



VICINITY MAP  
1" = 100'

# CAPITOL PARK COTTAGES

## 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



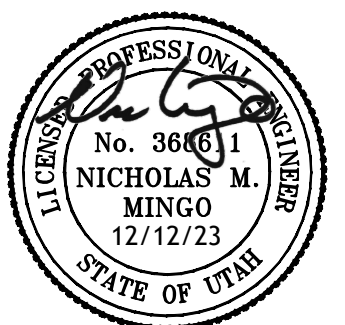
NOTES:

**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	
0-1	TITLE SHEET
-	SUBDIVISION PLAT
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0-8	TREE REMOVAL 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 Cottages Title Sheet

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

DATE: December 12, 2023

SHEET NUMBER:  
**0-1**

# CAPITOL PARK COTTAGES SUBDIVISION

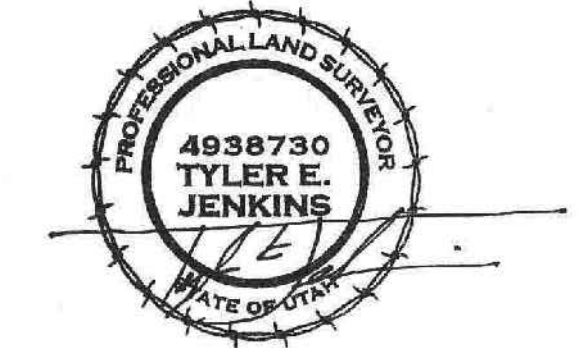
PARCEL NUMBER 109-30-455-021  
 LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF  
 SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND  
 MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP  
 NOT TO SCALE

**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 COTTAGES SUBDIVISION**  
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

12/12/23  
 FOR REVIEW ONLY  
 DO NOT RECORD



## 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°02'4"E 365.35 FEET ALONG THE WESTERLY OF "F" STREET TO THE POINT OF BEGINNING.  
 CONTAINING 3.21 ACRES IN AREA, 21 LOTS AND 2 PARCEL  
 SALT LAKE COUNTY TAX ID. NO. 09-30-455-021

## 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 COTTAGES SUBDIVISION

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 AND COMMON AREAS 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

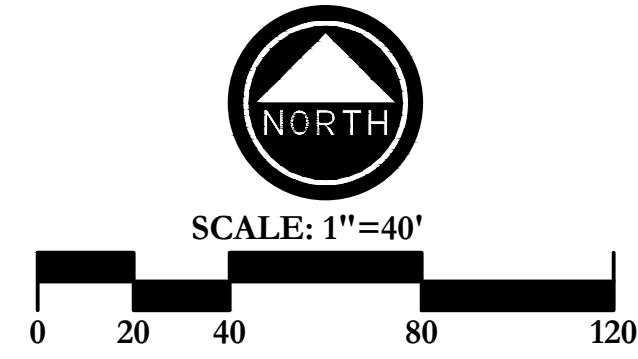
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND 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 COTTAGES SUBDIVISION**  
**PARCEL NUMBER 109-30-455-021**  
 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

