



VICINITY MAP
1" = 100'

CAPITOL PARK

SALT LAKE CITY, UTAH

PRELIMINARY PLANS

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
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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'.



2815 East 3300 South, Salt Lake City, UT 84109
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OWNER:

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



NOTES:



Capitol Park

Title Sheet

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

DATE: May 19, 2023

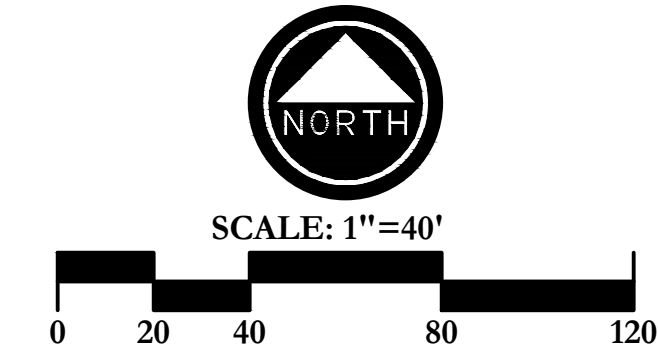
SHEET NUMBER:

0-1

CAPITOL PARK SUBDIVISION

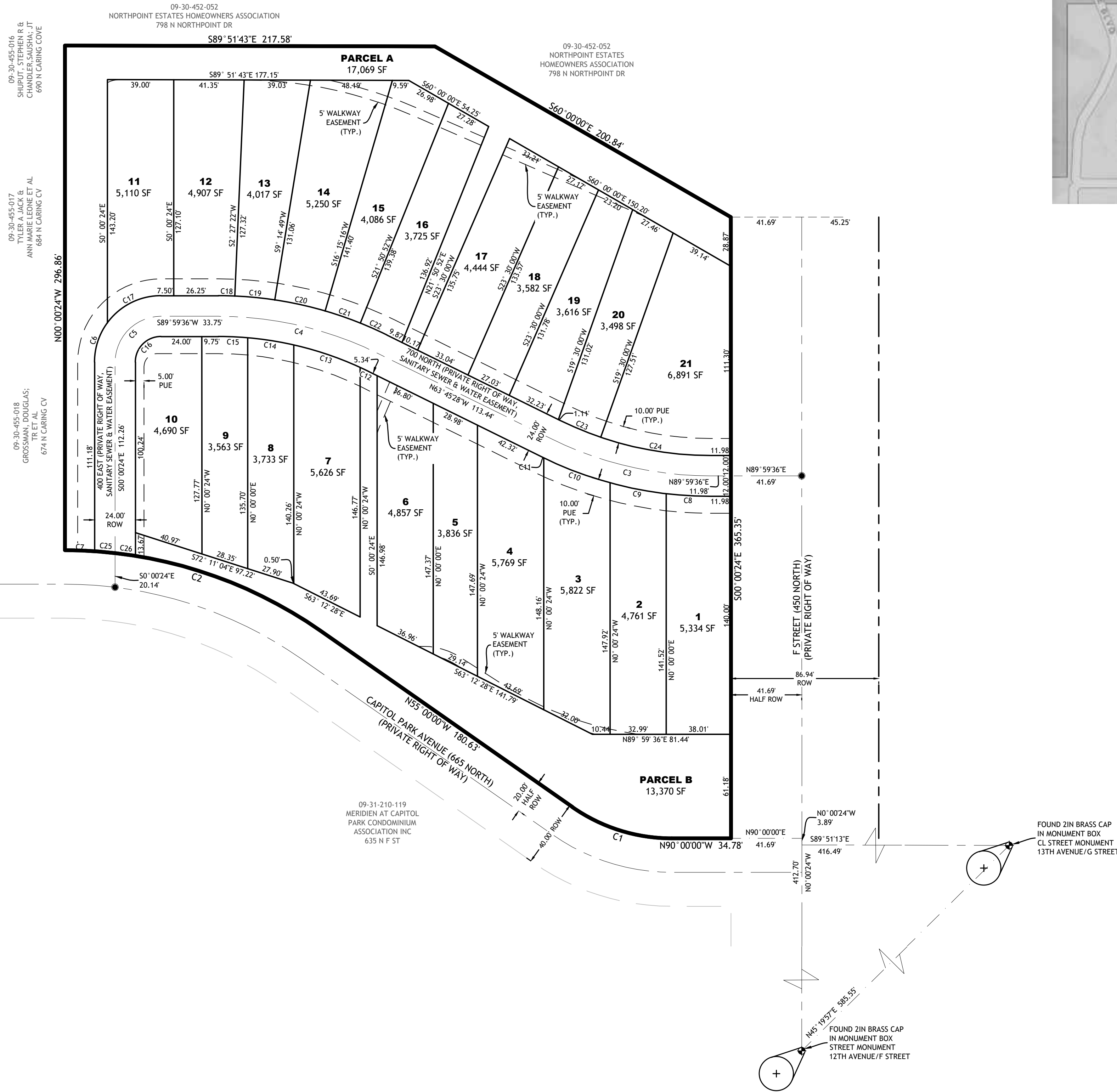
PARCEL NUMBER 109-30-455-021

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



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	97.12	212.00	N76°52'56"W	96.28
C4	97.12	212.00	N76°52'56"W	96.28
C5	42.41	27.00	S44°59'36"W	38.18
C6	24.60	39.00	S18°03'44"W	24.25
C7	17.51	262.00	N88°05'06"W	4840.68
C8	26.08	224.00	S86°40'18"E	26.08
C9	33.65	224.00	S79°01'59"E	33.64
C10	41.73	224.00	S69°23'33"E	41.69
C11	1.17	224.00	S63°54'24"E	1.17
C12	5.77	200.00	S64°35'01"E	5.77
C13	41.24	200.00	S71°19'02"E	41.18
C14	27.34	200.00	S81°08'29"E	27.33
