



## **PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** March 11, 2025

**NAME OF PROJECT:** The Homestead Resort

**NAME OF APPLICANT:** The Homestead Group, LLC

**AUTHORIZED REPRESENTATIVE:** Berg Engineering

**AGENDA ITEM:** Amendment of 2021 Master Plan

**LOCATION OF ITEM:** 700 North Homestead Drive

**ZONING DESIGNATION:** Resort Zone (RZ)

### **ITEM: 3**

Berg Engineering, agent for The Homestead Group LLC, is proposing to amend the 2021 Homestead Master Plan approved with Resolution 2021-02. The proposal is to amend Exhibit C, which is the open space plan for the resort core. The proposed amendment would adjust open space in the resort core. The total open space acreage would remain unchanged. The proposal would also amend language in Section 13: Access. Current language limits Pine Canyon Road access to maintenance. The proposed amendment would allow maintenance and spa access from Pine Canyon Road. The master plan is on 72.01 acres and is located at 700 North Homestead Drive. The property is zoned Resort Zone (RZ).

### **BACKGROUND:**

The Homestead Group, LLC is proposing a Master Plan amendment of The Homestead Resort's master plan which was approved by the City Council on August 27, 2008. The 2008 Master Plan was then approved for an amendment in 2010. A second amendment

was later approved on March 5, 2021. The current application would further amend the master plan in two ways. The first is an amendment of exhibit C which visually describes the developable area and open space area of the resort core. The second is an amendment of language regarding access. The agreement limits access from Pine Canyon to maintenance access while the proposed amendment would also allow access to the spa.

### **Exhibit C Amendment**

The proposed amendment to Exhibit C will adjust the location of, but not reduce, open space in the resort core. The purpose of this amendment is to move the location of the proposed maintenance building to an area that, according to the applicant, is less visible from neighboring properties and to resort guests. The resort core open space is 10.53 acres, and the proposed amendment would leave the acreage unchanged. The applicant states the following in the application:

*This is a minor amendment to an Exhibit C – Resort Open Space in 2021 amendment. The maintenance building is proposed to be relocated into an area that will be less visible to neighbors and to resort guests. A swap of open space and resort developable area is needed for the new location. The total open space in the resort core remains 10.53 acres.*

The second proposal is to change language in the master plan regarding access. The applicant is proposing to modify the line in **bold** below regarding access from Pine Canyon Road.

*(13) Access: Each phase of the Project must meet the access requirements. The Project 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 is governed by that certain Declaration of Grant and Easement dated December 29, 2005, and recorded on January 11, 2006, as Entry No. 295086, in Book 821, at Pages 117–128, as amended that certain Amendment to Declaration and Grant of Easement dated July 23, 2007, and recorded July 27, 2007, as Entry No. 323813, in Book 946, at Pages 526–533, which documents provide legal access for five (5) lots through the streets and roads in The Links subdivision. The proposed master plan has five (5) single family homes accessing through The Links subdivision. **There is another access to Pine Canyon Road that will be a maintenance road.** There is also an emergency access that is in the southwest area of the proposed plan that exits onto Homestead Drive. This access may also be used to connect to the Homestead Trail for guests of the resort. One proposed change from the 2008 plan is to move the south entrance from Homestead Drive farther to the south by 300'. The 2008 plan shows the entrance aligning with Bigler Lane, but the new entrance would create a*

*new intersection. Developer feels that this change will create a better entry to the Resort and will help save trees on the Property.*

In the approved master plan, a spa has been approved in the northeast corner of the resort core property. The spa will be in the location of the current maintenance building. One of the historic access routes to the maintenance building is from Pine Canyon Road. The developer is proposing that spa access be from Pine Canyon Road which is the same access and reroute that has been used for this area of the resort. The current plan requires that access to the spa be from the parking areas surrounding The Crater. If the amendment is approved, the access would be limited to maintenance and spa access. The spa would have a relatively small parking area of 10 stalls. It is anticipated that most of the guests of the spa would access directly from the resort with only a limited number of guests parking directly at the spa and using the Pine Canyon Road access. The access property is approximately 40' wide and could accommodate a wider paved area if needed.

Amending the master requires a neighborhood meeting between the applicant and neighbors that own property within 600'. The purpose of this meeting is for the applicant to share information regarding the proposal with neighbors with the hope that issues that are identified are addressed before public meetings held by the Planning Commission and City Council. The neighborhood meeting took place on March 3, 2025, at The Homestead Resort with about 50 neighbors attending the meeting. According to information supplied to staff from the applicant, 95 letters were sent inviting neighbors to the meeting. Staff have not received any comments from neighbors regarding the meeting.

Amending the approved master plan is a discretionary decision. The City Council is under no obligation to amend the approved and recorded agreement and should only do so if they feel it is in the best interest of the community. Because of the nature of mutually agreeing to amend the agreement by both parties, the City and the developer can negotiate terms of the agreement. The City Council may ask for changes to the master plan agreement during this process. If both parties agree to the proposed amendments that either side is petitioning, then the master plan may be amended, and the new agreement may be recorded. If either party does not agree to the proposed terms, then the existing master plan continues to govern the development.

**POSSIBLE FINDINGS:**

- The total amount of open space for the resort core will remain unchanged at 10.53 acres.
- A neighborhood meeting was held between the developer and surrounding property owners.
- Vehicle trips on Pine Canyon Road will increase if access is granted for the spa from Pine Canyon Road.

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action may be taken if the Planning Commission finds the proposal is in the best interest of the City.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed
  
2. Continuance. This action may 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. Recommendation of Denial. This action may be taken if the Planning Commission finds that the request is not in the best interest of the City.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. The number of parking spaces at the spa are limited to 10.

# HOMESTEAD

February 20, 2025

Dear Homeowner,

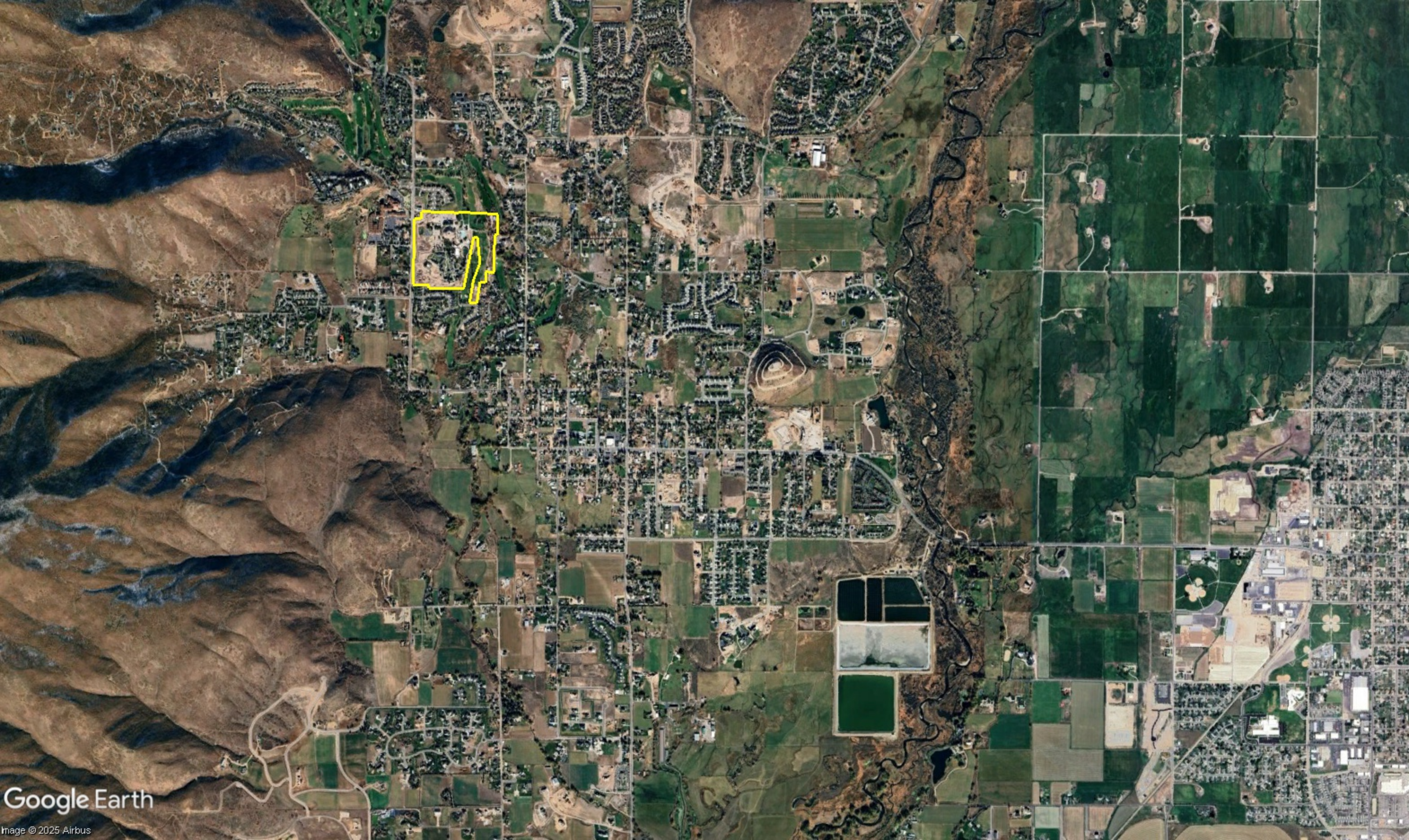
This notice is to inform you of a scheduled neighborhood meeting for those residents living within approximately 600 feet of the Homestead Resort & Golf Club main building. As you may be aware, the Homestead was purchased in October 2019 by The Homestead Group, LLC with the anticipation of beautifying and making improvements to the resort.

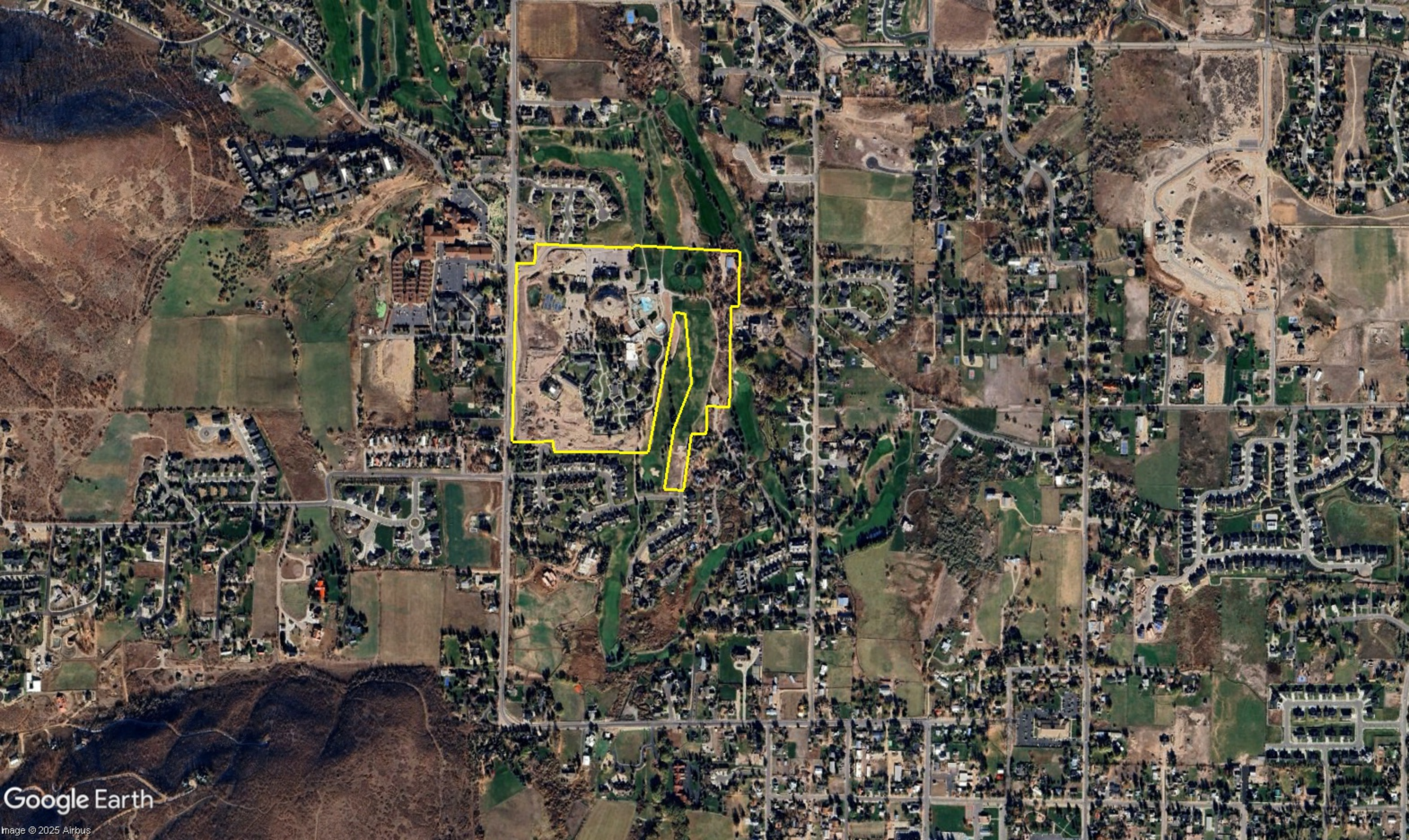
We would like to invite you to join us for a review of the proposed site plan, on March 3, 2025 from 6:00-7:30p.m. This review will be set up with large prints of the site plan which you can view, and various individuals will be available to answer questions you may have. You may come by at your leisure during those above hours.

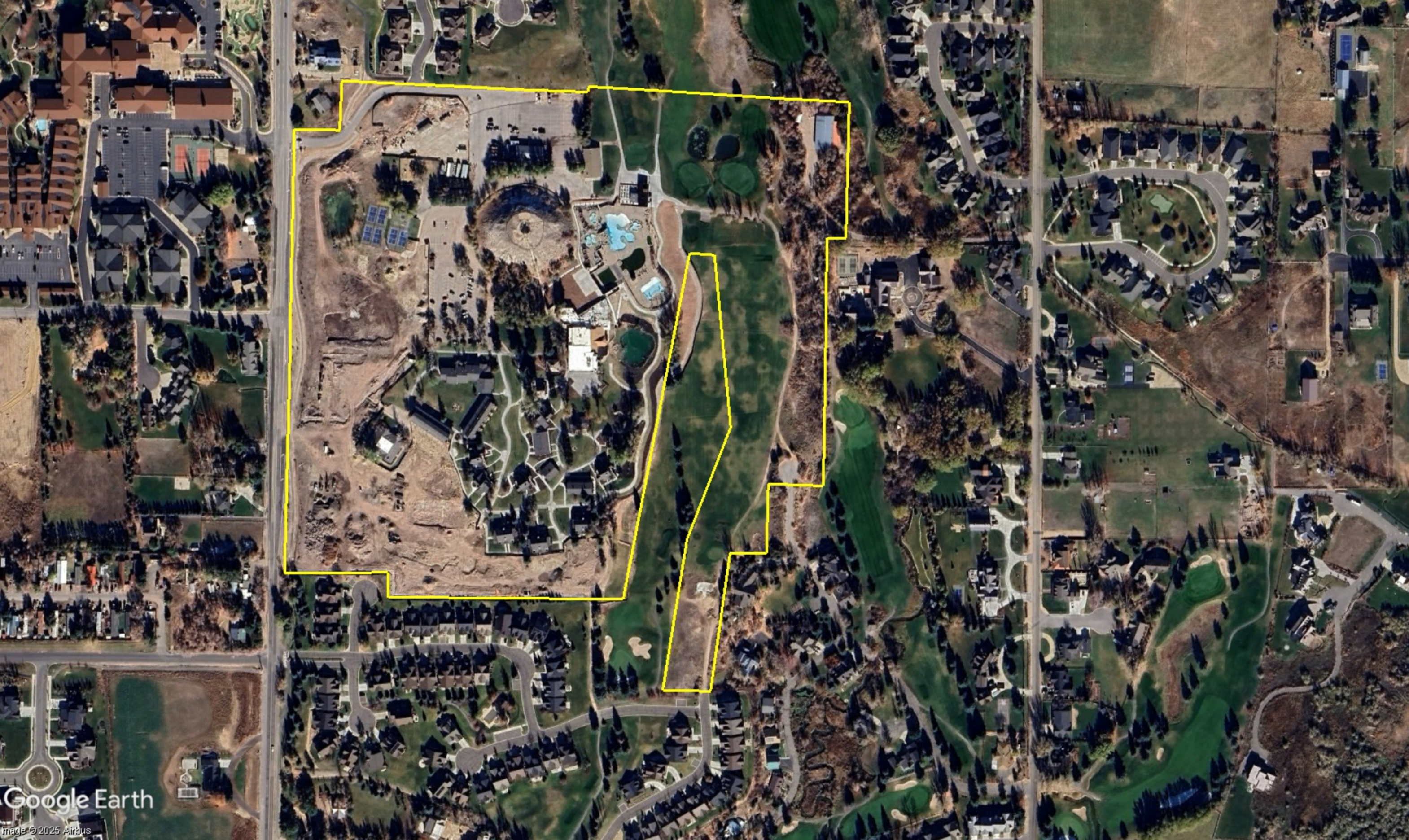
We look forward to meeting and interacting with you and anticipate that you will enjoy the improvements that we plan to make for the benefit of the Homestead as well as the residents of Midway.

