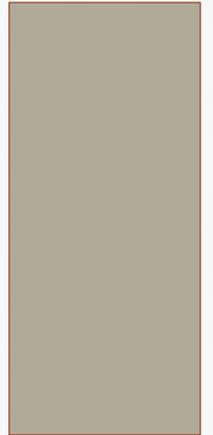


# AMEYALLI PHASE 2

PRELIMINARY



# LAND USE SUMMARY

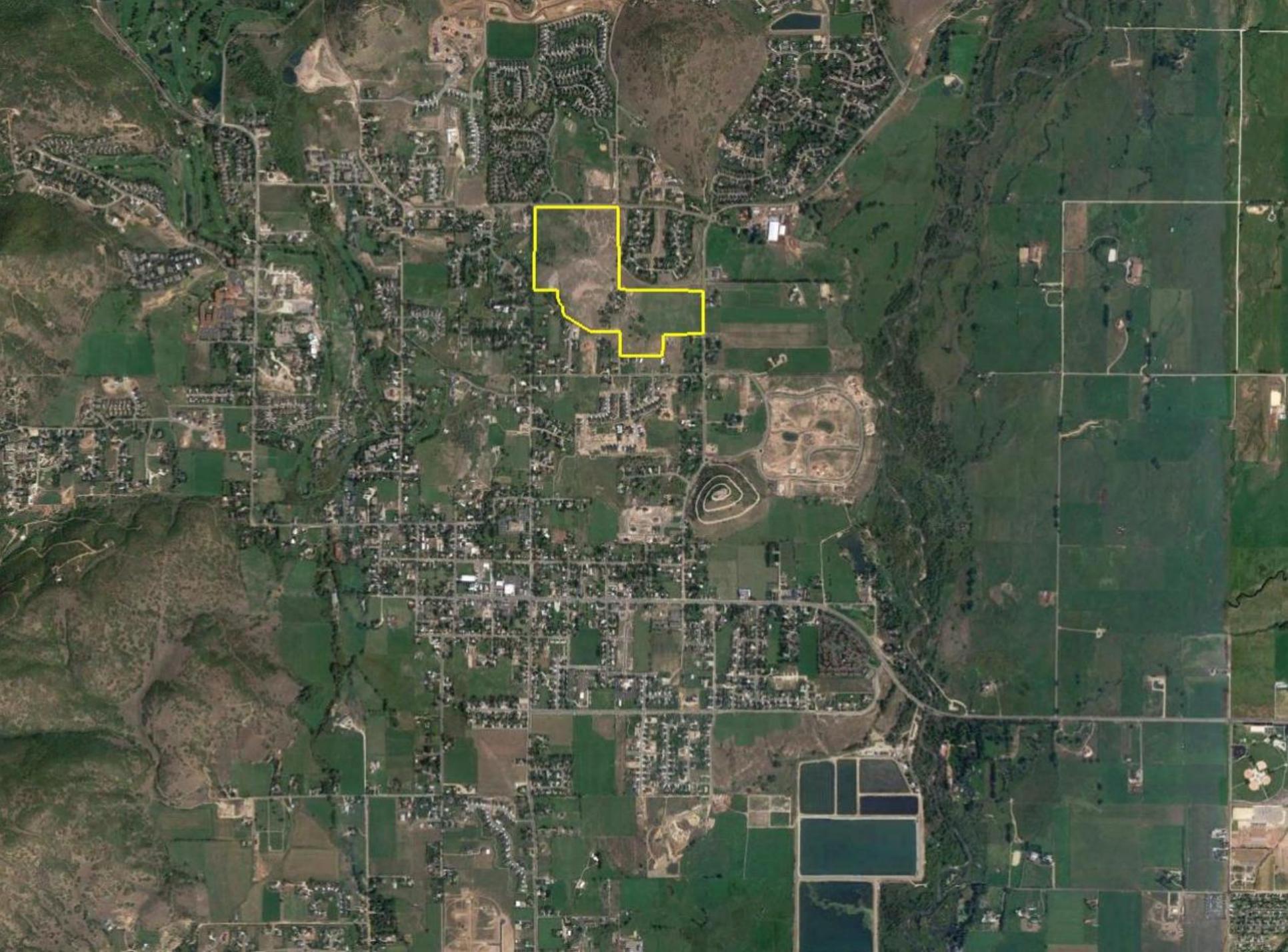
- Resort Zone (RZ)
- Phase 2 - 11.44 acres (28.87 acres total in the master plan)
- 4.08 acres of open space (15.95 acres of open space in the master plan)
- Well-Being Center which includes restaurants, spa, event center, etc.
- 23 cottage units, 80 hotel units, and the Chopra House of Enlightenment

