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VICINITY MAP  
1" = 100'

# CAPITOL PARK

SALT LAKE CITY, UTAH

## PRELIMINARY PLANS



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

**OWNER:**

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



**NOTES:**

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

**GEOTECHNICAL STUDY**

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

**SHEET INDEX**

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

**LEGEND**

SS	SS	SS	SDR 35 SANITARY SEWER
EW	EW	EW	EXISTING SANITARY SEWER
SS			SANITARY SEWER MANHOLE
W	W	W	PVC C-900 WATER LINE
EW	EW	EW	EXISTING WATER LINE
WV	WV	WV	WATER VALVE, TEE & BEND
FH			FIRE HYDRANT
EFH			EXISTING FIRE HYDRANT
W	W	W	PVC C-900 SEC. WATER LINE
EW	EW	EW	EXISTING IRRIGATION LINE
WV	WV	WV	SEC. WATER VALVE, TEE & BEND
SL			PROPOSED STREET LIGHT
OU	OU	OU	EXISTING OVERHEAD UTILITY
RCP			RCP CL III STORM DRAIN
ED			EXISTING STORM DRAIN
SCB	CB	CO	SD COMBOBOX, CB & CO
UD	UD	UD	PROPOSED UNDER DRAIN
EU	EU	EU	EXISTING UNDER DRAIN
UDC			UNDER DRAIN CLEANOUT
MC			EXISTING MAJOR CONTOUR
MC			EXISTING MINOR CONTOUR
MC			PROPOSED MAJOR CONTOUR
MC			PROPOSED MINOR CONTOUR

**BENCHMARK**

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



### Capitol Park

Title Sheet

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

DATE: February 1, 2022

SHEET NUMBER:

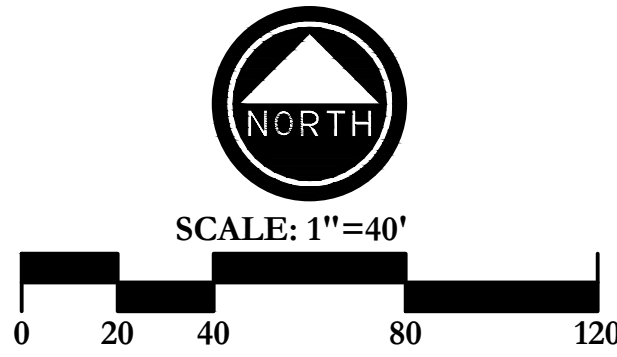
O-1



# 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)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH DIRECTION	CH LENGTH
C1	62.31	102.00	34°59'56"	N72°30'02"W	61.34
C2	160.04	262.00	34°59'58"	N72°29'59"W	157.57
C3	56.58	102.00	31°47'05"	N74°06'27"W	55.86
C4	5.72	102.00	3°12'55"	N56°36'28"W	5.72
C5	41.20	262.00	9°00'39"	N59°30'19"W	41.16
C6	20.71	66.00	17°58'47"	S14°09'19"W	20.63
C7	5.96	66.00	5°10'20"	N2°34'46"E	5.96
C8	40.84	26.00	90°00'00"	N44°59'36"E	36.77
C9	9.19	33.00	15°57'48"	N82°01'30"W	9.16
C10	16.44	59.00	15°57'48"	N82°01'30"W	16.38
C11	40.84	26.00	90°00'00"	S45°00'24"E	36.77
C12	16.16	40.00	23°09'06"	S11°34'09"W	16.05
C13	92.83	262.00	20°18'02"	N79°50'57"W	92.34
C14	21.42	53.00	23°09'06"	N11°34'09"E	21.27
C15	12.82	46.00	15°57'48"	N82°01'30"W	12.77
C16	12.82	46.00	15°57'48"	N82°01'30"W	12.77
C17	13.01	262.00	2°50'39"	N65°25'58"W	13.00
C18	13.01	262.00	2°50'39"	N68°16'37"W	13.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.86	N23°08'42"E
L2	10.86	N00°00'24"W
L3	6.45	N89°59'36"E
L4	6.45	N74°02'36"W
L5	6.45	S74°02'36"E
L6	6.45	N89°59'36"E