Cordially,

The Homestead Group, LLC



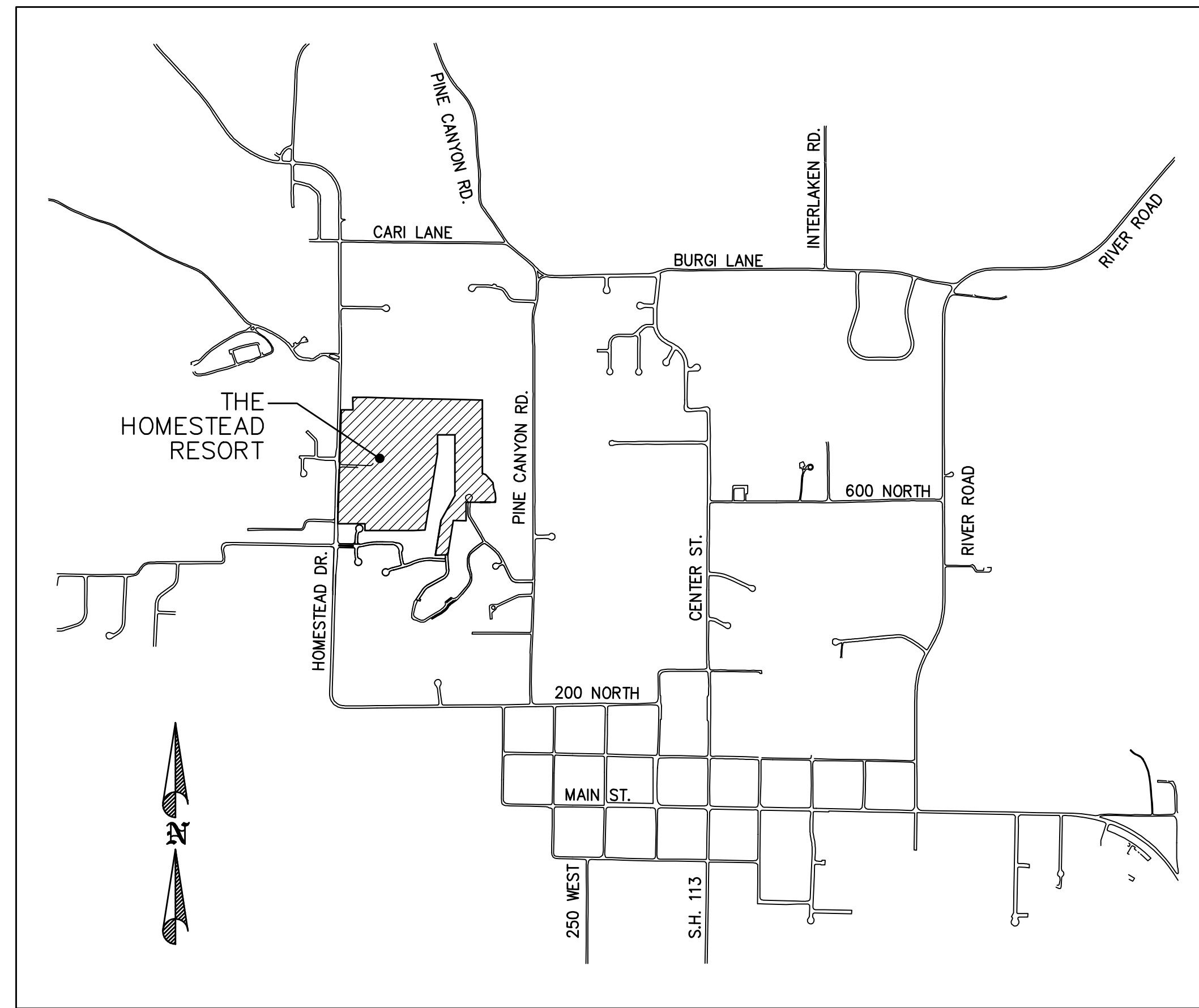






# THE HOMESTEAD

## GOLF MAINTENANCE AND CART STORAGE BUILDING 2025



MIDWAY CITY  
VICINITY MAP

### SHEET INDEX

1. 2025 SITE PLAN WITH REVISED GOLF MAINTENANCE AND CART STORAGE BUILDING
2. OPEN SPACE EXHIBIT IN RESOLUTION 2021-02
3. CORE OPEN SPACE AND BUILDING AREA EXHIBIT 2025
4. GRADING PLAN FOR GOLF MAINTENANCE BUILDING
5. UTILITY PLAN FOR GOLF MAINTENANCE BUILDING
6. OVERALL SITE UTILITY GOLF MAINTENANCE BUILDING PLAN


### ARCHITECTURAL PLANS AND RENDERINGS

- AA01 CONCEPT SITE PLAN
- A101 FLOOR PLAN
- A103 ROOF PLAN
- A301 BUILDING SECTIONS
- A201 EXTERIOR ELEVATIONS
- A901 3D REPRESENTATIONS

File: N:\Projects\2024\Homestead\Midway\_Plan\_Site\Midway\_City\_Vicinity\_Map.dwg  
 Plot name: 00\_01000.dwg | Plot date: January 29, 2025 | Plotted by: DAA

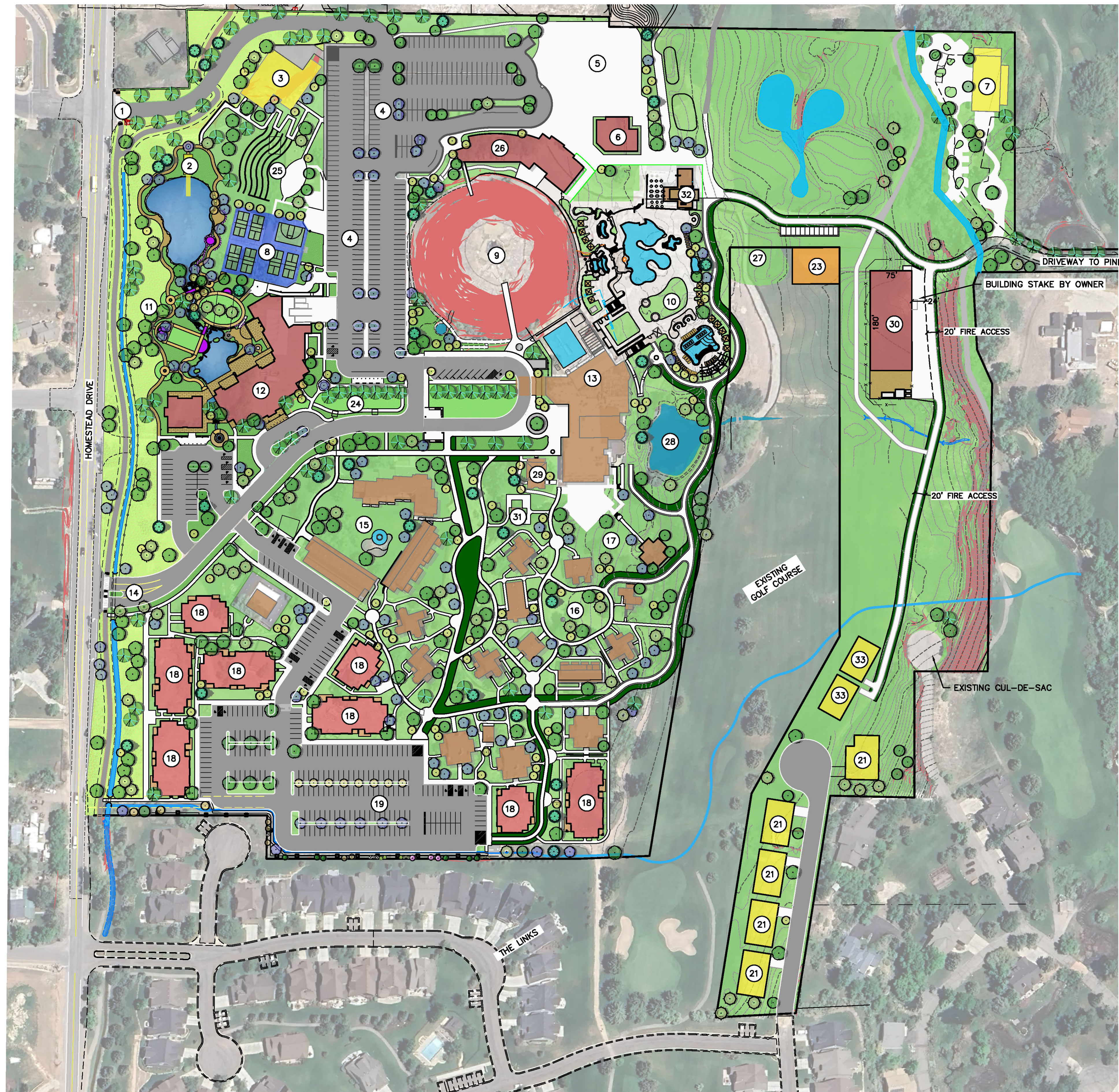
THE HOMESTEAD GOLF MAINTENANCE AND CART STORAGE BUILDING 2025 -- 27 JANUARY 2025

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: 29 JAN 2025

THE HOMESTEAD GROUP LLC HOMESTEAD		
COVER		
		
<small>380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749</small>		
DESIGN BY: PDB DRAWN BY: DAA	DATE: 29 JAN 2025 REV:	SHEET 0

**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 TBD
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKLEBALL 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 UNITS)
- 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 AND CART STORAGE (NEW LOCATION)
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2 UNITS)



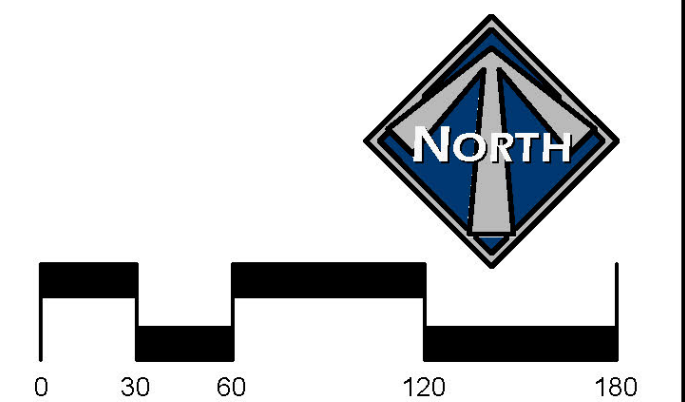
**LEGEND**

- +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
- ASPHALT TRAIL, PARKING OR ROADS
- CONCRETE
- FLAGSTONE PAVER
- PAVER
- CRUSHED STONE
- SCREENING FENCE IMPROVEMENTS

**PATHWAY NOTE:**

- SEE SHEET 7 FOR ASPHALT TRAIL AND CONCRETE SIDEWALK CONSTRUCTION DETAILS.
- SEE LANDSCAPE ARCHITECT PLANS FOR PAVER AND CRUSHED STONE WALKWAYS.

With: 1/11/2025 (2024) Berg Engineering LLC, 380 E Main St, Suite 204, Midway, UT 84049  
 Re: Homestead Golf Course Master Plan, 2024  
 Date: 29 JAN 2025  
 Scale: 1"=60' for 11x17'



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

THE HOMESTEAD GROUP LLC  
HOMESTEAD

2025 SITE PLAN WITH  
REVISED MAINTENANCE BUILDING

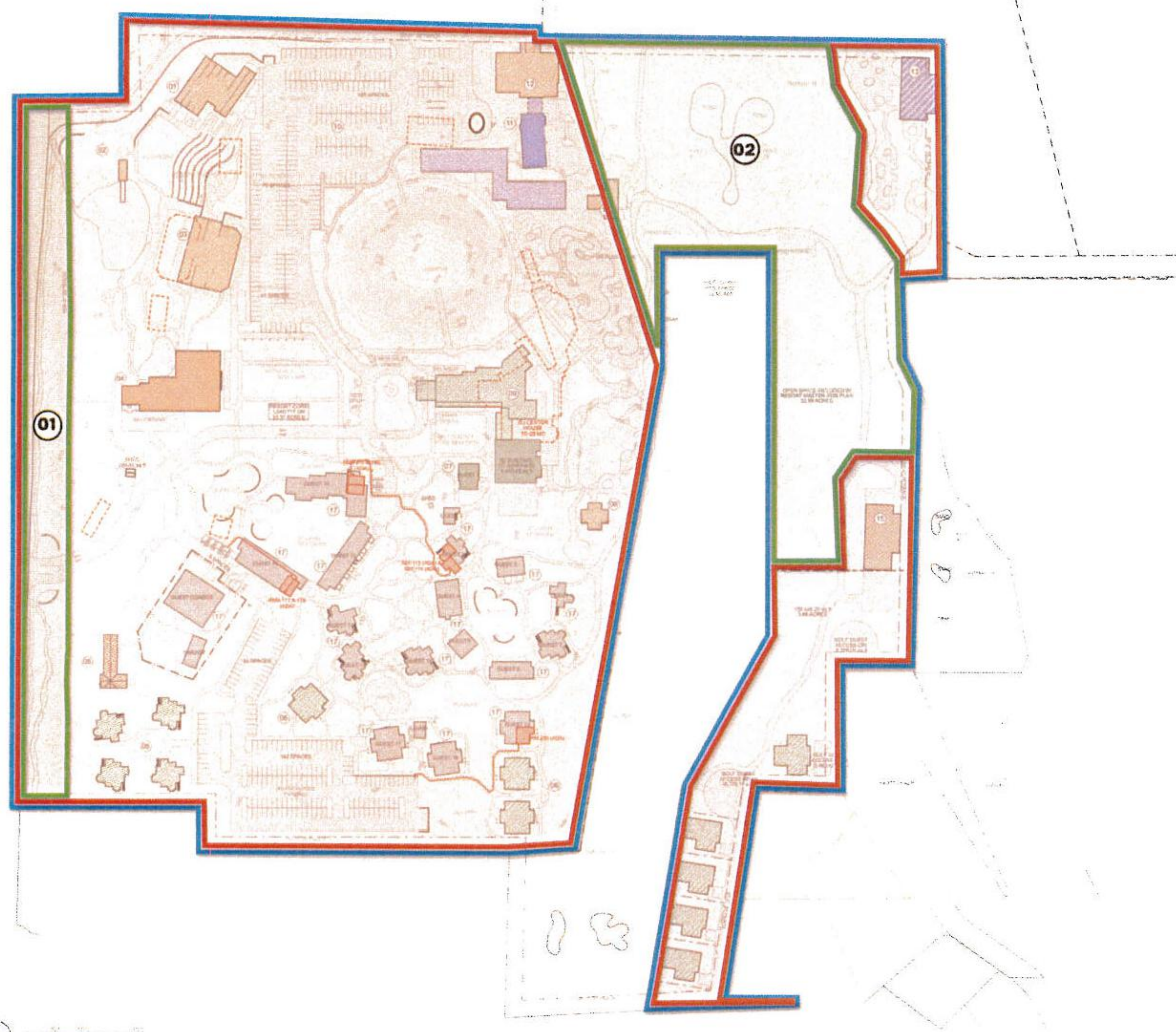


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 PAUL D. BERG P.E.  
 SERIAL NO. 295595  
 DATE: 29 JAN 2025

DESIGN BY: PDB DATE: 29 JAN 2025 SHEET 1  
 DRAWN BY: DAA REV:

# EXHIBIT C

OPEN SPACE EXHIBIT IN RESOLUTION 2021-02  
 SECOND AMENDMENT TO THE HOMESTEAD RENOVATION AND EXPANSION MASTER PLAN DEVELOPMENT AGREEMENT



### LEGEND:

- Developable Area
- Resort Core: 51.32 Acres
- Permanent Open Space in Resort Core: 10.53 Acres
- 01 100' Open Space along Homestead Drive: 3.00 Acres
- 02 Golf Course Open Space in Resort Core: 7.53 Acres

**NOTE:**  
 Only the Resort Core areas shown on this exhibit may be developed. Golf course open space or open space along Homestead Drive included in the Master Plan is prohibited from development.