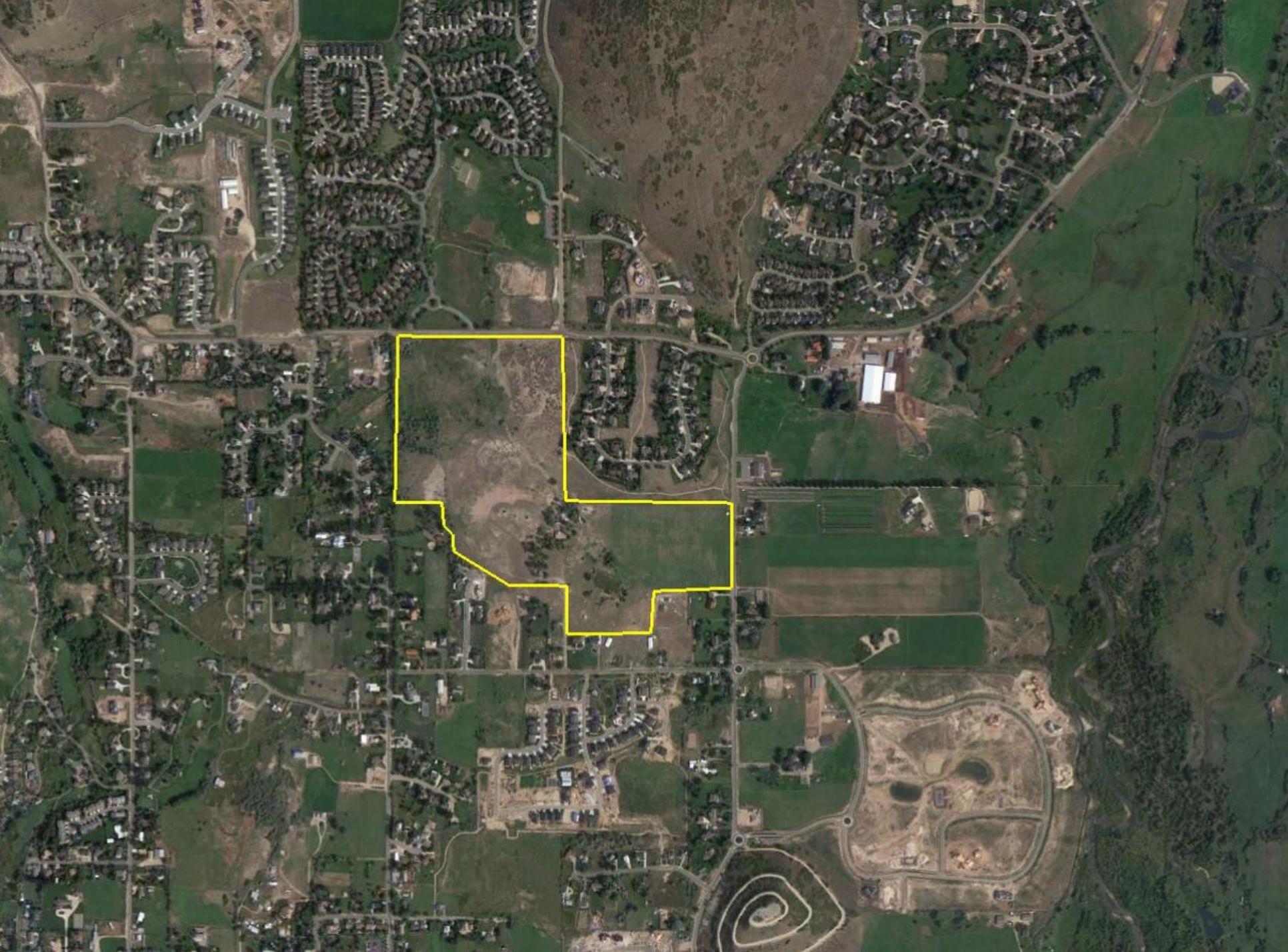
# LAND USE SUMMARY

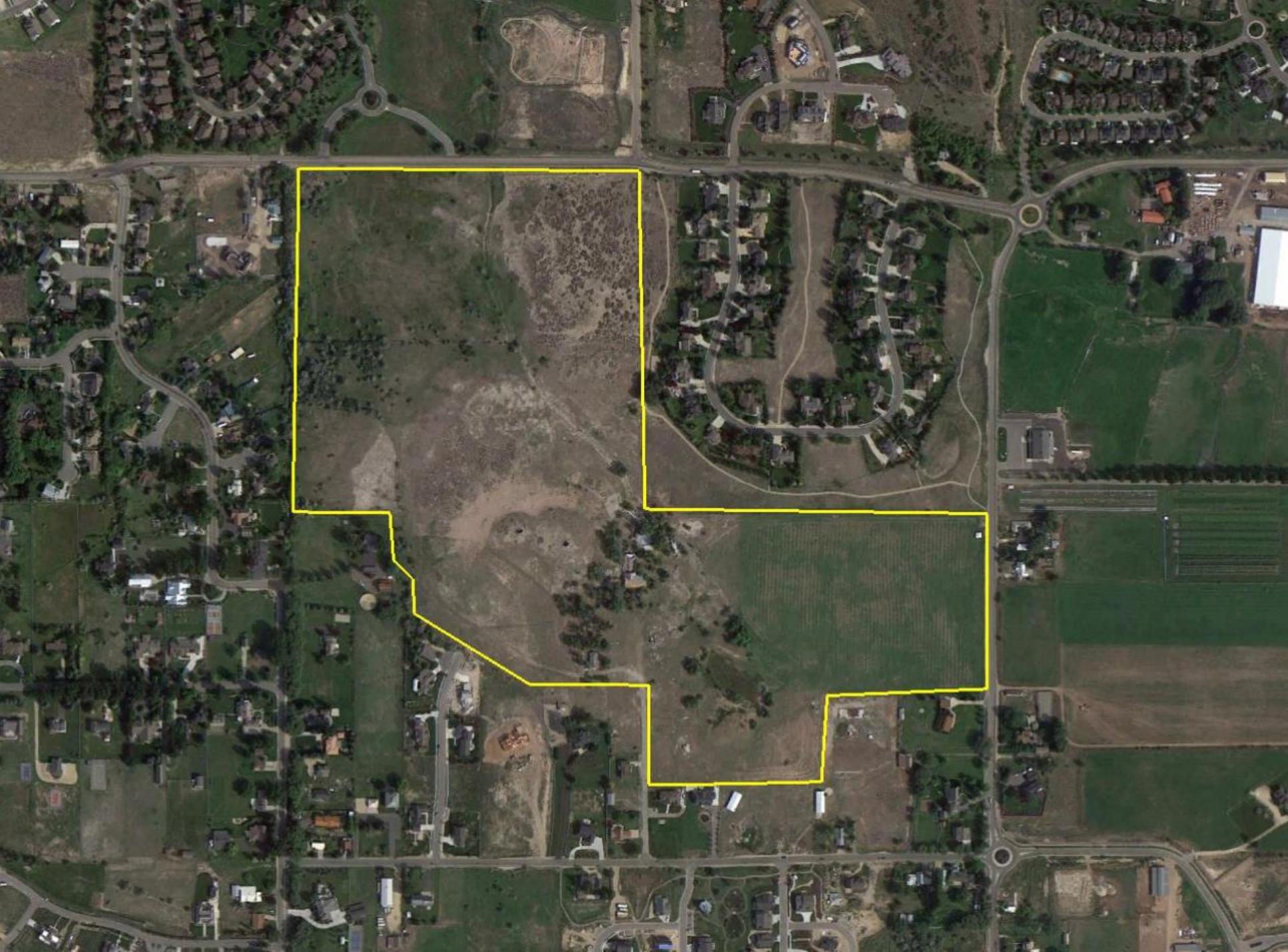
- Public trails from 600 North to Burgi Lane, River Road to resort core, and crater loop trail. Trails will be 8' with a paved surface except for the hot pot trail that will be a soft surface trail.
- Private roads and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City's culinary water line.
- Sensitive lands on the property include hot pots, rock outcroppings and 25% and greater slopes.

