

SALT LAKE CITY, UT

21ST 400 EAST TOWNS

CIVIL CONSTRUCTION SET - JANUARY 2025

SHEET INDEX		DEVELOPMENT SUMMARY	
C0.00	COVER SHEET	LOCATION:	SALT LAKE CITY, SALT LAKE COUNTY, UTAH
C0.10	GENERAL NOTES, LEGEND & ABBREV.	ZONING:	CB
C0.20	SITE DEMOLITION PLAN	INTENDED USE:	RESIDENTIAL TOWNHOMES
C1.00	PROPOSED SITE PLAN	PROPERTY SIZE:	102,614 SF / 2.36 ACRES
C1.90	SITE CIVIL DETAILS		
C2.00	SITE GRADING PLAN	BUILDING FOOTPRINT:	4,551 SF (4.5%)
C2.90	SITE DRAINAGE DETAILS	HARD SURFACE AREA:	84,080 SF (81.9%)
C3.00	SITE UTILITY PLAN	LANDSCAPE AREA:	13,983 SF (13.6%)
C5.00	EROSION CONTROL PLAN		

SITE DATA

AFFECTED PARCEL NO.:
16-19-201-007, 16-19-201-008, 16-19-201-010

FLOOD INFORMATION:
FLOOD ZONE AREA OF MINMAL FLOODING. REFERENCE F.E.M.A.
FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER
49035C0282H, DATED 08/02/2012.

BENCHMARK INFORMATION:
FOUND SALT LAKE COUNTY STREET MONUMENT IN
RING AND LID (2" FLAT BRASS CAP ID 16192003)
ELEVATION 4295.416

PROJECT TEAM

DEVELOPER:
HIVE IMPACT CAPITAL
10190 CENTER DR.
PARK CITY, UTAH 84098
PH: (801) 921-1085

SURVEYOR:
STONES LAND SERVICES
842 SOUTH 1150 WEST
CLEARFIELD, UTAH 84015
PH: (801) 908-6680

CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

ARCHITECT:
ELEMENT DESIGN COLLECTIVE
ATTN: JON GALBRAITH, AIA
PH: (801) 698-6685
EMAIL: JON@ELEMENT-DESIGN.CO

AGENCY / UTILITY CONTACTS

PLANNING:
Salt Lake City Planning
451 S State St, Ste 406
Salt Lake City, UT 84111
Phone: (801) 535-7757

SEWER DISTRICT:
Salt Lake City Sewer District
1530 S West Temple,
Salt Lake City, UT 84115
Phone: (801) 483-6700

POWER COMPANY:
Rocky Mountain Power
Customer Service Line
Phone: (801) 546-1235

TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (801) 603-6000

FIRE DEPARTMENT:
South Salt Lake Fire Department
2600 S Main St,
South Lake City, UT 84115
Phone: (801) 483-6043

GAS SERVICE:
Dominion Energy
1140 West 200 South
Salt Lake City, UT 84104
Contact: Don Newman
Phone: (801) 323-5517

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

VICINITY MAP



HUNT · DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

21ST. 400 EAST TOWNHOMES

2100 SOUTH 400 EAST

SALT LAKE CITY, UTAH

LOCATED IN THE -- QUARTER OF SECTION --,
TOWNSHIP --, RANGE --, -- BASE AND MERIDIAN

REVISIONS

REV. DATE DESCRIPTION

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

COVER SHEET

SHEET NO.

C0.00



OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\146-09 Sugarhouse Towns\00-CAD\01-AutoCAD\146-06-Site-Plan-12232024 1/20/2025 2:14 PM

General Notes

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALTY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
 - INTERNATIONAL BUILDING CODES (IBC)
 - INTERNATIONAL PLUMBING CODES
 - STATE DRINKING WATER REGULATIONS
 - ASPWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
 - LANDSCAPE PLANS
 - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
 - FIRE PROTECTION
 - ARCHITECTURAL SITE PLANS
 - ACCESSIBLE ROUTES
 - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
 - SLABS ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
 - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
 - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADWAYS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Linetypes

	PROPERTY LINE
	PROPERTY LINE ABUTTING ROW
	PROPERTY LINE
	BASIS OF BEARING
	CENTERLINE
	ADJACENT LOT LINE
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	WOODEN FENCE
	VINYL FENCE
	RAILROAD
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	UTILITY FLOW DIRECTION
	EX UNKNOWN UTILITY
	EX OVERHEAD POWER
	EX UNDERGROUND POWER
	OVERHEAD POWER
	POWER
	EX TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	EX NATURAL GAS
	NATURAL GAS
	EX CABLE TV
	CABLE TV
	EX COMMUNICATIONS
	COMMUNICATIONS
	EX FIBER OPTIC
	FIBER OPTIC
	EX TELEPHONE
	TELEPHONE
	EX CULINARY WATER
	EX x" CULINARY WATER
	CULINARY WATER
	x" CULINARY WATER
	EX FIRE SERVICE
	FIRE SERVICE
	x" FIRE SERVICE
	EX SANITARY SEWER
	EX FORCE MAIN
	EX x" SANITARY SEWER
	SANITARY SEWER
	FORCE MAIN
	x" SANITARY SEWER
	EX STORM DRAIN
	EX x" STORM DRAIN
	STORM DRAIN
	ROOF DRAIN
	x" STORM DRAIN
	x" ROOF DRAIN
	EX IRRIGATION
	EX LAND DRAIN
	EX SECONDARY WATER
	EX x" IRRIGATION
	IRRIGATION
	LAND DRAIN
	SECONDARY WATER
	x" IRRIGATION

Abbreviations

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBS	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Hatching

	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT

Symbols

	SIGN
	LIGHT
	SD MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	POWER POLE
	ELECTRICAL BOX
	TRAFFIC BOX
	MANHOLE
	PROP MONUMENT
	EX MONUMENT
	SECTION CORNER
	SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

Detail Identification

	DETAIL NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	Detail Name
	Scale: NTS
	SHEET NUMBER
	TYPICAL DETAIL NUMBER
	Typical Detail Name
	Scale: NTS
	TYPICAL DETAIL NUMBER
	SECTION LETTER
	SHEET NUMBER



HUNT · DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

21ST. 400 EAST TOWNHOMES

2100 SOUTH 400 EAST
SALT LAKE CITY, UTAH
LOCATED IN THE -- QUARTER OF SECTION --,
TOWNSHIP --, RANGE --, -- BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL

REV.

DATE

DESCRIPTION

BY

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 1'
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

SHEET NO.

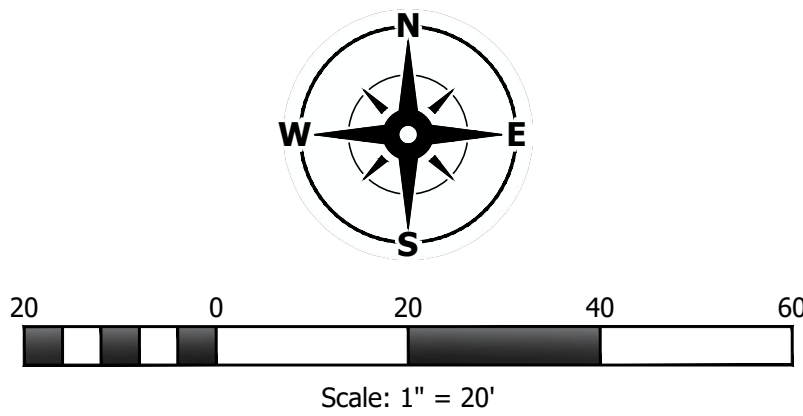
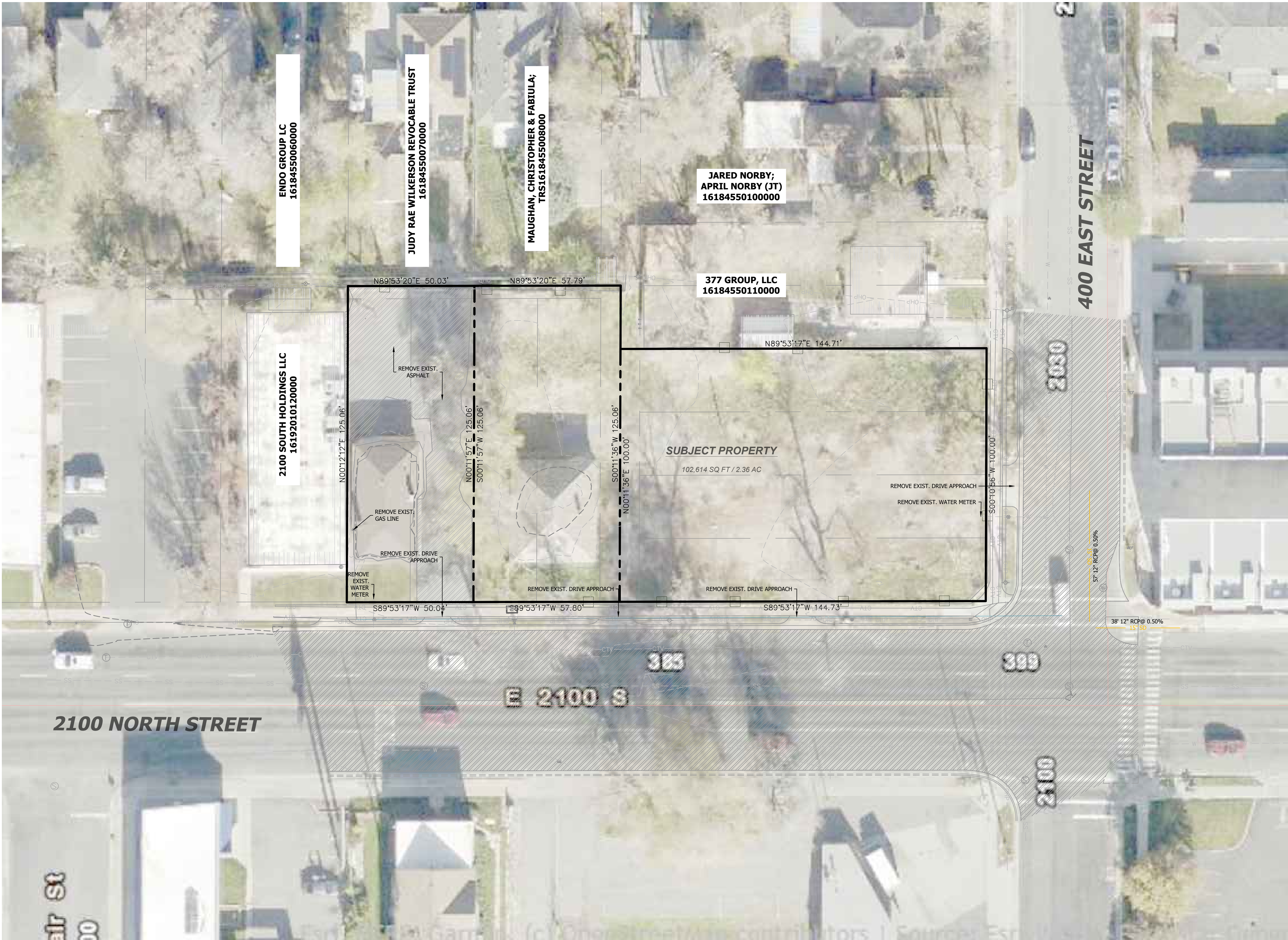
C0.20

GENERAL
NOTES, LEGEND,
& ABBREV.

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\146-09 Sugarhouse Towns\00-CAD\01-AutoCAD\146-06-Site Plan-12232024 1/20/2025 2:14 PM



Know what's below.
Call before you dig.



General Notes

- ALL EXISTING UTILITY INFRASTRUCTURE SHALL BE PROTECTED UNLESS SPECIFICALLY CALLED OUT FOR DEMOLITION.
- ALL UNUSED WATER METERS, SERVICES, AND SEWER LATERALS ARE TO BE DISCONNECTED AND TERMINATED AT THE MAIN PER SALT LAKE CITY PUBLIC WORKS STANDARDS.

Key Notes

- ALL TREES LOCATED WITHIN PROPERTY TO BE REMOVED. PORTION OF TREES FROM PROPERTY TO THE SOUTH THAT OVERHAND ONTO THE SUBJECT PROPERTY MAY REQUIRE TRIMMING WITH PROPER PERMISSION FROM PROPERTY OWNERS.
- ALL DEFECTIVE SIDEWALK / CURB & GUTTER ALONG FRONTAGE TO BE REPLACED TO SALT LAKE CITY STANDARDS.

Legend

- = EXISTING FEATURE TO BE DEMOLISHED. LEGALLY DISPOSE OF DEMOLITION WASTE.
- = AREA OF DEMOLITION. LEGALLY DISPOSE OF DEMOLITION WASTE.

Benchmark and Basis of Bearing

FOUND SALT LAKE COUNTY STREET MONUMENT IN RING AND LID (2" FLAT BRASS CAP ID 16192003) ELEVATION 4295.416

Flood Zone

FLOOD ZONE DESIGN UNSHADED ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49049C075SF, DATED 06/19/2020.

Notice To Contractors

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HUNT · DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

21ST. 400 EAST TOWNHOMES
2100 SOUTH 400 EAST
SALT LAKE CITY, UTAH
LOCATED IN THE -- QUARTER OF SECTION --,
TOWNSHIP --, RANGE --, -- BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL

REV.	DATE	DESCRIPTION	BY

VERIFY SCALES

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PROJECT INFO.

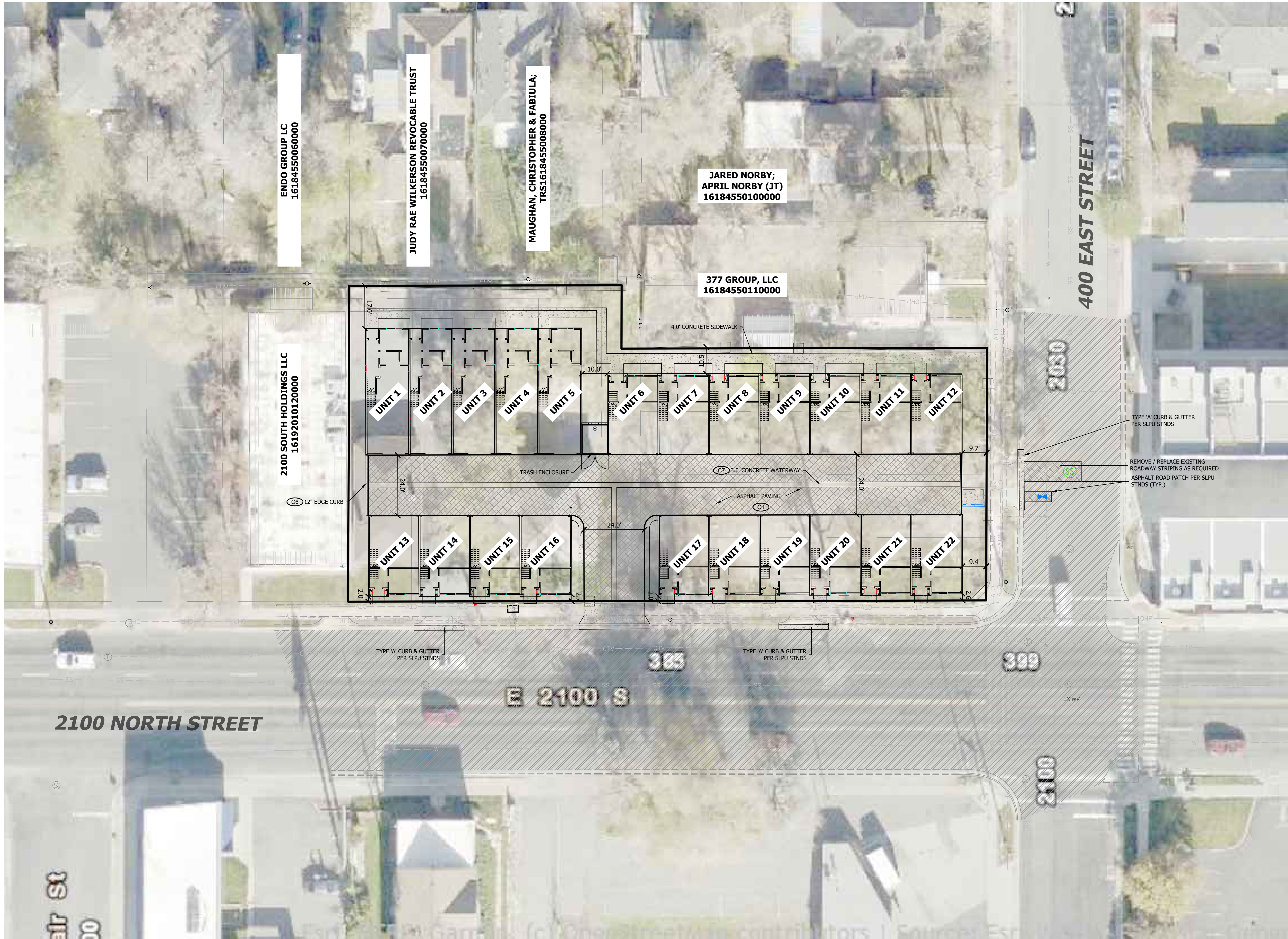
Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

**SITE
DEMOLITION
PLAN**

SHEET NO.

C0.20



- RESTORE THE ASPHALT PAVEMENT ABOVE THE UTILITY TRENCHES IN THE PUBLIC ALLEY PER THE 2017 EDITION OF APWA STD. PLAN 255.
- PRIOR TO PERFORMING WORK IN THE PUBLIC STREET, A PERMIT TO WORK IN THE PUBLIC WAY MUST BE OBTAINED FROM SLC ENGINEERING BY A LICENSED CONTRACTOR WHO HAS A BOND AND INSURANCE POLICY ON FILE WITH SLC ENGINEERING.
- ALL PUBLIC STREET LIGHTS SHALL REMAIN OPERATIONAL THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. IF ANY DAMAGE HAPPENS TO A STREET LIGHT, THE CONTRACTOR WILL BE REQUIRED TO FIX THE STREETLIGHT TO MEET THE CURRENT SLCPU STANDARDS AT THE OWNER'S EXPENSE.

Development Summary

LOCATION:	SALT LAKE CITY, UTAH
ZONING:	CB
INTENDED USE:	TOWNHOMES
PROPERTY SIZE:	102,614 SF / 2.36 ACRES
BUILDING FOOTPRINT:	4,551 SF (4.5%)
HARD SURFACE AREA:	84,080 SF (81.9%)
LANDSCAPE AREA:	13,983 SF (13.6%)

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LOCATED IN THE -- QUARTER OF SECTION --,
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PROJECT TITLE

REVISIONS

SEAL

REV.	DATE	DESCRIPTION	BY

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PROJECT INFO.

Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

**PROPOSED
SITE PLAN**

SHEET NO.

C1.00



Know what's below.
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LOCATED IN THE -- QUARTER OF SECTION --,
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PROJECT TITLE

REV.	DATE	DESCRIPTION	BY

SEAL

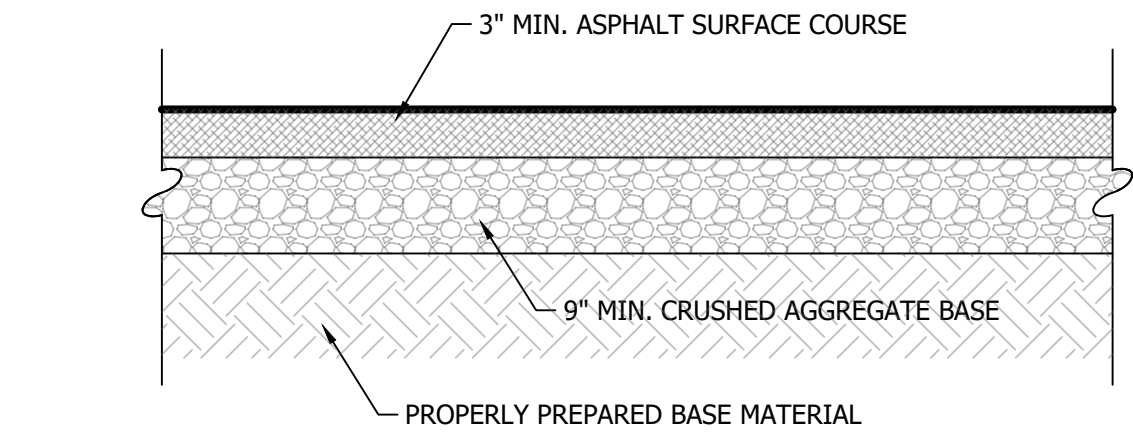
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PROJECT INFO.
Engineer: GBD
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Date: 1/17/2025
Proj. No. 146-06
SHEET TITLE

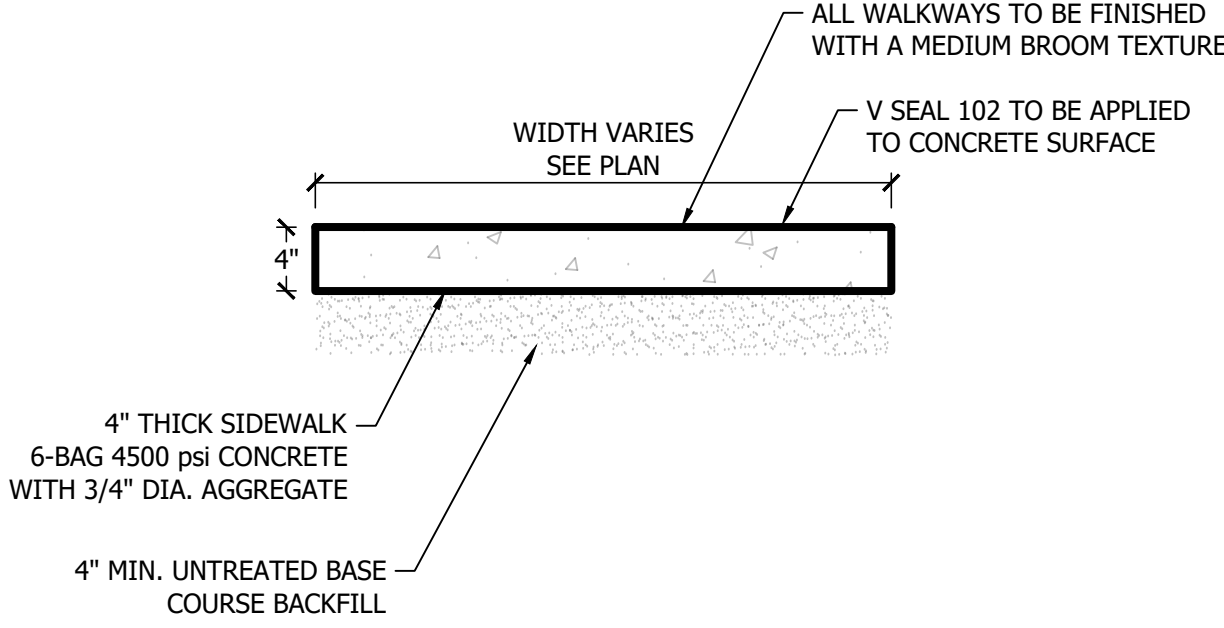
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DETAILS**

SHEET NO.

