



VICINITY MAP
1" = 100'

CAPITOL PARK

SALT LAKE CITY, UTAH

PRELIMINARY PLANS



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



- NOTES:**
- All sanitary sewer improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
 - All culinary water improvements shall conform with the standards and specifications of Salt Lake City Public Utilities.
 - All improvements in the public right of way shall conform with the standards and specifications of Salt Lake City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

GEOTECHNICAL STUDY

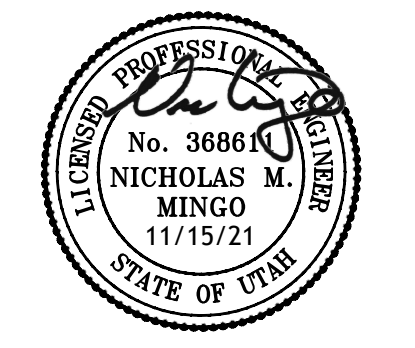
A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED MARCH 3, 2020, AND WAS PREPARED BY JUSTIN WHITMER, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-118. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX	
O-1	TITLE SHEET
-	SUBDIVISION PLAT
O-2	SITE PLAN
O-3	UTILITY PLAN
O-4	GRADING AND DRAINAGE PLAN

LEGEND	
	SDR 35 SANITARY SEWER
	EXISTING SANITARY SEWER
	SANITARY SEWER MANHOLE
	PVC C-900 WATER LINE
	EXISTING WATER LINE
	WATER VALVE, TEE & BEND
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PVC C-900 SEC. WATER LINE
	EXISTING IRRIGATION LINE
	SEC. WATER VALVE, TEE & BEND
	PROPOSED STREET LIGHT
	EXISTING OVERHEAD UTILITY
	RCP CL III STORM DRAIN
	EXISTING STORM DRAIN
	SD COMBOBOX, CB & CO
	PROPOSED UNDER DRAIN
	EXISTING UNDER DRAIN
	UNDER DRAIN CLEANOUT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS CAP STREET MONUMENT IN A WELL AT THE INTERSECTION OF "F" STREET AND 13TH AVENUE. THE ELEVATION OF THE BRASS CAP IS 4840.88'.



Capitol Park

Title Sheet

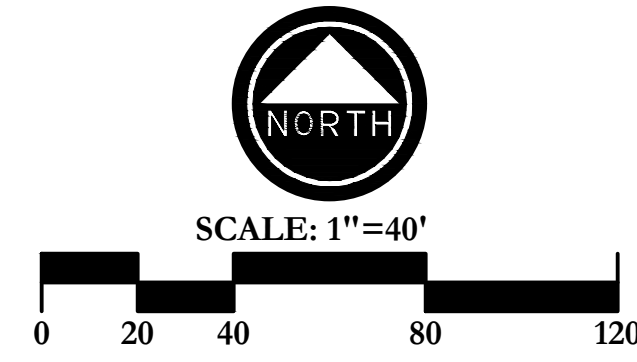
PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: November 15, 2021

SHEET NUMBER:
O-1

CAPITOL PARK SUBDIVISION

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ⊕ SECTION CORNER (FOUND)
- ⊖ CALCULATED STREET MONUMENT (NOT FOUND)
- ⊙ ROAD MONUMENT MONUMENT TO BE SET BY PERMIT FROM THE S.L. COUNTY SURVEYOR

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	62.31	102.00	N72°30'02"W	61.34
C2	160.04	262.00	N72°29'59"W	157.57
C3	56.58	102.00	N74°06'27"W	55.86
C4	5.72	102.00	N56°36'28"W	5.72
C5	41.20	262.00	N59°30'19"W	41.16
C6	20.71	66.00	S14°09'19"W	20.63
C7	5.96	66.00	N2°34'46"E	5.96
C8	40.84	26.00	N44°59'36"E	36.77
C9	9.19	33.00	N82°01'30"W	9.16
C10	16.44	59.00	N82°01'30"W	16.38
C11	40.84	26.00	S45°00'24"E	36.77
C12	16.16	40.00	S11°34'09"W	16.05
C13	92.83	262.00	N79°50'57"W	92.34
C14	12.82	46.00	N82°01'30"W	12.77
C15	12.82	46.00	N82°01'30"W	12.77
C17	13.01	262.00	N65°25'58"W	13.00
C18	13.01	262.00	N68°16'37"W	13.00

LINE TABLE

LINE	LENGTH	BEARING
L1	12.41	S23°08'42"W
L2	12.41	N23°08'42"E
L3	19.00	N89°59'36"E
L4	13.00	S00°00'24"E
L5	13.00	S00°00'24"E
L6	13.00	S89°59'36"W
L7	15.99	S89°59'36"W
L8	19.53	N74°02'36"W
L9	14.49	N74°02'36"W
L10	27.99	S89°59'36"W
L11	12.09	N23°08'42"E
L12	28.99	S89°59'36"W



NARRATIVE:
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE SALT LAKE COUNTY ASSESSOR AS PARCEL NUMBER 09-30-455-021 INTO LOTS AND STREETS AS SHOWN HEREON. EXISTING MONUMENTS SHOWN ON THIS PLAT WERE OBSERVED IN THEIR RECORD LOCATIONS.