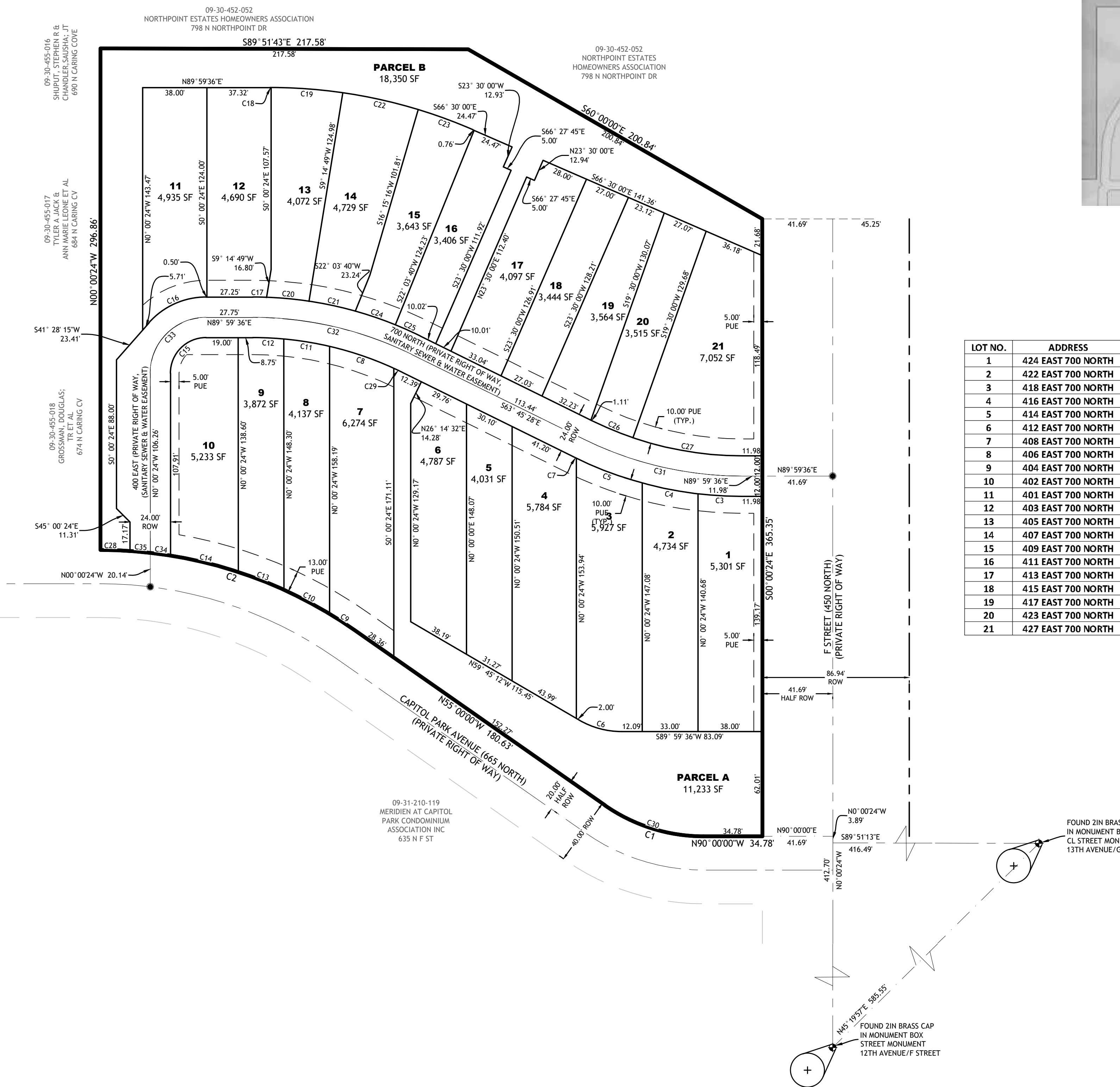
# SHEET 1 OF 1



**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
- FOUND PROPERTY CORNER (DESCRIPTION NOTED WHERE APPLICABLE)
- NEW ROAD MONUMENT

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	26.08	224.00	S86°40'16"E	26.07
C4	33.65	224.00	S79°01'56"E	33.61
C5	41.73	224.00	S69°23'33"E	41.67
C6	26.40	50.00	N74°52'48"W	26.10
C7	1.17	224.00	S63°54'24"E	1.17
C8	40.22	200.00	S71°10'13"E	40.15
C9	17.63	262.00	N56°55'41"W	17.63
C10	30.54	262.00	N62°11'45"W	30.53
C11	27.37	200.00	S80°51'06"E	27.35
C12	18.27	200.00	S87°23'22"E	18.27
C13	28.99	262.00	N68°42'22"W	28.98
C14	41.20	262.00	N76°22'53"W	41.16
C15	32.99	21.00	N44°59'36"E	29.70
C16	38.11	45.00	S65°43'55"W	36.98
C17	8.05	224.00	N88°58'37"W	8.05
C18	0.68	301.00	S89°56'32"E	0.68
C19	42.55	301.00	S85°49'42"E	42.52
C20	25.13	224.00	N84°44'02"W	25.11
C21	28.05	224.00	N77°56'01"W	28.03
C22	45.69	301.00	S77°25'48"E	45.65
C23	34.57	301.00	S69°47'26"E	34.56
C24	25.05	224.00	N71°08'35"W	25.04
C25	16.35	224.00	N65°50'54"W	16.34
C26	25.95	200.00	N67°28'32"W	25.94
C27	65.67	200.00	N80°36'00"W	65.38
C28	17.51	262.00	N88°05'06"W	17.51
C29	5.77	200.00	S64°35'01"E	5.77
C30	62.31	102.00	N72°30'00"W	61.34
C31	97.12	212.00	S76°52'56"E	96.28
C32	97.12	212.00	S76°52'56"E	96.28
C33	51.84	33.00	N44°59'36"E	46.67
C34	12.11	262.00	N82°12'39"W	12.11
C35	12.05	262.00	N84°51'10"W	12.05



LOT NO.	ADDRESS
1	424 EAST 700 NORTH
2	422 EAST 700 NORTH
3	418 EAST 700 NORTH
4	416 EAST 700 NORTH
5	414 EAST 700 NORTH
6	412 EAST 700 NORTH
7	408 EAST 700 NORTH
8	406 EAST 700 NORTH
9	404 EAST 700 NORTH
10	402 EAST 700 NORTH
11	401 EAST 700 NORTH
12	403 EAST 700 NORTH
13	405 EAST 700 NORTH
14	407 EAST 700 NORTH
15	409 EAST 700 NORTH
16	411 EAST 700 NORTH
17	413 EAST 700 NORTH
18	415 EAST 700 NORTH
19	417 EAST 700 NORTH
20	423 EAST 700 NORTH
21	427 EAST 700 NORTH

## 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.

## ACCURACY STATEMENT:

FIELD MEASUREMENTS ON THE GROUND SHALL CLOSE WITHIN A TOLERANCE OF ONE FOOT (1') TO FIFTEEN THOUSAND FEET (15,000') OF PERIMETER PER SLC ORDINANCE 20.20.30.C.

## 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.
- PARCELS A & B ARE COMMON AREA PARCELS AND ARE HEREBY DEDICATED TO THE CAPITOL PARK COTTAGES HOMEOWNERS ASSOCIATION.
- STREET ADDRESSES FOR EACH HOME AND ADJ SHALL EITHER HAVE THE SUFFIX "UNIT A" OR "UNIT B". MAIN RESIDENCES SHALL BE ADDRESSED AS "UNIT A" WHILE THE ADU'S ADDRESSED AS "UNIT B".
- ALL THE PRIVATE ROADS AND COMMON PARCELS WITHIN THE SUBDIVISION ARE A PUBLIC UTILITY EASEMENT AND SERVE AS EASEMENTS FOR SHARED PRIVATE UTILITIES INCLUDING WATER, SEWER, AND STORM DRAIN.
- NOTICE TO PURCHASERS - THE INFRASTRUCTURE WITHIN THIS PROJECT IS PRIVATELY OWNED AND THE OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. SALT LAKE CITY WILL NOT ASSUME THESE RESPONSIBILITIES.

