

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N88°57'13"E

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N88°57'13"E 95.95 FEET AND N01°02'47"W 5560.83 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE N89°40'48"W 295.52 FEET; THENCE S62°06'04"W 364.81 FEET; THENCE N27°53'56"W 140.67 FEET; THENCE N62°06'04"E 346.55 FEET; THENCE N55°49'49"E 329.51 FEET; THENCE EAST 30.30 FEET; THENCE NORTH 54.61 FEET; THENCE EAST 77.68 FEET; THENCE S00°30'10"W 357.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 138,500 SQUARE FEET AND 3.180 ACRES

The most recent Architectural Drawings have identified 56 Condo Units and 56 Lockout Rooms. The area requirement for that amount of units is 143,500 SF (3.294 Acres). Please revise the Boundary Description to reflect the accurate area requirement per the amount of units requested.

Items still needed prior to January 7th (based on the new design, I will not be able to wiggle on this date if we are going to make the meeting on the 27th):

1. New Elevations with natural and finished grade lines.
2. New Landscaping Design.
3. New Architectural Renderings including blue lined corrections.
4. New Civil Drawings.
5. New Storm Water Plans.

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- ADJOINING PROPERTY
- SECTION TIE LINE

Scale: 1" = 30'

APPROXIMATE LOCATION OF PINE CREEK IRRIGATION EASEMENT

400' ZONING SETBACK LINE

1
138,500-S.F.
3.180-ACRES
143,500 SF
3.294 Acres

56
56 UNIT CONDO BUILDING

NORDIC VALLEY WAY

SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND ALUMINUM MONUMENT

SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT



REVISIONS	DESCRIPTION
DATE	

PRELIMINARY PLAN

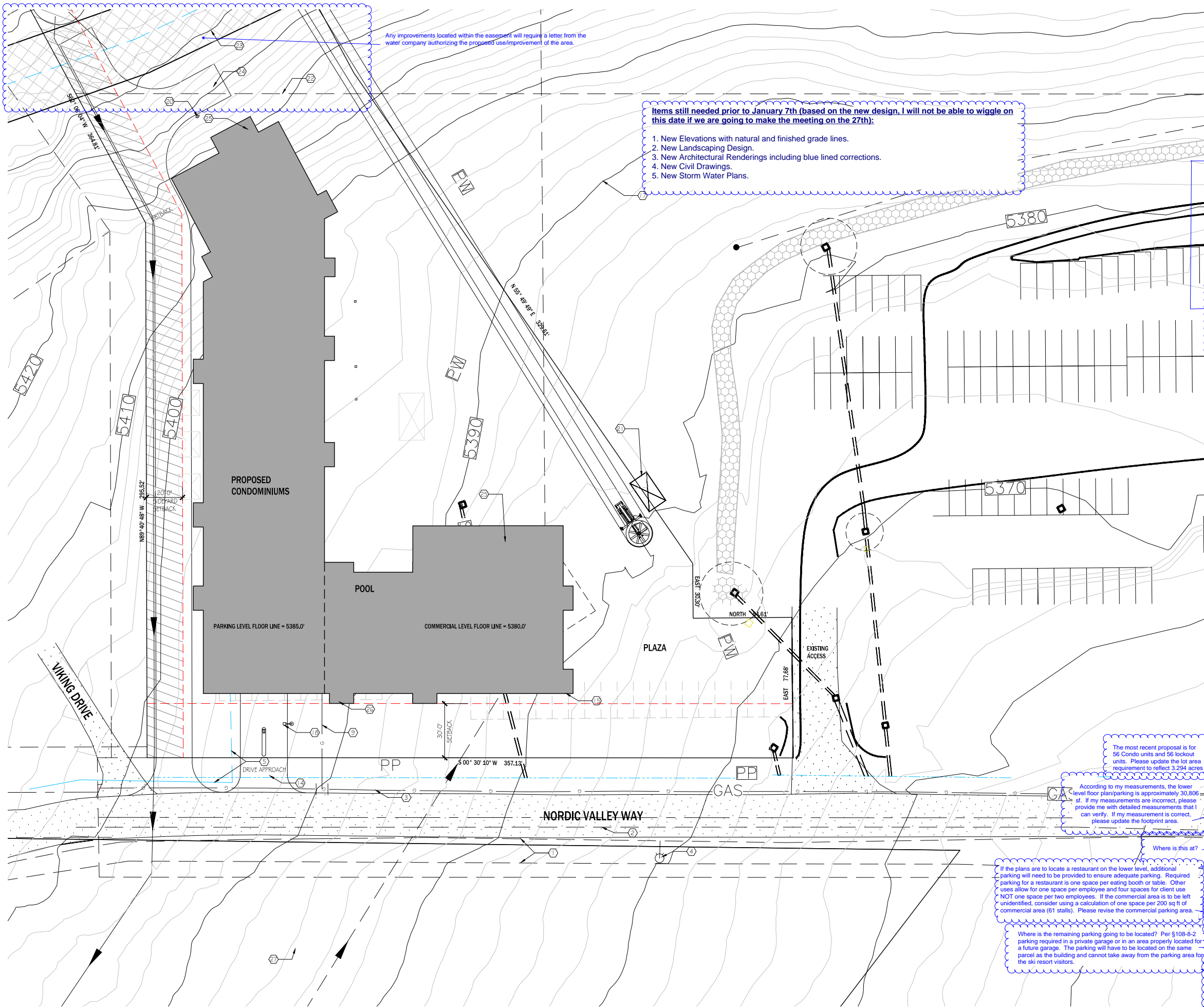
WEBER COUNTY, UTAH

PINE CANYON CONDO - BUILDING 1

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 10-10-14
Name: EXHIBIT
NORDIC VALLEY
Scale: 1"=30'
Revision: 12-24-14
Number: 6387-01

Sheet 1
1 Sheets



SITE PLAN KEYNOTES:

