

Jeff Bayless Lot 12

10749 N. Hideout Trail Lot 12 Hideout

UT 84036 USA



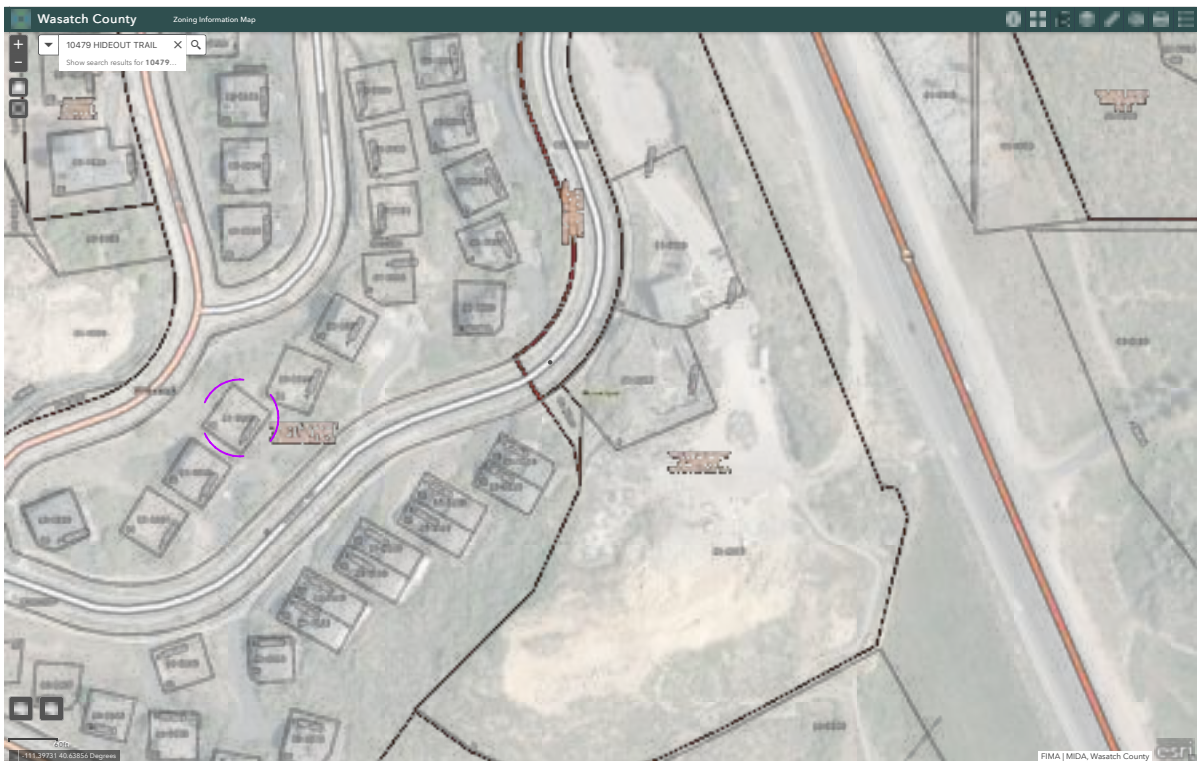
CONTACT:

279 Willow Court Francis
Utah 84036 USA

nik@rofrd.com
702-630-3849
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CLIENT:

Lot 12 Hideout City UT 84036 US
Jrbayless51@hotmail.com
(951) 630-6264

PROJECT AREAS	PROJECT DATA	SITE VICINITY MAP	DRAWING INDEX																																																																																																																
SITE DATA: SITE GROSS AREA: 0.09 Acres SITE PERIMETER: 341' LF MEASURED AREAS: BLDG FOOTPRINT: 2,826 SF DRIVES: < Driveway Area > HARDSCAPE: < Hardscape Area > LANDSCAPE: < Landscape Area > POOL / SPA: < Pool / Spa Area > ALLOWABLE AREAS: BUILDABLE AREA: 3,920 SF FLOOR AREA RATIO: N/A PROPOSED FLOOR AREA: 3,525 SF PROPOSED F.A.R.: .89	PROJECT DESCRIPTION: <SHORT DESCRIPTION> CODE DATA: OCCUPANCY: Single Family CONSTRUCTION TYPE: Type II FIRE SPRINKLERS: Deferred PARKING: 2 CAR GARAGE APPLICABLE CODES: BUILDING CODE: WASATCH CNTY CODE 2002 MUNICIPAL CODE: HIDEOUT MUNICIPAL CODE 2006 IRC MECHANICAL CODE: 2006 IMC ELECTRICAL CODE: 2205 NEC PLUMBING CODE: 2006 IPC FIRE CODE: 2006 IFGC 2003 IFC, 1997 UBC & 2006 IECC. SITE DATA: ZONE: RESIDENTIAL - AMD 1 PARCEL AREA: 0.09 Acres SETBACKS: SEE BUILDING ENVELOPE LEGAL DESCRIPTION: PARCEL NO: 00-0020-3095 LOT: Lot #12	 	<table><thead><tr><th>SHEET</th><th>NAME</th><th>Revision Mark</th><th>Issued Date</th></tr></thead><tbody><tr><td colspan="4">A0.0 GENERAL</td></tr><tr><td>A0.01</td><td>TITLE SHEET</td><td></td><td>-</td></tr><tr><td colspan="4">A1.0 ARCHITECTURAL SITEPLAN</td></tr><tr><td>A1.01</td><td>SITE SURVEY</td><td></td><td>-</td></tr><tr><td>A1.02</td><td>SITE PLAN</td><td></td><td>-</td></tr><tr><td>A1.03</td><td>LANDSCAPE PLAN</td><td></td><td>-</td></tr><tr><td colspan="4">A2.0 FLOOR PLANS</td></tr><tr><td>A2.00</td><td>FOUNDATION PLAN</td><td></td><td>-</td></tr><tr><td>A2.01</td><td>LOWER FLOOR PLAN</td><td></td><td>-</td></tr><tr><td>A2.02</td><td>MAIN FLOOR PLAN</td><td></td><td>-</td></tr><tr><td>A2.03</td><td>ROOF PLAN</td><td></td><td>-</td></tr><tr><td colspan="4">A3.0 ELEVATIONS</td></tr><tr><td>A3.01</td><td>E/N ELEVATION</td><td></td><td>-</td></tr><tr><td>A3.02</td><td>S/W ELEVATION</td><td></td><td>-</td></tr><tr><td>A3.03</td><td>SECONDARY ELEVATIONS</td><td></td><td>-</td></tr><tr><td>A3.04</td><td>PERSPECTIVES</td><td></td><td>-</td></tr><tr><td>A3.05</td><td>MATERIAL SELECTIONS</td><td></td><td>-</td></tr><tr><td>A3.06</td><td>MATERIAL SPECIFICATIONS</td><td></td><td>-</td></tr><tr><td colspan="4">A4.0 SECTIONS</td></tr><tr><td>A4.01</td><td>BUILDING SECTIONS</td><td></td><td>-</td></tr><tr><td>A4.02</td><td>BUILDING SECTIONS</td><td></td><td>-</td></tr><tr><td colspan="4">A5.0 ELECTRICAL PLANS</td></tr><tr><td>A5.01</td><td>LOWER ELECTRICAL. PLAN</td><td></td><td>-</td></tr><tr><td>A5.02</td><td>MAIN ELECTRICAL PLAN</td><td></td><td>-</td></tr><tr><td colspan="4">A8.0 SCHEDULES</td></tr><tr><td>A8.0.1</td><td>DOOR SCHEDULE</td><td></td><td>-</td></tr><tr><td>A8.0.2</td><td>WINDOW SCHEDULE</td><td></td><td>-</td></tr></tbody></table>	SHEET	NAME	Revision Mark	Issued Date	A0.0 GENERAL				A0.01	TITLE SHEET		-	A1.0 ARCHITECTURAL SITEPLAN				A1.01	SITE SURVEY		-	A1.02	SITE PLAN		-	A1.03	LANDSCAPE PLAN		-	A2.0 FLOOR PLANS				A2.00	FOUNDATION PLAN		-	A2.01	LOWER FLOOR PLAN		-	A2.02	MAIN FLOOR PLAN		-	A2.03	ROOF PLAN		-	A3.0 ELEVATIONS				A3.01	E/N ELEVATION		-	A3.02	S/W ELEVATION		-	A3.03	SECONDARY ELEVATIONS		-	A3.04	PERSPECTIVES		-	A3.05	MATERIAL SELECTIONS		-	A3.06	MATERIAL SPECIFICATIONS		-	A4.0 SECTIONS				A4.01	BUILDING SECTIONS		-	A4.02	BUILDING SECTIONS		-	A5.0 ELECTRICAL PLANS				A5.01	LOWER ELECTRICAL. PLAN		-	A5.02	MAIN ELECTRICAL PLAN		-	A8.0 SCHEDULES				A8.0.1	DOOR SCHEDULE		-	A8.0.2	WINDOW SCHEDULE		-
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OWNER / DESIGN TEAM	REVIEW AGENCIES	CONSTRUCTION TEAM
OWNER: Jeff Bayless Lot 12 Hideout City, UT 84036 (951) 830-6264 ARCHITECT Richard Kohler - KoArch/Republic of Rational Design 279 Willow Ct. Francis UT 84036 rrkarchitect@gmail.com 702.445.3650 STRUCTURAL ENG: Henry Shen (FIRM) 4157 S Fortuna Way Millcreek, UT 84124 sheneng@msn.com 801.230.4996 MECHANICAL ENG: Greg Jones, Jones Mechanical 476 E 1750 N. Vineyard, UT 84059 amber@uvhba.com 801.225.8893 CONTRACTOR: Manny- Ally Construction 1733 Sidewinder Drive Park City, Utah 84036 allyservices2022@gmail.com 801.831.9896 ELECTRICAL ENGINEER: RidgeLine Electric 25 E 480 N, Coalville, UT 84017 435.640.3842	BUILDING & SAFETY Hideout Building < Address > < Contact > <Phone> PLANNING Hideout Planning < Address > < Contact > <Phone> ENGINEERING Hideout Engineering Dept < Address > < Contact > <Phone> FIRE South Summit Fire District < Address > < Contact > <Phone> UTILITY CONTACT ELECTRICITY Utah Power & Light < Address > < Contact > <Phone> GAS Rocky Mtn Gas < Address > < Contact > <Phone> WATER / SEWER Wasatch Sewer < Address > < Contact > <Phone> TRASH #### < Address > < Contact > <Phone>	Manny- Ally Construction 1733 Sidewinder Drive Park City, Utah 84036 allyservices2022@gmail.com 801.831.9896