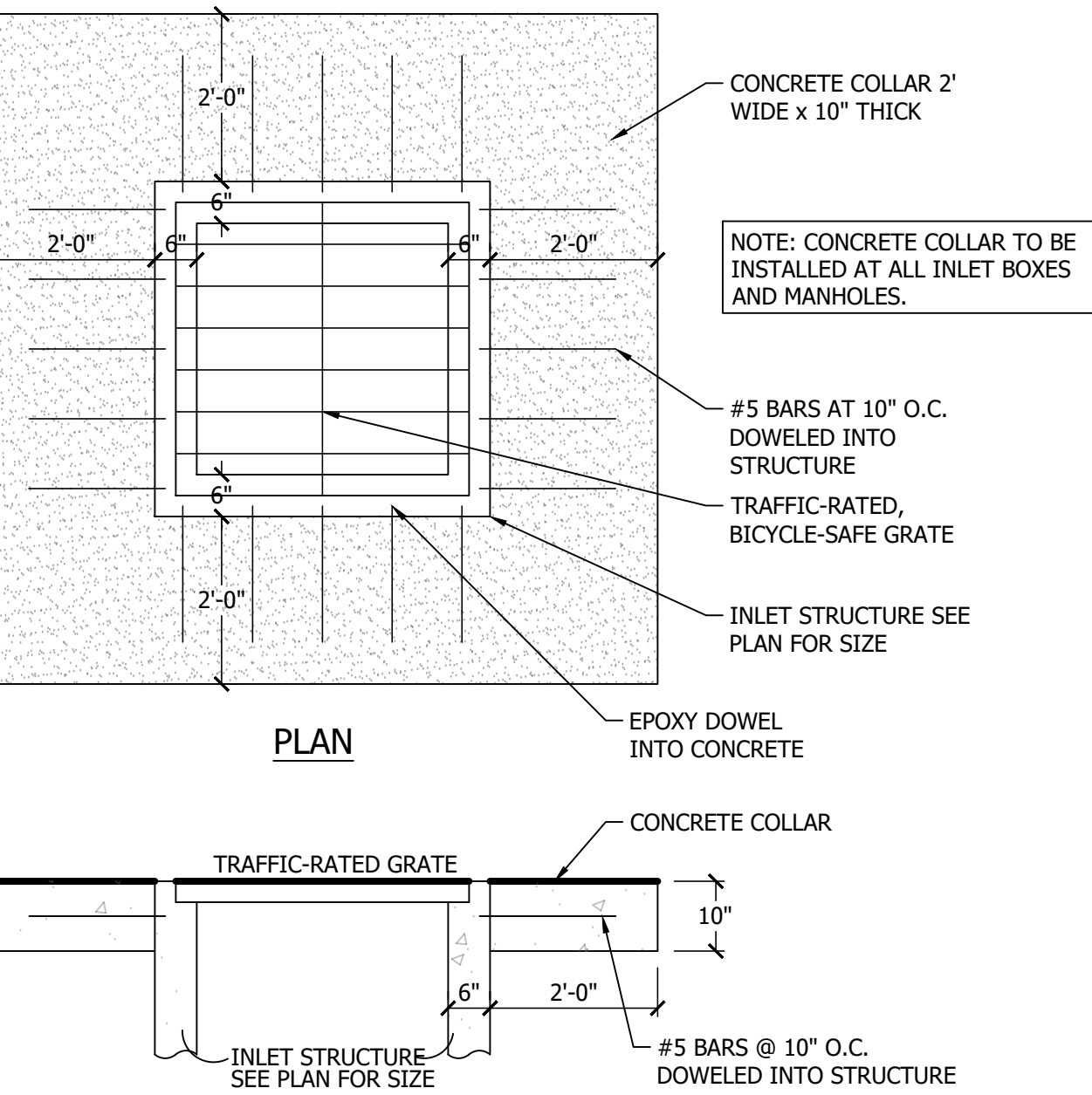
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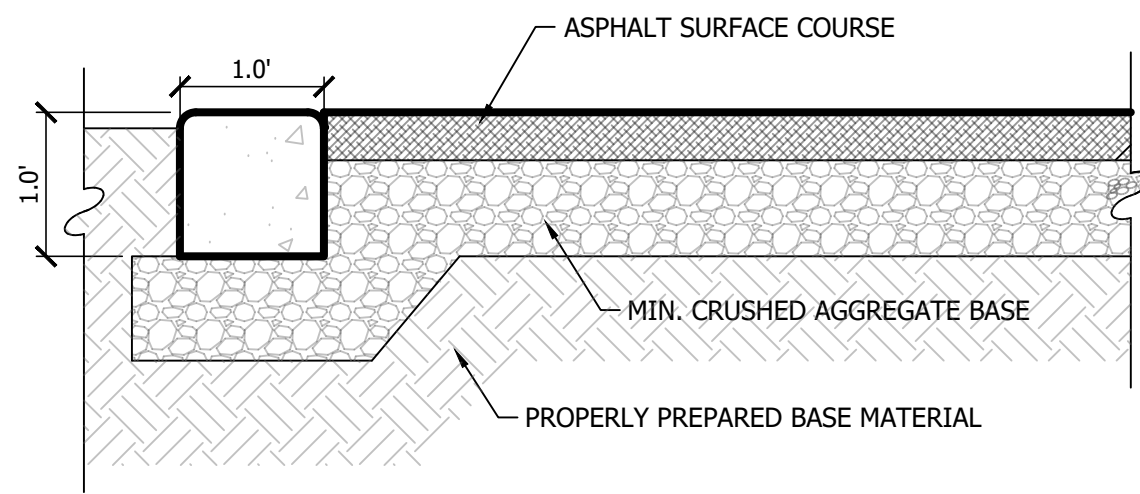
C1 On-Site Asphalt Paving
Scale: NTS



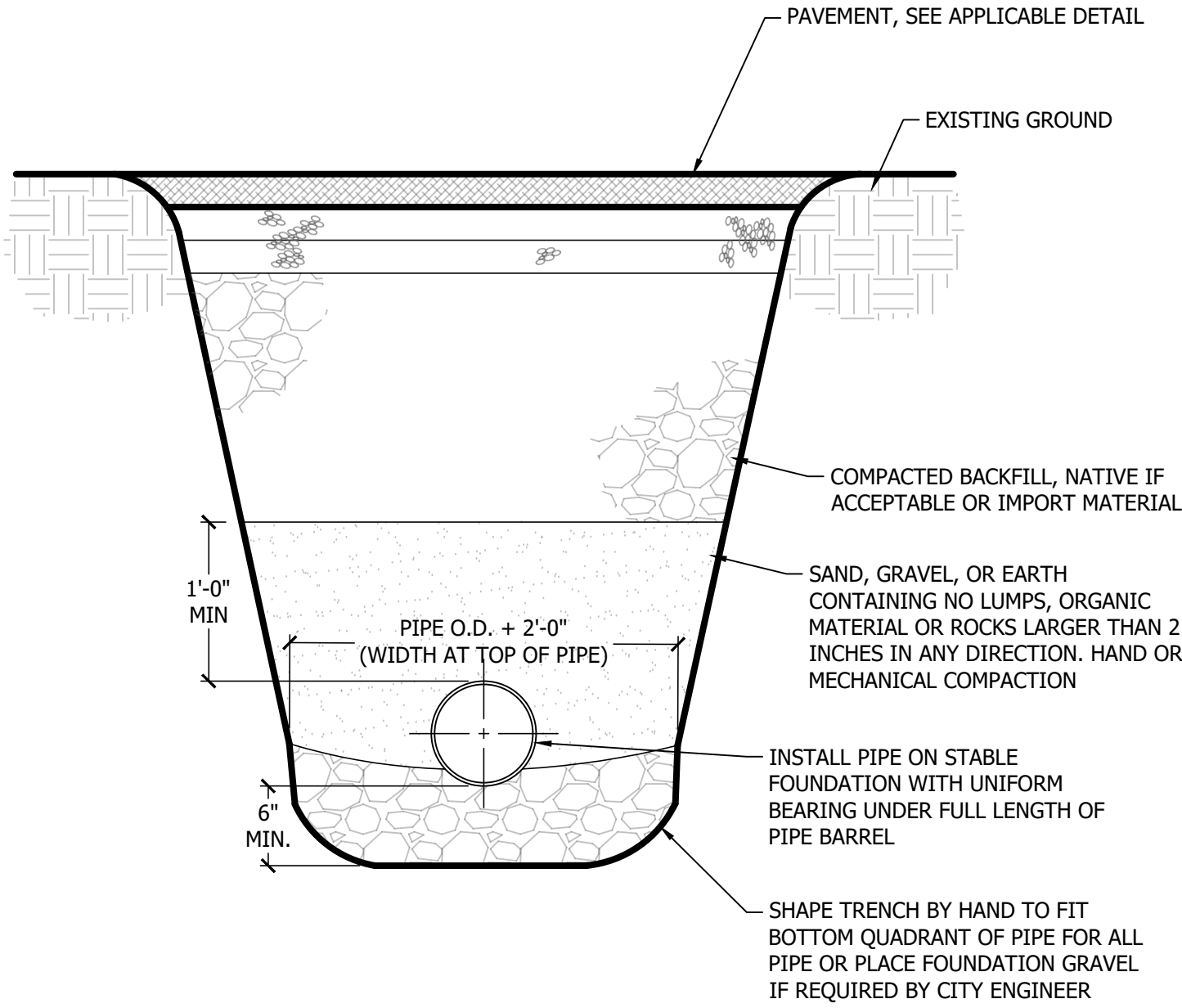
C2 Concrete Sidewalk
Scale: NTS



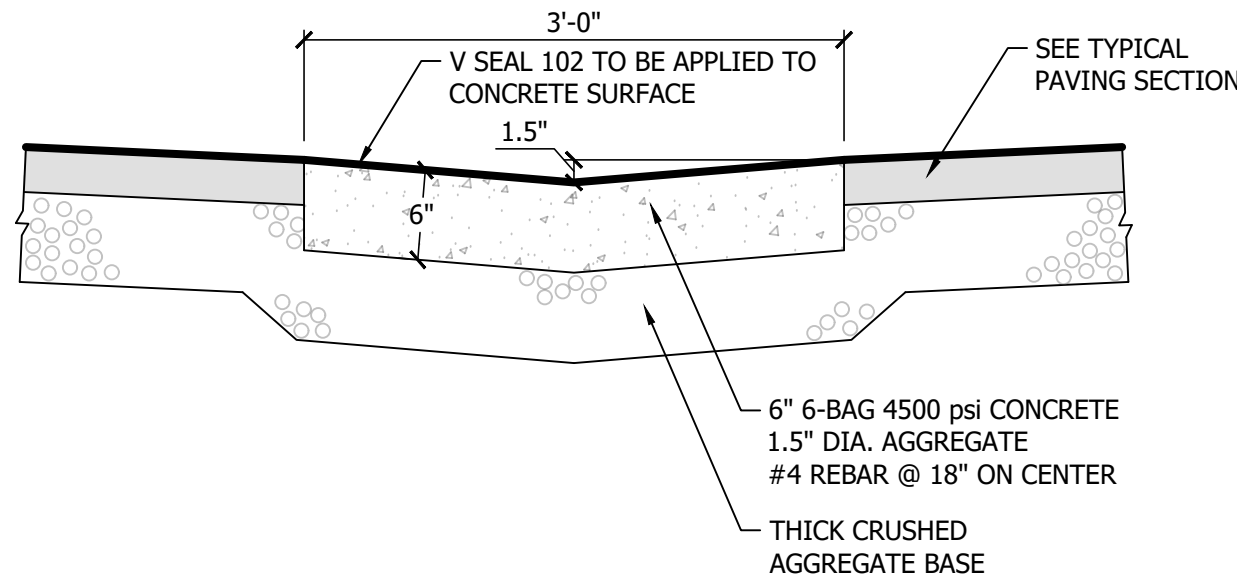
C5 Concrete Collar
Scale: NTS



C6 12" Edge Curb
Scale: NTS



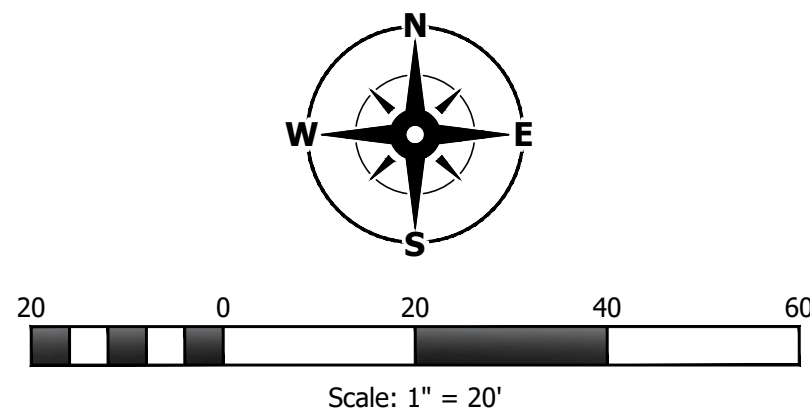
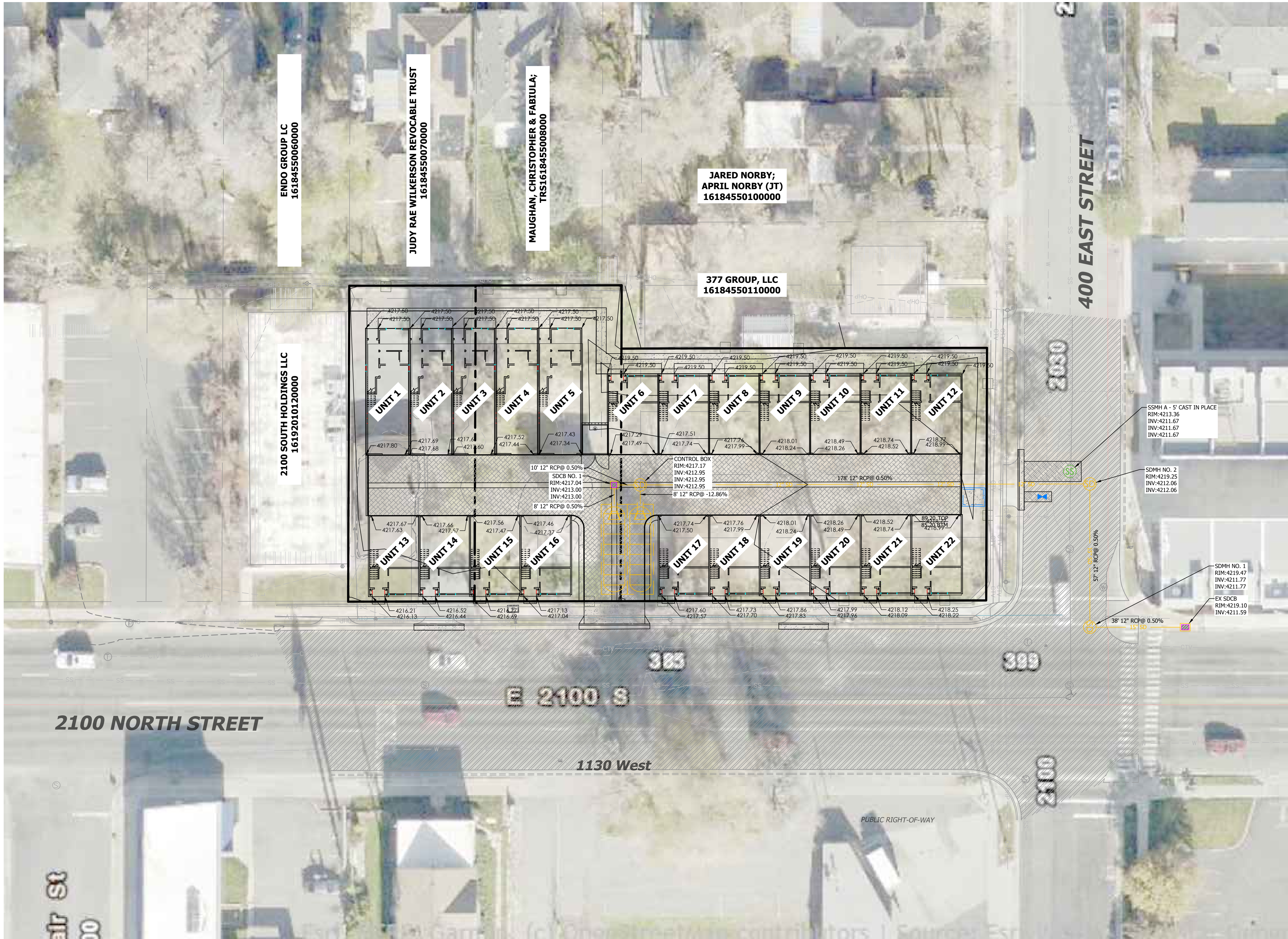
C3 Typical On-Site Pipe Bed Section
Scale: NTS



C7 3 ft Concrete Waterway
Scale: NTS

CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



General Notes

- REFERENCE SHEET C2.90 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
- REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO THE PROPOSED STORM DRAIN SYSTEM.

Key Notes

- ENSURE SIDEWALKS ABUTTING BUILDING DRAIN AWAY FROM STRUCTURE AT 1.5% MINIMUM.
- ENSURE TRASH ENCLOSURE PAD DOES NOT EXCEED 2% IN ANY DIRECTION.

Benchmark and Basis of Bearing

FOUND SALT LAKE COUNTY STREET MONUMENT IN
RING AND LID (2\"/>

Flood Zone

FLOOD ZONE DESIGN UNSHADED ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49048C0755F, DATED 06/19/2020.

Development Summary

LOCATION: SALT LAKE CITY, UTAH
ZONING: CB
INTENDED USE: TOWNHOMES

PROPERTY SIZE: 102,614 SF / 2.36 ACRES

BUILDING FOOTPRINT: 4,551 SF (4.5%)
HARD SURFACE AREA: 84,080 SF (81.9%)
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21ST. 400 EAST TOWNHOMES

2100 SOUTH 400 EAST
SALT LAKE CITY, UTAH
LOCATED IN THE -- QUARTER OF SECTION --,
TOWNSHIP --, RANGE --, -- BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL

REV. DATE DESCRIPTION BY

VERIFY SCALES

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PROJECT INFO.

Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

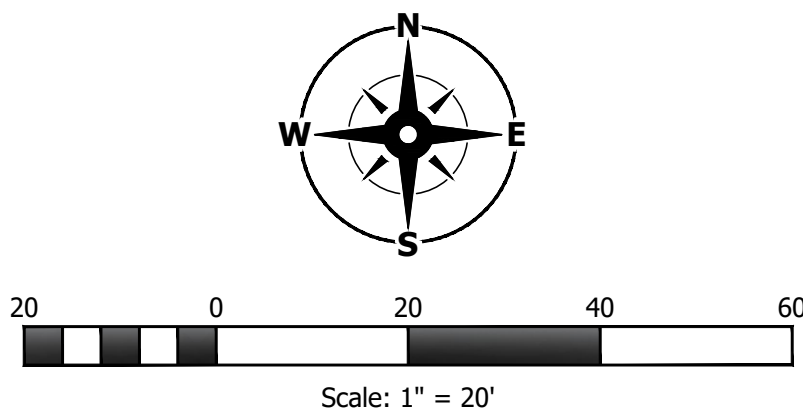
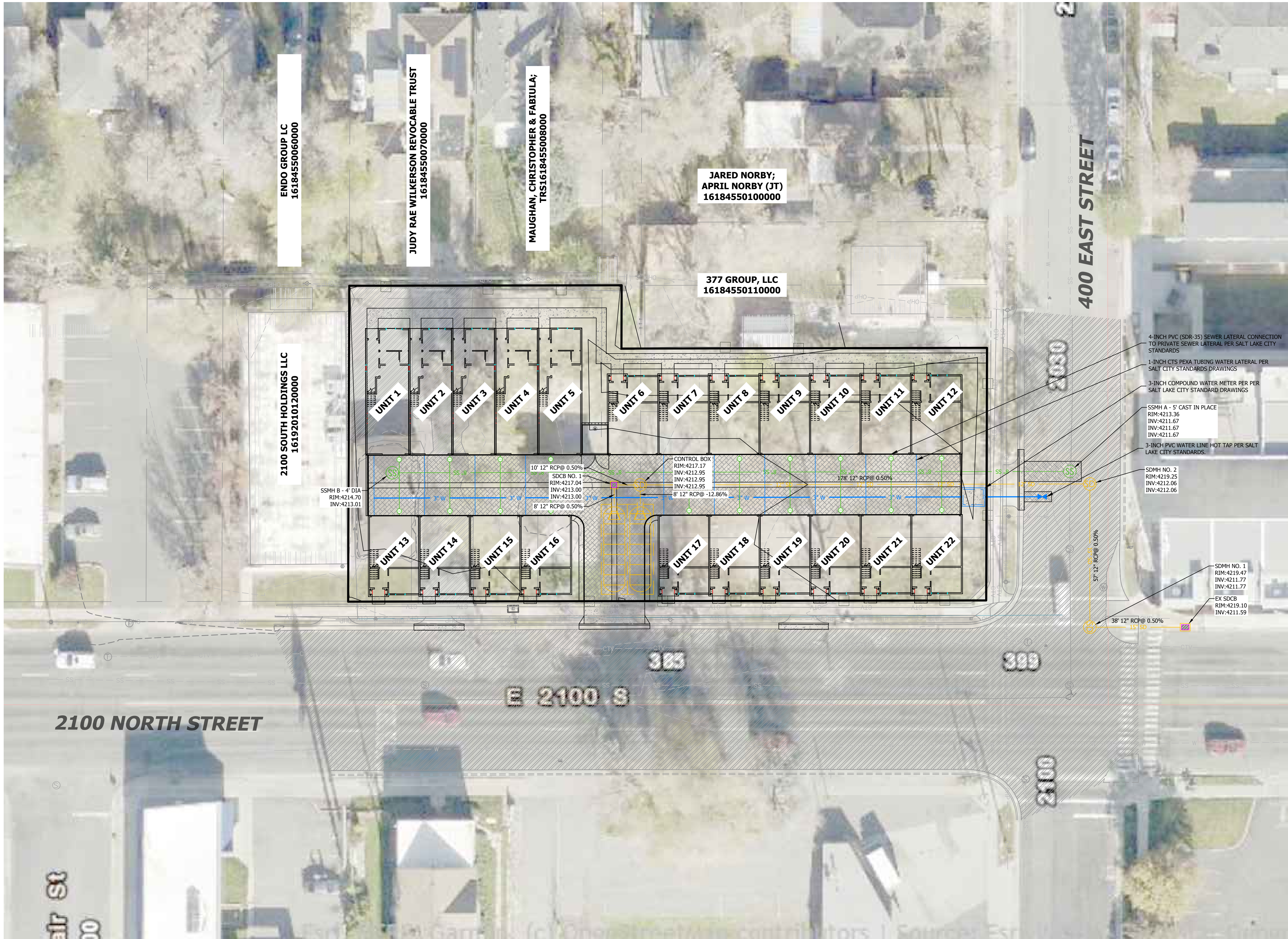
**SITE
GRADING
PLAN**

SHEET NO.

C2.00



Know what's below.
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General Notes

- REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO THE PROPOSED STORM DRAIN SYSTEM.
- POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER
- ALL UTILITY TRENCHING MUST BE PER SLCDPU STANDARD PRACTICE NO. 1

Key Notes

GENERAL

- PROVIDE HDPE CASING OR NO MECHANICAL JOINTS OF EITHER UTILITY WITHIN 10.0' HORIZONTALLY OF CROSSING CULINARY LINES. ENSURE 18" MINIMUM VERTICAL CLEARANCE.
- CLEAN-OUT FRAME & COLLAR, SEE DETAIL UT-2 (TYP).

DRAINAGE

- D1. ROOF DRAIN CLEAN-OUT. POINT OF SERVICE TO BUILDING, REFERENCE PLUMBING PLANS.

DRY UTILITIES

- U1. TRANSFORMER, REFERENCE ELECTRICAL PLANS. COORDINATE INSTALL WITH POWER COMPANY.
U2. POWER METER. POINT OF SERVICE TO BUILDING, REFERENCE ELECTRICAL PLANS.
U3. NATURAL GAS METER. POINT OF SERVICE TO BUILDING, REFERENCE PLUMBING PLANS. COORDINATE INSTALL WITH GAS COMPANY.

SANITARY SEWER

- S1. SANITARY SEWER CLEAN-OUT. POINT OF SERVICE TO BUILDING, REFERENCE PLUMBING PLANS.

- S2. SEWER LATERAL CONNECTION TO EXISTING MAIN WITH INSERTA-TEE PER SALT LAKE CITY CONSTRUCTION STANDARDS.

