CITY of HOLLADAY

PLANNING COMMISSION
MEETING AGENDA

March 15th 2022
City Council Chambers – 4580 S 2300 E

Some Planning Commission members may be participating virtually in this in-person meeting. Interested parties are encouraged to watch the video stream of the meeting on the City of Holladay webpage. Participation in a *public hearing* portion of the meeting can be accomplished in either of the following ways:

- In-person attendance: at Holladay City Hall – space is limited to pre-arranged socially distanced seating -face masks are recommended.

AGENDA

5:30 PM **WORK SESSION –** The Commission may discuss any or all agenda items. No decisions or voting to occur.

6:00 PM **CONVENE REGULAR MEETING** – Public Welcome & Chair Opening Statement

ACTION ITEMS

1. **"Royal Holladay Hills, Block E" – Preliminary Plan – 1924 East Rodeo Walk Dr. (R-M/U Zone)**
   Review and consideration of submittals by Applicant, Steve Peterson of preliminary development/construction details for the 3.86 acre "Block E" within the Royal Holladay Hills mixed-use development. Review conducted according to Concept approvals (11/06/2021) and regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance 13.65.070(C). *File #19-9-19-5*

2. **"Royal Holladay Hills, Block D" – FINAL Condominium Plat - 1920 East Rodeo Walk Dr. (R-M/U Zone)**
   Review and consideration of submittals by Applicant, Steve Peterson of the finalized ownership distribution plat for the approved mixed-use building at "Block D", a 3.63 acre site within the Royal Holladay Hills Subdivision. Review conducted according to Final site and building approvals (02/04/2020) and regulatory provisions of the Site Development Master Plan (SDMP 2007) and Holladay Ordinance 13.65.070(C). *File #19-9-19-3*

ADJOURN

CERTIFICATE OF POSTING
I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.cityofholladay.com, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune and Deseret News and others who have indicated interest.

DATE POSTED: ***Stephanie N. Carlson MMC, City Recorder***
City of Holladay

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call the City Recorder's office at 272-9450 at least three days in advance. TTY/TDD number is (801)270-2425 or call Relay Utah at #7-1-1

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 19-9-19-5 PRELIMINARY - BLOCK E, HOLLADAY HILLS

ADDRESS:

1924 E Rodeo Walk

LEGAL DESCRIPTION: *22-09-228-042*

BLOCK E, ROYAL HOLLADAY HILLS SUBDIVISION #2.

APPLICANT/REPRESENTATIVE:

Steve Peterson

PROPERTY OWNER:

Peterbuilt HH, LLC

ZONING:

R-M/U

GENERAL PLAN DISTRICT:

Site Development Master Plan 2007 (SDMP)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Site Plan Review- PRELIMINARY/FINAL

APPLICABLE REGULATIONS:

13.65.070
Cottonwood Mall - SDMP

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
SDMP pages
Applicant supporting doc.

STAFF:

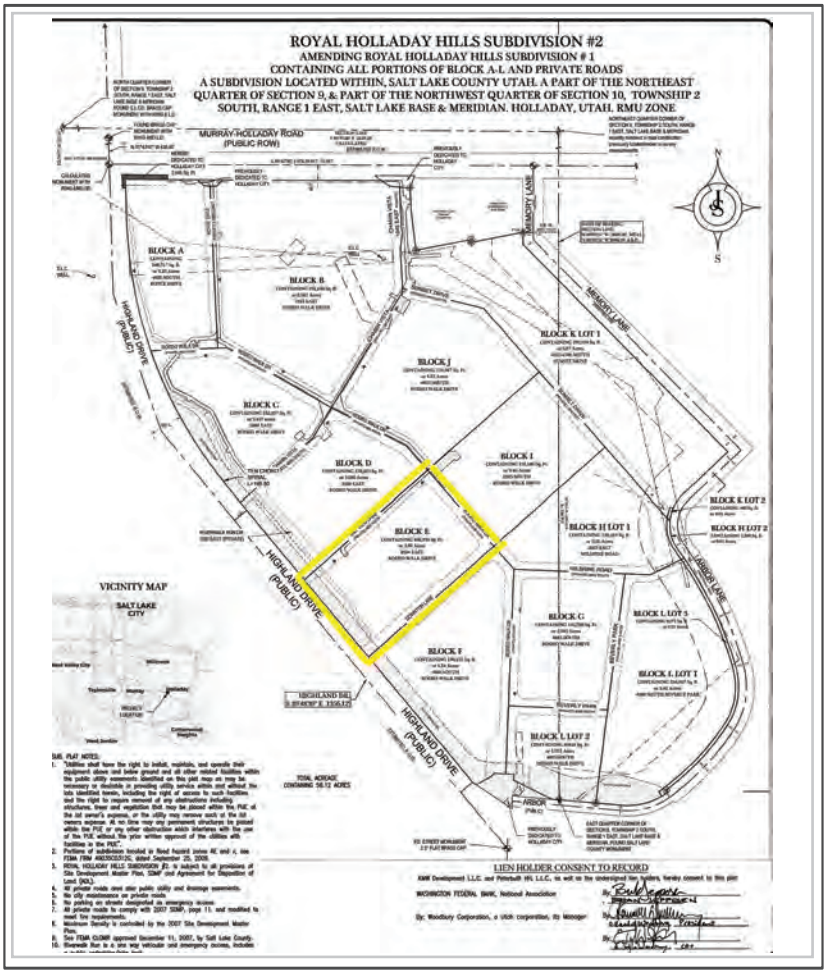
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
March 15th 2022
Item #1

Request:	**Preliminary/Final Plan - Block "E" – Royal Holladay Hills Subdivision**
Project:	Preliminary Site/Subdivision Review of approximately 3.86 acres of land for mixed-use development as per 2007 Site Development Master Plan (SDMP)
Address:	1924 East Rodeo Walk Dr. Holladay Utah 84117
Applicant:	Steve Peterson, as Agent and Holladay Hills, LLC as Owner
File No:	19-9-19-05
Notice:	N/A – Public hearing closed on 11/6/2021
Planner:	Jonathan Teerlink
N'hood Mtg:	Held on 10/25/2021

GOVERNING ORDINANCES:	13.65.070(C)	Regional Mixed-Use Zone (RM-U)
	13.03	SUBMISSION REQUIREMENTS
	13.06	ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES
	13.08.050	SITE PLAN
	SDMP,2007	SITE DEVELOPMENT MASTER PLAN (SDMP)

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***
Creation of a redevelopment site and subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary and Final plat**. Decisions must be made during public meeting.

Public hearing was held on 11/6/2021 (closed). PC shall make a motion to either approval or to continue (for further discussion) the application based upon compliance with; the approved Concept plan, the 2007 SDMP and R-M/U zone. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08.

SUMMARY

- The applicant requests approval for a preliminary and final site plan approval for Block "E" of the proposed Holladay Hills mixed-use development.
- The first page of the SDMP gives a great deal of direction regarding the development of this site as a whole including minimum and maximum requirements/allowances for residential and commercial space, etc.
- The uses, parking, building heights for this block comply with allowances of page 3, "Open District", page 6, "Building Massing and Heights Plan", and page 1 of the SDMP.
- The public hearing process was completed on 11/6/2021 for this aspect of the project for both the preliminary and final site plan.
- The applicants have worked very diligently to provide the TRC with ample information to consider the appropriateness of the recommendation of this application.
- The preliminary site plan is considered complete and the TRC recommends approval upon conditions that will be listed below.
- The developer has properly accounted for the overall progression of space to be built space with each block/phase of the overall project to ensure compliance within the stated tolerances.
- The proposed development pattern of Block "E" includes mixed-use residential and commercial all within the same block and in the same building (portions). This proposal complies with the conceptual approval granted on 11/6/2021, Holladay Ord. 13.65, RM-U Zone, and pages 1 and 3, "Permitted Land Uses by District and Building Functions", of the SDMP.
- The preliminary development plans detail compliance with the landscaping, site access, architectural and design components of the SDMP.

TECHNICAL REVIEW COMMITTEE ANALYSIS
Upon receiving conceptual approvals from the Planning Commission, Applicant Steve Peterson has finalized development plans for "Block E" a 3.86-acre area site located at eastern portion of the Royal Holladay Hills project area. This block will be accessed by newly created private roads with primary accesses from Amy View Ln. and Downton Ln. The building, or conglomerate of buildings, will feature a mixture of different housing types as well as retail spaces at the ground level – all built around a common multi-level parking garage.

The various contemporary stylings proposed are a refreshing take on how to develop one singular block without a singular style. This approach establishes aesthetic interest, unique to the site as envisioned by the SDMP. Styling ques are taked from selected themes recommended by the SDMP. Of note is the proposed pedestrian bridge connecting Block D and E established as a walkability element within blocks. The design of all buildings are similar in styling with a maximum height of 90 feet ("Open Use" District).

Civil development drawings (road construction, site drainage etc.) have been submitted for TRC review. These drawings were reviewed for compliance with SDMP and primarily compliance with overall city subdivision development standards (See RHH Subdivision #2 file). See guidelines described on page 16 of the SDMP. Utility connections are to be established via the new utility system located within newly established a private road network.