Jeff Bayless Lot 12

10749 N. Hideout Trail

Hideout, 84036



MARK	DATE	DESCRIPTION

DATE: 11/25/24 7:26 PM

SHEET TITLE
TITLE SHEET

A0.01



FOUND BRASS CAP
NE COR SEC 20
T2S, R5E, SLB&M

FOUND ALUMINUM CAP
EAST 1/4 COR SEC 20
T2S, R5E, SLB&M

BASIS OF BEARING
N 00°06'03" W
234.16'
2363.49'
2397.65'



GRAPHIC SCALE
1 INCH = 20 FEET

RECORD OF SURVEY & TOPOGRAPHICAL MAP

LOT 12 HIDEOUT CANYON PHASE 1 FIRST RESIDENTIAL PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 2 SOUTH RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



LEGAL DESCRIPTION:

LOT 12, HIDEOUT CANYON PHASE 1 FIRST RESIDENTIAL PLAT AND UNDIVIDED INTEREST IN THE COMMON AREA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE WASATCH COUNTY RECORDERS OFFICE.

LEGEND:

5/8" REBAR & CAP LS5251295

— — — — —	CLIENT PROPERTY LINE	●	FOUND 5/8" REBAR & CAP LS5251295
— — — — —	ADJOINING PROPERTY LINE	○	FOUND 5/8" REBAR NO CAP
— — — — —	CENTERLINE	⊕	FIRE HYDRANT
— — — — —	MAJOR CONTOUR	⊗	WATER VALVE
— — — — —	MINOR CONTOUR	⊙	SEWER MANHOLE
— — — — —	COMMON AREA	⊕	TELEPHONE PEDESTAL
— — — — —	PUBLIC UTILITY EASEMENT	⊗	WATER METER
— — — — —	SIDE WALK EASEMENT	⊕	ELECTRIC TRANSFORMER
— — — — —	SECTION LINE	⊗	LIGHT POST
— — — — —	SIDEWALK EASEMENT	⊕	ELECTRIC VAULT
— — — — —	LIMITED COMMON AREA		

PROJECT INFORMATION:

CLIENT:	JEFFERY BAYLESS
PROJECT ADDRESS:	10749 N. HIDEOUT TRAIL KAMAS CITY, UT 84036
PARCEL NO:	20-3115
SERIAL NO:	HK-1072-0-020-025
RECORD INFORMATION:	LOT 12, HIDEOUT CANYON PHASE 1 FIRST RESIDENTIAL PLAT