WATER

- W1. WATER LATERAL SERVICE CONNECTION PER SALT LAKE CITY CONSTRUCTION STANDARDS.
W2. CTS HDPE WATER LATERAL PER SALT LAKE CITY CONSTRUCTION STANDARDS.
W3. WATER METER PER PER SALT LAKE CITY CONSTRUCTION STANDARDS.
W4. POINT OF SERVICE TO BUILDING, REFERENCE PLUMBING PLANS.
W5. FIRE HYDRANT WITH THRUST BLOCKS PER SALT LAKE CITY CONSTRUCTION STANDARDS.

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21ST. 400 EAST TOWNHOMES

**2100 SOUTH 400 EAST
SALT LAKE CITY, UTAH**
LOCATED IN THE -- QUARTER OF SECTION --,
TOWNSHIP --, -- BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL

VERIFY SCALES

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PROJECT INFO.

Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

**SITE
UTILITY
PLAN**

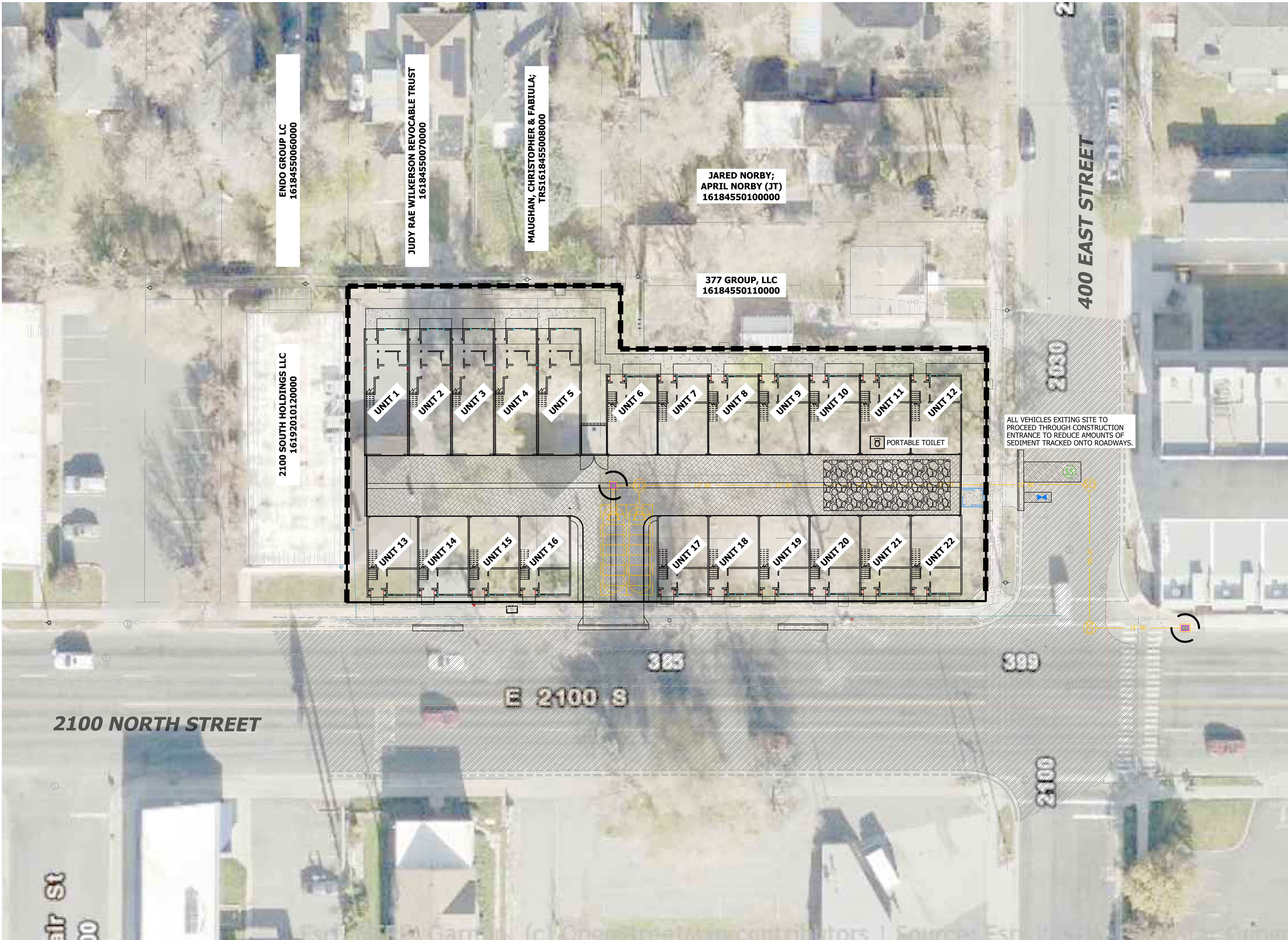
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OWNER: C:\Users\Owner\Hunt Day\Dropbox\Projects\146-06-Sugarhouse Towns\10-CAD\01-AutoCAD\146-06-Site Plan-12232024 1/20/2025 2:14 PM



Vicinity Map



HUNT · DAY

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Syracuse, UT 84075
PH: 801.664.4724
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PROJECT TITLE

21ST. 400 EAST TOWNHOMES
2100 SOUTH 400 EAST
SALT LAKE CITY, UTAH
LOCATED IN THE -- QUARTER OF SECTION --,
TOWNSHIP --, RANGE --, -- BASE AND MERIDIAN

SWPPP Data

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

- TOTAL PROJECT AREA IS 2.36 ACRES. AN ESTIMATED 2.36ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
- THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TAKEN OFF SITE.
- THE INITIAL SITE IS APPROXIMATELY 90% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 10% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:


- THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION AND LANDSCAPING . AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
- CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
- THE BMP'S AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:
HUNT DAY
345 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

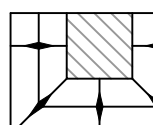
ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

Legend

 = INLET PROTECTION

 = SILT FENCE

 = 50' x 20' CONSTRUCTION ENTRANCE WITH 8" CLEAN GRAVEL

 = CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

Developer Contact:


HIVE IMPACT CAPITAL
10190 CENTER DR.
PARK CITY, UTAH 84098
PH: (801) 921-1085

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

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PROJECT INFO.

Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

**EROSION
CONTROL
PLAN**

SHEET NO.

C5.00

OWNER: C:\Users\Owner\Hunt Day Dropbox\Hunt Day Dropbox\Projects\146-09 Sugarhouse Towns\00-CAD\01-AutoCAD\146-06-Site Plan-12232024 1/20/2025 2:14 PM

Erosion Control Notes:

1.

AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2.

THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3.

CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4.

CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6.

EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

(A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

(B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.

(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7.

EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9.

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10.

THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11.

THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

- THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;

- INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVIDING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND

- A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12.

THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13.

THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14.

THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15.

THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16.

THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18.

MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19.

FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20.

NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21.

ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22.

IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24.

IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27.

ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28.

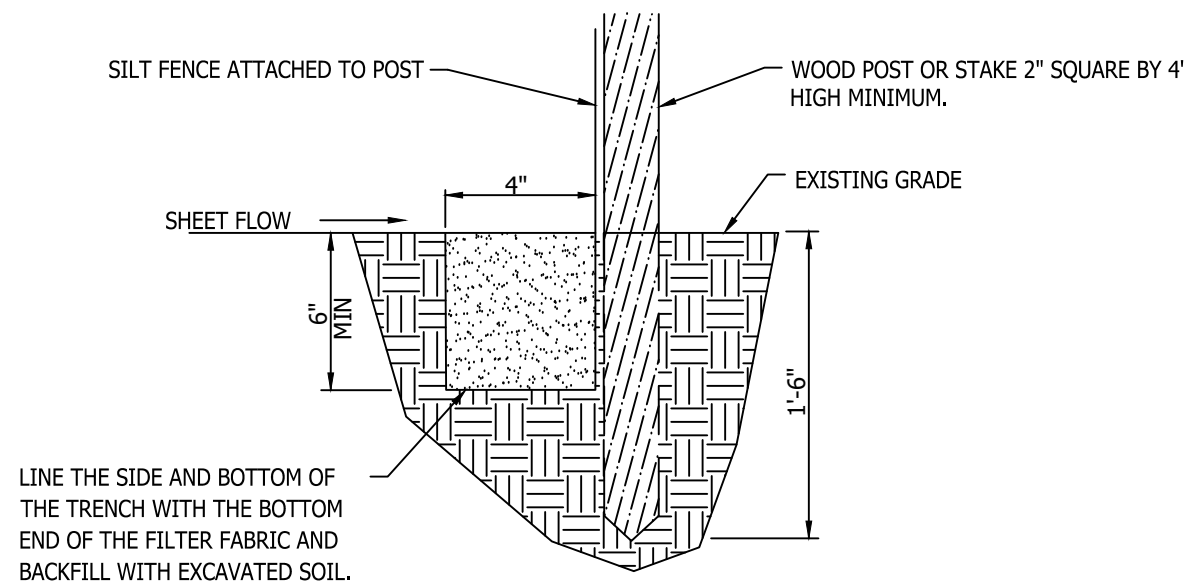
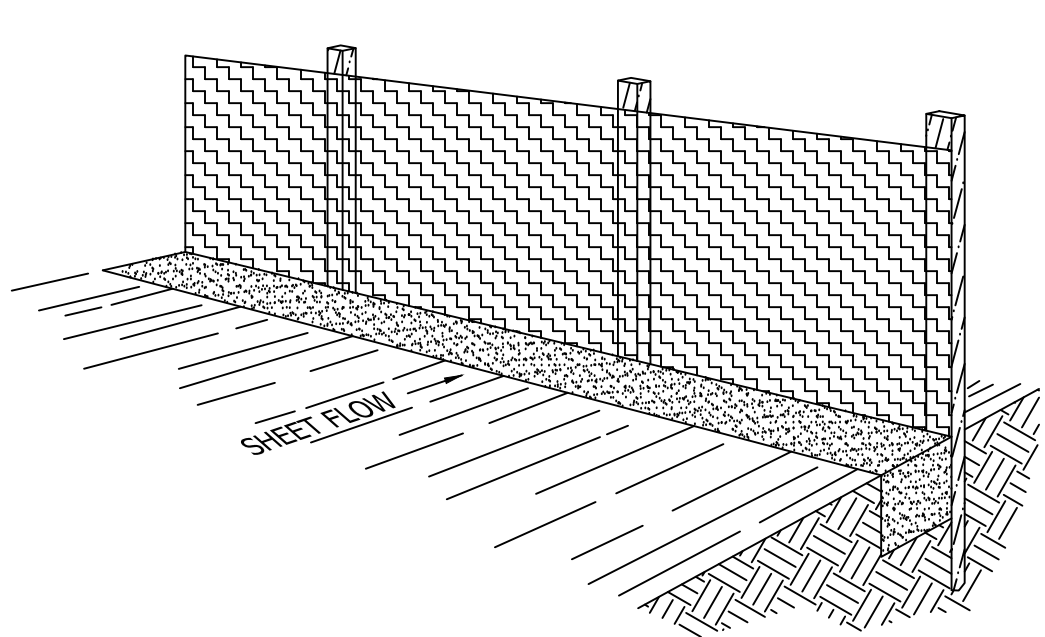
THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30.

IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31.

THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32.

EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

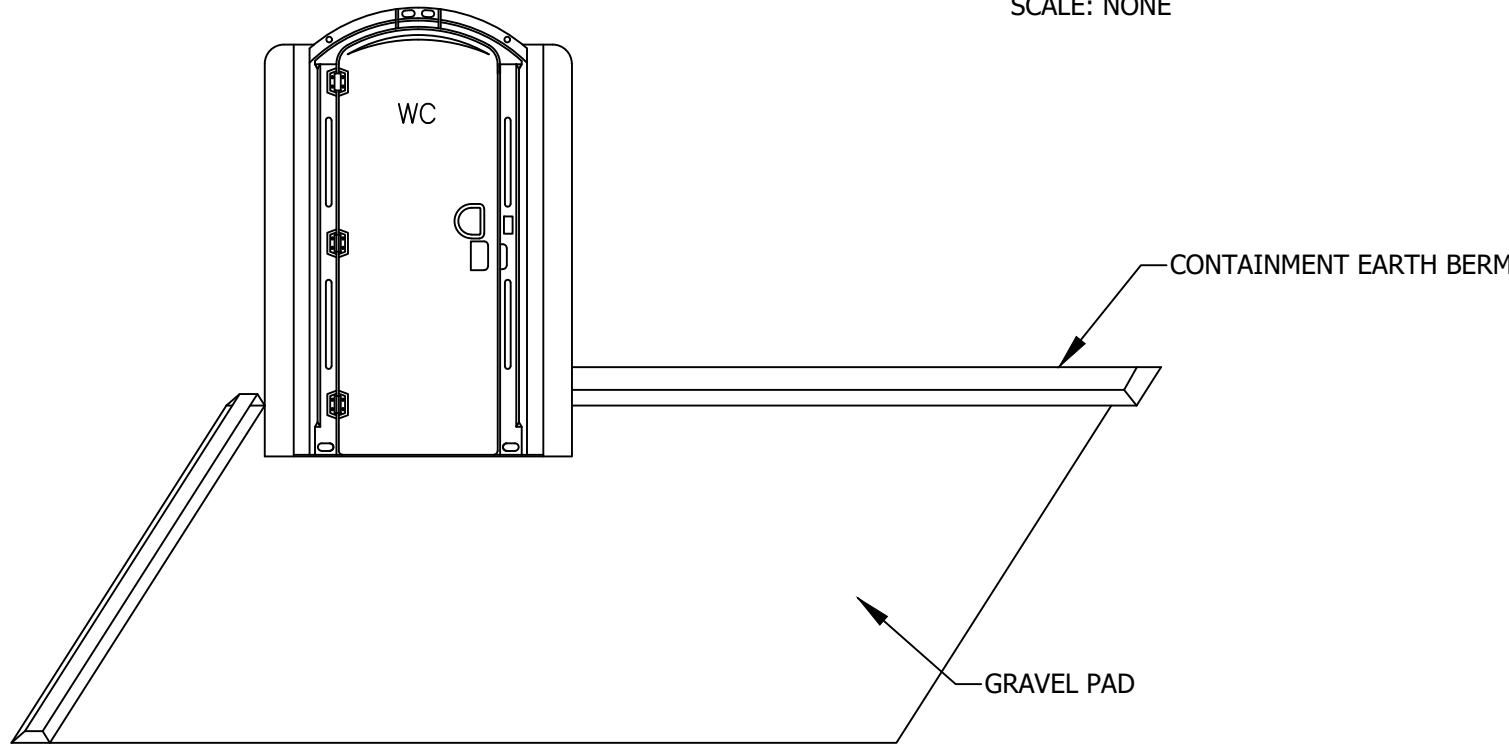
Section

Silt Fence Notes:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

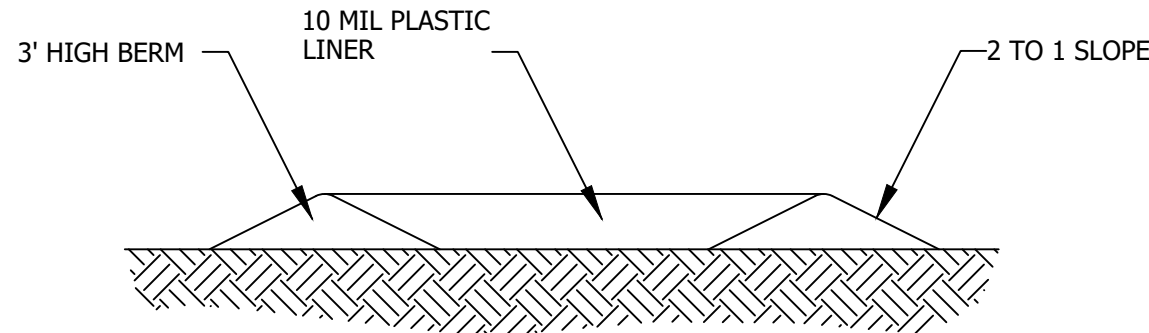
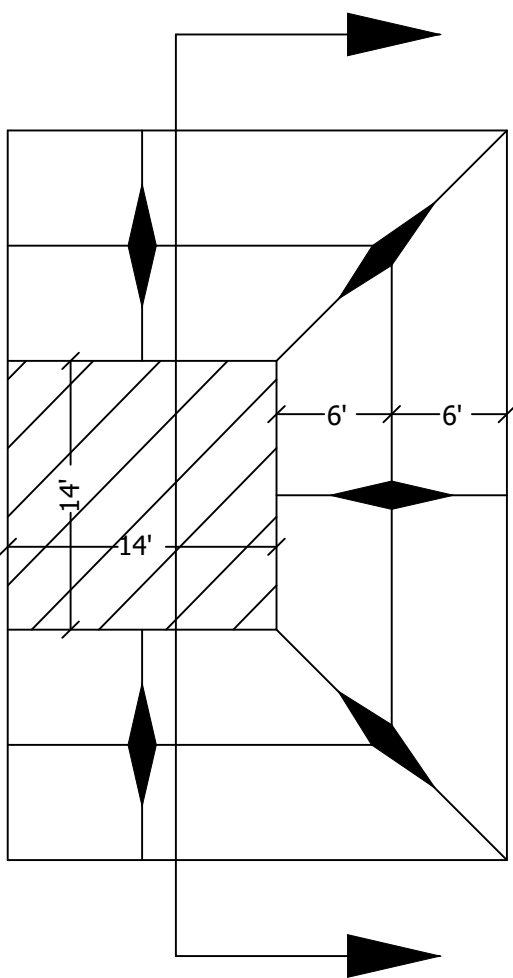
Silt Fence Detail

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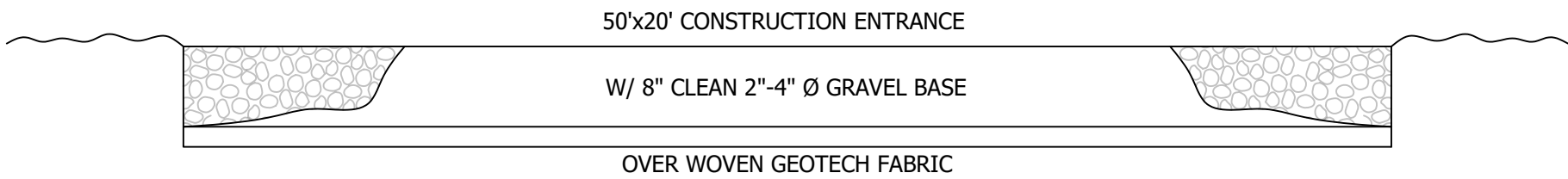
Portable Toilet