A full set of detailed landscaping drawings have been reviewed for SDMP compliance. Landscaping plans, unique to the aesthetic of the interior of the site, provide access to open landscaped common areas. Street level landscaping plans provide for tree lined sidewalks while accommodating other streetscape elements such as lighting.

Of all the 13 total blocks within the entire development, the Applicant is holding to his long-range plan, to established Blocks D and E as providing the bulk of the *minimum* required residential units for the site. (min. of 454 units). However, the SDMP requires that the commercial areas are to be established in conjunction with residential development.

HH. Block	**Royal Holladay Hills, Residential Units Counts**
D	216
E	171
L	44 (6 single family)
TOTAL	***431***

However, the SDMP requires that commercial areas be established in conjunction with residential development. The *minimum* 579,169 square feet of new commercial space is expected to be established within the development.

- The land use, parking and building heights for this block are to comply with use regulations of page 8 & 3 of the "Open" district and page 6, "Building Massing and Heights Plan" of the SDMP
- The site plans comply with the landscaping (pg 14 and 15), street cross sections (pg 11), access and architectural design components (pg 16).
- Site drainage comply with the master site drainage plan – see Royal Holladay Hills Subdivision #2
- Utility connection letters for the overall site are on file. These service agreements are intended to include this phase
- Unified Fire Authority has approved all emergency access drives.

RECOMMENDATION

The preliminary site plan and final plats of Block E are found by the TRC to be complete as per the City's submission standards, R-M/U zone regulations and SDMP site development standards. If found acceptable by the commission, the FINAL site plan may be delegated to the TRC to verify compliance

Suggested motion

*"I motion to approve the **PRELIMINARY SITE DEVELOPMENT PLAN AND PLAT** for "**Royal Holladay Hills, Block E**" mixed use residential (171 units) and retail building in the R-M/U zone located at 1924 East Rodeo Walk -- with FINAL SITE PLAN & PLAT approvals to be delegated to staff -- finding that the proposal;*

1) *complies with the amended Conceptual site plan approved on 11/6/2021 for Block E,*
2) *construction elements and details are found to be acceptable by various divisions the Technical Review Committee*
3) *development details and all related components comply with the R-M/U zone & SDMP as a master planned project*
4) *Preliminary plat is found to be formatted in compliance with City of Holladay and State of Utah regulations.*
5) *Final site approvals for each of six lots are to be submitted and reviewed individually as a separately owned property.*

Conditions for Final Approval – to be submitted to and verified/approved by Community and Economic Development Director City Engineer;

1) *Work with staff on all needful clarifications, grammatical and/or formatting changes to the final plat prior to recording approval*
2) *Clarification of the building elevation in accordance with page 23 of the SDMP*
3) *Complete FEMA floodplain certification process and permitting*
4) *Submittal of a vertical ownership component to the final plat showing separation and delineation of owned spaces within each building; i.e common vs private*

SUPPORTING MATERIALS

- Applicant narrative
- Proposed Preliminary Site Plan, civil details, landscaping and elevations
- Permitted Land Use by District and Building Functions (Page 3 SDMP)
- Preliminary Phasing/Subdivision Plan (Page 4 SDMP)
- "Building Massing and Heights Plan" (Page 6 SDMP

WOODBURY CORPORATION/ MILLROCK CAPITAL/EPC PROPERTIES

HOLLADAY HILLS BLOCK E

VICINITY MAP

Nexus Project #: 21089

Owner Project #:

February 15, 2022

DESIGN DEVELOPMENT

THIS IS A MIXED USE PROJECT WITH GROUND FLOOR RETAIL, STACKED FLAT APARTMENTS, TOWNHOMES, AND A FOR-SALE CONDO BUILDING.

APPROVALS

Signer 1	Date	Signer 3	Date
Signer 2	Date	Signer 4	Date

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STRUCTURAL
Dunn & Associates
1111 Sample Road
Salt Lake City, UT 84101
CONTACT: Tait Ketcham
PHONE: 801.575.8877
E-MAIL: tketcham@dunn-se.com
INTERNET: http://www.sample.com

MECHANICAL
VBFA
1111 Sample Road
Salt Lake City, UT 84101
CONTACT: Benjamin Davis
PHONE: 801.910.9923
E-MAIL: bdavis@vbfa.com
INTERNET: http://www.sample.com

ELECTRICAL
Envision Engineering
1111 Sample Road
Salt Lake City, UT 84101
CONTACT: Jeffrey Owen
PHONE: 801.924.5540
E-MAIL: jowen@envisioneng.com
INTERNET: http://www.sample.com

CIVIL
S.E. Science
1111 Sample Road
Salt Lake City, UT 84101
CONTACT: Paul Feser
PHONE: 801.433.2498
E-MAIL: paul@sescience.com
INTERNET: http://www.sample.com

INTERIOR DESIGN
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, UT 84109
CONTACT: Jessica Burke
PHONE: 801.924.5000
E-MAIL: jburke@archnexus.com
INTERNET: http://www.archnexus.com

OWNER
WOODBURY CORPORATION
CONTACT: xxxxx
PHONE: 999.999.9999
E-MAIL: xxx@xxxx.com
INTERNET: http://www.johndoe.com

OWNER
MILLROCK CAPITAL
CONTACT: xxxxx
PHONE: 999.999.9999
E-MAIL: xxx@xxxx.com
INTERNET: http://www.johndoe.com

OWNER
EPC
CONTACT: xxxxx
PHONE: 999.999.9999
E-MAIL: xxx@xxxx.com
INTERNET: http://www.johndoe.com

ARCHITECT
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, UT 84109
CONTACT: John Holbrook
PHONE: 801.924.5000
E-MAIL: jholbrook@archnexus.com
INTERNET: http://www.archnexus.com

INTERIOR DESIGN
Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, UT 84109
CONTACT: Jessica Burke
PHONE: 801.924.5000
E-MAIL: jburke@archnexus.com
INTERNET: http://www.archnexus.com

E1 G120 **LEVEL 04 AREA PLAN**
1" = 20'-0"

A1 G120 **LEVEL 03 AREA PLAN**
1" = 20'-0"

AGENCY APPROVAL

2/11/2022 3:33:42 PM

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Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

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WOODBURY CORPORATION/ MILLROCK CAPITAL/EPC PROPERTIES

HOLLADAY HILLS BLOCK E

EPC REAL ESTATE GROUP

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
Holladay, Utah 84121

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DESIGN DEVELOPMENT

NEXUS PROJ. #: 21089
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AREA PLANS

G120

E1 LEVEL 02 AREA PLAN
G121 1" = 20'-0"

A1 LEVEL 01 AREA PLAN
G121 1" = 20'-0"

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AREA PLANS

G121

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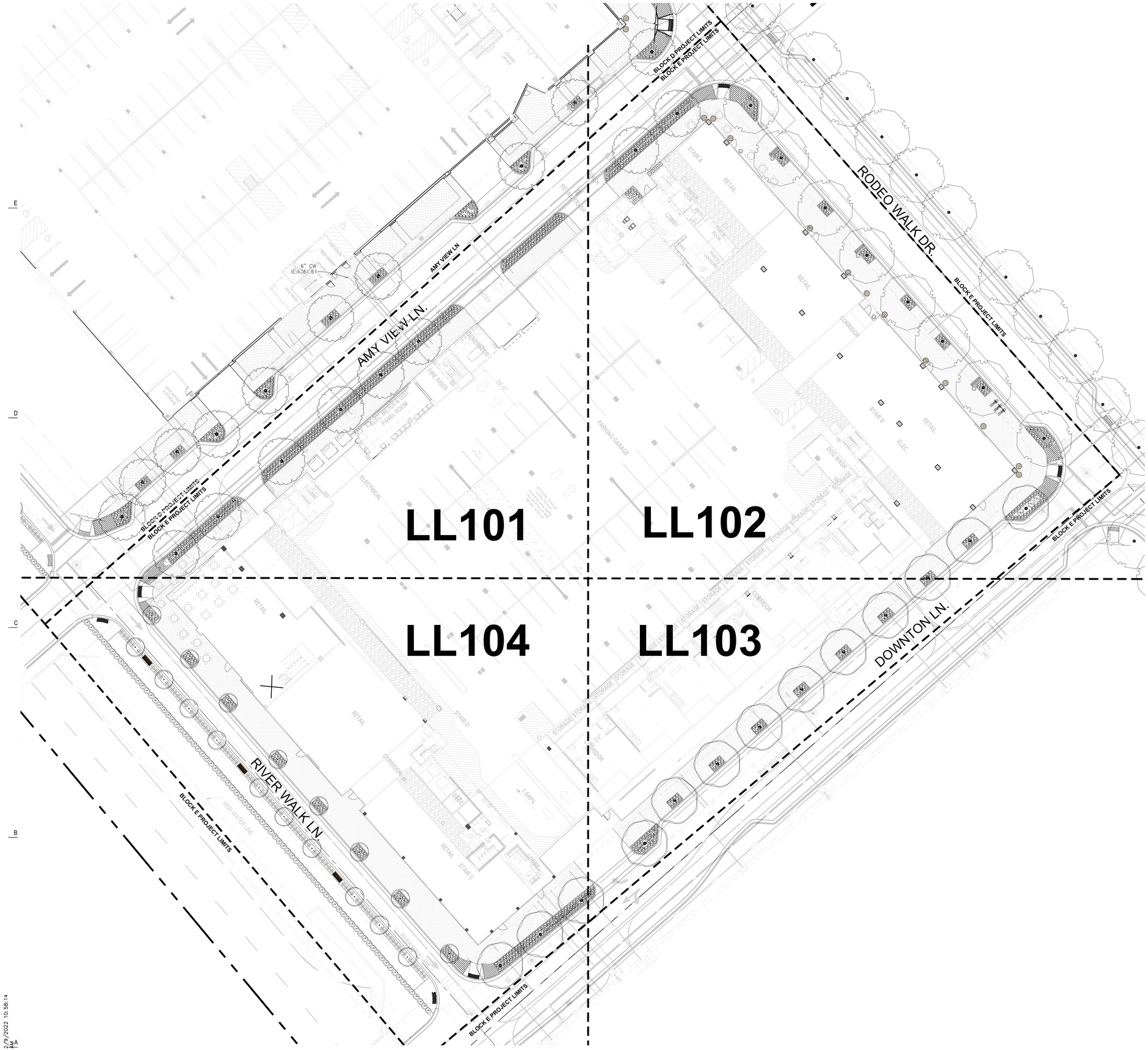