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF JEFFERY BAYLESS.
- THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM HIDEOUT CANYON PHASE 1 FIRST RESIDENTIAL PLAT.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK SEPTEMBER 19, 2024.
- VERTICAL DATUM IS ASSUMED.
- BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
- THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
- BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

RECORD OF SURVEY & TOPOGRAPHICAL MAP

LOT 12 HIDEOUT CANYON PHASE 1 FIRST RES. PLAT

JEFFERY BAYLESS

UTAH

WASATCH COUNTY

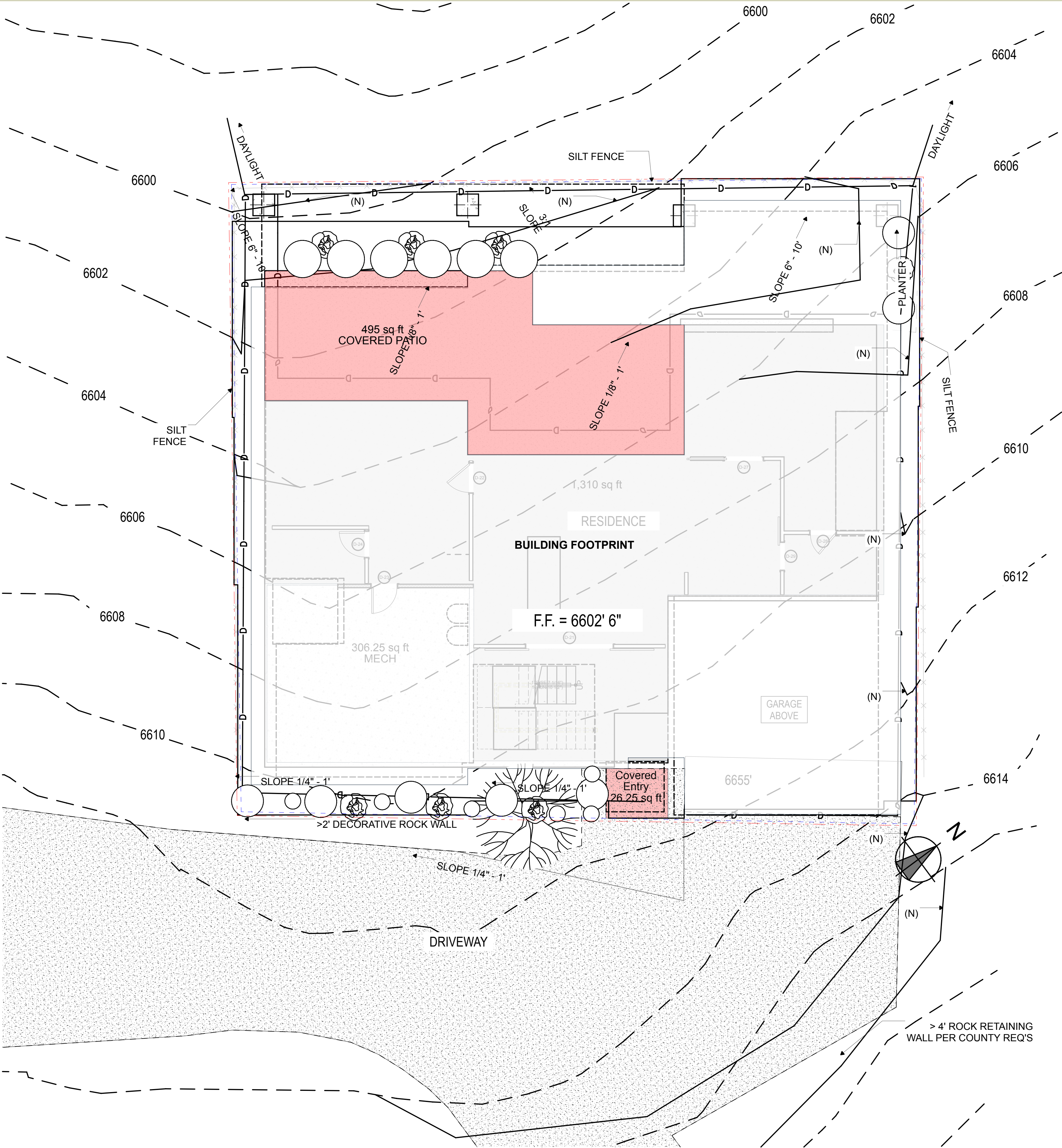
HIDEOUT

BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
SURVEY BY:	GF-JD
SURVEY DATE:	9-19-24
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF
XREFS:	
DRAWING:	HK-1-12
DATE:	9-25-24
SCALES:	
1:20 HORIZONTAL	1 OF 1
2' CONTOURS VERTICAL	
PROJECT No:	2024.152