BASIS OF BEARING:
NORTH 45°19'57" EAST, BEING THE BEARING BETWEEN TWO FOUND CENTER OF STREET MONUMENTS AT 12TH AVENUE/F STREET AND 13TH AVENUE/G STREET.

NOTES:
A 5/8" REBAR WITH PLASTIC CAP MARKED EDM WILL BE SET AT ALL REAR CORNERS AND ALONG BOUNDARY EXCEPT, FRONT LOT LINES WILL BE MARKED WITH A RIVET IN THE CURB AT THE LOT LINE EXTENDED

SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
CAPITOL PARK SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 CAPITOL PARK AVENUE EXTENSION SUBDIVISION, RECORDED AS ENTRY # 8923328, IN BOOK 2003P, ON PAGE 391 AT THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL PARK AVENUE; SAID POINT OF BEGINNING ALSO BEING N89°51'13"W 416.49 FEET, N00°00'24"W 3.89 FEET AND N90°00'00"W 41.69 FEET FROM A FOUND STREET MONUMENT AT THE INTERSECTION OF "G" STREET AND 13TH AVENUE; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 4 CALLS: 1). N90°00'00"W 34.78 FEET; 2). THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 102.00 FEET, A DISTANCE OF 62.31 FEET, A CHORD DIRECTION OF N72°30'02"W AND A CHORD DISTANCE OF 61.34 FEET; 3). THENCE N55°00'00"W 180.63 FEET; 4). THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 262.00 FEET, A DISTANCE OF 160.04 FEET, A CHORD DIRECTION OF N72°29'59"W AND A CHORD DISTANCE OF 157.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL PARK AVENUE, SAID POINT ALSO BEING THE EASTERLY BOUNDARY OF CAPITOL PARK PLANNED DEVELOPMENT PHASE 4 AS RECORDED IN BOOK 1996P, ON PAGE 273 AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE N00°00'24"W 296.86 FEET ALONG SAID EAST BOUNDARY, SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF NORTH POINT DRIVE; THENCE S89°51'43"E 217.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY; S60°00'00"E 200.84 FEET TO THE WESTERLY RIGHT-OF-WAY OF "F" STREET; THENCE S00°00'24"E 365.35 FEET ALONG THE WESTERLY OF "F" STREET TO THE POINT OF BEGINNING.
CONTAINING 3.21 ACRES IN AREA, 19 LOTS AND 2 PARCELS

OWNER'S DEDICATION
I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND COMMON AREAS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

CAPITOL PARK SUBDIVISION
AND DO HEREBY DEDICATE FOR PERPETUAL USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON INCLUDING THE PRIVATE ROADWAY, COMMON AREAS, AND PRIVATE ROAD TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT, LLC

ACKNOWLEDGEMENT
ON THE _____ DAY OF _____ A.D., 20___, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

CAPITOL PARK SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY,
SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ SALT LAKE COUNTY DEPUTY RECORDER _____

DATE	REVISIONS	BY

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

CITY PLANNING DIRECTOR APPROVED THIS _____ DAY OF _____, 20___ BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	BOARD OF HEALTH APPROVED THIS _____ DAY OF _____, 20___. DIRECTOR S.L.C.O. BOARD OF HEALTH _____	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER, DRAINAGE AND WATER DETAILS THIS _____ DAY OF _____, 20___. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____	CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____, 20___. SALT LAKE CITY ATTORNEY _____	CITY APPROVAL PRESENTED TO THE SALT LAKE CITY THIS _____ DAY OF _____, 20___ AND IT IS HEREBY AND IS HEREBY APPROVED. SALT LAKE CITY MAYOR _____ SALT LAKE CITY RECORDER _____
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SCALE: 1" = 30'