C:\Users\NAMI\EDM\Projects\Capitol Park Cottages\Drawings\Preliminary\2 - Subdivision Plat.dwg

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	<b>CITY PLANNING DIRECTOR</b> APPROVED THIS _____ DAY OF _____, 20____ BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR _____ DATE _____	<b>SALT LAKE COUNTY HEALTH DEPT.</b> APPROVED THIS _____ DAY OF _____, 20____. SALT LAKE COUNTY HEALTH DEPARTMENT _____	<b>CITY ENGINEERING DIVISION</b> 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 _____	<b>CITY PUBLIC UTILITIES DEPT.</b> APPROVED AS TO SANITARY SEWER, DRAINAGE AND WATER DETAILS THIS _____ DAY OF _____, 20____. SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____	<b>CITY ATTORNEY</b> APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. SALT LAKE CITY ATTORNEY _____	<b>CITY APPROVAL</b> 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 _____
--	--	---	--	--	---	--

DATE	REVISIONS	BY

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

**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 \_\_\_\_\_



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SCALE: 1" = 30'



ZONING MODIFICATIONS		
	SR-1 ZONE	DESIGN
MIN. WIDTH	50'	26' *
MIN. AREA	5,000 SF	3,498 SF *
MIN. FRONT SETBACK	20'	2.95'
MIN. SIDE CORNER SETBACK	10'	5' *
MIN. SIDE SETBACK	4 / 10	5' *
MIN. REAR SETBACK	15'	2.3'
MAX COVERAGE	40%	34%

\* ZONING REQUIREMENTS TO BE MODIFIED

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

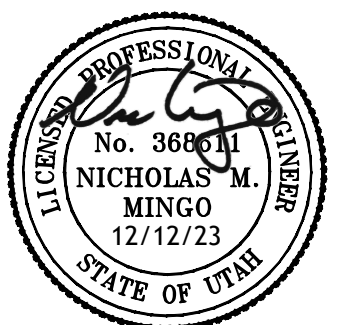
OWNER:  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



- 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.
  - Trash Plans: individual house garbage/recycling receptacles will be kept within the garages of each respective house.

PROJECT STATISTICS

TOTAL AREA =	3.21 AC
LOTS =	21
DENSITY =	6.54 DU/AC
OPEN SPACE AREA =	0.68 AC (21.2%)
OFF-STREET PARKING =	0.01 AC (1.49%)

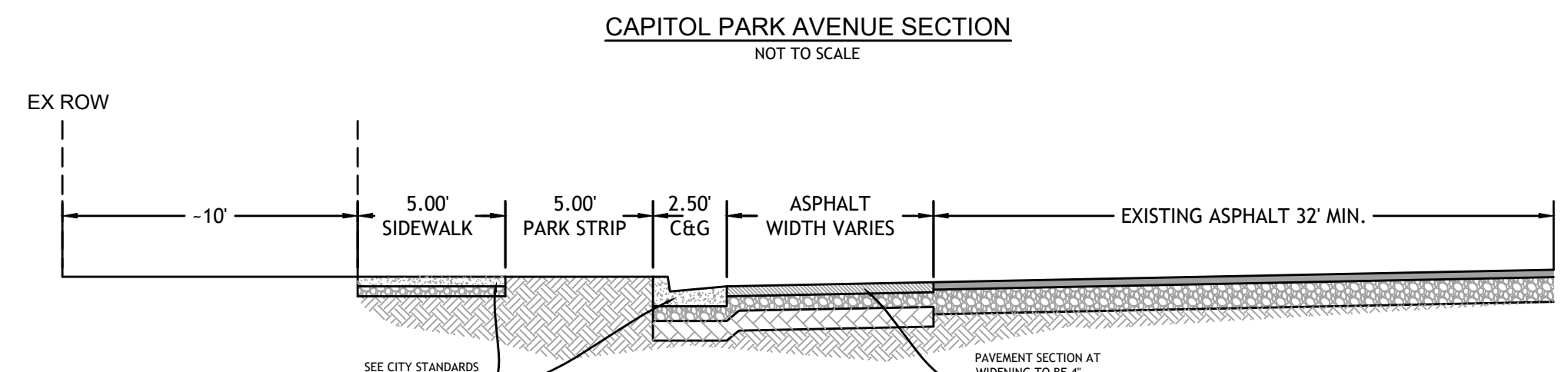
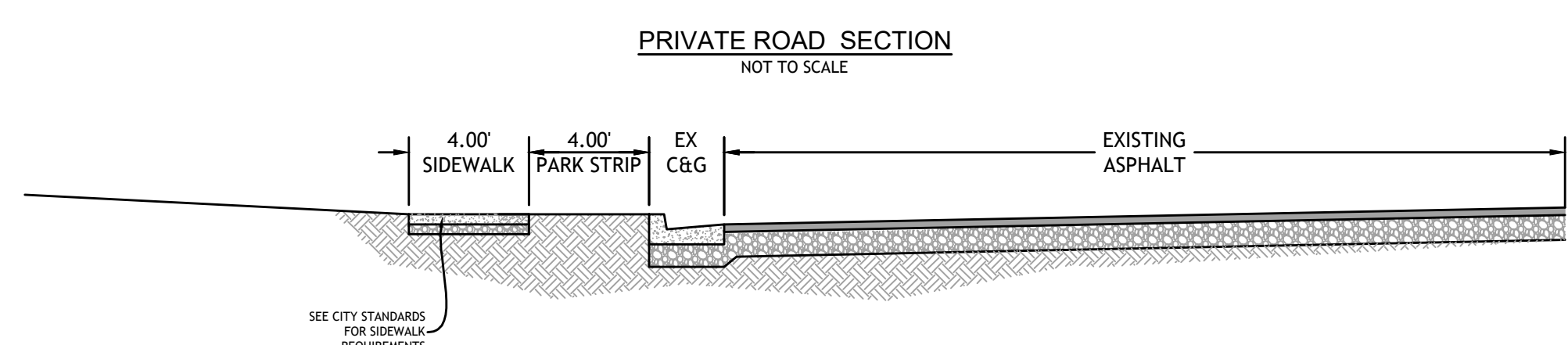
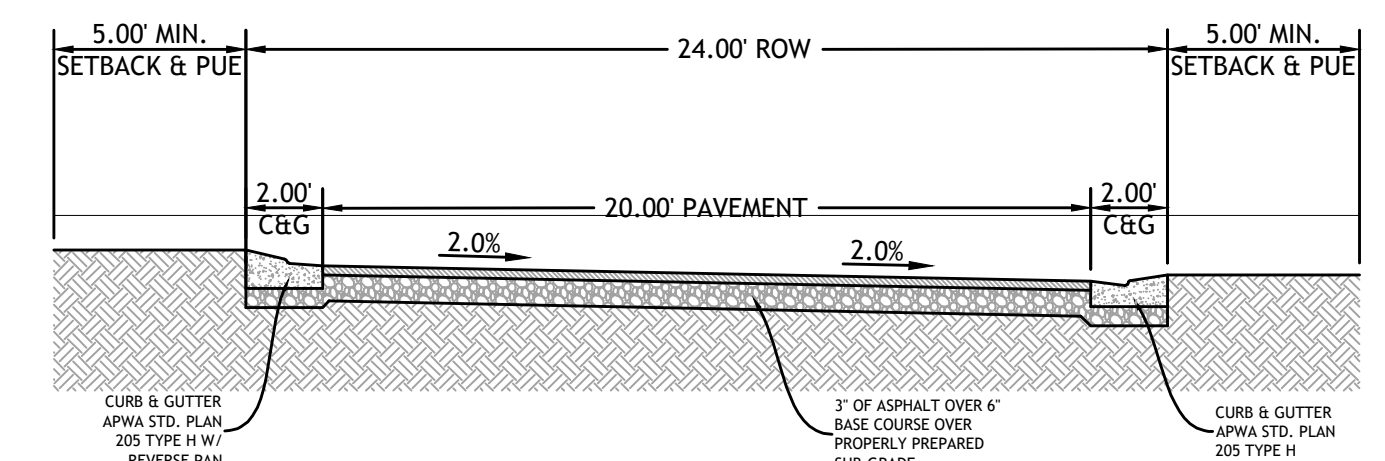