C15	17.27	200.00	S87°31'56"E	17.27
C16	23.56	15.00	N44°59'36"E	21.59
C17	36.66	39.00	S63°03'44"W	35.41
C18	9.63	224.00	N88°46'31"W	9.63
C19	23.55	224.00	N84°31'56"W	23.54
C20	30.40	224.00	N77°37'59"W	30.38
C21	21.87	224.00	N70°56'56"W	21.86
C22	17.18	224.00	N65°57'18"W	17.18
C23	25.95	200.00	N67°28'32"W	25.95
C24	65.67	200.00	N80°36'00"W	65.42
C25	12.05	262.00	S84°51'10"E	12.05
C26	12.11	262.00	S82°12'39"E	12.11



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 AL ALL REAR CORNERS AND ALONG BOUNDARY EXCEPT, FRONT LOT LINES WILL BE MARKED WITH A RIVET IN THE CURB AT THE LOT LINE EXTENDED.
- STREET ADDRESSES FOR EACH HOME AND ADU 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 WITHIN THE SUBDIVISION ARE A PUBLIC UTILITY EASEMENT.

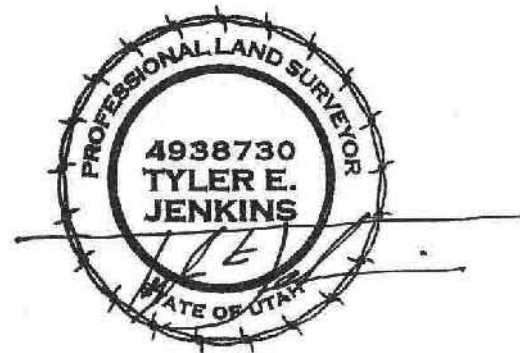
SURVEYOR'S CERTIFICATE

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, HEREFTER TO BE KNOWN AS:

CAPITOL PARK SUBDIVISION

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

05/19/22
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°00'24"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. 09-30-455-0210

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
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