1. EXISTING 8" WATER MAIN.
2. EXISTING 6" WATER MAIN (ABANDONED)
3. EXISTING GAS LATERAL.
4. EXISTING FIRE HYDRANT.
5. NEW 8" PVC SANITARY SEWER MAIN.
6. NEW 6" WATER SERVICE.
7. NEW 8" WATER MAIN.
8. NEW 8" FIRE WATER.
9. NEW GAS SERVICE.
10. EXISTING EDGE OF EXISTING ASPHALT.
11. NEW ASPHALT, 2" ON 8" ROAD BASE.
12. NEW 30" CURB AND GUTTER.
13. NEW 5' WIDE CONCRETE WALK.
14. NEW 6" THICK CONCRETE DRIVE APPROACH ON 4" GRAVEL BASE.
15. MONUMENT SIGN, COMPLY WITH WEBER COUNTY DISTANCE.
16. NOT USED.
17. EXISTING CONTOUR LINES TYPICAL.
18. PARKING LOT LIGHT, 20 FT. HIGH POLE, COMPLY WITH "DARK SKY" ORDINANCE, (10,000 LUMENS) 277 V.
19. 42" HIGH LIGHT BOLLARD AREA LIGHT, 277 V., 1000 LUMENS @ 15.5 WATTS.
20. NEW FIRE HYDRANT.
21. EXISTING LIFT SHACK.
22. CVR-1 REAR ZONE LINE 400'-0" FROM CENTER LINE OF STREET
23. 20'-0" FIRE APPARATUS ACCESS ROAD W/ HAMMER HEAD TURN AROUND.
24. WET STAND PIPE IN STAIRWELL, BUILDING TO BE IN COMPLIANCE WITH NFPA 13
25. FIRE ACCESS CONTROL ROOM.
26. NEW 55 SPACE PARKING AREA.

16. The previous plans identified a temporary dumpster location. The current plans do not identify a trash dumpster location. Trash dumpsters including the enclosure/screening are required to be shown on the site plans for approval.

Items still needed prior to January 7th (based on the new design, I will not be able to wiggle on this date if we are going to make the meeting on the 27th):

1. New Elevations with natural and finished grade lines.
2. New Landscaping Design.
3. New Architectural Renderings including blue lined corrections.
4. New Civil Drawings.
5. New Storm Water Plans.

Any improvements located within the easement will require a letter from the water company authorizing the proposed use/improvement of the area.

ZONING & PARKING REQUIREMENTS

LOT, SUBDIVISION		
ZONE:	CVR-1	
BUILDING USE:	CONDOMINIUMS	
SETBACKS	YARD	DISTANCE
	FRONT	30 FT.
	REAR	20 FT.
	SIDE	20 FT.
AVERAGE BLDG. HT.		25 FT.