**Capitol Park Cottages**  
Site Plan

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

DATE: December 12, 2023

SHEET NUMBER:  
**O-3**

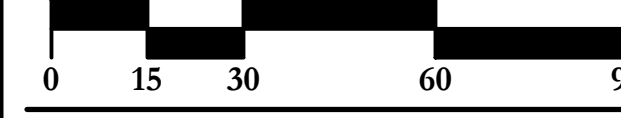




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SCALE: 1" = 30'



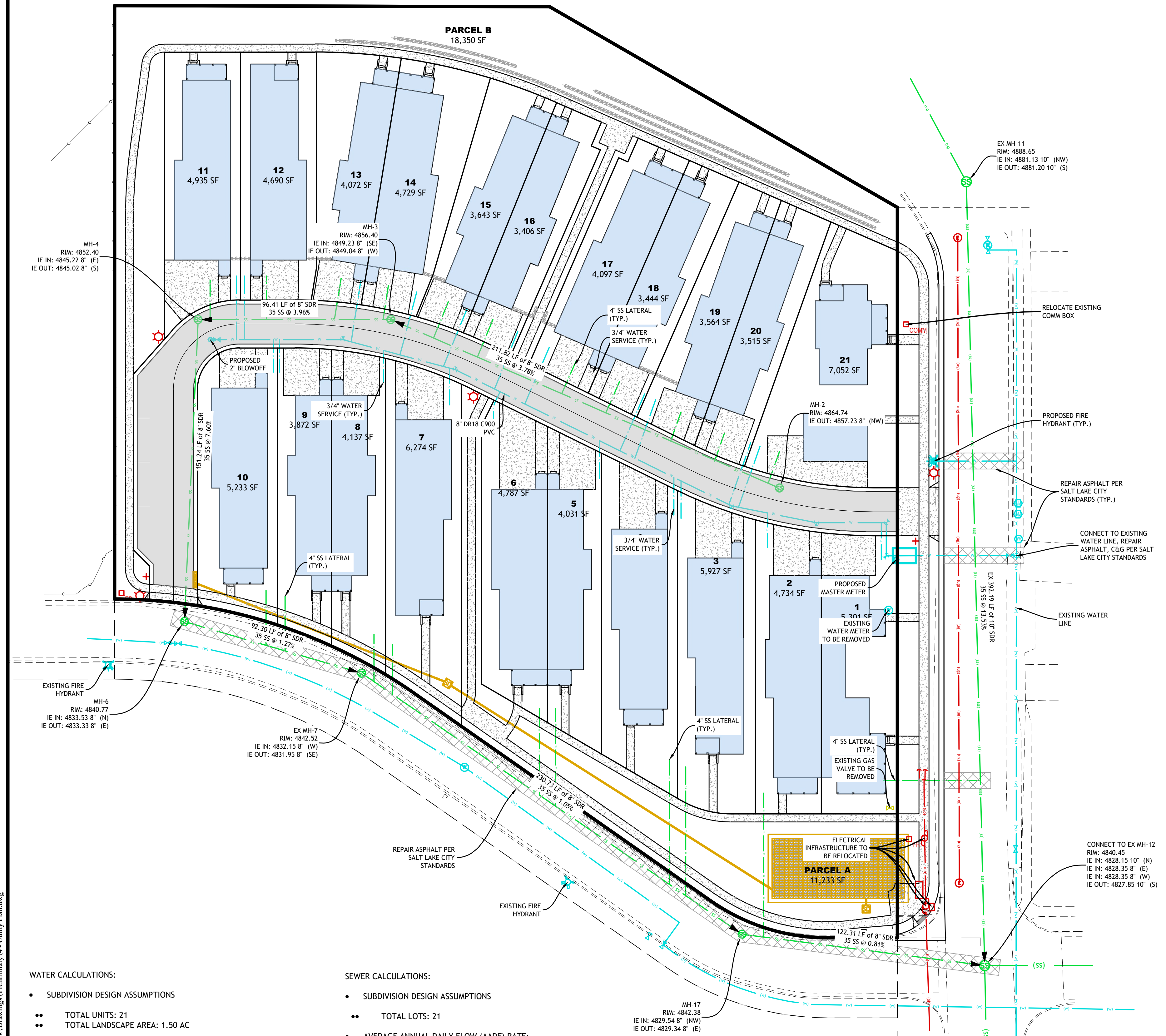
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NOTES:

- 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 and APWA.
- 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.
- No new above-ground electrical equipment in public ROW.
- Water system is private and will be maintained by HOA.
- All utilities must meet separation requirements, including laterals.

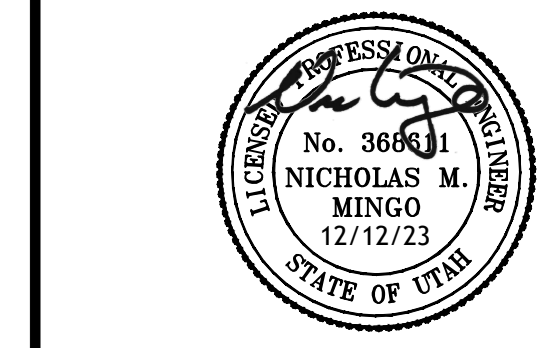


**WATER CALCULATIONS:**

- SUBDIVISION DESIGN ASSUMPTIONS
  - TOTAL UNITS: 21
  - TOTAL LANDSCAPE AREA: 1.50 AC
- AVERAGE DAY DEMAND (STORAGE):
  - INDOOR - 21 UNITS \* 400 GALLONS/UNIT = 8,400 GALLONS
  - OUTDOOR - 1.50 AC \* 2,848 GALLONS/AC = 4,272 GALLONS
- PEAK DAY DEMAND (SOURCE):
  - INDOOR - 21 UNITS \* 0.56 GPM/UNIT = 11.76 GPM
  - OUTDOOR - 1.50 AC \* 3.96 GPM/AC = 5.94 GPM
  - TOTAL = 17.7 GPM (25,488 GPD)
- PEAK INSTANTANEOUS DEMAND
  - INDOOR - 10.8 \* (21)<sup>0.54</sup> = 75.8 GPM
  - OUTDOOR - 1.50 AC \* 7.92 GPM/AC = 11.88 GPM
  - TOTAL = 87.7 GPM (126,259 GPD)
- FIRE FLOW:
  - 2,000 GPM FOR 2 HOURS

**SEWER CALCULATIONS:**

- SUBDIVISION DESIGN ASSUMPTIONS
  - TOTAL LOTS: 21
- AVERAGE ANNUAL DAILY FLOW (AADF) RATE:
  - 21 UNITS \* 400 GPD/UNIT = 8,400 GPD = 5.83 GPM
- DESIGN FLOW RATE (AADF\*PF OF 4):
  - 21 UNITS \* 400 GPD/UNIT \* 4 = 33,600 GPD = 23.3 GPM



### Capitol Park Cottages Utility Plan

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

DATE: December 12, 2023

SHEET NUMBER:  
**O-4**

C:\Users\NMM\EDM Partners\Projects\Capitol Park Cottages\Drawings\Preliminary\4 - Utility Plan.dwg



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SCALE: 1" = 30'