SALT LAKE COUNTY RECORDER

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

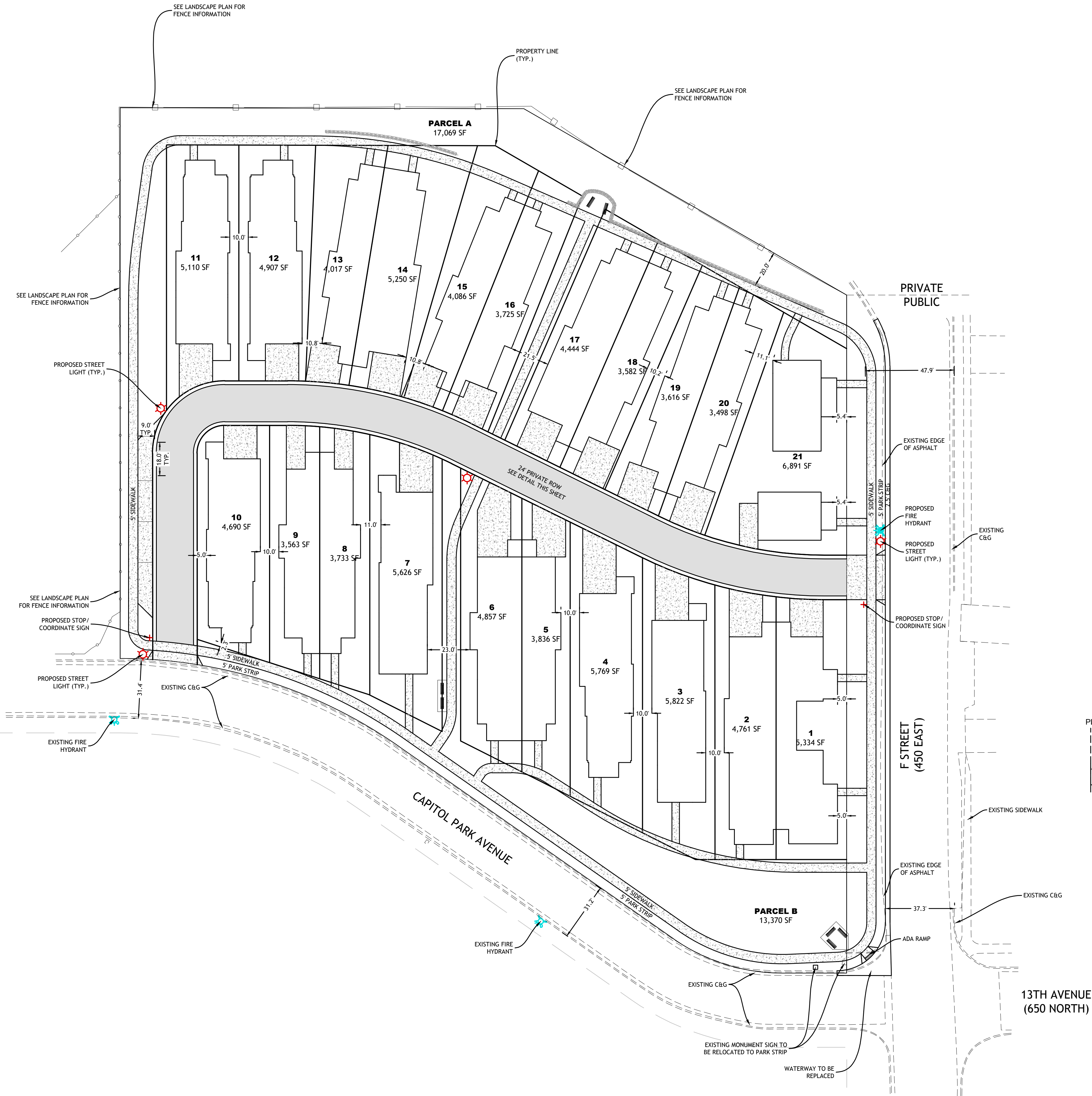
FEE _____ SALT LAKE COUNTY DEPUTY RECORDER