# PHASE 2

• <b>80 Hotel Rooms –</b>	<b>42,020 SF</b>
• <b>23 Cottages –</b>	<b>37,444 SF</b>
• <b>Chopra House of Enlightenment -</b>	<b>3,210 SF</b>
• <b>Resort Building/Spa -</b>	<b>44,697 SF</b>
• 24 Duplex Units -	66,393 SF
• Two Family Lodges -	10,542 SF
• <b>Med Spa -</b>	<b>5,500 SF</b>
• <b>Farm Kitchen -</b>	<b>1,300 SF</b>
• Total:	213,030 SF
• Total Bedrooms:	237 EA







# MASTER SITE PLAN

## OVERALL RESORT



### PROGRAM | LEGEND

- 1 MAIN ENTRANCE
- 2 AGRICULTURAL PRESERVATION AREA  
SEE RECORDED RURAL PRESERVATION SUBDIVISION PLAT.
- 3 WELL-BEING CENTER
- 4 HOTEL GUESTROOMS
- 5 COTTAGES
- 6 RESIDENCES
- 7 FAMILY LODGE + FAMILY POOL AREA
- 8 RECREATION ZONE
- 9 FARM KITCHEN
- 10 MED SPA
- 11 RESTORED EXISTING POT ROCK STRUCTURE
- 12 HOT POTS
- 13 POTENTIAL EMERGENCY ACCESS PATH
- 14 RECREATION COURTS
- 15 RESTORED EXISTING HISTORIC BUILDING

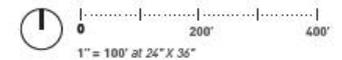
# MASTER SITE PLAN

## SITE METRICS



### PROGRAM | GROSS SF

80 Guestrooms:	42,020
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
Well-Being Center:	44,697
24 Residences:	66,393
2 Family Lodges:	10,542
Existing House (Restored):	1,924
Med Spa:	5,500
Farm Kitchen:	1,300
<b>TOTAL:</b>	<b>213,030</b>
<b>TOTAL # of Bedrooms:</b>	<b>237</b>



# MASTER SITE PLAN

## PHASE METRICS



### PROGRAM | GROSS SF

**PHASE 1: PREVIOUSLY APPROVED**

24 Residences:	66,393
2 Family Lodges:	10,542
	76,935
	<b>108 Bedrooms</b>

**PHASE 2:**

Well-Being Center:	44,697
Med Spa	5,500
Farm Kitchen:	1,300
	<b>51,497</b>

**PHASE 2:**

80 Guestrooms:	42,020
	<b>42,020</b>
	<b>80 Bedrooms</b>

**PHASE 2:**

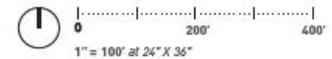
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
	<b>40,654</b>
	<b>49 Bedrooms</b>

**PHASE 2:**

Existing House (Restored)	1,924
	<b>1,924</b>

**TOTAL:** 213,030

**TOTAL # of Bedrooms:** 237



# MASTER SITE PLAN

## OPEN SPACE PLAN



### TOTAL AREA OF RESORT | AC

Building Footprint:	<b>4.89</b>	16.9%
Roads, Parking & Driveways:	<b>4.03</b>	14.0%
Green Space:	<b>19.95</b>	69.1%
Landscaped Areas:	4.03	14.0%
Open Areas:	15.92	55.1%

TOTAL Project Area: **28.87**

### OPEN SPACE | AC

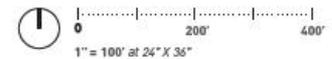
Proposed Open Space: **15.92** 55.1%

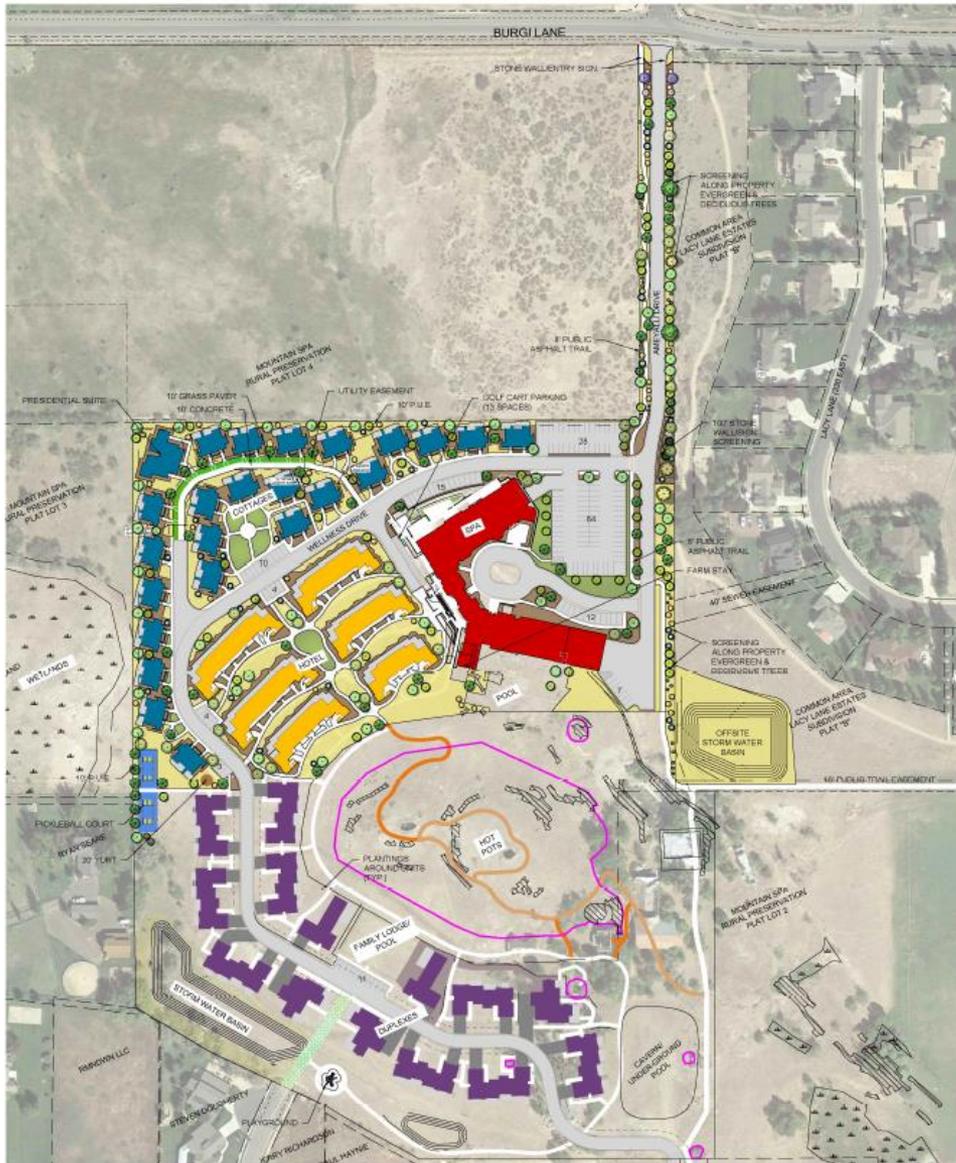
#### PHASE 1:

Built Area:	1.77
Open Space:	11.87
% of Phases:	75.9%
% of Project:	40.9%

#### PHASE 1+2:

Built Area:	4.89
Open Space:	15.92
% for Phase:	55.1%
% for Project:	55.1%





**LAND USE CALCULATIONS**

TOTAL AREA	35.97 ACRES
CONSERVATION EASEMENT	6.16 ACRES
BUILDINGS	3.80 ACRES
ROADS	2.78 ACRES
PARKING	6.76 ACRES
DRIVEWAYS	0.99 ACRES
AMENITIES	0.46 ACRES
PATIOS	0.17 ACRES
SIDEWALKS	4.34 ACRES
LANDSCAPED AREAS	4.98 ACRES
NATURAL AREAS (NON-IRRIGATED)	5.40 ACRES