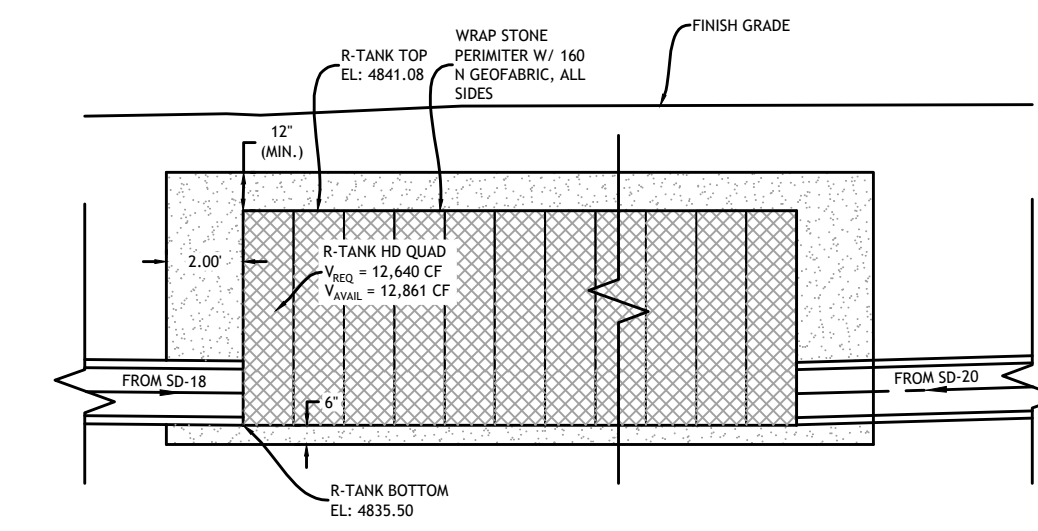
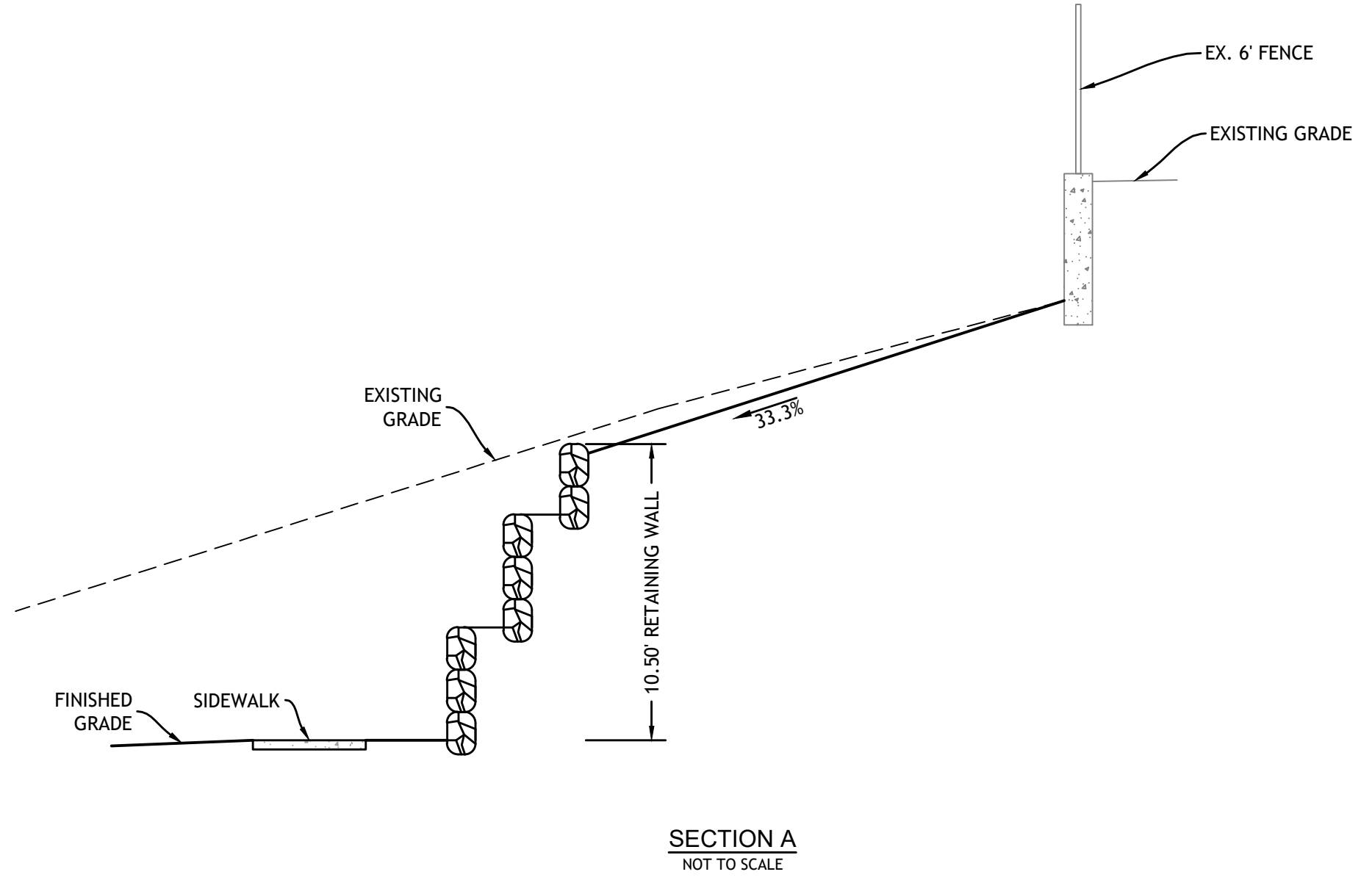
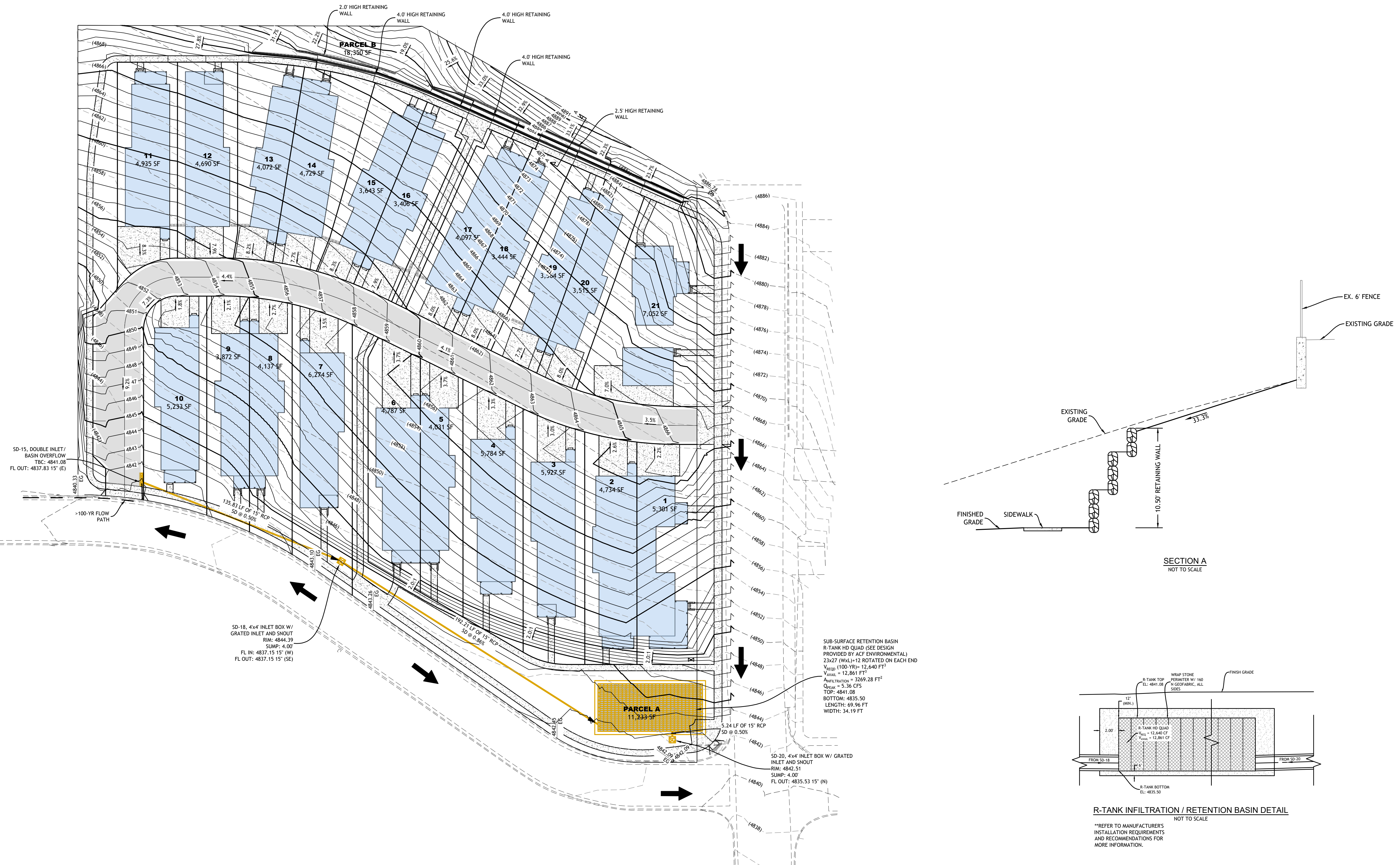


