Midway

CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING:	August 20, 2024
NAME OF PROJECT:	The Homestead Resort
NAME OF APPLICANT:	The Homestead Group, LLC
AUTHORIZED REPRESENTATIVE:	Berg Engineering
AGENDA ITEM:	The Homestead Phases 1 & 2
LOCATION OF ITEM:	700 North Homestead Drive
ZONING DESIGNATION:	RZ

ITEM: 6

Berg Engineering, agent for The Homestead Group LLC, is proposing Final Approval of Phases 1 and 2 of The Homestead Resort. The final application includes 68 condo units, seven residential units, and resort amenity buildings. The preliminary plan is on 71.97 acres and is located at 700 North Homestead Drive. The property is zoned Resort Zone (RZ).

BACKGROUND:

Berg Engineering, agent for The Homestead Group LLC, is proposing final approval of Phases 1 & 2 of The Homestead Resort master plan. The master plan was approved on August 27, 2008, and was most recently amended on March 5, 2021. Phases 1 & 2 include 68 condo units, seven residential units, seven resort amenity buildings, open space, and all the existing resort buildings and accompanying facilities.

The Homestead is an important heritage landmark in Midway and many tourists associate the names “Midway” and “Homestead” as one. It is important that the essence of The Homestead is preserved in this proposal as it was in the 2008 Master Plan. The developer has included architecture and activities that have been historically associated with The Homestead in the proposal. The Homestead is also an important economic driver in Midway for both economic activity that has a residual impact on other businesses but also an important tax revenue source for the City which, in turn, helps keep property taxes low which is a benefit to all residents of Midway.

The property is 71.97 acres and was approved for development in two phases. The two plats will include all the public utility easements and required open space. Some of the property will be subdivided into condominium units and building pads for single-family residences. Per the applicant, all the condominiums and single-family residences will be in a rental pool for short-term rental. The Homestead Resort also has a contract with Marriot that would brand the resort as part of the Marriot Autograph Collection. As part of the contract, The Homestead is pursuing condominiums and single-family residences that will be for sale as opposed to the plan that was presented in 2021 that none of the property would be sold. The RZ code does allow the ability to sell property. The master plan language also allows for some modifications regarding building footprint sizes and expanding the number of rental rooms. There is a maximum number of rooms that are allowed at 453, and maximum amount of building footprint is also limited to 367,750 square feet. The proposed plan is well within those limits. Changes in room numbers and building footprints do not require a master plan amendment but are allowed through the preliminary and final approval process of each phase. The master plan states the following:

> *Addition of New Buildings or Expansion of Existing Facilities not included in subparagraph (d) and (e). Developer has the right to build up to 367,750 square feet of building footprint, which may involve expanding the footprint of existing buildings or proposing additional buildings within the Resort Core. Any square footage proposed above that currently shown in the approved Master Plan will be addressed through preliminary and final approval of each phase of the Development and will not require amendment to the Master Plan. The Parties agree that required parking beyond that currently shown in the Master Plan may be considered and required during preliminary and final approval of the additional square footage in order to meet parking needs created by the expanded use. Request for additional square footage shall require recalculation of water needs, parking, demonstration of conformity with existing zoning code and setbacks, and be subject to architectural review.*

All roads in the development will be private roads. There will be 55.79 acres of open space included in the resort with most of it delineated on the plats. There will also be a mix of public and private trails throughout the development.

Sensitive land area located on the property will be left undisturbed as required by the land use ordinance. These sensitive lands include the Crater, which is defined as a major geologic feature, wetlands, and Snake Creek stream corridor and associated floodplains.

LAND USE SUMMARY:

- Resort Zone (RZ)
- Two phases
- 71.97 acres
- 55.79 acres of open space
    - Phase 1 – 35.44 acres
    - Phase 2 – 20.35 acres
- Private roads and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City's culinary water line.
- An 8' paved public trail is planned to run north and south through the length of the property along Homestead Drive.
- Sensitive lands on the property include The Crater and wetlands

ANALYSIS:

Open Space – The code requires 55% open space which is being met with 55.79 acres (77.5%) of open space. The open space areas that will be noted on the plat include the 100' setback area along Homestead Drive, the Crater, and golf course areas that are required open space as per the master plan agreement. Open space areas in the resort core will not be noted on the plat except for the Crater, the 100' setback area, and the area east of The Crater that is noted in the master plan. Open space areas shall not be developed and will be noted on the plat.

Density – The proposal includes 68 condominiums and seven single-family dwellings, along with all the existing hotel rooms currently in the resort. The number of rooms that will be added to the resort will be approximately 139, which brings the total number of rooms to approximately 264 once construction is complete (this number is approximate because it is unknown how many rooms will be in the single-family dwellings).

Water Rights – The Water Board reviewed phases 1 and 2 on June 3, 2024, and made the following motion:

> *Motion: Midway Irrigation Member Mike Lundin made a recommendation to the City Council to accept the water calculations for The Homestead Resort as presented tonight, of 87.19 acre feet for the new proposed uses, however the board does have concern over the leased water that has a term with the State Park, as well has what is being asked is different than City Policy in dedicating water to the City.*
>
> *Midway Irrigation Member Russ Kohler 2nd the motion.*
>
> *Motion was carried unanimously.*

Of the 87.19 acre feet requirement, 65.94 acre feet need to be dedicated for phase 1 and 21.25 acre feet must be dedicated for phase 2. Water rights will be dedicated to the City with the recording of the plats.

Building Area –The proposed plan includes a building footprint area of 238,376 square feet. The maximum amount of building footprint is limited to 367,750 square feet. Per the master plan agreement, it is allowed that the developer can increase the building area through the preliminary and final approval process of each phase.

Access – The development has four points of access that will be built to City standards, two from Homestead Drive, one from The Kantons (existing) and one from The Links (existing). The access from The Links will be built as part of phase 1 and has specific restrictions that are described in an access easement. There is another access to Pine Canyon Road that will continue to be a maintenance road.

Traffic Study – The developer has submitted a revised traffic study which Horrocks Engineers has reviewed. Please see the attached letter from Horrocks for their comments.

Public Participation Meeting – The developers held a public participation meeting on March 7, 2024. This requirement is to give the developers an opportunity to present the development to the surrounding residents of the proposed development.

Sensitive Lands – The property does contain some wetlands and geologic sensitive lands that cannot be disturbed through the development process. If any wetlands are proposed to be disturbed, approval must first be received from the Army Corp of Engineers. The Crater is defined as a major geologic feature in the sensitive lands ordinance and cannot be developed or disturbed, although the Crater has been developed in several ways over the past century. The developer is limited in the approved master plan regarding Crater development which basically states that the pot rock cannot be modified in any way. Sand and pavers can be placed on the pot rock to create a safe walkable surface. There is also FEMA floodplain that crosses the

property. Any improvements in the floodplain will need US Army Corps of Engineers approval.

Trails – The Trails Master Plan contains one public trail that will parallel Homestead Drive. Per the current master plan agreement, this trail was to be built before October 31, 2021, but the trail has not yet been built. The City has since built the trails to the north and south of The Homestead property which has left this as the only section of trail along Homestead Drive that has not yet been built. This trail should be built as soon as possible. This trail will help complete the Master Trail Plan that will benefit residents and tourists alike.

Staff have worked with the developers regarding an east-west trail connection. After much discussion and legal analysis, it was discovered that the liability of running a public trail along a golf course, and in this case for long distances, poses liability issues that are very difficult to overcome. These issues could put the City and the resort owners at risk for litigation. An option was offered that the resort owners would contribute $50,000 to help connect the Homestead trail along Homestead Drive to Main Street. The applicant did follow through on that commitment and did contribute $50,000 to help Midway build the trail along Homestead Drive.

Architecture Theme – The developer did receive approval that all structures in the proposal follow the traditional architectural design of The Homestead and not the Swiss and Old European theme the City has adopted. All buildings will be reviewed by the Visual and Architectural Committee (VAC) and staff before building permits are issued. Also, the 2008 Master Plan states the following:

> *Building materials and colors that are compatible with the natural environment and the existing buildings in The Homestead are encouraged.*

Setbacks – The proposed development is designed with the setbacks from the 2006 code in which the current master plan is vested. There is a required 100’ setback along Homestead Drive. There are 30’ setbacks on the north, south and east boundaries.

Height of structures – Structures cannot exceed 35’ in height unless the building is a hotel or conference building and that building is located at least 500’ east of the right-of-way of Homestead Drive. The height of any structure over 35’ cannot exceed an elevation of 5680’, two feet lower than the highest elevation of the Crater. All future elevation certificates will be based on natural grade and will need to comply with the provisions of the master plan agreement. The developer received approval for one proposed building to be a maximum of 40’ in height, measured from natural grade, to be within 500’ of Homestead Drive. The proposed wedding barn is setback about 150’ from the right-of-way line from Homestead Drive. The VAC reviewed this issue and direction was given that the 40’ height would be acceptable based on the following: the relatively large distance from Homestead Drive to the proposed structure, elevation drop from Homestead Drive to the location of the wedding barn,

and that the location of the wedding barn would not greatly impact views of The Crater from Homestead Drive.

Building Area Dimensional Limitations – The 2006 code requires that building coverage not exceed 12,000 square feet per acre or greater than 27.5% of an acre. The applicant's plan has an average building coverage of 3,312 square feet per acre which is 9% per acre.

Parking - The applicant is also seeking to expand parking stalls from the required 424 stalls to a proposed requirement of 465 stalls. The developer is proposing that, at a minimum, 510 stalls would be built on-site. They also plan to have the option to build 609 stalls if there is demand for the stalls. The current agreement gives the City the ability to require parking stalls to be constructed if it is agreed by the Planning Director and the City Engineer that there is a lack of parking.

Landscaping border on the north and south of The Homestead – Once phases 1 and 2 are approved, there will be years of construction ahead. The City has received concerns, comments, and complaints about the construction and the storage of construction related debris from neighbors. A solution may be to require a landscaping border next to The Links on the south and The Kantons on the north to help buffer and mitigate the construction on the resort property. Usually, landscaping is installed last in a development but in this case where this landscaping is on the periphery of the development, it would make sense to install it first. This landscaping could be installed in the first planting season of construction and will buffer those two communities during the years of construction ahead.

Southern parking lot – A light mitigation plan must be submitted to the City that will shield the lighting from the southern parking area to the residences in The Links. The plan will mitigate this potential impact through a combination of a berm, landscaping, and a non-sight obtrusive fence that is agreeable to the City. All costs of mitigation shall be borne by the Developer.