BLOCK E PLANT SCHEDULE	A

SEE DTL A SHT LL501 FOR PLANT SCHEDULE

BLOCK E REFERENCE SCHEDULE NOTES	B

SYMBOL	DESCRIPTION	QTY
3	3" DEEP SOIL PEP MULCH, TYP. SEE SHT. LL501 DTL. D	4,710 sf
7	RELIANCE FOUNDRY STAINLESS STEEL BIKE RACK, R-8238-55 U, IMBEDDED, TYP. SEE SHT. LL501 DTL. H (OR APPROVED EQUAL)	
8	SCARBOROUGH BY LANDSCAPE FORMS TRASH RECEPTACLE, SILVER WITH SIDE TOP, TYP. SEE SHT. LL501 DTL. I (OR APPROVED EQUAL)	
9	RODEO DRIVE BENCH, Landscape Forms PCVU-72-S Parc Vue Backless Bench 72in, Surface Mount, TYP. SEE SHT. LL501 DTL. J (OR APPROVED EQUAL)	
10	TRAIL BENCH, Landscape Forms Generation 30cantilever, backed, w/ angle side arms, TYP. SEE SHT. LL501 DTL. K (OR APPROVED EQUAL)	
13	PLANTER - Kornegay Design, LLC DUNE-38 Tapered landscape container with curved rim, 38" tall, 38" diameter, 23" base, SEE IRRIGATION PLANS FOR IRRIGATION NSTALLATION (OR APPROVED EQUAL)	
15	4"X4X8" (4" ABOVE WALK WITH A #4 REBAR IN CENTER AND EPOXY DOWELED INTO WALK) CURB PLANTER WALL PLAIN CONCRETE TO MATCH ADJACENT WALK TYP. (OR APPROVED EQUAL)	
16	STEEL TRUNCATED DOMES, TYP. (OR APPROVED EQUAL)	
24	CONCRETE WALK, SEE CIVIL PLANS FOR CONCRETE DETAIL	16,312 sf
26	FIRE HYDRANT, SEE CIVIL PLANS	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SCALE & NORTH ARROW	C

NORTH SCALE: 1" = 20'-0" (0, 10, 20, 40)

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801.467.4923
fax 801.466.3046
www.arcsitiodesign.com

Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
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LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
February 16, 2022
STATE OF UTAH

WOODBURY CORPORATION/ MILLROCK CAPITAL/EPC PROPERTIES

HOLLADAY HILLS BLOCK E

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OVERALL LANDSCAPE PLAN

LL100

2/9/2022 10:58:14

BLOCK E PLANT SCHEDULE	A
SEE DTL A SHT LL501 FOR PLANT SCHEDULE	

BLOCK E REFERENCE SCHEDULE NOTES	B

SYMBOL	DESCRIPTION	QTY
3	3" DEEP SOIL PEP MULCH, TYP. SEE SHT. L501 DTL. D	4,710 sf
7	RELIANCE FOUNDRY STAINLESS STEEL BIKE RACK, R-8238-55 U, IMBEDDED, TYP. SEE SHT. LL501 DTL. H (OR APPROVED EQUAL)	
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SCALE & NORTH ARROW	C

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Salt Lake City, Utah 84106
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LANDSCAPE PLAN

LL101

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BLOCK E PLANT SCHEDULE | A

SEE DTL A SHT LL501 FOR PLANT SCHEDULE

BLOCK E REFERENCE SCHEDULE NOTES | B

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LANDSCAPE PLAN

LL102

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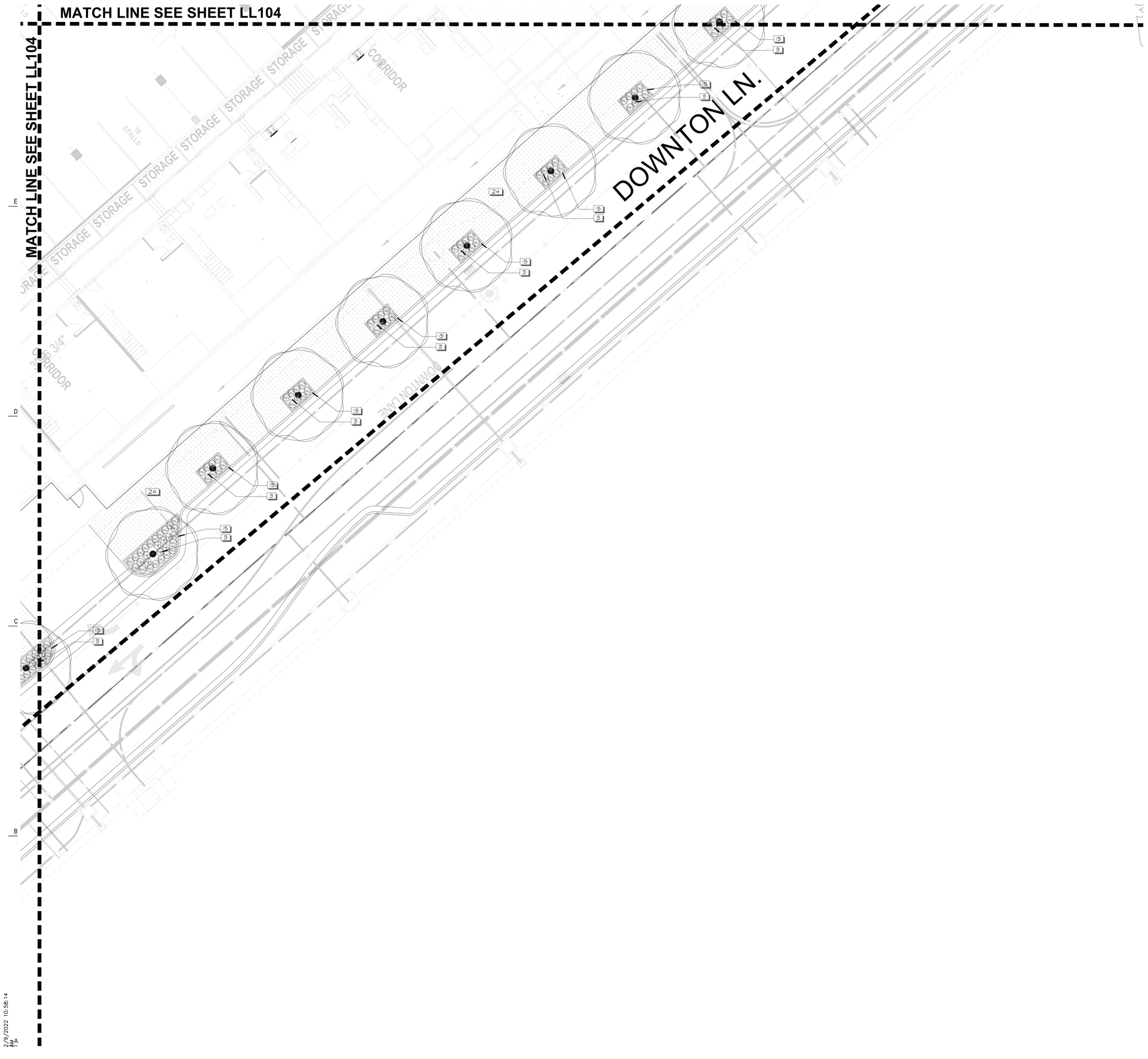