## HOMESTEAD RESORT PRELIMINARY PLAN OPEN SPACE & BUILDING AREA

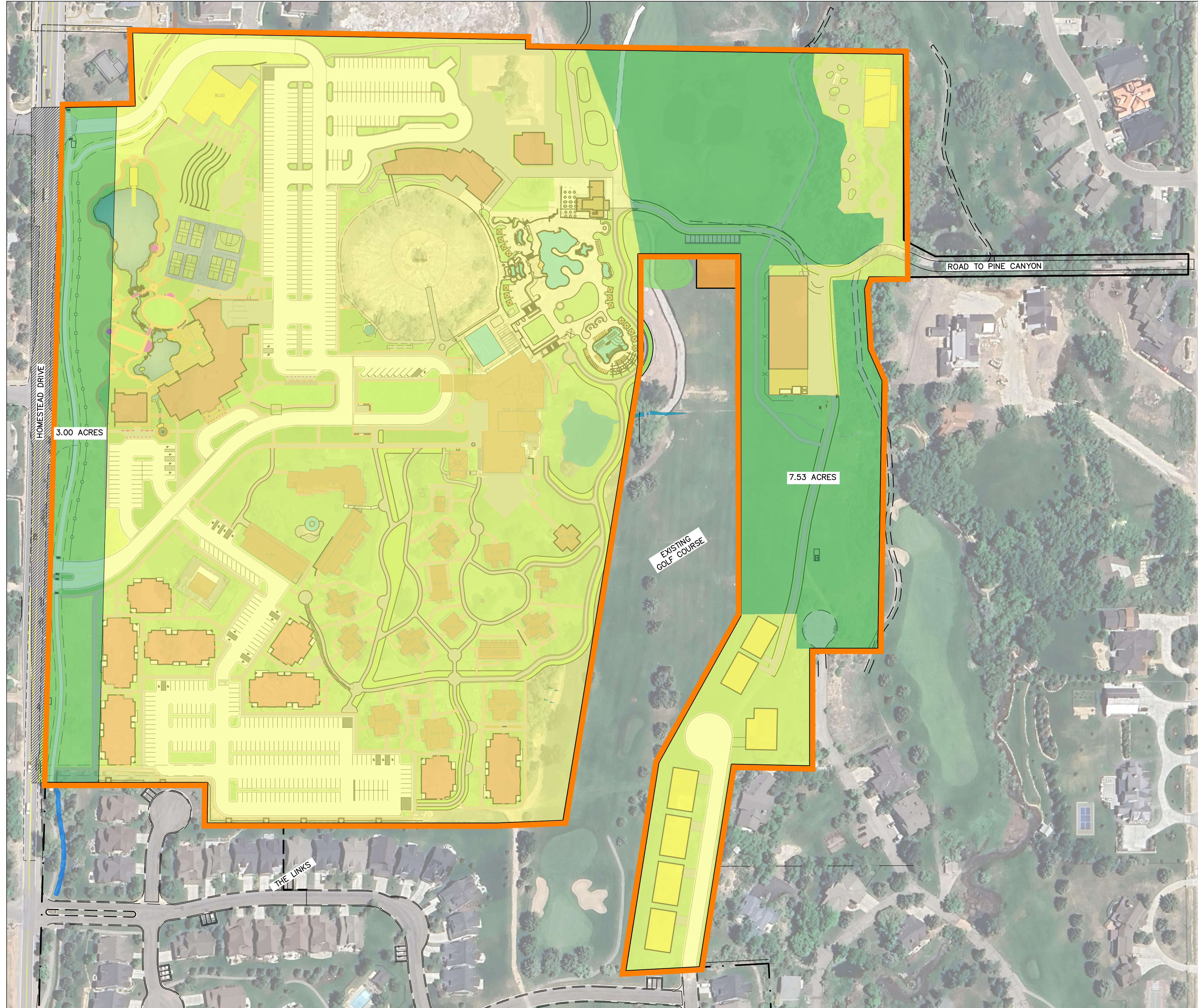
JANUARY 4, 2021

**LloydArchitects**  
LAKELAKE | LEST | SEATTLE  
**FFKR | LANDSCAPE & PLANNING**

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THE HOMESTEAD GROUP LLC HOMESTEAD		
OPEN SPACE EXHIBIT IN RESOLUTION 2021-02		
<b>BERG ENGINEERING</b> 380 E Main St. Suite 204 Midway, Ut 84049 ph 435.657.9749		
DESIGN BY: PDB DRAWN BY: DAA	DATE: 29 JAN 2025 REV:	SHEET <b>2</b>

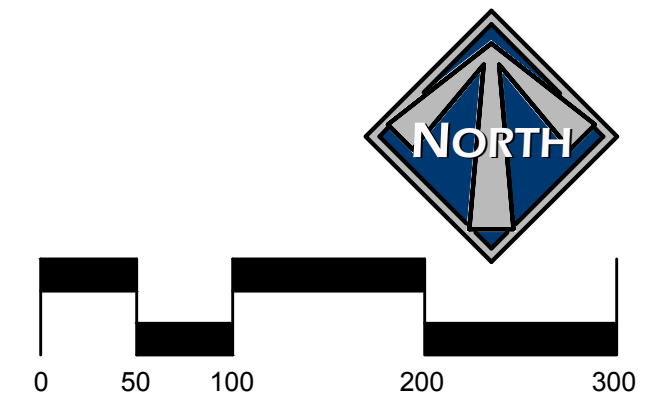
File: \\N:\Projects\2021\Resort\SitePlan\Map\Plan\_01\_Colored\Map\_01\_Colored.dwg  
 Plot name: 02\_01FFKR\_SPO2\_EXHIBIT\_2021.dwg | Plot scale: 1:10000 | Printed by: Dard



LEGEND		
<span style="color: orange;">█</span>	HOMESTEAD RESORT CORE	50.57 ACRES
<span style="color: green;">█</span>	OPEN SPACE IN RESORT CORE	10.53 ACRES
<span style="color: yellow;">█</span>	DEVELOPABLE AREA IN RESORT CORE	38.11 ACRES

**NOTE**  
 ONLY THE RESORT CORE AREAS SHOWN ON THIS EXHIBIT MAY BE DEVELOPED. GOLF COURSE OPEN SPACE OR OPEN SPACE ALONG HOMESTEAD DRIVE INCLUDED IN THE MASTER PLAN IS PROHIBITED FROM DEVELOPMENT.

1/29/2025 10:58 AM Paul D. Berg, P.E. 295595 29 JAN 2025 11:17 AM 11x17 1/29/2025 10:58 AM Paul D. Berg, P.E. 295595 29 JAN 2025 11:17 AM 11x17



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

THE HOMESTEAD GROUP LLC  
 HOMESTEAD

REVISED CORE OPEN SPACE  
 AND BUILDING AREA 2025



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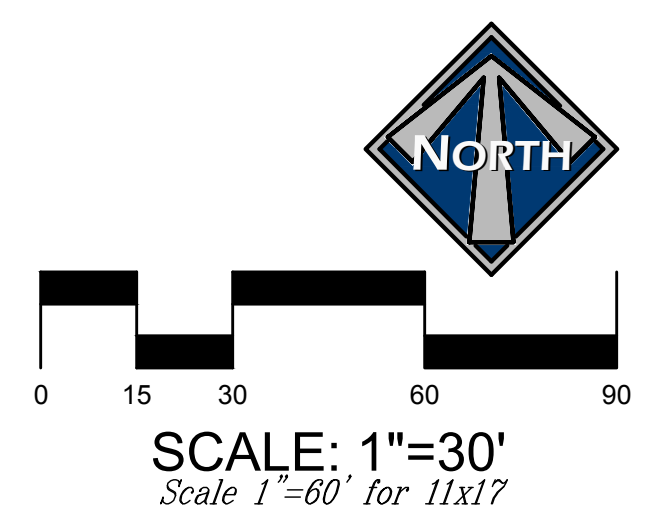
DESIGN BY: PDB	DATE: 29 JAN 2025	SHEET 3
DRAWN BY: DAA	REV:	



TOP OF BLUFF WILL BE REMOVED TO ELEVATION 5662.

- 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
  - CONCRETE SIDEWALK IN FIRE LANE
  - GRASS PAVER FIRE LANE
  - 5700 EXISTING CONTOURS
  - 5700 PROPOSED CONTOURS
- CONCRETE RETAINING WALL\FOUNDATION WALL
- PROPOSED ELEVATION 101 = 5701  
95 = 5695
- BOW BACK OF WALK
  - EOP EDGE OF PAVEMENT
  - FF FINISHED FLOOR
  - GND PROPOSED GROUND ELEVATION
  - LIP LIP OF CURB
  - RIM RIM ELEVATION OF GRATE
  - TBC TOP BACK OF CURB
  - TOP TOP OF WALL OR FOUNDATION WALL
  - X SPOT ELEVATION

- BLUE STAKE NOTE:**
- ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF EXISTING UTILITIES.
- CONSTRUCTION NOTE:**
- CONTRACTOR TO WORK WITH THE HOMESTEAD TO DETERMINE SEQUENCING, ACCESS SHUT DOWNS AND TEMPORARY PARKING DURING CONSTRUCTION TO KEEP THE RESORT IN OPERATION.
  - ALL GRADING AND PAVING SHALL COMPLY WITH MIDWAY CITY STANDARDS AND SPECIFICATIONS.
  - GRADING AND PAVING SHALL COMPLY WITH RECOMMENDATIONS IN THE GEOTECH REPORT.



THE HOMESTEAD GROUP LLC  
HOMESTEAD

GRADING PLAN FOR GOLF  
MAINTENANCE BUILDING

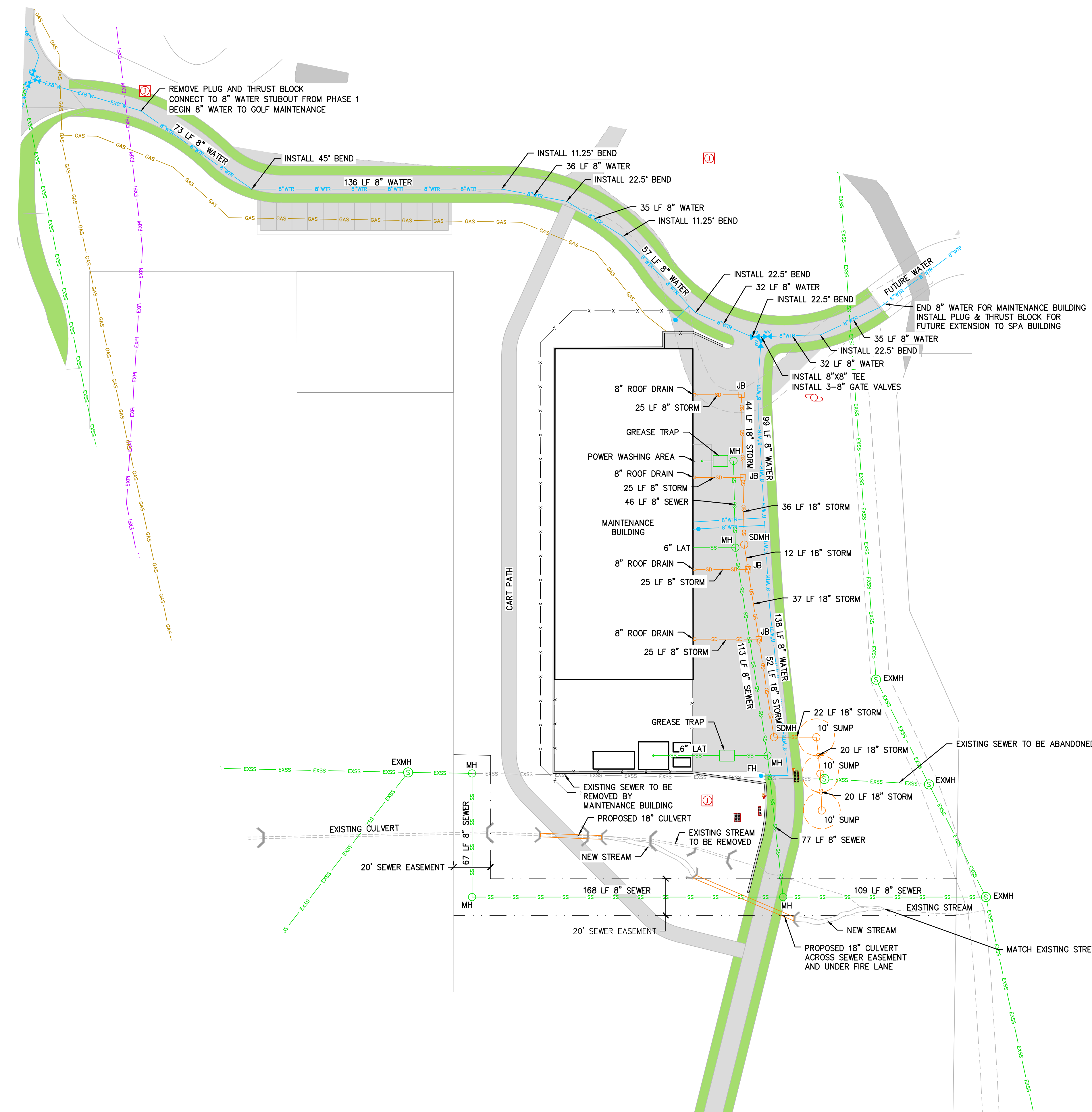


DESIGN BY: PDB DATE: 29 JAN 2025 SHEET  
DRAWN BY: DAA REV: 4

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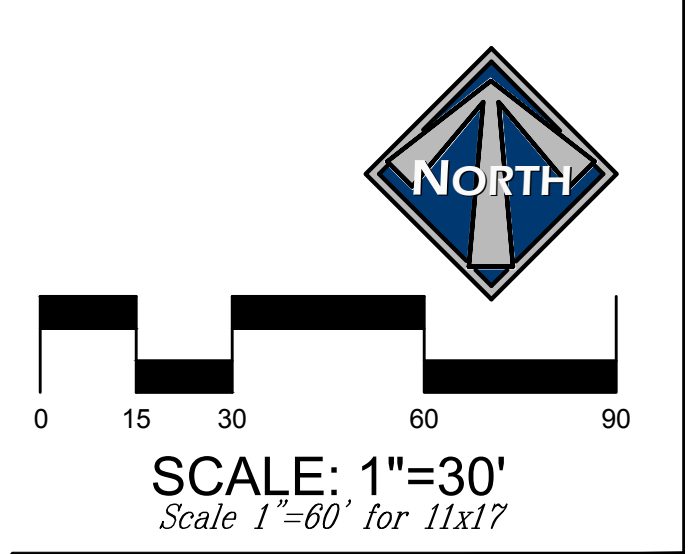
1. All Notes and Specifications shall be in accordance with the Midway City Ordinance 2025.  
 2. All Notes and Specifications shall be in accordance with the Midway City Ordinance 2025.  
 3. All Notes and Specifications shall be in accordance with the Midway City Ordinance 2025.