Homestead Drive/State Route 222 Improvements – Homestead Drive is a UDOT road and UDOT approval and improvements are required because of the proposed further development of The Homestead property. Proposed improvements to Homestead Drive include acceleration/deceleration lanes and a center turn lane. UDOT approval is required before construction commences for phase 1 or 2.

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) has reviewed several renderings of remodeled buildings and new construction and has recommended approval of some of the designs. Once building permits are submitted to the City, staff will assure that remodeling and construction of those structures matches approved plans.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Wardle: I make a motion that we recommend approval for proposing Final Approval of Phases 1 and 2 of The Homestead Resort. The final application includes 68 condo units, seven residential units, and resort amenity buildings. The final plan is on 72.01 acres and is located at 700 North Homestead Drive. The property is zoned Resort Zone (RZ). We Include the staff findings and all seven conditions.
Zone (RZ). **Seconded:** Commissioner Nokes
Commissioner Garland: Any discussion on the motion?
Commissioner Garland: All in favor.
Ayes: Commissioners: Wardle, Osborne, Nokes, Miles, Facer, Knight
Nays: None
Motion: Passed

WATER BOARD RECOMMENDATION:

The Water Board reviewed phases 1 and 2 on June 3, 2024, and made the following motion:

> *Motion: Midway Irrigation Member Mike Lundin made a recommendation to the City Council to accept the water calculations for The Homestead Resort as presented tonight, of 87.19 acre feet for the new proposed uses, however the board does have concern over the leased water that has a term with the State Park, as well has what is being asked is different than City Policy in dedicating water to the City.*
>
> *Midway Irrigation Member Russ Kohler 2nd the motion.*
>
> *Motion was carried unanimously.*

Of the 87.19 acre feet requirement, 65.94 acre feet need to be dedicated for phase 1 and 21.25 acre feet must be dedicated for phase 2. Required water rights will need to be held in escrow before the recording of the master plan. Water rights will then be dedicated to the City with the recording of the plats.

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect resort tax.

- The public trail system in the development will benefit the entire community by completing the public trail along Homestead Drive.

- Amenities will be created that will be accessible year-round, which will invite more tourists to visit the resort in all seasons.

- The proposal will increase traffic to the surrounding community.

ALTERNATIVE ACTIONS:

1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with code and master plan requirements.

    a. Accept staff report
    b. List accepted findings
    c. Place condition(s) if needed

2. Continuance. This action can be taken if the City Council finds that there are unresolved issues.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for continuance
        i. Unresolved issues that must be addressed
    d. Date when the item will be heard again

3. Denial. This action can be taken if the City Council finds that the request does not comply with code and master plan requirements.

    a. Accept staff report
    b. List accepted findings
    c. Reasons for denial

PROPOSED CONDITIONS:

1. The public trail that parallels Homestead Drive will be built by August 1, 2024.

2. A light mitigation plan shall be submitted to the City, and agreeable to the City, that will mitigate the potential impact to the surrounding residents.

3. All existing lighting and planned lighting in the resort will comply with current Midway requirements. Existing nonconforming lighting in each phase must be brought into compliance within a year of recording the plat where the lighting is located.

4. Landscaping must be installed along the southern and northern boundaries of The Homestead the first summer season of construction to help mitigate nuisance issues related to construction activities.

5. With respect to Open Space Parcels 1-7 of previously designated open space per the current master plan agreement that is located outside of the resort core, a conservation easement should be placed on it to permanently restrict it from future development. The conservation easement will be held by an accredited land trust.

6. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building in both phases.

7. A UDOT approval document is submitted to the City for the new access location on State Route 222 and for all other improvements to the road.

Midway City Corporation

Mayor: Celeste T. Johnson

City Council Members
Lisa Orme • Jeffery Drury
J.C. Simonsen • Steve Dougherty
Kevin Payne

75 North 100 West
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Phone: 435-654-3223
Fax: 435-654-4120

midwaycityut.org

May 14, 2024

Michael Henke
Midway City Planner
75 North 100 West
Midway, Utah 84049

Subject: Homestead Resort, Final Approval Review

Dear Michael:

Midway Engineering recently reviewed The Homestead Resort Final plans. The following issues should be addressed.

General Comments

- The proposed plan will be built in two phases, with the majority of the improvements being installed in phase 1.

Water

- Each of the proposed phases within the Resort will be served from the Cottages on the Green pressure zone. This is the higher pressure zone within the City.
- To ensure adequate fire flow and maintenance of the water system, each the old cast-iron lines will be replaced with new PVC lines.
- The location of each culinary water meters should be shown on the plans. Each building should have an individual culinary water meter.

Roads

- The proposed plans show the main entrance to the Homestead Resort being relocated to the south.
- The traffic study completed by Hales Engineering shows four points of access to the resort. The two main access points are off Homestead Drive. The existing North access and the proposed re-located South access. A small percentage of traffic is proposed to access the resort through the Links development using St Andrews Drive and through Mountain Springs using Mountain Springs Drive. The traffic study shows no access off Pine Canyon Road near 720 North, at the existing maintenance entrance.
- To maintain an acceptable level of service on Homestead Drive, the traffic study is recommending a Southbound left-turn pocket and a North-bound right-turn pocket be installed on Homestead Drive at both the North and South entrance.
- Because Homestead Drive is a UDOT roadway, UDOT will review and approve the traffic study and roadway improvements.
- To ensure all deliveries are made using Homestead Drive, a delivery routing should

be shown on the traffic plan.
- All roads within the Resort will be private roads.

Storm Drain
- The storm-drain system within The Homestead will be a private system.
- The storm water will be addressed through catch basins, storm-drain pipes, sumps, and detention basins.

Trails

- An 8' public trail is proposed adjacent to Homestead Drive. A pre-construction meeting has been held with the developer and contractor constructing the trail.

Landscaping
- The landscaping plan and landscaping cost for each phase shall be submitted and included within the improvements bond.

Please feel free to call our office with any questions.

Sincerely,

Wesley Johnson, P.E.
Midway City Engineer

cc: Berg Engineering (sent via email)

Midway City Corporation

Mayor: Celeste T. Johnson

City Council Members
Lisa Christen • Jeffery Drury
J.C. Simonsen • Steve Dougherty
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midwaycityut.org

The Homestead Phases 1 & 2 Final Approval

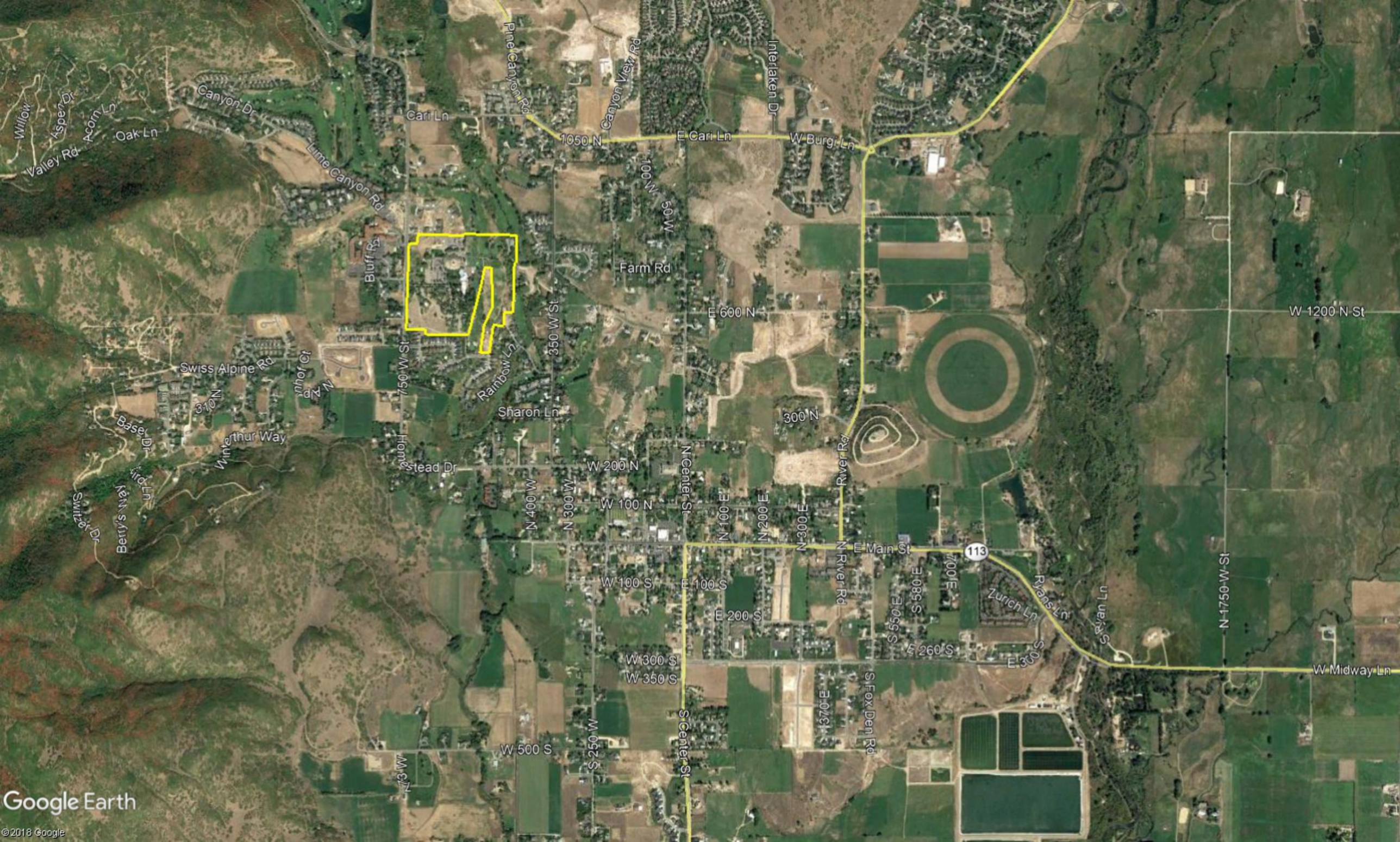
July 30, 2024

Michael Henke Midway City Planning Director,

I have reviewed the plans for The Homestead Phases 1 & 2 plans for compliance with the 2021 International Fire Code (2021 IFC). I do not see any fire code concerns with the plans at this time. I will be performing a walk through with Midway City Engineer Wes Johnson prior to substantial completion approval, before building permits can be applied for or issued.

