic and aerial image maps, excerpted directly from the environmental records search report. Following Figure 2 are enlarged excerpts of the United States Geological Survey (USGS) 1955 *Park City West* Quadrangle topographic map and 1912 USGS Professional Paper 77 (*Geology and Ore Deposits of the Park City District, 1912*) with the generalized Property location identified. Many of the nearby up-gradient, off-site mine sites referenced in this report are noted by name on the USGS figures.

The Phase I ESA was conducted in conformance with the requirements of the United States Environmental Protection Agency's (US EPA) All Appropriate Inquiry Rule, 40 C.F.R., Part 312 and ASTM International (ASTM-American Society for Testing and Materials) Designation E 1527-13, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the US EPA Rule or ASTM practice are described in Section 2.3. The Phase I ESA for the Property was performed by Mr. John Russell of Stantec, with the Site Visit and surrounding area reconnaissance being conducted on October 28, 2016. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report.

During Stantec's Area Reconnaissance and Site Visit, Mr. Russell gained access to the Property by means of traversing/hiking the Property, investigating for visible signs of potential environmental concern including existing and/or apparent historical, land disturbance. General vicinity, off-site land use is mixed, including private residential and condominium-type land usage. Two asphalt-paved roads skirt the southeastern portions of the Property (Lowell Avenue and Northstar Road, noted on the User-Provided map in Appendix A).

The Property is located within T2S, R4E, Section 16 NW. Copies of pertinent tax record information, excerpted during October 2016 by Stantec directly from the Summit County Tax Assessor Office's public website are presented herein in Appendix A. The Client is considering purchasing the Property from the current Property owner, Nastar, LLC. Stantec's analysis of most recent Summit County tax records indicates that the Property was transferred to Nastar by several private parties during November 2011.



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## LOWELL AVENUE SLOPESIDE

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As may be noted by review of the County tax records presented in Appendix A herein, the records indicate that the Property is comprised of Parcel SA-321 (approximately 19.79-acres) and two smaller sub-set parcels located in the interior of Parcel SA-321, namely Parcel 318 (0.47-acres). The User-provided figure in Appendix A indicates the Property being considered for purchase is comprised of approximately 18.51-acres of land. This ESA investigated the entire footprint of tax Parcel SA-321.

All information generated during this ESA indicates that the Property has never been developed, to any significant degree – excluding the grass-covered King's Crown Ski Run portion of the Property, which is noted on the User-provided Property map and is part of the Park City Mountain Resort that was constructed in 1963 (previously known as Treasure Mountain Resort, Park City Resort, and Alpine Meadows). The ski resort and off-site portions of this specific ski run are owned and operated currently by VR CPC Holdings, Inc. of Broomfield, Colorado (a Vail Resorts Management Company).

In summary, it must be noted that this ESA did not investigate information related to subsurface mine workings, as such investigation is beyond the scope of ASTM Standard E 1527-13. For example, the physical extent/orientation (lateral and/or vertical) of subsurface workings associated with historical mining activities, that might extend beneath and/or near the Property, are not addressed in this report. Any such subsurface concerns could be addressed, in part, by other means, including site-specific, geotechnical engineering or similar subsurface investigations for instance.

### 1.2 GENERAL HISTORICAL MINING BACKGROUND

In light of the documented historical use of land for precious metal mining throughout the Park City area since the late-1860s (Utah Mining District established in November 1869; ores: silver, lead, zinc, gold, etc.), Stantec analyzed historical maps, aerial photographs, and published reports of past mining activities in Park City. Stantec investigated on-site and nearby, off-site areas (topographically and hydraulically up-gradient, for example) that could possibly pose potential environmental concern to the Property. It is well documented that some waste rock piles, soils, sediments, streams, and portal discharge surface water associated with historically-mined areas located in Park City and Summit County have been impacted detrimentally by elevated concentrations of heavy metals, including arsenic, lead, and zinc for example.

Stantec reviewed historical USGS topographic maps and aerial photographs on the Nationwide Environmental Title Research, LLC (NETR) *HistoricAerials.com* public website, investigating reported and apparent land use in the vicinity of the Property and nearby areas. Copies of such materials are not presented in this ESA Report because they are copyrighted materials. Historical topographic maps were dated 1925, 1928, 1943, 1957, 1962, 1972, 1979, 1984, 1988, and 2001. NETR aerial images were dated 1953, 1962, 1967, 1978, 1993, 1997, 2004, 2006, 2009, and 2011. Stantec also reviewed several *Google Earth™* aerial images dating back to August 1993. Stantec's review of such published materials did not indicate any obvious/apparent on-site/above-ground structures, buildings, or mining-related prospects or mines on the Property nor apparent features that might pose potential environmental risk to the Property.



## ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

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Stantec's October 30, 2016 review of United States Bureau of Land Management (BLM) Land Records Status and General Land Office records indicates that there were several different historical, patented mining claims identified within T2S, R4E, Section 16. However, many such records do not indicate specific locations of respective claims within Section 16. Patent owners included numerous private individuals, as well as the Creole Mining Company (1904), the Anaconda Mining Company (1905), the Portland Park Mining Company (1908), the Utah Treasure Hill Coalition (1911), and the Silver King Coalition Mines Company (1933). Stantec's October 29, 2016 review of BLM Land Record 2000 (LR2000) records associated with unpatented mining claims indicated no "Active" or "Closed" leases.

Stantec's review of BLM General Land Office records indicates that a United States Surveyor General Office's May 1892 survey plat identifies patented mining claims (*Kentucky No. 8* and *Samuel*) located within T2S, R4E, Section 16 S1/2 of NW (i.e., southern portions of the **Property**). BLM records indicate that the patented Kentucky claim group was owned by Mr. William Dodge and others in 1893 (Section 16 SE NW). The records also indicate that Mr. Henry Newall owned the patented Newall mining claim group in 1894 (Section 16 N1/2 NW). The survey plat also identifies the off-site McHenry Mill site located in the vicinity of the Creole Tunnel within Section 16 NE SE.

In August 1882, the United States of America (USA) deeded 160-acres (comprising T2S, R4E, Section 16 W1/2 of NE and E1/2 of NW; i.e., northern portions of the **Property**) to Mr. George G. Snyder, via the May 1962 Homestead Act. No other information is presented regarding Mr. Snyder's lands within the BLM website records reviewed by Stantec. Copies of the BLM records pertaining to the Snyder lands and patented mining claims on the Property are presented in Appendix B herein.

The following information is shared, solely in light of its interesting historical background as regards Mr. Snyder's involvement with the founding of Park City, Utah, as identified by Stantec's review of Internet-published sources of historical information:

Reportedly in May 1872, George G. Snyder, the reported founding-father of the present-day city of Park City, christened the area..."...Park City, for it is a veritable park." George was the younger brother of Samuel Snyder for which the Pony Express and stage-stop of Snyder's Station and then Snyderville a few miles north of Park City were named. It is quite possible that the above-referenced, patented mining claim *Samuel* might have been named for George's brother, since the claim was located on a portion of the 160-acres deeded by the USA to George Snyder in 1882.

Reportedly, George Snyder constructed the first house in Park City, located at the intersection of Heber and Park Avenues (former Eley Motor Company and Kimball Arts Center location). He built the first livery stable, the first large-scale sawmill, and associated outbuildings to support the growing mining industry – as the town was comprised solely of male miners in the early 1870s. Initially, his wives were the only females in town, and his first son and first daughter were reportedly the first children born in Park City. He also sponsored the first school in town in 1875.



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Park City was incorporated in 1884, while George Snyder became a well-known land and mill owner and a Summit County judge and was buried [with his third wife, a son, and two daughters (had six wives and 34 children, documented polygamist)] in 1887 within the Park City Cemetery – lands that Mr. Snyder donated to the town in 1879.

## 1.3 POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS)

Stantec's analysis of historical and site-specific, published information did not identify potential environmental concerns on the land surface of the Property. **This ESA did not identify any documented accounts or visual indications that the Property had been mined – nor prospected to any significant degree. Stantec's Site Visit did not indicate any obvious visual signs of past prospecting or mining (i.e., no obvious signs of disturbed land surface or waste rock piles, etc.). In summary, Stantec did not identify any on-site potential RECs.**

Stantec's review of historical information indicates that the closest reported and/or apparent **off-site**, mining-related areas, in relation to the Property, were the historical Minola Tunnel located approximately 400 to 500 feet west of the Property; the Three Kings Mine located approximately 0.5-mile due west of the Property; the Creole Mine and Creole Tunnel located approximately 0.25-mile south/southeast of the Property; and the Silver King Mine Aerial Tram (approximately 0.45-mile southeast of the Property, which conveyed ore during 1900 to 1952 from the Silver King Mine (approximately 1.35-miles south of the Property) to the town northeast of the Creole Tunnel. Aside from use of the aerial tram associated with the Silver King Mine, all such off-site areas were disturbed, prospected, and/or mined during the late-1800s to early-1900s, predominantly. Each of these off-site areas is noted on one or both of the two USGS figures presented in the Figures section of this report.

This ESA did not identify historical information pertinent to the Three Kings Mine, including exhaustive review of multiple, published sources of information referenced in this report and a general internet search. The Three Kings Mine is identified on the USGS 1957 topographic map but not on the preceding 1943, 1928, or 1925 topographic maps. The apparent Three Kings Mine waste rock pile is visible on the 1953 NETR aerial photograph, the oldest aerial image reviewed by Stantec as part of this ESA. The Three Kings Mine is identified as being located within T2S, R4E, Section 17; however, Stantec's review of historical BLM records did not identify any information referencing 'Three Kings Mine' or similar information.