**LEGEND**

- HW — HOT WATER LINE FROM CRATER (PRIVATE)
- EXGAS — EXISTING GAS LINE
- GAS — GAS LINE
- FL — FIRE LINES
- EXSS — EXISTING SEWER
- SS — 8" SEWER
- EW — EXISTING WATER
- W — 8" WATER
- P — PRESSURIZED IRRIGATION
- EXP — EXISTING PRESSURIZED IRRIGATION
- SD — STORM DRAIN
- EXPWR — EXISTING POWER LINE
- PWR — POWER LINE
- CON — CONCRETE SIDEWALK IN FIRE LANE
- GP — GRASS PAVER FIRE LANE
- WM — WATER METER — SEE SHEET 16 FOR ADDITIONAL DETAILS
- EXP — EXISTING POWER POLE

- BLUE STAKE NOTE:**
- ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR BLUE STAKING OF EXISTING UTILITIES.
- SEWER NOTES:**
- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- PRESSURIZED IRRIGATION NOTES:**
- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS AND SPECIFICATIONS.
- WATER NOTES:**
- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
  - NEW 8" WATER SHALL BE C900 DR 18 PIPE.
- POWER NOTE:**
- FINAL POWER DESIGN BY PROJECT ELECTRICAL ENGINEER AND HEBER LIGHT AND POWER. CONTRACTOR RESPONSIBLE TO REVIEW THIS PLAN AND INSTALL CONDUITS AS NECESSARY.
  - EXISTING AND PROPOSED POWER TRANSFORMERS ARE SHOWN FOR REFERENCE ONLY. PLEASE SEE SITE ELECTRICAL PLANS FOR TRANSFORMER AND JUNCTION BOX LOCATIONS ALONG WITH UNDERGROUND LINES.
- GAS NOTE:**
- GAS ALIGNMENT SHOWN IS GAS LOOP AND EASEMENT DESIGNED WITH DOMINION ENERGY.
  - GAS DESIGN TO EACH BUILDING PER DOMINION ENERGY AND MEP.
  - CONTRACTOR RESPONSIBLE TO REVIEW THE GAS PLAN FROM DOMINION AND INSTALL CONDUITS AS NECESSARY.



THE HOMESTEAD GROUP LLC  
HOMESTEAD

UTILITY PLAN FOR GOLF MAINTENANCE BUILDING

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

DESIGN BY: PDB  
DRAWN BY: DAA

DATE: 29 JAN 2025  
REV:

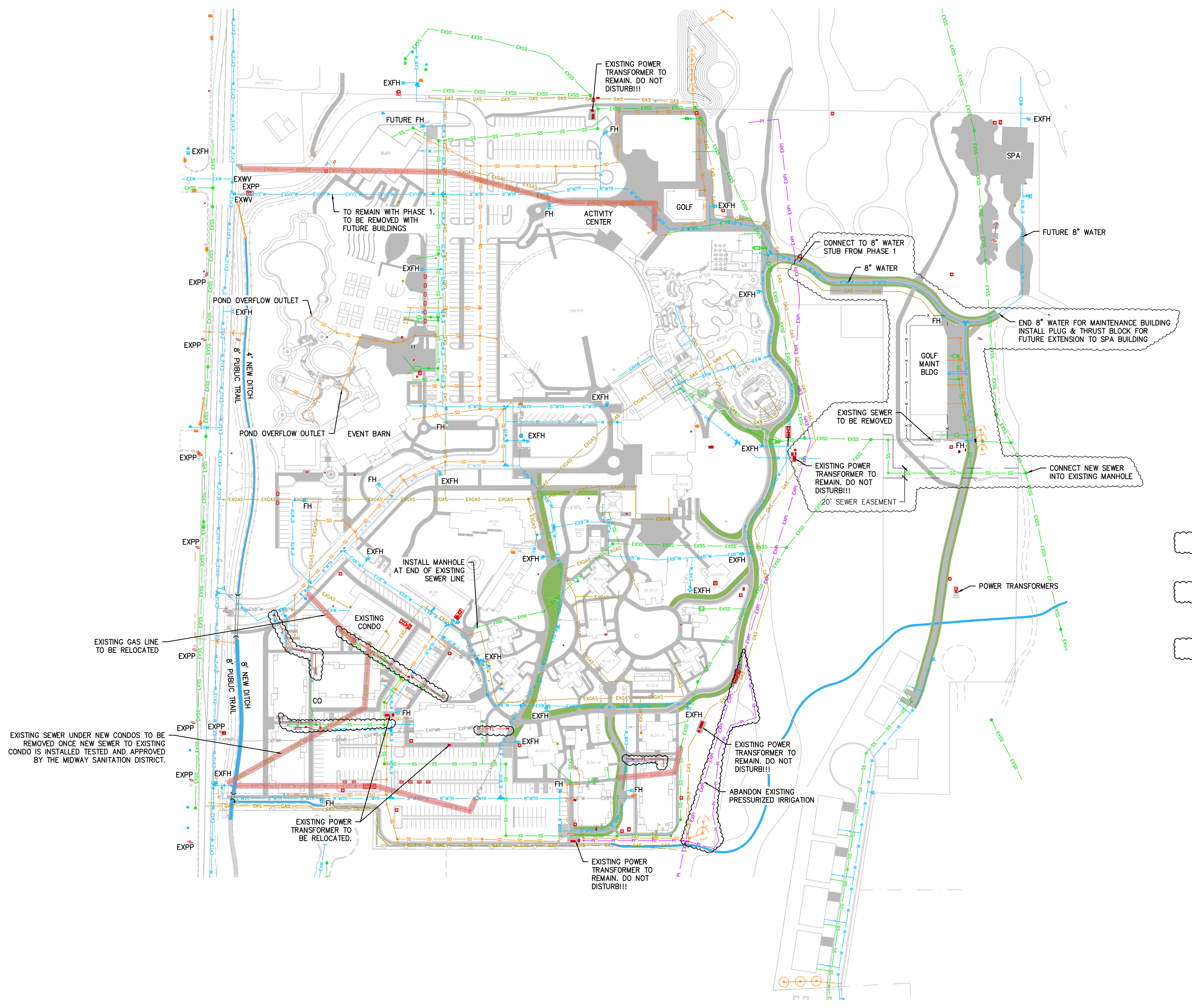
SHEET  
5

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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 29 JAN 2025

with: V:\Projects\2025\20250129\_Golf\_Maintenance\_Building\Utility\_Plan.dwg  
 Date: 29 JAN 2025  
 Plotted by: DAA

DATE: 29 JAN 2025  
DRAWN BY: DAA  
DESIGN BY: PDB  
SCALE: 1"=100'  
SHEET 6 OF 6



- LEGEND**
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  - PWR — POWER LINE
  - TO BE REMOVED
  - CONCRETE SIDEWALK IN FIRE LANE
  - GRASS PAVER FIRE LANE
  - WM — WATER METER — SEE SHEET 16 FOR ADDITIONAL DETAILS
  - EXP — EXISTING POWER POLE

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**SEWER NOTES:**

- ALL SEWER IMPROVEMENTS SHALL MEET MIDWAY SANITATION DISTRICT STANDARDS AND SPECIFICATIONS

**PRESSURIZED IRRIGATION NOTES:**

- ALL PRESSURIZED IRRIGATION IMPROVEMENTS SHALL MEET MIDWAY IRRIGATION STANDARDS AND SPECIFICATIONS.

**WATER NOTES:**

- ALL WATER IMPROVEMENTS SHALL MEET MIDWAY CITY STANDARDS AND SPECIFICATIONS.
- NEW 8" WATER SHALL BE C900 DR 18 PIPE.

**POWER NOTE:**

- FINAL POWER DESIGN BY PROJECT ELECTRICAL ENGINEER AND HEBER LIGHT AND POWER. CONTRACTOR RESPONSIBLE TO REVIEW THIS PLAN AND INSTALL CONDUITS AS NECESSARY.
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- GAS ALIGNMENT SHOWN IS GAS LOOP AND EASEMENT DESIGNED WITH DOMINION ENERGY.
- GAS DESIGN TO EACH BUILDING PER DOMINION ENERGY AND MEP.
- CONTRACTOR RESPONSIBLE TO REVIEW THE GAS PLAN FROM DOMINION AND INSTALL CONDUITS AS NECESSARY.

**REVISION NOTE: 6 SEPTEMBER 2024**

- RETENTION POND LOCATION AND CONFIGURATION REVISED PER GOLF COURSE PLANS.
- EXISTING PRESSURIZED IRRIGATION RELOCATED AROUND NEW POND.

**REVISION NOTE: 19 SEPTEMBER 2024**

- CLARIFICATION FOR WATER LINE DESIGN PER RFI #6.
- REVISIONS TO FIRE LINE AND WATER SERVICES TO CONDO BUILDINGS PER MEP.
- ABANDON EXISTING PI UNDER NEW RETENTION POND IN HOLE #10. INSTALL NEW LINE AROUND NEW POND.

**REVISION NOTE: 27 JANUARY 2025**

- REVISIONS FOR NEW CART STORAGE AND MAINTENANCE BUILDING LOCATION.



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

THE HOMESTEAD GROUP LLC  
HOMESTEAD

UTILITY PLAN



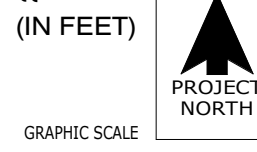
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DRAWN BY: DAA

DATE: 29 JAN 2025  
REV:

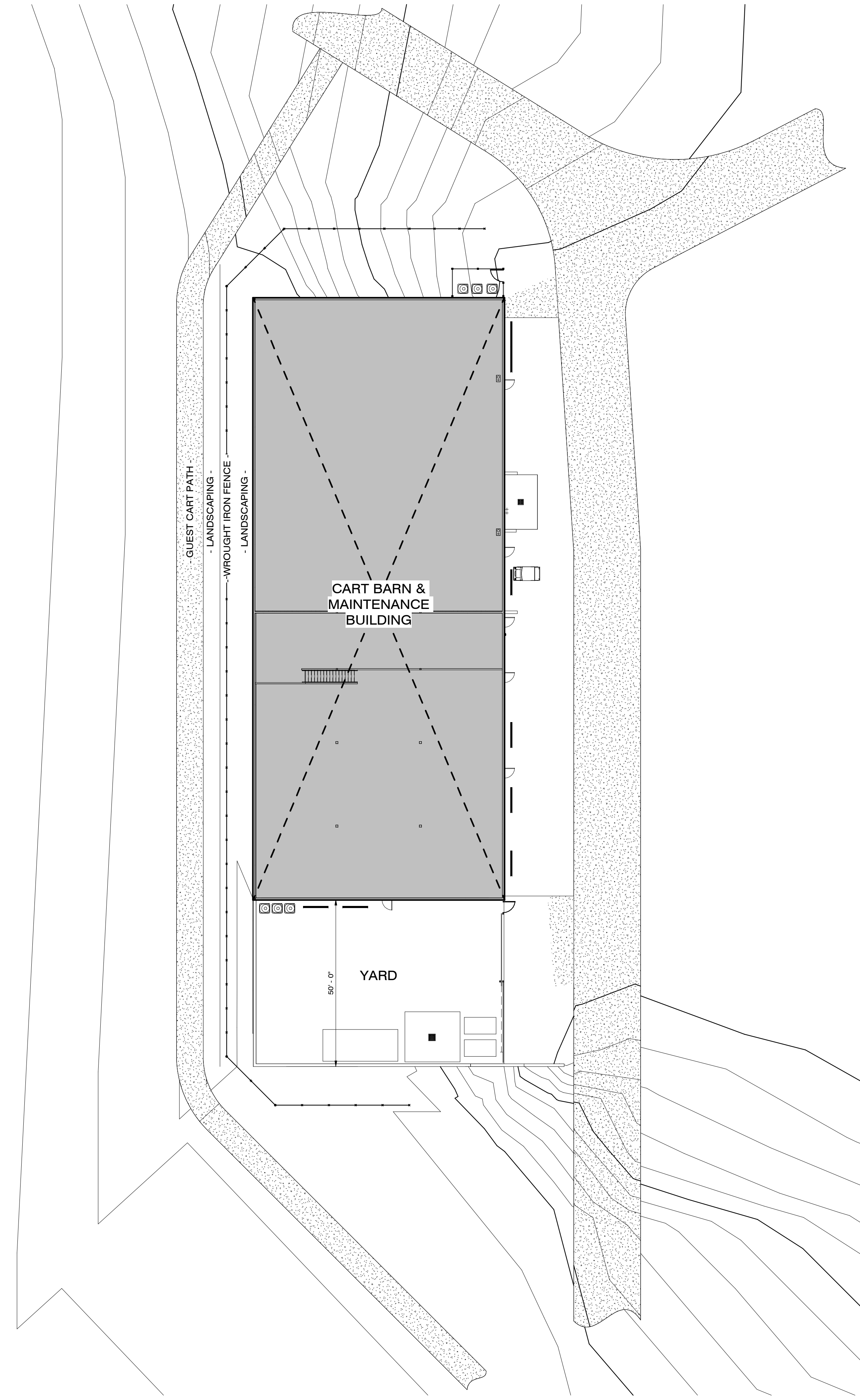
SHEET  
6

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PAUL D. BERG P.E.  
SERIAL NO. 295595  
DATE: 29 JAN 2025



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CONCEPT SITE PLAN  
1" = 20'-0"

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AA01

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**SITE PLAN (DESIGN)**  
 HOMESTEAD CART BARN & MAINTENANCE SHELL  
 MIDWAY, UT