LOT AREA	% REQ.	% OF LOT
3,294 SQ. FT. (FOOTPRINT)	20%	36%
79,454 SQ. FT.	MIN.	57%
7,109 SQ. FT.		5%

PARKING MATRIX		
USE	RATIO	REQ. STALLS
RESIDENTIAL	1 1/2 SPACES PER UNIT (56 UNITS)	84
COMMERCIAL	1 SPACE PER 2 EMPLOYEES PLUS 4 FOR CLIENT USE	140
STALLS REQUIRED		140
STALLS PROVIDED		142 (57 UNDER BUILDING)

In the initial review, I erroneously used the parking area for the "Apartment Hotel" in §108-8-4 for my review. Unfortunately an "Apartment Hotel" is considered a non-dwelling building/uses; therefore, the calculation for the mixed family in §108-8-2 (1 3/4 spaces per unit) and the lockouts in §108-8-2(2) (an additional 3/4 parking spaces for each rental sleeping room in a dwelling unit) is what is required for the proposal. Please modify the plans to show overall parking provided at 140 plus adequate parking for the 10% commercial use.

The most recent proposal is for 56 Condo units and 56 lockout units. Please update the lot area requirement to reflect 3,294 acres

According to my measurements, the lower level floor plan/parking is approximately 30,806 sf. If my measurements are incorrect, please provide me with detailed measurements that I can verify. If my measurement is correct, please update the footprint area.

Where is this at?

If the plans are to locate a restaurant on the lower level, additional parking will need to be provided to ensure adequate parking. Required parking for a restaurant is one space per eating booth or table. Other uses allow for one space per employee and four spaces for client use NOT one space per two employees. If the commercial area is to be left unidentified, consider using a calculation of one space per 200 sq ft of commercial area (61 stalls). Please revise the commercial parking area.

Where is the remaining parking going to be located? Per §108-8-2 parking required in a private garage or in an area properly located for a future garage. The parking will have to be located on the same parcel as the building and cannot take away from the parking area for the ski resort visitors.



SITE PLAN
AS101 SCALE: 1" = 20'-0"



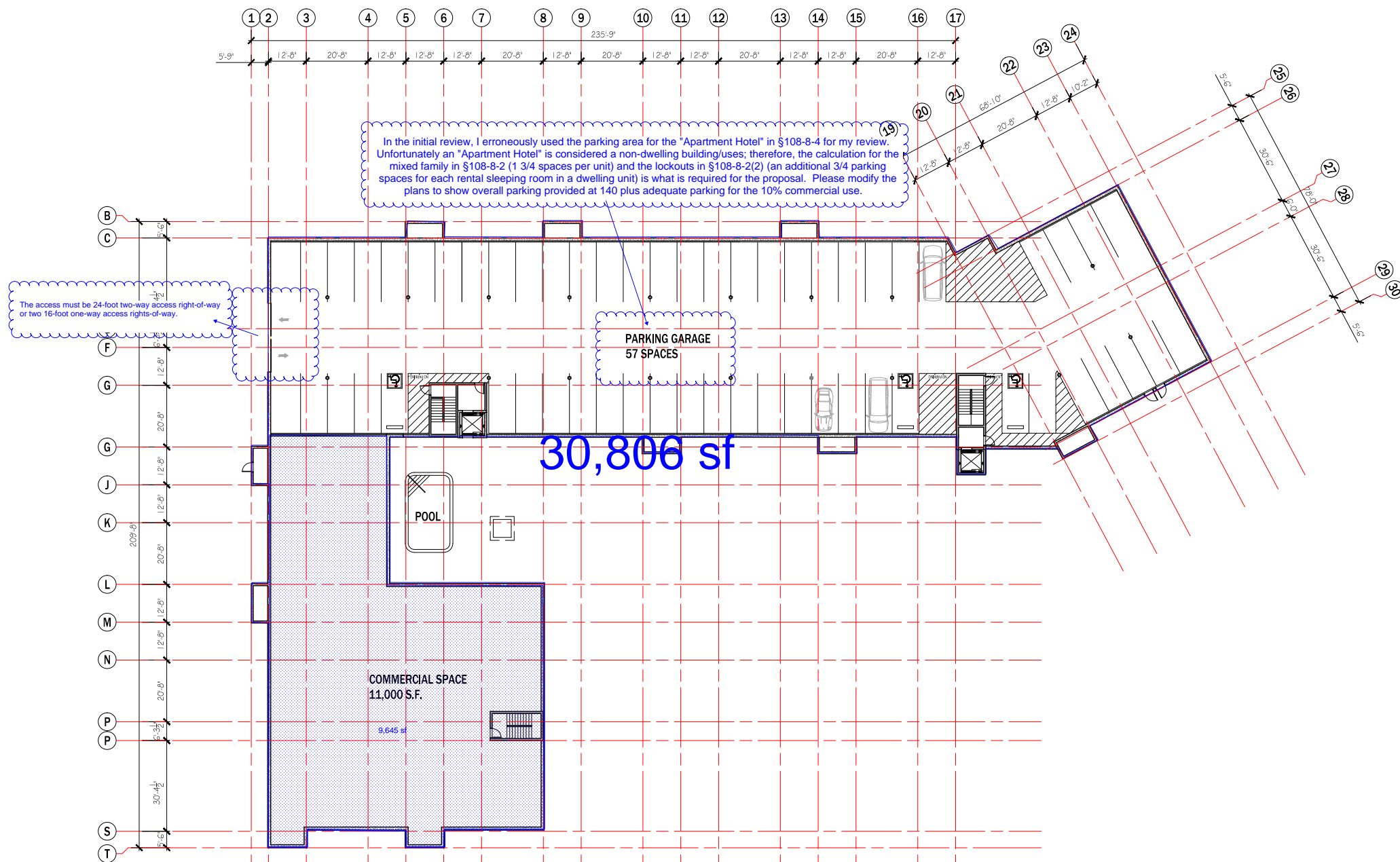
PROJECT NO: 14024
DRAWN BY: PAG
CHECKED BY: ---