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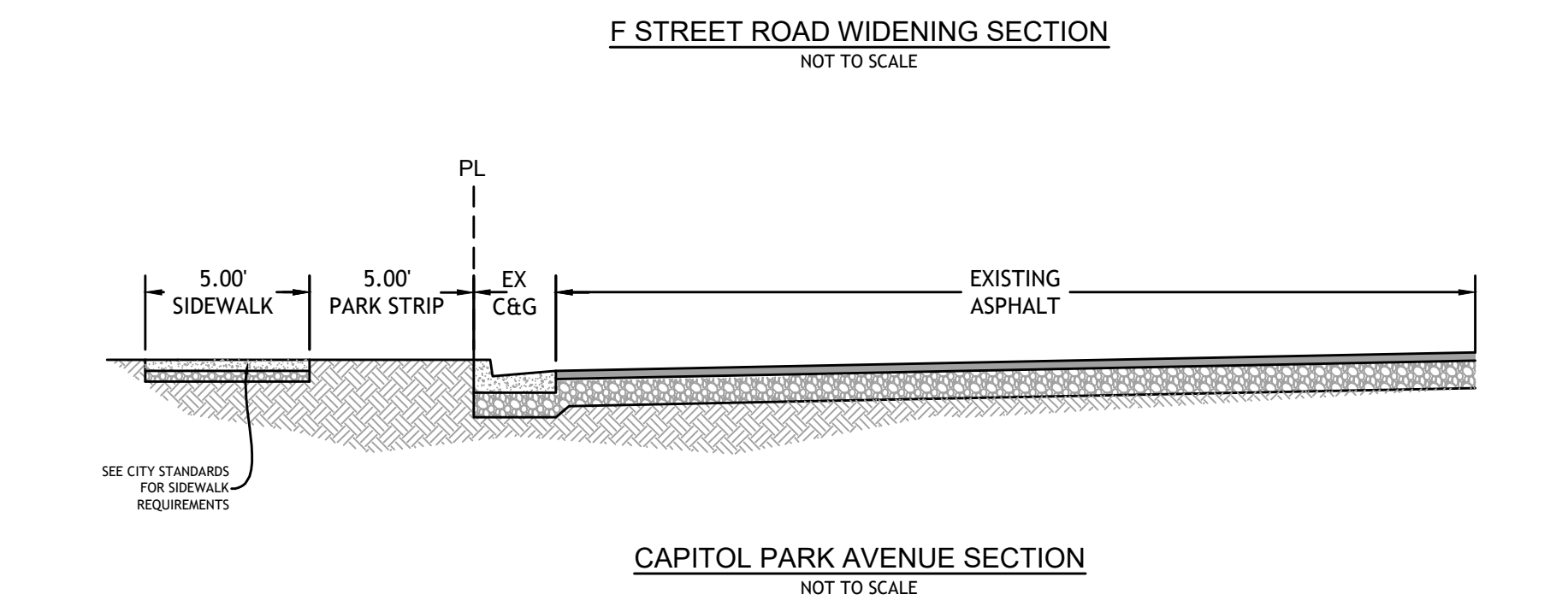
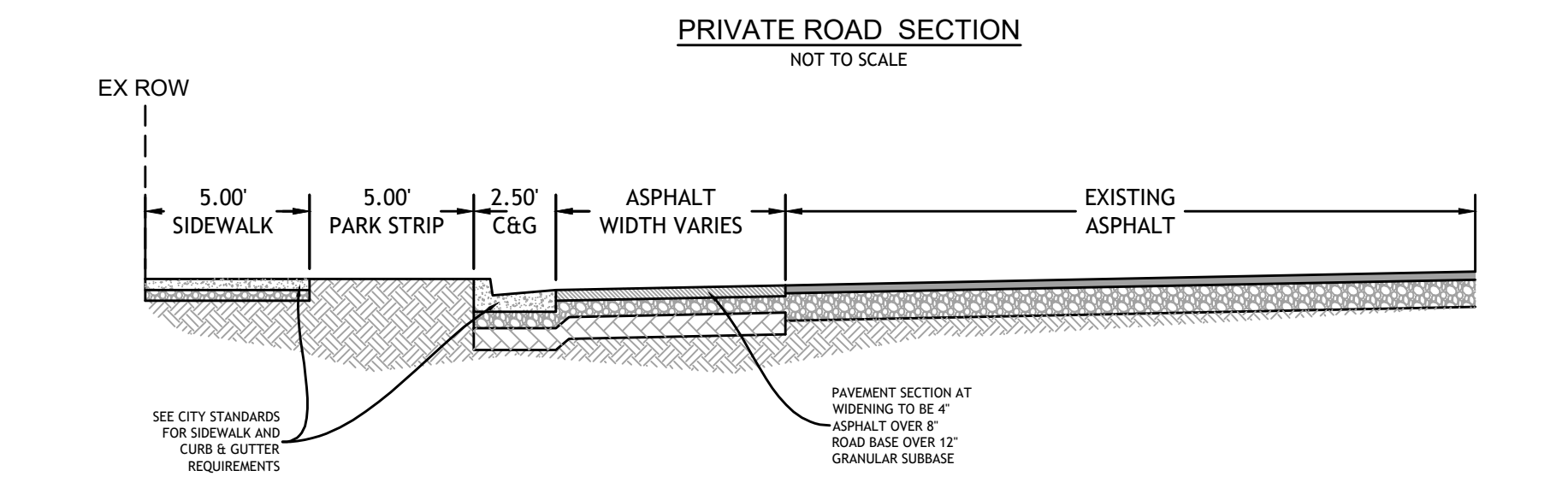
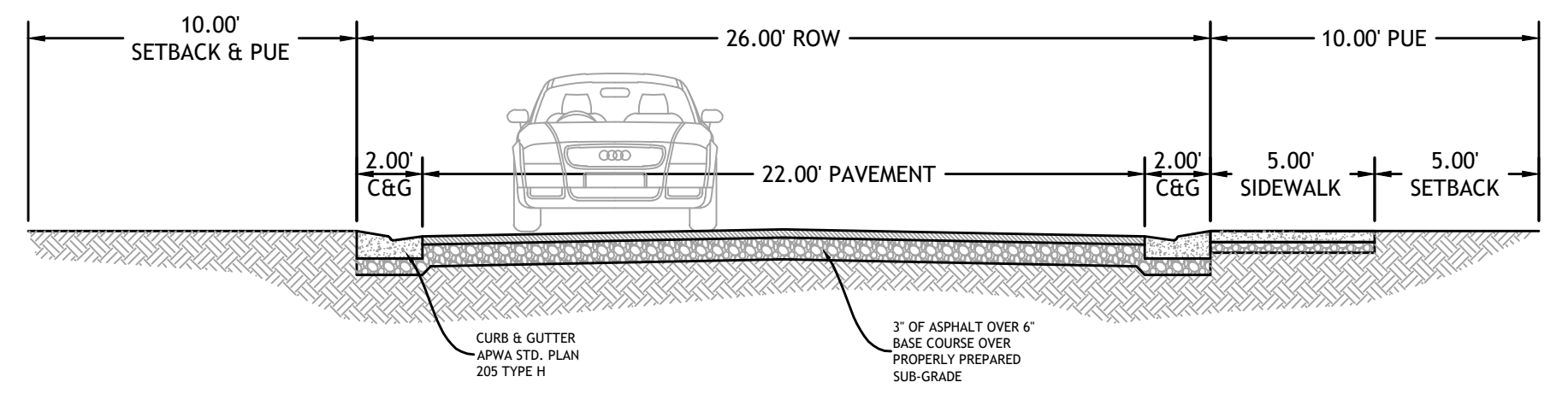
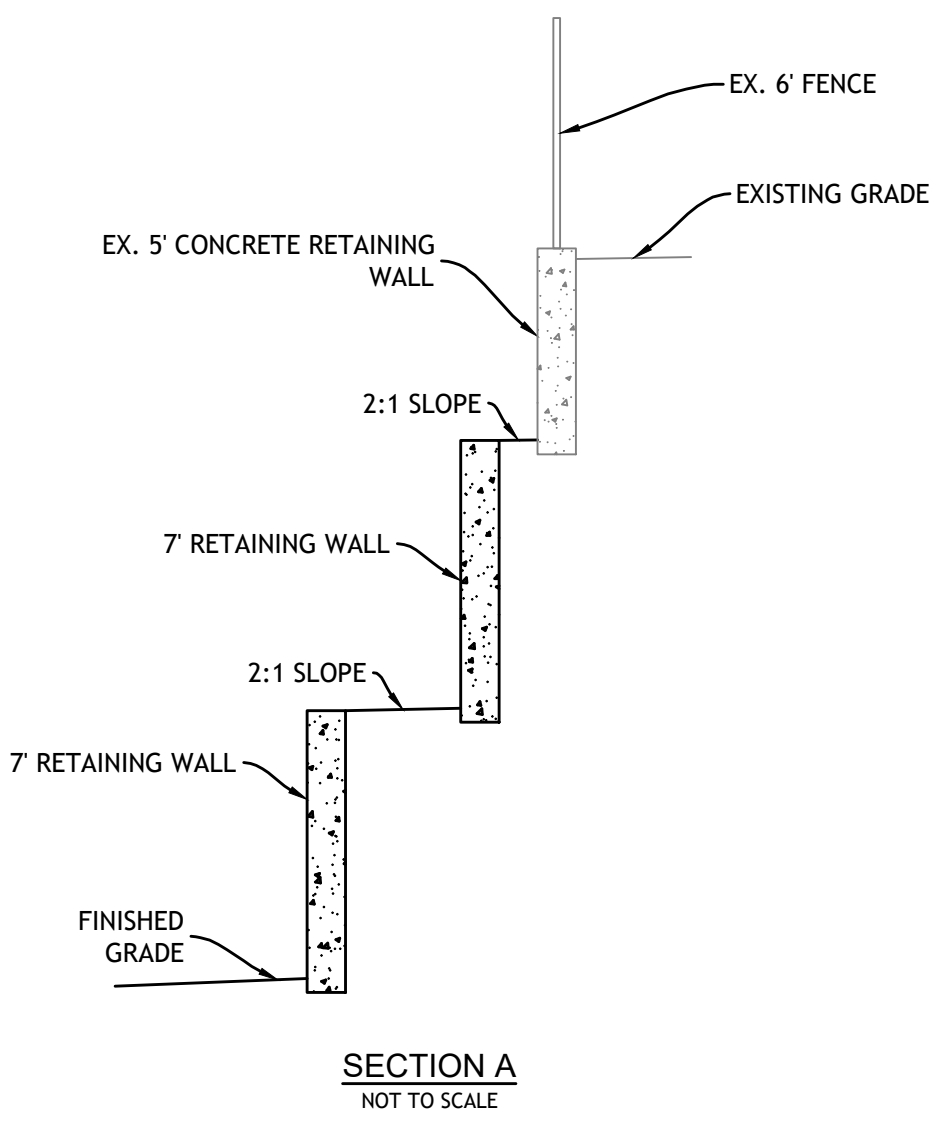
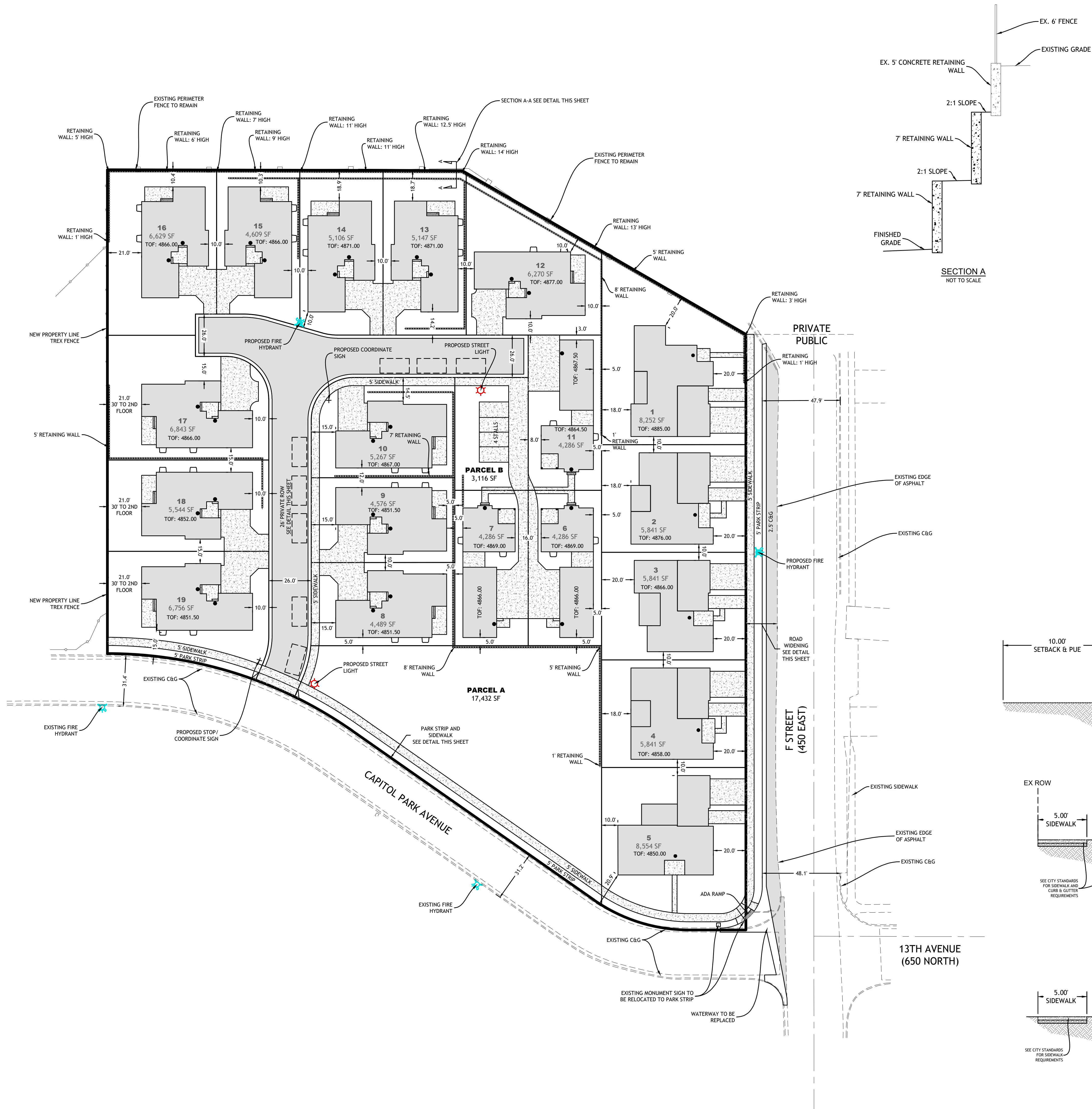
- NOTES:
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 - All improvements in the public right of way shall conform with the standards and specifications of Salt Lake City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
 - Trash Plans: individual house garbage/recycling receptacles will be kept within the garages of each respective house.