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9	RODEO DRIVE BENCH, Landscape Forms RC-VU-72-S Parc Vue Backless Bench 72in, Surface Mount, TYP. SEE SHT. LL501 DTL. J (OR APPROVED EQUAL)	
10	TRAIL BENCH, Landscape Forms Generation 50,cantilever, backed, w/ angle side arms, TYP. SEE SHT. LL501 DTL. K (OR APPROVED EQUAL)	
13	PLANTER - Kornegay Design, LLC DUNE-38 Tapered landscape container with curved rim, 38" tall, 38" diameter, 23" base, SEE IRRIGATION PLANS FOR IRRIGATION NSTALLATION (OR APPROVED EQUAL)	
15	4"X4X8" (4" ABOVE WALK WITH A #4 REBAR IN CENTER AND EPOXY DOWELED INTO WALK). CURB PLANTER WALL PLAIN CONCRETE TO MATCH ADJACENT WALK TYP. (OR APPROVED EQUAL)	
16	STEEL TRUNCATED DOMES, TYP. (OR APPROVED EQUAL)	
24	CONCRETE WALK, SEE CIVIL PLANS FOR CONCRETE DETAIL	16,312 sf
26	FIRE HYDRANT, SEE CIVIL PLANS	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SCALE & NORTH ARROW	C

NORTH SCALE: 1" = 10'-0"

0 5 10 20

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801.487.4923
fax 801.466.3046
www.arcsitiodesign.com

Architectural NEXUS, Inc.
2505 East Parleys Way
Salt Lake City, Utah 84109
T 801.924.5000
http://www.archnexus.com

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LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
February 16, 2022
STATE OF UTAH

WOODBURY CORPORATION/ MILLROCK CAPITAL/EPC PROPERTIES

HOLLADAY HILLS BLOCK E

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
Holladay, Utah 84121

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#	Date	Revision

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DESIGN DEVELOPMENT

NEXUS PROJ. #:	21089
CHECKED BY:	RG
DRAWN BY:	SG
DATE:	February 16, 2022

LANDSCAPE PLAN

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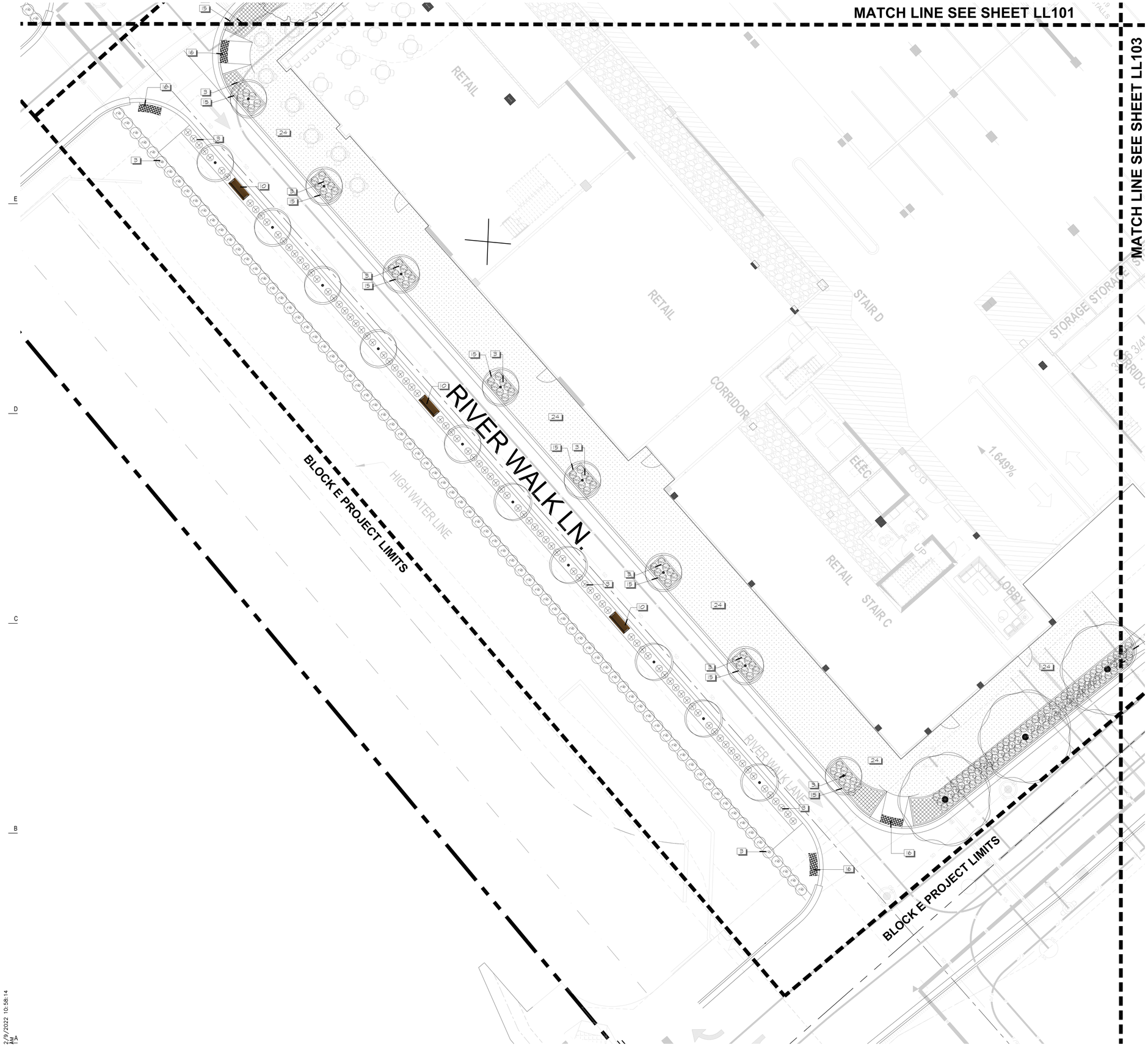

BLOCK E PLANT SCHEDULE | A

SEE DTL A SHT LL501 FOR PLANT SCHEDULE

BLOCK E REFERENCE SCHEDULE NOTES | B

SYMBOL	DESCRIPTION	QTY
3	3" DEEP SOIL PEP MULCH, TYP. SEE SHT. LL501 DTL. D	4,710 sf
7	RELIANCE FOUNDRY STAINLESS STEEL BIKE RACK, R-823B-SS U, IMBEDDED, TYP. SEE SHT. LL501 DTL. H (OR APPROVED EQUAL)	
8	SCARBOROUGH BY LANDSCAPE FORMS TRASH RECEPTACLE, SILVER WITH SIDE TOP, TYP. SEE SHT. LL501 DTL. I (OR APPROVED EQUAL)	
9	RODEO DRIVE BENCH, Landscape Forms RDVU-72-S Parc Vue Backless Bench 72in, Surface Mount, TYP. SEE SHT. LL501 DTL. J (OR APPROVED EQUAL)	
10	TRAIL BENCH, Landscape Forms Generation 30,cantilever backed, w/ angle side arms, TYP. SEE SHT. LL501 DTL. K (OR APPROVED EQUAL)	
13	PLANTER - Kornegay Design, LLC DUNE-38 Tapered landscape container with curved rim, 38" tall, 38" diameter, 28" base, SEE IRRIGATION PLANS FOR IRRIGATION NSTALLATION (OR APPROVED EQUAL)	
15	4"X4X8" (4" ABOVE WALK WITH A #4 REBAR IN CENTER AND EPOXY DOWELED INTO WALK) CURB PLANTER WALL PLAIN CONCRETE TO MATCH ADJACENT WALK. TYP. (OR APPROVED EQUAL)	
16	STEEL TRUNCATED DOMES, TYP. (OR APPROVED EQUAL)	
24	CONCRETE WALK, SEE CIVIL PLANS FOR CONCRETE DETAIL	16,312 sf
26	FIRE HYDRANT, SEE CIVIL PLANS	

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SCALE & NORTH ARROW | C

NORTH SCALE: 1" = 10'-0"

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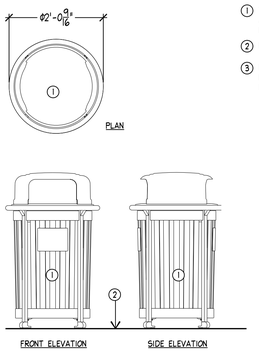
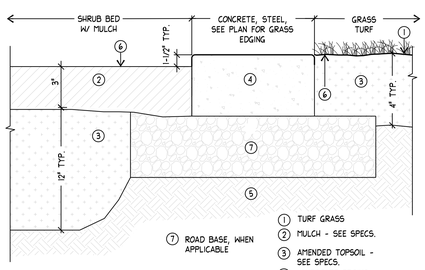


1. TRASH RECEPTACLE, SEE PLANS AND SPECIFICATIONS FOR MANUFACTURER
2. FINISH GRADE
3. PLACE TRASH RECEPTACLE 6" FROM EDGE OF ADJACENT PAVING, IF APPLICABLE

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

(I) TRASH RECEPTACLE
SCALE: NTS — PLAN/ ELEVATION/ ISOMETRIC



7. ROAD BASE, WHEN APPLICABLE

NOTES: PLACE WEED BARRIER FABRIC UNDER ROCK MULCH ONLY.