SITE PLAN GENERAL NOTES

1. NO SIGNIFICANT TREES TO BE REMOVED
2. NO PROPOSED SATELLITE TV DISH/RECEIVER
3. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO EXCAVATIONS AND EARTHWORK ACTIVITIES
4. OFF-SITE IMPROVEMENTS IN PUBLIC RIGHT OF WAYS UNDER SEPERATE PERMIT
5. FINISH GRADE TO SLOPE AWAY FROM FOUNDATIONS
6. PRESSURE REGULATOR VALVE TO BE PROVIDED IF REQUIRED
7. NO PROTECTED PLANTS OR SPECIAL TERRAIN FEATURES REQUIRING PERSERVITION
8. ALL RETAINING WALLS TO FOLLOW BEST ENGINEERING PRACTICES AND CONFORM TO TO SECTION 7.7 OF DESIGN REVIEW GUIDELINES
9. DRIVEWAY WILL MAINTAIN MINIMUM REQUIRED 12' WIDTH AND NOT OCCUPY THE SAME SPACE AS PROPOSED RETAINING WALLS IF REQUIRED
10. ALL LOWER EXTERIOR WALLS TO HAVE MIN. OF 4" OF STONE AS REQUIRED PER SECTION 5.9 OF DESIGN REVIEW GUIDELINES
11. SITE PLAN TO BE BUILT AS DEPICTED ON PLANS. ANY CHANGES WILL BE SUBMITTED TO THE DRC FOR APPROVAL

NO CONCRETE RETAINING WALLS PROPOSED



LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- COVERED PATIO
- UN-COVERED PATIO
- ASPHLAT DRIVEWAY
- LIMITS OF DISTURBANCE
- SILT FENCE W/ STRAW WATTLE

1 SITE PLAN
SCALE: 3/16" = 1'-0"

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Jeff Bayless Lot 12
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Hideout, 84036



MARK	DATE	DESCRIPTION

DATE: 11/25/24 1:58 PM

SHEET TITLE
SITE PLAN

LANDSCAPE PLAN GENERAL NOTES

1.

ANY AREAS BETWEEN THE CURB AND THE FRONT PROPERTY LINE THAT ARE DISTURBED WILL BE RETURNED TO NATIVE CONDITION WITH THE APPROVED HIDEOUT SEED MIX.
2.

WALL SCONCES ARE LOCATED IN LOCATIONS SHOWN. FIXTURES TO BE DARK SKY COMPLIANT.
3.

DRIVEWAY/PATHWAY BOLLARD LIGHTS TO BE LOCATED AS SHOWN. FIXTURES TO BE DARK SKY COMPLIANT.
4.

LANDSCAPE TO BE COMPLIANT WITH WILD LANDS FIRE INTERFACE REQUIREMENTS. TREES TO BE WATERED WITH DRIP IRRIGATION.
5.

ANY AREAS DAMAGED DURING CONSTRUCTION WILL BE RETURNED TO NATIVE CONDITION.
6.

ALL PLANTING TO OCCUR INSIDE THE BUILDING ENVELOPE
7.

NO CONCRETE RETAINING WALLS PROPOSED

PLANT LIST



Bigtooth Maple Tree
Acer grandidentatum



Creeping Oregon Grape
Mahonia sp.



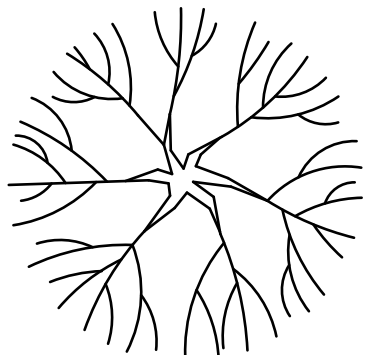
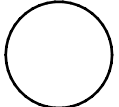
Perennial Ryegrass
Lolium perenne