REVISIONS:

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
© vanZeben Architecture. This drawing shall not be reproduced without consent of vanZeben Architecture, nor shall it be used for any project other than the originally intended project.



SITE PLAN
SHEET NUMBER:
AS101
DATE: 12/29/14



ROOM TYPE INDEX						
ROOM TYPE	FLOOR				TOTAL	LOCKOUT ROOM
	MAIN	2nd	3rd	4th		
1 BEDROOM	3	3	3	-	9	9
1 BEDROOM (2)	-	1	1	-	2	2
2 BEDROOM	5	5	4	2	16	16
2 BEDROOM (2)	1	1	1	1	4	4
3 BEDROOM	4	5	5	2	16	16
3 BEDROOM (2)	1	1	1	-	3	3
1 BEDROOM ADA	1	1	1	1	4	4
2 BEDROOM ADA	-	-	1	-	1	1
3 BEDROOM ADA	1	-	-	-	1	1
TOTAL	18	17	17	6	56	56

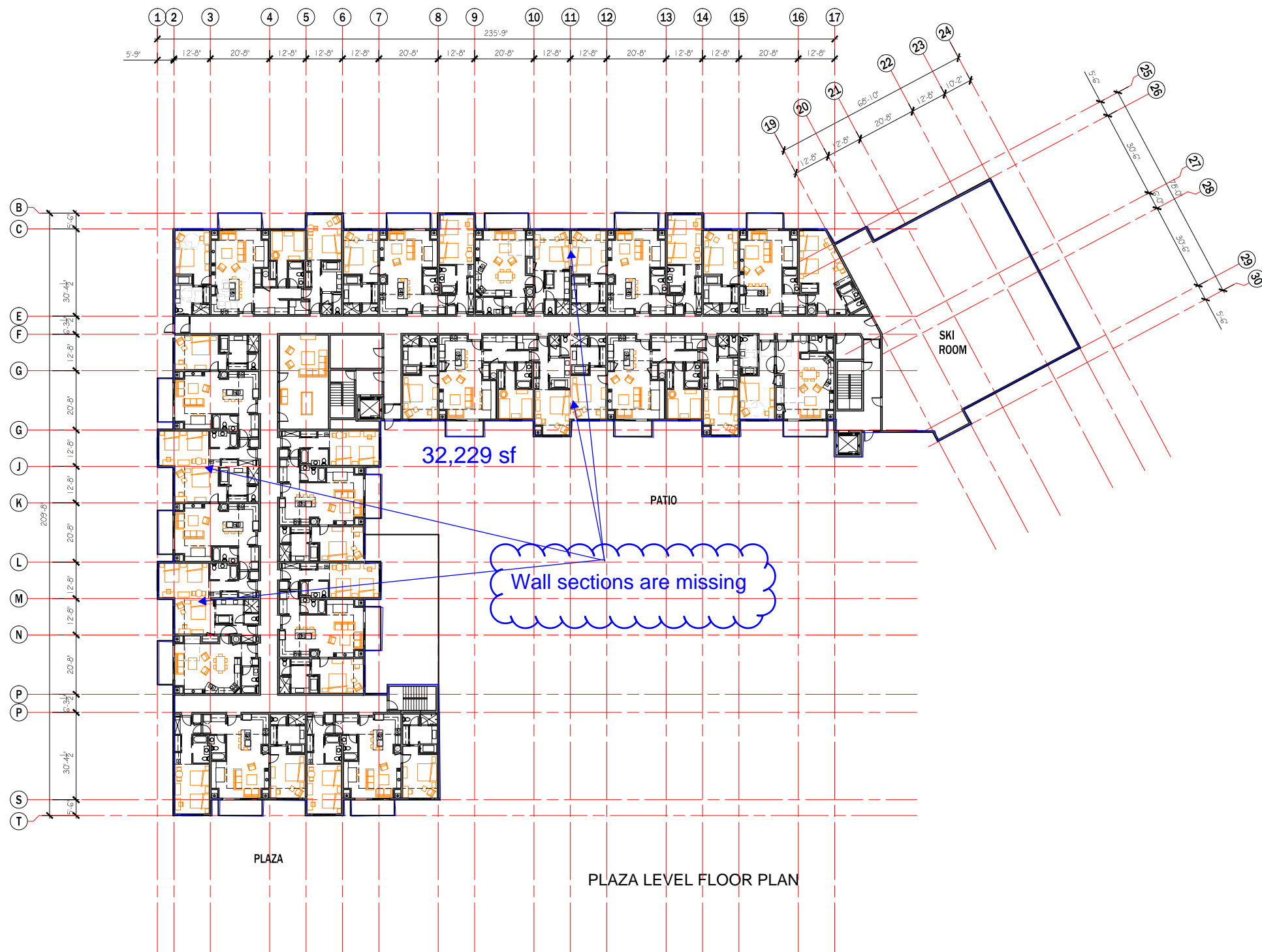
AREA TYPE	FLOOR AREA					TOTAL
	LOWER	MAIN	2nd	3rd	4th	
PARKING	46,200	-	-	-	-	46,200
COMMERCIAL	4,100	-	-	-	-	4,100
CONDOS/COMMON	50,300	31,750	31,750	31,750	19,940	165,490
TOTAL	100,600	31,750	31,750	31,750	19,940	165,490
My measurements	30,806	32,229	32,558	29,667	17,774	121,873