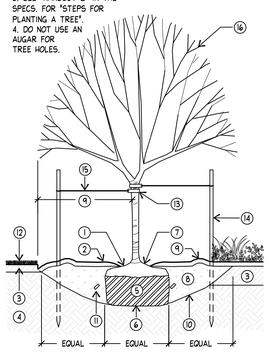
1. TURF GRASS
2. MULCH - SEE SPECS.
3. AMENDED TOPSOIL - SEE SPECS.
4. LANDSCAPE EDGING
5. SUBGRADE
6. FINISH GRADE

(F) MULCH WITH TOPSOIL
SCALE: NTS — SECTION

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL.
2. UTILITY BOXES, MANHOLES, ETC. LOCATED IN UNIT PAVER AREAS SHALL HAVE UNIT PAVERS INSTALLED ABUTTING THE BOX, LID, OR COVER. -DO NOT INSTALL CONCRETE COLLARS.

10. AMENDED TOPSOIL
11. ALUMINUM PAVER EDGE RESTRAINT -ANCHOR EDGING TO CONCRETE FLATWORK WITH 1" NAIL USING A POWDER ACTUATED TOOL A MINIMUM 2" FROM EDGE OF CONCRETE, LOCATE ANCHOR BOLT EVERY 12" O.C. OR USE ACRYLIC GROUT.
12. GEOTEXTILE FABRIC. 1- TURN UP BEHIND EDGE RESTRAINT AND EXTEND BACK 12" TO COVER ENDS OF SUBSLAB. 2- PLACE 18"X18" SQUARE OVER EACH WEEP HOLE.
13. PROVIDE SMOOTH STEEL DOWEL PIN-JOINT BETWEEN SEPARATE CONC. POURS @ 10'-0.C. SPACING

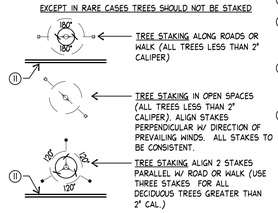
1. UNIT PAVER TYP. - SEE SPECS.
2. BEDDING SAND - SEE SPECS.
3. UNTREATED BASE COURSE, 4"-THICK.
4. POLYMERIC SAND SWEPT JOINT TYP. - SEE SPECS.
5. COMPACTED SUBGRADE
6. MULCH AS SPECIFIED
7. CONCRETE SUBSLAB, 4"-THICK
8. CONCRETE FLATWORK
9. PROVIDE 1" DRAINAGE WEEP HOLES AT LOW POINTS OF CONCRETE FLATWORK OR AT 5'-0" O.C.



NOTES:
1. PLANT TREE PLUMB.
2. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.
3. SEE "HANDOUT B" IN THE SPECS. FOR "STEPS FOR PLANTING A TREE".
4. DO NOT USE AN AUGAR FOR TREE HOLES.

1. MULCH 1" TO 2" BACK FROM TRUNK
2. MULCH LAYER - SEE SPECS. AND PLANS
3. AMENDED TOPSOIL- SEE SPECS.
4. UNDISTURBED SUBGRADE
5. IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL.
6. SET ROOTBALL ON FIRMLY PACKED TOPSOIL TO PREVENT SETTLING
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL TOPSOIL BORROW - SEE SPECS. BACKFILL IN 12 INCH LIFTS.
9. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY.
10. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
11. FERTILIZER TABLET - SEE SPECS.
12. DO NOT PLANT LAWN IN TREE PIT
13. 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
14. 6'-0" X 2" DIA. ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLUMB AND SET AT THE SAME HEIGHT)
15. DOUBLE STRAND PLIABLE NO. 14-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
16. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

EXCEPT IN RARE CASES TREES SHOULD NOT BE STAKED



TREE STAKING ALONG ROADS OR WALK (ALL TREES LESS THAN 2" CALIPER)

TREE STAKING IN OPEN SPACES (ALL TREES LESS THAN 2" CALIPER). ALIGN STAKES PERPENDICULAR W/ DIRECTION OF PREVAILING WINDS. ALL STAKES TO BE CONSISTENT.

TREE STAKING ALIGN 2 STAKES PARALLEL W/ ROAD OR WALK (USE THREE STAKES FOR ALL DECIDUOUS TREES GREATER THAN 2" CAL.)

(C) DECIDUOUS TREE WITH STAKING
SCALE: NTS — SECTION

(A) PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	Acer platanoides 'Columnare' INSTALL ROOT BARRIER	Columnar Norway Maple	B & B	3"	18
	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	B & B		13
	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	3"	8
	Zelkova serrata INSTALL ROOT BARRIER	Green Vase Zelkova	B & B	3"	8

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
BM	Buxus x 'Green Mountain'	Boxwood	5 gal	631
RA	Ribes alpinum	Alpine Currant	5 gal	81
RKO	Rosa x 'Knockout'	Knockout Rose (white)	5 gal	3

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal	90

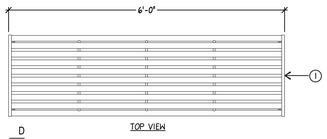
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HQ	Hosta x 'Dream Queen' SOUTH EXPOSURE OF BUILDING	Dream Queen Hosta	1 gal	37
H	Hosta x 'Krossa Regal' NORTH EXPOSURE OF BUILDING	Krossa Regal Hosta	1 gal	137

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	Annuals and Tulip Bulbs PLANT TULIP BULBS 9" ON CENTER IN ANUAL PLANTING BEDS, TYP.	Annuals	-	8" o.c.	1,109

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

(B) PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF SOIL PEP AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.



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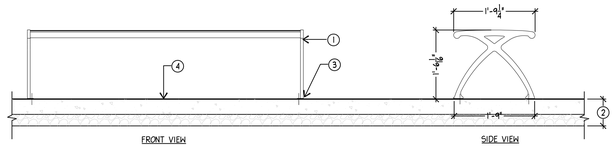
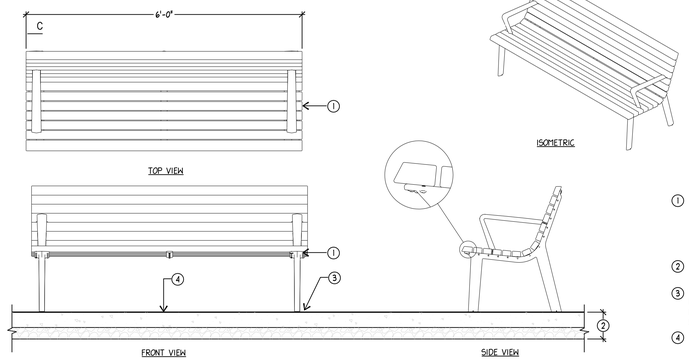


1. BENCH, LANDSCAPE FORMS 'PARC VUE' BACKLESS BENCH, SURFACE MOUNT, SILVER METALLIC FINISH, SEE PLANS AND SPECS.
2. CONCRETE FLATWORK - REFER TO PLANS
3. INSTALLATION TO BE SURFACE MOUNTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, TYP.
4. FINISH GRADE

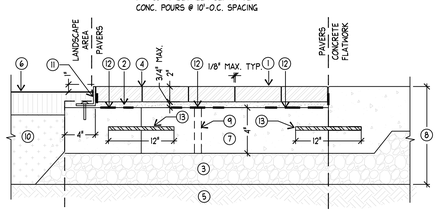
(J) RODEO DRIVE BENCH
SCALE: NTS



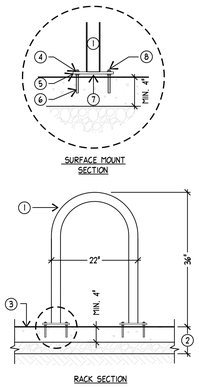
B

1. LANDSCAPE FORMS GENERATION 50,CANTILEVER, BACKED, W/ ANGLE SIDE ARMS, SURFACE MOUNT, SILVER METALLIC SLATS AND FRAME, SEE PLANS AND SPECS.
2. CONCRETE FLATWORK - REFER TO PLANS
3. INSTALLATION TO BE SURFACE MOUNTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, TYP.
4. FINISH GRADE

(K) TRAIL BENCH
SCALE: NTS



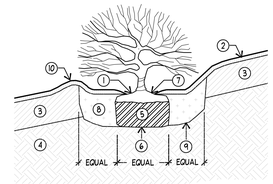
(G) PAVERS OVER CONCRETE SUBSLAB
SCALE: NTS — SECTION



1. RELIANCE FOUNDRY STAINLESS STEEL BIKE RACK, R-8238-SS U, WWW.RELIANCE-FOUNDRY.COM
2. CONCRETE FLATWORK - REFER TO CIVIL PLANS
3. FINISH GRADE
4. NUT AND WASHER MOUNTING HARDWARE
5. BIKE RACK PLATE
6. 3" MIN. ROD IN CONCRETE WITH EPOXY IN DRILLED HOLE
7. AIR GAP
8. ROD THICKNESS DETERMINED BY HOLE SIZE IN BOTTOM PLATE OF BIKE RACK

NOTE:
INSTALL PER MANUFACTURERS RECOMMENDATIONS AND MANUALS.