SETBACK AND SITE INFORMATION											
LOT #	MINIMUM SETBACKS				LOT AREA (SF)	LOT WIDTH (FT)	BLDG AREA (SF)	BLDG COVERAGE (%)	PARKING STALLS	UNITS PER LOT ¹	
	FRONT (FT)	SIDE (FT)	REAR (FT)	CORNER (FT)							
1	20	5	10		8252	93	2812	34%	6	2	
2	20	5	10		5841	66	2519	43%	6	2	
3	20	5	10		5841	66	2346	40%	6	2	
4	20	5	10		5841	66	2649	45%	6	2	
5	20	5	10	20	8554	88.49	2554	30%	6	2	
6	8	5	5		4268	92.25	1662	39%	4	2	
7	8	5	5		4286	92.25	1662	39%	4	2	
8	10	5	5		4489	51	2107	47%	5	2	
9	10	5	5		4576	52	2107	46%	5	2	
10	10	5	5	10	5267	56.5	2107	40%	5	2	
11	8	5	5		4286	95.25	1662	39%	5	2	
12	10	5	5		6270	83	2107	34%	5	2	
13	10	5	15		5147	51	2107	41%	5	2	
14	10	5	15		5106	51	2107	41%	5	2	
15	10	5	10		4609	51	2107	46%	5	2	
16	10	5	10		6629	67	2107	32%	5	2	
17	10	5	21		6843	76.5	2107	31%	5	2	
18	10	5	21		5544	56	2107	38%	5	2	
19	10	5	21	10	6756	57	2107	31%	5	2	
TOTAL SITE					139752		41043	29%	12²		