PROJECT #:  
 BH23058.2

**BH**Architecture  
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 WWW.BHA.DESIGN

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1		

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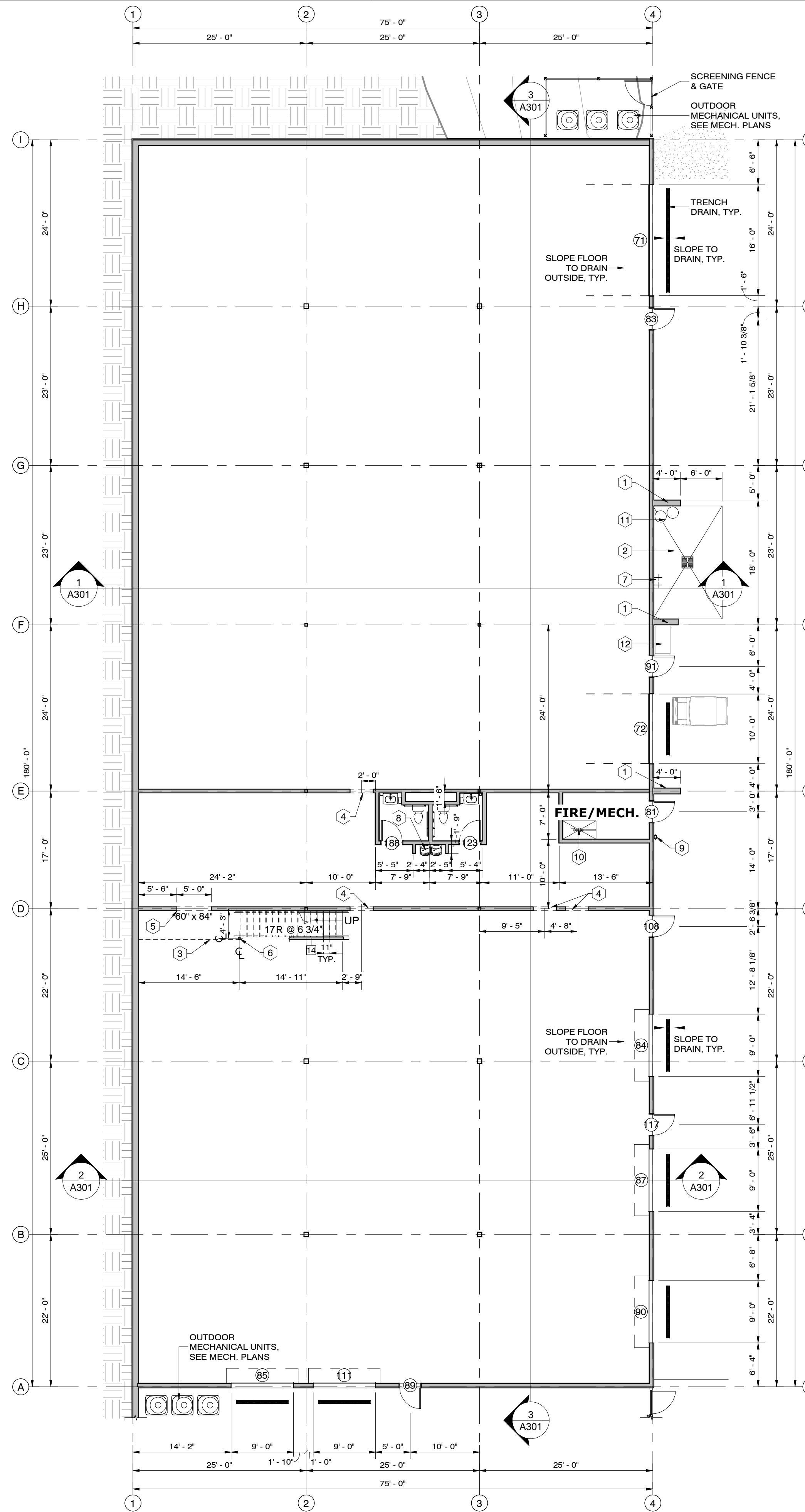
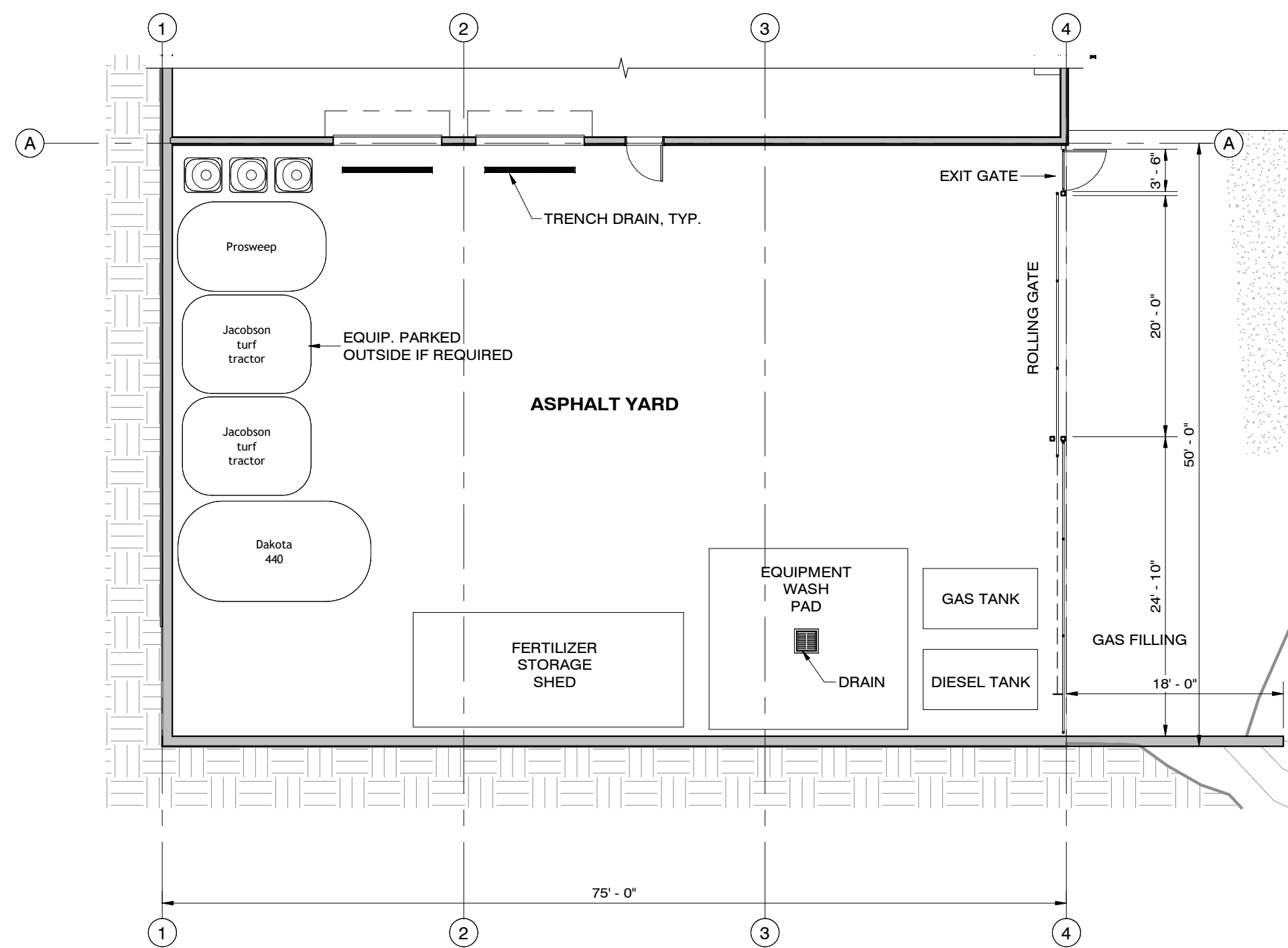
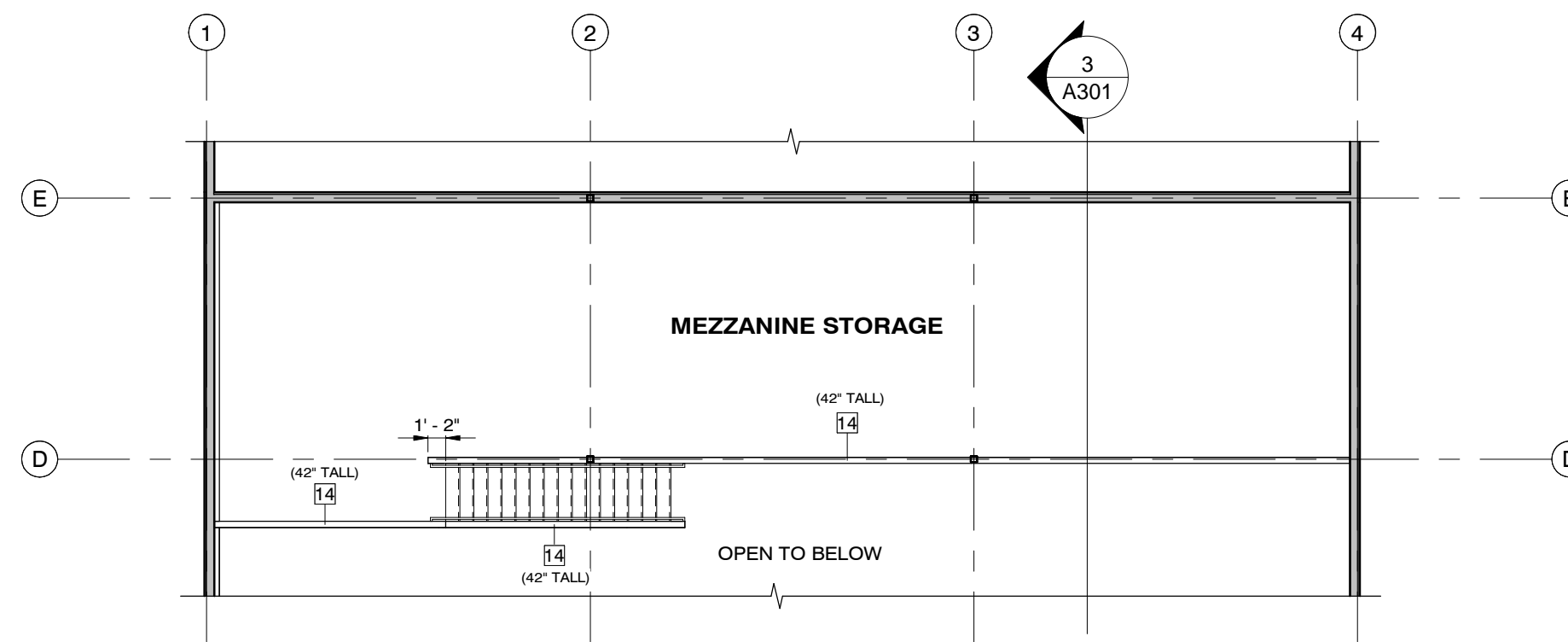
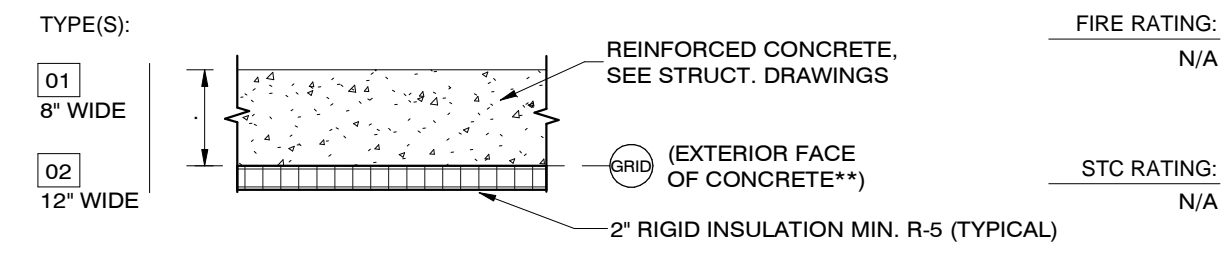


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 3/32" = 1'-0"  
 GRAPHIC SCALE  
 PROJECT NORTH  
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**WALL TYPES**

NOTES: SEE SHEET G101 FOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED AND FOR OTHER FIRE-RELATED INFORMATION.  
 \* PLYWOOD SHEATHING IS PER STRUCTURAL DRAWINGS, WHERE OCCURS.  
 \*\* STRUCTURAL GRIDLINES ARE APPLICABLE IF/WHERE THEY OCCUR IN PLAN.

TYPE(S):	DESCRIPTION	FIRE RATING:	STC RATING:
01	8" WIDE REINFORCED CONCRETE. SEE STRUCT. DRAWINGS.	N/A	
02	12" WIDE REINFORCED CONCRETE. SEE STRUCT. DRAWINGS. (EXTERIOR FACE OF CONCRETE**)	N/A	
14	5/8" GYP. BOARD STUD SPACING PER STRUCT. (CENTER OF STUDS**)	N/A	
15	UNFACED BATT INSULATION, FILL CAVITY 5/8" GYP. BOARD	N/A	
16	5/8" GYP. BOARD STUD SPACING PER STRUCT.	N/A	
17	UNFACED BATT INSULATION, FILL CAVITY	N/A	
54	5/8" GYP. BOARD 6" x 1-1/4" 20 GA. STUDS @ 16" O.C.	N/A	
55	6" UNFACED BATT INSULATION, FILL CAVITY (54 ONLY) NO INSULATION	N/A	



- FLOOR PLAN GENERAL NOTES**
- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
  - B. DO NOT SCALE DRAWINGS.
  - C. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
  - D. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
  - E. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
  - F. GENERAL CONTRACTOR SHALL PROTECT NEW & EXISTING CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
  - G. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
  - H. SEAL ALL PENETRATIONS IN FLOOR SLAB INCLUDING WASTE VENT PIPING, STORM PIPING, ROOF DRAIN PIPING, FLOOR DRAINS, JOINTS BETWEEN WALLS AND FLOOR, ETC.
  - I. USE 5/8" CEMENTITIOUS TILE BACKER BOARD BEHIND ALL TILED WALLS (LO 5/8" GYPSUM BOARD, TYPE "X" WHERE REQUIRED, USE "MOISTURE, MOLD, MILDEW RESISTANT" GYP. BOARD IN ALL BATHROOMS, KITCHENS AND WET USE AREAS. USE TYPE "X" EXTERIOR GYPSUM SHEATHING AT EXTERIOR LOCATIONS WHERE GYP. BOARD IS INDICATED AT THE EXTERIOR.
  - J. PROVIDE BACKING IN WALLS FOR CABINETS, GRAB BARS, WALL MOUNTED VANITIES, SHELVES, TV'S, WALL-MOUNTED MONITORS, ROLLER SHADES, DRAPES AND ANY OTHER EQUIPMENT OR FURNISHINGS INTENDED TO BE ATTACHED TO THE WALL.
  - K. ALL WALLS THAT CONTAIN INSULATION SHALL BE SOUND PROOFED BY SEALING THE PERIMETER AND ALL CUT-OUTS AND PENETRATIONS TO PREVENT SOUND LEAKAGE.
  - L. SEE "SECTION GENERAL NOTES" FOR FIREBLOCKING REQUIREMENTS.
  - M. ARCHITECTURAL FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE (CIVIL PLANS) REFERENCE OF FINISH FLOOR ELEVATION.

- KEYNOTES LEGEND**
- 1 CONC. WALL 6" TALL
  - 2 4" CONC. SLAB WASH PAD W/DRAIN
  - 3 LANDING ABOVE
  - 4 ROUGH OPENING FOR FUTURE DOOR, SEE T.I. DRAWINGS.
  - 5 FINISHED OPENING.
  - 6 4x4 WOOD POST.
  - 7 POWER WASH HOOK-UPS.
  - 8 DRINKING FOUNTAIN, SEE PLUMBING PLANS.
  - 9 FDC (FIRE DEPARTMENT CONNECTION) SEE FIRE PROTECTION PLANS.
  - 10 FIRE RISER LOCATION.
  - 11 TRASH CANS, BY OPERATIONS.
  - 12 RE-STOCK STATION BY OPERATIONS.