DATE	REVISIONS	BY



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

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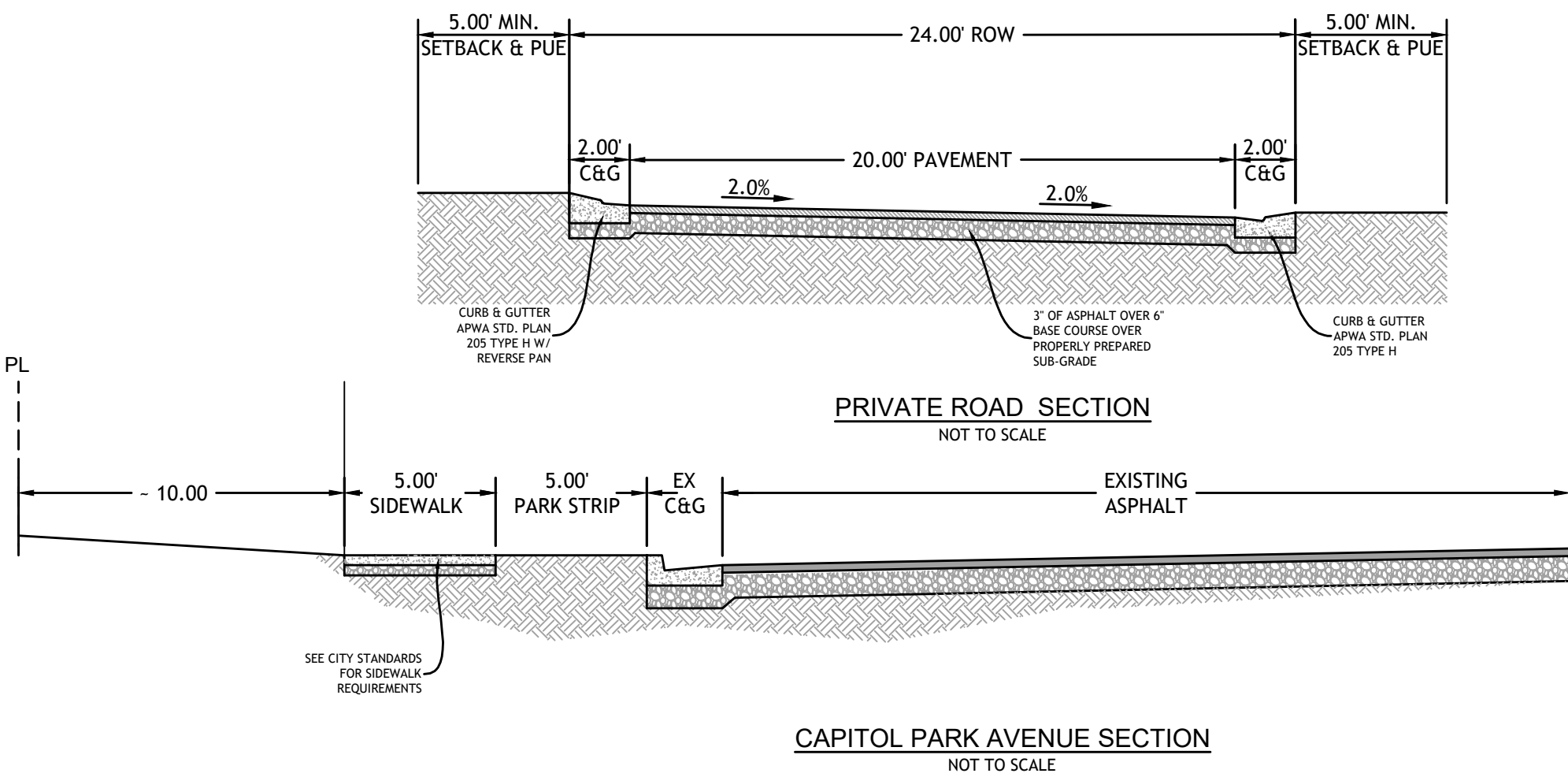


SETBACK AND SITE INFORMATION										
MINIMUM SETBACKS										
LOT #	FRONT (FT)	SIDE (FT)	REAR (FT)	CORNER (FT)	LOT AREA (SF)	LOT WIDTH (FT)	BLDG AREA (SF)	BLDG COVERAGE (%)	PARKING STALLS	
1	20	5	15	5	5334	38	2640	49%	5	
2	20	5	15		4761	33	2640	55%	5	
3	20	5	15		5822	39	2660	46%	4	
4	20	5	15		5769	39	2556	44%	4	
5	20	5	15		3836	26	1798	47%	3	
6	20	5	15		4857	33	2412	50%	4	
7	20	5	15		5626	39	2660	47%	4	
8	20	5	15		3733	27	1850	50%	2	
9	20	5	15		3563	27	1850	52%	2	
10	20	5	15	5	4690	39	2556	54%	4	
11	20	5	15		5110	39	2545	50%	4	
12	20	5	15		4907	38.6	2545	52%	4	
13	20	5	15		4017	31	1838	46%	3	
14	20	5	15		5250	39	2532	48%	4	
15	20	5	15		4086	28.7	1876	46%	3	
16	20	5	15		3725	27	1876	50%	3	
17	20	5	15		4444	33	2532	57%	4	
18	20	5	15		3582	27	1838	51%	3	
19	20	5	15		3616	27.4	1876	52%	3	
20	20	5	15		3498	27	1876	54%	3	
21	20	5	15	5	6891	55	2154	31%	4	
TOTAL SITE					139752		47110	34%	4 ²	

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

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



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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.
- 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= 0.70 AC (21.8%)
OFF-STREET PARKING= 0.01 AC (1.49%)



Capitol Park

Site Plan

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

DATE: May 19, 2023

SHEET NUMBER:

O-2



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- 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.