## NARRATIVE:

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

## BASIS OF BEARING:

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

## NOTES:

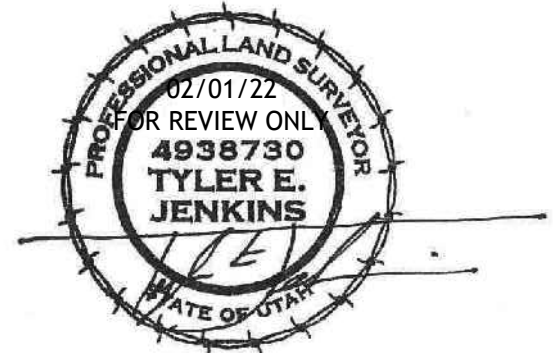
- A 5/8" REBAR WITH PLASTIC CAP MARKED EDM WILL BE SET AT ALL REAR CORNERS AND ALONG BOUNDARY EXCEPT, FRONT LOT LINES WILL BE MARKED WITH A RIVET IN THE CURB AT THE LOT LINE EXTENDED
- STREET ADDRESSES FOR EACH HOME AND ADU SHALL EITHER HAVE THE SUFFIX "UNIT A" OR "UNIT B". MAIN RESIDENCES SHALL ADDRESSED AS "UNIT A" WHILE THE ADU'S ADDRESSED AS "UNIT B".
- ALL 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, HEREAFTER TO BE KNOWN AS:

## CAPITOL PARK SUBDIVISION

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



## BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 CAPITOL PARK AVENUE EXTENSION SUBDIVISION, RECORDED AS ENTRY # 8923328, IN BOOK 2003P, ON PAGE 391 AT THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL PARK AVENUE; SAID POINT OF BEGINNING ALSO BEING N88°51'13"W 416.49 FEET, N00°00'24"W 3.89 FEET AND N90°00'00"W 41.69 FEET FROM A FOUND STREET MONUMENT AT THE INTERSECTION OF "G" STREET AND 13TH AVENUE; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 4 CALLS: 1). N90°00'00"W 34.78 FEET; 2). THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 102.00 FEET, A DISTANCE OF 62.31 FEET, A CHORD DIRECTION OF N72°30'02"W AND A CHORD DISTANCE OF 61.34 FEET; 3). THENCE N55°00'00"W 180.63 FEET; 4). THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 262.00 FEET, A DISTANCE OF 160.04 FEET, A CHORD DIRECTION OF N72°29'59"W AND A CHORD DISTANCE OF 157.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CAPITOL PARK AVENUE, SAID POINT ALSO BEING THE EASTERLY BOUNDARY OF CAPITOL PARK PLANNED DEVELOPMENT PHASE 4 AS RECORDED IN BOOK 1996P, ON PAGE 273 AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE N00°00'24"W 296.86 FEET ALONG SAID EAST BOUNDARY, SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF NORTH POINT DRIVE; THENCE S89°51'43"E 217.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY; S60°00'00"E 200.84 FEET TO THE WESTERLY RIGHT-OF-WAY OF "F" STREET; THENCE S00°00'24"E 365.35 FEET ALONG THE WESTERLY OF "F" STREET TO THE POINT OF BEGINNING.

CONTAINING 3.21 ACRES IN AREA, 19 LOTS AND 1 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

SALT LAKE COUNTY SURVEYOR RECORD OF SURVEY NO. 2021-03-0122									
DEPUTY COUNTY SURVEYOR _____ DATE _____		DATE _____	REVISIONS _____		BY _____				
CITY APPROVAL PRESENTED TO THE SALT LAKE CITY THIS _____ DAY OF _____, 20____ AND IT IS HEREBY AND IS HEREBY APPROVED.		SALT LAKE CITY MAYOR _____		SALT LAKE CITY RECORDER _____		2815 East 3300 South, Salt Lake City, UT 84109 (801) 305-4670 www.edmpartners.com			

### CITY PLANNING DIRECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE SALT LAKE CITY PLANNING COMMISSION.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

### SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SALT LAKE COUNTY HEALTH DEPARTMENT

### CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

### CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY SEWER, DRAINAGE AND WATER DETAILS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