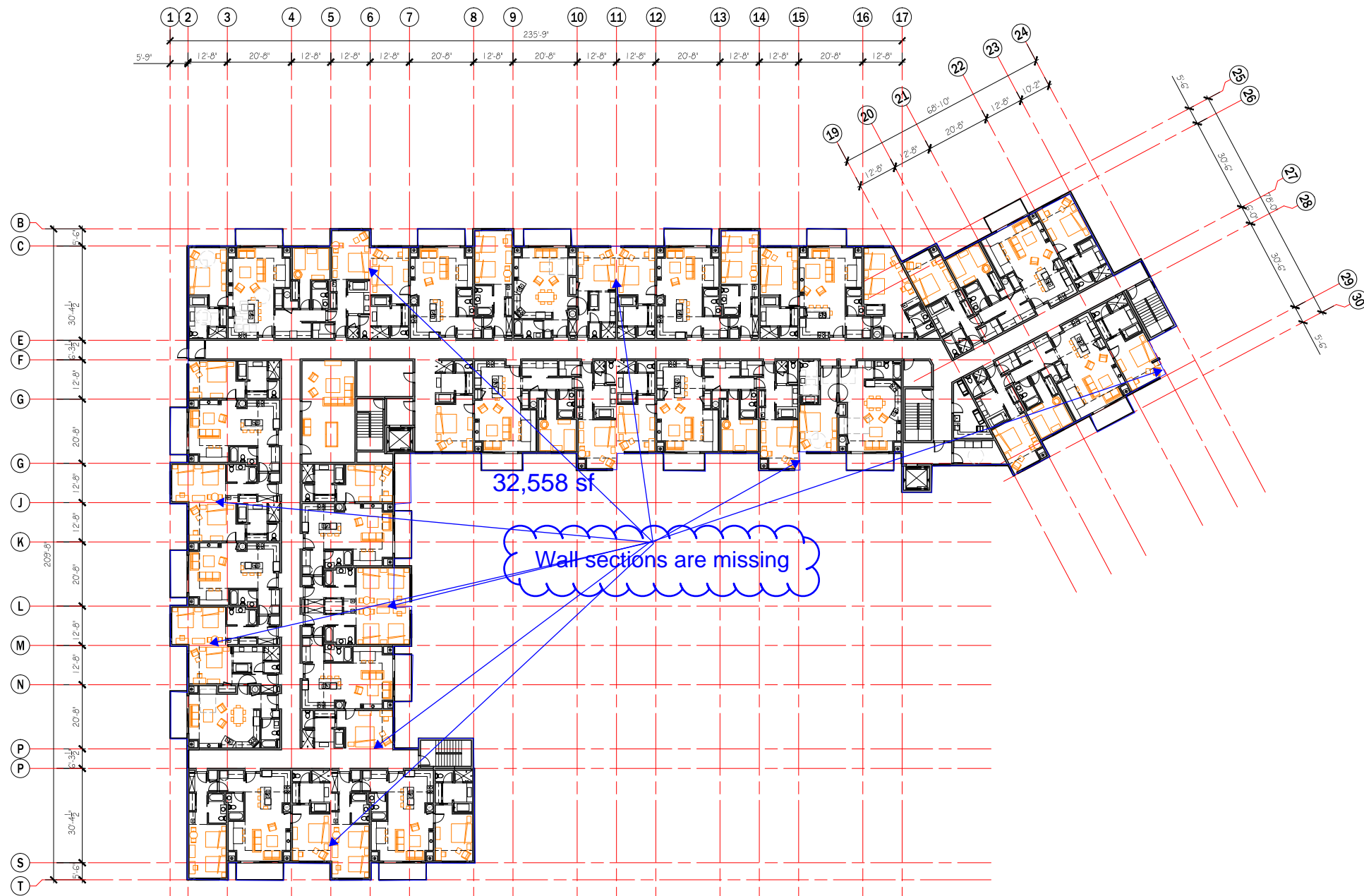
According to my measurements, the lower level floor plan/parking is approximately 30,806 sf. If my measurements are incorrect, please provide me with detailed measurements that I can verify. If my measurement is correct, please update the footprint area.

There is not commercial area on the 4th floor

According to my measurements there is only 9,645 sf allocated on the plans for commercial area. According to the revised plans 12,188 sf is required for commercial. Please revise.

