Aeire Court
Hideout Ridge Road
Perches Drive
Golden Eagle Loop
Peak View Drive
Golden Eagle
Outlaw Circle
Golden Eagle Drive
Lake View Loop
Wrangler Loop
Wrangler Circle
Scale 1" = 250'



Trail Plan is conceptual & subject to change with surface conditions, etc.
-Linear feet of trials will range between 25,000' & 30,000'.

To: Town of Hideout Planning Commission
From: Will Pratt, Project Planner
Date of Meeting: June 20, 2017
Type of Item: Planning Commission Recommendation
Subject: Revised Final Plan Approval-Golden Eagle Subdivision

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Recommendation: The project team recommends the Hideout Town Planning Commission review the Revised Final Plan submitted for the Golden Eagle Subdivision at Hideout Canyon, and forward a positive recommendation to the Town Council regarding this proposal.

Project Description:

Project Name:	Golden Eagle Subdivision at Hideout Canyon
Applicant:	Mustang Development
Project Owner:	Mountain Resort Land Company, LLC
Location:	East side of SR-248
Zone District:	RSPA (Resort Specially Planned Area)
Parcel Number:	20-8150
Density Pods:	Residential, medium density and Resort Village high density

Background:
The project site is located in the RSPA zone (Residential Medium Density and the Resort Village High Density Areas) on the east side of SR-248, south of the existing Soaring Hawk neighborhood. The site is currently undeveloped and contains higher elevation rolling hills, flatter developable areas and some steep hillside terrain. The main entry to the development is proposed off of SR-248, directly across the road from the existing Tuhaye entry. The property sits back from the road, but there is an access easement in place from SR-248 to the project site, as well as an easement for a secondary emergency access further to the west.

The Golden Eagle proposal was previously reviewed and approved by the Town Council. The development team now seeks a Final Approval on a revised concept for Golden Eagle, which is proposed to include smaller (but still substantial) sized lots and no gated entry. All roads would be public and dedicated to the Town of Hideout.

Proposal:
The request is for a positive recommendation from the Town of Hideout Planning Commission to the Town Council on the revised Final Plan for the Golden Eagle Subdivision.

The current proposal calls for 323 lots (minimum size of ½ acre) on 339 acres, with a total of 208 acres of combined open space (133 acres plus 35 acres of privately owned undevelopable

area outside each building envelope). Each of the lots will have a designated buildable area so that a portion of the lot remains undisturbed and open. Most of the lots will have sweeping views over the Town and across the lake to the Wasatch mountains beyond. As the development site sits well above the SR-248 roadway, a significant portion of the neighborhood and development disturbance will be hidden from view from below.

Approximately 30,000 linear feet of paved roads are included in the proposed subdivision. As mentioned, all roads are to be public and dedicated to the Town of Hideout. The main access to the neighborhood is via SR-248, via the dedicated easement. An entry feature and sign are planned in this area. The entry access site off of SR-248 will be fully compliant with all UDOT requirements and permitting.

Town Fire Chief Richard Lyman has reviewed the plans for emergency access and accessibility. His comments were addressed in revisions made to the site plan.

Neighborhood amenities proposed as part of this development include three (3) pocket parks and an extensive trail network.

The three pocket parks are scattered throughout the neighborhood to provide green space and recreational opportunities in close proximity to all of the lots. Each park will be maintained by the Community Preservation Association ("CPA"). The parks will compliment existing pocket parks managed by the CPA, and will be available to all CPA owners.

In addition to the pocket parks, a soft surface trail network is proposed to provide connectivity within the Golden Eagle neighborhood, to link the pocket parks together, and to provide connectivity to the existing Soaring Hawk neighborhood and trails. The trail system was conceived by respected trail planner Senta Beyer in accordance with the CPA governing body, and is designed to be fully sustainable. Consisting of approximately 26,000 linear feet (may vary slightly to accommodate specific site conditions and geologic features), the trail system is geared toward walkers and hikers. The average grade varies, but is not planned to exceed 8-10%. Trail width is proposed to be three (3) feet. Multiple trail loop opportunities will be available, including trails within the open space draw between Golden Eagle and Soaring Hawk. These trails should provide ample recreational and connectivity options for not only Golden Eagle residents, but other CPA members as well. As with the pocket parks, the new trail network will be maintained by the CPA.

Included in the RSPA zone vision and purpose, developments are to be designed as clustered density pods. Golden Eagle is designed in a clustered manner, with a substantial amount of open space. There are also community amenities that support year round activities, including the trails and parks. The Golden Eagle development as envisioned fully meets the purpose and objectives of the RSPA zone.

As the Golden Eagle project falls within the CPA boundaries, all homes built will be subject to the design guidelines. The design of the neighborhood will compliment the existing design aesthetic and landscaping standards of the community.