Stantec identified an example of a generic Three Kings Consolidated Mining Company stock certificate located on the *miningutah.com* public website. The certificate references 500 shares purchased by Mr. D.C. Matúrin in September 1925. The only other information related to the Three Kings Mine identified during this ESA was an excerpted paragraph (on the *scribd.com* public website, reported by a Mr. Russell Hartill in 1917) that mentions that as of 1917 the Three Kings Consolidated Mining Company was working at the Three Kings Mine site, which was comprised of 154-acres of land surrounded predominantly by lands owned by the Silver King Coalition and Silver King Consolidated Companies.

The only information identified during this ESA regarding the Minola Tunnel indicates that this feature was located approximately 400 to 500 feet west of the western Property perimeter. This area is located on the same topographic expression (hill/slope) as the Property.



# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

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Reportedly, the tunnel was constructed at an approximate elevation of 7,150 feet above mean sea level, along the eastern slope of Negro Hollow. Prior to 1902, the Minola Tunnel was part of an approximate 175-acre tract, with the tunnel reported as having been extended approximately 300 feet toward the southeast and a 500 feet deep winze that was being extended at the time from the tunnel face, as well two separate lateral drifts.

None of these off-site areas is anticipated to pose a potential risk for direct storm water runoff or air-dispersed impacts to the Property. However, it is possible that localized ground water quality might have been impacted in one or more of these off-site areas, which could in turn pose a potential off-site REC to localized ground water quality beneath the Property.

Stantec's review of historical information indicates that wet concentrator mills were constructed throughout the Park City mining area during the late-1880s and 1890s, including numerous areas located up-gradient of the Property (practically all mines located within Woodside Gulch, Walker and Webster Gulch, and Empire Canyon). Concentrator mills utilized wet technologies for amalgamation and initial matte and ore processing (example stages included: crushing, roasting, wetting, acidification, quicksilver/mercury baths, steaming, Russell lixiviation processing, etc.). In turn, large volumes of materials, potentially laden with heavy metals, were managed and stockpiled on these off-site properties (i.e., processed mattes, fines, tailings, waste rock, as well as treatment chemicals and materials, etc.).

Some materials were exposed to the natural elements for decades following initial mine development, including numerous waste rock and/or tailing piles that remain currently. It is possible that natural leaching of heavy metal constituents could have occurred at any or all of these off-site, mine site areas, posing the potential for detrimental impacts to localized ground water quality beneath and down-gradient of these off-site areas.

For example, the USGS Professional Paper 77 (see references herein) reports that there was a significant release of mercury to the ground surface at the Ontario Mine in 1904, during the remodel of the original 1877 concentrator mill to an updated, wet-processing mill. The old tanks containing mercury had leaked, possibly for several years to over two decades, without anyone realizing the release until replacement of the old tanks during the remodel. Likewise, *although this ESA did not identify any definitive information in this regard* - other historical operations at up-gradient mine sites could also have resulted in similar releases of materials to the natural environment, including for example: petroleum fuels used over the decades for fueling transport vehicles and equipment; fuel oil for heating buildings and possibly retorts/furnaces; new and used oil products associated with mining and transport equipment and railroad track operation and maintenance; etc.

Stantec's analysis of localized topography, including surface water and ephemeral drain-ways, in the vicinity of the Property and within an approximate lateral distance of 2.5-miles up-gradient of the Property suggests that regional ground water most probably flows generally from the south/southwest toward the north/northeast near and beneath the Property. In the event that ground water quality has been impacted detrimentally at off-site areas located in hydraulically up-gradient directions in relation to the Property, it is possible that ground water quality beneath the Property might also be impacted, historically, currently, or in the future. Such up-gradient, off-site areas of potential ground water impact could include, for example: historical mining-related areas, including precious metal mines, ore processing and/or beneficiation processes, stamp and/or concentrator mills, and waste rock/tailing areas associated with the Silver King,



# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

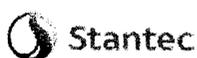
November 4, 2016  
SUMMARY

Silver King Consolidated, Walker & Webster, Daly-Judge Tunnel, Alliance, Massachusetts, Kearns-Keith, Daly-Judge, Daly-West, and Anchor Mine site areas.

This ESA did not identify any quantified information indicating that ground water beneath the Property had been impacted detrimentally. However, in light of the historical mining-related activities in presumed, up-gradient directions in relation to the Property, **it is possible that localized ground water quality beneath portions of the Property may in the past, currently, and/or in the future, be impacted detrimentally by up-gradient sources of heavy metals**, such as lead, arsenic, and zinc for instance – **and as such, off-site, up-gradient ground water migration toward the Property must be considered a regional, potential off-site REC as defined by the ASTM Standard 1527-13.**

Stantec's October 31, 2016 review of Utah Division of Water Rights ground water production well database indicates there are no water wells located within an approximate mile of the Property. There are several reported heat-exchange wells within one-mile of the Property; however, there is no pertinent information regarding depth to uppermost ground water on any of the drilling logs. Negro Hollow is the closest ephemeral drain-way in relation to the Property, located approximately 1,200 feet west of the Property. The depth to uppermost ground water beneath the Property was not identified during this ESA; however, it is anticipated that it is most probably at least 100 to 200 feet below natural grade.

Lastly, there is the *possibility* for historical air-dispersion of heavy metal-laden dust and particulate matter from the stacks of any of the off-site mills to the land surface/topsoil in relatively close proximity to the individual mill sites, possibly including the Property. However, considering the predominantly west (southwest and northwest) to east wind patterns that characterize the Park City and vicinity area (historically and currently), as well as the lateral distances to reported, historical mills, it is anticipated that any such air-dispersion from off-site, historical mill sites would be expected to be minimal at the Property. Moreover, the fact that such historical air dispersion would have occurred several decades ago, it is anticipated that localized, biological degradation and leaching of any such heavy metal constituents within Property topsoil would have resulted in the natural decrease in metal concentrations in local topsoil – and as such, this potential off-site source of environmental concern is not considered a REC to the Property.



# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016  
INTRODUCTION

## 2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13 and 40 C.F.R., Part 312. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- 1) Due to any release to the environment;
- 2) Under conditions indicative of a release to the environment; or
- 3) Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with the property, but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the environmental professional considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

*De minimis* conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies.



# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016  
INTRODUCTION

This ESA was conducted according to Stantec's proposal and terms and conditions dated October 25, 2016 and accepted by the Client on October 26, 2016. The Client and its legal counsel (the "User") have been designated as the User of this report. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform any independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this ESA Report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a Property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints;
- and
- (3) Information that is practicably reviewable.

## 2.1 PROPERTY DESCRIPTION

The Property consists of approximately 18.51-acres of vacant, predominantly-undeveloped land located in Park City, Summit County, Utah. Aside from the cleared, grass-covered King's Crown ski run located within southwestern portions of the Property, most of the land is covered by grasses, small shrubs, sage bushes, and gamble oak trees.

As Site Visit photographs in Appendix B indicate, the only man-made structure identified by Stantec during the Site Visit was a wooden log/stick-constructed lean-to that appears to have been constructed for temporary, recreational-type use by teenagers. No one was observed on the Property, except for a few pedestrians who were hiking along a couple of small hiking-type trails that crisscross the Property, as may be noted by review of photographs in Appendix B.

## 2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

It is assumed that the purpose of this Phase I ESA is to qualify the User, in part, for landowner protection to CERCLA liability and to facilitate possible future purchase, sale, and/or transfer of the Property. The possible contaminants of concern considered in this assessment include those hazardous compounds listed under CERCLA and petroleum products.



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## 2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the identified Property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of information provided by the Client or third parties. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Stantec in regards to it.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the Property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the Property or in connection with the Property. Stantec did not obtain historical records that document the Property history in 5-year intervals and this resulted in data gaps. These data failures represent data gaps; however, these data gaps are not considered significant, considering the undeveloped nature of the Property. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the Environmental Professionals to identify RECs, HRECs, CRECs, or de minimis conditions.

This report relates solely to the specific project for which Stantec was retained and the stated purpose for which this report was prepared and shall not be used or relied upon by the client identified herein for any variation or extension of this project, any other project or any other purpose.

This report has been prepared for the exclusive use of the Client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's



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standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

Project-specific limiting conditions are provided in Section 2.2.

The locations of any utilities, buildings and structures, and Property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures must be confirmed by the Client and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the site conditions encountered by Stantec at the time of the work. Accordingly, additional studies and actions may be required. As the purpose of this report is to identify selected site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment. The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the site which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of Federal, state, provincial or local governmental agencies. Issues raised by the report should be reviewed by client legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the Property subsequently change.

## 2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by an individual that meets the ASTM definition of an Environmental Professional (EP). Stantec's Mr. John Russell has approximately 31 years of environmental consulting and ASTM-formatted, due diligence experience, including decades of work related to CERCLA- and RCRA-regulated sites and associated environmental issues. Mr. Russell has conducted numerous ESAs in Summit County during the past two decades. The credentials of the EP of this Phase I ESA are provided in Appendix E.