NOTES:
1. EACH LOT CONTAINS ONE PRIMARY UNIT AND ONE ADU.
2. PRIVATE PARKING NOT IN DRIVEWAY.

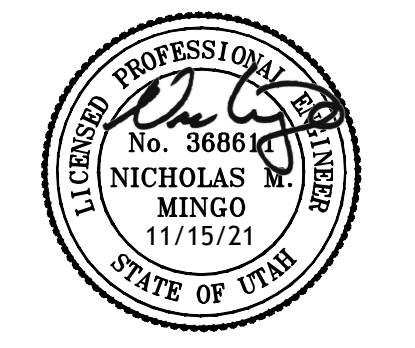
ZONING MODIFICATIONS		
	SR-1 ZONE	DESIGN
MIN. WIDTH	50'	50'
MIN. AREA	5,000 SF	4,000 SF *
MIN. FRONT SETBACK	20'	8' *
MIN. SIDE CORNER SETBACK	10'	10'
MIN. SIDE SETBACK	4 / 10	5' *
MIN. REAR SETBACK	15'	5' *
MAX COVERAGE	40%	50% *

* ZONING REQUIREMENTS TO BE MODIFIED



PROJECT STATISTICS

TOTAL AREA =	3.21 AC
SINGLE FAMILY LOTS =	19
DENSITY =	5.92 DU/AC
OPEN SPACE AREA =	0.47 AC (15.7%)
OFF-STREET PARKING =	0.24 AC (7.48%)



Capitol Park

Site Plan

PROJECT: _____
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

DATE: November 15, 2021

SHEET NUMBER:
O-2



SCALE: 1" = 30'