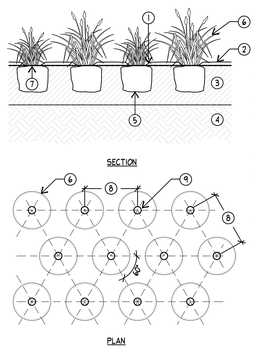
(H) BIKE RACK
SCALE: NTS — SECTION



1. MULCH 1" TO 2" BACK FROM TRUNK
2. TOP OF MULCH
3. AMENDED TOPSOIL- SEE TOPSOIL MIX NOTES
4. UNDISTURBED SUBGRADE
5. IF THE SHRUB IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
6. SET ROOTBALL ON UNDISTURBED SUBGRADE
7. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
8. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH AMENDED TOPSOIL- SEE TOPSOIL MIX NOTES
9. ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
10. FORM WELL AT EACH PLANT USING TOPSOIL

NOTES:
1. PLANT SHRUB PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.

(D) SHRUB
SCALE: NTS — SECTION



1. MULCH BACK FROM PLANT
2. TOP OF MULCH
3. AMENDED TOPSOIL- SEE TOPSOIL MIX NOTES
4. UNDISTURBED SUBGRADE
5. IF PLANTS ARE POT-BOUND AT PLANTING TIME, LOOSEN THE ROOTS AROUND THE BOTTOM AND SIDES OF THE ROOT BALL
6. PLANT
7. BE SURE THE CROWN OF THE PLANT (THE POINT WHERE ROOTS AND TOP JOIN) IS EVEN WITH THE SOIL SURFACE
8. PLANT SPACING VARIES - REFER TO PLANT LEGEND
9. CENTER OF PLANT

NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.

(E) PERENNIAL / GROUNDCOVER
SCALE: NTS — SECTION/PLAN

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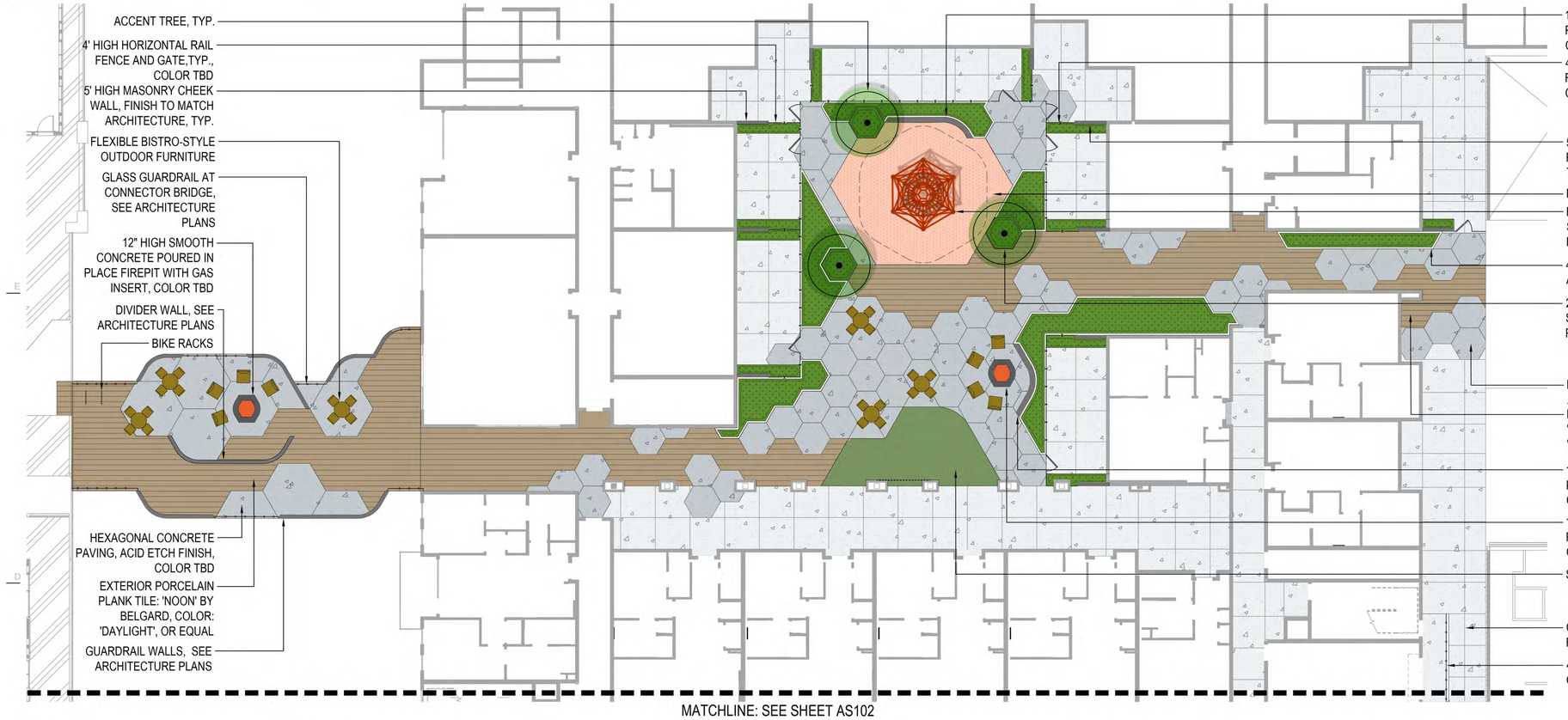


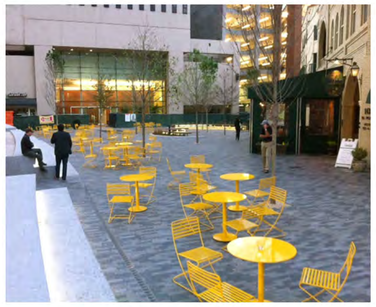
MATCHLINE: SEE SHEET AS102

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE SITE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING SITE CONDITIONS WITH THE SITE PLANS PRIOR TO BEGINNING WORK AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE SITE PLAN, INCLUDING ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
2. DO NOT SCALE DRAWINGS.
3. COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS INCLUDING, BUT NOT LIMITED TO: STORM DRAIN LINES, WATER LINES AND POWER/ELECTRICAL LINES. COORDINATE DEMOLITION OF EXISTING AND INSTALLATION OF NEW UTILITY LINES WITH CIVIL AND MECHANICAL. CALL BLUE STAKES OF UTAH (811) 48 HOURS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS, BOTH ON SITE AND ADJACENT TO THE PROJECT SITE, AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
3. QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING TOTAL QUANTITIES NECESSARY TO COMPLETE THE WORK AS INDICATED ON THE PLANS.
4. ANY ALTERNATES AND/OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND/OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. FOR ADDITIONAL INFORMATION, SEE LANDSCAPE, ARCHITECTURAL, CIVIL, ELECTRICAL, MECHANICAL, DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

LEGEND

- CONCRETE PAVING, ACID-ETCH FINISH
- PORCELAIN PLANK PAVERS
- RUBBERIZED PLAY SURFACING
- IRRIGATED PLANTING BED
- SYNTHETIC TURF



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WOODBURY CORPORATION / MILLROCK CAPITAL /EPC PROPERTIES

HOLLADAY HILLS BLOCK E

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DESIGN DEVELOPMENT

NEXUS PROJ. #:	21089
CHECKED BY:	JH
DRAWN BY:	BB
DATE:	02.15.22

ARCHITECTURAL SITE PLAN

N

0' 10' 20'

AS101

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE SITE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING SITE CONDITIONS WITH THE SITE PLANS PRIOR TO BEGINNING WORK AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE SITE PLAN, INCLUDING ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
2. DO NOT SCALE DRAWINGS.
3. COORDINATE ALL EXISTING AND PROPOSED UTILITY CROSSINGS INCLUDING, BUT NOT LIMITED TO: STORM DRAIN LINES, WATER LINES AND POWER/ELECTRICAL LINES. COORDINATE DEMOLITION OF EXISTING AND INSTALLATION OF NEW UTILITY LINES WITH CIVIL AND MECHANICAL. CALL BLUE STAKES OF UTAH (811) 48 HOURS PRIOR TO COMMENCING WORK.
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LEGEND

- CONCRETE PAVING, ACID-ETCH FINISH
- PORCELAIN PLANK PAVERS
- RUBBERIZED PLAY SURFACING
- IRRIGATED PLANTING BED
- SYNTHETIC TURF

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DRAWN BY:	BB
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ARCHITECTURAL SITE PLAN

N

0' 10' 20'