SCALE: NONE

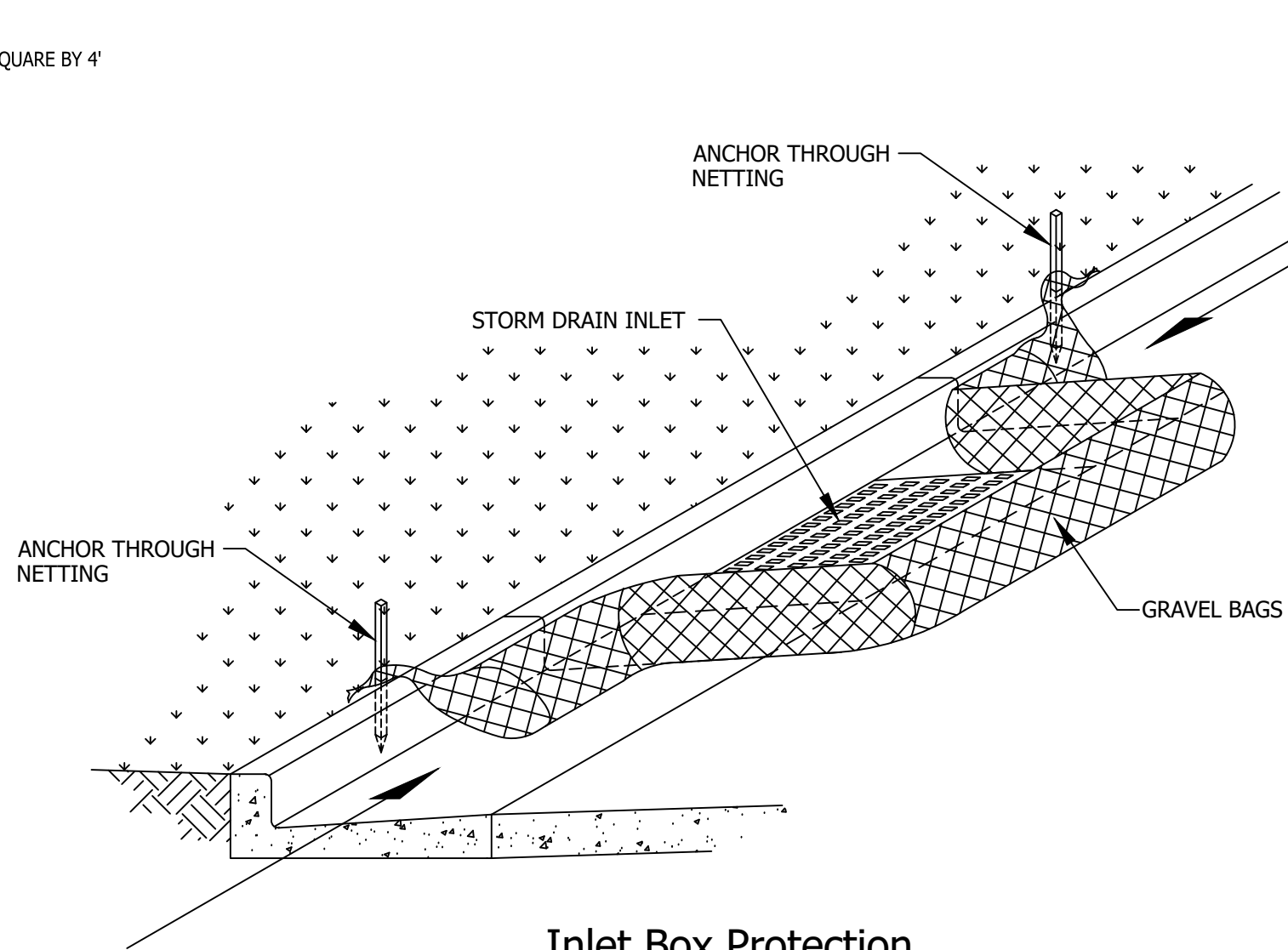


Concrete Washout Area
w/ 10 mil Plastic Liner

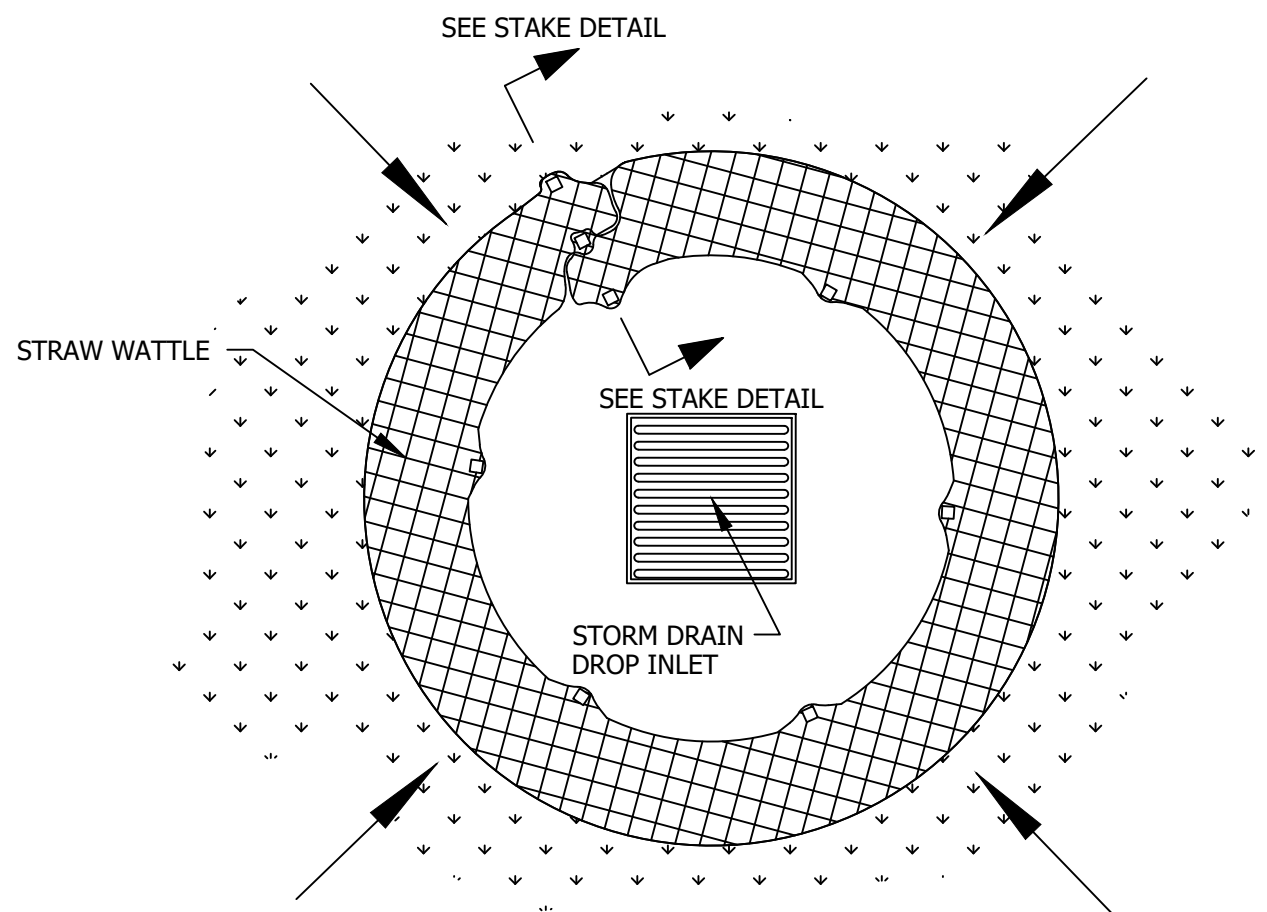
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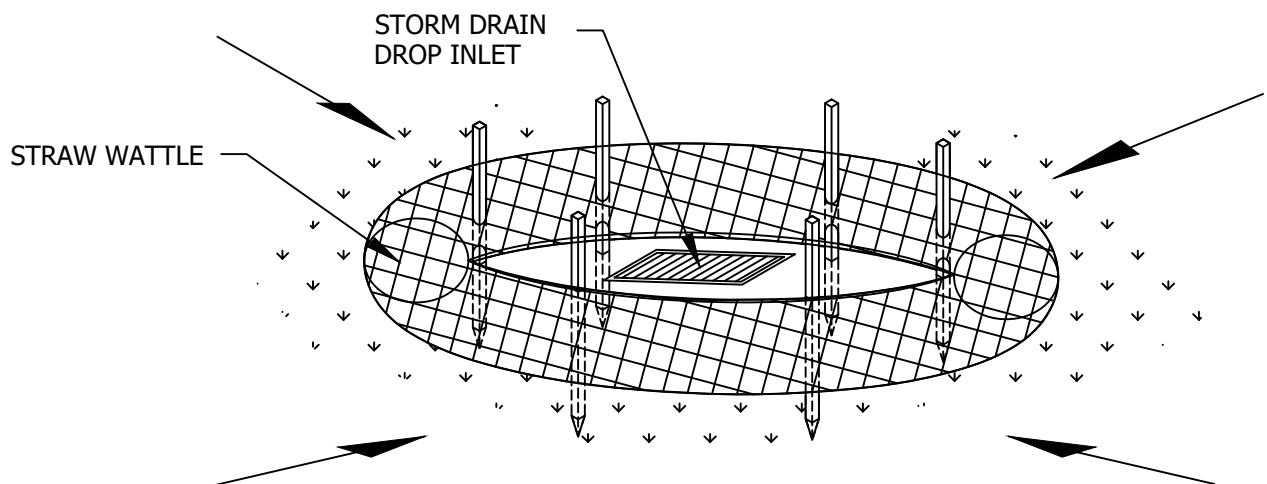
Cross Section 50' x 20' Construction Entrance



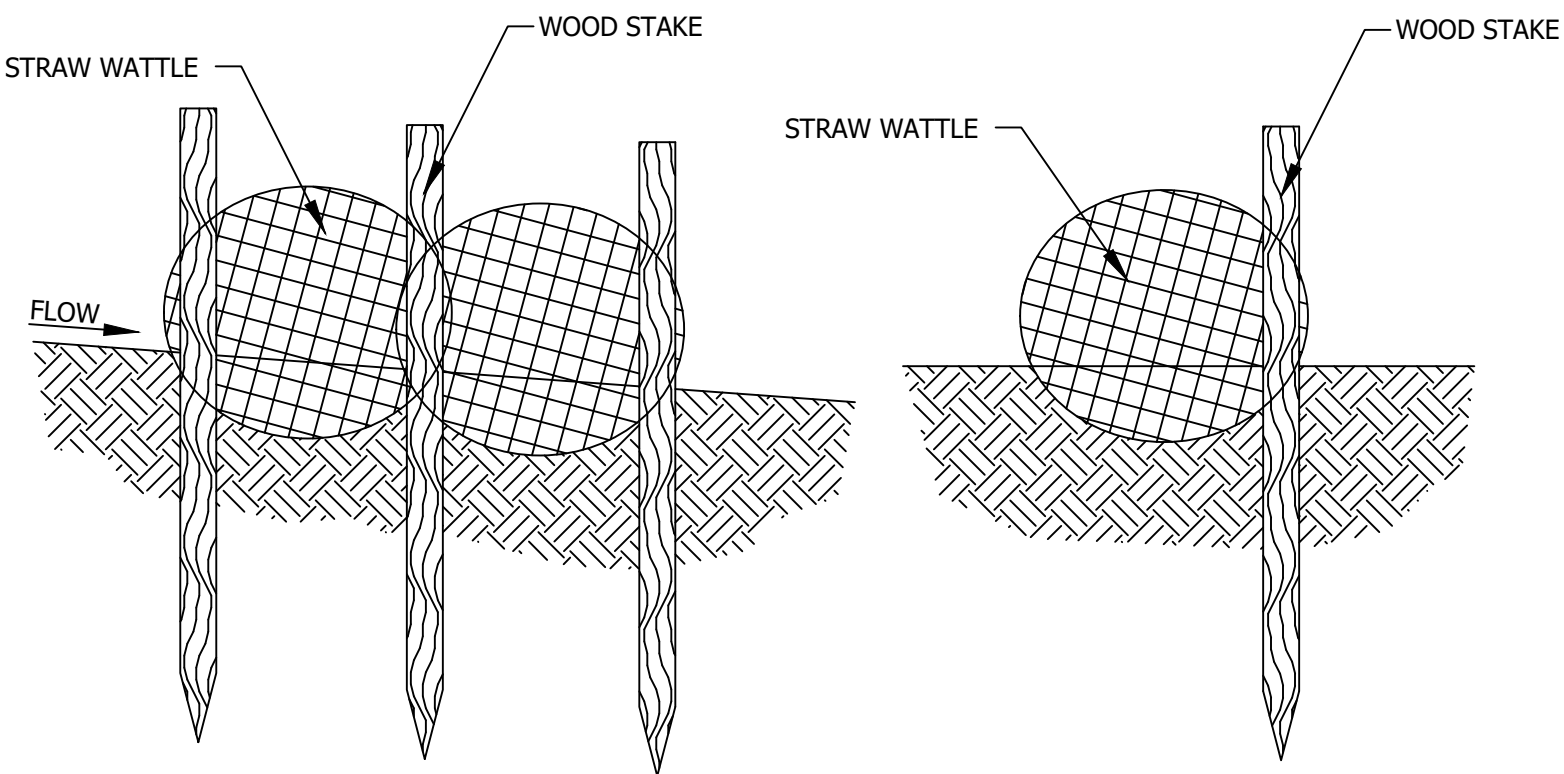
Inlet Box Protection



Plan View



Drop Inlet Protection



HUNT · DAY

3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

21ST. 400 EAST TOWNHOMES

2100 SOUTH 400 EAST
SALT LAKE CITY, UTAH
LOCATED IN THE -- QUARTER OF SECTION --,
TOWNSHIP --, RANGE --, -- BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

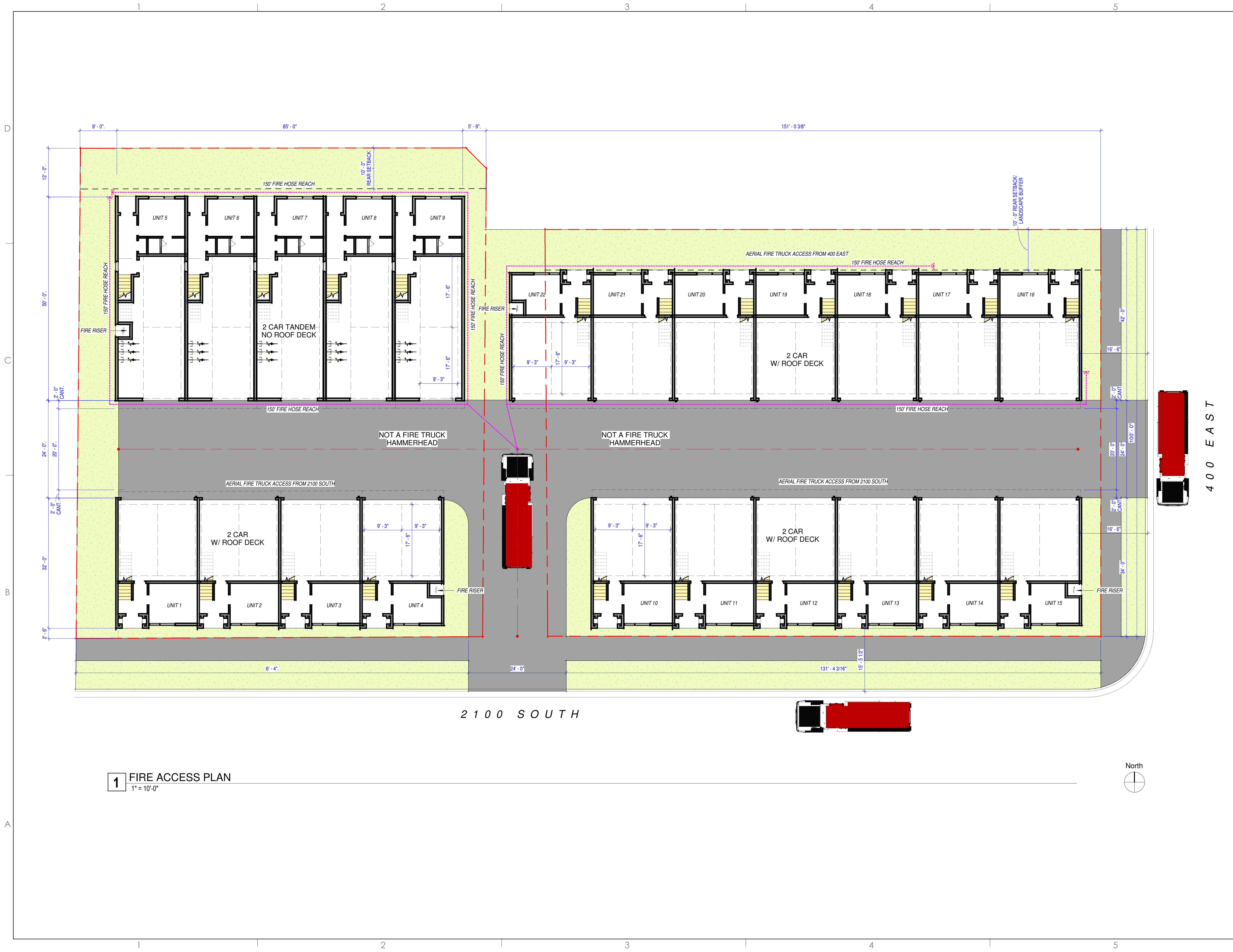
Engineer: GBD
Drawn: GBD
Date: 1/17/2025
Proj. No. 146-06

SHEET TITLE

EROSION
CONTROL
DETAILS

SHEET NO.

C5.90



1 FIRE ACCESS PLAN
1" = 10'-0"

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901.698.6685
JON@ELEMENT-DESIGN.CO

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PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
FIRE ACCESS
PLAN

SHEET:
A000

DATE: 1/17/2025 2:36:43 PM
PLANNED DEVELOPMENT

TOTAL SQUARE FOOTAGE

Name	Area
Level 1	200 SF
Level 2	672 SF
Level 3	634 SF
Level 4	257 SF
	1,764 SF
Roof Deck	359 SF
	359 SF
Grand total	2,123 SF

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PROJECT:
21st 400 E Townhomes

REVISIONS:

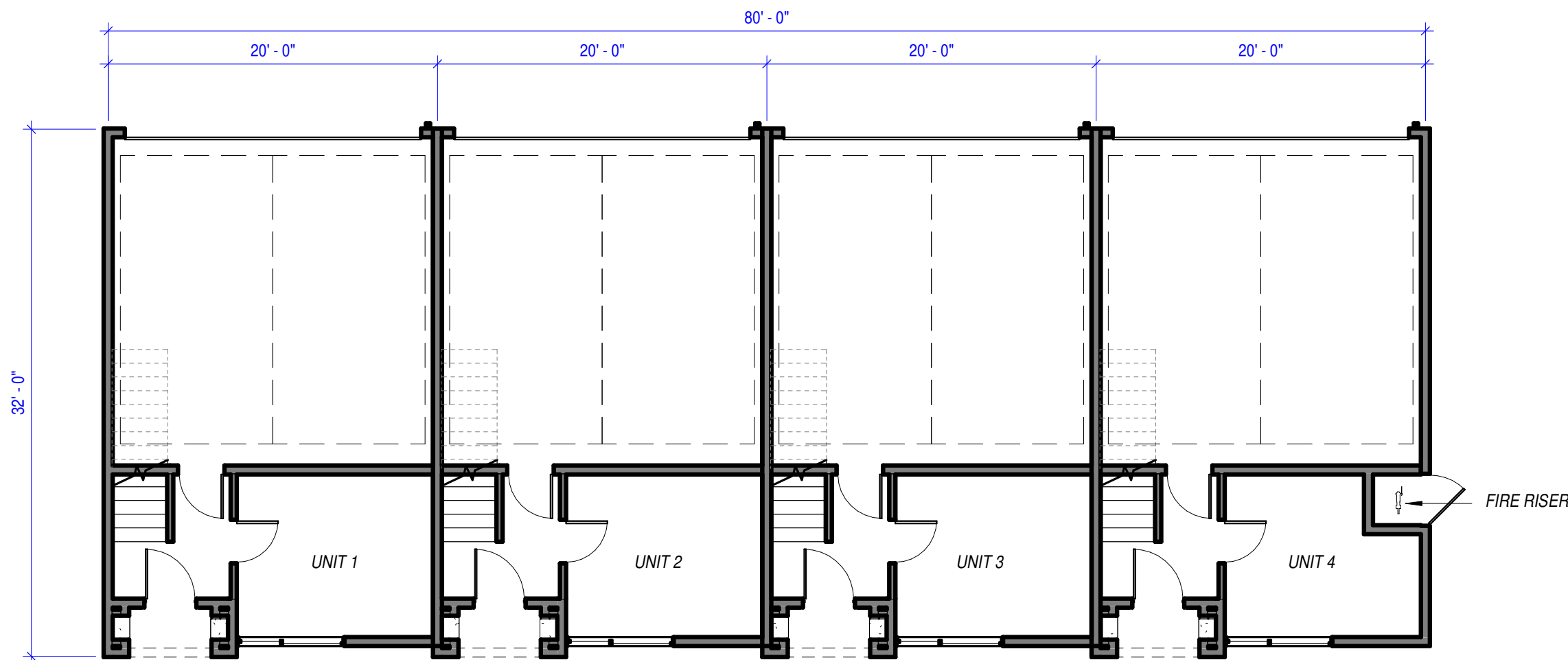
TITLE:
COMPOSITE
FLOOR PLANS -
4-PLEX

SHEET:

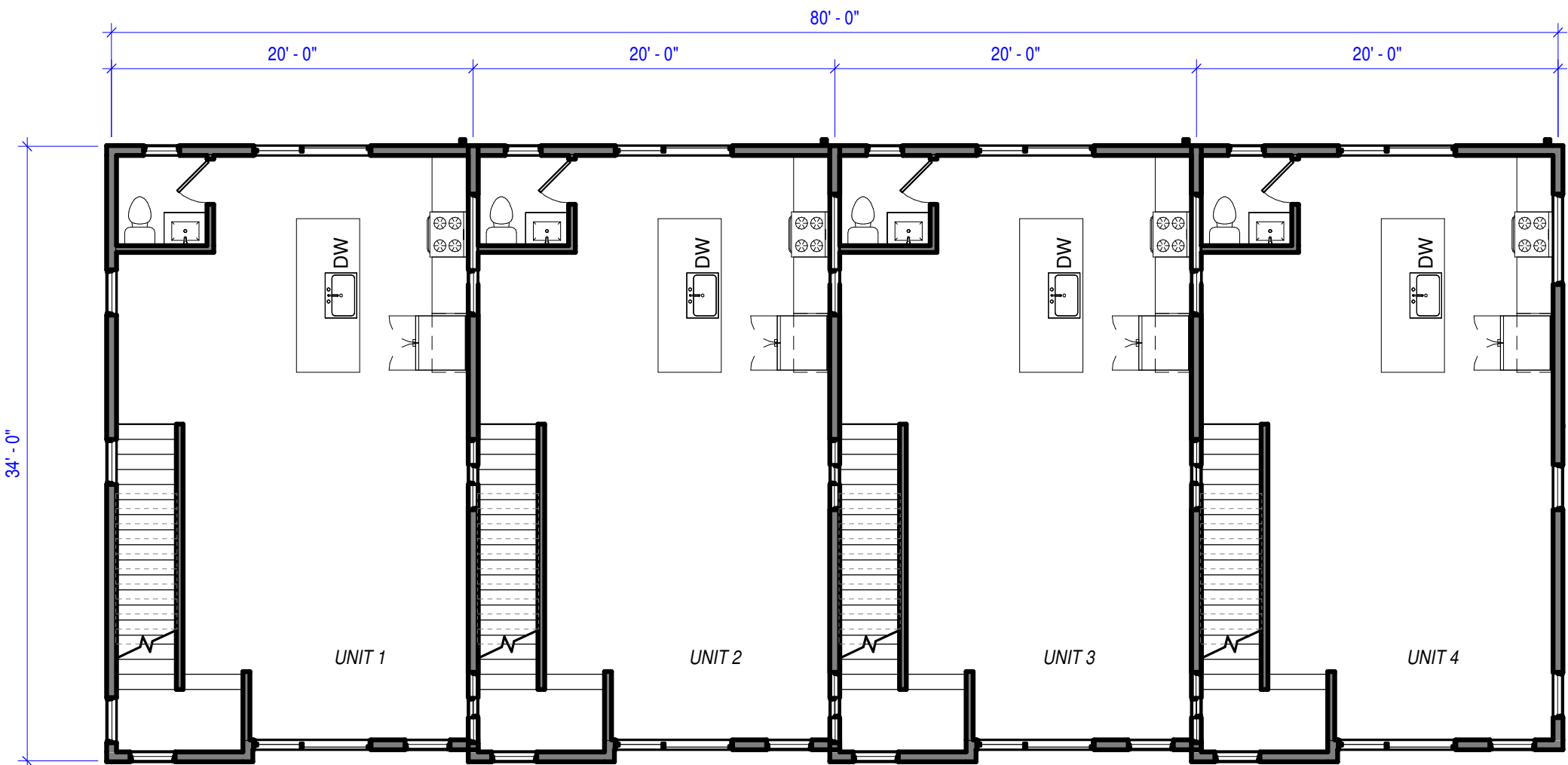
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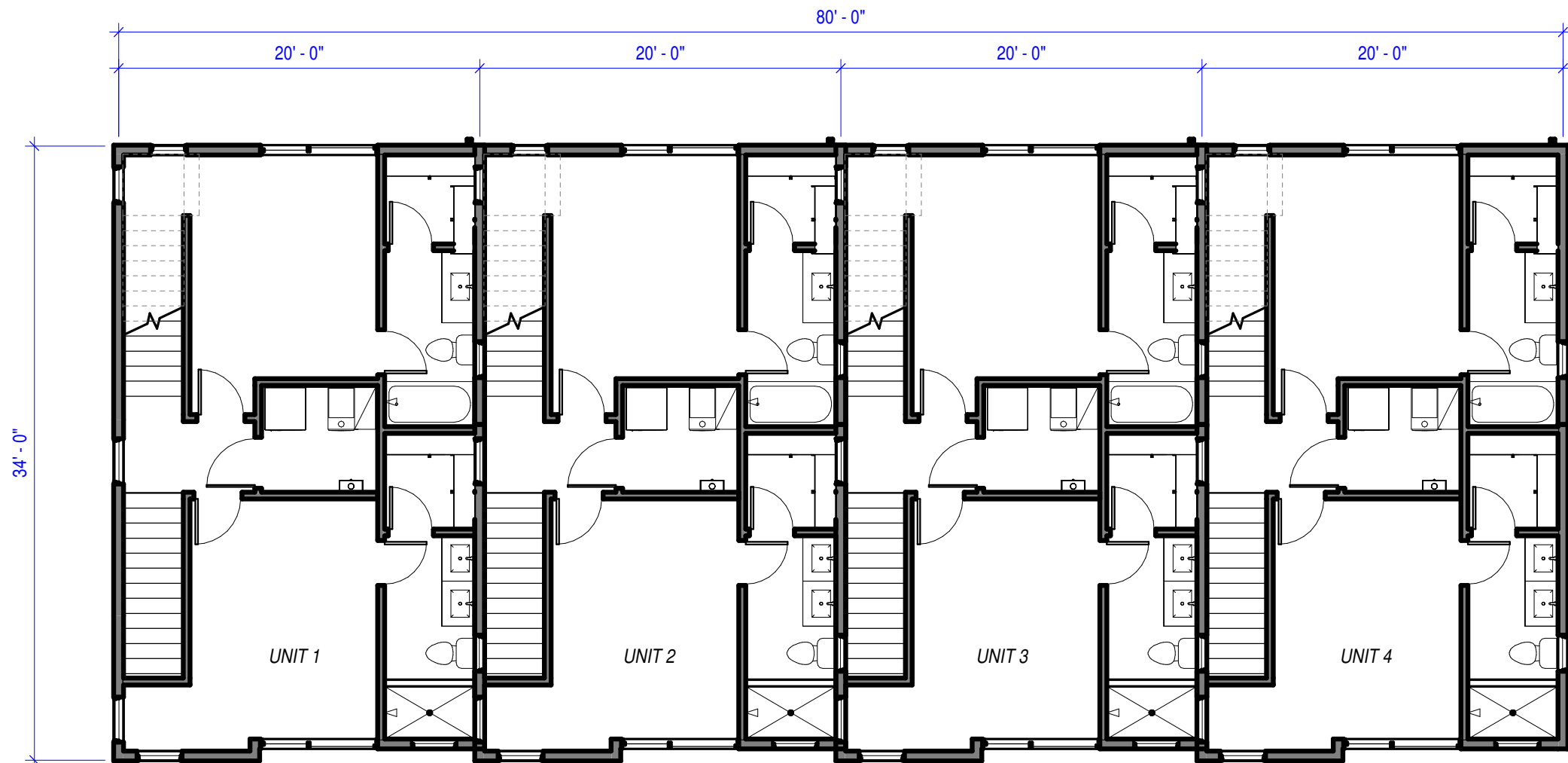
PLANNED DEVELOPMENT