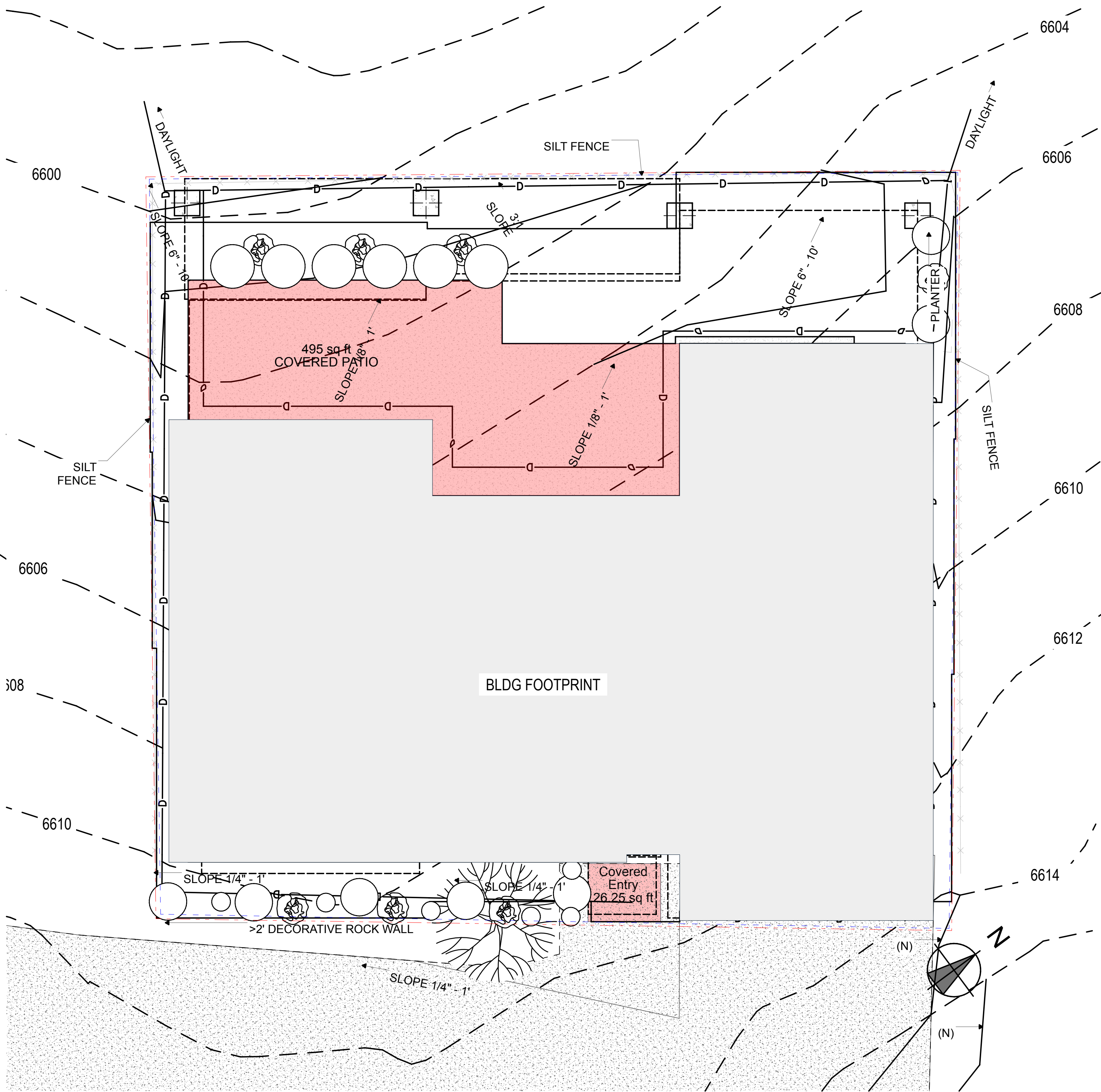


Lupine
Lupinus argenteus



Primrose
Oenothera sp.

PLANT LEGEND	
	MAPLE
	OREGON GRAPE
	PERENNIAL RYEGRASS
	LUPINE
	PRIMROSE



1 LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"

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MARK	DATE	DESCRIPTION

DATE: 11/25/24 1:57 PM

SHEET TITLE
LANDSCAPE PLAN

LEGEND

PROPERTY LINE

PERFORATED FOUNDATION DRAIN

LESS THAN >2 FEET TALL
DECORATIVE ROCK WALL

The foundation plan shows a rectangular building footprint with a central living area (1,385 SF) and a covered patio (495 sq ft). The plan includes four bedrooms (BED 3, BED 4), two bathrooms (BATH 3, BATH 4), a mechanical room (MECH), and a garage area. The foundation is detailed with various types of foundation drains (T.O. FDN.), footings (T.O. FTG.), and walls. The plan also shows exterior features like a silt fence, planter, and decorative rock wall. Dimensions and elevations are provided for all major components.