AS102

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SITE PLAN RENDERINGS

AS103

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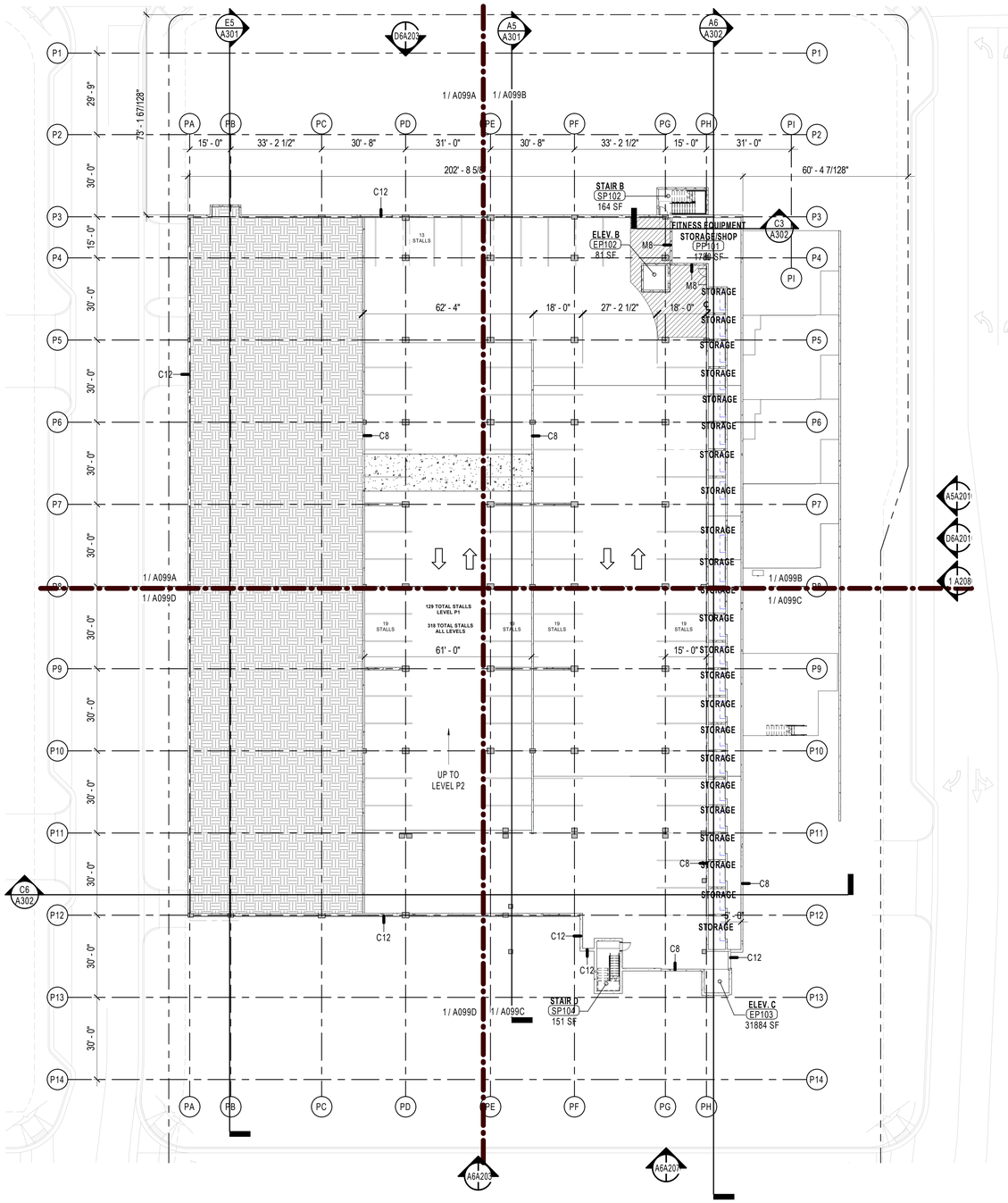
DATE:	02.15.22

SITE PLAN RENDERINGS

AS104



A1 / A099 LEVEL P1
1" = 20'-0"

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
C. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
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G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)

KEYNOTE LEGEND	
Key Value	Keynote Text

LEGEND

BLOCK BOUNDARY

CENTER LINE OF ROAD

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EPC REAL ESTATE GROUP

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
Holladay, Utah 84121

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NEXUS PROJ. #: 21089
CHECKED BY: Checker
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DATE: February 15, 2022

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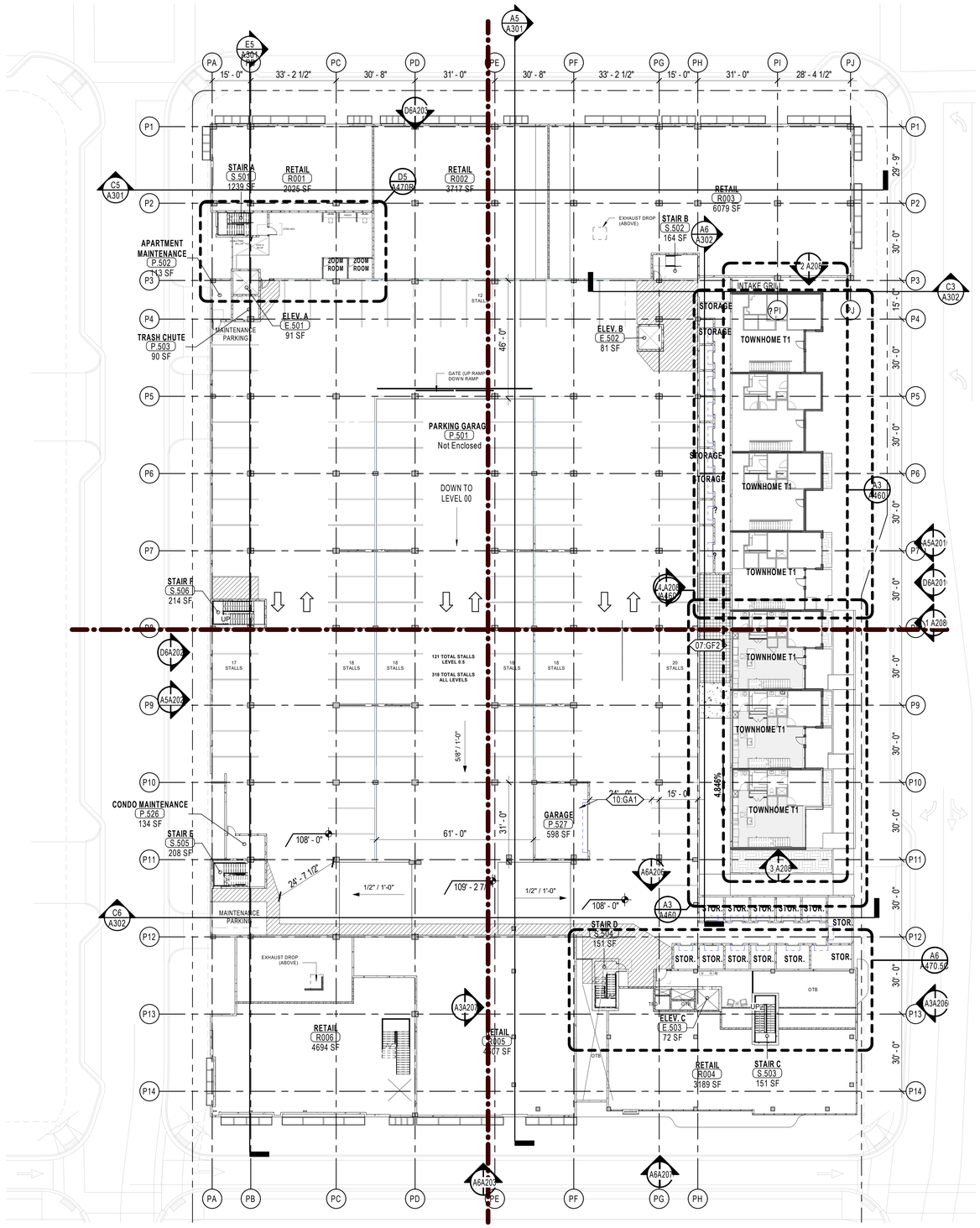
LEVEL P1 OVERALL PLAN

A099

2/14/2022 6:17:10 PM



A1 LEVEL 0.5
A100.5 1" = 20'-0"

GENERAL NOTE - FLOOR PLAN

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G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)

KEYNOTE LEGEND	
Key Value	Keynote Text
07:GF2	GEOFOAM FILL UNDERNEATH RAMP
10:GA1	EXAMPLE PARKING GARAGE LAYOUT

LEGEND

BLOCK BOUNDARY

CENTER LINE OF ROAD

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AGENCY APPROVAL

LEVEL 0.5 OVERALL PLAN

A100.5

2/14/2022 6:17:12 PM

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
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G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)

KEYNOTE LEGEND	
Key Value	Keynote Text
10:PB2	PEDESTRIAN BRIDGE; EXTENDS TO EXISTING BUILDING

UNIT SCHEDULE			
UNIT TYPE	COUNT	PERCENTAGE	TARGET %
STUDIO	28	18.7 %	25 %
1 BEDROOM	74	49.3%	45 %
2 BEDROOM	36	24.0%	20 -23 %
3 BEDROOM LOFT	5	3.3 %	2.5 %
BROWNSTONE	7	4.7 %	4.5 %
SUBTOTAL UNITS:	**150**	**100 %**	**100 %**
CONDOS	20		
TOTAL UNITS:	**170**		