MARK	ISSUE	DESCRIPTION	US. DATE
A	REVISIONS	DESCRIPTION	REV. DATE

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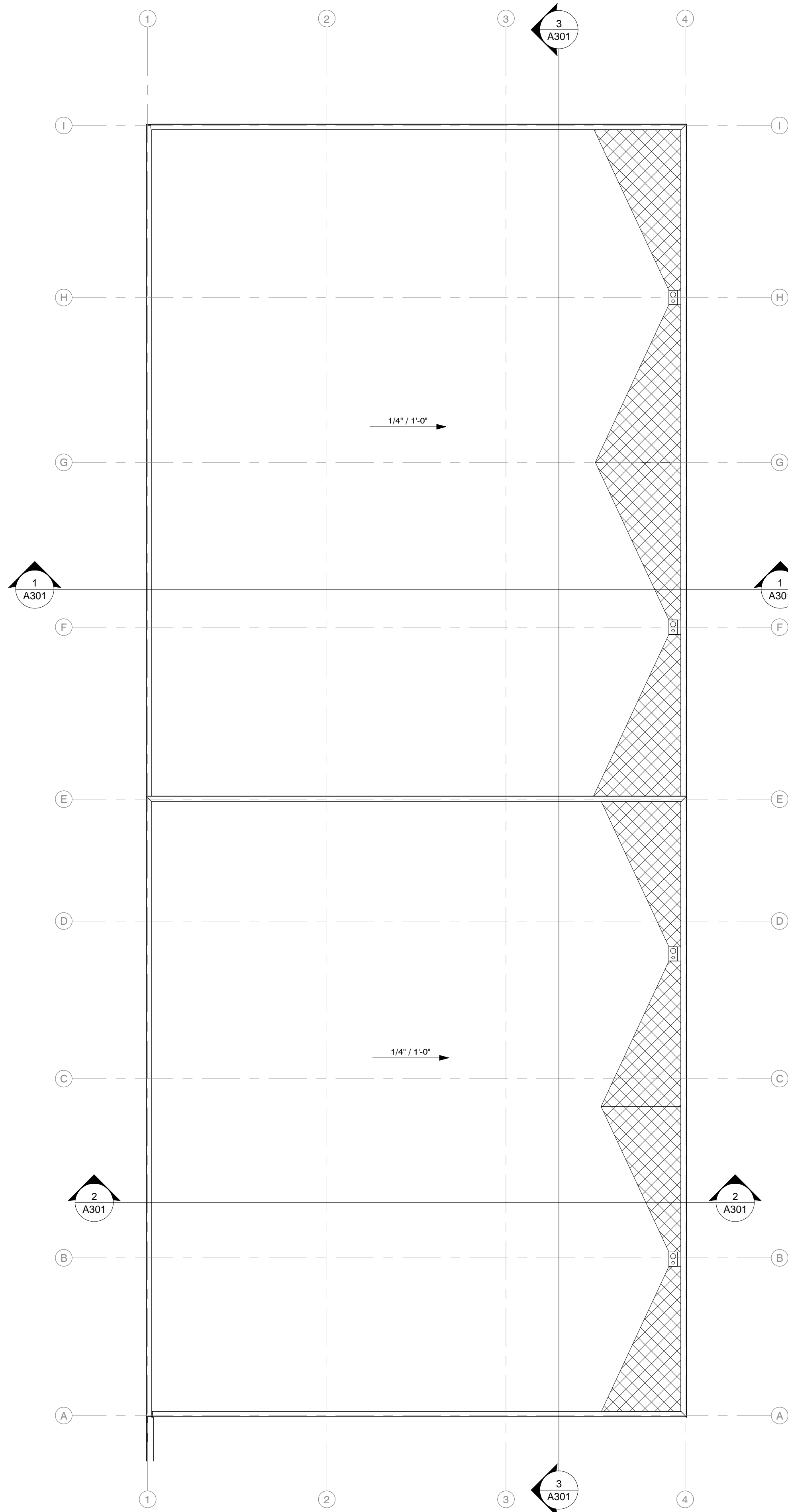
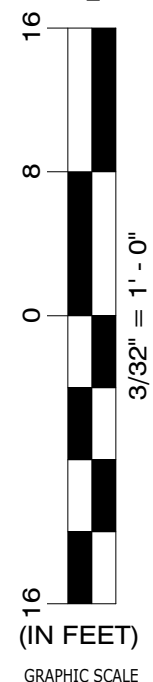
**FLOOR PLAN**  
 HOMESTEAD CART BARN & MAINTENANCE SHELL  
 MIDWAY, UT

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**1 ROOF PLAN**  
3/32" = 1'-0"

**ROOF PLAN GENERAL NOTES.**

- A. PROVIDE CRICKETS TO DIVERT WATER TO ROOF DRAINS AT ROOF CURBS, OTHER PENETRATIONS, MECHANICAL AND ROOF-TOP EQUIPMENT, WALLS AND SCREENWALLS. CRICKETS ARE SHOWN FOR LOCATION PURPOSES ONLY. CONTRACTOR TO DETERMINE SIZE AND SLOPE.
- B. ROOF ASSEMBLY & COVERING SHALL BE "CARLISLE" MECHANICALLY FASTENED "TPO" PER ICC REPORT ESR-1463, OR EQUAL. IT SHALL BE INSTALLED AS "CLASS C" PER THE REPORT AND ALL ROOF COVERING COMPONENTS INCLUDING CAP SHEETS UNDERLAYMENT, RIGID ROOF INSULATION AND MEMBRANE SHALL HAVE BEEN TESTED TOGETHER AS AN ASSEMBLY. IBC 1505.1.
- C. USE 60 MIL TPO SINGLE-PLY MEMBRANE ROOFING, WHITE COLOR, OVER RIGID INSULATION. 20 YEAR MANUFACTURERS WARRANTY REQUIRED. MEMBRANE MUST MEET ONE OF THE FOLLOWING:  
 1) 3-YEAR-AGED SOLAR REFLECTANCE  $\geq$  0.55 AND THERMAL EMITTANCE  $\geq$  0.75 **OR**  
 2) 3-YEAR-AGED SOLAR REFLECTANCE INDEX  $\geq$  0.64
- D. PROVIDE WALK-WAY PROTECTION MATS FROM ROOF ACCESS POINT TO ALL MECHANICAL EQUIPMENT. SEE MECHANICAL PLANS FOR LOCATION OF EQUIPMENT.
- E. WHERE TWO OR MORE LAYERS OF CONTINUOUS INSULATION BOARD ARE USED, COMPLY WITH SECTION C402.2.1 OF IECC.
- F. SEE SECTIONS AND ELEVATIONS FOR HEIGHTS OF ALL WALLS AND ROOFS.

**# KEYNOTES LEGEND**

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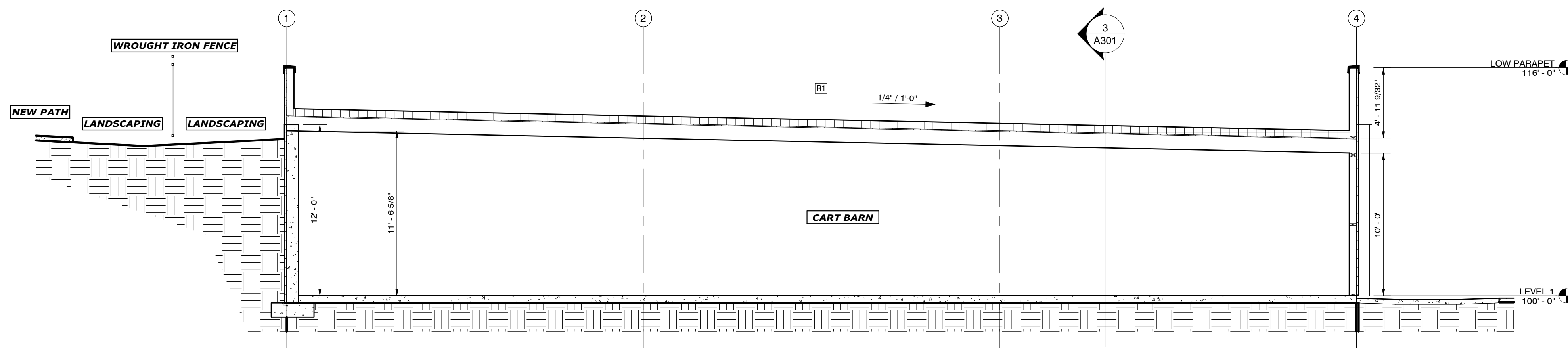
**ROOF PLAN**  
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 MIDWAY, UT

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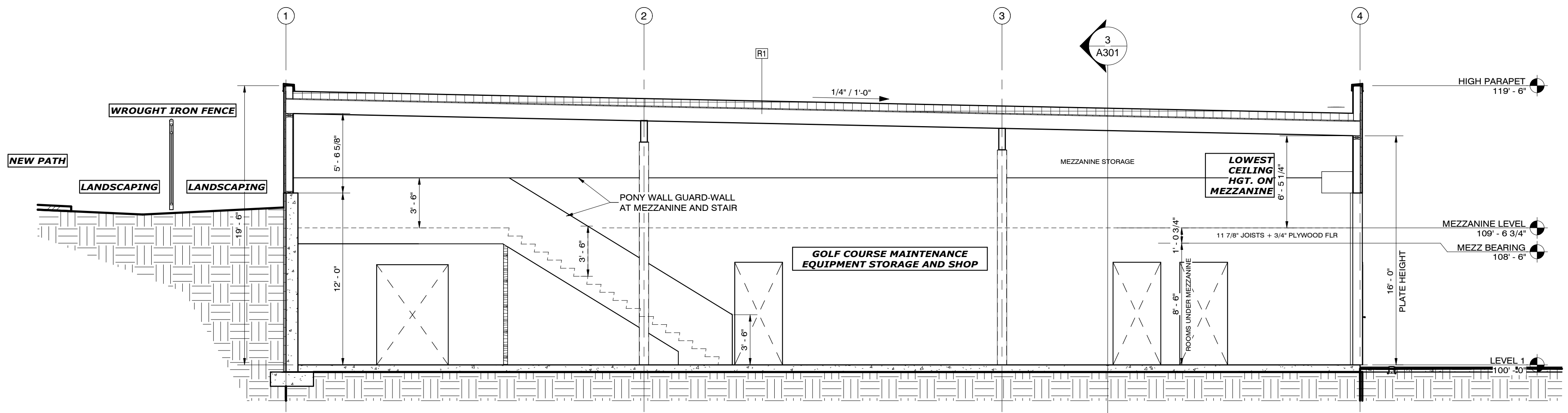
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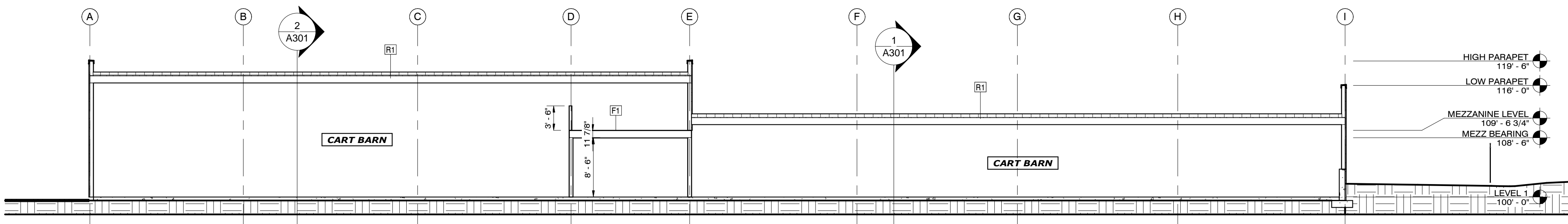
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1 SECTION AT CART BARN  
3/16" = 1'-0"



2 SECTION AT SHOP  
3/16" = 1'-0"



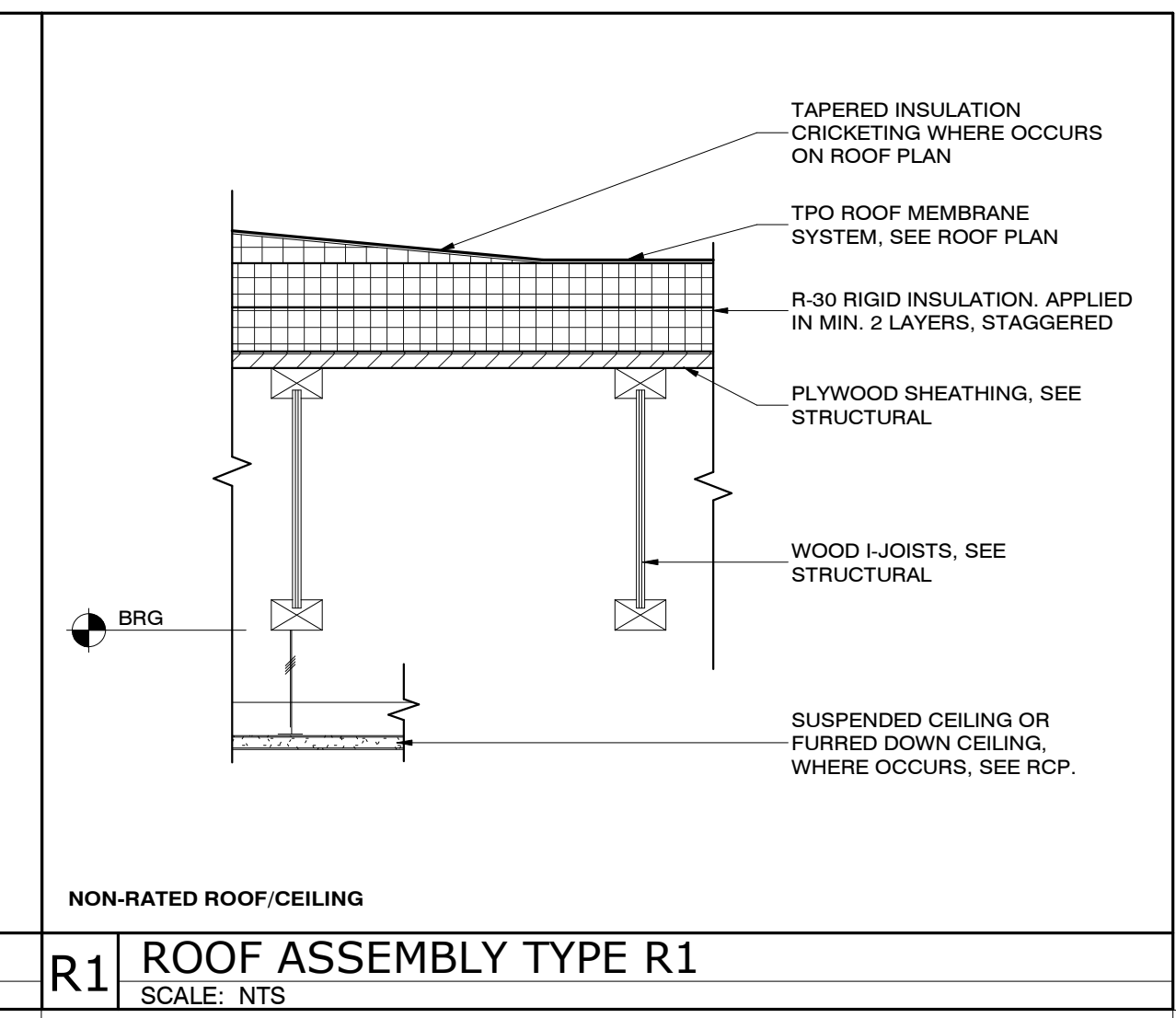
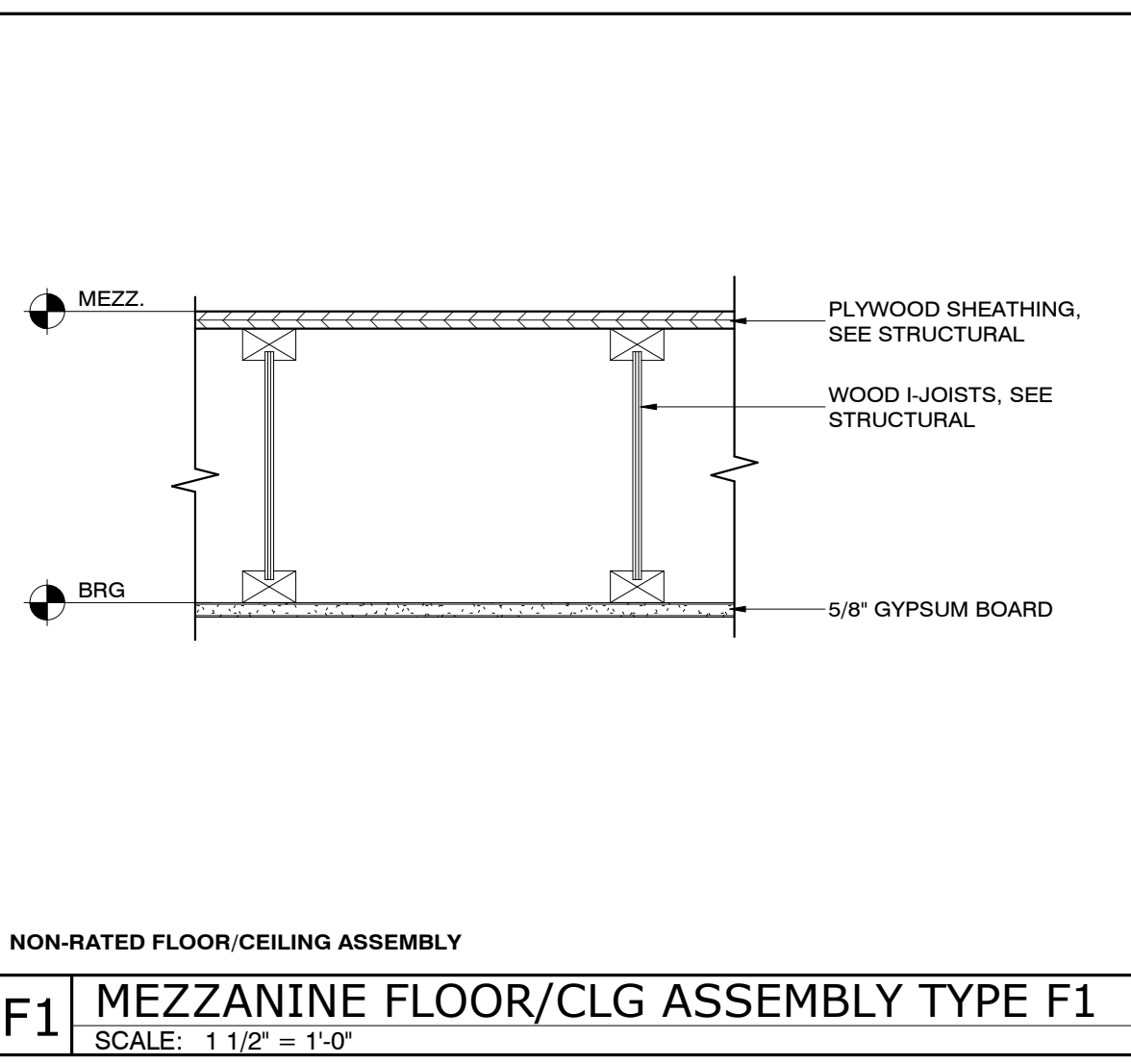
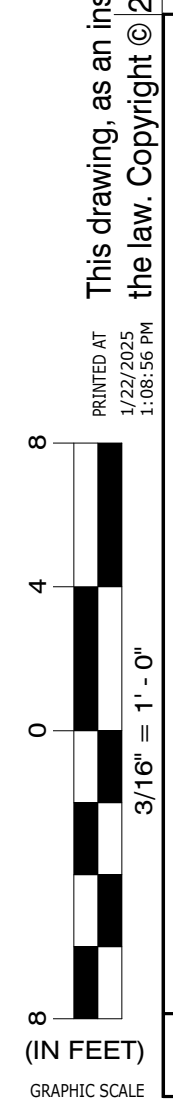
3 LONG SECTION  
3/32" = 1'-0"