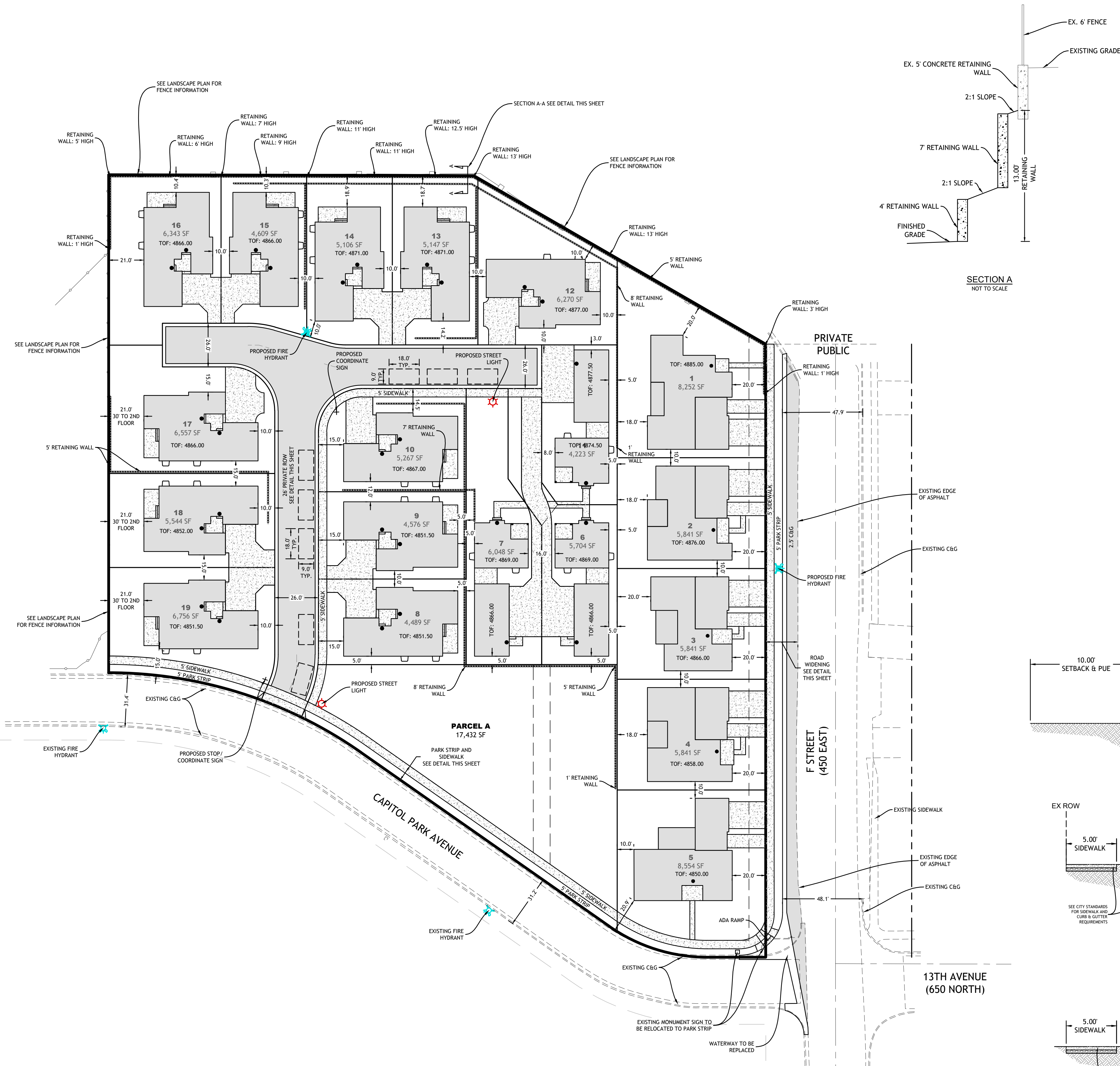
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