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

REPUBLIC
OF RATIONAL DESIGN

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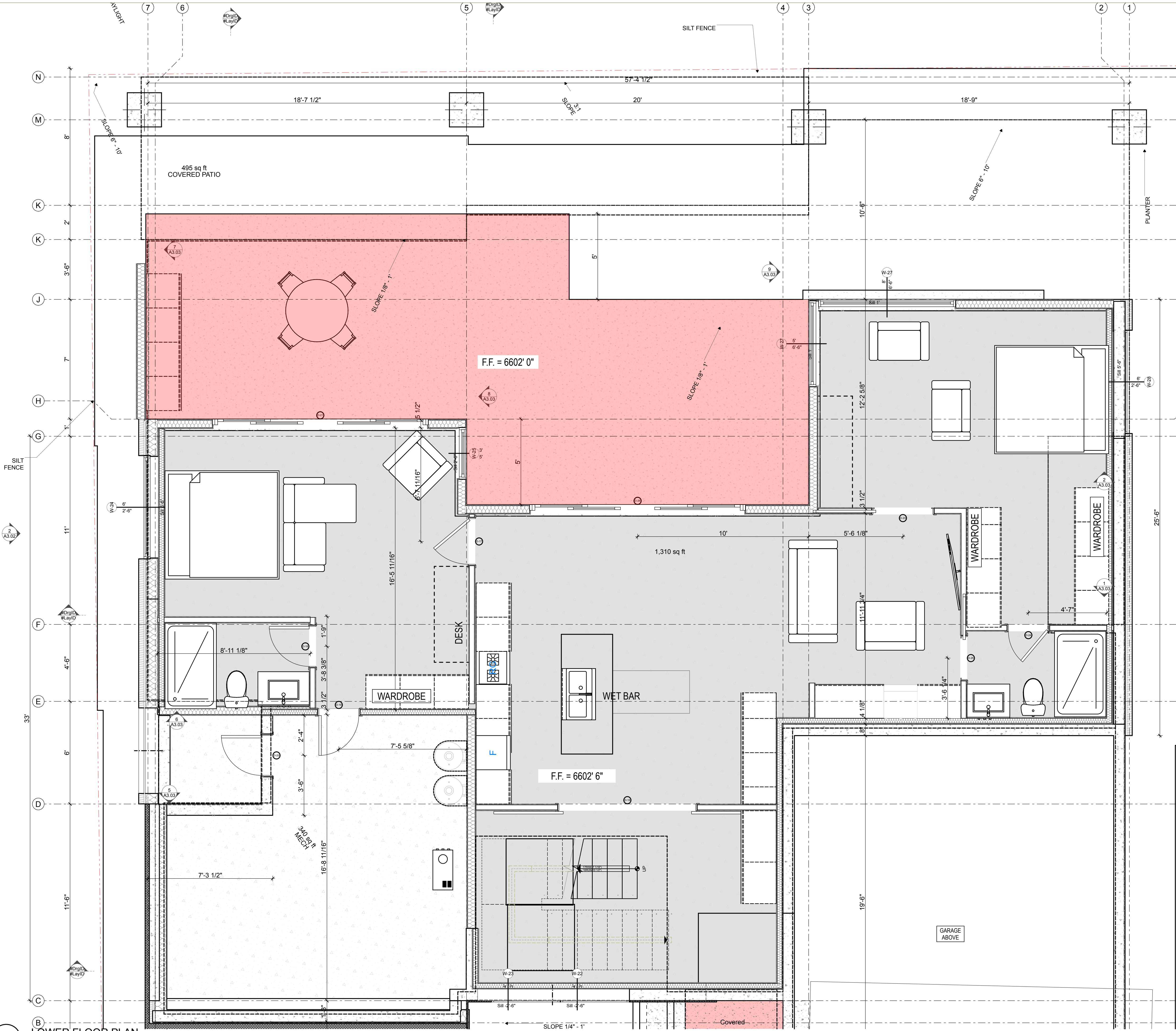
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DATE: 11/25/24 6:23 PM