**SECTION GENERAL NOTES**

- XX HORIZONTAL ASSEMBLY TAG (ROOF, FLOOR), SEE DETAIL(S) ON SECTION SHEET(S).
- A. PROVIDE COMMERCIAL GRADE, APPROVED AIR-WEATHER BARRIER (BUILDING WRAP) BEHIND ALL EXTERIOR FINISHES. CONTRACTOR SHALL CONFIRM COMPATIBILITY WITH EACH TYPE OF EXTERIOR FINISH.
- B. SEE STRUCTURAL DRAWINGS FOR ALL FOOTING SIZES, CONFIGURATIONS, LOCATIONS AND DETAILS.
- C. SEE STRUCTURAL DRAWINGS FOR ALL MEMBER SIZES AND CONNECTIONS.
- D. SEE WALL TYPES AND HORIZONTAL ASSEMBLY DETAILS FOR SPECIFIC CONSTRUCTION/ASSEMBLY DETAILS.
- E. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE (SECTION 718.2).
- F. FIREBLOCKING MATERIAL, BACKING AND INSTALLATION SHALL CONFORM TO IBC SECTION 718.2.1.
- G. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1. VERTICALLY AT THE CEILING AND FLOOR LEVELS. 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' (SECTION 718.2.2).
- H. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS (SECTION 718.2.3).
- I. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND W/VP, PIPES, DUCTS, CHIMNEYS AND FIREPLACES IN ACCORDANCE WITH UL 103 AND UL 127 (SECTION 718.2.5).
- J. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES PER IBC SECTION 718.2.2.
- K. UNVENTED CRAWL SPACE PER SECTION R408.3: #1 PROVIDE VAPOR RETARDER PER THIS SECTION. #2 PROVIDE CONDITIONED AIR SUPPLY FROM FAU IN HOUSE INTO CRAWL SPACE. (CALCULATION SHOWN ON SECTIONS). TRANSFER GRILL PER THIS SECTION ITEM (2.2). THE CRAWL SPACE WALLS SHALL BE INSULATED PER SEC. N102.2.11. SEE SECTIONS & DETAIL, THIS SHEET. CRAWL SPACE SHALL BE CLEANED OF DEBRIS PER SEC. R408.5.

**ENERGY EFFICIENCY GENERAL NOTES**

- A. THE AIR BARRIER AND THERMAL BARRIER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- B. A CONTINUOUS "AIR BARRIER" SHALL BE PROVIDED THROUGHOUT THE BUILDING ENVELOPE. (EXCEPT CLIMATE ZONE 2B). CONSTRUCTION SHALL COMPLY WITH IECC C402.5.1.1. MATERIAL SHALL COMPLY WITH IECC C402.5.1.2.1 AND SHALL BE ITEM NUMBERS (9)THREE (EPS INSUL.) AND (4)FOUR (POLYSO INSUL.) OF THIS SECTION ON THE ROOF AND WALLS. JOINTS MUST BE SEALED AND MATERIALS INSTALLED AS "AIR BARRIERS" PER THE MFG INSTRUCTIONS. CONTRACTOR MAY SELECT DIFFERENT MATERIALS APPROVED IN THIS SECTION AS DEEMED NECESSARY BY THE SELECTED WALL AND ROOF FINISHES, BUT MUST COMPLY WITH THIS SECTION.
- C. ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE. SEE IECC SEC. C402.5.1.1.
- D. IC-RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE  $\leq 2.0$  CFM LEAKAGE AT 75 PA.
- E. AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
- F. WHERE EXPOSED EXTERIOR INSULATION IS USED, A PROTECTIVE COVERING SHALL BE INSTALLED THAT EXTENDS A MINIMUM OF 6 IN. BELOW GRADE.
- G. FACTORY-BUILT FENESTRATION AND DOORS ARE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.
- H. EXTERIOR INSULATION SHALL BE PROTECTED AGAINST DAMAGE, SUNLIGHT, MOISTURE, WIND, LANDSCAPING AND EQUIPMENT MAINTENANCE ACTIVITIES.
- I. BUILDING OPERATIONS AND MAINTENANCE DOCUMENTS SHALL BE PROVIDED TO THE OWNER. DOCUMENTS SHALL COVER MANUFACTURERS' INFORMATION, SPECIFICATIONS, PROGRAMMING PROCEDURES AND MEANS OF ILLUSTRATING TO OWNER HOW BUILDING, EQUIPMENT AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED, AND OPERATED. IECC C408.1.1.



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REVISIONS	DESCRIPTION	REV. DATE

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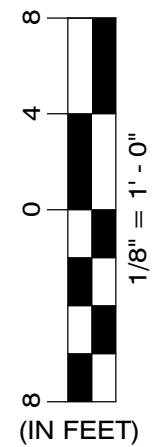
**BUILDING SECTIONS**  
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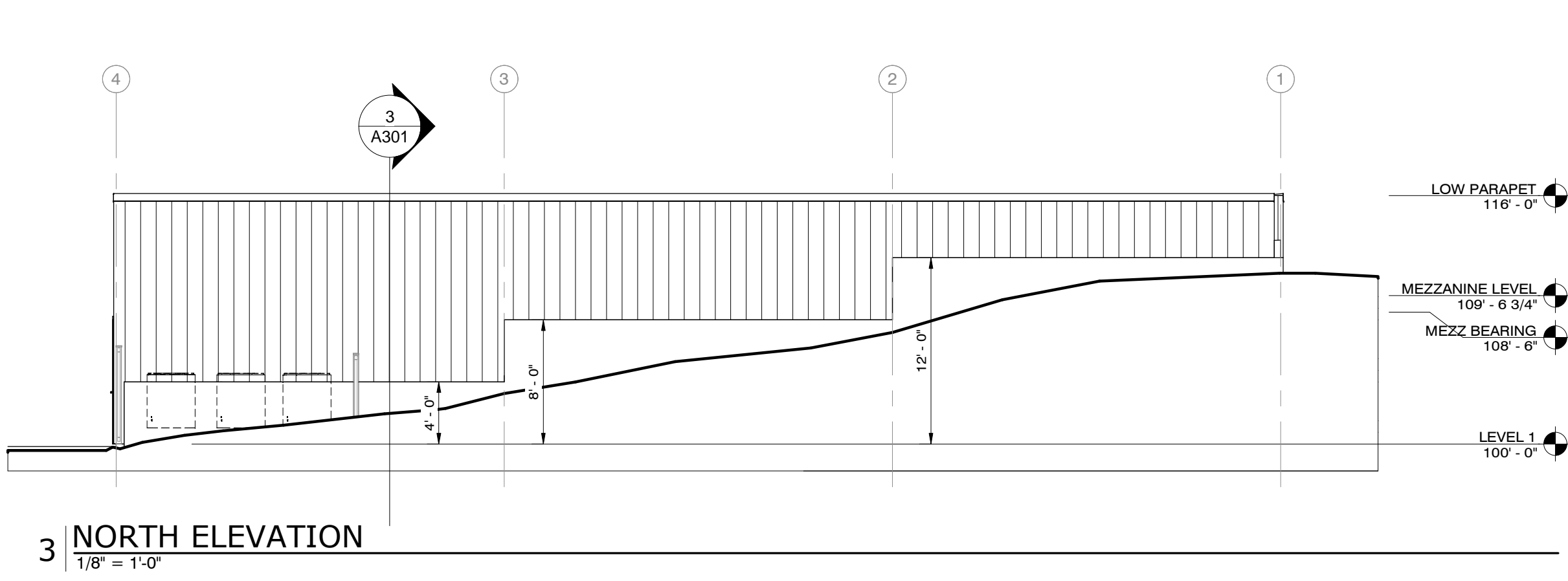
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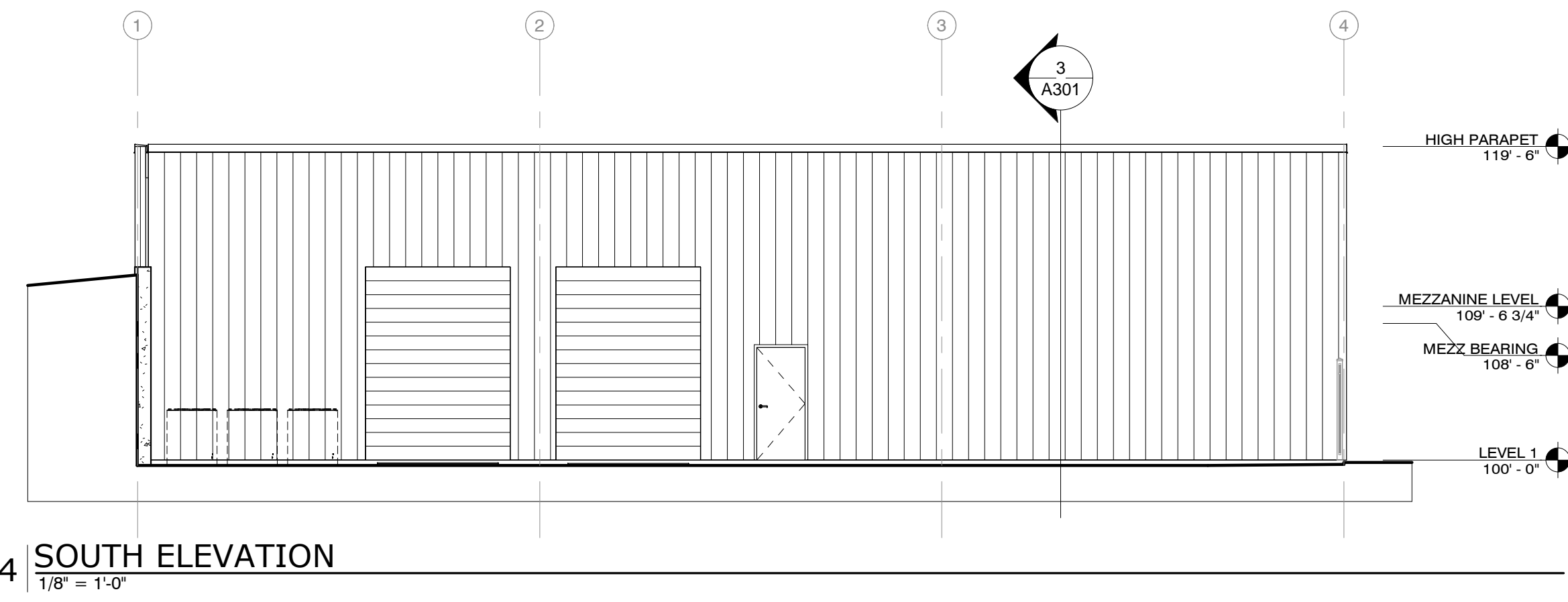
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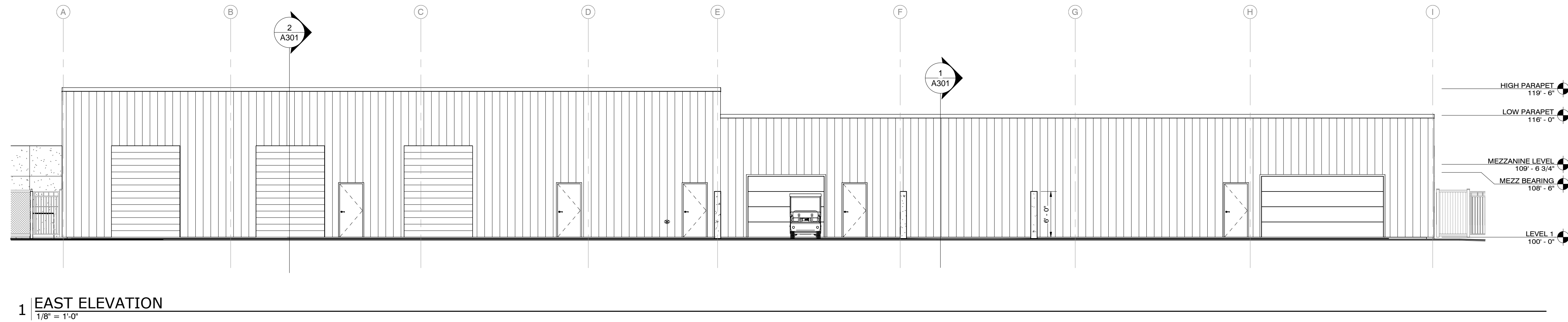
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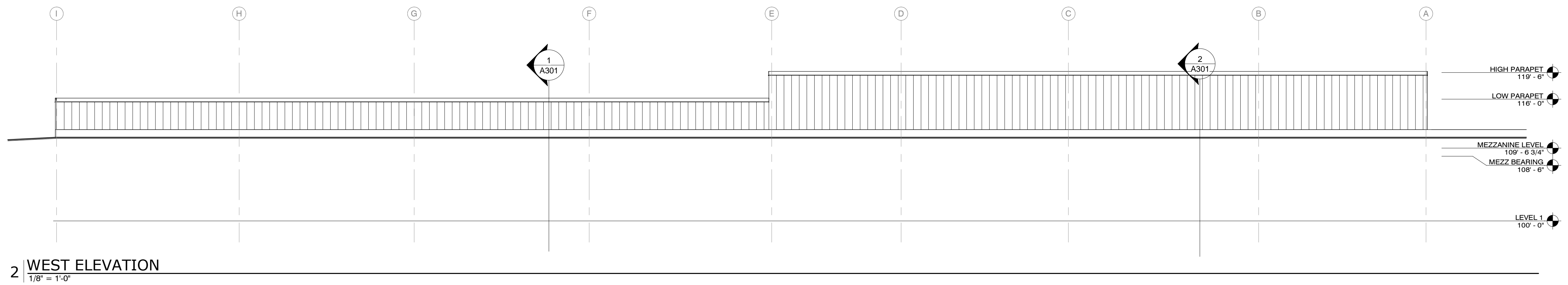
**3 NORTH ELEVATION**  
1/8" = 1'-0"