### CITY ATTORNEY

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SALT LAKE CITY ATTORNEY





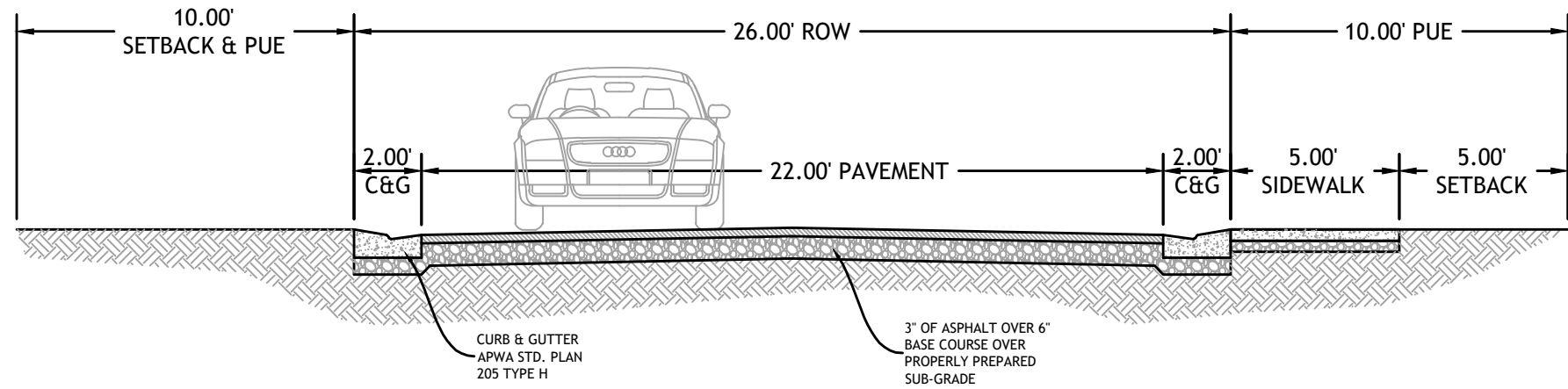
SECTION A-A  
NOT TO SCALE

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

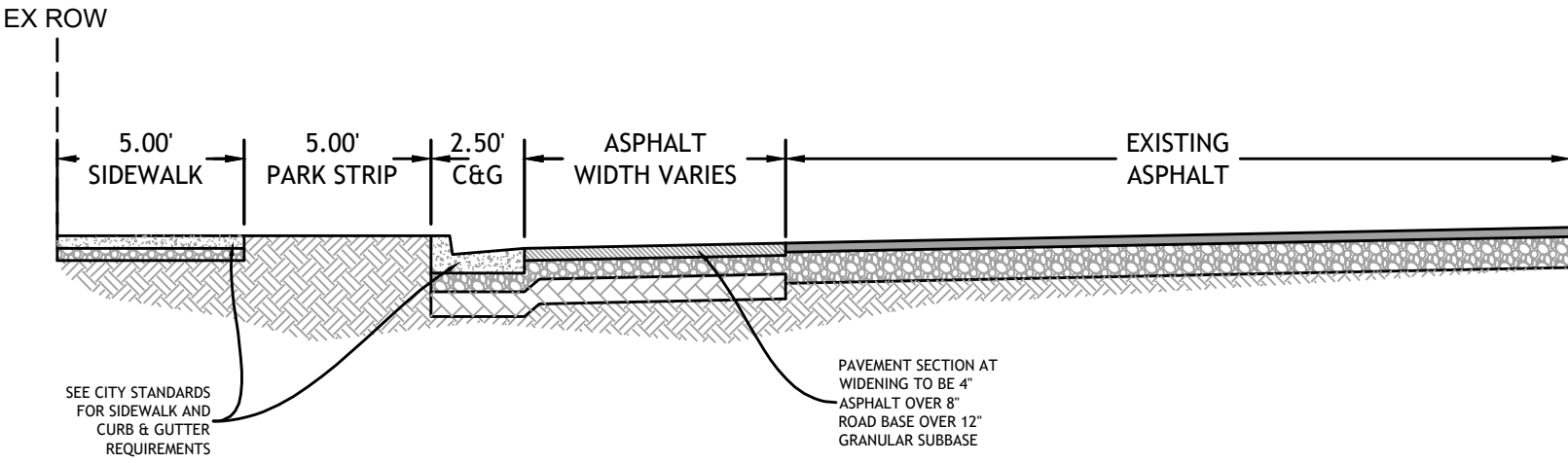
NOTES:  
1. EACH LOT CONTAINS ONE PRIMARY UNIT AND ONE ADU.  
2. PRIVATE PARKING NOT IN DRIVEWAY.