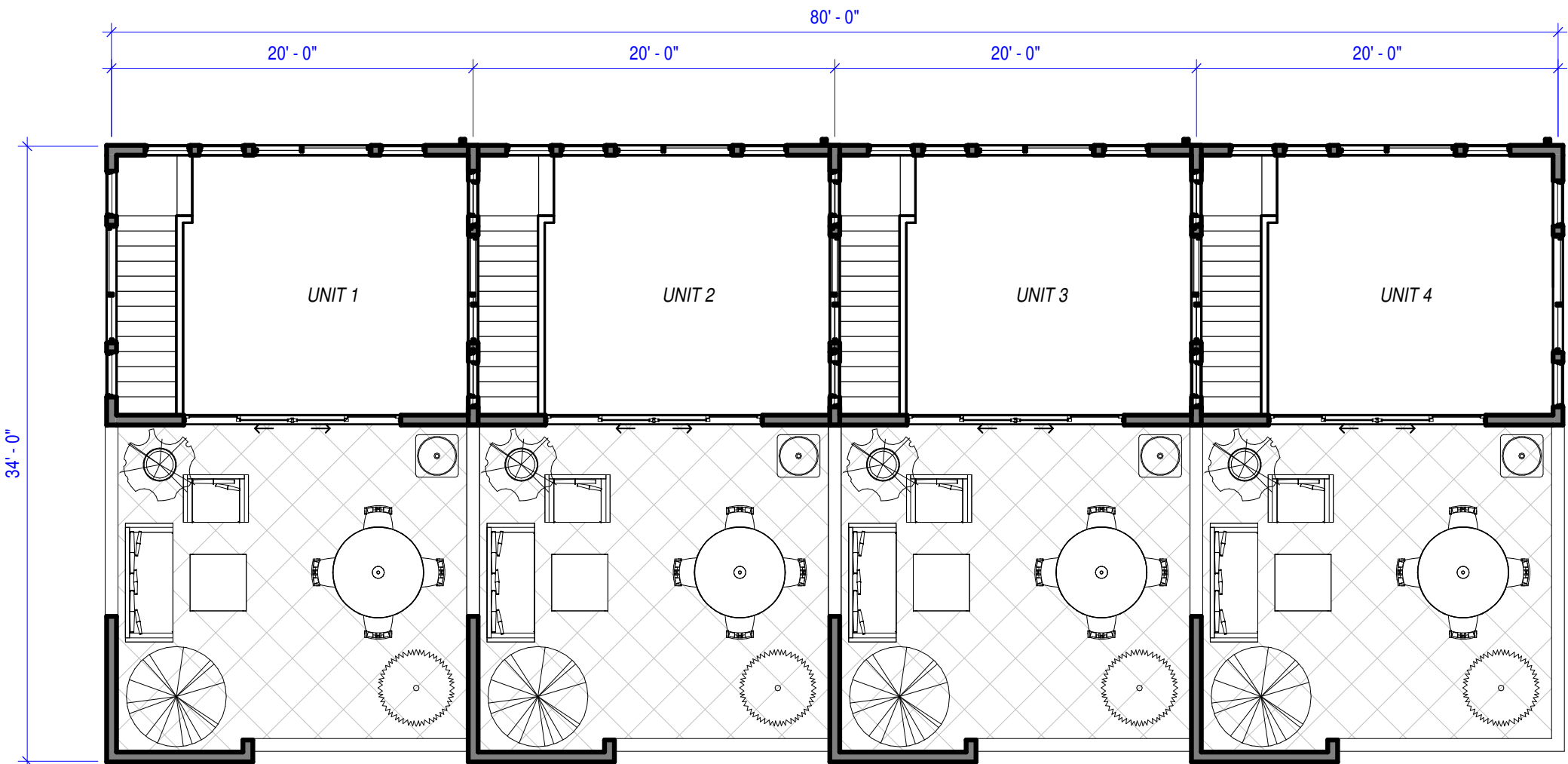
1 Level 1 - 4-PLEX
1/8" = 1'-0"



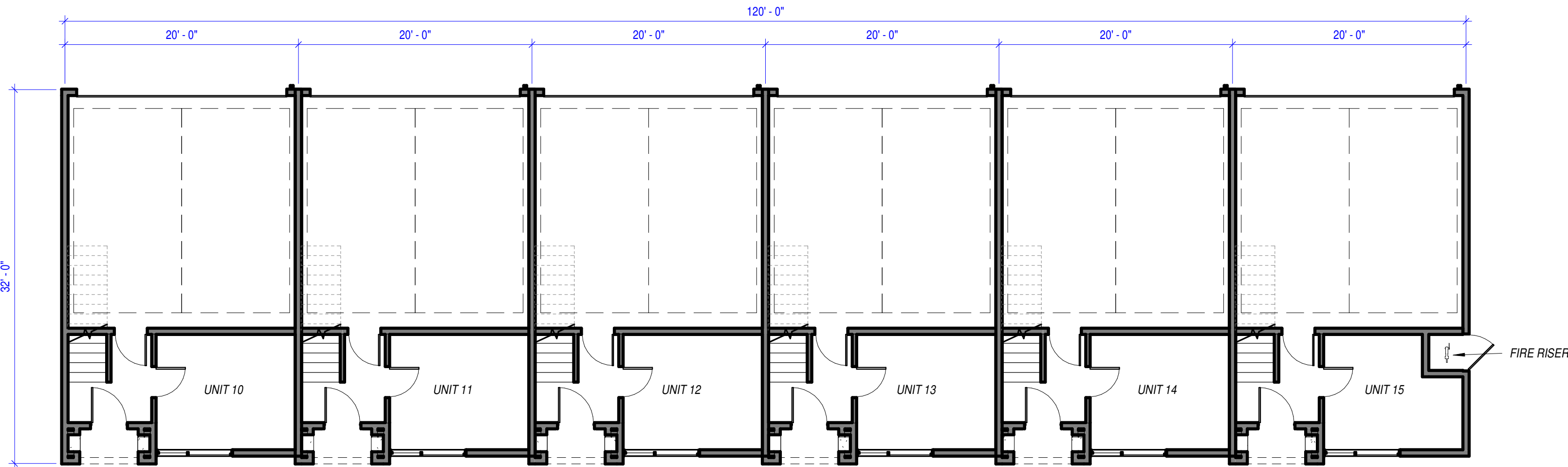
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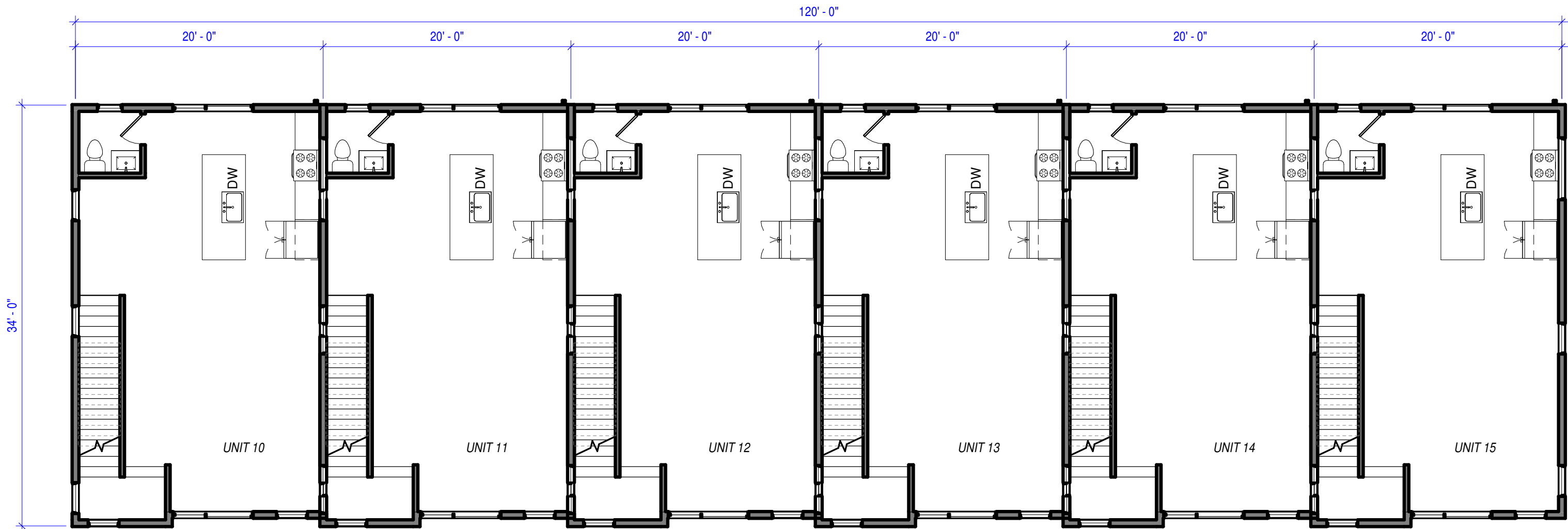
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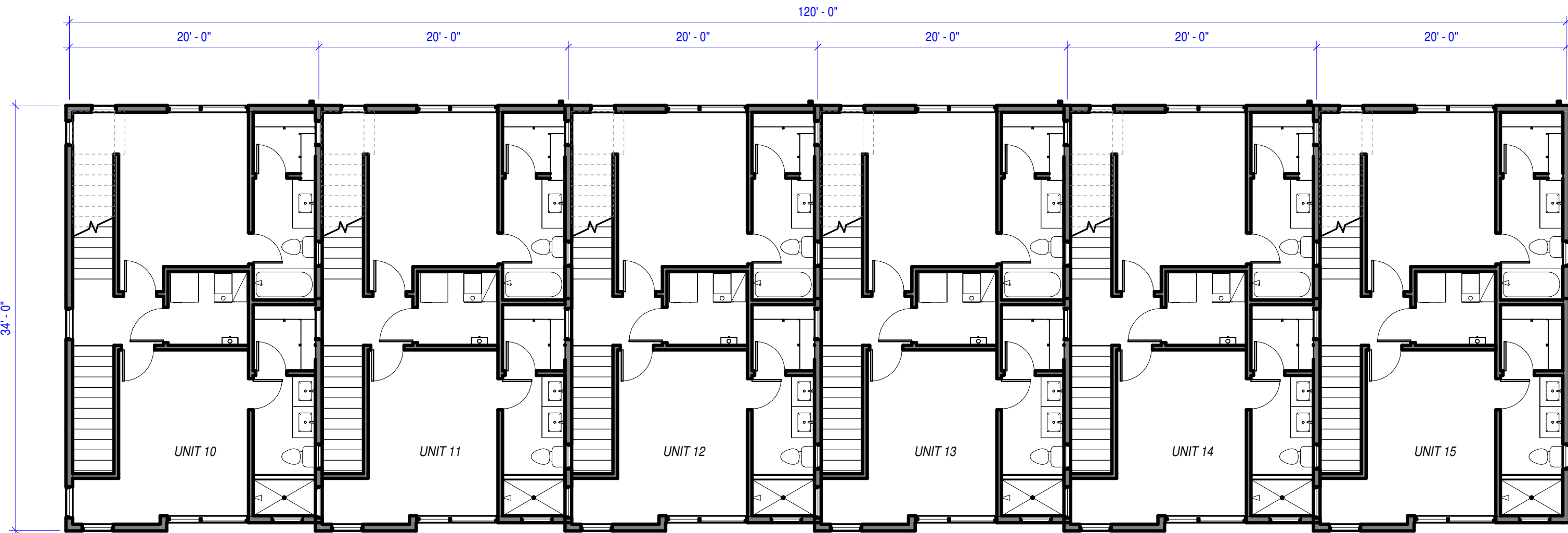
4 Level 4 - 4-PLEX
1/8" = 1'-0"



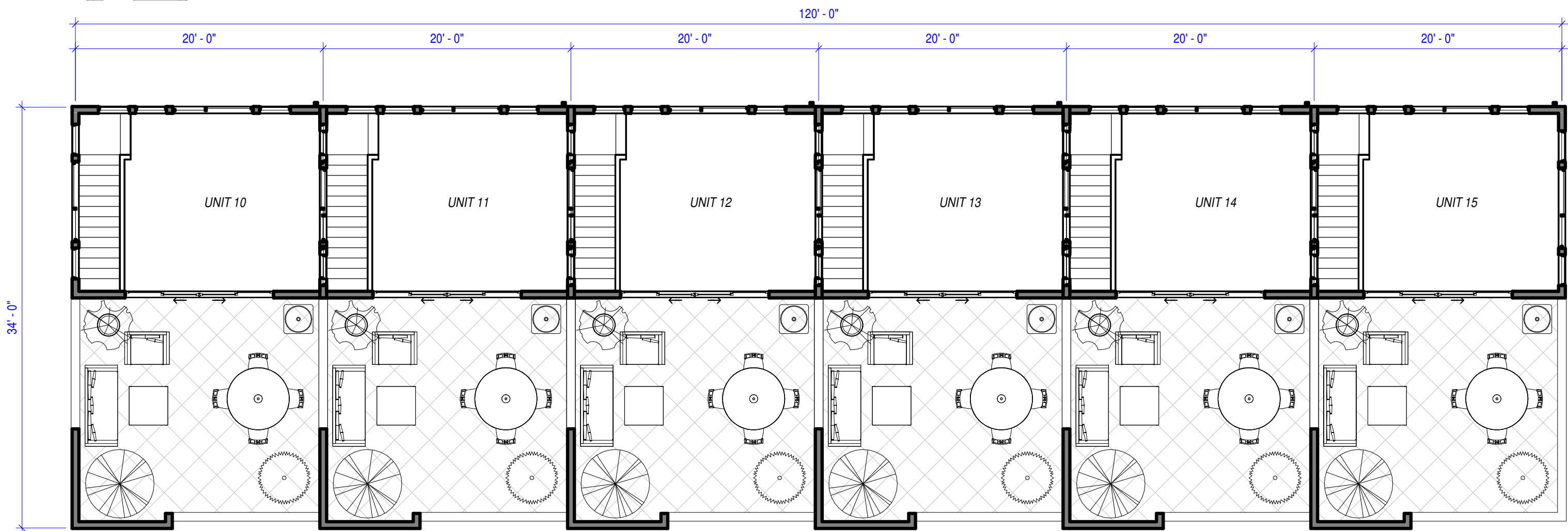
1 Level 1 - 6-PLEX
1/8" = 1'-0"



2 Level 2 - 6-PLEX
1/8" = 1'-0"



3 Level 3 - 6-PLEX
1/8" = 1'-0"



4 Level 4 - 6-PLEX
1/8" = 1'-0"

TOTAL SQUARE FOOTAGE	
Name	Area
Level 1	200 SF
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Level 3	634 SF
Level 4	257 SF
	1,764 SF
Roof Deck	359 SF
	359 SF
Grand total	2,123 SF

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PROJECT:
21st 400 E Townhomes

REVISIONS:

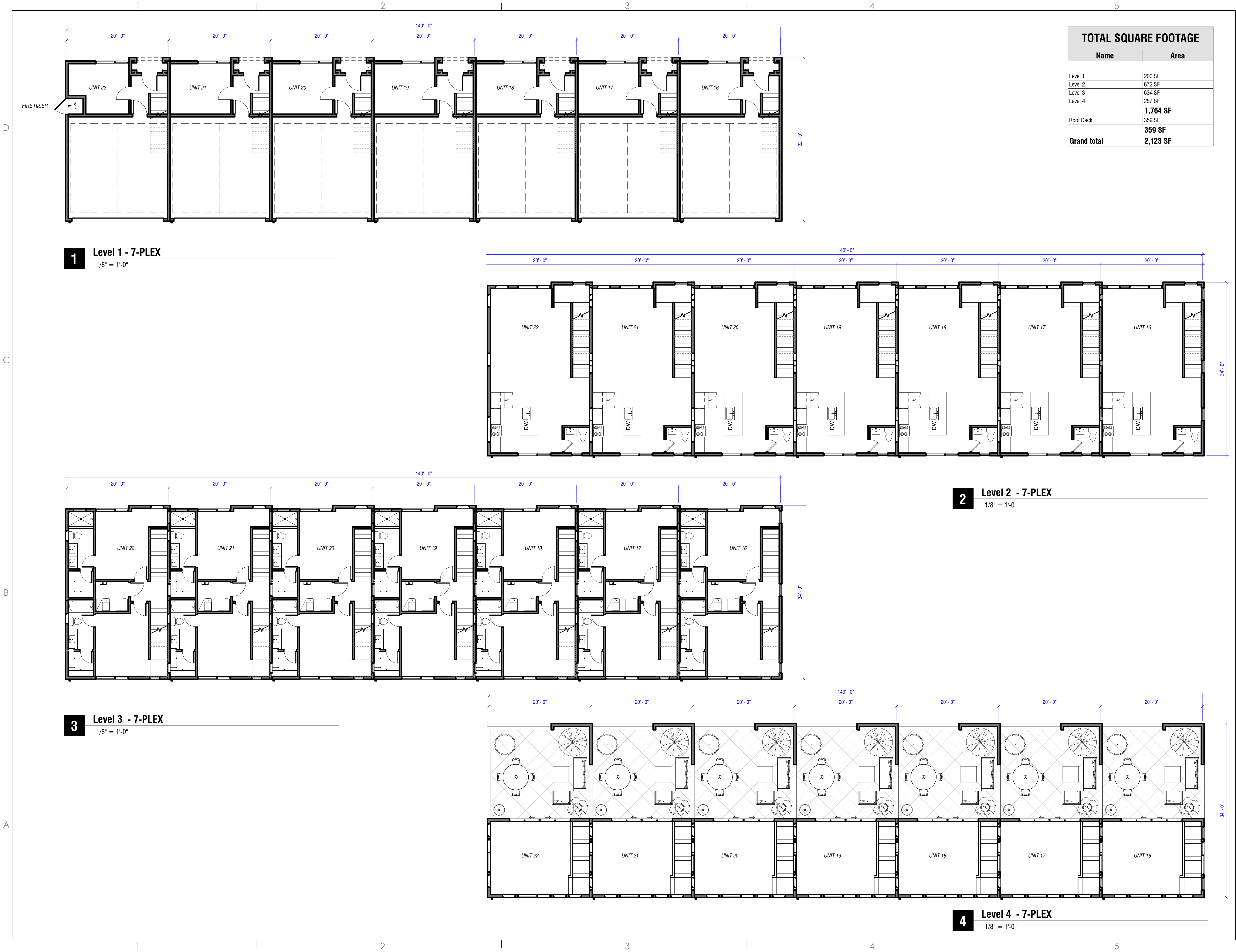
TITLE:
COMPOSITE
FLOOR PLANS -
6-PLEX

SHEET:

A102

DATE: 1/17/2025 2:36:47 PM

PLANNED DEVELOPMENT



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PROJECT:
21st 400 E Townhomes

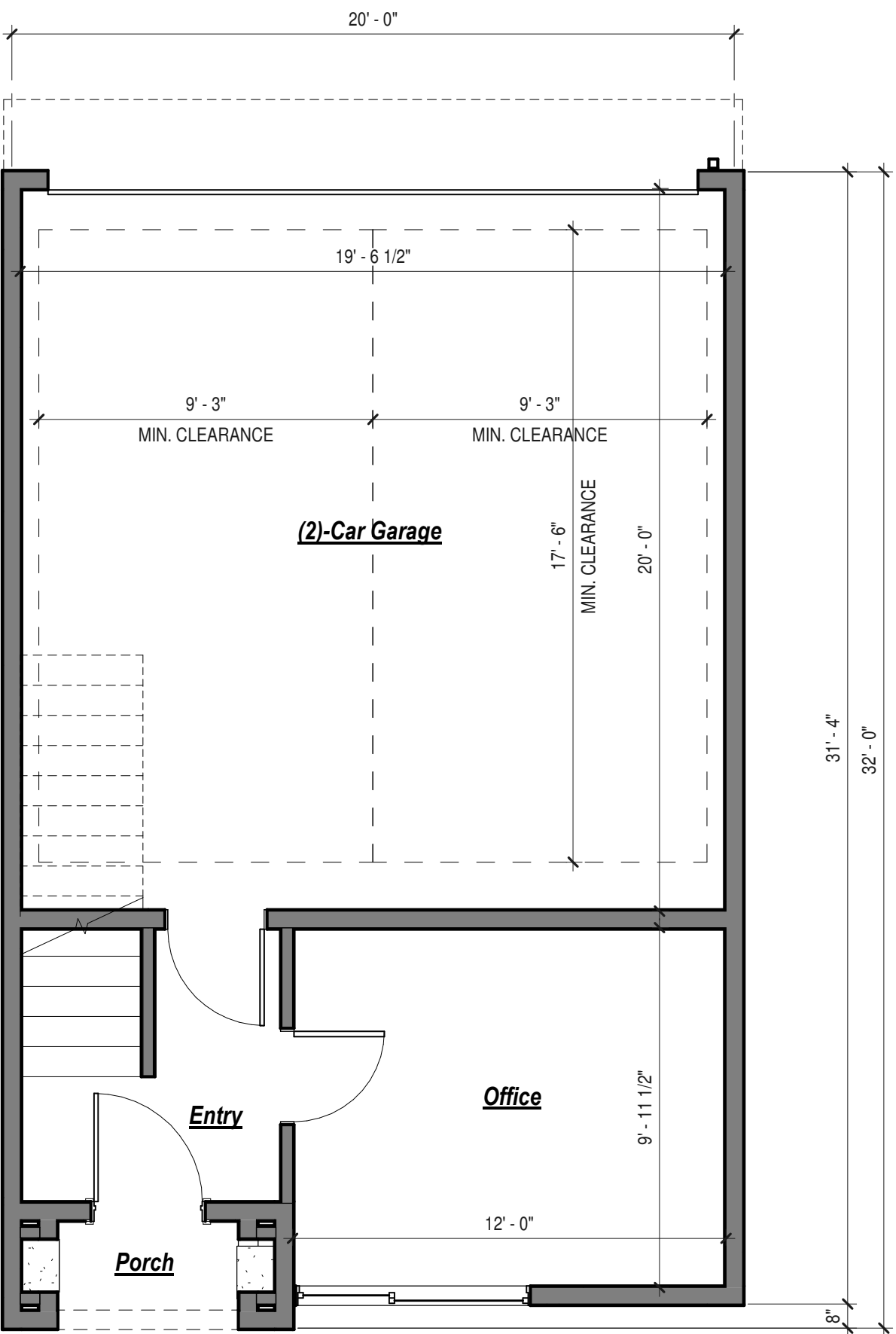
REVISIONS:

TITLE:
COMPOSITE
FLOOR PLANS -
7-PLEX

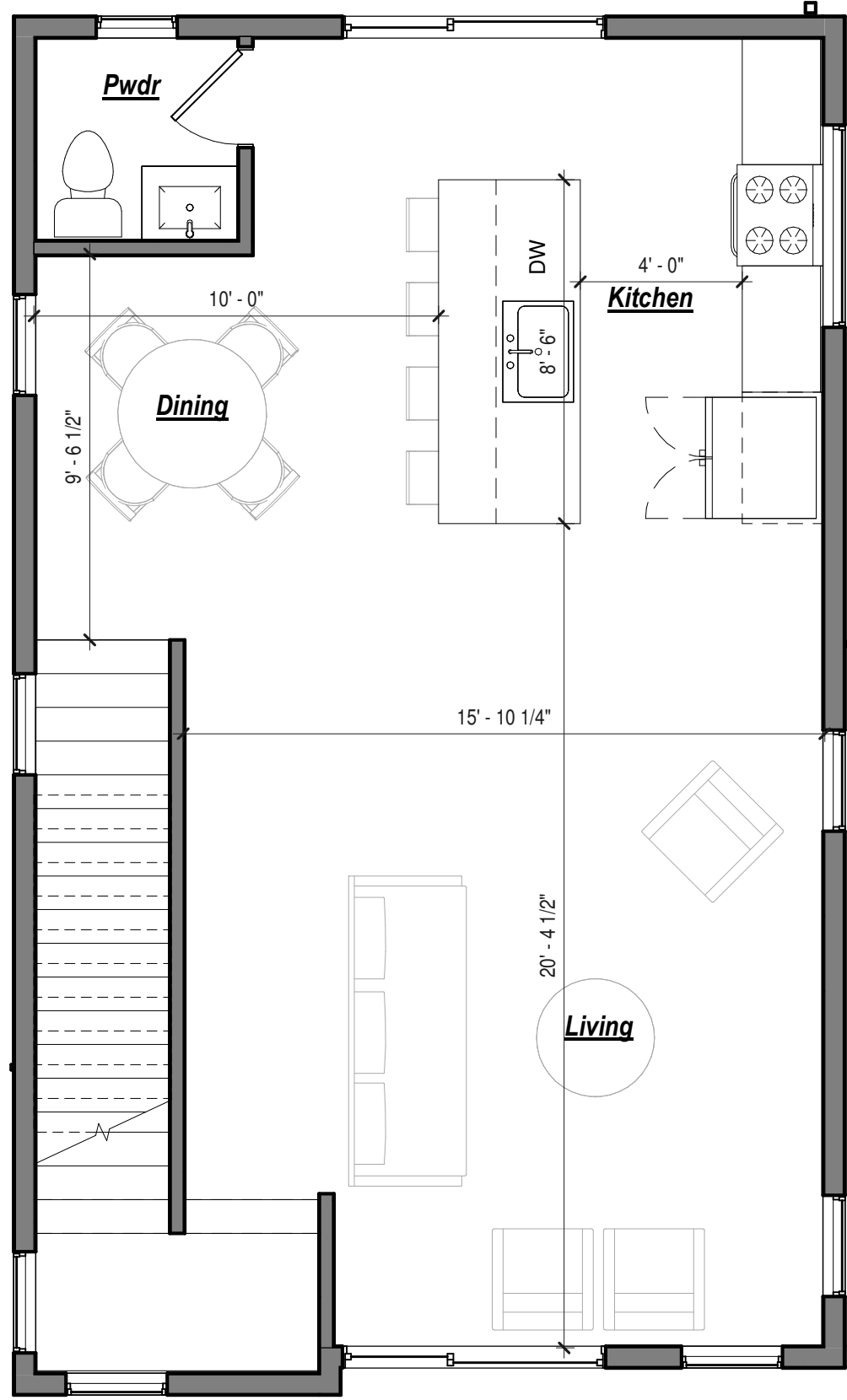
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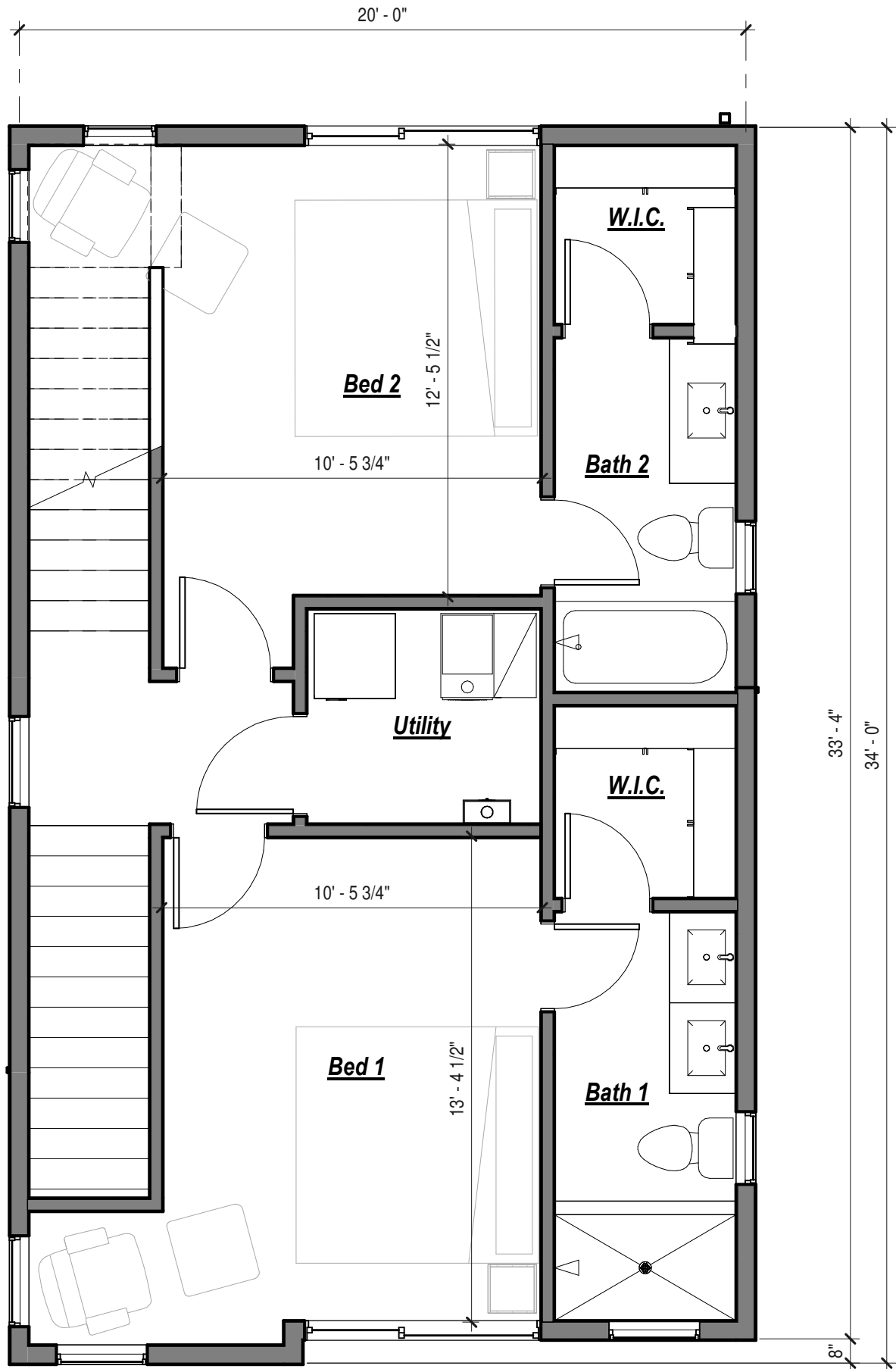
PLANNED DEVELOPMENT



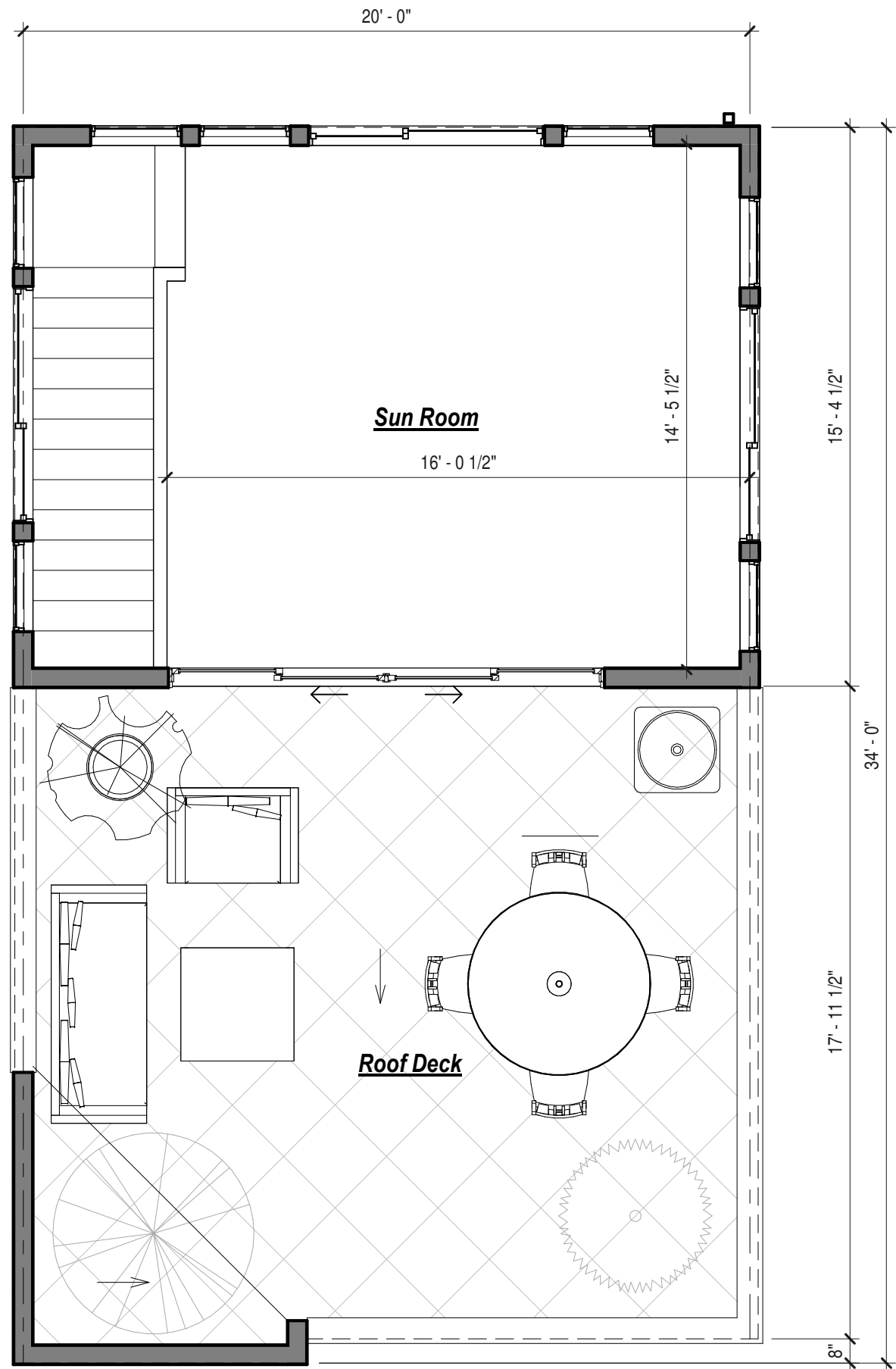
1 WORKING - Level 1 - Option 2
1/4" = 1'-0"



2 WORKING - Level 2 - Option 2
1/4" = 1'-0"



3 WORKING - Level 3 - Option 2
1/4" = 1'-0"



4 WORKING - Roof Deck - Option 2
1/4" = 1'-0"

TOTAL SQUARE FOOTAGE	
Name	Area
Level 1	200 SF
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Level 3	634 SF
Level 4	257 SF
	1,764 SF
Roof Deck	359 SF
	359 SF
Grand total	2,123 SF

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PROJECT:
21st 400 E Townhomes

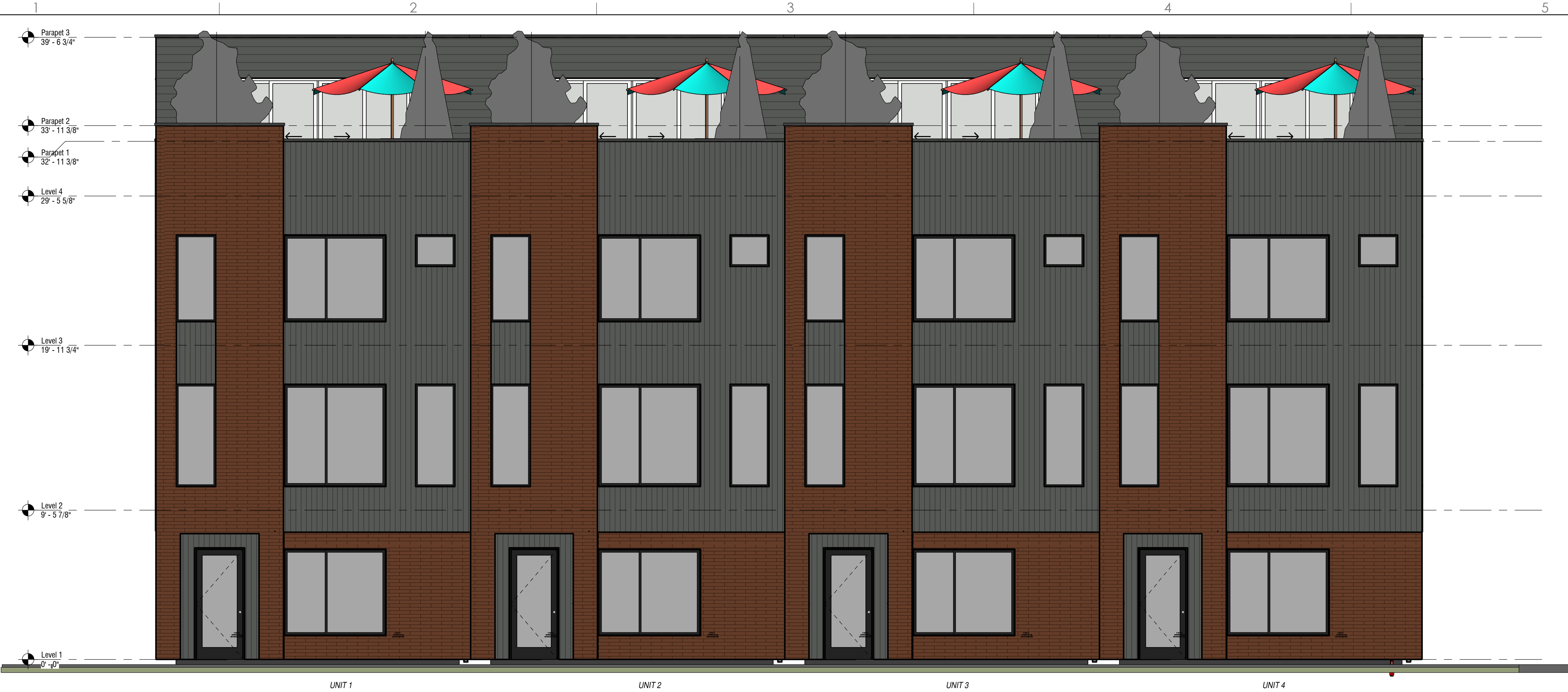
2038 S 400 E
SALT LAKE CITY, UT

REVISIONS:

TITLE:
FLOOR PLANS

SHEET:
A102

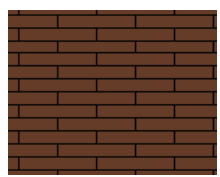
DATE: 1/17/2025 1:08:47 PM
PLANNED DEVELOPMENT



1 4-Plex - Front
1/4" = 1'-0"



BRICK
INTERSTATE OL BALTIMORE



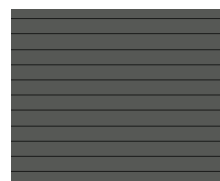
BRICK VENEER
INTERSTATE TERRA COTTA



SIDING
SW6991 BLACK MAGIC

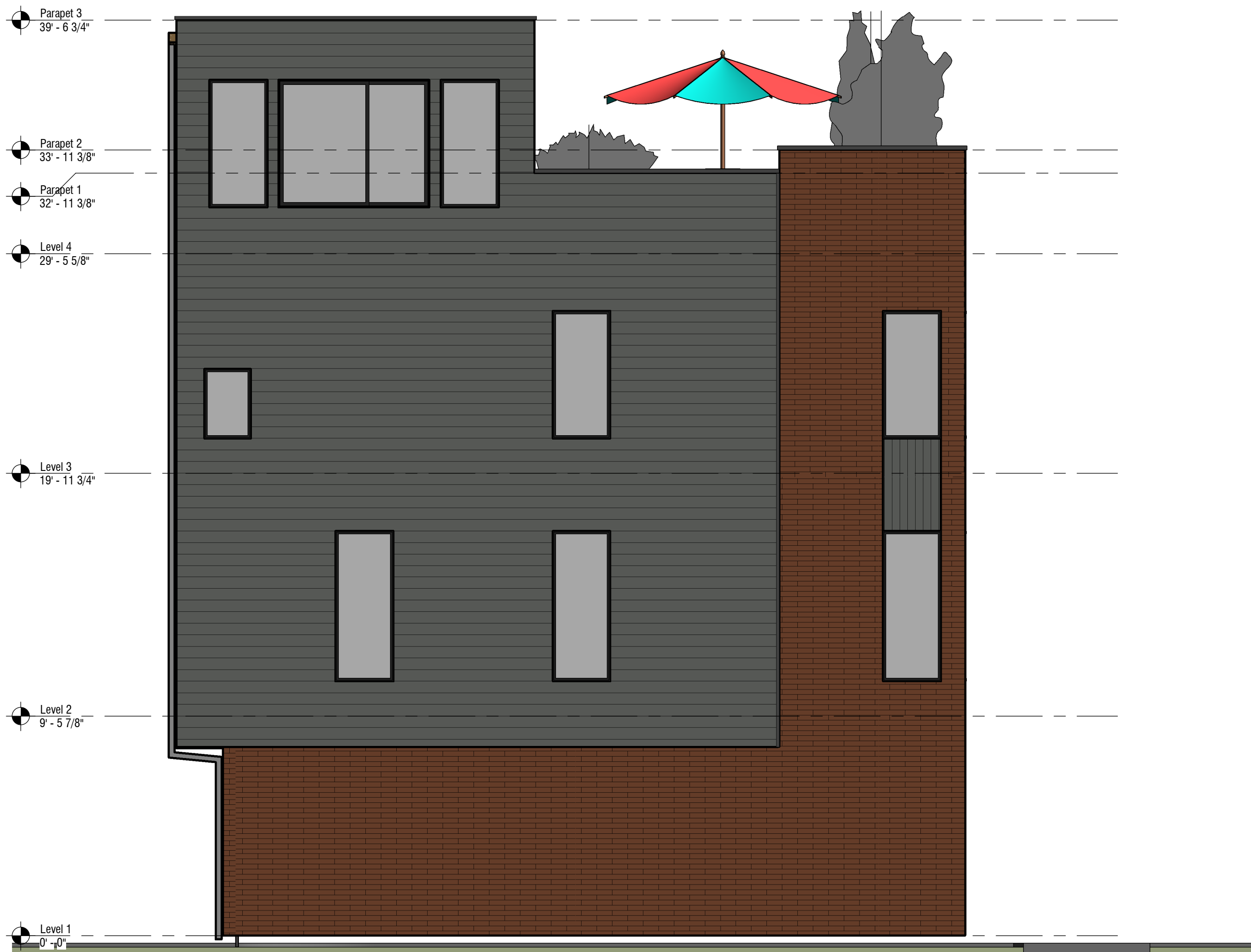


VERTICAL NICHHA SIDING
SW7068 GRIZZLE GRAY



HORIZONTAL LAP FIBER CEMENT SIDING
SW7068 GRIZZLE GRAY

MATERIAL LEGEND
12" = 1'-0"



2 4-Plex - Left
1/4" = 1'-0"

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PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS -
4-PLEX

SHEET:

A201

DATE: 1/17/2025 2:36:54 PM

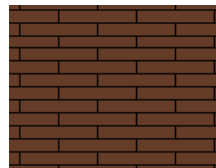
PLANNED DEVELOPMENT



1 4-Plex - Rear
1/4" = 1'-0"



BRICK
INTERSTATE OL BALTIMORE



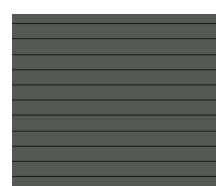
BRICK VENEER
INTERSTATE TERRA COTTA



SIDING
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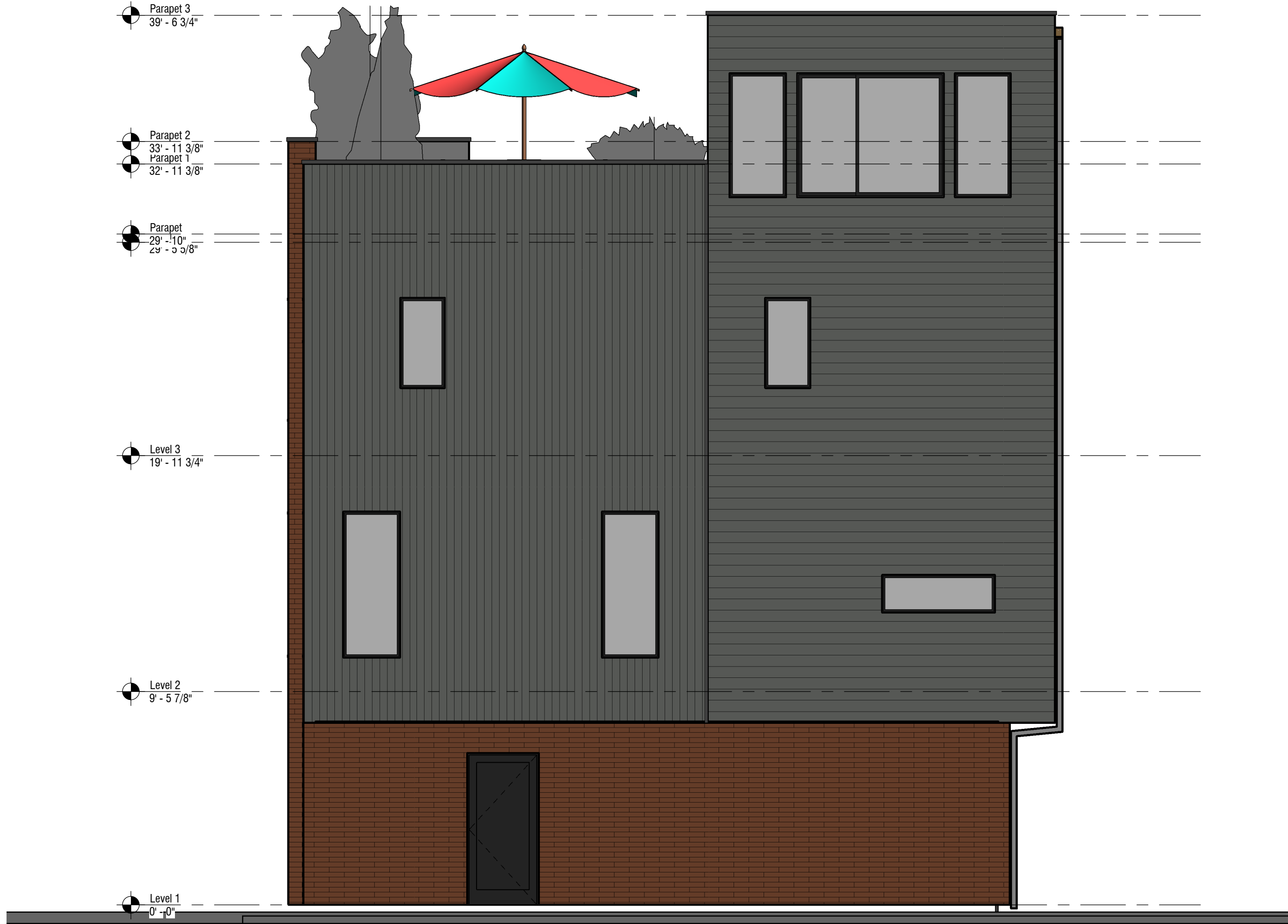


VERTICAL NICHIIA SIDING
SW7068 GRIZZLE GRAY



HORIZONTAL LAP FIBER CEMENT SIDING
SW7068 GRIZZLE GRAY

MATERIAL LEGEND
12" = 1'-0"



2 4-Plex - Right
1/4" = 1'-0"

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PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS -
4-PLEX

SHEET:

A202

DATE: 1/17/2025 2:36:56 PM

PLANNED DEVELOPMENT



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901.698.6685
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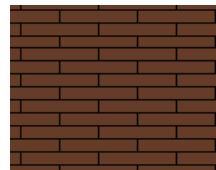
THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL
DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE
PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY
EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS
WRITTEN PERMISSION FROM ELEMENT DESIGN COLLECTIVE

1 6-Plex - Front

3/16" = 1'-0"