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USER-PROVIDED INFORMATION

**3.0 USER-PROVIDED INFORMATION**

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" (AAI) into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User (represented by Mr. Rory Murphy) provide the following information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire	Yes	Details related to submittal of the User Questionnaire, as well as the User's responses, are presented below.
Environmental Liens or Activity Use Limitations	Yes	The User is unaware of any environmental liens or Activity Use Limitations (AULs).
Purpose of the Phase I ESA	Yes	User may purchase the Property.

Stantec submitted the below list of questions to Mr. Rory Murphy ('User' representative for this ESA), regarding knowledge and familiarity with historical issues associated with the Property. Mr. Murphy's responses follow herein:

**USER QUESTIONNAIRE**

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No.**

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). **No.**

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No.**



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(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **No.**

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?  
**Yes, fair market value.**

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional identify conditions indicative of releases or threatened releases? For example, as user, (a.) Do you know the past uses of the property? Need to record past ownership history and use (actual names of prior land owners, dating back to at least 1940). **No.**

(b.) Do you know of specific chemicals that are present or once were present at the property? **No.**

(c.) Do you know of spills or other chemical releases that have taken place at the property? **No.**

(d.) Do you know of any environmental cleanups that have taken place at the property? **No.**

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **No.**



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RECORDS REVIEW

**4.0 RECORDS REVIEW**

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area, in order to evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the Property's first developed use. Stantec's research included the reasonably ascertainable and useful records described in this section.

**4.1 PHYSICAL SETTING**

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections:

Topography:	Property located within Section 16, T2S, R4E; comprised of relatively-steep topographic elevations approximating 7,400 to 7,000 feet above mean sea level. Grades slope generally from upland areas toward lowland areas – regionally from the south toward the north, with localized northwesterly and northeasterly slopes.
Soil/Bedrock Data:	The site expected to be underlain by unconsolidated topsoil comprised of poorly-sorted clay, silt, sand, and gravel loams. Underlying bedrock reported to be comprised of the Permian-aged Park City Formation (cherty limestone). Bedrock reported on USGS <i>Park City West</i> quadrangle Geologic Map to be dipping at 20 to 30-degree angles toward the northwest beneath the Property. Bedrock expected to be very shallow below grade.
Estimated Depth to Ground Water/ Estimated Direction of Gradient:	Uppermost ground water anticipated to be greater than 100 to 200 feet below grade. Localized flow: in general, from uplands toward lowlands – regionally from the south toward the north/northeast.
<i>Note: Site-specific ground water direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i>	

**4.1.1 Property Topography and Surface Water Flow**

The topographic surface of the Property is relatively-steep toward the north, with localized slopes toward the northwest and the northeast, such that overland, storm water runoff will vary depending on specific location. Regional drainages grade in general from the south toward the north/northeast.

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## 4.1.2 Regional and Property Geology

The Property and surrounding areas are located within the Wasatch Mountains, the western edge of the Rocky Mountain Physiographic Province. The Property is located within a mountainous area adjacent to (west of) downtown Park City. The Property appears to be underlain by unconsolidated topsoil/near-surface soil characterized predominantly by poorly-sorted, mixes of clay, silt, sand, gravel, and cobbles. Underlying bedrock is characterized reportedly by the Park City Formation (cherty limestone). Off-site lands located north and northeast of the Property, comprising much of downtown Park City, are underlain by Quaternary-aged, alluvial deposits, as reported on the USGS *Park City West Geologic Map*.

## 4.1.3 Regional and Property Hydrogeology

Stantec did not observe any surface water on or near the Property during the Site Visit. All ephemeral drainages were completely dry. There were no significant ephemeral drainages on the Property, typically characterized by a couple to a few feet deep, localized incisions atop the ground surface.

In general, the shallow water table is often a subdued expression of surface topography. Shallow ground water generally flows from areas of ground water recharge, such as hills and broad uplands, to areas of ground water discharge, such as wetlands, creeks, streams, rivers, and lakes. Regional ground water flow is expected to be generally toward the north in the vicinity of the Property, with ultimate drainage in the general direction of McLeod Creek and Silver Creek and associated tributaries.

The environmental records review report in Appendix D herein notes that there were no water wells located on the Property. Stantec's review of published water well data reported on the Utah Division of Water Rights' Public Well Log website indicated no ground water production wells on Property lands. The closest, off-site ground water production (potable water) wells were reported as being located at least one-mile north (down-gradient) of the Property.

## 4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Records Search, Inc. (ERS), a third-party environmental database search firm. A complete copy of the database search report, including definition of databases searched, is provided in Appendix D. The databases covered in the report include the most current databases listed or referenced in Section 8 of ASTM E1527-13.

### 4.2.1 Listings for Property

The Property was not identified in the environmental database report – *except for listing as located in a broad regional area (Rocky Mountains) that has the potential to be underlain by natural formations that might contain natural asbestos. Asbestos is most commonly found in*



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three rock types: serpentinites, altered ultramafic rocks, and some mafic rocks. Other rock types known to host asbestos include metamorphosed dolostones, metamorphosed iron formations, carbonatites, and alkalic intrusions. In summary, only site-specific boring investigation into bedrock beneath the Property is anticipated to provide quantitative information in this regard.

## 4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec's review of the reported locations and operations of off-site properties identified in the environmental database report did not identify any off-site areas that might pose potential environmental risk to the Property – *except for* the possibility that historical mining-related activities in presumed up-gradient/nearby locations (such as Creole Tunnel, Silver King Consolidated Mine areas, etc. for example) might possibly pose a risk to ground water quality beneath the Property - as reported in preceding report section 1.0 *Introduction*.

The Marsac Mill, located in the general vicinity of the present-day City Administration building approximately 0.5-mile southeast of the Property, is referenced in the ERS report. The mill was constructed in 1874 as the first concentrator mill in Park City and appears to be the closest, historical mill in relation to the Property. The mill was renovated to accommodate the Russell lixiviation process (wet concentrator) during 1880-1882. Numerous other historical mills existed in most of the canyons located south of the Property and Park City. None of the historical mills operate today.

There is the *possibility* for historical air-dispersion of heavy metal-laden dust and particulate matter from the stacks of any of these off-site mills to the land surface/topsoil in relatively close proximity to the individual mill sites, possibly including the Property. However, considering the predominantly west (southwest and northwest) to east wind patterns that characterize the Park City and vicinity area (historically and currently), as well as the lateral distances to the Marsac Mill and other nearby historical mills, it is anticipated that any such air-dispersion from off-site, historical mill sites would be expected to be minimal at the Property. Moreover, the fact that such historical air dispersion would have occurred several decades ago, it is anticipated that localized, biological degradation and leaching of any such heavy metal constituents within Property topsoil would have resulted in the natural decrease in metal concentrations in local topsoil – and as such, this potential off-site source of environmental concern is not considered a REC to the Property.



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## 4.3 HISTORICAL RECORDS REVIEW

### 4.3.1 Land Title Records/Deeds

A formal title search is not an ASTM-prescribed task and was not conducted by Stantec. Such records were not searched by Stantec, as such investigative measures are beyond the scope of an ASTM ESA. No one interviewed as part of this ESA was aware of any such liens or Property land use restrictions, however.

In an effort to research land ownership dating to initial land development, Stantec reviewed Summit County, Utah Tax Recorder Office deed and land ownership information. Excerpted tax records are presented in Appendix A herein.

Stantec's ESA indicates that current and historical, Property land use is undeveloped, vacant land. There is the probability that small wooden, residential-type shacks might have been constructed on the Property sometime during the late-1870s to early 1900s; however, Stantec's review of USGS topographic maps dating to 1925 do not identify above-grade structures/buildings on the Property, and Stantec's review of historical aerial photographs dating to 1953 did not identify any such structures.

### 4.3.2 Historical Aerial Photographs and Topographic Maps

The general type of activity on a property and land use changes can often be discerned from the type and layout of structures and land disturbances visible in photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone.

Stantec reviewed historical USGS topographic maps and aerial photographs on the Nationwide Environmental Title Research, LLC (NETR) [HistoricAerials.com](http://HistoricAerials.com) public website, investigating reported and apparent land use in the vicinity of the Property and nearby areas. Copies of such materials are not presented in this ESA Report because they are copyrighted materials. Historical topographic maps were dated 1925, 1928, 1943, 1957, 1962, 1972, 1979, 1984, 1988, and 2001. NETR aerial images were dated 1953, 1962, 1967, 1978, 1993, 1997, 2004, 2006, 2009, and 2011. Stantec also reviewed several *Google Earth*™ aerial images dating between June 2015 and August 1993. Stantec's review of such published materials did not indicate any obvious/apparent on-site/above-ground structures, buildings, or mining-related prospects or mines on the Property nor apparent features that might pose potential environmental risk to the Property.

### 4.3.3 Other Historical Sources

On October 30, 2016, Stantec reviewed UDEQ-published, CERCLA and RCRA site information, investigating possible, published information pertinent to UDEQ regulatory involvement with the Property and nearby, surrounding, off-site lands. Stantec reviewed local water well drilling logs



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published by the Utah Division of Water Rights. In summary, Stantec did not identify any information indicating potential on-site or off-site RECs during review of such Internet-published information.

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SITE RECONNAISSANCE

**5.0 SITE RECONNAISSANCE**

A visit to the Property and a surrounding Area Reconnaissance was conducted by Mr. John Russell of Stantec on October 28, 2016. Stantec hiked across the Property, along generalized 100-yard, grid-patterned, east-west traverses. Following the east-west transects, Stantec then walked along the earthen hiking trails that crisscross the Property. Photographs collected during the Site Visit are included in Appendix B.

