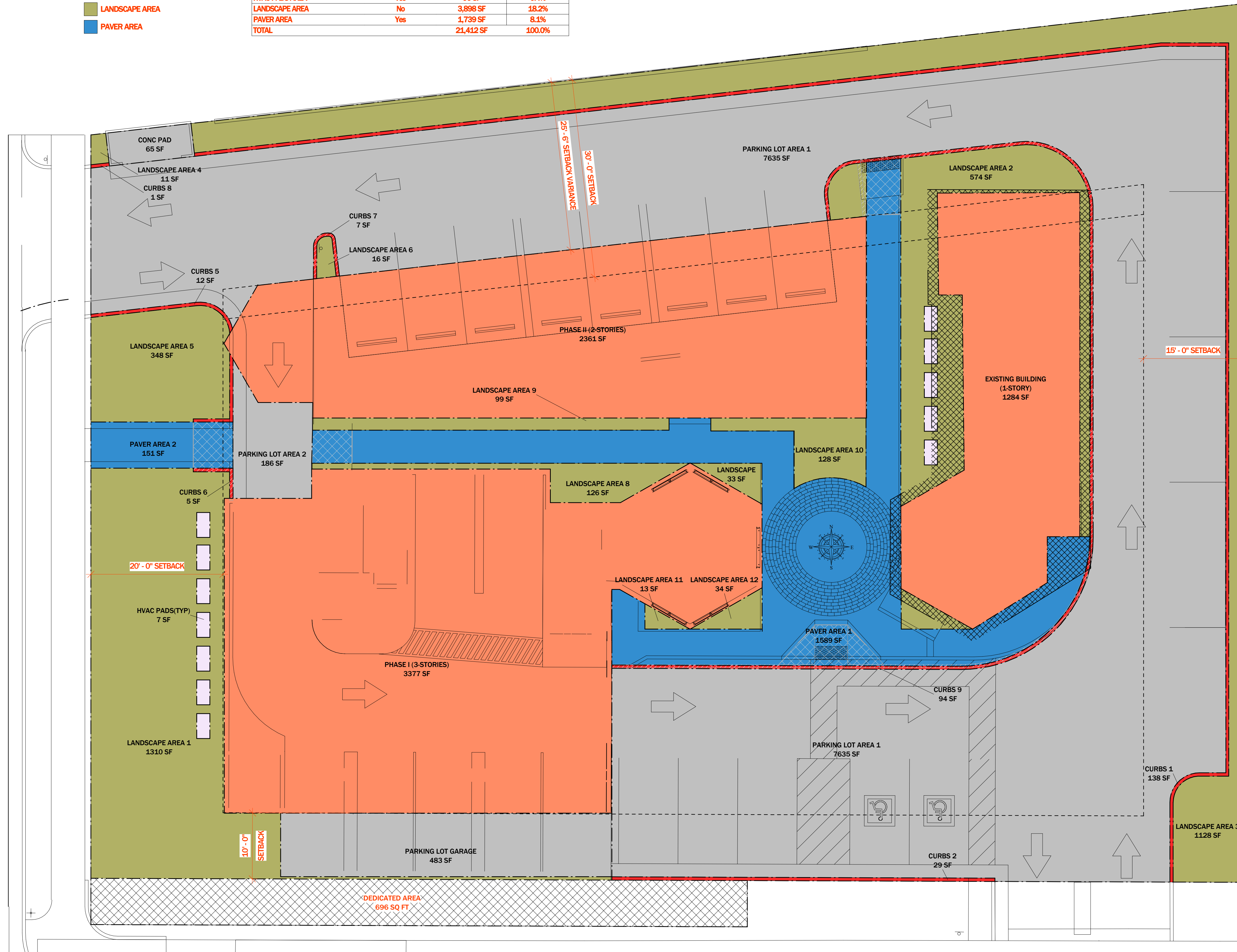


AREA CATEGORY

- ASPHALT AREA (ROAD/PARKING)
- BUILDING FOOTPRINTS AREA
- CURBS
- HVAC PADS AREA
- LANDSCAPE AREA
- PAVER AREA

LOT COVERAGE TABULATION TABLE			
AREA CATEGORY	IMPERVIOUS AREA	SF	% OF PROPERTY
ASPHALT AREA (ROAD/PARKING)	Yes	8,369 SF	39.1%
BUILDING FOOTPRINTS AREA	Yes	7,022 SF	32.8%
CURBS	Yes	295 SF	1.4%
HVAC PADS AREA	Yes	90 SF	0.4%
LANDSCAPE AREA	No	3,898 SF	18.2%
PAVER AREA	Yes	1,739 SF	8.1%
TOTAL		21,412 SF	100.0%



GENERAL NOTES - ARCHITECTURAL SITE

1. CONSTRUCTION LIMIT LINE TO BE BACK OF EXISTING CURB OR AS OTHERWISE NECESSARY TO COMPLETE ALL WORK WITHIN THE CONTRACT.
2. ALL CONTROL JOINTS SHALL BE SAW CUT TO A DEPTH OF 1/3 THE THICKNESS OF THE SLAB, BUT NOT LESS THAN 1".
3. CONSTRUCTION JOINT SPACING SHALL BE A MAXIMUM OF 20'.
4. PROVIDE ISOLATION JOINTS BETWEEN SLABS & COLUMNS, WALLS & FOOTINGS.
5. REFER TO CIVIL DRAWINGS FOR STRIPING AND SIDEWALKS.
6. ADA STALLS AND PATHWAYS TO MEET ALL REQUIREMENTS OF ANSI A117.1.

