12/2/22

LOT 1 - MULTI-FAMILY

APARTMENT BUILDINGS - 216 UNITS
2 BEDROOMS PER UNIT
216 X 2 = 432 BEDROOMS

TOWN HOMES (CONDOS) - 144

PARKING SPACES

CONDOMINIUM PARKING
1 GARAGE PER UNIT
1 PARKING SPACE PER UNIT
CONDO PARKING PROVIDED = 288

APARTMENT PARKING PROVIDED
PODIUM PARKING SPACES PROVIDED = 224

PARKING LOT SPACES PROVIDED = 602

TOTAL PARKING SPACES PROVIDED = **1,114**

APARTMENTS A AND B
12 UNITS PER LEVEL
3 LEVELS
36 UNITS
40 PARKING SPACES

APARTMENT C, D, E
16 UNITS PER LEVEL
3 LEVELS
48 UNITS
48 PARKING SPACES

LOT 2 - COMMERCIAL

TOTAL FLOOR AREA = 32,438 SQ FT
PARKING REQUIRED: 1 SPACES PER 250 SQ FT
TOTAL SPACES REQUIRED: 130

LOT 3 - STORAGE

10' X 40' UNITS - 65
10' X 20' UNITS - 205

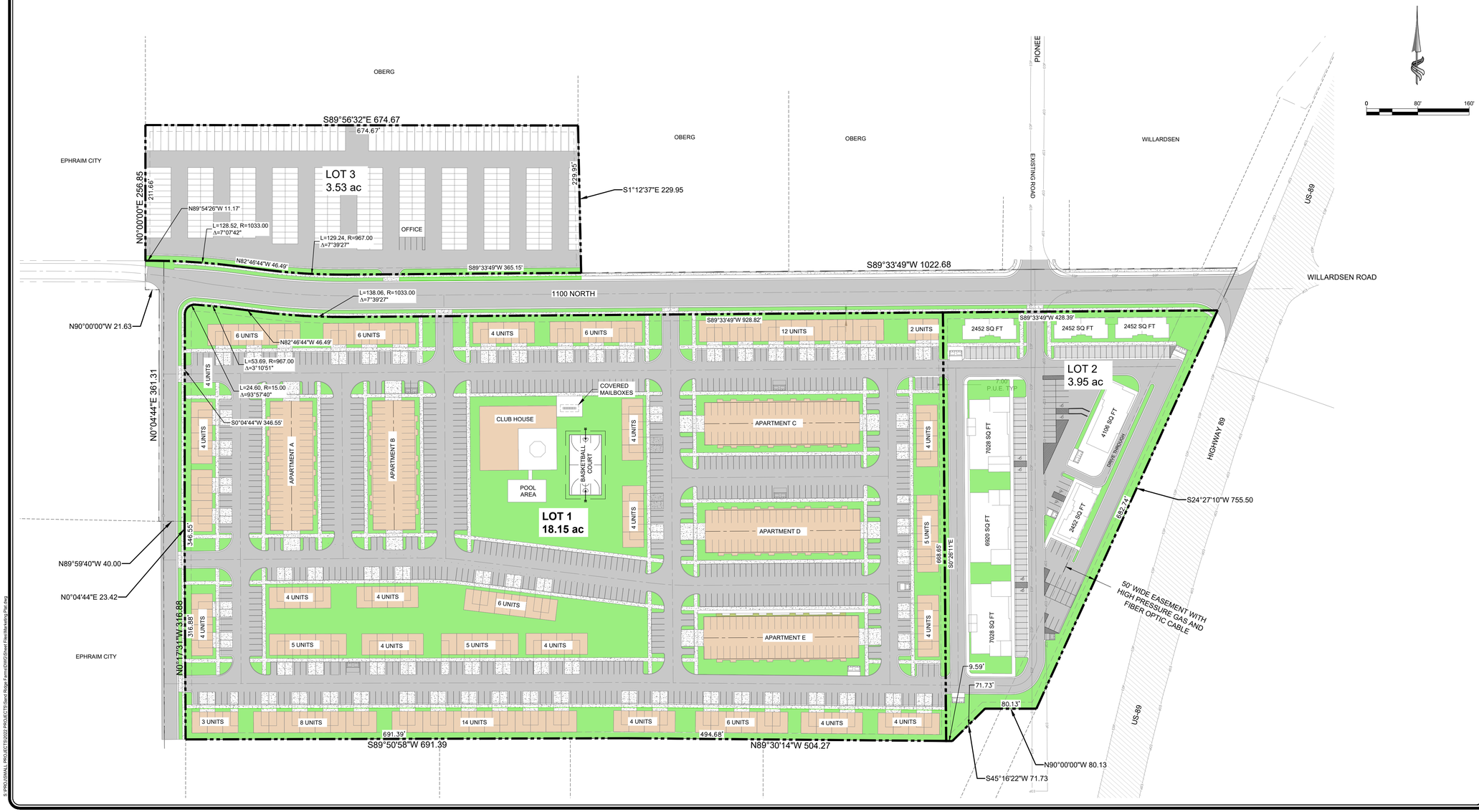
BOUNDARY DESCRIPTION

THE BEARINGS FOR THIS SECTION WERE TAKEN FROM A RECORD OF SURVEY FILED BY JONES AND DEMILLE ENGINEERING, INC. FILED IN 2015 AS FILE #162192.

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE THAT IS N.1°02"43"W. ALONG THE ¼ SECTION LINE 1849.62 FEET AND EAST 44.24 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION TO A POINT ON A FENCE LINE; THENCE, ALONG SAID FENCE LINE, S. 89°50'58" W. 691.39 FEET TO A FENCE CORNER; THENCE, LEAVING SAID FENCE LINE, N.0°17'31"W. 316.88 FEET TO A FOUND REBAR AND CAP MARKED LUDLOW ENGINEERING; THENCE N.0°04'44"E. 23.42 FEET; THENCE N.89°59'40"W. 40.00 FEET; THENCE N.0°04'44"E. 361.31 FEET; THENCE WEST 21.63 FEET; THENCE NORTH 256.85 FEET; THENCE S.89°56'32"E. 674.67 FEET TO A POINT ON A FENCE LINE; THENCE S.1°12'37"E. 229.95 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE, LEAVING SAID FENCE