Code Compliance:
As proposed, the revised Final Plan for the Golden Eagle subdivision is in full compliance with the Town Code. Density proposed in this project is also compatible with the Code, and with the entitlements granted in the original Development Agreement.

Recommendation:
The project team requests the Planning Commission discuss the current plans for the Golden Eagle subdivision, and forward a positive recommendation to the Town Council regarding the Final Plan.



To: Town of Hideout Planning Commission
From: Will Pratt, Project Planner
Date of Meeting: June 20, 2017
Type of Item: Planning Commission Recommendation
Subject: Final Plan Approval-The Perch at Hideout Canyon/Condo-Commercial Development

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Recommendation: The development team recommends the Hideout Town Planning Commission review the plans submitted for The Perch at Hideout Canyon, and forward a positive recommendation to the Town Council regarding this proposal.

Project Description:

Project Name:	The Perch at Hideout Canyon/Condominium and Mixed-Use Commercial
Applicant:	Mustang Development
Project Owner:	North American, LD
Location:	10820 N. Hideout Trail
Zone District:	RSPA (Resort Specially Planned Area)
Parcel Numbers:	20-9542, 20-3003, 20-3005, 20-3006,
Density Pod:	Resort Village high density

Background:
The project site is located in the RSPA zone (in the Resort Village High Density Area) in the Commercial Phase area near the Hideout Canyon entry, adjacent to the Hideout Town Hall. The proposal includes one hundred and fifty (150) resort condominiums, to be located in three (3) clustered buildings, with surface and underground parking, as well as a mixed-use commercial building with a restaurant/café, golf pro shop, retail, office, real estate office, work out facility, mail service area for Community Preservation Association ("CPA") members, and other community amenities. Also included in this proposal is the completion of the lot boundary finalization of the Town Hall site to the Town of Hideout, to be completed with the plat recordation of the project. The site was previously donated by the Master Developer to the Town as the location for the Town Hall, but the formal lot parceling and dedication for the building appears to have not been completed.

Proposal:
The request is for a positive recommendation from the Town of Hideout Planning Commission to the Town Council on the Final Plan for The Perch condominium/commercial project.

As defined in the Town Code, the RSPA zone is envisioned as a vibrant, clustered resort atmosphere. Included in the RSPA zone vision and purpose, developments are to be designed with clustered density, with adequate and accessible parking nearby. They are also to include

community amenities that support year round activities, such as retail, office, golf and fitness facilities, connectivity, dining and entertainment options, community gathering spaces and upscale real estate products.

The Perch development as envisioned fully meets the purpose and objectives of the RSPA zone. As proposed, the development will create a much needed village center/town center core for the community, and a sense of place that is currently lacking. The clustered mix of uses adjacent to the Town Hall will help give the town center a vibrancy envisioned in the General Plan and Town Code.

Condominium units are designed to be clustered in three (3) structures. As mentioned, the building combined will contain 150 condo units. The design of the buildings will compliment the existing design aesthetic of the community and will be compliant with the established design guidelines.

The adjacent community amenities/commercial building will add to the vibrancy of the village center, with amenities that will draw residents and visitors, including a restaurant/café, a fee-based work out facility for owners, golf pro shop, office, retail, interior mail services room for CPA members, and other support amenities. The services building will be constructed on the currently vacant foundation just south of the Town Hall.