ZONING DATA

LOT INFORMATION (13.44.050)

PARCEL 1:	13,214.53 SF
PARCEL 2:	8,893.27 SF
TOTAL:	22,107.80 SF
LESS DEDICATED AREA TO RIGHT OF WAY:	821 SF
NEW UNIFIED LOT AREA:	21,286.80 SF

ZONING (13.44.010)

CURRENT ZONING: R-M MULTI-FAMILY OR PROFESSIONAL OFFICE

SETBACKS (13.44.060)

	REQUIRED	PROVIDED
FRONT:	10'	10'
RIGHT SIDE:	15'	24'
LEFT SIDE:	20'	20'
REAR:	30'	25'-6" (SEE VARIATION BELOW)

SETBACK VARIATION (13.44.060)

REAR:
MAXIMUM ALLOWED SETBACK VARIATION: 15%
30' x 15% = 25'-6"

RESIDENTIAL DENSITY

	ALLOWABLE	PROVIDED
21,287 SF (APPROX. 1/2 ACRE)	18 UNITS PER ACRE (9 UNITS)	7 UNITS

BUILDING AREA INFORMATION

EXISTING BUILDING	1,284 GROSS SF
PHASE I - (MIXED USE BUILDING)	3,377 GROSS SF
PHASE II - (APARTMENT BUILDING)	2,361 GROSS SF
TOTAL BUILDING AREA	7,022 GROSS SF

AREA TABULATION TABLE

	SQUARE FEET	% OF TOTAL
ASPHALT/ROAD AREA	8,369 SF	39%
BUILDING AREA	7,022 SF	33%
CURBS	295 SF	1.5%
PAVER AREA	1,738 SF	8%
HVAC PADS	90 SF	.5%
LANDSCAPE AREA	3,898 SF	18%
TOTAL PROPERTY AREA	21,412 SF	100%

PARKING CALCULATIONS (13.80.040)

EXISTING OFFICE BUILDING:	REQUIRED
OFFICE: 1,284 SF + 570 SF = 1,854 SF / 200 SF + 2 =	12 SPACES
TOTAL EXISTING:	12 SPACES

PHASE I - (NEW MIXED USE BUILDING)	REQUIRED
OFFICE: 2,479 NET SF / 200 SF + 2 =	15 SPACES
RES. (1 BEDROOM UNIT): 2 UNITS x 1 =	2 SPACES
RES. (2 BEDROOM UNIT): 1 UNIT x 1.5 =	2 SPACES
TOTAL PHASE I:	19 SPACES

PHASE II - (APARTMENT BUILDING)	REQUIRED
RES. (1 BEDROOM UNIT): (4) BEDROOM UNITS x 1 =	4 SPACES
TOTAL PHASE II:	4 SPACES

TOTAL: 35 SPACES

PARKING CREDITS:	
BIKE RACK: 5% CREDIT = 35 x 5% =	1.75
SMART GROWTH: 30% BUS STOP =	10.50
SHARED SPACES: 10% =	3.50
1 BENCH PROVIDED =	0.50
WALKING: 1 SIDEWALK (15% CREDIT) =	5.25
TOTAL MAX CREDIT: 30% =	11 MAX CREDITS

TOTAL SPACES REQUIRED:	24 SPACES
TOTAL SPACES PROVIDED:	25 SPACES

IMPERVIOUS AREA (13.44.080)

ASPHALT AREA (ROAD/PARKING):	8,369 SF	39%
BUILDING FOOTPRINTS AREA:	7,022 SF	33%
CURBS:	295 SF	1.5%
HVAC PADS:	90 SF	.5%
TOTAL IMPERVIOUS AREA:	15,776 SF	74%

ALLOWABLE CREDITS: 10% MAX (TABLE 13.44.070.001)

PLANT 2" CALIPER TREE (1% PER TREE):	6%
WATER WISE LANDSCAPING:	3.5%
TOTAL CREDIT:	9.5%

MAX IMPERVIOUS AREA: (70% OF LOT AREA) 14,988 SF 13,742 SF 64%

LANDSCAPE (13.44.090)

TOTAL LANDSCAPE AREA (INSIDE THE NEW LOT):	REQUIRED	PROVIDED
	3,898 SF	3,898 SF

TREES	REQUIRED	PROVIDED
3,898 SF / 300 SF/TREE =	13 TREES	
LESS EXISTING TREES =	3 TREES	
EXISTING TO REMAIN =	2 TREES	
REMOVED TREE =	1 TREE	
TOTAL =	11 TREES	(2) EXISTING & (11) NEW

NOTE: PLUS 300' OF HEDGE AT SIDE AND REAR YARDS. NEW TREES TO BE OF THE SAME CALIPER SIZE AS THE ONE REMOVED.

BUILDING HEIGHT (13.44.070)

MAX BUILDING HEIGHT:	ALLOWED	PROVIDED
	40 FEET	38'-10" (40 FEET MAX)



Salt Lake City, UT 84106

MOUNTAIN CREST
 2051-2061 E MURRAY HOLLADAY RD
 HOLLADAY, UT 84117

Project No. 00000

04.14.2026

Revisions

Notes:

Scale As Indicated

SITE PLAN - ZONING

AS0.01

A1 AREA CATEGORY - SITE
SCALE: 1/8" = 1'-0"