SHEET TITLE
FOUNDATION PLAN

A2.00



1 LOWER FLOOR PLAN
SCALE: 3/8" = 1'-0"

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MARK	DATE	DESCRIPTION

DATE: 11/25/24 6:32 PM

SHEET TITLE
LOWER FLOOR PLAN

ot 12 Hideout City UT 84036 US
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Jeff Bayless Lot 12

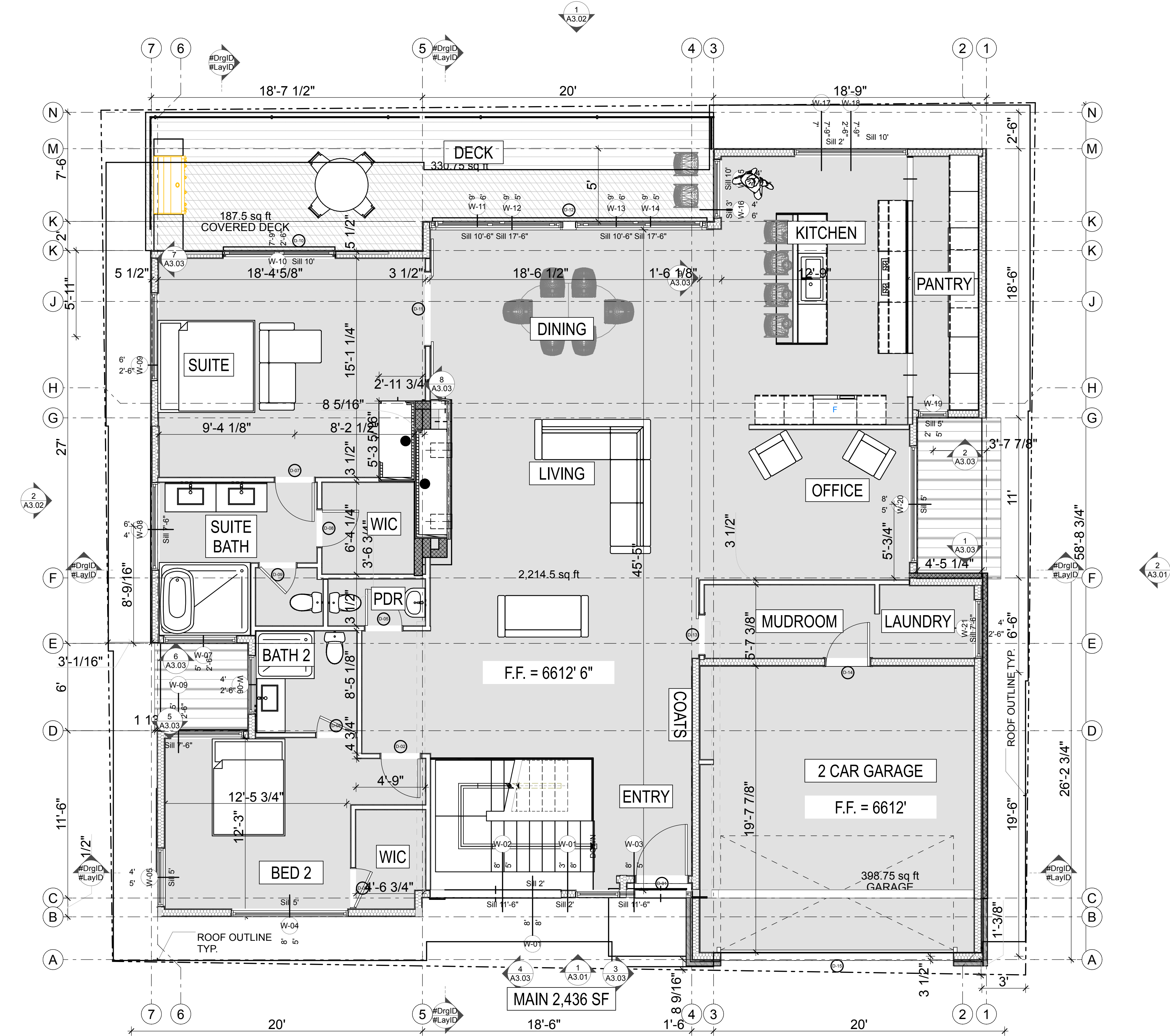
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MARK	DATE	DESCRIPTION

SHEET TITLE
MAIN FLOOR PLAN

A2.02



1 MAIN FLOOR
SCALE: 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION

SHEET TITLE
ROOF PLAN

A2.03