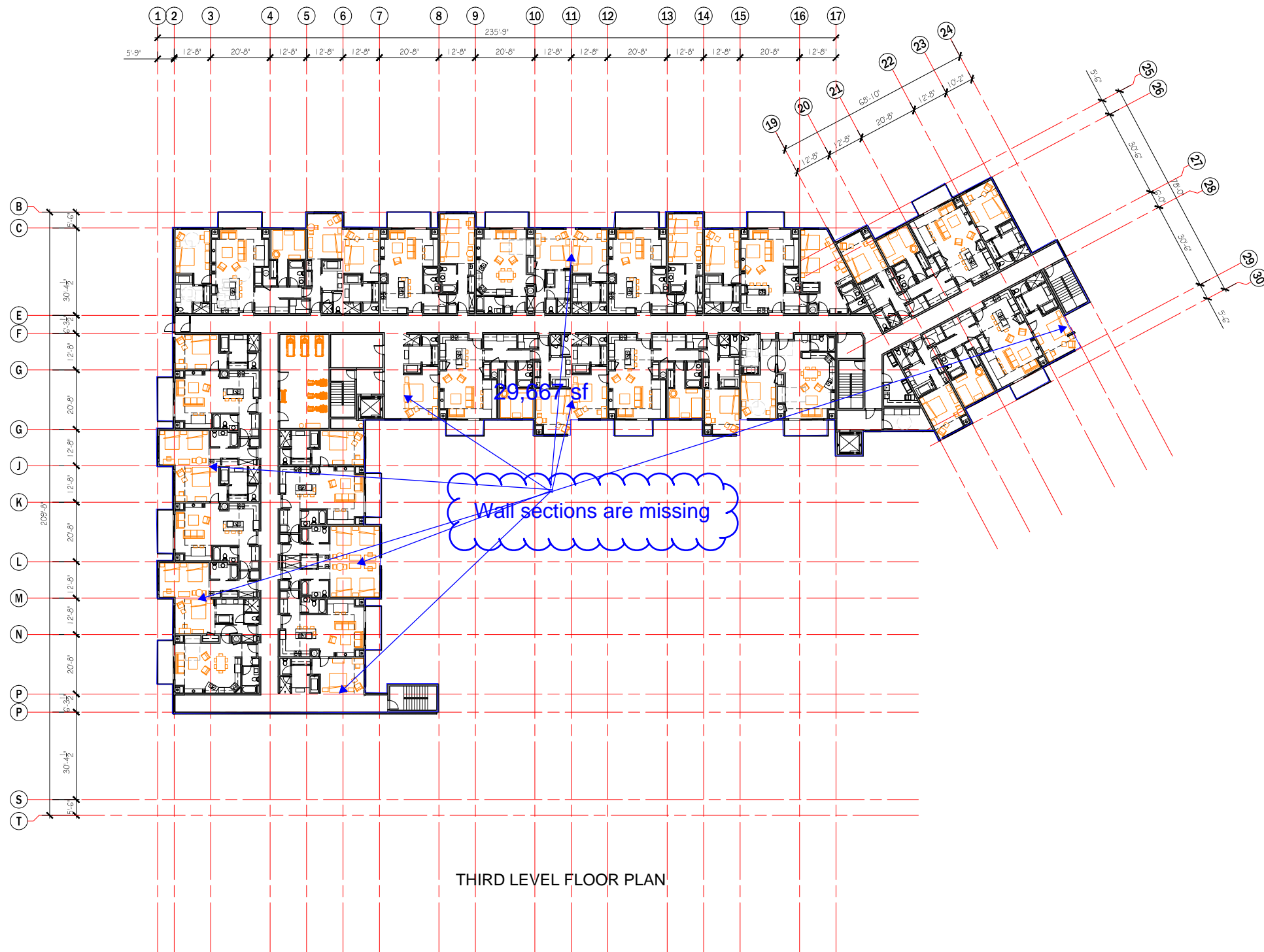






SECOND LEVEL FLOOR PLAN





THIRD LEVEL FLOOR PLAN



REVISIONS:

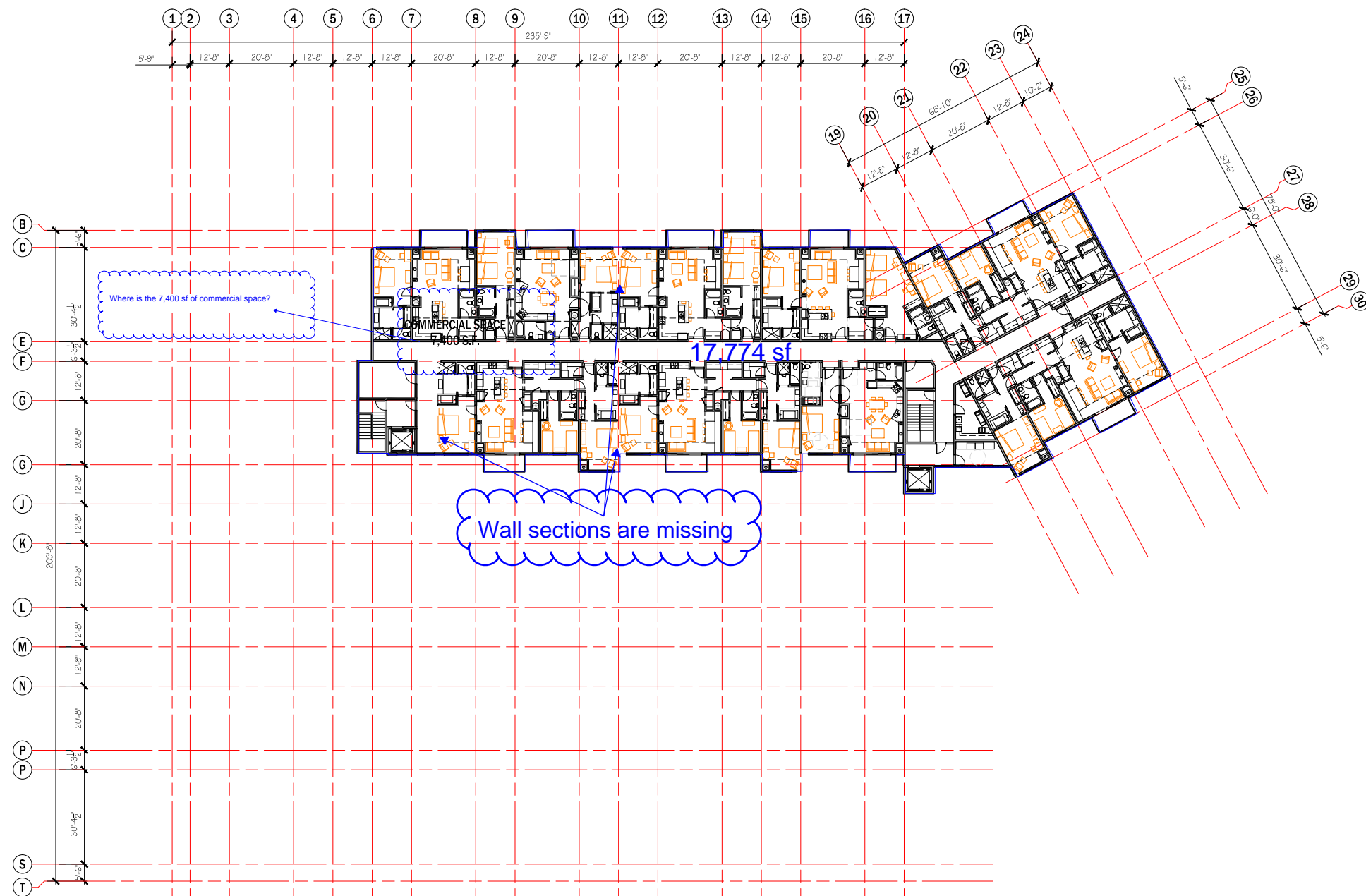
OWNER: PINE CANYON LODGE, INC.
PROJECT: PINE CANYON CONDOMINIUM
LOCATION: 2803 NORDIC VALLEY WAY, EDEN, UTAH 84310
© vanZeeben Architecture. This drawing shall not be reproduced without consent of vanZeeben Architecture, nor shall it be used for any project other than the originally intended project.