**5.1 SITE RECONNAISSANCE METHODOLOGY**

The Property reconnaissance focused on observation of current conditions and observable indications of past uses and conditions that may indicate the presence of a REC. Stantec utilized the following methodology to observe the Property:

- Traversed the outer Property boundaries.
- Traversed transects across the Property.

Weather conditions during the visit to the Property and vicinity were clear and sunny. There were no weather-related property access restrictions encountered during the visit.

**5.2 GENERAL DESCRIPTION**

<p><b>Property and Area Description:</b></p>	<p>Aside from localized, earthen hiking trails and the grass-covered/cleared King's Crown ski run to the west/southwest, the Property was vacant and undeveloped land, with a small temporary, recreational lean-to structure (sticks and logs). There were several rusted, metal pipes, presumably associated with snow-making/water-conveyance, located along the eastern side of the on-site portion of the ski run – as photo-documented in Appendix B.</p> <p>Current surrounding land use is comprised predominantly of similar, undeveloped lands, including the ski resort area, toward the south and west; residential to the east along the asphalt-paved Northstar and Lowell Avenue roadways; and the Marriot Mountainside Hotel located to the north/northwest.</p>
<p><b>Property Operations.</b></p>	<p>The Property was vacant and undeveloped land.</p>
<p><b>Structures, Roads, Other Improvements:</b></p>	<p>There were no improvements, structures, or paved roads on the Property.</p>
<p><b>Property Size (acres):</b></p>	<p>approximately 18.51-acres</p>



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<b>Estimated % of Property Covered by Buildings and/or Pavement:</b>	Zero (0%).
<b>Observed Current Property Use/Operations:</b>	The Property was vacant and undeveloped, aside from the localized hiking trails and ski run.
<b>Observed Evidence of Past Property Use(s):</b>	The Property was vacant and undeveloped, aside from the localized hiking trails and the ski run.
<b>Sewage Disposal Method (and age):</b>	None observed or reported.
<b>Potable Water Source:</b>	None observed or reported.
<b>Electric Utility:</b>	None observed or reported.

**5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS**

The following table summarizes Stantec's observations during the Property reconnaissance.

<b>Observations</b>	<b>Description/Location</b>
<b>Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14) and/or otherwise might contain hazardous and/or petroleum hydrocarbon-type constituents:</b>	None observed or reported.
<b>Drums (≥ 5 gallons):</b>	None observed or reported.
<b>Strong, Pungent, or Noxious Odors:</b>	None observed or reported.
<b>Pools of Liquid:</b>	None observed or reported.
<b>Unidentified Substance Containers:</b>	None observed or reported.
<b>PCB-Containing Equipment:</b>	None observed or reported.

**5.4 INTERIOR OBSERVATIONS**

The Property was vacant and undeveloped.



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**5.5 EXTERIOR OBSERVATIONS**

Stantec made the following observations during the site reconnaissance of the Property and/or identified the following information during the assessment:

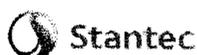
<b>Observations</b>	<b>Description</b>
<b>On-site Pits, Ponds, or Lagoons:</b>	None observed.
<b>Stained Soil or Pavement:</b>	None observed.
<b>Stressed Vegetation:</b>	None observed.
<b>Waste Streams and Waste Collection Areas:</b>	None observed.
<b>Solid Waste Disposal:</b>	None observed.
<b>Potential Areas of Fill Placement:</b>	None observed.
<b>Wastewater:</b>	None observed.
<b>Storm water:</b>	None observed.
<b>Wells:</b>	None observed.
<b>Septic Systems:</b>	None observed.
<b>Other Exterior Observations:</b>	Nothing of significant note.

**5.5 UNDERGROUND STORAGE TANKS/STRUCTURES**

<b>Existing USTs:</b>	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
<b>Former USTs:</b>	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs were discovered during this Phase I ESA.

**5.6 ABOVEGROUND STORAGE TANKS**

<b>Existing ASTs:</b>	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.
<b>Former ASTs:</b>	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.



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## 5.7 ADJOINING PROPERTIES

### 5.7.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on other adjoining properties:

<b>NORTH</b>	Marriot Mountainside Hotel
<b>SOUTH</b>	Vacant, undeveloped land.
<b>EAST</b>	Residential along Northstar Road and Lowell Avenue.
<b>WEST</b>	Ski resort area, predominantly undeveloped but for localized, grass-covered ski runs.

### 5.7.2 Observed Evidence of Past Uses of Adjoining Properties

Off-site lands to the north (Marriot), east (Northstar residences), and ski resort areas (west) appear to have been constructed sometime between 1963 to 1993. All other off-site, contiguous lands appear to have remained vacant and undeveloped.

### 5.7.3 Pits, Ponds or Lagoons on Adjacent Properties

As viewed from the Property, Stantec did not observe any obvious signs of surface water on nearby, off-site lands.



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
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November 4, 2016  
INTERVIEWS

**6.0 INTERVIEWS**

<b>Name</b>	<b>Relationship to Property</b>	<b>Key findings:</b>
Mr. Rory Murphy  October 25, 2016	User, prospective purchaser	No known or reported environmental concerns as regards the Property.

**6.1 FINDINGS FROM INTERVIEWS**

Stantec's review of Summit County Tax Assessor Office website records indicates that recent land owners have been comprised of several different individuals and Trusts (reference Appendix A). Stantec did not interview any current or historical Property owners, in light of the relatively-quick turnaround for this ESA report and the anticipation that most of the reported, historical owners would simply state that the Property has remained vacant and undeveloped, as long as they could remember. Although Stantec did not interview a historical Property owner, and as such this is considered a Data-Gap, Stantec does not anticipate this lack of information influences Stantec's analysis of potential environmental risks posed to or by the Property. The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or *de minimis* conditions.

Mr. Murphy was unaware of any potential environmental issues or concerns associated with the Property. Mr. Murphy reported that the Property had been vacant and undeveloped, as long as he could remember.



# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016  
EVALUATION

## 7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

### 7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a property inspection were evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions:

- Finding 1: Property-specific, environmental liens and activity and use limitations (AULs) encumbering the Property or in connection with the Property, were not reviewed as part of this Phase I ESA, as they are the responsibility of the User per ASTM ESA protocol. However, no such information was identified by Stantec when reviewing the most recent Summit County Tax Assessor Office's public website database specific to the Property tax parcel.
- Opinion 1: The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or *de minimis* conditions, however. The User claimed no knowledge of any such liens or land Activity and Use Limitations (AULs).
- Finding 2: This ESA identified numerous up-gradient, potential sources of heavy metal constituents to localized ground water quality. The Property is located in a presumed down-gradient direction (ground water flow) in relation to many such off-site areas.
- Opinion 2: It is possible that ground water quality beneath the Property could be impacted detrimentally currently, in the past, and/or in the future by heavy metal constituents associated with these off-site, potential RECs.

### 7.2 DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

November 4, 2016  
EVALUATION

Data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

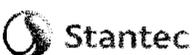
Gap	Discussion
<b>Deletions or Exceptions From Scope of Work:</b>	None.
<b>Weather-Related Restrictions To Site Reconnaissance:</b>	None.
<b>Facility Access Restrictions to Site Reconnaissance:</b>	None.
<b>Other Site Reconnaissance Restrictions:</b>	None.
<b>Data Gaps From Environmental Records Review:</b>	None.
<b>Data Gaps From Historical Records Review:</b>	None.
<b>Data Gaps From Interviews:</b>	Although Stantec did not interview a historical Property owner, and as such this is considered a Data-Gap, Stantec does not anticipate this lack of information influences Stantec's analysis of potential environmental risks posed to or by the Property. The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or <i>de minimis</i> conditions.
<b>Other Data Gaps:</b>	None.

**7.3 CONCLUSIONS**

Stantec has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property located in Park City, Utah [the "Property"]. Any exceptions to, or deletions from, this practice are described in preceding sections of this report.

Stantec's ESA did not identify potential environmental concerns on the land surface of the Property. This ESA did not identify any documented accounts or visual indications that the Property had been mined – nor prospected to any significant degree. Stantec's Site Visit did not indicate any obvious visual signs of past prospecting or mining (i.e., no obvious signs of disturbed land surface or waste rock piles, etc.). In summary, Stantec did not identify any on-site RECs.

This ESA did not identify any quantified information indicating that ground water beneath the Property had been impacted detrimentally. However, in light of the historical mining-related activities in presumed, up-gradient directions in relation to the Property, it is possible that localized ground water quality beneath portions of the Property may in the past, currently, and/or in the future, be impacted detrimentally by up-gradient sources of heavy metals, such as lead, arsenic, and zinc for instance – and as such, off-site, up-gradient ground water migration toward the Property must be considered a regional, potential off-site REC as defined by the ASTM Standard 1527-13.



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

November 4, 2016  
NON-SCOPE CONSIDERATIONS

**8.0 NON-SCOPE CONSIDERATIONS**

The scope of work completed was limited solely to those items in the ASTM E1527-13 standard. No ASTM E1527-13 non-scope services were performed as part of this Phase I ESA.



# ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

November 4, 2016  
REFERENCES

## 9.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13; November 2013.

*Geni.com* website.