PHASE	GRASS/NATIVE (IRRIGATED)	MULCH (IRRIGATED)	NATURAL/NOT IRRIGATED
1	73,063 SF	62,960 SF	462,710 SF
2	22,127 SF	63,408 SF	25,537 SF
	256,025 SF	101,368 SF	468,247 SF
	5.40 AC	2.44 AC	10.78 AC

TREES IN NATURAL AREA	TOTAL IRRIGATED/GRASS, MULCH AND TREES
400 SF (10 SF PER TREE, 40 TREES)	126,423 SF (2.80 AC)
400 SF (10 SF PER TREE, 40 TREES)	126,423 SF (2.80 AC)
800 SF	
(102 AC)	

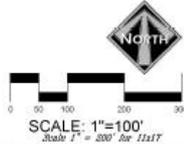
**PARKING SPACES**

SITE	158 SPACES
UNIT GARAGES	56 SPACES
PARKING GARAGE	90 SPACES
TOTAL	304 SPACES

PARKING REQUIRED PER THE MASTER PLAN AGREEMENT 302

**LEGEND**

- WETLANDS (3.75 ACRES)
- SLOPES > 25% (0.33 ACRES OUTSIDE OF HOT POTCRATER)
- HOT POTCRATER SENSITIVE LANDS (3.02 ACRES)
- PHASE LINE
- 8' PUBLIC TRAIL (ASPHALT)
- 8' PUBLIC TRAIL (SOFT SURFACE)
- PRIVATE TRAILS (CONCRETE OR ASPHALT)
- PRIVATE TRAILS (SOFT SURFACE)
- LANDSCAPING - NATIVE GRASS/WILDFLOWER MIX
- LANDSCAPING - KENTUCKY BLUEGRASS
- LANDSCAPING - WOOD MULCH
- SPA BUILDING (PHASE 2)
- HOTEL BUILDINGS (PHASE 2)
- COTTAGE BUILDINGS (PHASE 2)
- PHASE 1 DUPLEX BUILDINGS UNDER CONSTRUCTION
- ORNAMENTAL PLANTINGS BY CMCRORCHY LANDSCAPE ARCHITECTS



CHUCK HEATH  
AMEYALLI - PHASE 2  
PHASE 2 SITE PLAN



380 E. Main St. Suite 204  
Midway, IN 46049  
ph 495-657-9749

DESIGN BY: PDB DATE: 21 MAR 2024 SHEET: C02  
DRAWN BY: DEJ REV: \_\_\_\_\_

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

PAUL D. BORG P.E.  
SIGNAL NO. 220283  
SINCE 2 MAR 2024

MOUNTAIN  
RURAL PRESERVATION  
PLAT LOT 4

10' GRASS PAVER  
10' CONCRETE

UTILITY EASEMENT

10' P.U.E.

GOLF CART PARKING  
(13 SPACES)

100' STON  
WALL/SIG  
SCREENIN



8' PUBLIC  
ASPHALT TRAIL

FARM STAY

40' SEWER

SCREENIN  
ALONG PR  
EVERGRE  
DECIDUO

OFFSITE  
STORM WAT  
BASIN

# MASTER SITE PLAN

## LIGHT MITIGATION STRATEGIES



ENTRY WALLS AND LANDSCAPING WILL SCREEN NEIGHBORS FROM VEHICLES ENTERING THE PROPERTY



EXTERIOR LIGHTING WILL BE SELECTED TO REDUCE LIGHT POLLUTION AND GLARE

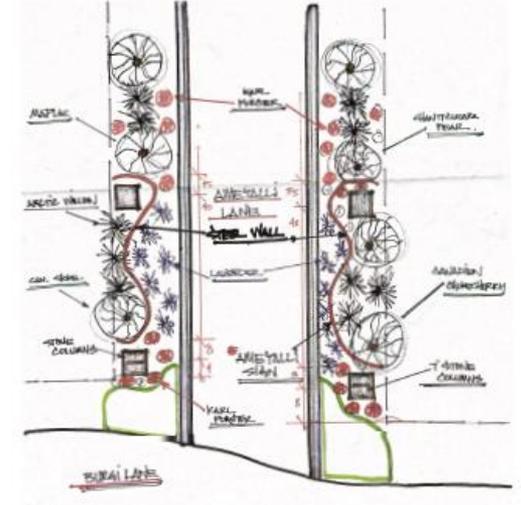
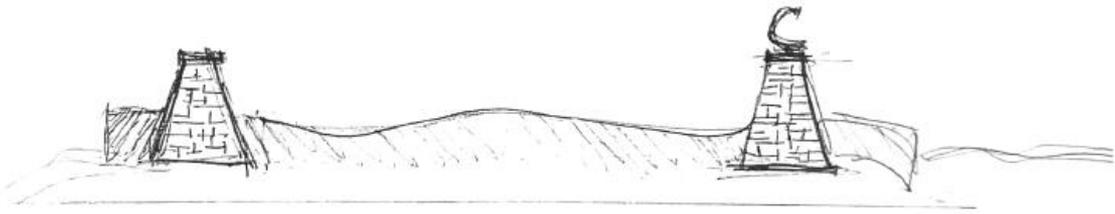
ALL FUTURE SITE LIGHTING WILL COMPLY WITH MIDWAY MUNICIPAL CODE 5.02.080 OUTDOOR LIGHTING AND GLARE

# RESORT ENTRY SIGNAGE

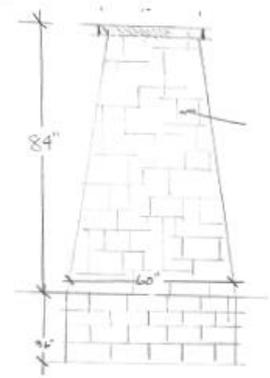
## NEIGHBORHOOD PRIVACY STRATEGIES



ALL FUTURE SIGNAGE LIGHTING WILL COMPLY WITH MIDWAY MUNICIPAL CODE 5.02.080 OUTDOOR LIGHTING AND GLARE



ENTRY WALLS AND LANDSCAPING WILL SCREEN NEIGHBORS FROM VEHICLES ENTERING PROPERTY



NATURAL STONE - MONUMENTAL ENTRY PILLAR

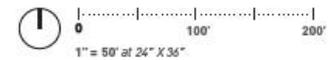
# PHASED SITE PLAN

## PHASE 2: AMEYALLI WELLBEING CENTER



### PROGRAM | LEGEND

- 1 EVENT ENTRY
- 2 RESTAURANT ENTRY
- 3 HOTEL LOBBY ENTRY
- 4 SPA ENTRY
- 5 MEDICAL SPA ENTRY
- 6 GARAGE ENTRY
- 7 FARM KITCHEN
- 8 TRAIL TO EXISTING HOT POTS



# BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 01



VIEW OF RESTAURANT



VIEW FROM RESTAURANT

# BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER LEVEL 00



## PROGRAM | LEGEND

- 1 TRASH ENCLOSURE
- 2 DELIVERIES



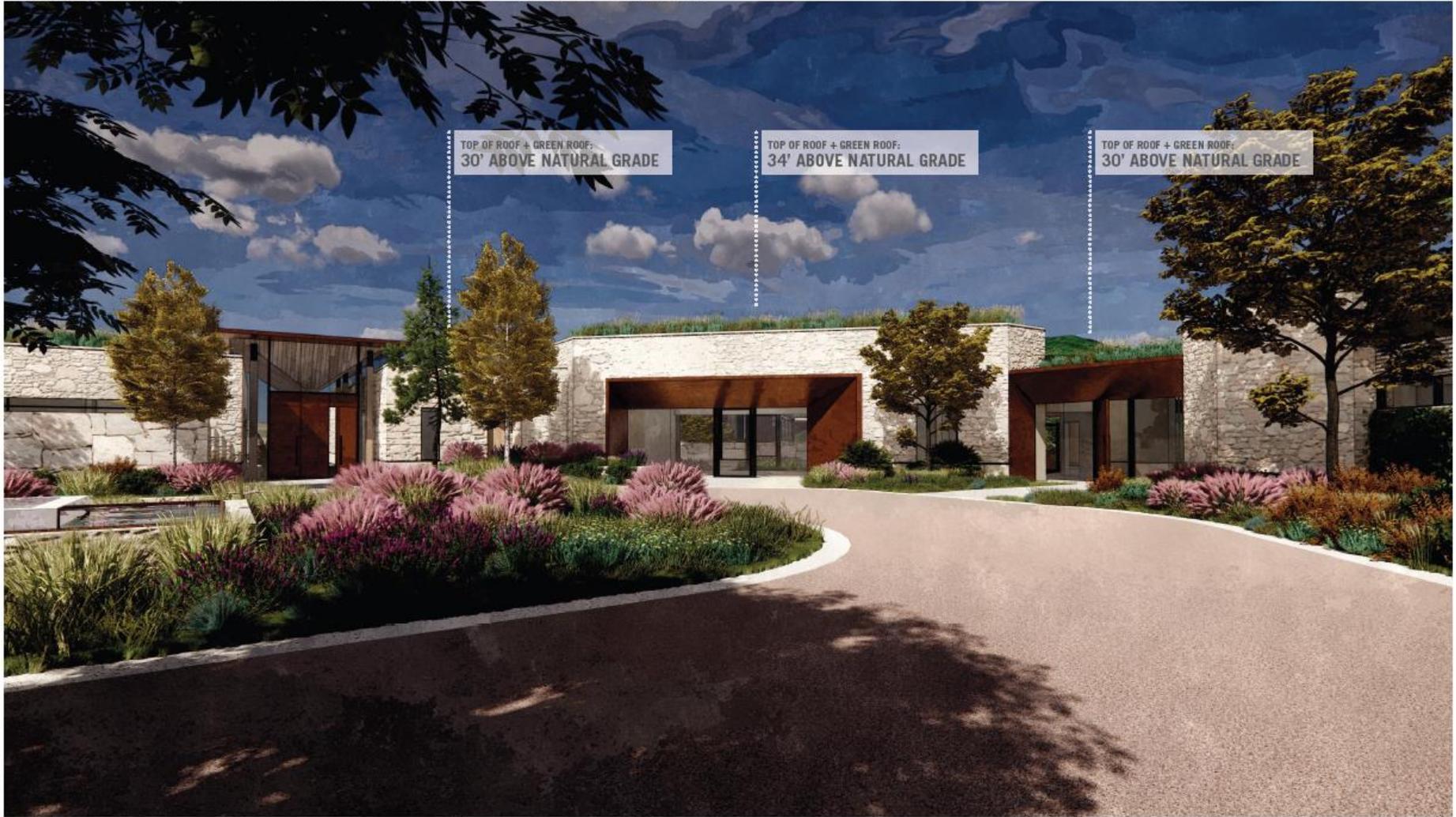
VIEW OF SPA ENTRY



VIEW OF LOWER LEVEL SPA

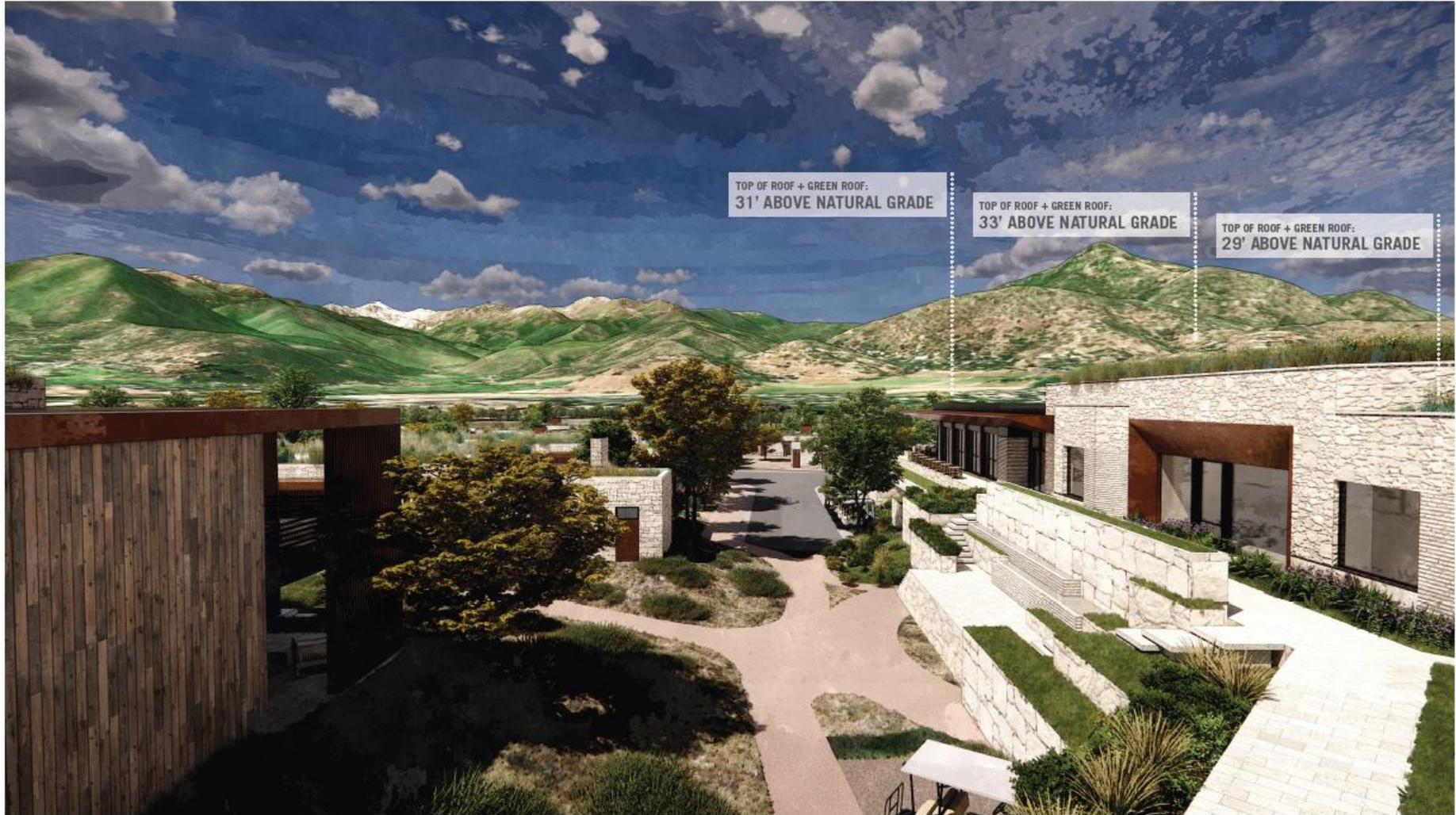
# BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS - CURRENT