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

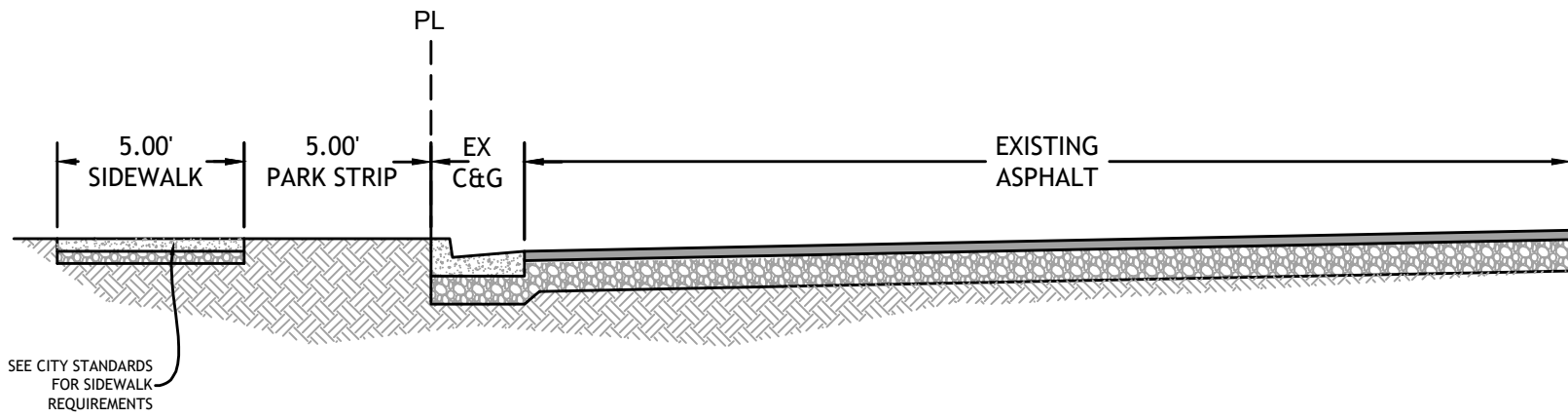
\* ZONING REQUIREMENTS TO BE MODIFIED



PRIVATE ROAD SECTION  
NOT TO SCALE



F STREET ROAD WIDENING SECTION  
NOT TO SCALE



CAPITOL PARK AVENUE SECTION  
NOT TO SCALE



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SCALE: 1" = 30'



OWNER:

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

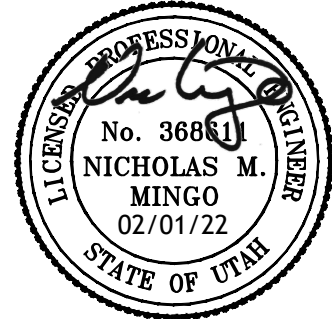


NOTES:

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

PROJECT STATISTICS

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



Capitol Park

Site Plan

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

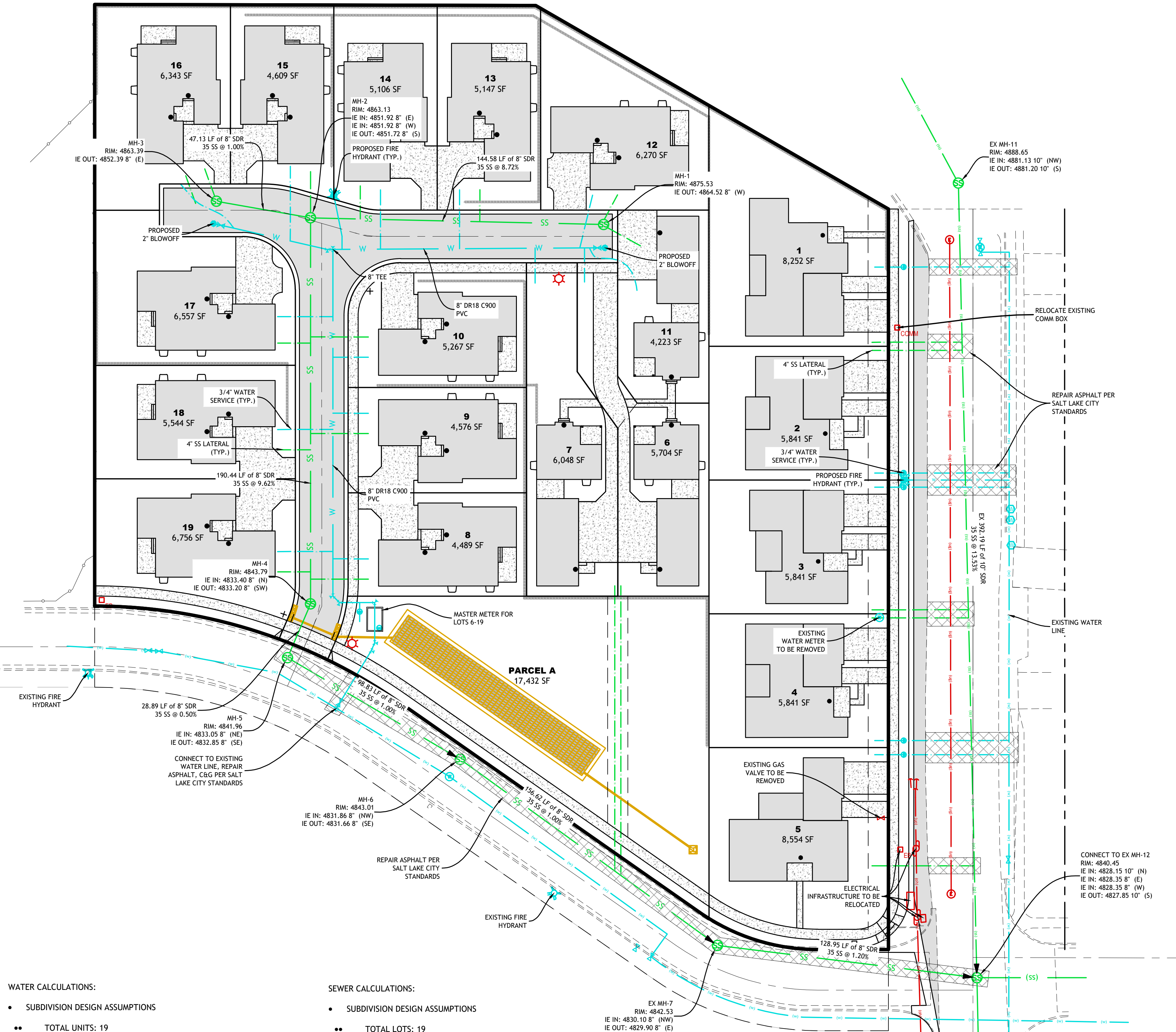
DATE: February 1, 2022

SHEET NUMBER:

O-2



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WATER CALCULATIONS:

- SUBDIVISION DESIGN ASSUMPTIONS
  - TOTAL UNITS: 19
  - TOTAL LANDSCAPE AREA: 1.55 AC
- AVERAGE DAY DEMAND (STORAGE):
  - INDOOR - 19 UNITS \* 400 GALLONS/UNIT = 7,600 GALLONS
  - OUTDOOR - 2.02 AC \* 2,848 GALLONS/AC = 4,414 GALLONS
- PEAK DAY DEMAND (SOURCE):
  - INDOOR - 19 UNITS \* 0.56 GPM/UNIT = 10.64 GPM
  - OUTDOOR - 1.55 AC \* 3.96 GPM/AC = 6.14 GPM
  - TOTAL = 16.78 GPM (24,160 GPD)
- PEAK INSTANTANEOUS DEMAND
  - INDOOR -  $10.8 \cdot (19)^{0.64} = 71.1$  GPM
  - OUTDOOR - 1.55 AC \* 7.92 GPM/AC = 12.3 GPM
  - TOTAL = 83.4 GPM (120,096 GPD)
- FIRE FLOW:
  - 1,500 GPM FOR 2 HOURS

SEWER CALCULATIONS:

- SUBDIVISION DESIGN ASSUMPTIONS
  - TOTAL LOTS: 19
- AVERAGE ANNUAL DAILY FLOW (AADF) RATE:
  - 19 UNITS \* 400 GPD/UNIT = 7,600 GPD = 5.28 GPM
- DESIGN FLOW RATE (AADF\*PF OF 4):
  - 19 UNITS \* 400 GPD/UNIT\*4 = 30,400 GPD = 21.1 GPM

NOTE:

- UNITS 6 & 7 REQUIRE FIRE SPRINKLERS TO MEET SPECIAL EXCEPTION REQUIREMENTS FOR ACCESS DISTANCE



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SCALE: 1" = 30'



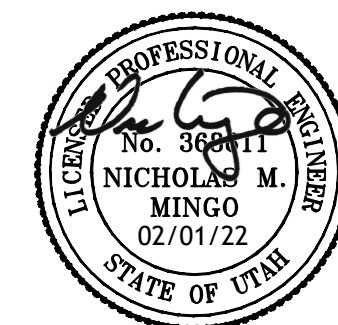
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NOTES:

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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: February 1, 2022

SHEET NUMBER:

O-3



C:\Users\jmd23\EDM Partners\Dropbox\Projects\Capitol Park\Drawings\4- Grading and Drainage\Plan.dwg



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SCALE: 1" = 30'  
0 15 30 60 90

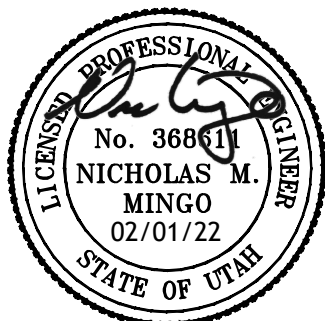
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- All private improvements shall conform to APWA standards and specifications.
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Capitol Park

Grading & Drainage Plan

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

DATE: February 1, 2022

SHEET NUMBER:

O-4