Prior to accepting building permit applications for this project, the developer will need to have a pre-construction meeting with Midway City Engineer Wes Johnson and be granted substantial completion in writing by Midway City Engineer Wes Johnson. As the Fire Marshal I will need to verify fire hydrant locations and fire apparatus access road widths are installed per approved plans prior to permits being issued.

Tex R. Couch CBO/MCP
Midway City Building Official/Fire Marshal
75 West 100 North
Midway, Utah 84049
tcouch@midwaycityut.org
(435)654-3223 Ext. 107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Rainbow Ln
Sharon Ln
Swiss Alpine Rd
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Basel Dr
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Berry's Way
Google Earth
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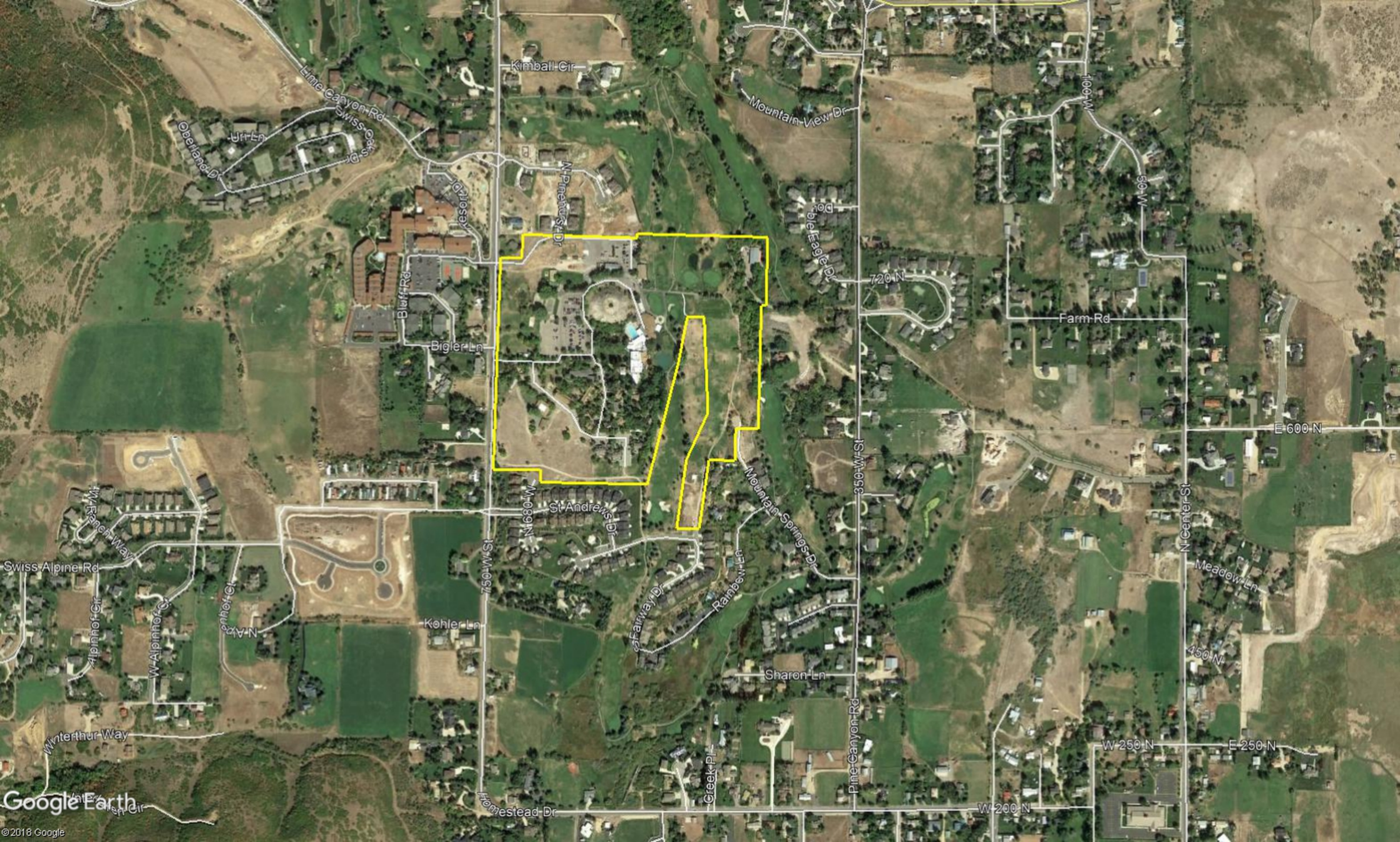
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Mountain View Dr
N Pinecrest Dr
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Bigler Ln
Double Eagle Dr
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Swiss Alpine Rd
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St Andrews Dr
Fairway Dr
Rainbow Ln
Mountain Springs Dr
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Sharon Ln
Pine Canyon Rd
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Google Earth
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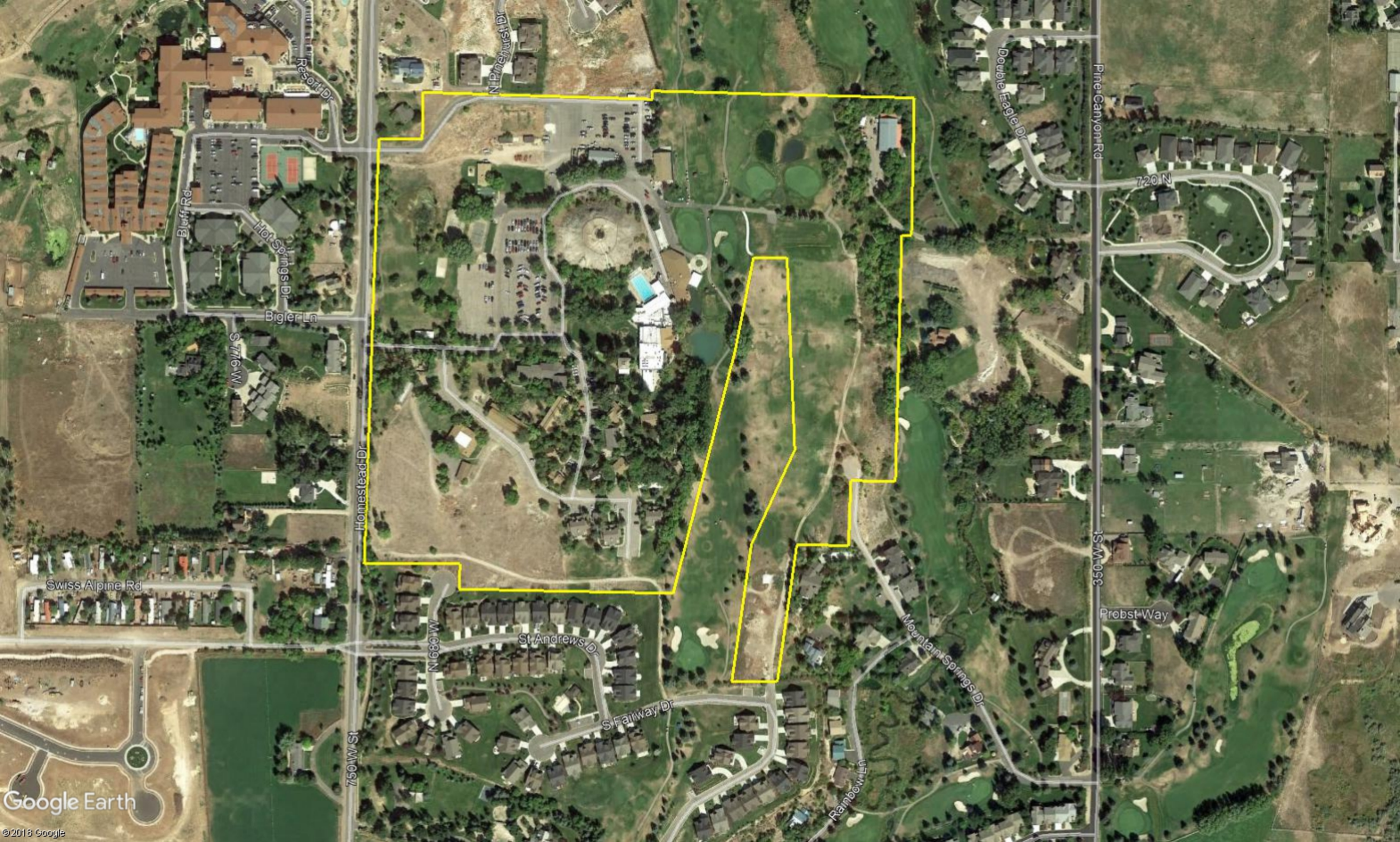
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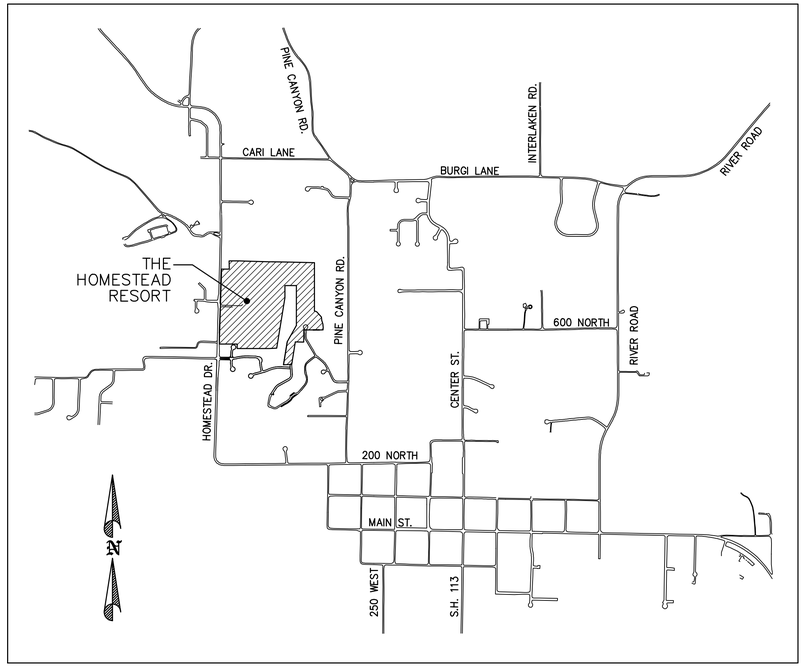
THE HOMESTEAD