*Historicalaerials.com* public website (owned by National Environmental Title Research, LLC); August 18, 2016.

*Historytogo.utah.gov* website.

*Miningutah.com* website.

*Scribd.com* website.

Summit County Utah Tax Assessor Office's public website; October 28-31, 2016.

US BLM website (General Land Office records, *LR2000*, mineral title tracts, mining claims, etc.).

USGS Professional Paper 77, *Geology and Ore Deposits of Park City District*, 1912.

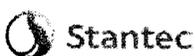
USGS *Park City West* Quadrangle topographic map, 1955.

USGS *Park City West* Quadrangle geologic map, 1966.

Utah Department of Environmental Quality's (UDEQ) public website (Environmental Interactive Mapper and multiple UDEQ Divisions); October 28-31, 2016.

Utah Division of Water Rights' public website; October 28-31, 2016.

*Westernmininghistory.com* website.



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

FIGURES

**User-Provided Property Map**



Project No.: 203706003/05-Reports/ESARreport



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

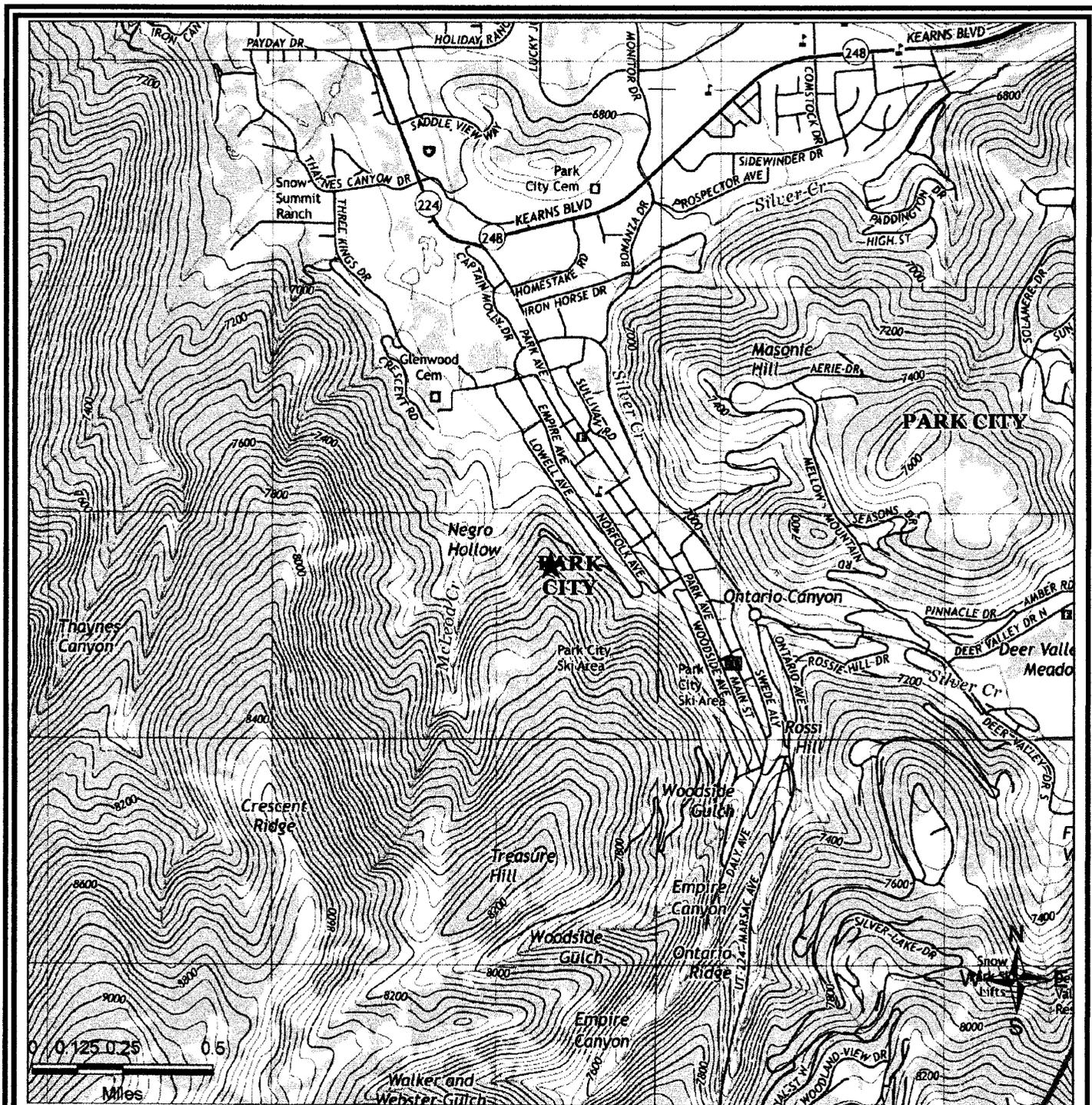
FIGURES

**Figure 1 Property Topographic Map, Excerpted from ERS Report**



Project No.: 203706003/05-Reports/ESARreport

Appendix E {Environmental Survey}



**SITE LOCATION TOPOGRAPHIC MAP**

U.S. Geological Survey. Park City West (2014-02-05) Quadrangle, 7.5 Minute Series

<p>Stanec</p>	<p>Sa-321 Park City, UT 84060</p>	<p>FIGURE: 1 JOB: 203706050, Task 201 DATE: 10/31/2016</p>
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**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

FIGURES

**Figure 2 Property Aerial Map, Excerpted from ERS Report**



Project No.: 203706003/05-Reports/ESARreport



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerocatch, IGN, IGP, swisstopo, and the GIS User Community

**SITE LOCATION MAP**

<p>Stanec</p>	<p>Sa-321 Park City, UT 84060</p>	<p>FIGURE: 2 JOB: 203706050, Task 201 DATE: 10/31/2016</p>
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**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

FIGURES

**Excerpted 1955 USGS Park City West Quadrangle Topographic Map**



Project No.: 203706003/05-Reports/ESARreport

Appendix E {Environmental Survey}



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
LOWELL AVENUE SLOPESIDE**

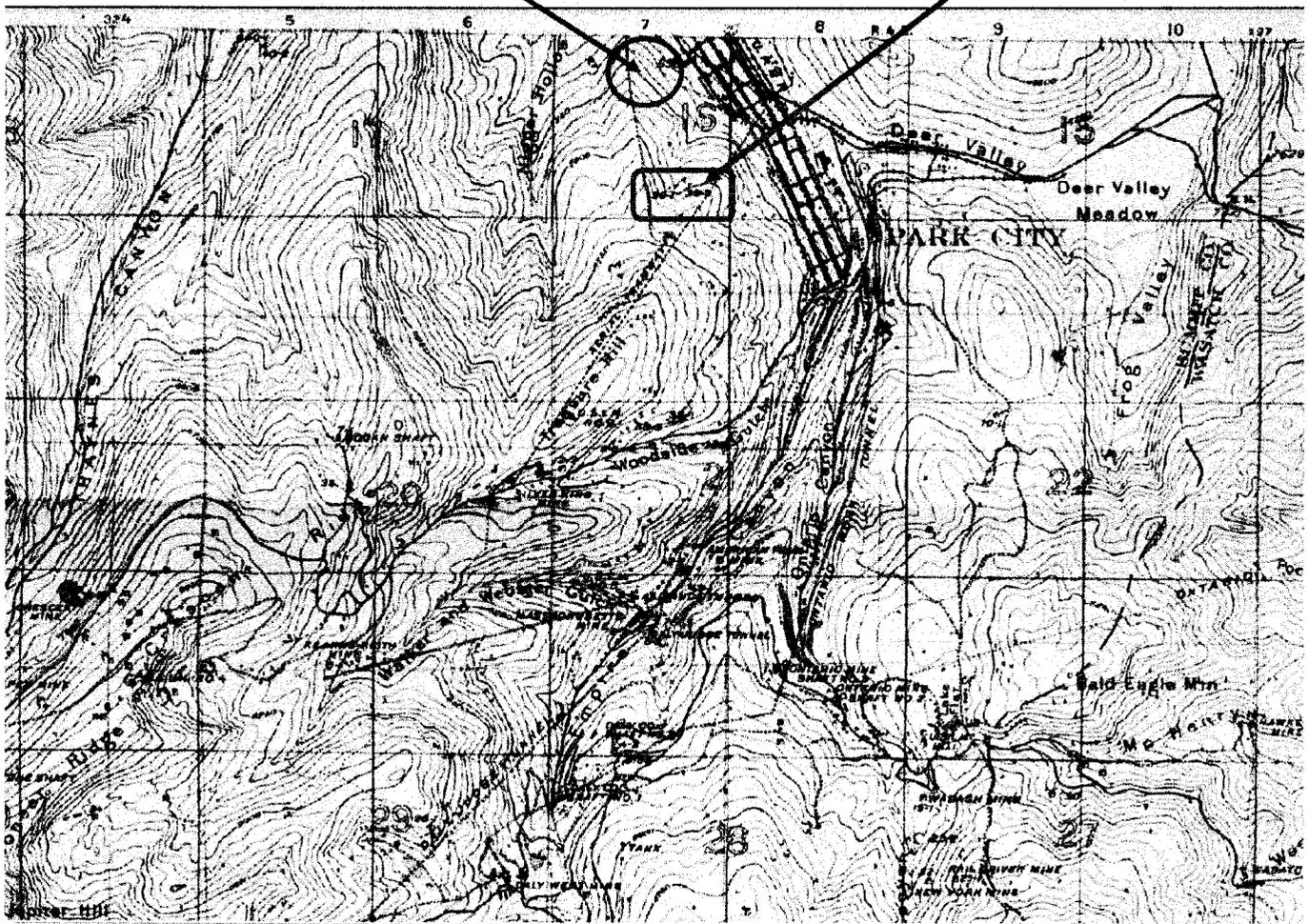
FIGURES

**Excerpted USGS Professional Paper 77, *Geology and Ore Deposits of Park City District*, 1912**



Project No.: 203706003/05-Reports/ESARreport

Excerpted from USGS Professional Paper 77,  
*Geology and Ore Deposits of the Park City District, 1912*  
General Lowell Slopeside Property Location and 39-1 (Creole Shaft) and 39-2 (Creole Tunnel)