# BUILDING AREA PLAN AND DESIGN ELEMENTS

PHASE 2: AMEYALLI WELLBEING CENTER - 3D VIEWS - CURRENT



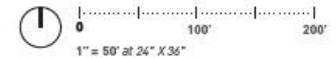
# PHASED SITE PLAN

## PHASE 2: GUESTROOMS



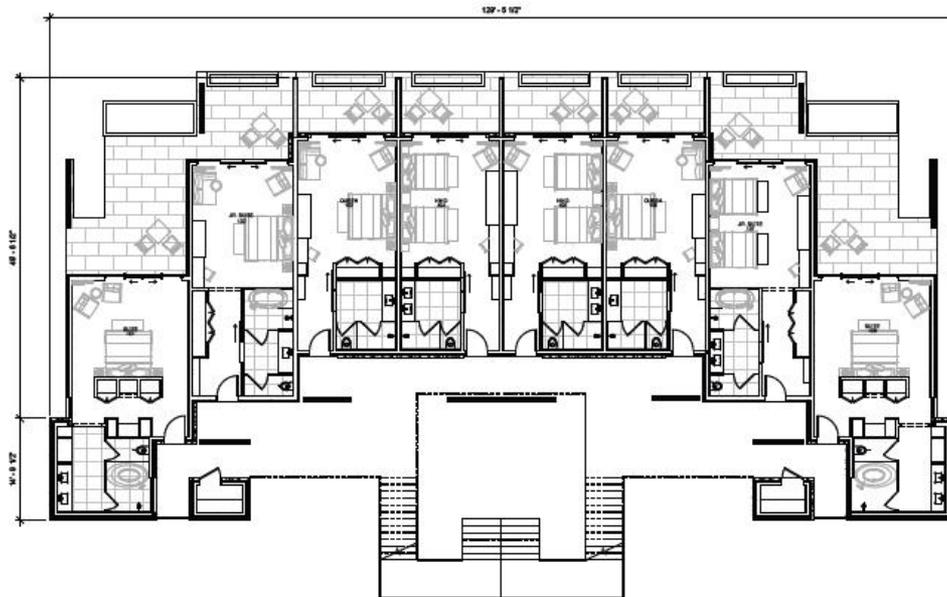
### PROGRAM | LEGEND

- 1 CHOPRA HOUSE of ENLIGHTENMENT
- 2 COTTAGE, TYP.
- 3 8-PACK, 2-STORY GUESTROOMS
- 4 10-PACK GUESTROOMS
- 5 10-PACK, 2-STORY GUESTROOMS
- 6 12-PACK GUESTROOMS



# BUILDING AREA PLAN AND DESIGN ELEMENTS

## PHASE 2: TYPICAL GUESTROOMS



VIEW BETWEEN GUESTROOMS - TOWARDS HOT POTS



VIEW OF TYPICAL GUESTROOM BLOCK

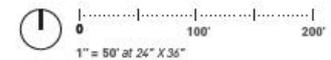
# PHASED SITE PLAN

## PHASE 2: COTTAGES



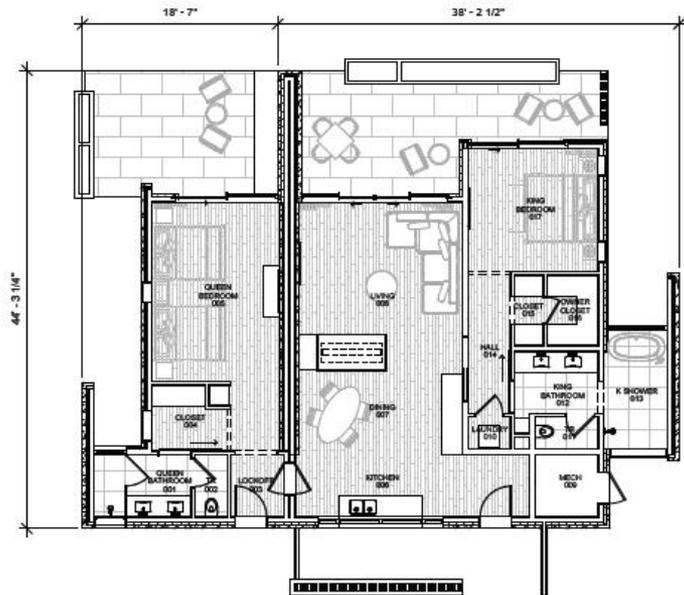
### PROGRAM | LEGEND

- 1 CHOPRA HOUSE of ENLIGHTENMENT
- 2 COTTAGE, TYP.
- 3 8-PACK, 2-STORY GUESTROOMS
- 4 10-PACK GUESTROOMS
- 5 10-PACK, 2-STORY GUESTROOMS
- 6 12-PACK GUESTROOMS



# BUILDING AREA PLAN AND DESIGN ELEMENTS

## PHASE 2: COTTAGES



ENTRY VIEW OF TYPICAL COTTAGE



PATIO VIEW OF TYPICAL COTTAGE

# HIGHEST ELEVATION POINT SITE PLAN



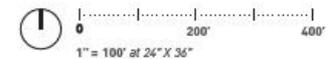
## SECTION 16.15.040 RESORT MASTER PLAN

**G. Design Guidelines - 11.b** - Architectural elements defined in "maximum height provisions for all building" found in this title shall have a height limit of 15' above the 35' height limit or above any city council approved height. The City Council may, at its discretion, allow greater height in resort developments of a maximum of 55' subject to the following considerations; setbacks, elevation, view corridor, topography, etc...