BRICK
INTERSTATE OIL BALTIMORE



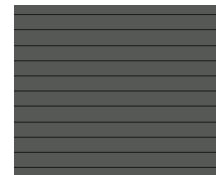
BRICK VENEER
INTERSTATE TERRA COTTA



SIDING
SV66991 BLACK MAGIC



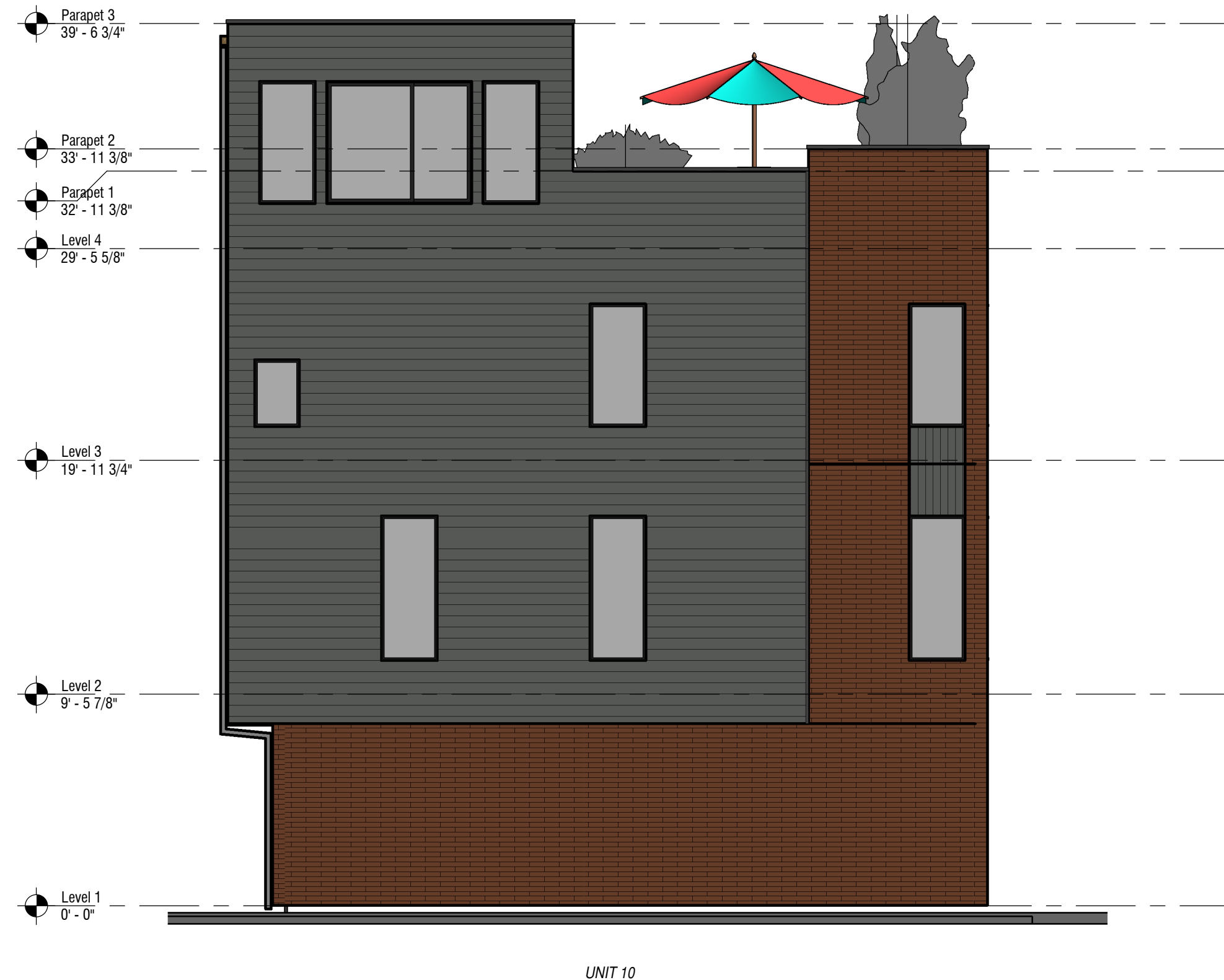
VERTICAL NICHIA SIDING
SW7068 GRIZZLE GRAY



HORIZONTAL LAP FIBER CEMENT SIDING
SW7068 GRIZZLE GRAY

MATERIAL LEGEND

12" = 1'-0"



2 6-Plex - Left

3/16" = 1'-0"

PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS -
6-PLEX

SHEET:

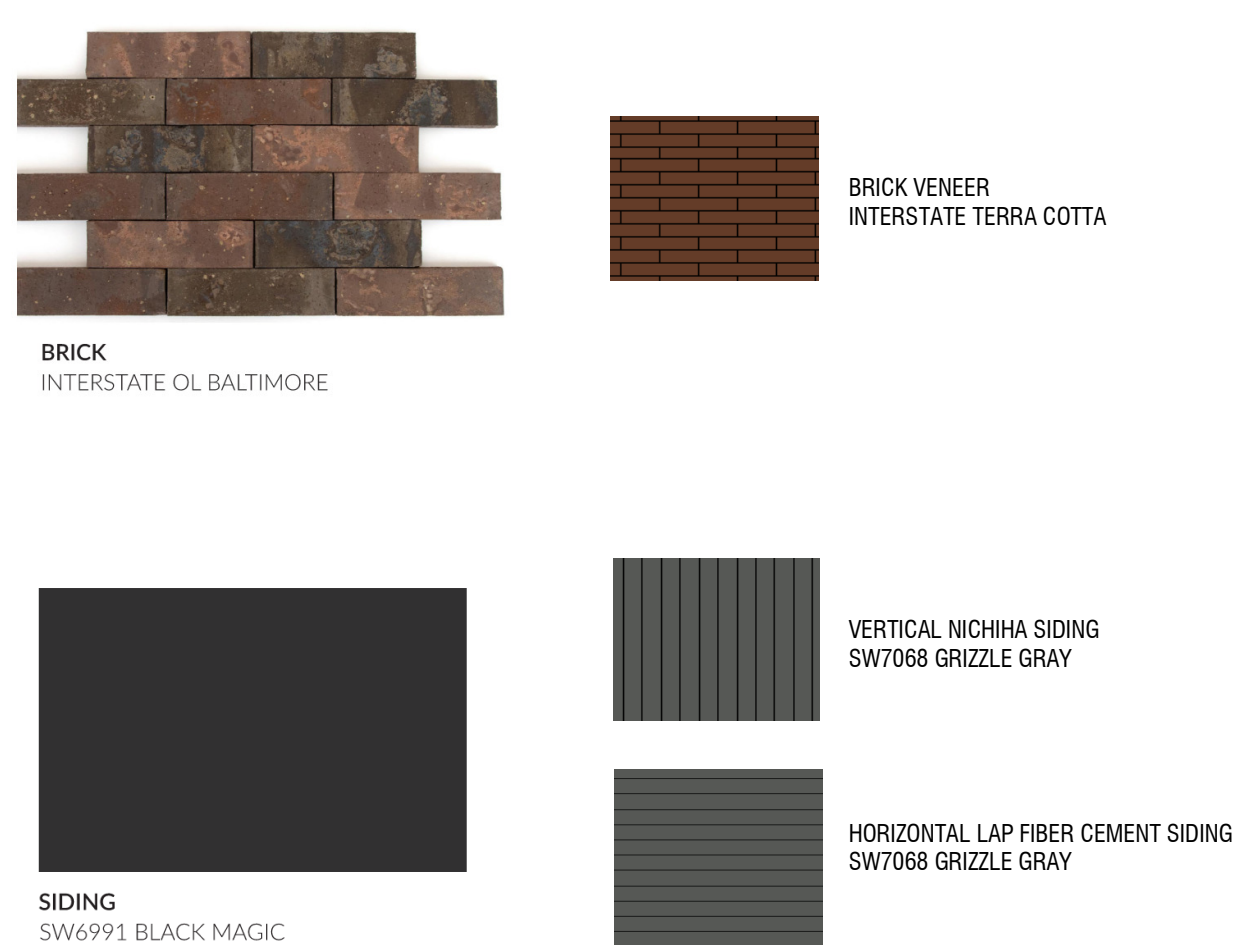
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DATE: 1/17/2025 2:37:04 PM

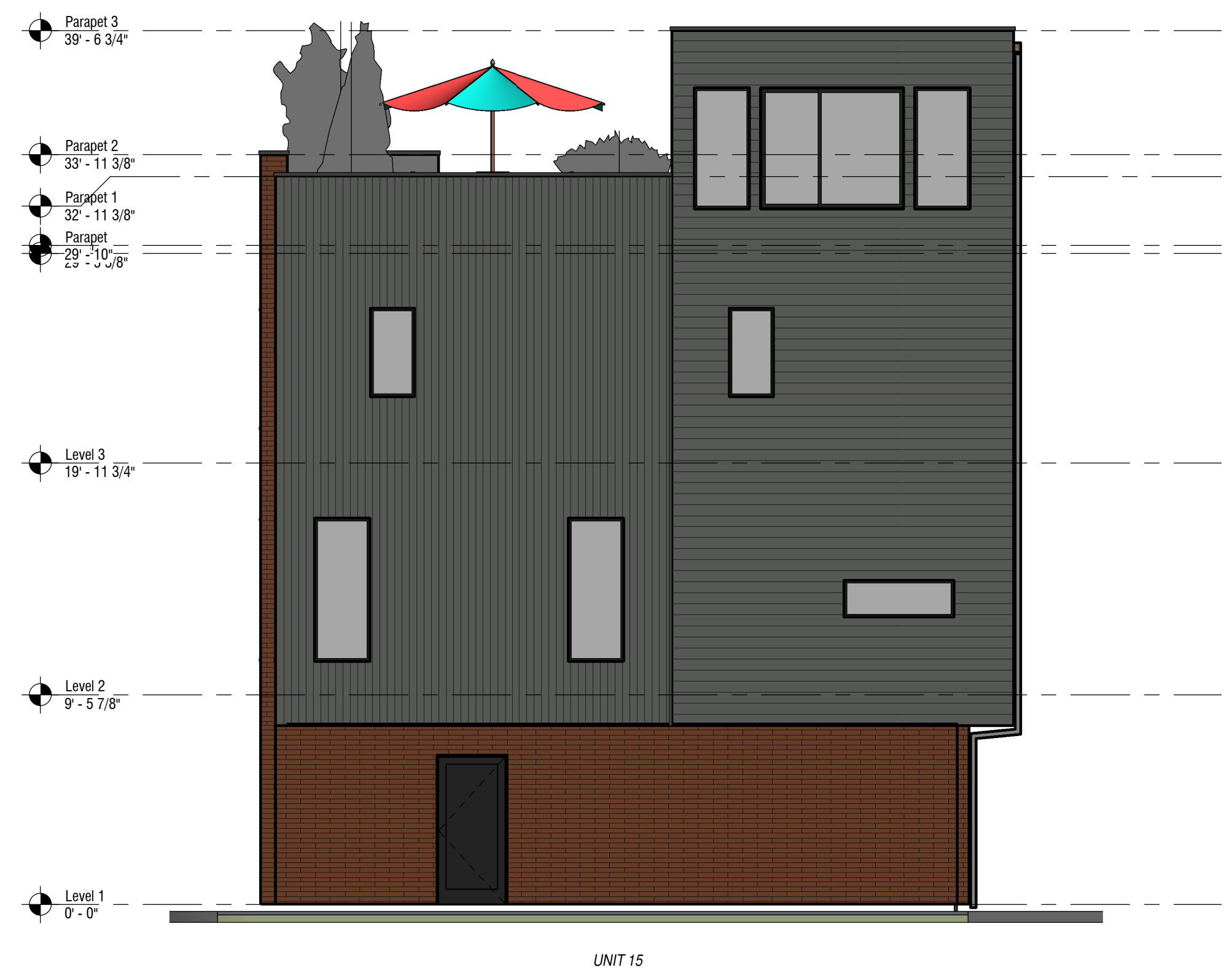
PLANNED DEVELOPMENT



1 6-Plex - Rear
3/16" = 1'-0"



MATERIAL LEGEND
12" = 1'-0"



2 6-Plex - Right
3/16" = 1'-0"

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PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS -
6-PLEX

SHEET:
A206

DATE: 1/17/2025 2:37:06 PM
PLANNED DEVELOPMENT

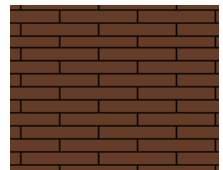


1 7-Plex - Front

3/16" = 1'-0"



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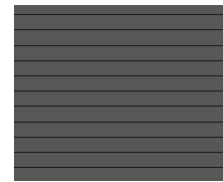
BRICK VENEER
INTERSTATE TERRA COTTA



SIDING
SV66991 BLACK MAGIC



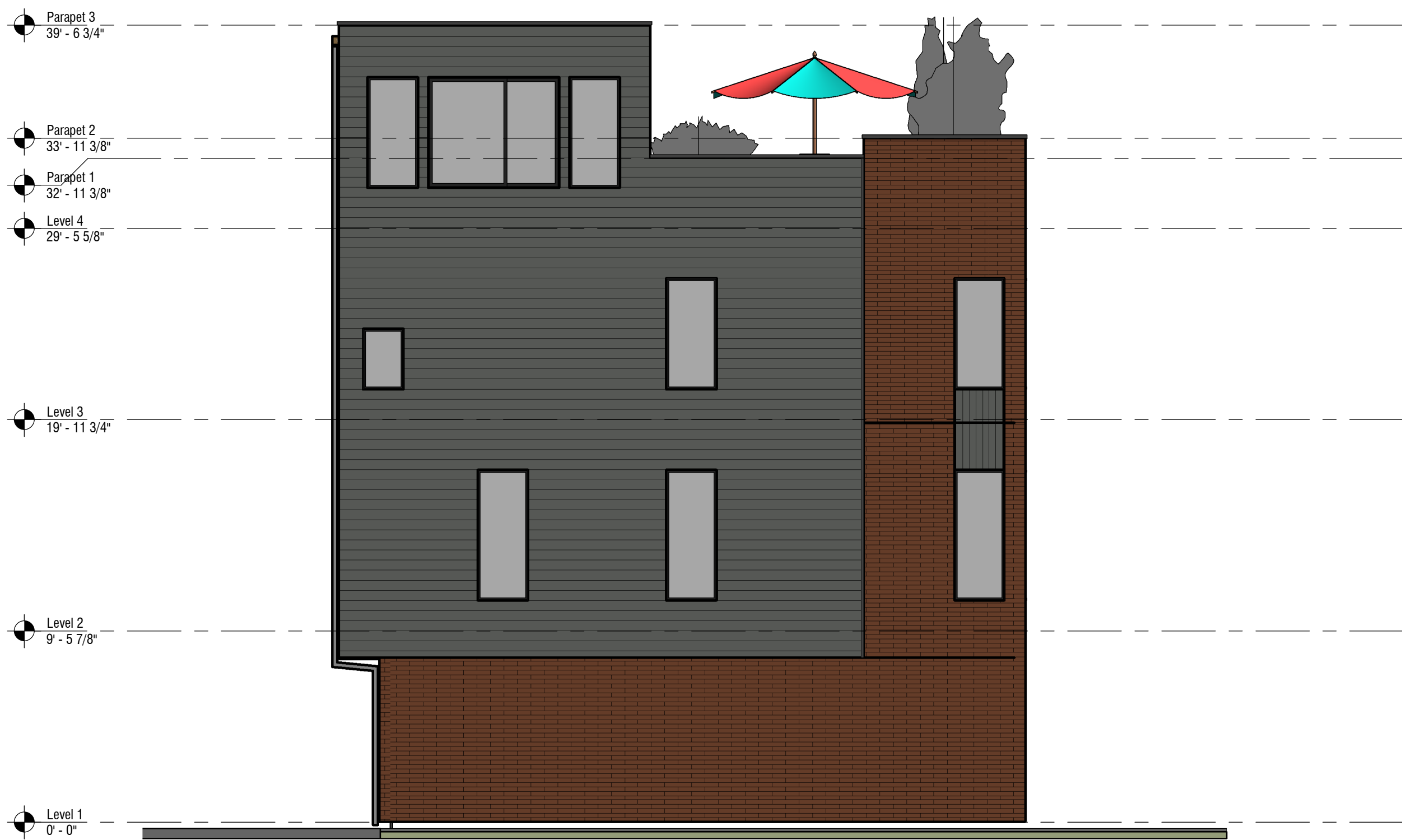
VERTICAL NICHIA SIDING
SW7068 GRIZZLE GRAY



HORIZONTAL LAP FIBER CEMENT SIDING
SW7068 GRIZZLE GRAY

MATERIAL LEGEND

12" = 1'-0"



2 7-Plex - Left

3/16" = 1'-0"

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PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS -
7-PLEX

SHEET:

A207

DATE: 1/17/2025 2:37:09 PM

PLANNED DEVELOPMENT



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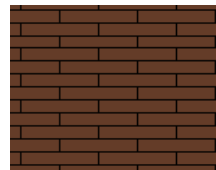
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1 7-Plex - Rear

3/16" = 1'-0"



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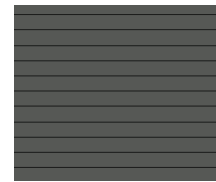
BRICK VENEER
INTERSTATE TERRA COTTA



SIDING
SV66991 BLACK MAGIC



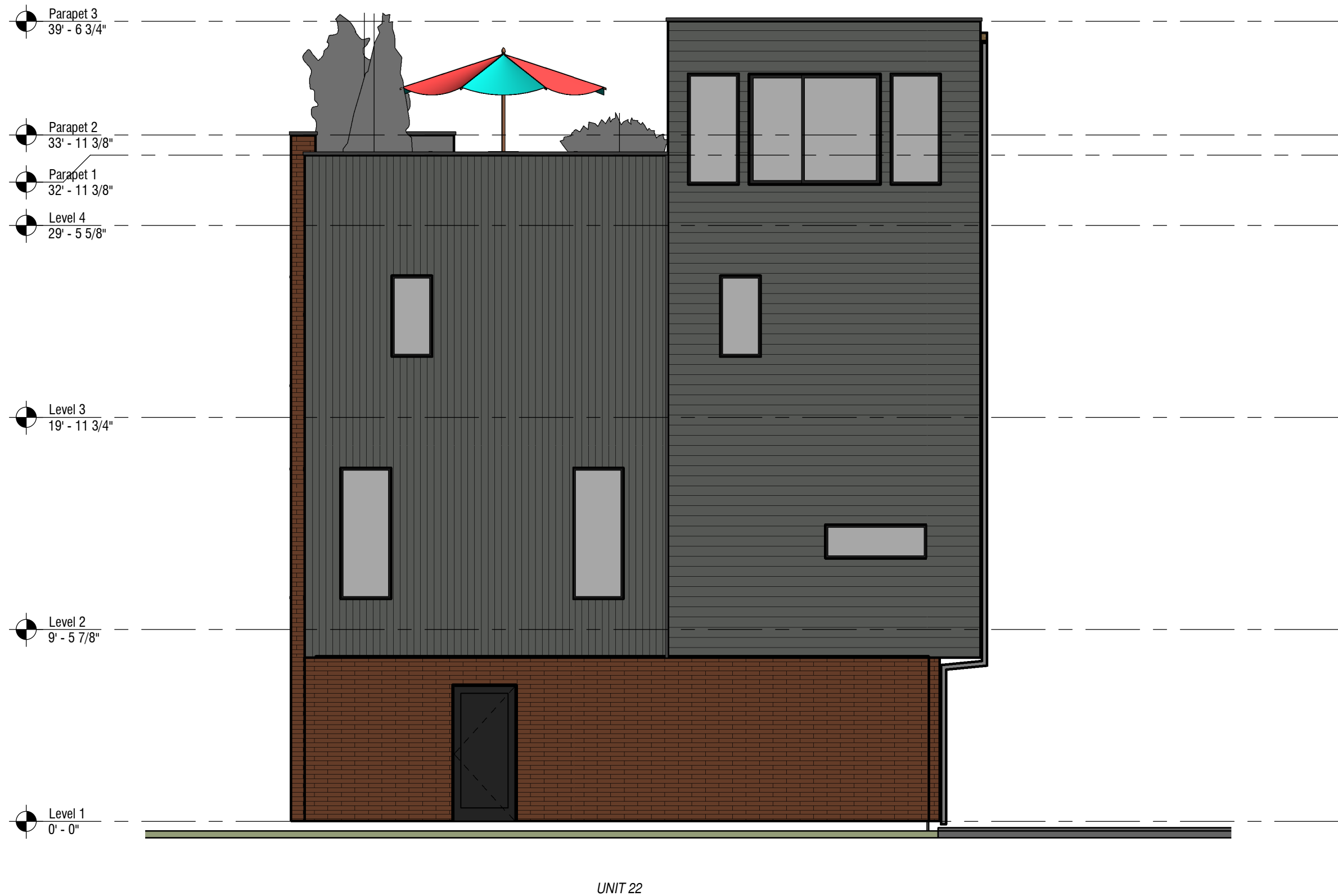
VERTICAL NICHIA SIDING
SW7068 GRIZZLE GRAY



HORIZONTAL LAP FIBER CEMENT SIDING
SW7068 GRIZZLE GRAY

MATERIAL LEGEND

12" = 1'-0"



2 7-Plex - Right

3/16" = 1'-0"

PROJECT:
21st 400 E Townhomes

REVISIONS:

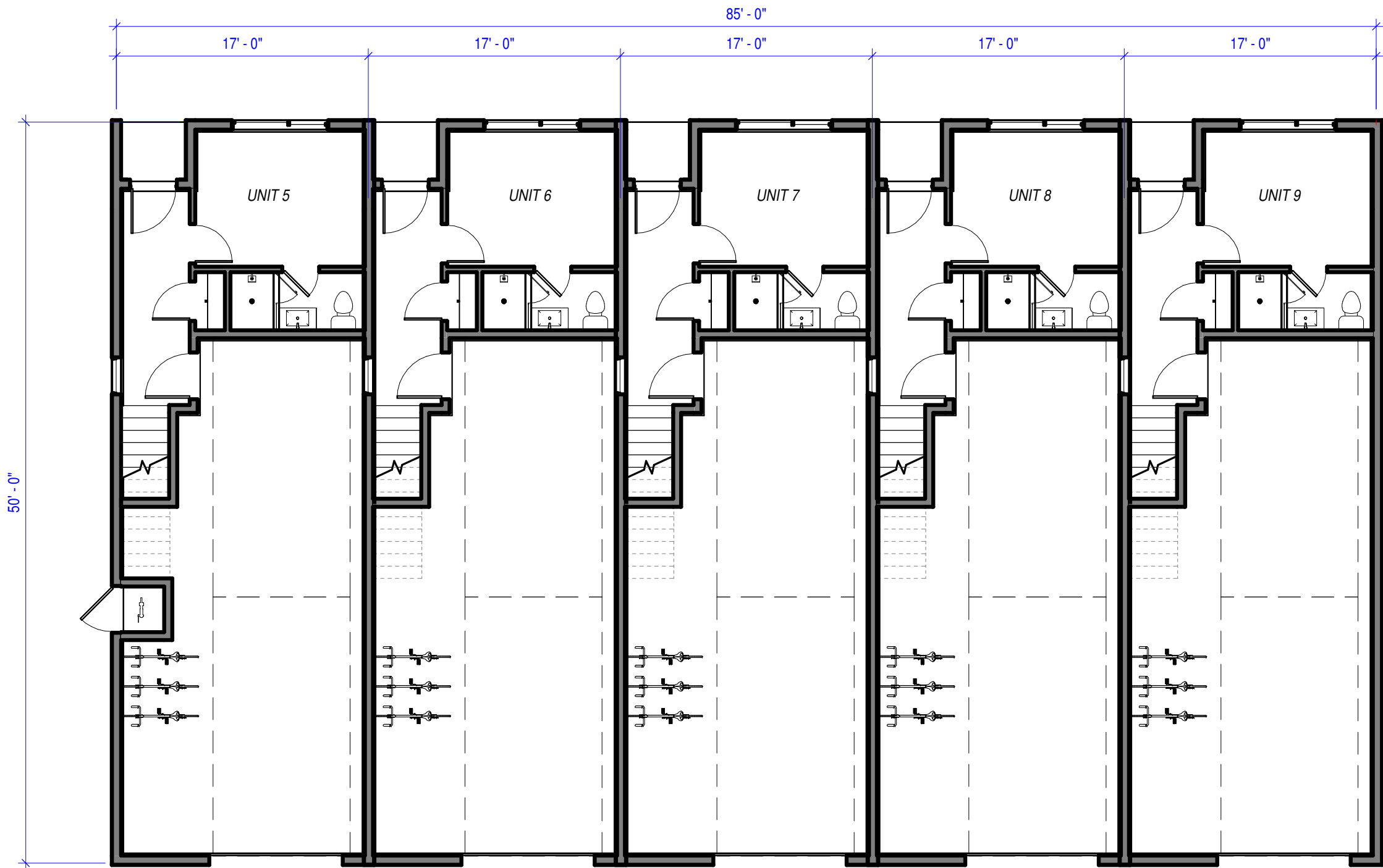
TITLE:
EXTERIOR
ELEVATIONS -
7-PLEX

SHEET:

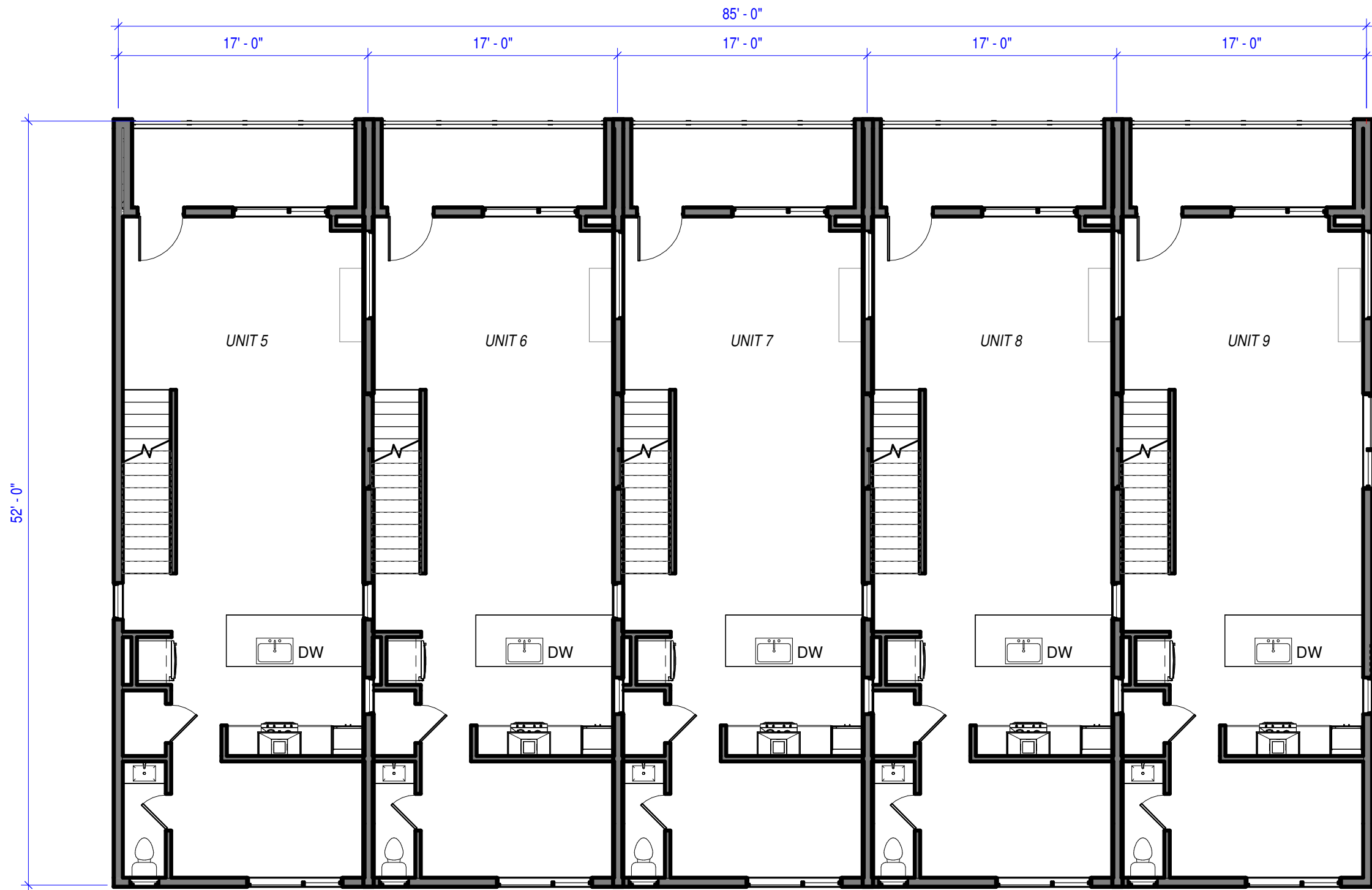
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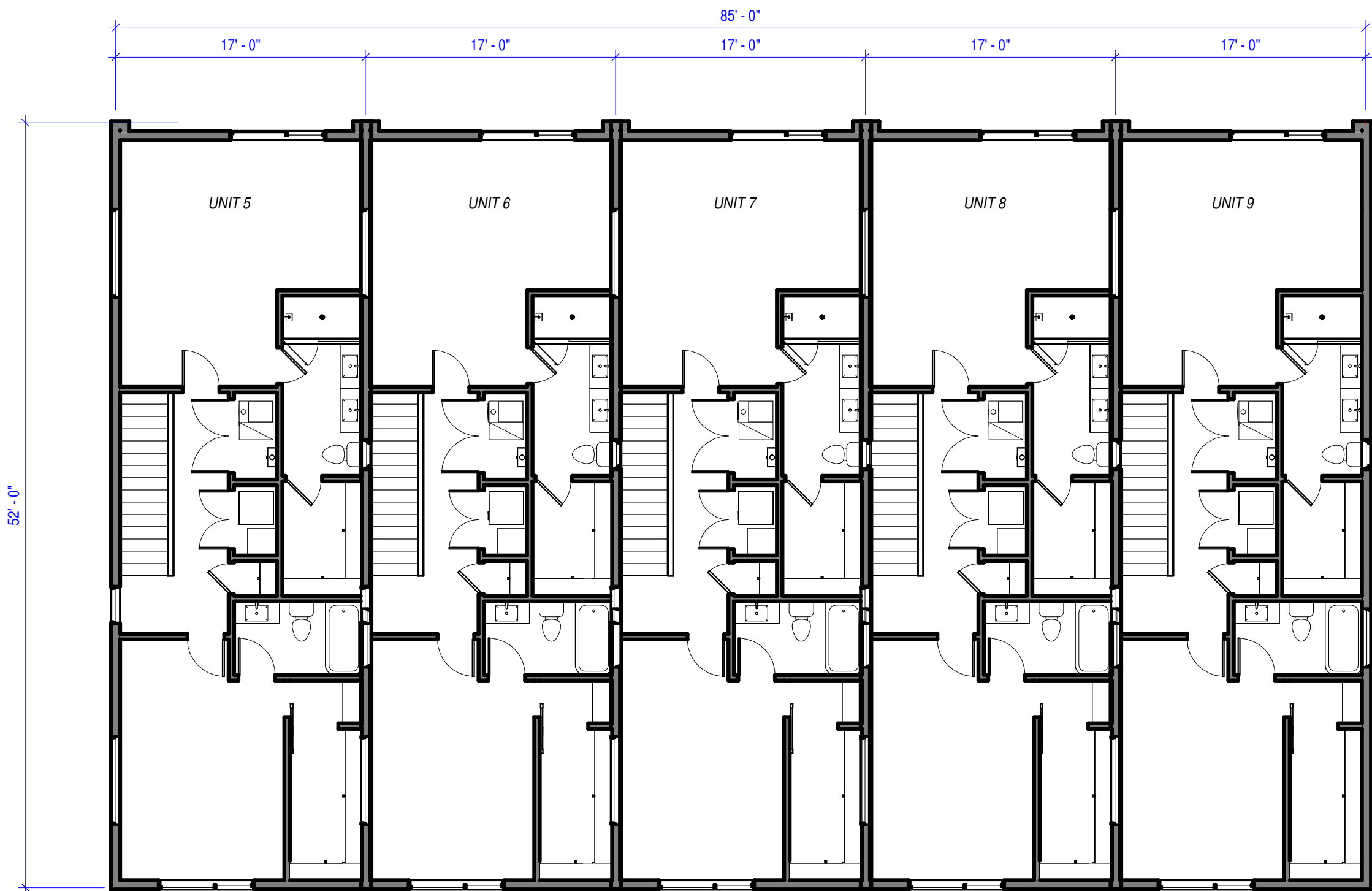
PLANNED DEVELOPMENT



1 Level 1 - 5-PLEX
1/8" = 1'-0"



2 Level 2 - 5-PLEX
1/8" = 1'-0"



3 Level 3 - 5-PLEX
1/8" = 1'-0"

TOTAL SQUARE FOOTAGE	
Name	Area
Level 1	281 SF
Level 2	782 SF
Level 3	830 SF
Grand total	1,893 SF

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PROJECT:
21st 400 E Townhomes

REVISIONS:

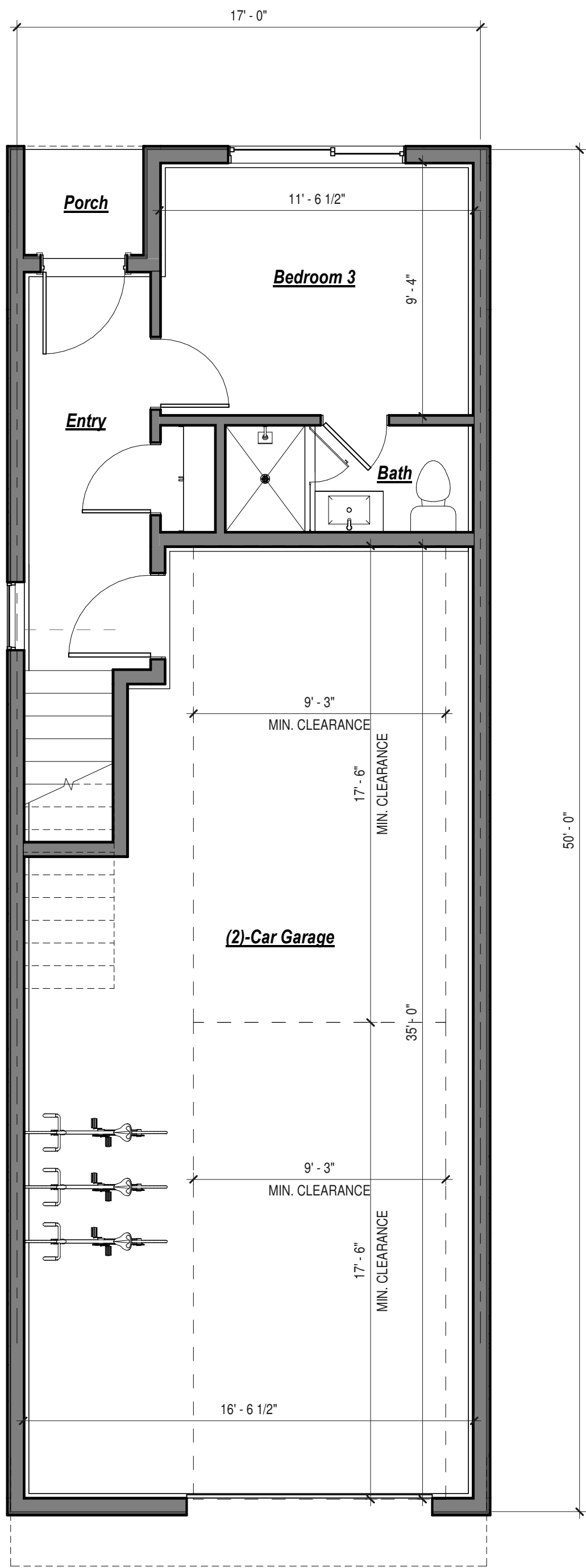
TITLE:
COMPOSITE
FLOOR PLANS -
5-PLEX

SHEET:

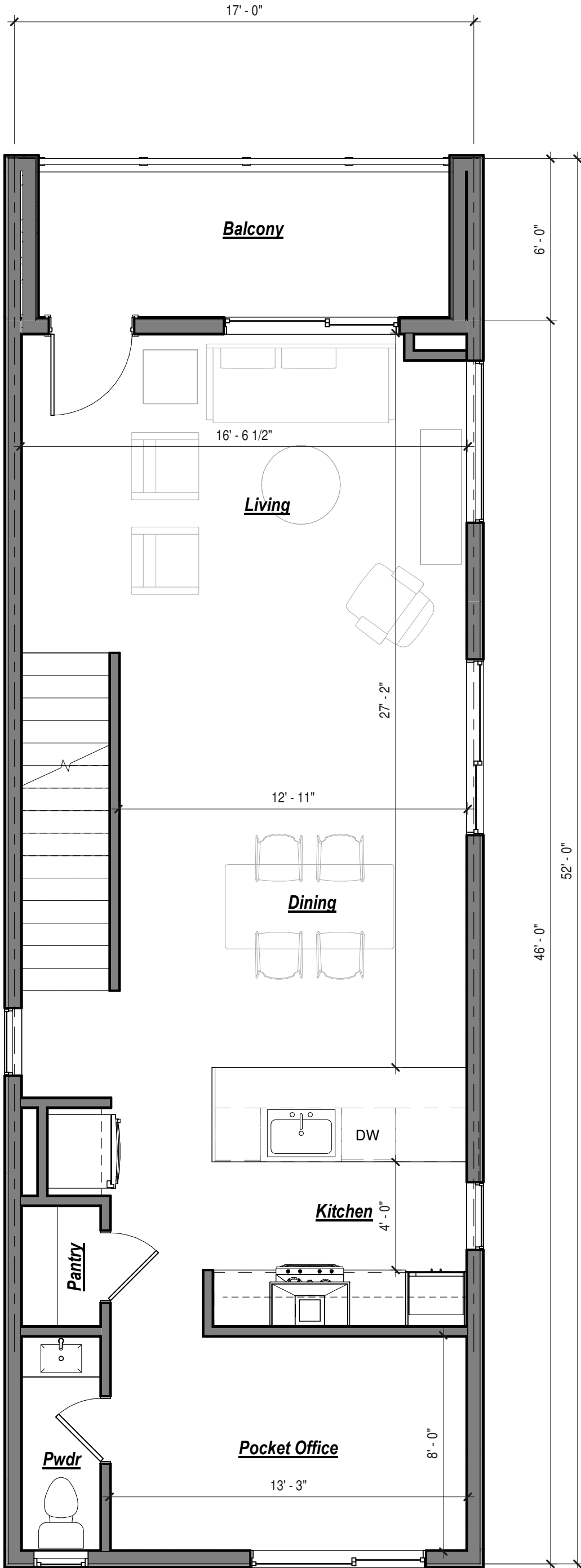
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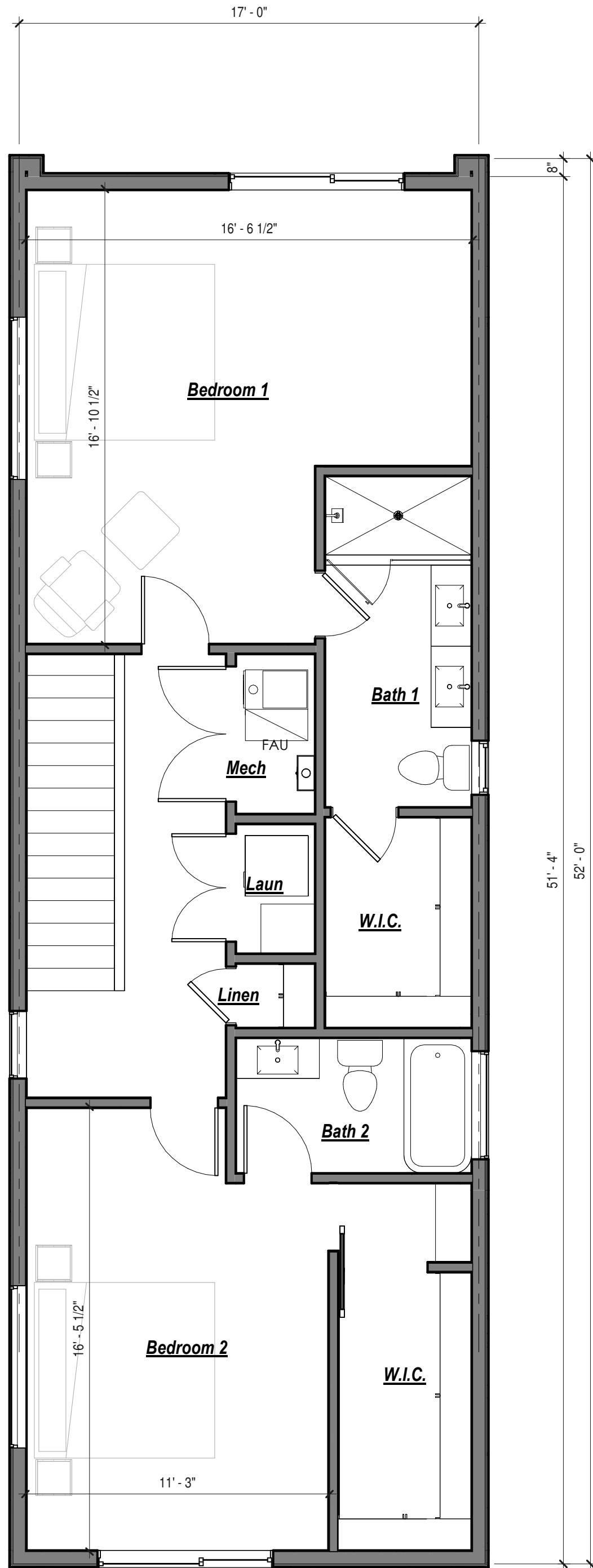
PLANNED DEVELOPMENT



1 WORKING - Level 1 - Option 2
1/4" = 1'-0"



2 WORKING - Level 2 - Option 2
1/4" = 1'-0"



3 WORKING - Level 3 - Option 2
1/4" = 1'-0"

TOTAL SQUARE FOOTAGE	
Name	Area
Level 1	281 SF
Level 2	782 SF
Level 3	830 SF
Grand total	1,893 SF

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PROJECT:
21st 400 E Townhomes

2038 S 400 E
SALT LAKE CITY, UT

REVISIONS:

TITLE:
FLOOR PLANS

SHEET:
A105

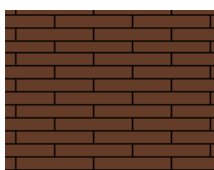
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PLANNED DEVELOPMENT



1 5-Plex - Front
1/4" = 1'-0"



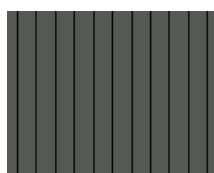
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INTERSTATE OL BALTIMORE



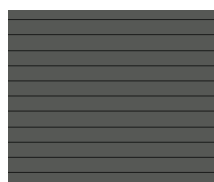
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INTERSTATE TERRA COTTA



SIDING
SW6991 BLACK MAGIC



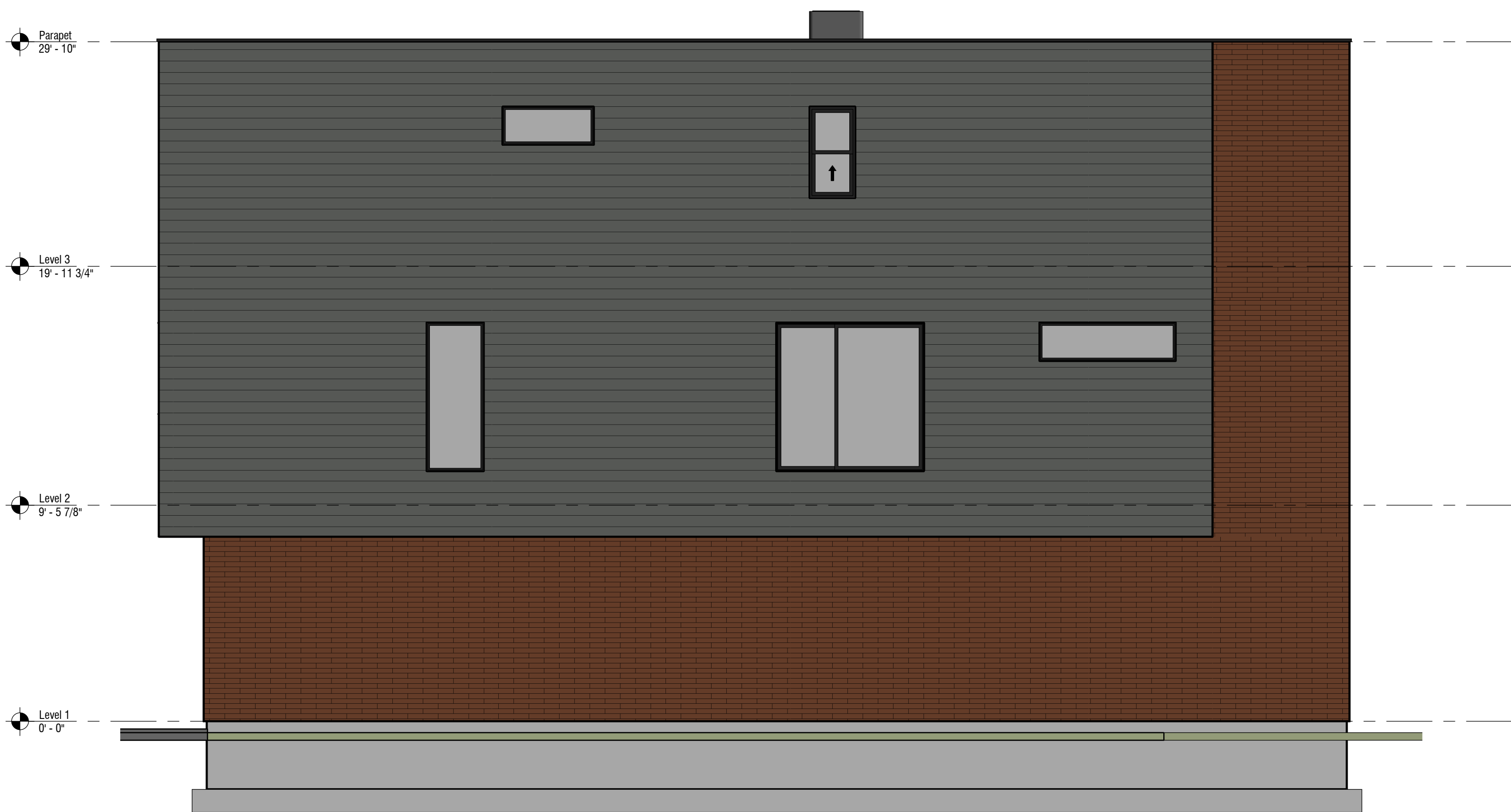
VERTICAL NICHHA SIDING
SW7068 GRIZZLE GRAY



HORIZONTAL LAP FIBER CEMENT SIDING
SW7068 GRIZZLE GRAY

MATERIAL LEGEND

12" = 1'-0"



2 5-Plex - Left
1/4" = 1'-0"

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PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS -
5-PLEX

SHEET:

A203

DATE: 1/17/2025 2:36:59 PM

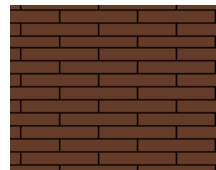
PLANNED DEVELOPMENT



1 5-Plex - Rear
1/4" = 1'-0"



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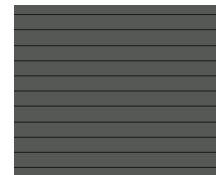
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INTERSTATE TERRA COTTA



SIDING
SV66991 BLACK MAGIC



VERTICAL NICHHA SIDING
SW7068 GRIZZLE GRAY



HORIZONTAL LAP FIBER CEMENT SIDING
SW7068 GRIZZLE GRAY

MATERIAL LEGEND

12" = 1'-0"



2 5-Plex - Right
1/4" = 1'-0"

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PROJECT:
21st 400 E Townhomes

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS -
5-PLEX

SHEET:

A204

DATE: 1/17/2025 2:37:01 PM

PLANNED DEVELOPMENT