**EXHIBIT T**  
**OPEN SPACE USE PLAN**

March 5, 2018

Francisco Astorga, Senior Planner  
Park City Planning Department  
Park City Municipal Corporation  
PO Box 1450  
445 Marsac Avenue  
Park City, UT 84060

**RE: Open Space Plan**

Dear Francisco,

This report contains the Open Space Plan proposal for the Kings Crown at Park City Project. An Open Space Plan is one of the requirements of the Development Agreement in the Land Management Code Section 15-6-4 (G). The Conditions of Approval of the MPD for Kings Crown, which was approved by the Park City Planning Commission on January 8<sup>th</sup>, 2018 and ratified by the Park City Council on February 1<sup>st</sup>, 2018 required that an Open Space Plan be presented to and approved by the Planning Staff. The following is the applicant's Open Space plan proposal which is submitted to fulfill that requirement.

The Kings Crown MPD proposal has a total open space percentage of 83.9% of the total property. The MPD submittal requirement is 60% or greater. The Kings Crown proposal is well in excess of the MPD requirement. The total open space acreage is 12.59 acres. About 11 acres, or 74.6% of the total acreage, is contiguous, unbroken open space. This is identified as Lot 32 of the Kings Crown Re-Subdivision Plat (shown on attached Exhibit A). The contiguous open space is in the most visually prominent portion of the Kings Crown property and protects a mature, second-generation maple forest that is of particular importance for trails, wildlife, watershed protection and visual aesthetics. The ownership of the protected open space will be held for the time being by the Kings Crown HOA. Of the remaining open space, 6.7% (about 1.0 acres) of the entire acreage is open space found within and around the built-up areas of the property and 2.6% (about 0.4 acres) of the total acreage is hardscape. Included in this calculation is Lot 31 of the Kings Crown Re-Subdivision (shown on attached Exhibit B).

The Kings Crown HOA will hold title to both the contiguous open space parcel as well as the open space found within and around the project. The open space found within and around the project consists of natural areas, hardscape and landscaped areas found around the built-up portions of the project. Maintenance of the open space found within and around the project will be the responsibility of the HOA. There is also open space associated with the single-family lots that are part of the Kings Crown project. The maintenance and ownership of the open space located around the lots will be the responsibility of the individual homeowner.

The large, contiguous open space area will be maintained by both PCMC and the Kings Crown HOA. The applicant is currently working on a trails plan with the Trails Staff at PCMC and agreement has been reached regarding the location and number of trails located on the property. One of the tenants of the Trails Plan is that PCMR will have the responsibility for maintaining and controlling the area associated with the trails and the Kings Crown HOA will have the responsibility for maintaining and controlling the remaining open space area. Maintenance of this area will focus on trash removal, erosion control and protection of the natural resources associated with the open space.

The following Table 1.0 outlines the Prohibited and Restricted Uses for the contiguous open space parcel.

**Table 1.0 Prohibited and Restricted Uses for the contiguous open space parcel at Kings Crown.**

- Any industrial, commercial or for-profit recreational activity (downhill skiing is expressly permitted).
- No construction of any structures or impervious paving. (except for a ski room Residential Accessory building of about 750 square feet within the RC District and stairs/retaining walls associated with the ski access).
- No recreational improvements, except hiking/biking trails and alpine ski trails and associated equipment are permitted.
- Subdivision.
- Mining.
- Alteration of topography.
- Dumping.
- Manipulation of water.
- Roads and impervious surfaces.
- Vehicles (expressly permitted are vehicles associated with ski maintenance on the ski runs only).
- Plant removal or introduction.
- Density (units).
- Hunting.
- Perimeter fencing.
- Haying and grazing.

The following Table 2.0 outlines the Allowed and Reserved Uses for the contiguous open space parcel at Kings Crown.

**Table 2.0 Allowed and Reserved Uses for the contiguous open space parcel at Kings Crown.**

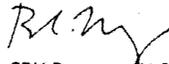
- Alpine and Nordic skiing.
- Ski-related equipment on the ski runs.
- Ski maintenance vehicles.
- Public safety vehicles.
- Conveyance of the property is allowed.
- Buried utilities associated with the ski runs.
- Signs as necessary.

- Public Access.
- Hiking/biking trails.
- Preservation, restoration or enhancement of conservation values.
- Native species may be restored.

The above conditions were agreed to be included by the applicant during the MPD approval process. They were presented both to the Planning Commission and the City Council and were approved accordingly.

Thank you for the opportunity to present this Open Space Plan to the Planning Department for review. We appreciate your consideration of this proposal and are open to any feedback or input you may have. Please do not hesitate to contact us with any questions or comments regarding this report.

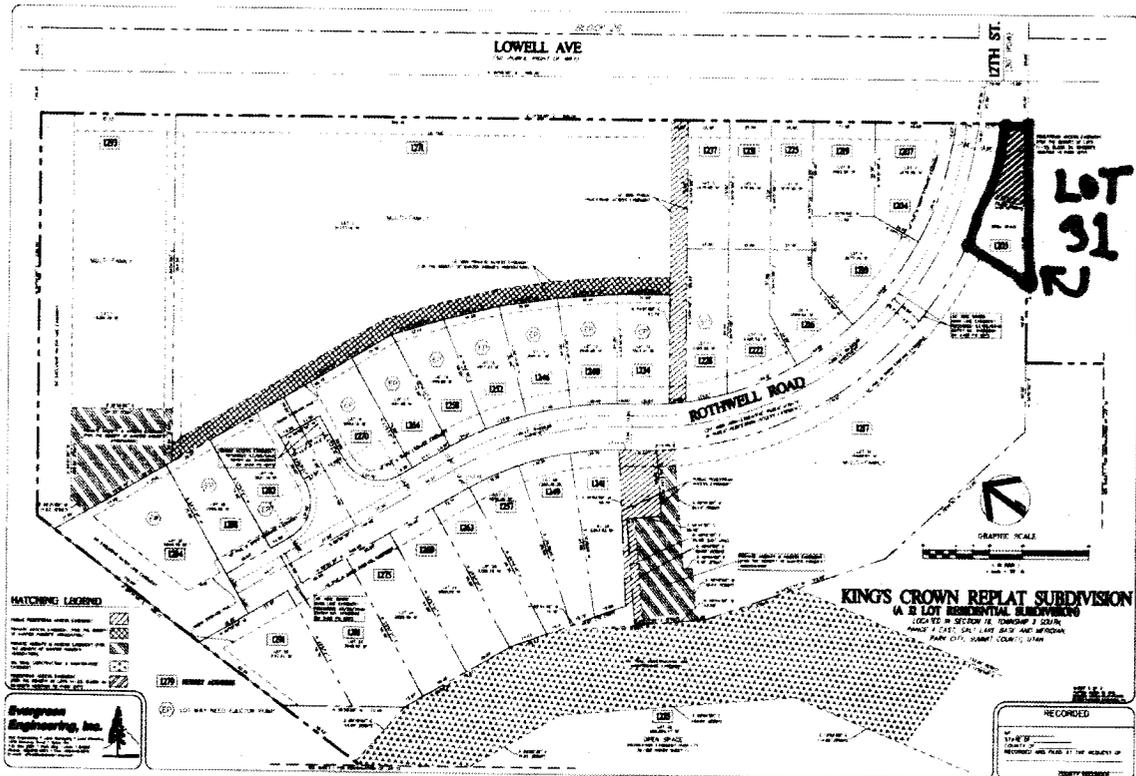
Sincerely,



CRH Partners, LLC  
Rory Murphy  
Hans Fuegi  
Chuck Heath



EXHIBIT B.



**EXHIBIT U**  
**TRAILS MASTER PLAN**

March 7, 2018

Francisco Astorga, Senior Planner  
Park City Planning Department  
Park City Municipal Corporation  
PO Box 1450  
445 Marsac Avenue  
Park City, UT 84060

**RE: Trails Plan for Kings Crown**

Dear Francisco,

Please find attached to this report a proposed Trails Master Plan for the Kings Crown project. This Trails Master Plan has been approved by both the applicant and the City Trails Staff. We have been working with Heinrich Deters and Logan Jones to finalize this report and the attached is the result of our efforts. The applicant agrees to comply with the final trails report and will assist Park City in any way towards accomplishing the trail development outlined in the map.