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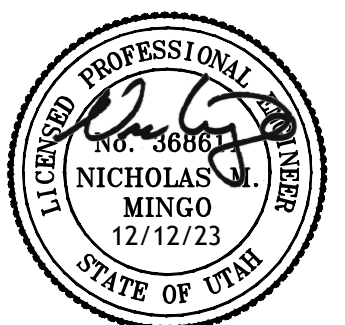
NOTES:



R-TANK INFILTRATION / RETENTION BASIN DETAIL  
NOT TO SCALE

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

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### Capitol Park Cottages Grading & Drainage Plan

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

DATE: December 12, 2023

SHEET NUMBER:  
**O-5**



LOT DIMENSIONS AND STATISTICS							
LOT #	MINIMUM SETBACKS			LOT AREA (SF)	LOT WIDTH (FT)	BLDG FOOTPRINT AREA (SF)	BLDG COVERAGE (%)
	FRONT (FT)	SIDE (FT)	REAR (GARAGE) (FT)				
1	5	5	10	5,301	38	2,552	48%
2	5	5	10	4,734	33	2,814	59%
3	5	5	10	5,927	39	2,597	44%
4	5	5	10	5,784	38	2,564	44%
5	5	5	10	4,031	27	1,842	46%
6	5	5	10	4,787	33	2,550	53%
7	5	5	10	6,274	38	2,597	41%
8	5	5	10	4,137	27	1,826	44%
9	5	5	10	3,872	27	1,826	47%
10	5	5	10	5,233	40	2,564	49%
11	5	5	10	4,935	38	2,564	52%
12	5	5	10	4,690	38	2,598	55%
13	5	5	10	4,072	27.4*	1,862	46%
14	5	5	10	4,729	34.2*	2,550	54%
15	5	5	10	3,643	25.8*	1,854	51%
16	5	5	10	3,406	27.1*	1,838	54%
17	5	5	10	4,097	33	2,550	62%
18	5	5	10	3,444	27	1,862	54%
19	5	5	10	3,564	29.8*	1,854	52%
20	5	5	10	3,515	27	1,838	52%
21	5	5	10	7,052	56.8*	2,220	31%
TOTAL SITE				139752		47322	34%

\* LOT WIDTH VARIES.

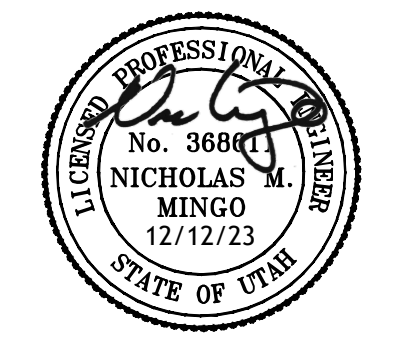
2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

NORTH  
SCALE: 1" = 20'  
0 10 20 40 60

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.
  - Trash Plans: individual house garbage/recycling receptacles will be kept within the garages of each respective house.