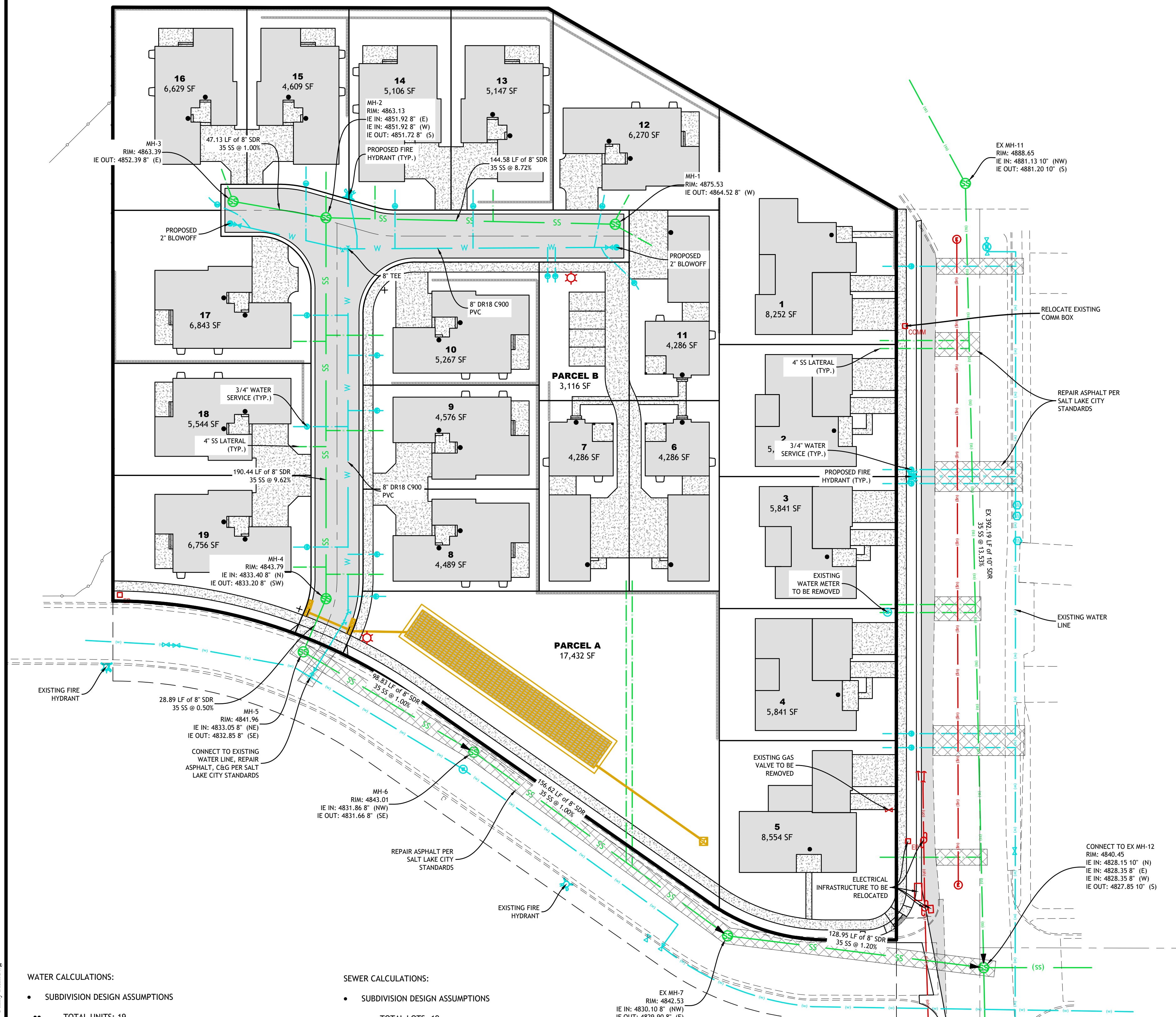
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- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- No new above-ground electrical equipment in public ROW.



WATER CALCULATIONS:

• SUBDIVISION DESIGN ASSUMPTIONS

- TOTAL UNITS: 19
- TOTAL LANDSCAPE AREA: 1.55 AC

• AVERAGE DAY DEMAND (STORAGE):

- INDOOR - 19 UNITS * 400 GALLONS/UNIT = 7,600 GALLONS
- OUTDOOR - 2.02 AC * 2,848 GALLONS/AC = 4,414 GALLONS

• PEAK DAY DEMAND (SOURCE):

- INDOOR - 19 UNITS * 0.56 GPM/UNIT = 10.64 GPM
- OUTDOOR - 1.55 AC * 3.96 GPM/AC = 6.14 GPM
- TOTAL = 16.78 GPM (24,160 GPD)