**4 SOUTH ELEVATION**  
1/8" = 1'-0"



**1 EAST ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"

**EXTERIOR ELEVATIONS GENERAL NOTES**

- A. EXTERIOR MATERIALS AND COLORS APPROVAL: THE CONTRACTOR SHALL PROCURE SAMPLES AND/OR A MOCKUP OF ALL EXTERIOR COLORS AND FINISHES AND RECEIVE OWNER APPROVAL OF THESE COLORS AND FINISHES PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.
- B. CONTROL JOINTS IN EXTERIOR MATERIALS SHALL BE PER THE MANUFACTURER'S REQUIREMENTS
- C. CONTINUE FINISH TO INSIDE CORNERS RATHER THAN TRANSITIONING TO A DIFFERENT FINISH AT AN OUTSIDE CORNER.
- D. THE BUILDING ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIER THAT IS SEALED IN AN APPROVED MANNER AND EITHER CONSTRUCTED OR TESTED IN AN APPROVED MANNER. AIR BARRIER PENETRATIONS SHALL BE SEALED IN AN APPROVED MANNER.
- E. PAINT ALL BOLLARDS, HOLLOW METAL DOORS AND FRAMES, TRANSFORMERS, CT CANS, EXPOSED EQUIPMENT PARTS, EXPOSED (UNFINISHED) STEEL AND SHEET METAL ON ROOF, STEEL COLUMNS, DECORATIVE ARCHITECTURAL METALS, HANDRAILS AND GUARDRAILS, ACCESS PANELS, GRILLES & REGISTERS ON EXTERIOR WALLS. COORDINATE OTHER ITEMS WITH CONSTRUCTION DRAWINGS.
- F. BUILDING SIGNAGE: COORDINATE W/OWNER AND SIGN MANUFACTURER. PROVIDE POWER.
- G. PROVIDE APPROVED ADDRESS NUMBER IDENTIFICATION PER IBC 502.1, VERIFY FINAL LOCATION AND DESIGN WITH OWNER AND FIRE MARSHAL.

**EXTERIOR FINISH SCHEDULE EX#**

MARK	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
EX71	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAMES

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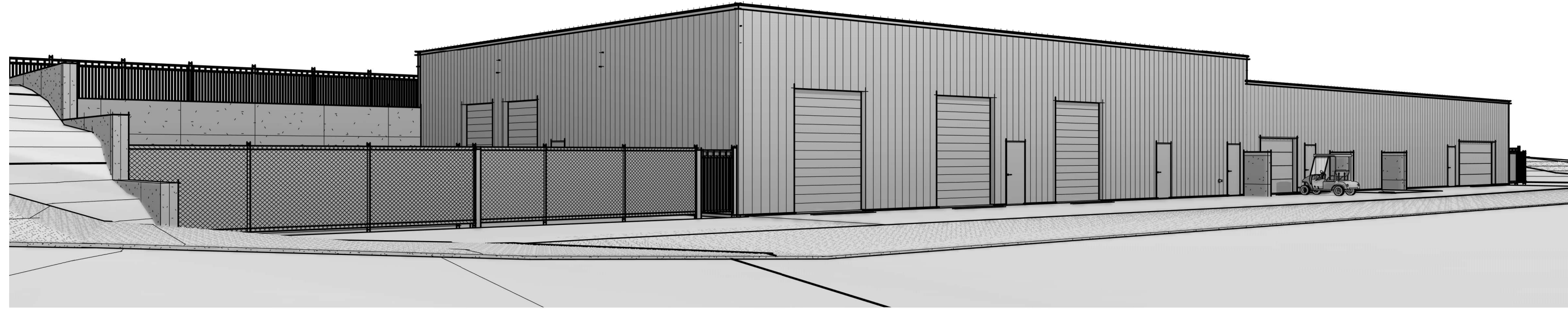
**EXTERIOR ELEVATIONS**  
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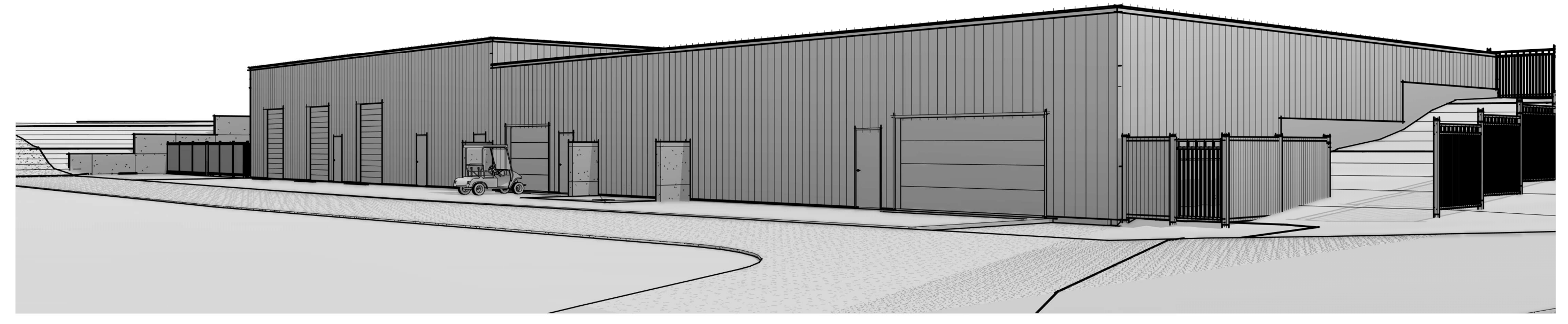
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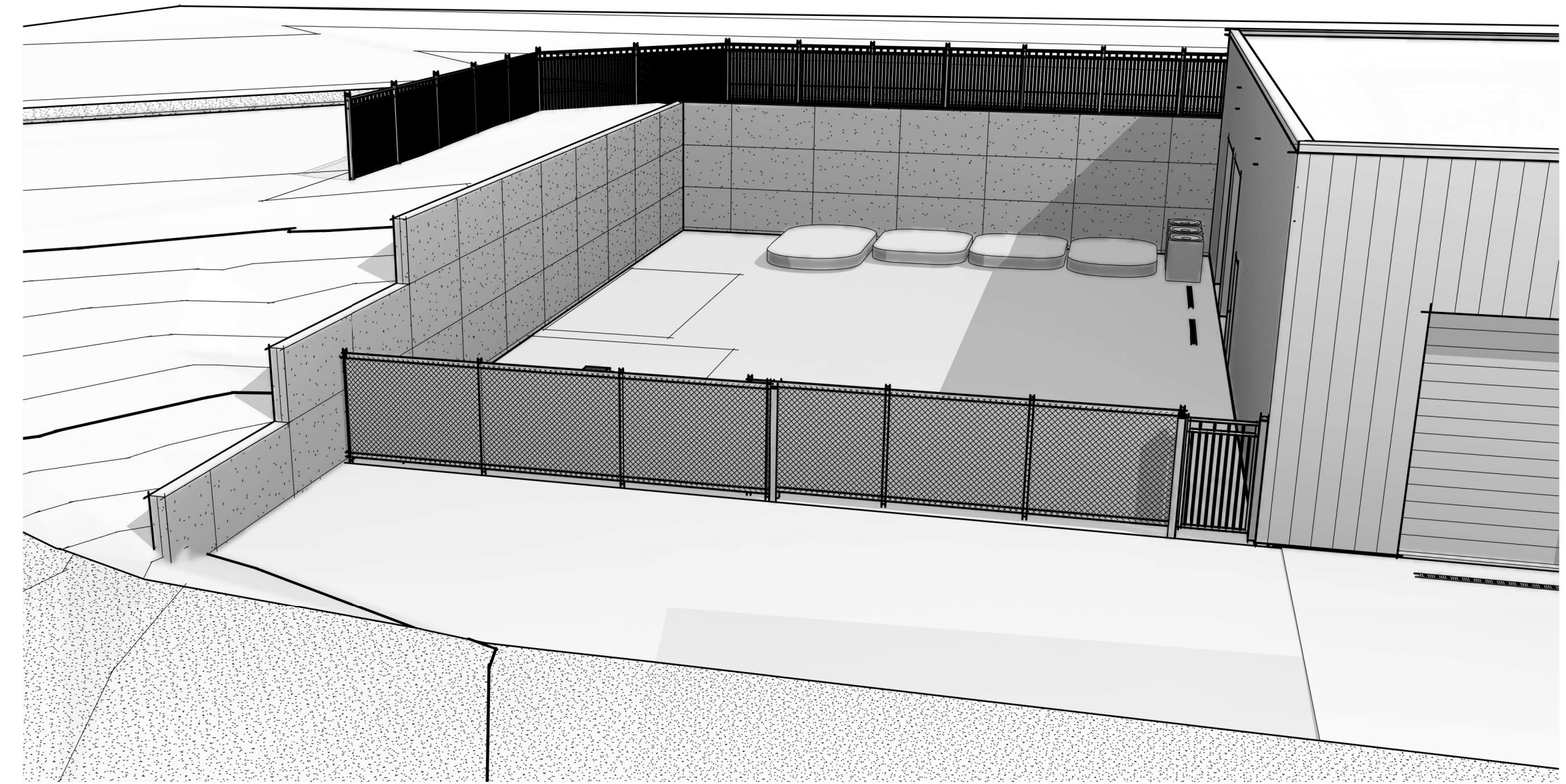
3D VIEW FROM SOUTH-EAST



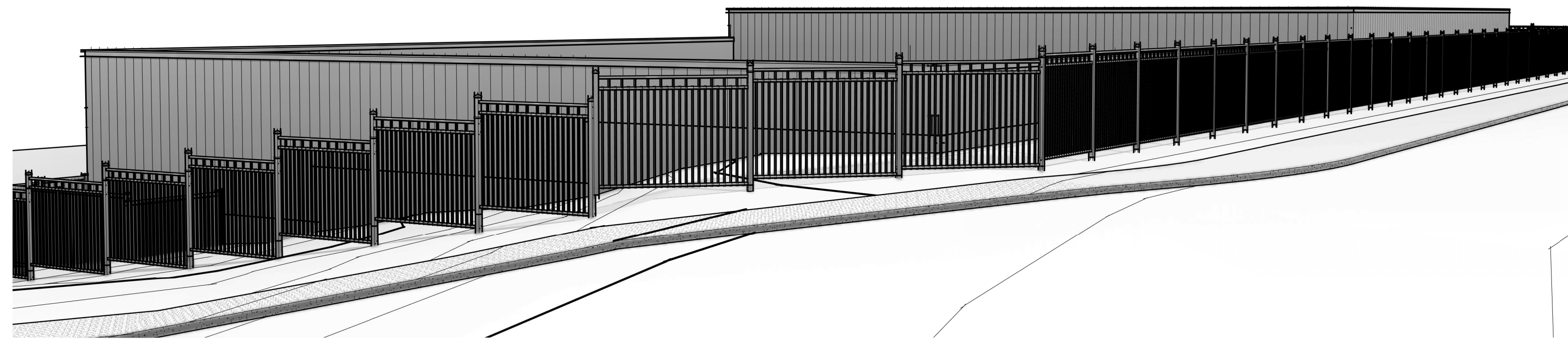
3D VIEW FROM NORTH-EAST



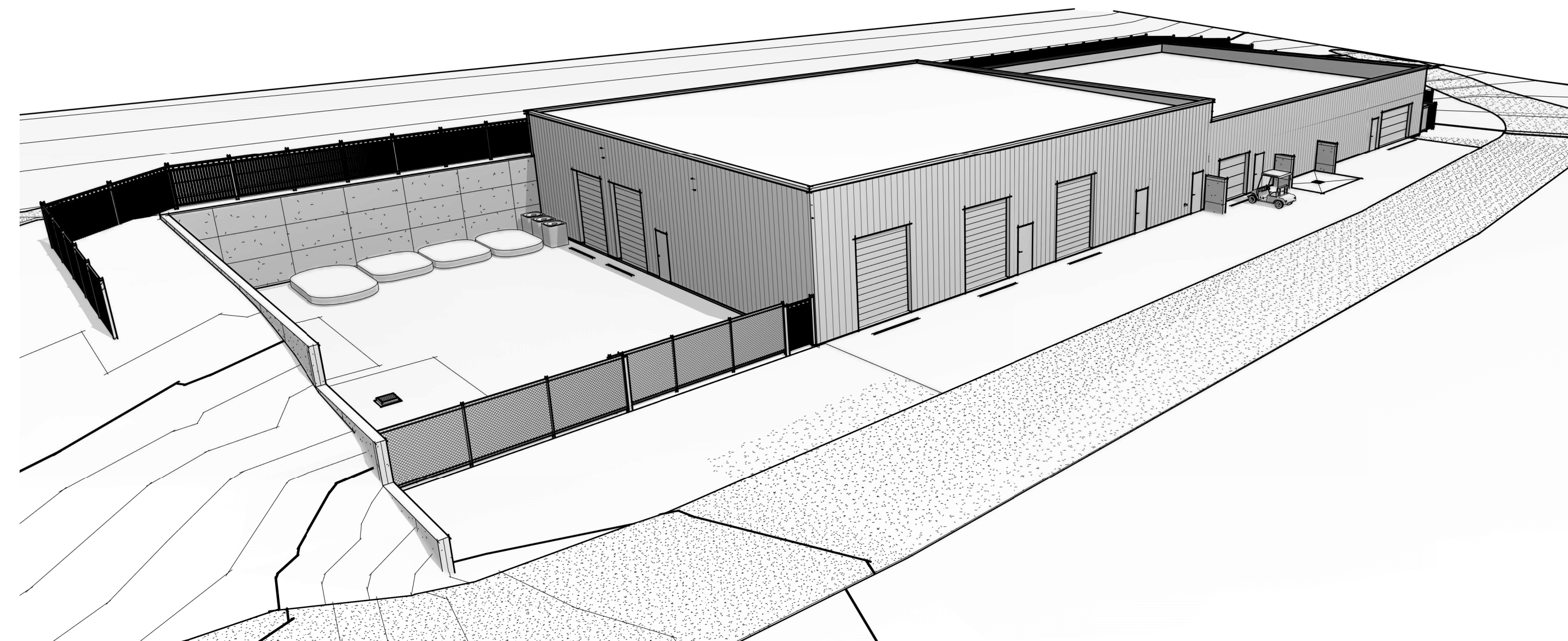
3D VIEW FROM SOUTH-WEST



3D VIEW YARD



3D VIEW FROM NORTH-WEST



3D VIEW OVERALL

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**3D REPRESENTATIONS**  
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