Previous Resort Masterplan approval confirmed a maximum height of 35' above existing grade to comply with the above Midway City Title 16 Land Use code. As onsite testing has occurred to test the thickness of the pot-rock/tufa and the level of ground water, recommendations have been made based on findings to lift the entire building up out of the pot-rock/tufa so as to not disturb the site, to sit lightly on the land (topography is sloping towards the hot pots), and to preserve the overall quality of the geological features on site.

In keeping with the intent of Section 16.15.040 - G - 11b, there are only three instances where the building exceeds the 35' requirement. Each instance is a condition where an architectural element, mechanical component, or flue breaks the plane. Each instance still complies with the maximum height resort development of 55'.

The adjacent site plan and the following pages with illustrations depict the intended condition and highlight that while portions currently exceeds the 35' plane, view corridors are not affected, maximum 55' height is not exceeded and the perception of the overall building height is still minimized.





14' ABOVE NATURAL GRADE

34' ABOVE NATURAL GRADE  
ARCHITECTURAL ELEMENT (SKYLIGHT)

31' ABOVE NATURAL GRADE

13' ABOVE NATURAL GRADE

33' ABOVE NATURAL GRADE

23' ABOVE NATURAL GRADE

1

2

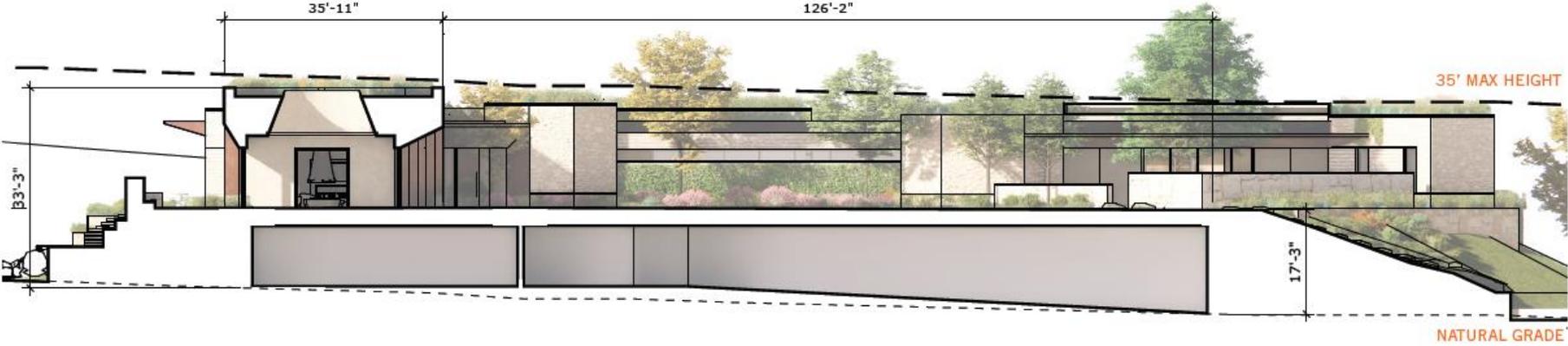
3

4

5

# HIGHEST ELEVATION POINT

## SITE SECTION



### 3D VIEW - ILLUSTRATION

VIEW 1 - VIEW FROM RESIDENCES - CURRENT



TOP OF SKYLIGHT + GREEN ROOF  
+ PLANTING:  
34' ABOVE NATURAL GRADE

### 3D VIEW - ILLUSTRATION

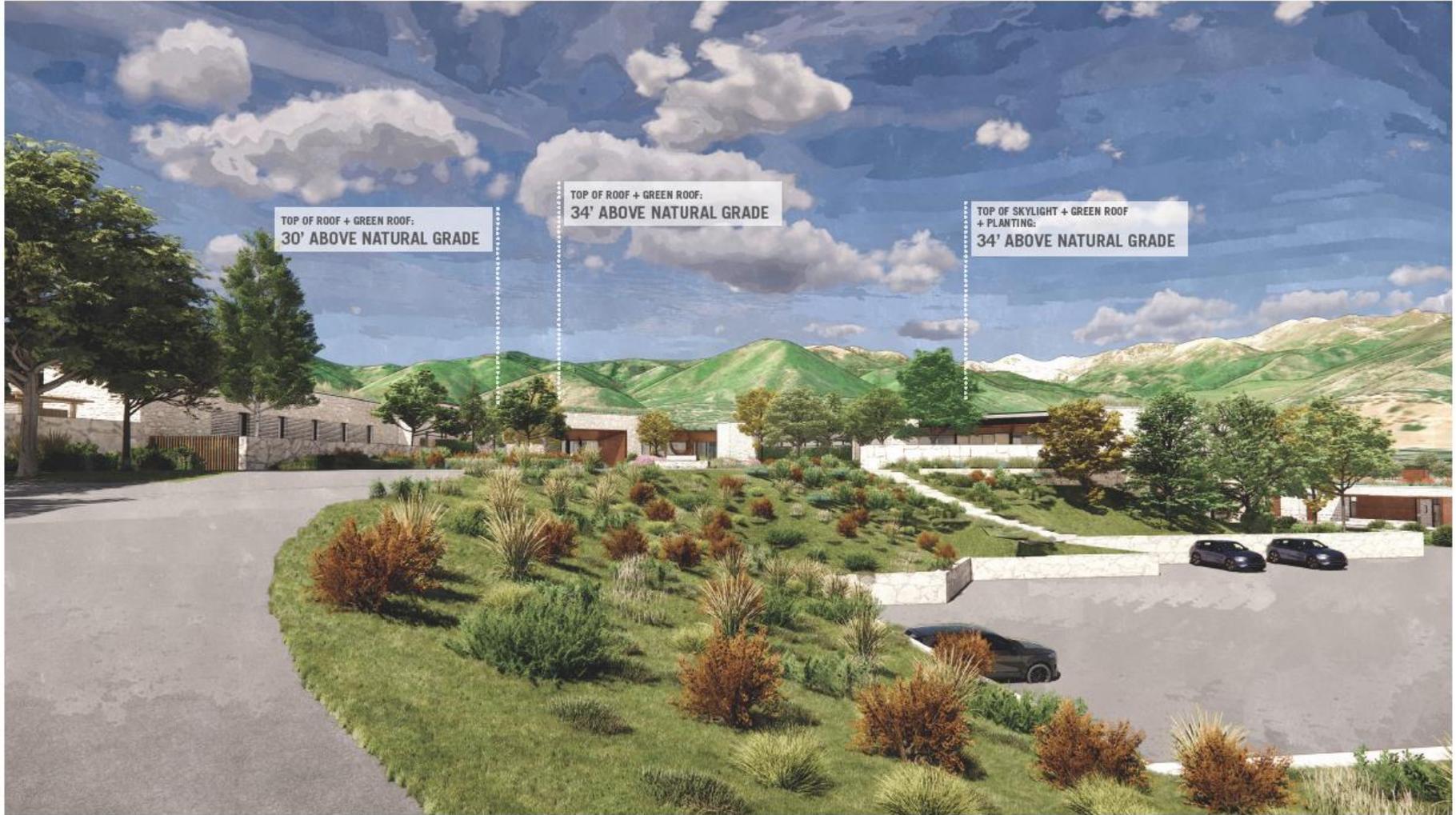
VIEW 2 - VIEW TOWARD EVENT CENTER - CURRENT