Capitol Park

Utility Plan

PROJECT:

DRAWN BY:

KMW

REVIEWED BY:

NMM

REVISIONS:

No. DATE

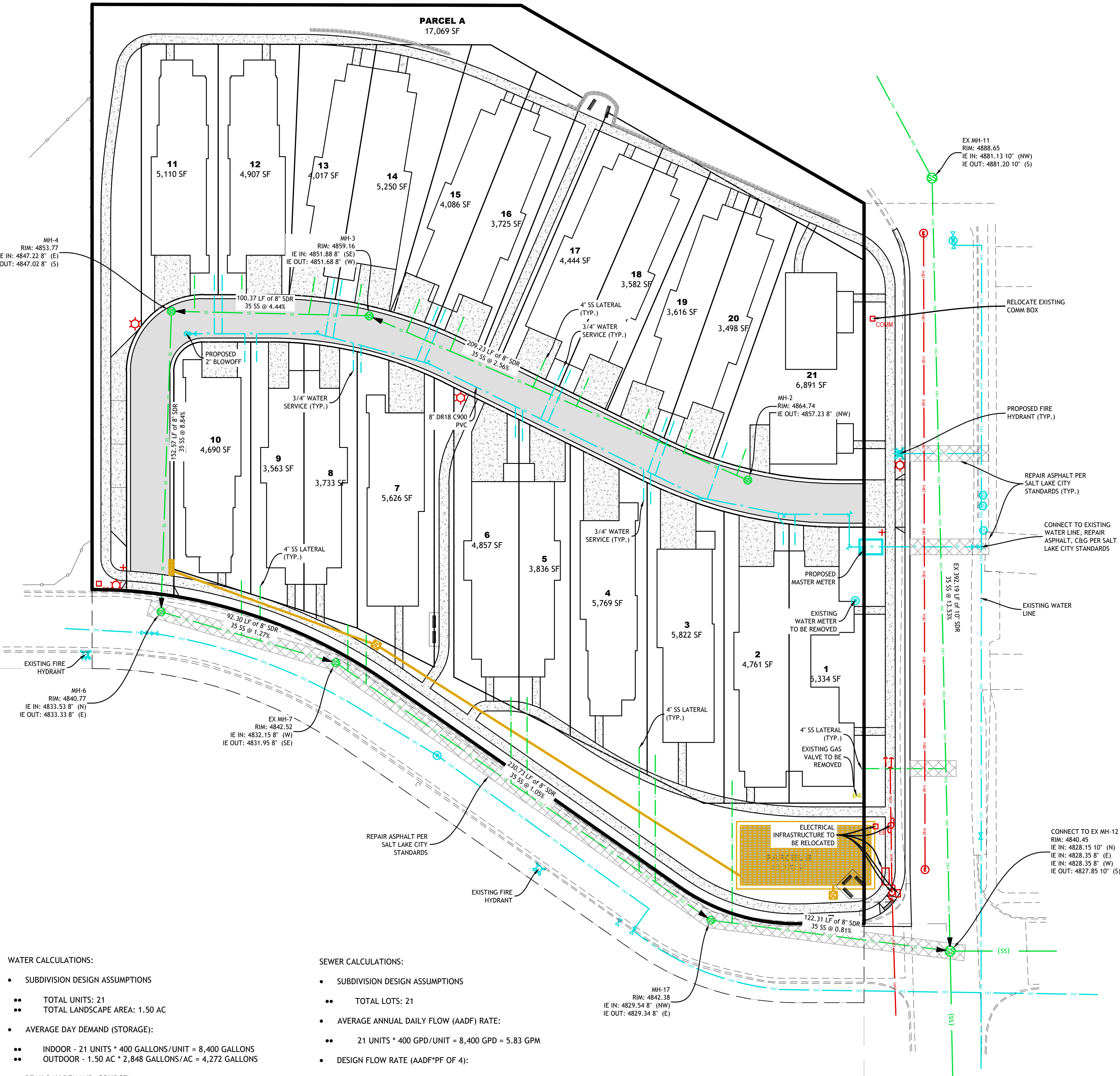
REMARKS

DATE:

May 19, 2023

SHEET NUMBER:

O-3



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 - $10.8 * (21)^{0.64} = 75.8$ GPM
- OUTDOOR - 1.50 AC * 7.92 GPM/AC = 11.88 GPM
- TOTAL = 87.7 GPM (126,259 GPD)

FIRE FLOW:

- 1,500 GPM FOR 2 HOURS

SEWER CALCULATIONS:

SUBDIVISION DESIGN ASSUMPTIONS

- TOTAL LOTS: 21

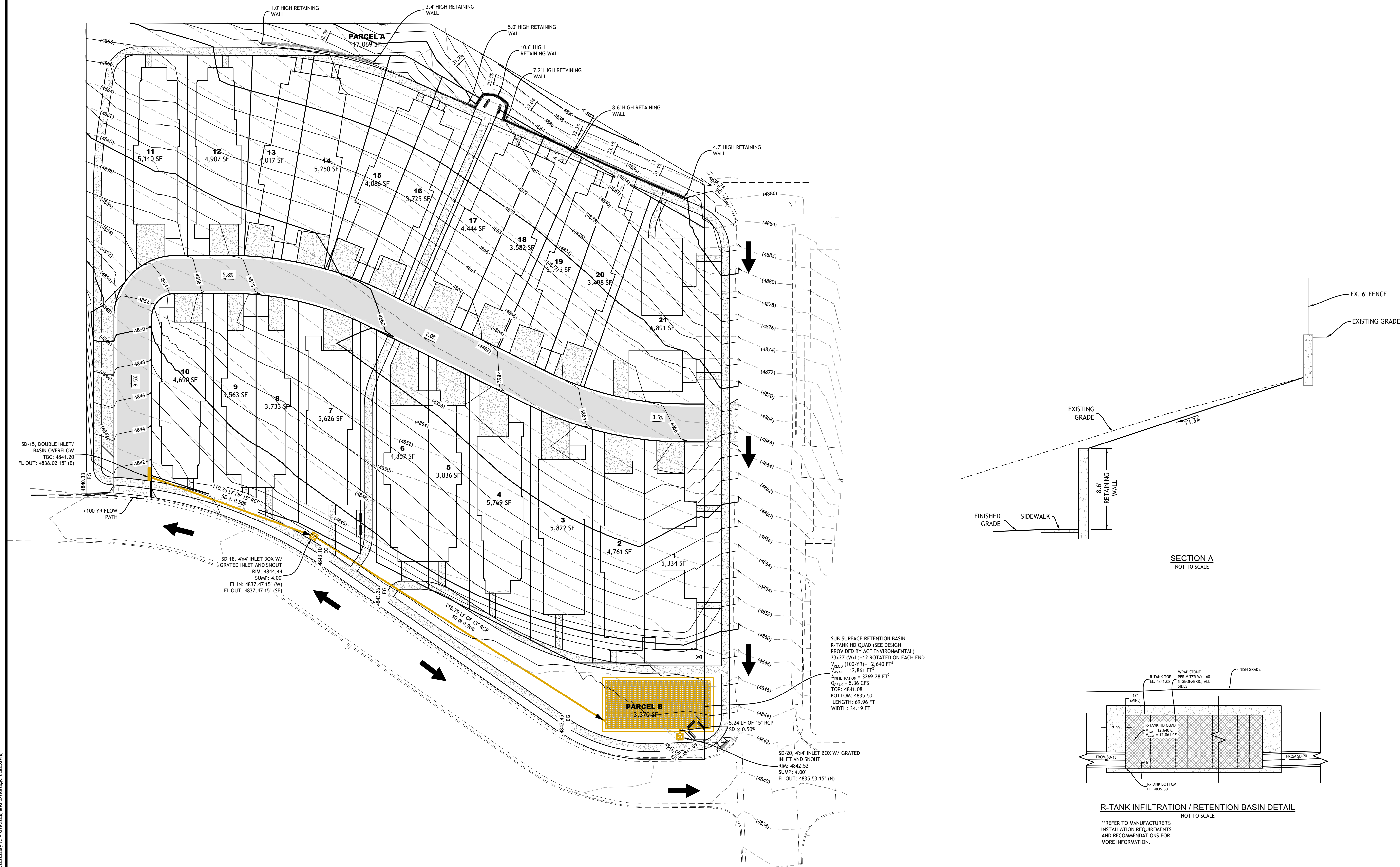
AVERAGE ANNUAL DAILY FLOW (AADF) RATE:

- 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

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NOTES:



Capitol Park

Grading & Drainage Plan

PROJECT:

DRAWN BY:

REVIEWED BY:

REVISIONS:

No. DATE

KMW

NMM

REMARKS

DATE:

May 19, 2023

SHEET NUMBER:

O-4