2024 FINAL APPLICATION



MIDWAY CITY
VICINITY MAP

LANDSCAPE AND ARCHITECTURAL PLANS HAVE BEEN SUBMITTED SEPARATELY FOR THE FINAL APPLICATION

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CIVIL

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6. NORTH PARKING LOT GRADING PLAN
7. ROAD CONSTRUCTION DETAILS
8. UTILITY PLAN
9. WATER PLAN
10. WATER CONSTRUCTION DETAILS
11. SOUTH PARKING SEWER PLAN & PROFILE - STA 0+00 - 10+00
12. SOUTH PARKING SEWER PLAN & PROFILE - STA 10+00 - 15+63
13. NORTH PARKING SEWER PLAN & PROFILE - STA 0+00 - 8+70
14. SEWER CONSTRUCTION DETAILS
15. STORM DRAIN PLAN
16. SOUTH STORM PLAN & PROFILE - STA 0+00 - 10+59
17. NORTH STORM PLAN & PROFILE - STA 0+00 - 10+00
18. NORTH STORM PLAN & PROFILE - STA 10+00 - 15+98
19. STORM DRAIN CONSTRUCTION DETAILS
20. SOUTH BOUNDARY PLAN
21. HOMESTEAD VILLAS CUL-DE-SAC PLAN & PROFILE
22. HOMESTEAD VILLAS CUL-DE-SAC SEWER PLAN & PROFILE
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PHASE 1 PLATS

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8. THE HOMESTEAD RESORT OPEN SPACE PARCEL #5
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1. THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL #1
2. THE HOMESTEAD HOTEL CONDOMINIUMS PARCEL #2
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4. THE HOMESTEAD HOTEL CONDOMINIUMS 6 UNIT BUILDING SECTIONS
5. THE HOMESTEAD HOTEL CONDOMINIUMS 10 UNIT FLOOR PLANS
6. THE HOMESTEAD HOTEL CONDOMINIUMS 10 UNIT BUILDING SECTIONS

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 JUNE 2024

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

COVER

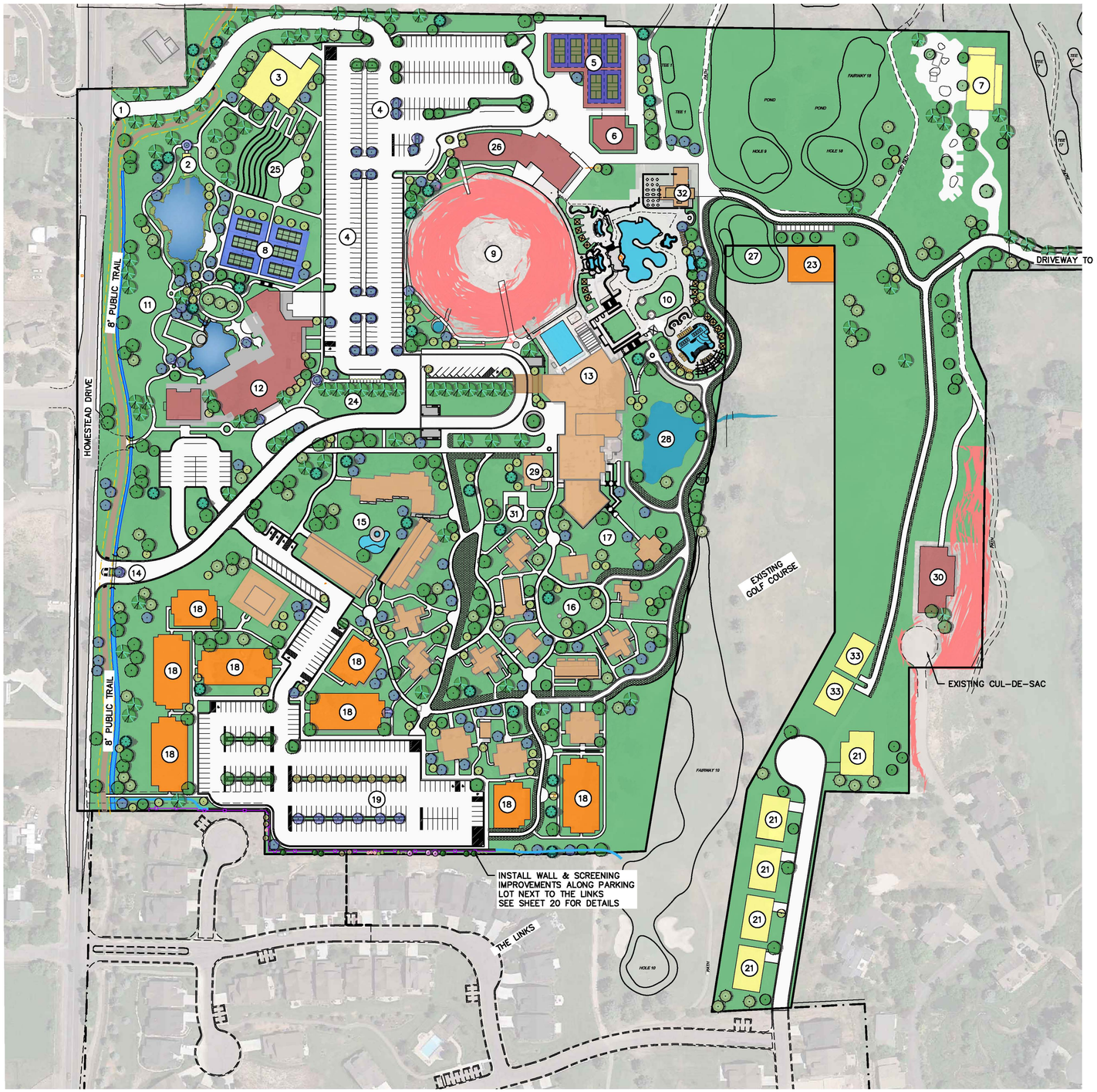
BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 5 JUNE 2024
REV:
SHEET 0

path: X:\Homestead\2024 Report_Revised Master Plan for Shakespeare\FINAL\
file name: 00_COVER.dwg | plot date: June 04, 2024 | plotted by: ddee

SITE PLAN LEGEND:

1. SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DIVE/ACTIVITY CENTER
2. BOAT HOUSE WITH OVER-WATER DECK
3. FUTURE BUILDING (USE TO BE DETERMINED)
4. MAIN PARKING AREA
5. CART BARN WITH 2ND FLOOR INDOOR PICKLEBALL COURTS
6. GOLF CLUBHOUSE AND SPA ARRIVAL
7. AQUA THERAPY SPA
8. OUTDOOR PICKELBALL COURTS
9. CRATER WITH IMPROVED VIEW/AMENITY AREA AT THE TOP
10. POOL AMENITY AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CABANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TODDLER AREA WITH VIEWS OF MAIN POOL AREA, SLIDE, FIRE PITS, CABANAS, GUEST SERVICES ACCESS BELOW FITNESS
11. PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
12. WEDDING BARN WITH ACCESS TO NEW POND AREA. NEW 2024 BUILDING LAYOUT
13. NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
14. MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
15. FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
16. GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
17. BALLROOM FUNCTION LAWN AND WEDDING PAVILION
18. THE RETREAT-68 CONDO UNITS (NEW IN 2024 PLAN)
19. GUEST PARKING AREA
20. GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN. USE INCLUDED IN GOLF CLUBHOUSE)
21. THE VILLAS (5)
22. HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
23. GOLF WARM-UP CAGE
24. FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
25. AMPHITHEATER AND STAGE AREA
26. NEW ACTIVITY CENTER
27. RELOCATED PUTTING GREEN
28. ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION.
29. VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
30. GOLF MAINTENANCE BUILDING
31. MILK HOUSE
32. POOL AND GOLF GRILL
33. GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2)



LEGEND

- +25% UNBUILDABLE SLOPES
- EXISTING BUILDINGS (±90,000)
- APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (±43,000 SF)
- APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION (±60,000 SF)
- PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN (±63,000 SF)
- GRASS PAVER FIRE LANE
- SCREENING FENCE IMPROVEMENTS

NORTH

0 50 100 200 300

SCALE: 1"=100'
Scale 1" = 200' for 11x17

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

2024 SITE PLAN

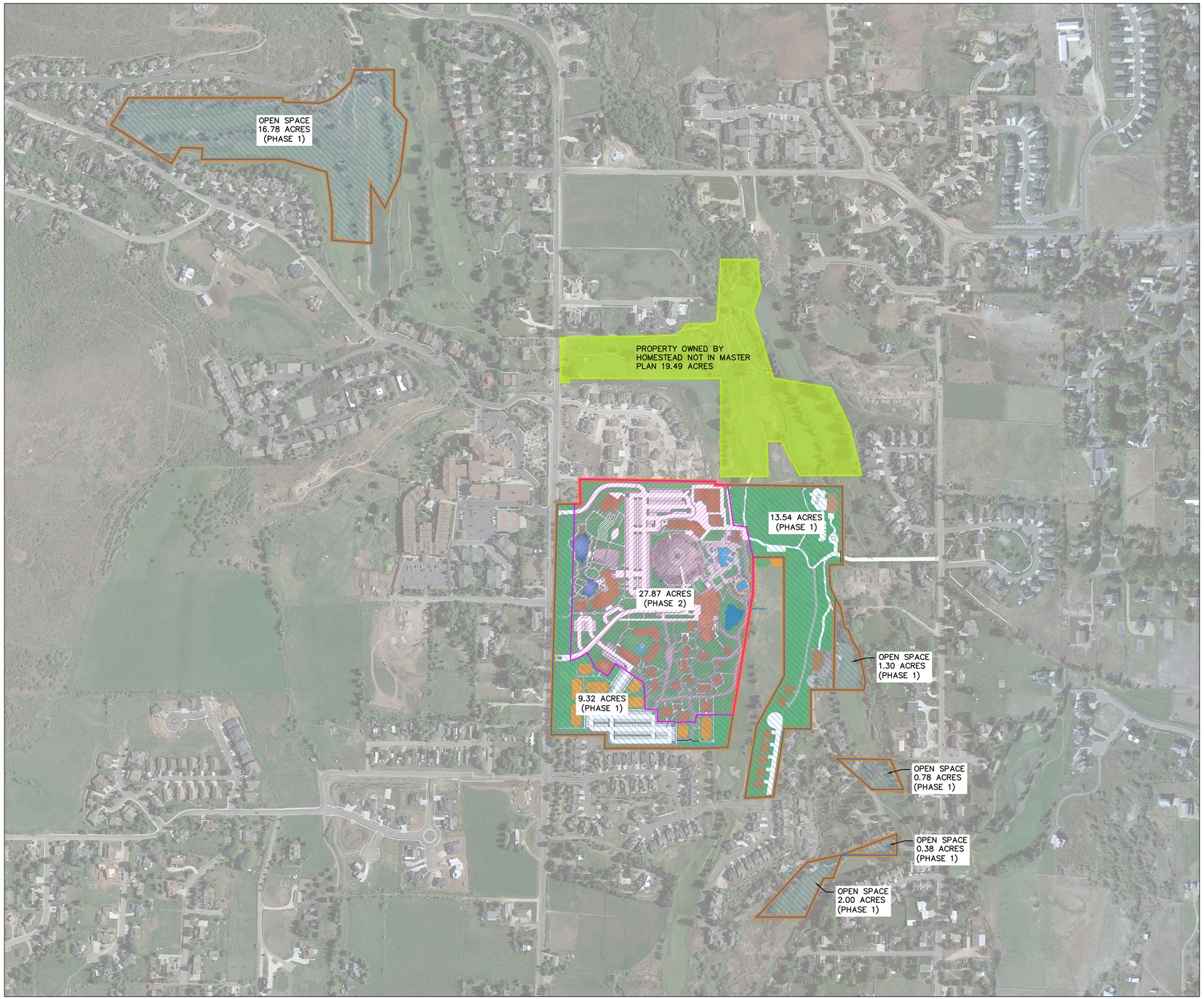
THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 285595
DATE: 5 JUNE 2024

BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 5 JUNE 2024	SHEET 1
DRAWN BY: DEJ	REV:	

path: X:\Homestead\2024 Recent Revised Master Plan for Shakespeare\FINAL\
file name: 01_SITE PLAN.dwg | plot date: June 04, 2024 | plotted by: ddee



LEGEND

- RESORT MASTER PLAN: 71.97 ACRES
- OPEN SPACE IN RESORT MASTER PLAN: 55.79 ACRES
- HOMESTEAD PROPERTY NOT IN MASTER PLAN
- PHASE 1 PLAT AREA
  TOTAL AREA 44.10 ACRES
  OPEN SPACE 35.44 ACRES (80.36%)
- PHASE 2 PLAT AREA
  TOTAL AREA 27.87 ACRES
  OPEN SPACE 20.35 ACRES (73.02%)

NORTH

0 150 300 600 900

SCALE: 1"=300'

Scale 1" = 120' for 11x17

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PAUL D. BERG P.E.

SERIAL NO. 295595

DATE: 1 MAY 2024

THE HOMESTEAD GROUP LLC

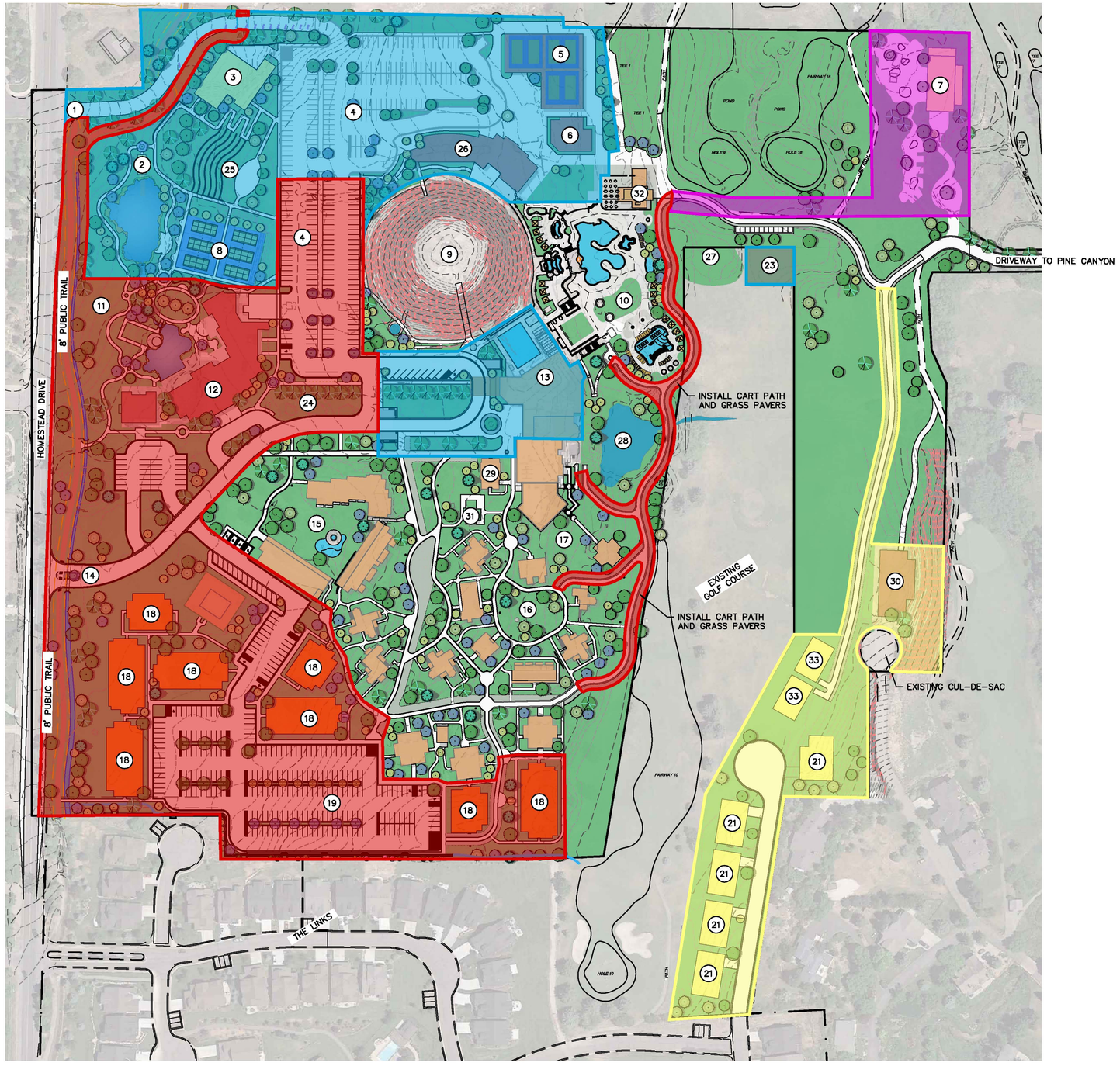
2024 PRELIMINARY PLANS

PROPOSED PLATTING PLAN

BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB
DRAWN BY: DEJ
DATE: 1 MAY 2024
REV:
SHEET EX2

path: K:\Homestead\2024 Resort Revised Master Plan for Shakespeare\PRELIMINARY\
file name: EX2_PLAT PHASES EXHIBIT.dwg | plot date: May 01, 2024 | plotted by: dalee



ANTICIPATED CONSTRUCTION PHASING:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

PLATTING PHASES:

- THE RETREAT GUEST CONDO UNITS (18), THE VILLAS (21) AND THE GOLF COTTAGES (33) WILL BE PLATTED AS A PHASE WITH ONE PLAT.
- ALL OTHER PARTS OF THE RESORT WILL BE OWNED BY THE RESORT AND PLATTED WITH A SECOND PLAT. GOLF COURSE OPEN SPACE IS INCLUDED IN THIS PLAT.
- PLEASE SEE THE PLATS INCLUDED IN THE FINAL APPLICATION FOR MORE INFORMATION.

SITE PLAN LEGEND:

1. SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DIVE/ACTIVITY CENTER
2. BOAT HOUSE WITH OVER-WATER DECK
3. FUTURE BUILDING (USE TO BE DETERMINED)
4. MAIN PARKING AREA
5. CART BARN WITH 2ND FLOOR INDOOR PICKLEBALL COURTS
6. GOLF CLUBHOUSE AND SPA ARRIVAL
7. AQUA THERAPY SPA
8. OUTDOOR PICKELBALL COURTS
9. CRATER WITH IMPROVED VIEW/AMENITY AREA AT THE TOP
10. POOL AMENITY AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CABANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TODDLER AREA WITH VIEWS OF MAIN POOL AREA, SLIDE, FIRE PITS, CABANAS, GUEST SERVICES ACCESS BELOW FITNESS
11. PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
12. WEDDING BARN WITH ACCESS TO NEW POND AREA. NEW 2024 BUILDING LAYOUT
13. NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
14. MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
15. FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
16. GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
17. BALLROOM FUNCTION LAWN AND WEDDING PAVILION
18. THE RETREAT-68 CONDO UNITS (NEW IN 2024 PLAN)
19. GUEST PARKING AREA
20. GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN. USE INCLUDED IN GOLF CLUBHOUSE)
21. THE VILLAS (5)
22. HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
23. GOLF WARM-UP CAGE
24. FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
25. AMPHITHEATER AND STAGE AREA
26. NEW ACTIVITY CENTER
27. RELOCATED PUTTING GREEN
28. ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION.
29. VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
30. GOLF MAINTENANCE BUILDING
31. MILK HOUSE
32. POOL AND GOLF GRILL
33. GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2)

NORTH

0 50 100 200 300

SCALE: 1"=100'
Scale 1" = 200' for 11x17

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 JUNE 2024

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

CONSTRUCTION PHASING PLAN

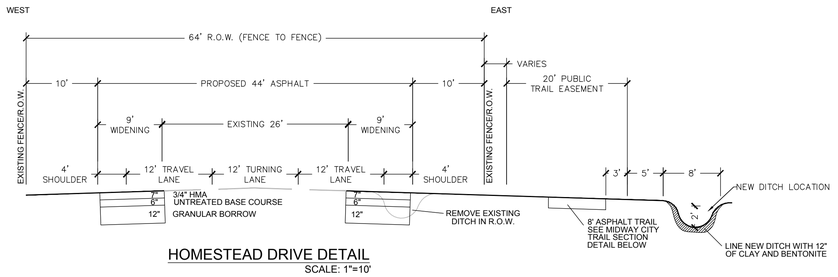
BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB	DATE: 5 JUNE 2024	SHEET
DRAWN BY: DEJ	REV:	2

path: X:\Homestead\2024 Report Revised Master Plan for Submission\FINAL\
file name: 02_CONSTRUCTION PHASING PLAN.dwg | plot date: June 04, 2024 | plotted by: ddee

BLUE STAKE NOTE:

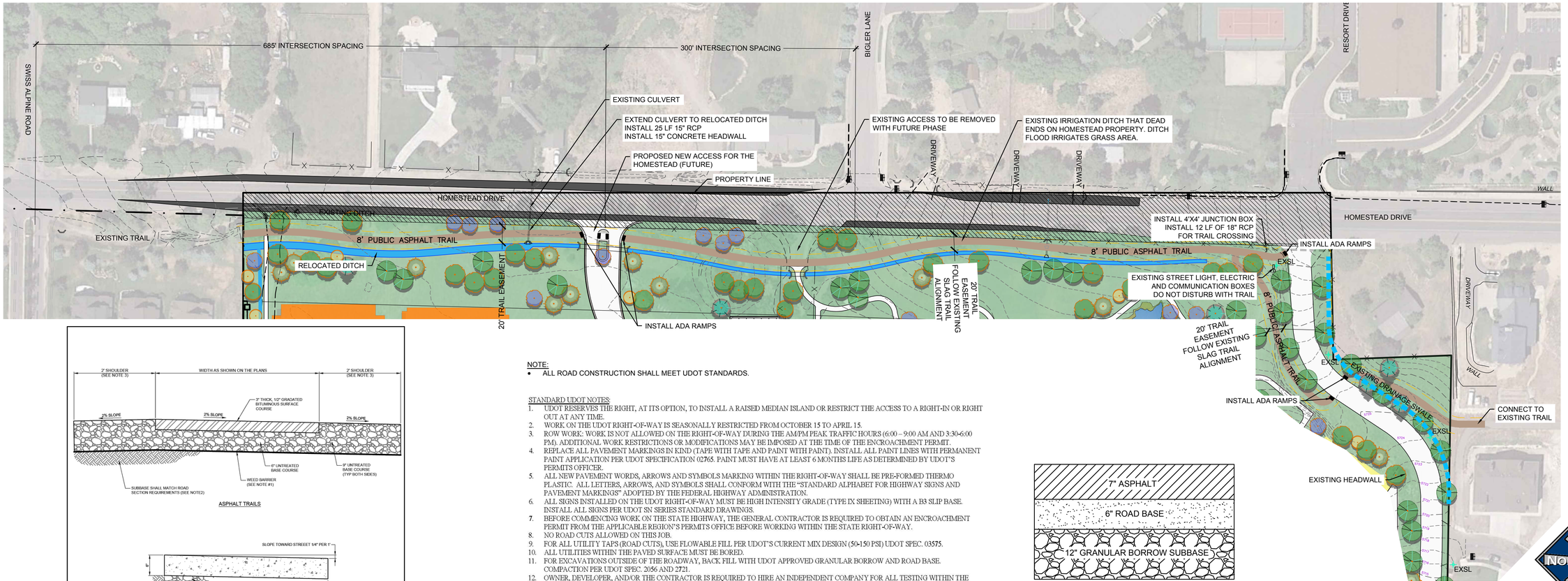
- LOCATION OF EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF UTILITIES.



HOMESTEAD DRIVE DETAIL
SCALE: 1"=10'

LEGEND

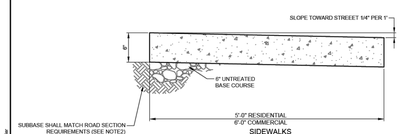
- HW — HOT WATER LINE FROM CRATER (PRIVATE)
- EXPWR — EXISTING POWER LINE
- EXGAS — EXISTING GAS LINE
- GAS — GAS LINE
- FL — FIRE LINES
- EXSS — EXISTING SEWER
- SS — 8" SEWER
- EXW — EXISTING WATER
- 8"WTR — 8" WATER
- PI — PRESSURIZED IRRIGATION
- EXPI — EXISTING PRESSURIZED IRRIGATION
- SD — STORM DRAIN
- ROW DEDICATION TO UDOT
- ROAD WIDENING
- EXISTING DITCH
- RELOCATED DITCH
- ADA RAMP



0 30 60 120 180

SCALE: 1"=60'
Scale 1" = 120' for 11x17

ASPHALT TRAILS



SIDEWALKS

NOTE:
1. FURNISH WOVEN, NEEDLE-PUNCHED, POLYPROPYLENE, 5.0 oz., WEED BARRIER GEOTEXTILE DESIGNED FOR COMMERCIAL USE.
2. IMPORT/ GRANULAR FILL, A-1-a GRADATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE AND SHALL BE IN ACCORDANCE WITH SECTION 02526.
3. SHOULDERS ALONG ASPHALT TRAILS MAY BE ADJUSTED WHEN APPROVED BY CITY ENGINEER.

S5 TYP — ASPHALT TRAILS AND SIDEWALKS N.T.S.

HORROCKS ENGINEERS	JULY 2020 HORROCKS ENGINEERS 739 WEST 180 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	MIDWAY CITY 75 NORTH 100 WEST PO BOX 277 MIDWAY, UTAH 84049 (435) 654-3223	MIDWAY CITY STANDARD DRAWING STREETS - 5

NOTE:

- ALL ROAD CONSTRUCTION SHALL MEET UDOT STANDARDS.

STANDARD UDOT NOTES:

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

NOTE:

- CONTRACTOR IS RESPONSIBLE TO SUBMIT A TRAFFIC CONTROL PLAN TO UDOT. AT LEAST 1 LANE OF HOMESTEAD DRIVE SHALL REMAIN OPEN AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE TO APPLY FOR PERMIT TO INSTALL UTILITIES AND ROAD WIDENING FROM UDOT.

PAVEMENT IMPROVEMENTS IN UDOT RIGHT-OF-WAY

REVISION NOTE:

- ALIGNMENT OF TRAIL REVISED PER LANDSCAPE ARCHITECT. TRAIL IS MORE CURVILINEAR.

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 JUNE 2024

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

HOMESTEAD DRIVE IMPROVEMENT PLAN

BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB DRAWN BY: DEJ	DATE: 5 JUNE 2024 REV:	SHEET 3

path: K:\Homestead\2024 Report Revised Master Plan for Shakespeare\FINAL\
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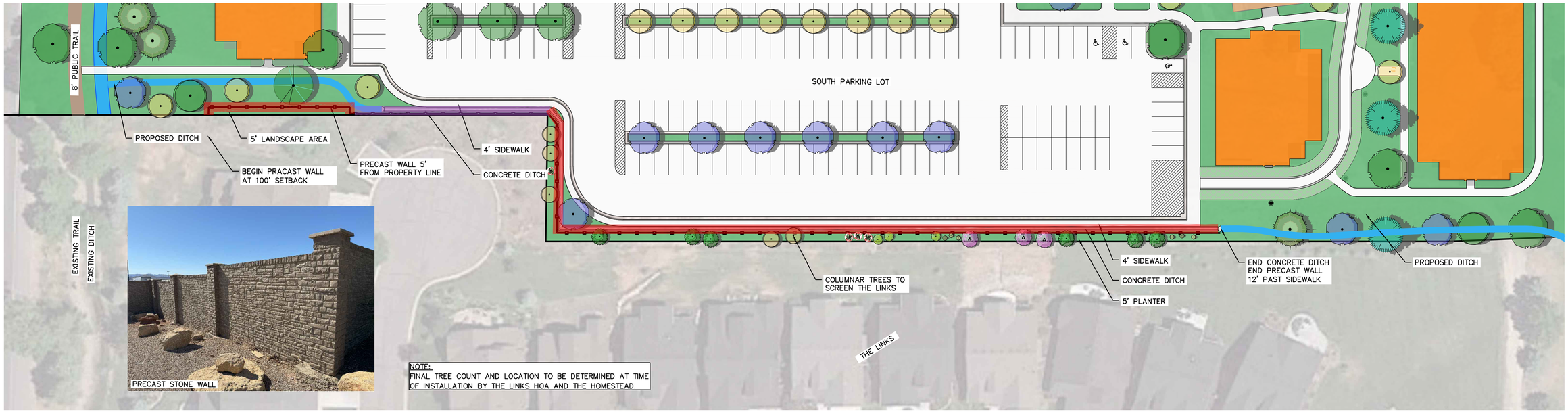
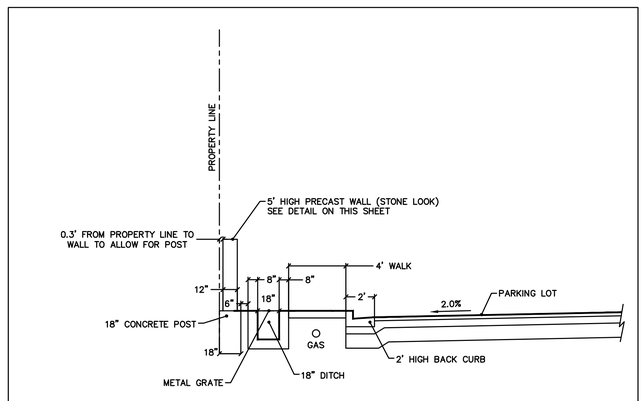
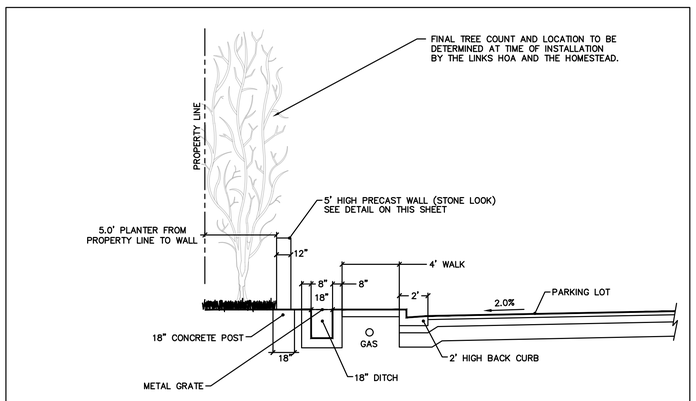


NOTE:
FINAL TREE COUNT AND LOCATION TO BE DETERMINED AT TIME OF INSTALLATION BY THE LINKS HOA AND THE HOMESTEAD.



THE HOMESTEAD/LINKS CROSS SECTION
Scale: 1"=5'



THE HOMESTEAD/LINKS CROSS SECTION
Scale: 1"=5'

PLANT SCHEDULE SOUTH BOUNDARY

SYMBOL COMMON / BOTANICAL NAME

DECIDUOUS TREES

- Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`
- Columnar Purple Beech / Fagus sylvatica `Dawyck Purple`
- Columnar Green Beech / Fagus sylvatica `Fastigiata`
- Swedish Aspen / Populus tremuloides erecta
- Pyramidal English Oak / Quercus robur `Fastigiata`

EVERGREEN TREES

- Wellspire Black Spruce / Picea mariana `Wellspire`
- Wells Blue Totem Columnar Spruce / Picea pungens glauca fastigiata `Wells Blue Totem`

LEGEND

PRECAST FENCE

PLAN PER MEETING 10 MAY 2024 BETWEEN THE LINKS HOA, THE HOMESTEAD AND THE MIDWAY CITY PLANNER.