TOP OF SKYLIGHT + GREEN ROOF  
+ PLANTING:  
34' ABOVE NATURAL GRADE

## 3D VIEW - ILLUSTRATION

VIEW 3 - VIEW FROM ENTRY APPROACH - CURRENT



### 3D VIEW - ILLUSTRATION

VIEW 4 - VIEW FROM PEDESTRIAN PATH - CURRENT



TOP OF SKYLIGHT + GREEN ROOF  
+ PLANTING:  
34' ABOVE NATURAL GRADE

# 3D VIEW - ILLUSTRATION

VIEW 5 - VIEW FROM HOT POTS - CURRENT



# PARKING CALCULATIONS

## PARKING COUNTS



### PROGRAM | GROSS SF

80 Guestrooms:	42,020
23 Cottages:	37,444
Chopra House of Enlightenment:	3,210
Well-Being Center:	44,697
24 Residences:	66,393
2 Family Lodges:	10,542

Med Spa:	5,500
Farm Kitchen:	1,300

**TOTAL:** 213,030

**TOTAL PHASE 2** 134,171

### PARKING | SURFACE / SUBGRADE

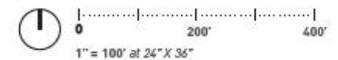
**\*RESORT TOTAL REQUIRED:** 287 spots

**TOTAL PARKING SHOWN** 330 spots  
INCLUDING TANDEM VALET SPOTS AND 1 PER DUPLEX DRIVE

**TOTAL PARKING SHOWN** 307 spots  
INCLUDING TANDEM VALET SPOTS

**TOTAL PARKING SHOWN** 292 spots  
EXCLUDING TANDEM VALET SPOTS AND 1 PER DUPLEX DRIVE

*\*based on parking study - see page 26 of package*



**Table 2 - Required Parking Spaces for the Ameyalli Master Plan**

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces
			Quantity	Unit					
Hotel Units (1 bedroom)	80	unit	1	per unit	80	0.84	0.95	1.00	64
Cottage Units (2 bedrooms)	23	unit	1	per unit	23	0.84	0.95	1.00	18
Cottage Lock Out Units	23	unit	1	per unit	23	0.84	0.95	1.00	18
Presidential Units (3 bedrooms)	1	unit	2	per unit	2	0.84	0.95	1.00	2
Duplex units (6 - 7 bedrooms)	24	unit	2	per unit	48	0.84	0.95	1.00	38
Family Lodge (5 bedrooms)	2	unit	2	per unit	4	0.84	0.95	1.00	3
Yurt	4	unit	1	per unit	4	0.84	0.95	1.00	3
Restaurant	71	seats	1	per 2 people	36	1.00	1.00	0.40	14
Rooftop Bar	35	seats	1	per 2 people	18	1.00	1.00	0.40	7
Farm Kitchen	12	seats	1	per 2 people	6	1.00	1.00	0.40	2
Event Space / Conference Center	245	person	1	per 2 people	123	1.00	0.50	0.40	25
Swimming Pools	201	person	1	per 2 people	101	1.00	0.75	0.40	30
Spa - Main Full Service	102	person	1	per 2 people	51	1.00	0.75	0.40	15
Spa - Med Spa	73	person	1	per 2 people	37	1.00	0.75	0.40	11
Spa - Basement	51	person	1	per 2 people	26	1.00	0.75	0.40	8
Fitness Center	53	person	1	per 2 people	27	1.00	0.75	0.40	8
Hotel Staff and Employees	53	person	1	per employee	53	1.00	0.33	1.00	17
Kitchen Staff and Employees	18	person	1	per employee	18	1.00	1.00	1.00	18

Total Parking Space Subtotal	302
Reduction in Spaces Needed per Resort Owned Shuttle Vans	15
<b>Total Parking Spaces Required for the Resort</b>	<b>287</b>

<b>Total Parking Spaces in Master Plan (with 15 tandem valet spots and 1 per duplex driveway)</b>	<b>330</b>
<b>Total Parking Spaces in Master Plan (with 15 tandem valet spots)</b>	<b>307</b>
<b>Total Parking Spaces in Master Plan (without tandem valet or duplex driveways)</b>	<b>292</b>

Notes:

- Section 16.13.39.A.10 of the Midway City Zoning Ordinance requires 1 parking space per 200 sq. feet for restaurants. This analysis uses seating capacity instead of square feet which is a more accurate method to estimate parking for restaurants.
- Assumed that only a third of the hotel staff and employees is working during the evening peak hour. Cleaning, laundry and other maintenance employees are gone during the peak hour.
- One 15 person resort owned passenger van is the equivalent of 5 cars or 5 parking spaces. Three (3) vans are proposed for the resort.

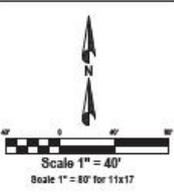


**GROUND COVERS**

39,980 sf	Native Grass & Wildflower Mix	Native Grass & Wildflower Mix	Hydroseed
85,935 sf	Poa pratensis	Kentucky Bluegrass	sed

**MULCH**

42,891 sf	4\" Wood Mulch	4\" Wood Mulch	Mulch
1,024 sf	Decorative Landscape Rock		Mulch
2,429 sf	Grass Pavers for 20' Emergency Level/Utility Access		



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BERG & BERG, P.L.L.C.  
 380 E. Main St., Suite 204  
 Midvale, UT 84047  
 PHONE: 801-224-2000  
 FAX: 801-224-2000

**AMEYALLI RESORT**

**PHASE 2 OVERALL LANDSCAPE PLAN**

380 E Main St, Suite 204  
 Midvale, UT 84047  
 PHONE: 801-224-2000  
 FAX: 801-224-2000

DESIGN BY: SBM DATE: 20 DEC 2022  
 DRAWN BY: DAA REV: 18 JAN 2024

# WATER BOARD RECOMMENDATION

- The Water Advisory Board reviewed the project on October 3, 2022, to determine the water required for the proposal. They recommended that 124.85 acre feet (99.23 culinary and 25.62 outside irrigation) will be required for the entire project which includes culinary connections and outside irrigation. The developer was required to dedicate 36.5 acre feet for Phase 1, this leaves the remainder of the required water rights to be dedicated for **Phase 2 which is 88.35 acre feet.**

# 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 creating public trails across the property that will connect to Midway's existing trail network.
- Amenities will be created that will be accessible year-round which will invite more tourists to visit the resort in all seasons.

# RECOMMENDED CONDITIONS

- None