• PEAK INSTANTANEOUS DEMAND

- INDOOR - 10.8 * (19)^{0.64} = 71.1 GPM
- OUTDOOR - 1.55 AC * 7.92 GPM/AC = 12.3 GPM
- TOTAL = 83.4 GPM (120,096 GPD)

• FIRE FLOW:

- 1,500 GPM FOR 2 HOURS

SEWER CALCULATIONS:

• SUBDIVISION DESIGN ASSUMPTIONS

- TOTAL LOTS: 19

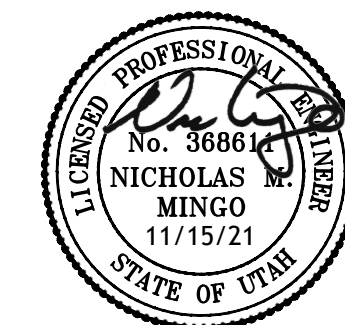
• AVERAGE ANNUAL DAILY FLOW (AADF) RATE:

- 19 UNITS * 400 GPD/UNIT = 7,600 GPD = 5.28 GPM

• DESIGN FLOW RATE (AADF*PF OF 4):

- 19 UNITS * 400 GPD/UNIT * 4 = 30,400 GPD = 21.1 GPM

C:\Users\jpmid21\EDM Partners\Dropbox\Capitol Park\Drawings\3 - Utility Plan.dwg



Capitol Park

Utility Plan

PROJECT: _____
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS: _____
No. DATE REMARKS

DATE: November 15, 2021

SHEET NUMBER:
O-3



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SCALE: 1" = 30'



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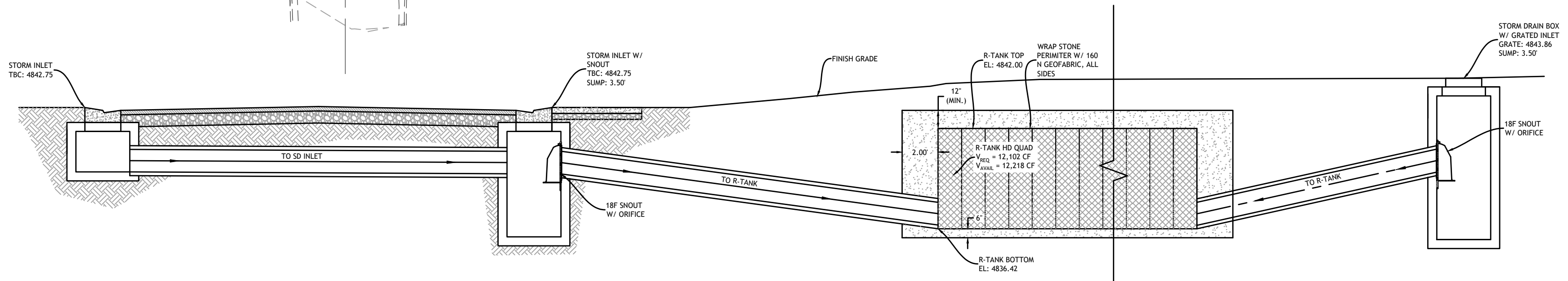


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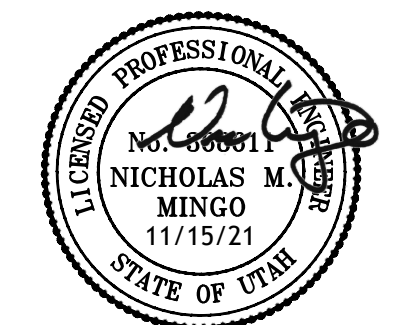


SUB-SURFACE RETENTION BASIN
R-TANK HD QUAD (SEE DESIGN PROVIDED BY ACE ENVIRONMENTAL)
12x48 (WxL)+6 ROTATED ON EACH END
 $V_{100-YR} = 12,102 \text{ FT}^3$
 $V_{24-HR} = 12,218 \text{ FT}^3$
 $A_{INFILTRATION} = 3269.28 \text{ FT}^2$
 $Q_{INFILTRATION} = 4.22 \text{ CFS}$
TOP: 4842.00
BOTTOM: 4835.42
LENGTH: 119.23 FT
WIDTH: 19.75 FT



R-TANK INFILTRATION / RETENTION BASIN DETAIL
NOT TO SCALE

*REFER TO MANUFACTURER'S INSTALLATION REQUIREMENTS AND RECOMMENDATIONS FOR MORE INFORMATION.



Capitol Park

Grading & Drainage Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: November 15, 2021

SHEET NUMBER:
O-4