NORTH

0 15 30 60 90

SCALE: 1"=30'
Scale 1"=60' for 11x17

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PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 5 JUNE 2024

THE HOMESTEAD GROUP LLC
2024 FINAL APPLICATION

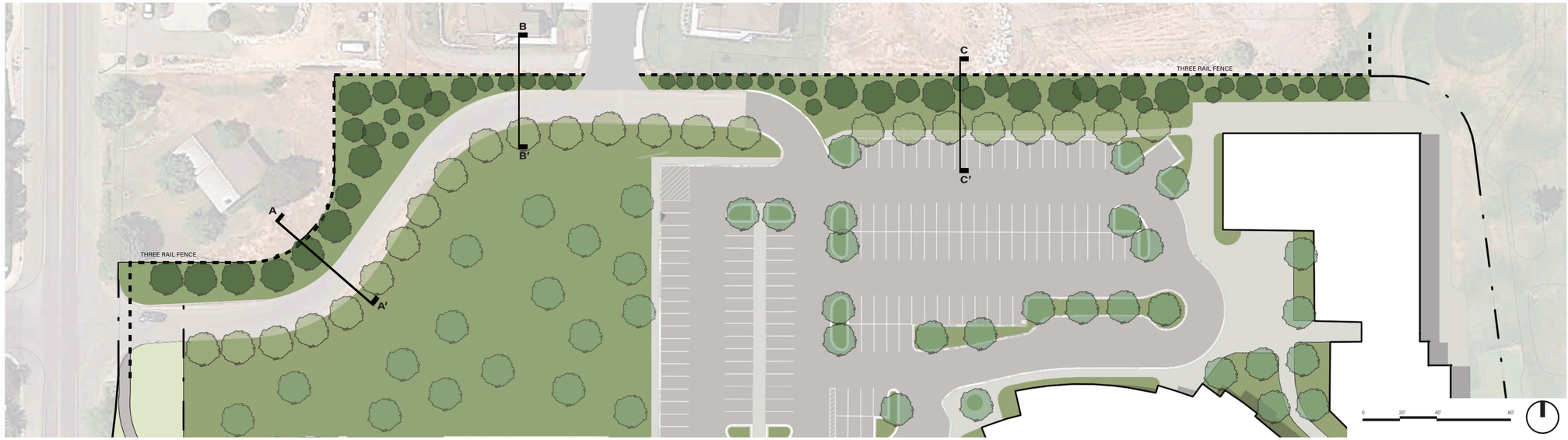
SOUTH BOUNDARY PLAN

BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

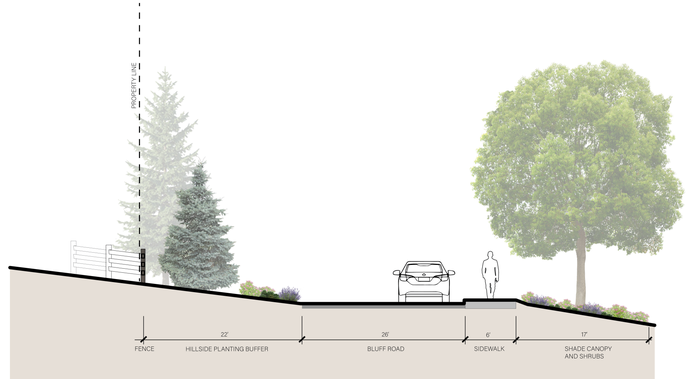
DESIGN BY: PDB	DATE: 5 JUNE 2024	SHEET
DRAWN BY: DEJ	REV:	20

path: X:\Homestead\2024 Report Revised Master Plan for Shakespeare\FINAL\
file name: 20_SOUTH BOUNDARY PLAN.dwg | plot date: June 04, 2024 | plotted by: STACEY-PC

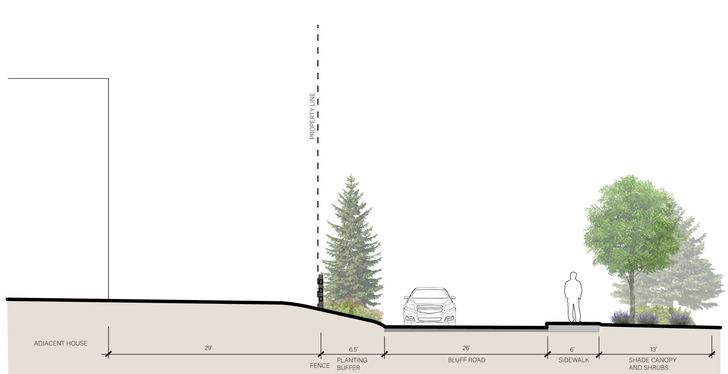
NORTH AREA PLAN



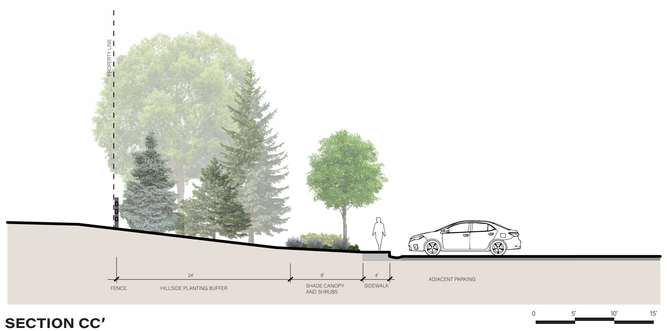
THREE RAIL FENCE CHARACTER IMAGERY



SECTION AA'



SECTION BB'



SECTION CC'

FFKR | LANDSCAPE & PLANNING

HOMESTEAD EVENT BARN
700 N HOMESTEAD DRIVE, MIDWAY UT, 84049

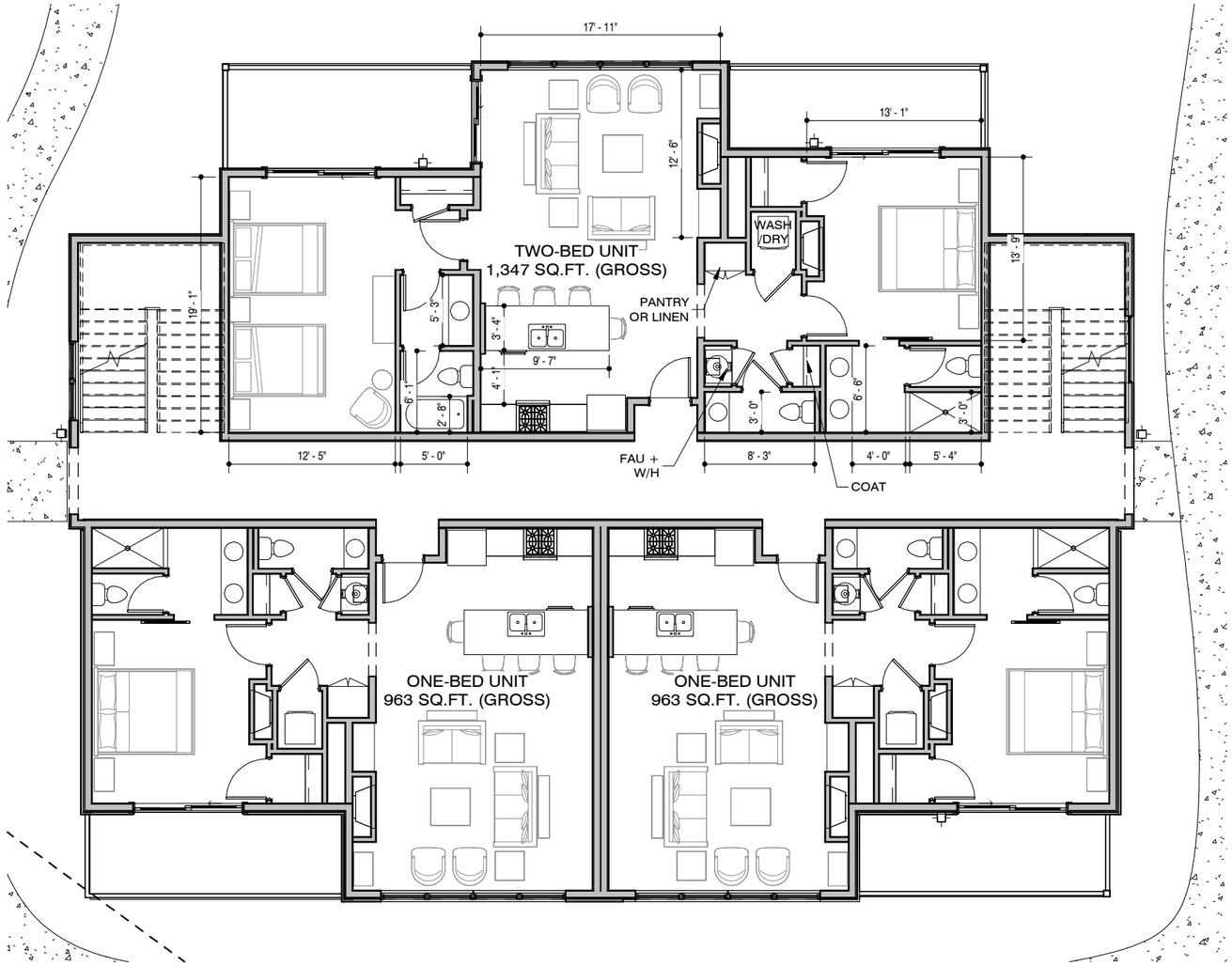
75% DD - 05.08.2024

△ DATE REVISION

PROJECT NUMBER 24015

NORTH AREA PLAN & SECTIONS

LA100



6-UNIT BLDG - LEVEL 1 FLOOR PLAN

3/32" = 1'-0"

PROJECT NORTH

16 0 8 16

(IN FEET)

3/32" = 1' - 0"

6 UNIT BUILDING

4/2/2024 PRELIMINARY - SUBJECT TO REVISION

#	DESCRIPTION	REV. DATE
	MARK ISSUE - DESCRIPTION	ISS. DATE
REVISIONS	ISSUES	

BHA PROJ. #BH23051

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FLOOR PLAN (DESIGN)