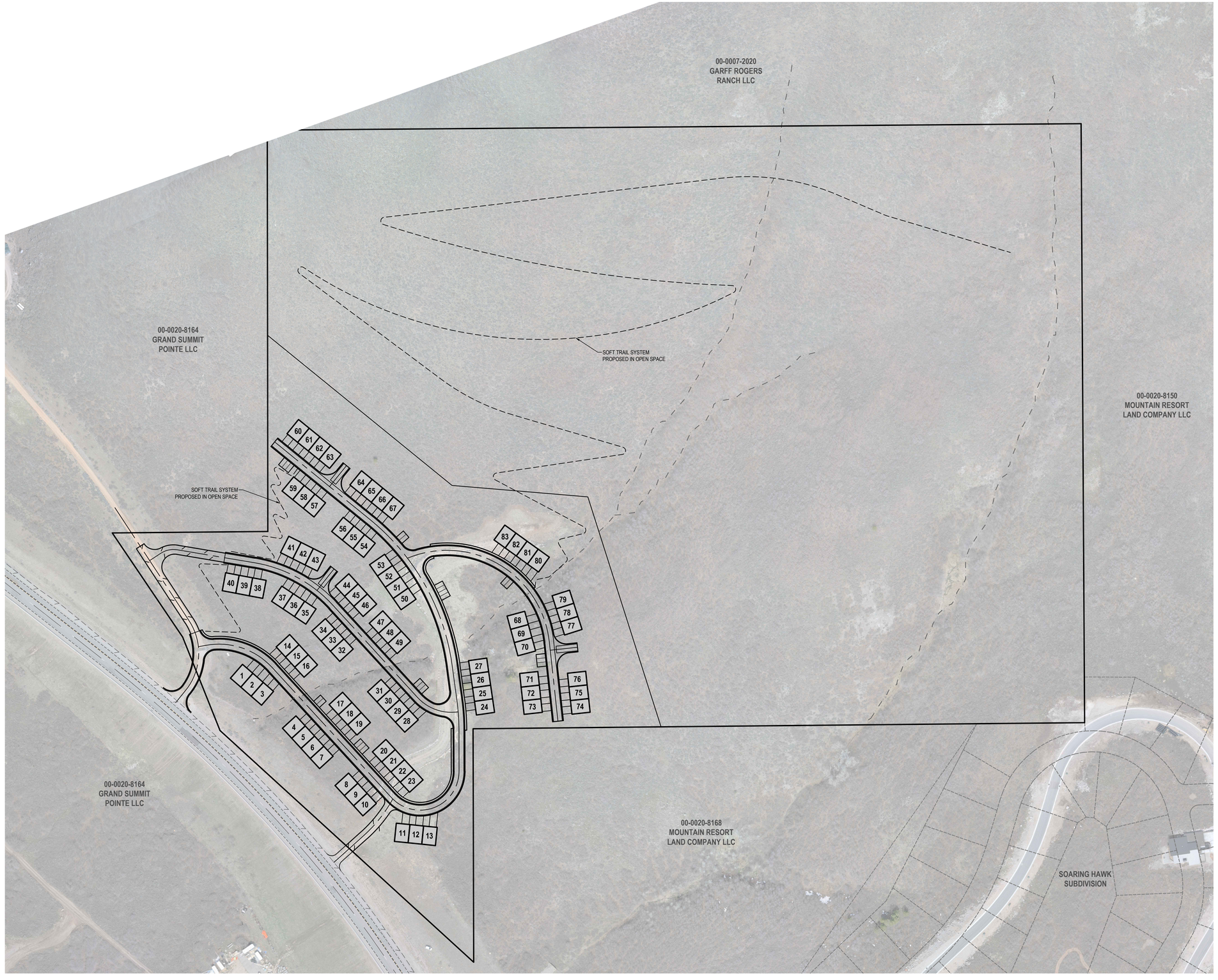
Adequate parking is proposed in the project area as part of this proposal. A loop drive around the exterior parking area will provide improved traffic flow in the Town Hall area.

Gathering spaces and a plaza area are planned as part of the project. Sidewalks and pathways will link the structures to existing pathways, providing connectivity.

Town Fire Chief Richard Lyman has reviewed the plans for emergency access and accessibility. His comments were addressed in revisions made to the site plan.

Code Compliance:
As proposed, The Perch proposal is in full compliance with the Town Code. Density proposed for this project is consistent with the Code and with entitlements granted in the original Development Agreement.

Recommendation:
The project team requests the Planning Commission discuss the current plans for The Perch proposal, and forward a positive recommendation to the Town Council regarding the Final Plan.



NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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FOR:

CONTACT:

PHONE:

THE VIEW AT HIDEOUT

708 EAST HIGHWAY 248
HIDEOUT, UTAH

OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
7455	6/16/17
DRAWN BY	CHECKED BY
D. COWLEY	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-100



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. BUILDINGS ADJACENT TO DRAINAGE CHANNEL TO BE DESIGNED AND GRADED TO ACCOUNT FOR NATURAL STORM FLOW

ROAD DESIGN CRITERIA

20 MPH ROAD DESIGN SPEED
*MINIMUM SAG VERTICAL CURVE K VALUE = 17
*MINIMUM CREST VERTICAL CURVE K VALUE = 7
*MINIMUM HORIZONTAL CURVE RADIUS FOR 20 MPH ROAD WITH 2% CROWN = 107'
*MINIMUM HORIZONTAL CURVE RADIUS FOR 15 MPH ROAD WITH 2% CROWN = 50'

*PER AASHTO'S A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 6TH EDITION

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

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HIDEOUT, UTAH

ENLARGED SITE PLAN

PROJECT NUMBER 7455
PRINT DATE 6/16/17
DRAWN BY D. COWLEY
CHECKED BY R. ELDER
PROJECT MANAGER R. ELDER

C-101



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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HIDEOUT, UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
7455	6/16/17
DRAWN BY	CHECKED BY
D. COWLEY	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-200