FOURTH LEVEL
FLOOR PLAN

SHEET NUMBER:

A104

DATE: 12/30/14



FOURTH LEVEL FLOOR PLAN



FOURTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

****I need elevations that have the existing grade in order to calculate the average height of the building.

According to my measurements, the finished grade has not been modified as discussed in our meeting on Dec 8th.

Some additional architectural detail along the roof line is necessary per §108-2-4 for horizontal lines over 50'

ELEVATION KEYNOTES: —①

1. ASPHALT SHINGLES.
2. VERTICAL SIDING.
3. STANDING SEAM METAL ROOF.
4. STONE VENEER.
5. TIMBER FRAMING.
6. SECTIONAL OVERHEAD DOORS.
7. ALUMINUM WINDOWS
8. GLASS STOREFRONT.
9. BUILDING LETTER, 12" HIGH.



PROJECT NO: 14024
DRAWN BY: TCG
CHECKED BY: —

REVISIONS:

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
© vanZeben Architecture. This drawing shall not be reproduced without consent of vanZeben Architecture, nor shall it be used for any project other than the originally intended project.



EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER:

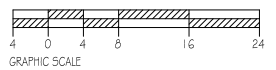
A201

DATE: 12/29/14

EXTERIOR FINISH MATERIALS

MATERIAL	DESCRIPTION	COLOR
ASPHALT SHINGLE	OWENS CORNING DURATION	DRIFTWOOD
VERTICAL SIDING	HARDI-PLANK BATTEN BOARD	5W7703 EARTHEN JUG
STANDING SEAM METAL ROOF	FIRESTONE KYMAR 500	DARK BRONZE
STONE VENEER	ELDORADO EUROPEAN LEDGE	COTTONWOOD
TIMBER	STAINED	5W 3113-P CINNAMON
HORIZONTAL SIDING	HARDI-BOARD T&G BEVELED	5W6111 COCONUT HUSK
FLASHING	FIRESTONE KYMAR 500	DARK BRONZE

NOTES:
A. COLORS ARE SUBJECT TO CHANGE BASED ON SUBMITTAL OF ACTUAL SAMPLES.



EAST ELEVATION
A201 SCALE: 1/16" = 1'-0"

NORTH ELEVATION
A201 SCALE: 1/16" = 1'-0"