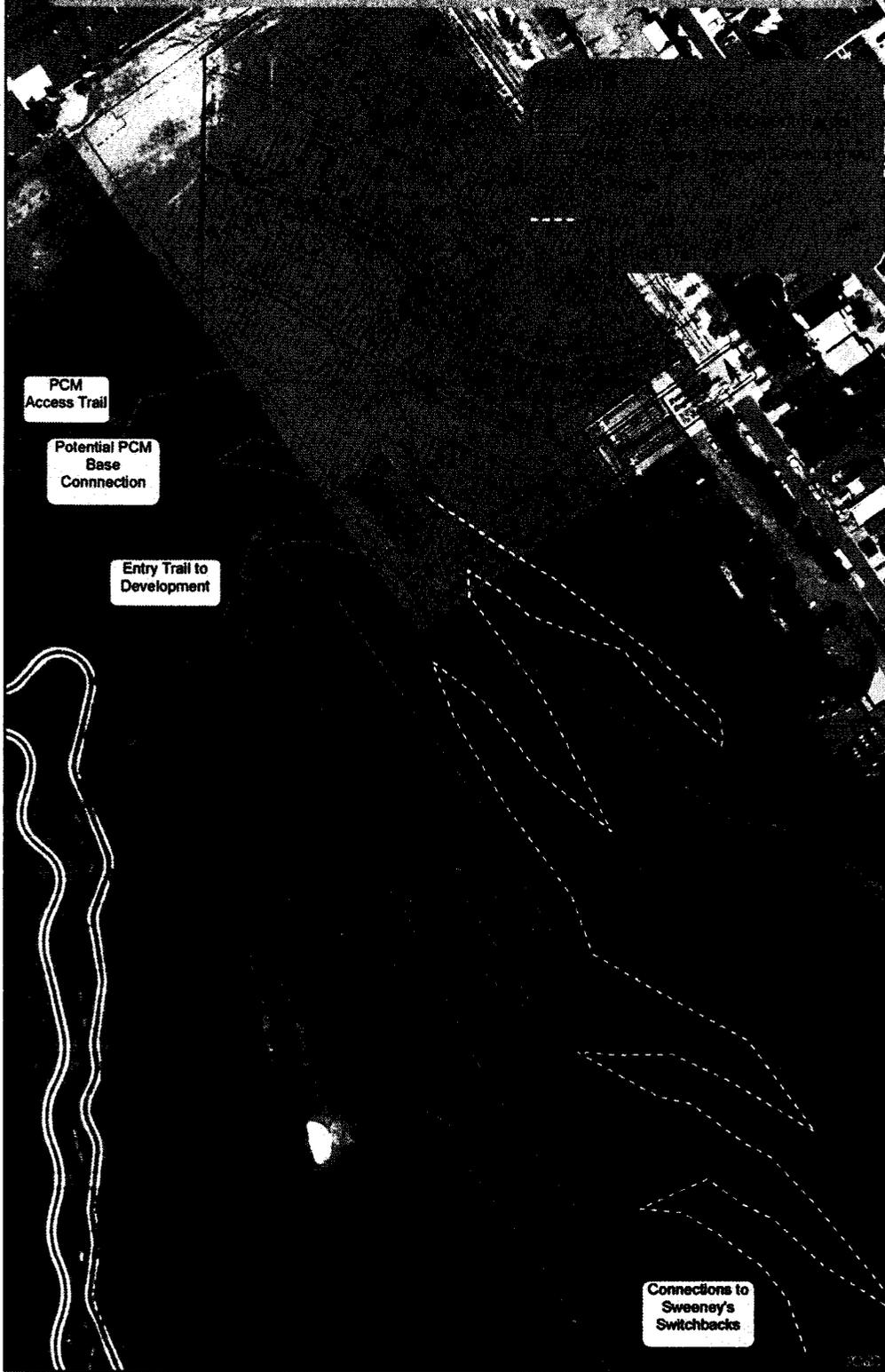
The applicant further agrees to memorialize the proposed trail alignment with easements once the trails are constructed and accepted by Park City into their trail network. We think it is prudent to memorialize the trails and provide easements once they are constructed in order to ground truth the trail itself in case there are significant deviations. In any event, the applicant agrees to support the proposed trail alignment as proposed by the City Trails Staff and will cooperate in any activity needed to bring these trails to compliance and operability.

The existing trails, other than the Crescent Tram trail, are planned to be abandoned in favor of the trails outlined in the attached plan. Again, the City Trails Staff will take responsibility for this and will work towards making the necessary adjustments on the ground and educating the public about the new trail alignment. It is expected that Park City will work closely with the Mountain Trails Foundation to accomplish this goal. The City and Mountain Trails will have the responsibility to maintain the trails relative to controlling access to motorized vehicles, trash removal and erosion control as well as any other pertinent activities that may be required to maintain the trails properly. The Kings Crown HOA will retain the ownership of the property for the time being and will be responsible for supporting Park City's and Mountain Trails efforts in this regard.

Thank you for the opportunity to present this Trails Plan to the Planning Staff. Please let us know if you require any additional documentation or supporting documents to fulfill this requirement. We appreciate your consideration of this proposal and are free to answer any questions or address any comments you may have.

Sincerely,  
CRH Partners, LLC  
Rory Murphy, Chuck Heath, Hans Fuegi

# King's Crown Development: Proposed Trails



PCM  
Access Trail

Potential PCM  
Base  
Connection

Entry Trail to  
Development

Connections to  
Sweeney's  
Switchbacks

**EXHIBIT V**  
**CONSTRUCTION MITIGATION PLAN**

May 30, 2018

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

**RE: Construction Mitigation Plan**

Dear Francisco,

The following represents our proposed Construction Mitigation Plan (CMP) that is a requirement of the MPD submittal for the proposed King's Crown project per Master Planned Development/Conditional Use permit (MPD/CUP) Condition of Approval No. 2:

A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.

This plan can be modified easily to comply with the direction from Staff and Commission. This represents our understanding of the requirements of the MPD, CUP and Plat Approvals for the Kings Crown project, however, we are open to any suggestions and comments you may have. The CMP is designed to minimize the effects of the construction impacts on the surrounding neighborhoods.

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 6:00 pm on Sunday.

See MPD/CUP Finding of Fact No. 134: As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.

See MPD/CUP Condition of Approval no. 23: The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.

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. Please see **Special Delivery Hours** section #XX below for times of further restrictions.
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 building permit issuance.
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 the majority of Lowell Avenue and off Empire Avenue completely.

See MPD/CUP Finding of Fact No. 131: Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.

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.

Permit PL-18-03807 for a temporary construction marketing sign was approved by the Planning Dept. on March 22, 2018.

12. **Dogs.** Dogs will be prohibited from construction sites.
13. **Neighborhood Notification.** Neighbors will be informed of all activities and all efforts will be made to try to minimize the disruption to the neighborhood.

See MPD/CUP COA No. 2: A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. **The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.**

14. **Soils Ordinance.** The property is located outside of the Park City Soils Ordinance.
15. **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 prior to building permit issuance.
16. **SWPPP.** A SWPPP plan will be filed with the State of Utah and will be the general compliance document for the Kings Crown site relative to storm water retention and quality control. The SWPPP plan calls for frequent compliance inspections throughout the life of the project's construction. See item 15.
17. **Toilet Facilities.** All construction sites shall have permanent toilets with authorization, or temporary toilet facility. Toilets placed on the public right of way require a right of way permit from the City Engineer.
18. **Partial Road Closures.** Partial road closures are required if one lane of travel is partially blocked by construction traffic or deliveries. Partial Road Closures require 48 hours notice. Partial road closures may be obtained at the Building Department or online at [www.parkcity.org](http://www.parkcity.org).
19. **Full Road Closures.** Full road closures require approval from the City Engineer. Full Road Closures require 48 hours' notice. Full road closures applications must be filled out on line or at the Engineering Department.

20. **Right Of Way Permits.** Right of way permits are required from the City Engineers Office for any work, damage or reconstruction in the Public Right OF Way. See Municipal Code § 11-14-2 Fencing Of Public Right-Of-Way.
21. **Cranes.** All cranes must be preapproved by the Chief Building Official. Contractor will provide a site plan showing the radius of the boom over neighboring properties and streets. Airspace and trespass agreements are required to be in place in the file before the crane can be installed on the property. The crane is prohibited from swinging over neighboring properties and streets loaded or unloaded without prior approval. Flaggers are required when approval is granted if crane will affect Right of Way.
22. **Limits of Disturbance Fence.** Chain link fencing is required on sites in some areas with excavations deeper than 4 feet. Plastic construction fencing is acceptable on sites that are not being excavated. Comments: six foot chain link fence will be used on this site.
23. **Special Delivery Hours.** The applicant has agreed that it will not accept truck deliveries during the two peak times of 8:30 am to 10:00 am in the mornings and 3:30 to 4:30 pm in the afternoon hours. As a matter of the spirit of this particular restriction, it was meant for the busy ski season period times when skier traffic would be most impactful.

See MPD/CUP Finding of Fact No. 136: Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4<sup>th</sup> weekend, Miner's Day weekend, and Tour de Utah.

See MPD/CUP Condition of Approval No. 24: Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4<sup>th</sup> weekend, Miner's Day weekend, and Tour de Utah.

24. **Winter Restrictions.** The applicant has agreed that it will restrict mass excavation and footings and foundations for a) the road construction, b) the town homes, c) the affordable housing building and d) the condominium building during the very busy winter period of December 24<sup>th</sup> through April 1<sup>st</sup> of a particular calendar year in order not to have large fleets of trucks competing with skier traffic. This concession is specific to the excavation and F&F construction activities as it involves large fleets of heavy trucks and is not meant to include the delivery trucks that are a necessary part of a construction project.