HOMESTEAD CONDOS (SMALL BLDG)

HOMESTEAD RESORT, MIDWAY UT

BHArchitecture

(435) 701-7000 | WWW.BHA.DESIGN

SHEET ISSUE DATE:

AA02

PRINTED AT 4/2/2024 10:20:59 PM

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LEVEL 1 FLOOR PLAN - VERSION 2

3/32" = 1'-0"

BOTH FLOORS SIMILAR

PROJECT NORTH

16 0 8 16

(IN FEET)

3/32" = 1' - 0"

10 UNIT BUILDING

PRINTED AT 4/2/2024 10:10:59 PM

#	DESCRIPTION	REV. DATE
MAR	ISSUE -	ISS. DATE
K		

REVISIONS ISSUES

BHA PROJ. #BH23051

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FLOOR PLAN (DESIGN)
HOMESTEAD CONDOS (LARGE BLDG)
HOMESTEAD RESORT, MIDWAY UT

BHArchitecture
(435) 701-7000 | BRANDON@BHA.DESIGN

SHEET ISSUE DATE:

AA02

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GRAPHIC SCALE

PROJECT TEAM

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BH ARCHITECTURE
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CONTACT: BRANDON HALL

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(801) 669-2610
CONTACT: AUBREY PUGMIRE

ELECTRICAL ENGINEER
TAGUS ENGINEERING
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CONTACT: PHILIP HAIGHT

WATER/POND ENGINEER
CLOWARD H20
2902696 NORTH UNIVERSITY AVE #290
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(801) 375-1223
CONTACT: DAN ALRED

FIRE PROTECTION
TBD

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BERG ENGINEERING
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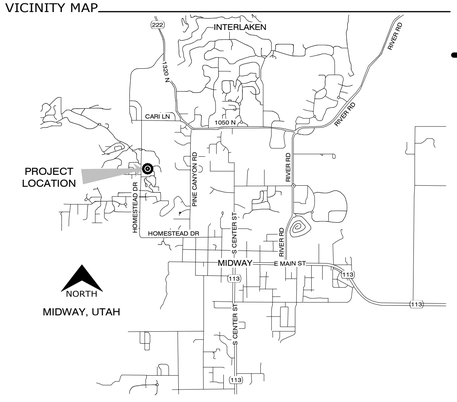
MECHANICAL ENGINEER
SHAKESPEARE ENGINEERING
4241 SOUTH RIVER RD, STE. B
ST. GEORGE, UT 84770
(801) 493-9744
CONTACT: SEAN JONES, P.E.

VICINITY MAP

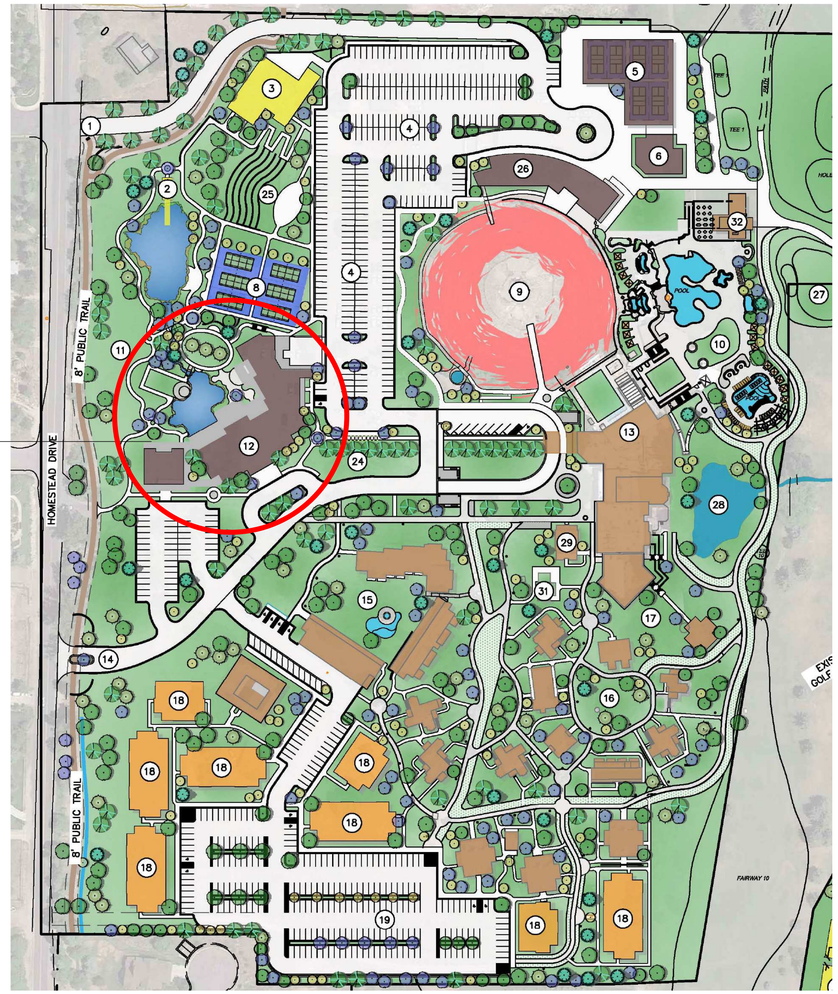


HOMESTEAD EVENT BARN

700 N HOMESTEAD DRIVE, MIDWAY UT, 84049

SUBMITTAL TO VISION & ARCHITECTURE COMMITTEE

EVENT BARN



PROJECT INFORMATION

1. **PROJECT NAME** HOMESTEAD EVENT BARN	6. **AUTHORITY HAVING JURISDICTION** MIDWAY CITY
2. **CLIENT/OWNER NAME** THE HOMESTEAD GROUP, LLC	7. **ZONING** RZ (RESORT ZONE)
3. **PROJECT NUMBER** BH23053	8. **OVERLAY/OTHER ZONING** N/A
4. **PARCEL NUMBER** ID: 00-0006-2104	9. **SETBACKS** 100' FROM HOMESTEAD DR.
5. **PROJECT ADDRESS** 700 N HOMESTEAD DRIVE, MIDWAY UT, 84049	10. **MAXIMUM BUILDING HEIGHT** 40' FROM NATURAL GRADE
	11. **OTHER ZONING NOTES** -

CODE ANALYSIS

JURISDICTION: MIDWAY CITY

SITE ADDRESS: 700 N HOMESTEAD DRIVE, MIDWAY UT, 84049
PROJECT TYPE/DESCRIPTION: EVENT "BARN" WITH SUPPORTING ROOMS AND COMMERCIAL KITCHEN
ZONING: RZ (RESORT ZONE)

1. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES (INCLUDING ALL APPLICABLE LOCAL AMENDMENTS, CODES, ORDINANCES, AND REQUIREMENTS SET FORTH BY THE AUTHORITY HAVING JURISDICTION):
   - 2021 IBC - INTERNATIONAL BUILDING CODE
   - 2021 IPC - INTERNATIONAL PLUMBING CODE
   - 2021 IFGC - INTERNATIONAL FUEL GAS CODE
   - 2021 IMC - INTERNATIONAL MECHANICAL CODE
   - 2021 IFC - INTERNATIONAL FIRE CODE
   - 2020 NEC - NATIONAL ELECTRICAL CODE
   - 2021 IECC - INTERNATIONAL ENERGY CONSERVATION CODE (COMMERCIAL PROVISIONS)
   - 2017 ICC A117.1 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

2. **OCCUPANCY CLASSIFICATION: (IBC CH. 3)** A-2	10. **TYPE OF CONSTRUCTION: (IBC CHAPTER 6)** V-B
3. **HEIGHT IN FEET: (IBC 504.3, TABLE 504.3)** ALLOWABLE: 60 ACTUAL: 34	11. **FIRE SPRINKLERS: (IBC 903, 903.3)** YES TYPE: NFPA13 CONCEALED
4. **HEIGHT IN STORIES: (IBC 504.4, TABLE 504.4)** ALLOWABLE: 2 ACTUAL: 1	12. **FIRE ALARM: (IBC 907)** YES TYPE: PER IBC SECTION 907
5. **AREA: (IBC 506)** ("BUILDING AREA" PER CODE) ALLOWABLE: 28,500 ACTUAL: 28,420 ALLOWABLE AREA (EQUATION 5-1): $A_a = A_t + (NS \times I_f)$ $A_a = 24{,}000 + (6{,}000 \times 0.75)$ $A_a = 28{,}500$ SF	13. **ROOF ASSEMBLY, MAT. CLASS: (IBC TAB 1505.1)** SEE ROOF PLAN GENERAL NOTES
	14. **SPECIAL INSPECTION(S): (CHAPTER 17)** SEE CITY FORM & STRUCTURAL SHEETS
	15. **CLIMATE ZONE: (IECC C301)** WASATCH COUNTY, UT = 6B
6. **FIRE RESISTANCE RATING OF BUILDING ELEMENTS: (IBC TABLE 601)** NONE	16. **I.E.C.C. COMPLIANCE REPORT(S):** SEE ATTACHED
	17. **FIRE FLOW: (IFC TABLES B105.2 & B105.1(2))** 1,125 GPM @ 2-HR DURATION, 20 PSI RES.
7. **REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS: (IBC TAB. 601, SEC. 705, TAB. 705.5)** NONE	18. **PARKING SPACES:** COMPLIES, SEE SITE PLAN
	19. **OCCUPANT LOAD: (IBC 1004 & TABLE 1004.1.2)** SEE CODE, EXITING & OCCUPANCY SHEET
8. **MIXED USE AND OCCUPANCY (ACCESSORY, NON-SEPARATED OR SEPARATED) WITH SEPARATION: (IBC 508.2, 508.3, 508.4)** NOT APPLICABLE	20. **PLUMBING FIXTURES: (IBC 2902.1)** SEE CODE, EXITING & OCCUPANCY SHEET
9. **PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (IBC 705.8 & TABLE 705.8)** NOT APPLICABLE	

SHEET INDEX

COVER SHEET
FLOOR PLAN
COLOR RENDERINGS
MATERIALS BOARD
ELEVATIONS

MARK	ISSUE - DESCRIPTION	ISS. DATE

REVISIONS		
MARK	DESCRIPTION	REV. DATE

BHArchitecture
(435) 701-7000
WWW.BHA.DESIGN

PROJECT #:
BH23053

COVER SHEET
HOMESTEAD EVENT BARN
700 N HOMESTEAD DRIVE,
MIDWAY UT, 84049

© 2023

SHEET ISSUE DATE:
3/18/2024

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