**Capitol Park Cottages**  
Lot Dimension Plan

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

DATE: December 12, 2023  
SHEET NUMBER: \_\_\_\_\_

**O-6**



2815 East 3300 South, Salt Lake City, UT 84109  
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SCALE: 1" = 20'



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.
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- 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.

**PARKING LEGEND**

	TYPICAL GARAGE PARKING	41 STALLS
	TYPICAL DRIVEWAY PARKING	45 STALLS
	TYPICAL GUEST PARKING	4 STALLS



**Capitol Park Cottages**  
Parking Plan

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

DATE: December 12, 2023

SHEET NUMBER:

**O-7**



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



SCALE: 1" = 30'



OWNER:

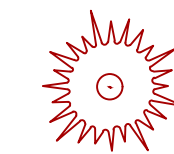
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



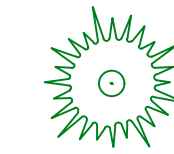
NOTES:

- 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.
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- 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.

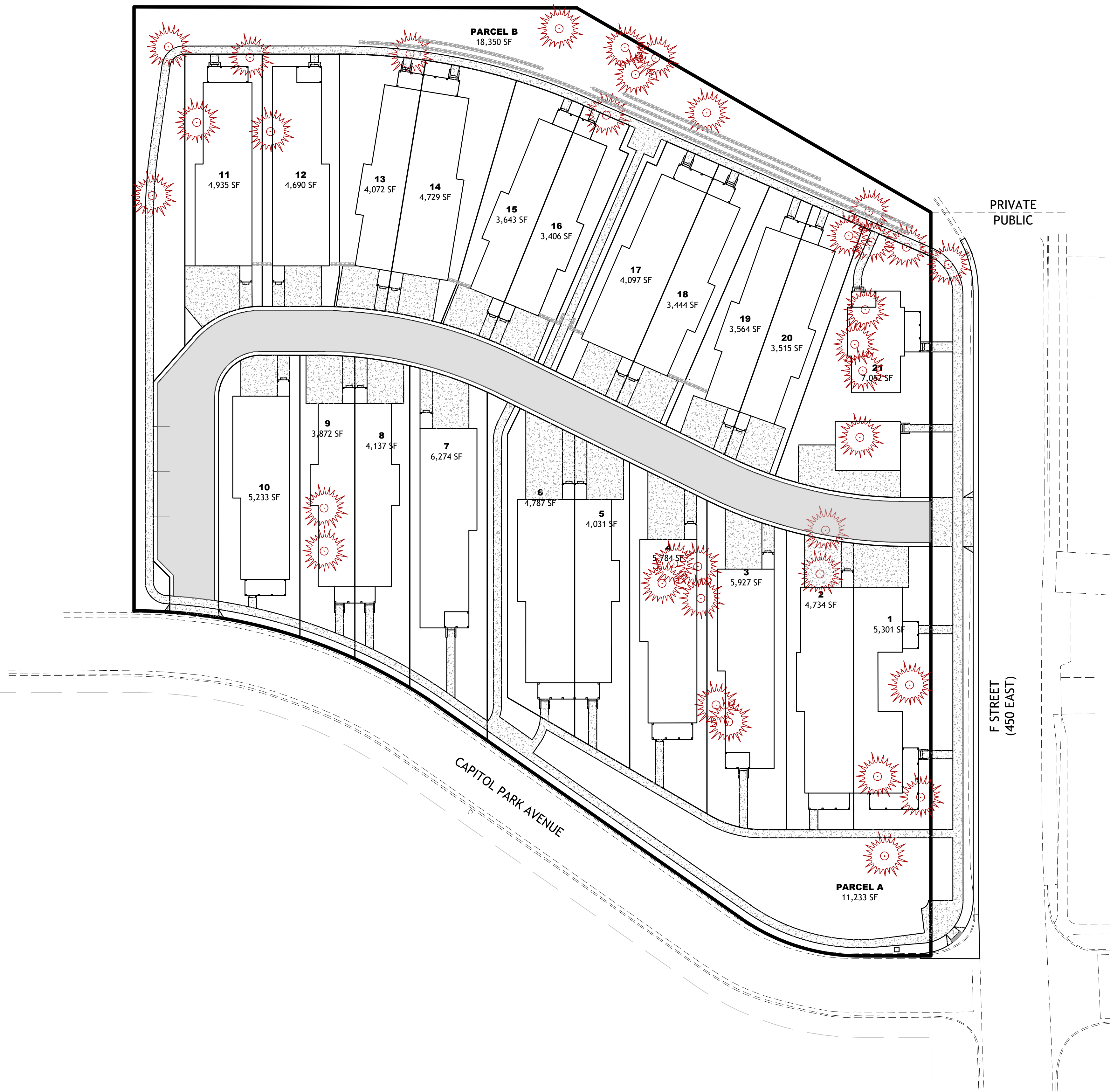
TREE LEGEND



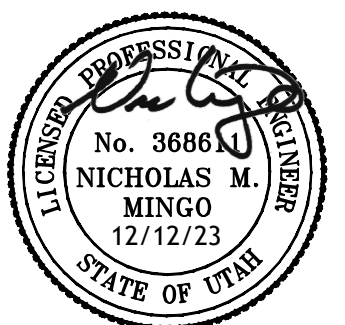
TREE TO BE REMOVED



TREE TO REMAIN



C:\Users\NMM\EDM Partners\Dropbox\Projects\Capitol Park Cottages\Drawings\Preliminary\8 - Tree Removal Plan.dwg



Capitol Park  
Cottages  
Tree Removal Plan

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

DATE: December 12, 2023

SHEET NUMBER:

O-8