LINE, N.89°33'49"E. 1022.68 FEET TO A FOUND REBAR AND CAP MARKED LUDLOW ENGINEERING, SAID REBAR AND CAP BEING ON THE WEST RIGHT OF WAY LINE OF US HIGHWAY 89; THENCE S.24°27'10"W. 755.50 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE WEST 80.13 FEET TO A FENCE CORNER; THENCE ALONG A FENCE LINE N.45°16'22"W. 71.73 FEET TO A FENCE CORNER; THENCE ALONG A FENCE LINE N.89°30'14"W. 504.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.51 ACRES OF LAND



CONSTRUCTION NOTES

1. ALL WATER TO BE A MINIMUM OF 5' DEEP
2. INSTALL CURB STOP ON ALL 4" WATER SERVICE LATERALS
3. ALL SEWER TO BE A MINIMUM OF 5' DEEP
4. 10' MINIMUM BETWEEN ALL SEWER AND WATER LINES
5. GAS LINE TO BE DESIGNED AND INSTALLED BY OTHERS
6. POWER LINES TO BE DESIGNED AND INSTALLED BY OTHERS.

TBC	TOP BACK OF CURB
TOW	TOP OF WALK
TOC	TOP OF CONCRETE
EOA	EDGE OF ASPHALT
FL	FLOW LINE
FFE	FINISH FLOOR ELEV.
FG	FINISH GROUND

LEGEND

- EXIST POWER
- EXIST GAS
- EXIST WATER
- EXIST IRRIGATION
- EXIST SEWER
- EXIST TELEPHONE
- EXIST STORM DRAIN
- EXIST FIBER OPTIC
- EXIST FENCE
- EXIST EDGE OF ROAD
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- EXIST DITCH FLOW LINE
- NEW EDGE OF ROAD
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW DITCH FLOW LINE
- NEW PROPERTY LINE
- PROPERTY BOUNDARY
- UTILITY EASEMENT

WARNING
CALL BLUE STAKES

epic ENGINEERING

REVISIONS
1.

DRAWN: CKG
DESIGNER: CKG
REVIEWED: KCW

PROJECT #
22SM4888

SCALES
HORIZ: 1"=80'
VERT: -
(24" x 36" SHEET)
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
SAND RIDGE FARMS

SHEET TITLE:
MARKETING PLAT

PLAN SET: CONCEPT
SHEET C1.1

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