See MPD/CUP Finding of Fact No. 135: Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.

25. **Special Restriction Periods.** The applicant has agreed to not perform outside work except as specially permitted by the Building Department on the following holidays and busy periods:

Christmas Week, Sundance Film Festival, Presidents Weekend, The Fourth of July Weekend and Arts Fest Weekend.

See Finding of Fact No. 134: As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.

26. **Special Material Placement.** The applicant has agreed to place all excess material that is not re-used as site fill to be placed on the adjacent Resort property. The applicant and the City recognize that the land is owned by a third party and have agreed that in the unlikely event that such excess fill may not be placed on the resort property, the applicant will present other plans for approval. Such plans to take place prior to soil removal and pending the evaluation of the CUP/MPD approved by the Planning Commission. Also truck routes require approval by the Park City Engineering Department.

See MPD/CUP Finding of Fact No. 126: The Applicant provided Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock. See Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.

See MPD/CUP Finding of Fact No. 127: Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.

See MPD/CUP Finding of Fact No. 128: Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.

See MPD/CUP Finding of Fact No. 129: Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.

See MPD/CUP Finding of Fact No. 130: Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.

See MPD/CUP Finding of Fact No. 131: Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.

See MPD/CUP Finding of Fact No. 132: Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.

See MPD/CUP Finding of Fact No. 133: The applicant estimates 14,400 cubic yards of material

(includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).

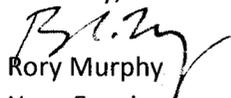
27. **Verbal Agreement from Mountain Resort.** The applicant has communicated with the resort staff and has received verbal agreements to place the material on site. Commentary: Discussion with City Officials and applicant required at this time, written permission required, Park City Mountain Limit of Disturbance (LOD) plan required, at this time.
28. **Organic Material.** The organic material generated (The "Clear and Grub") cannot be taken to the resort property as it will decompose and settle for many years and will create an unstable surface condition for decades. As a result, the resort has indicated that it will not accept organic material. The Findings of Fact (#132) specifically references excavated material.
29. **Large Rocky Excavated Material.** The applicant would like to reserve the option to request from the Planning Staff the ability to export in the traditional method material that is composed of large rocks (approximately 12"-18+" in diameter). The resort personnel have requested that such material NOT be placed on ski runs as it will create too uneven a surface to grade and compact in the future. The applicant is aware that this is a new request and one that bears further discussion with Staff. In order to accommodate the size of material the resort personnel insist upon, a rock-crushing operation would be required. The applicant feels that a rock-crushing operation would be more impactful by far than the truck trips required to remove the material. Commentary: Additional time required to review this item.

**FY: Park City Municipal Corporation reserves the right to abate any inactive or abandoned construction site. PCMC gives no guarantee of partial CO's. PCMC may require the contractor to complete neighborhood noticing to their satisfaction as needed.**

**\*\* Special Instructions may be given at any time \*\***

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

May 25, 2018

To Whom It May Concern:

Rory Murphy, representing CRH, may deliver and spread excess excavation material on Nastar, LLC property at the Park City Mountain Resort. The soil must be environmentally clean, compacted, covered with topsoil, and reseeded upon completion. This will serve to widen the ski run and fill in depressions.

*Soil to be from Kings Crown Excavation only. - RMB*  
*(R)*

Sincerely,



David Bernolfo

(801) 230-4061

NEW SKI TRAIL AND SOIL DISPLACEMENT PLAN  
**KING'S CROWN SUBDIVISION**  
 A PRIVATE SKI-IN/SKI-OUT COMMUNITY PROJECT LOCATED IN PARK CITY, UTAH

PREPARED FOR:  
**CRH PARTNERS**  
 1887 GOLD DUST LANE, SUITE 301  
 PARK CITY, UTAH 84060

PREPARED BY:

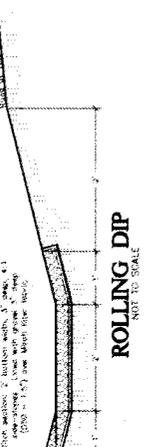
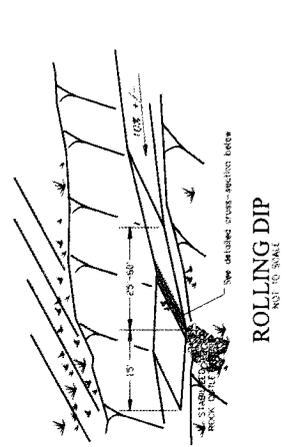
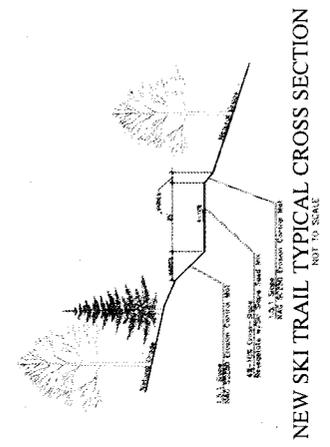
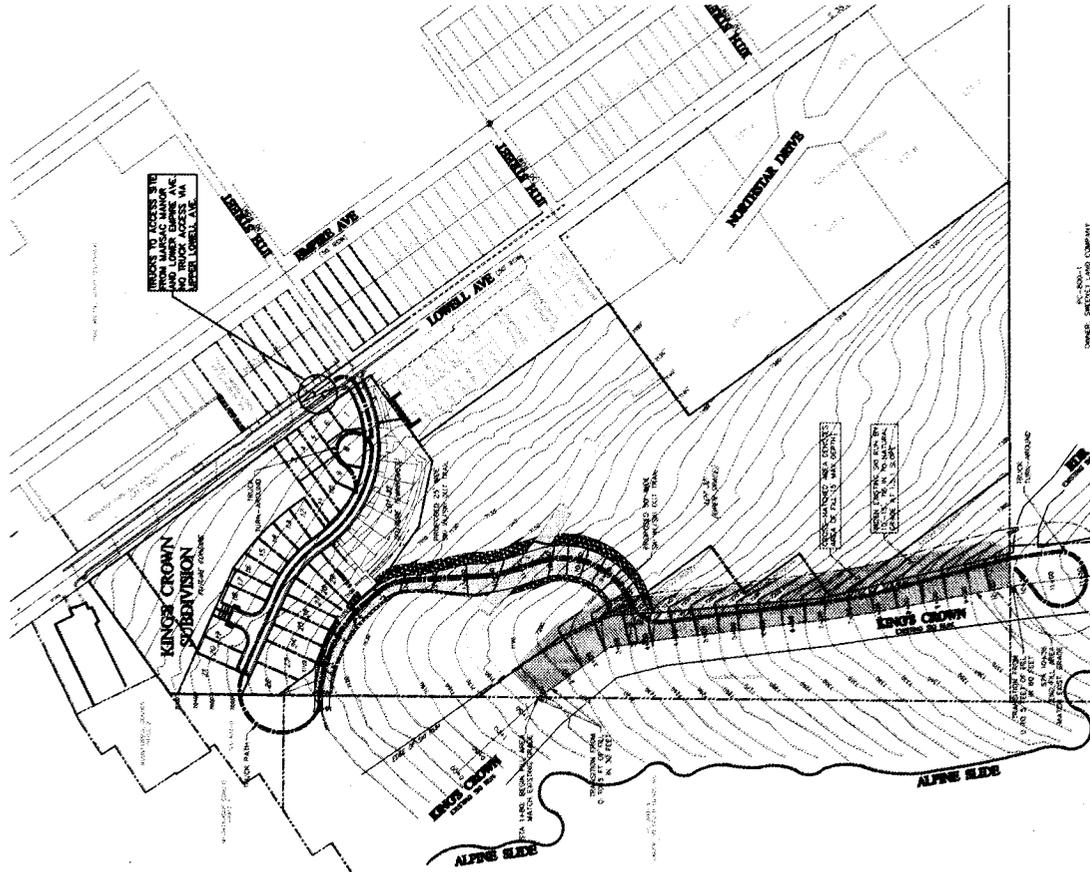
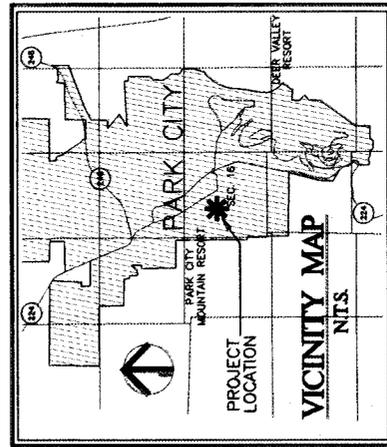


**NOTES**

1. ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.

**SKI SLOPE MIX**

- 10% - 15% - 20% - 25% - 30% - 35% - 40% - 45% - 50% - 55% - 60% - 65% - 70% - 75% - 80% - 85% - 90% - 95% - 100%



**SHEET INDEX**

- C-501 COVER SHEET
- C-502 PROFILE OF EXISTING TRAIL STA 5+00.00 THRU 8+16.48
- C-503 PROFILE OF NEW TRAIL STA 8+16.48 THRU 13+00.00
- C-504 PROFILE OF KING'S CROWN STA 1+85 THRU 10+36
- C-505 CROSS-SECTIONS