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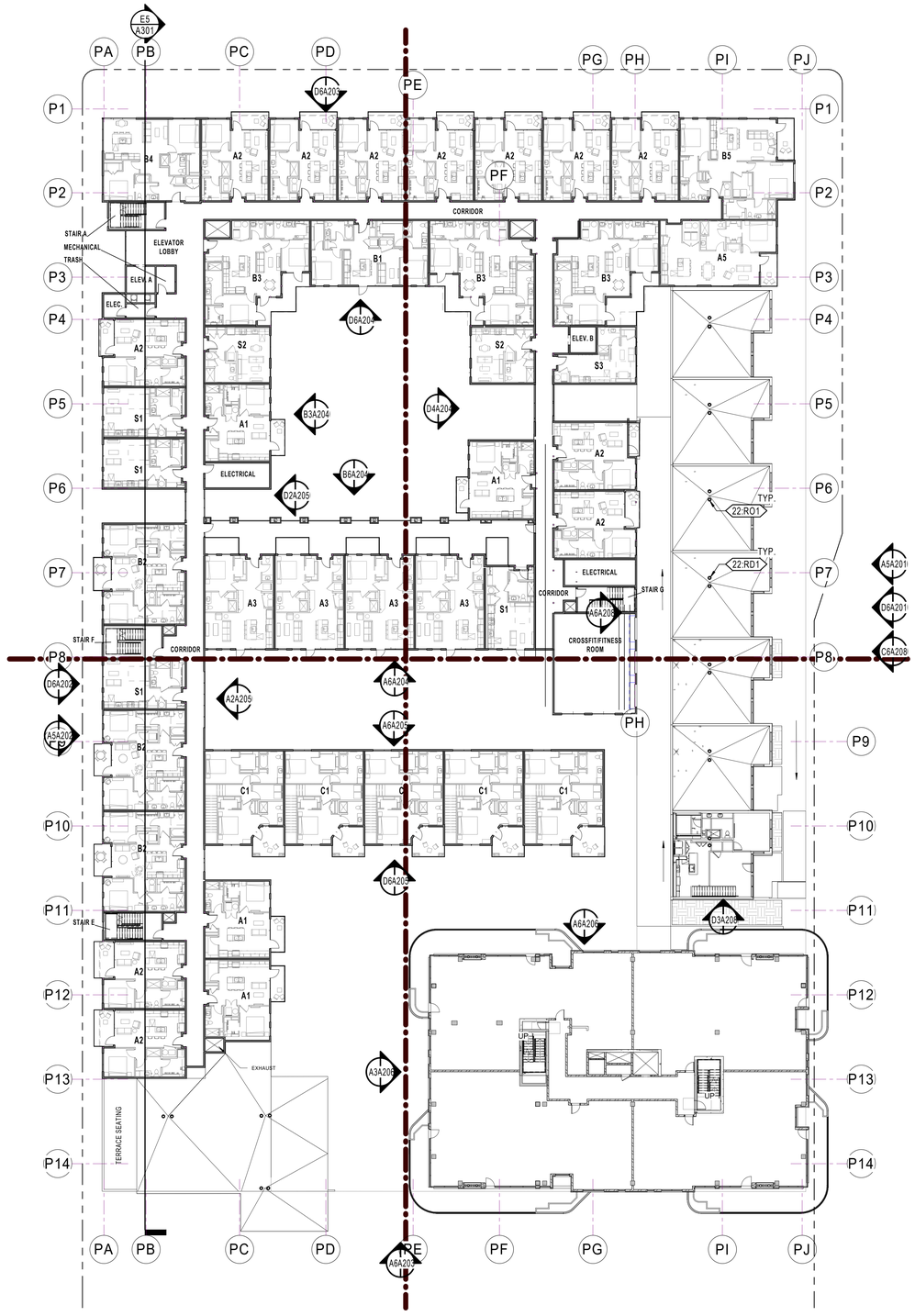
LEVEL 1 OVERALL FLOOR PLAN

A101

2/16/2022 12:40:29 PM

A6 / A101 LEVEL 01 - OVERALL FLOOR PLAN
1" = 20'-0"



A1 / A102 LEVEL R2 - OVERALL FLOOR PLAN
1" = 20'-0"

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
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G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)

KEYNOTE LEGEND	
Key Value	Keynote Text
22:RD1	ROOF DRAIN
22:RO1	OVERFLOW ROOF DRAIN

UNIT SCHEDULE			
UNIT TYPE	COUNT	PERCENTAGE	TARGET %
STUDIO	28	18.7 %	25 %
1 BEDROOM	74	49.3%	45 %
2 BEDROOM	36	24.0%	20 -23 %
3 BEDROOM LOFT	5	3.3 %	2.5 %
BROWNSTONE	7	4.7 %	4.5 %
SUBTOTAL UNITS:	**150**	**100 %**	**100 %**
CONDOS	20		
TOTAL UNITS:	**170**		

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Holladay, Utah 84121

EPC REAL ESTATE GROUP

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Holladay, Utah 84121

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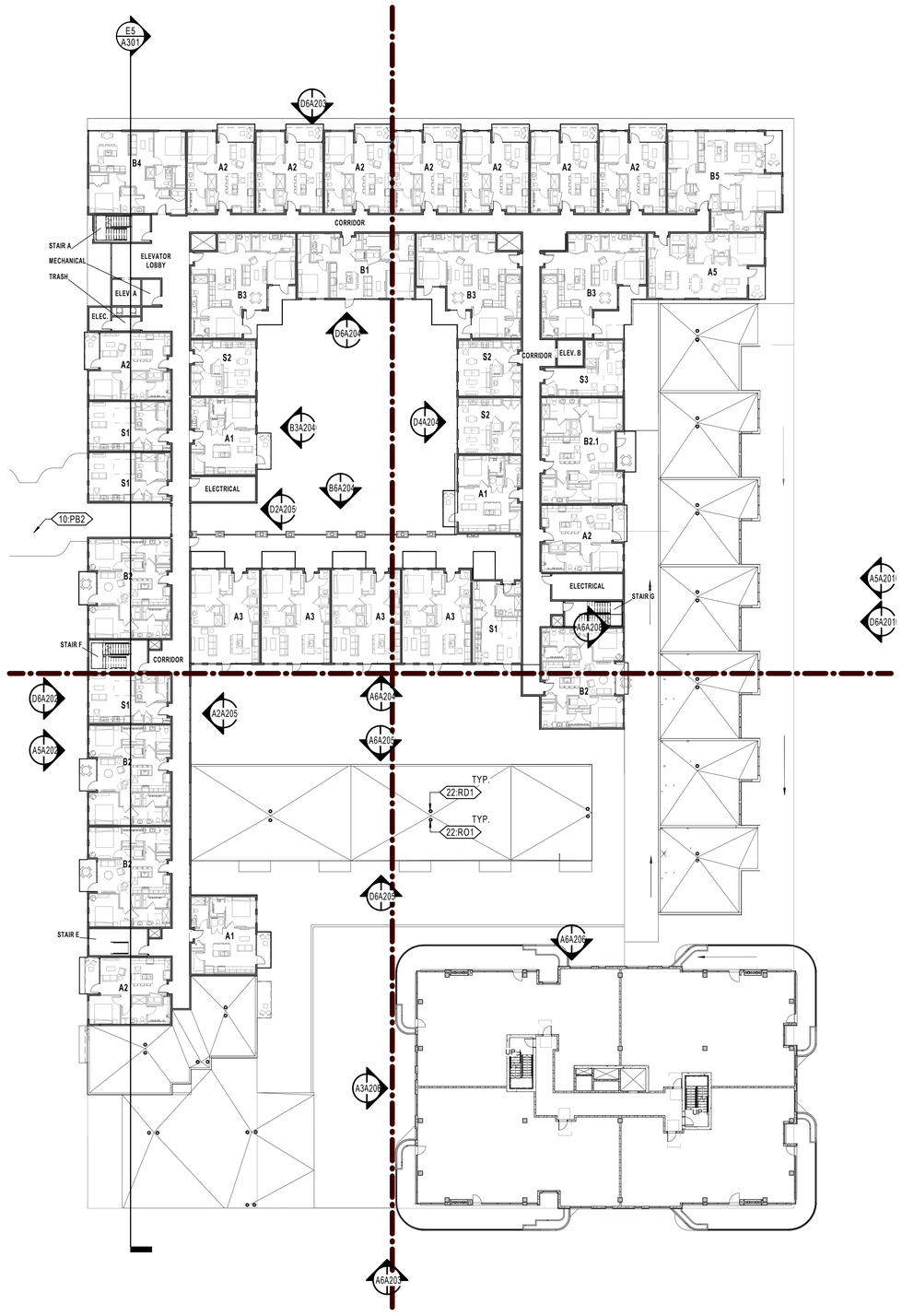
DATE: February 15, 2022

AGENCY APPROVAL

LEVEL 2 OVERALL FLOOR PLAN

A102

2/15/2022 11:07:58 AM



A1 / A103 LEVEL R3 - OVERALL FLOOR PLAN
1" = 20'-0"

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
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G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)

KEYNOTE LEGEND	
Key Value	Keynote Text
10:PB2	PEDESTRIAN BRIDGE; EXTENDS TO EXISTING BUILDING
22:RD1	ROOF DRAIN
22:RO1	OVERFLOW ROOF DRAIN

UNIT SCHEDULE			
UNIT TYPE	COUNT	PERCENTAGE	TARGET %
STUDIO	28	18.7 %	25 %
1 BEDROOM	74	49.3%	45 %
2 BEDROOM	36	24.0%	20 -23 %
3 BEDROOM LOFT	5	3.3 %	2.5 %
BROWNSTONE	7	4.7 %	4.5 %
SUBTOTAL UNITS:	**150**	**100 %**	**100 %**
CONDOS	20		
TOTAL UNITS:	**170**		

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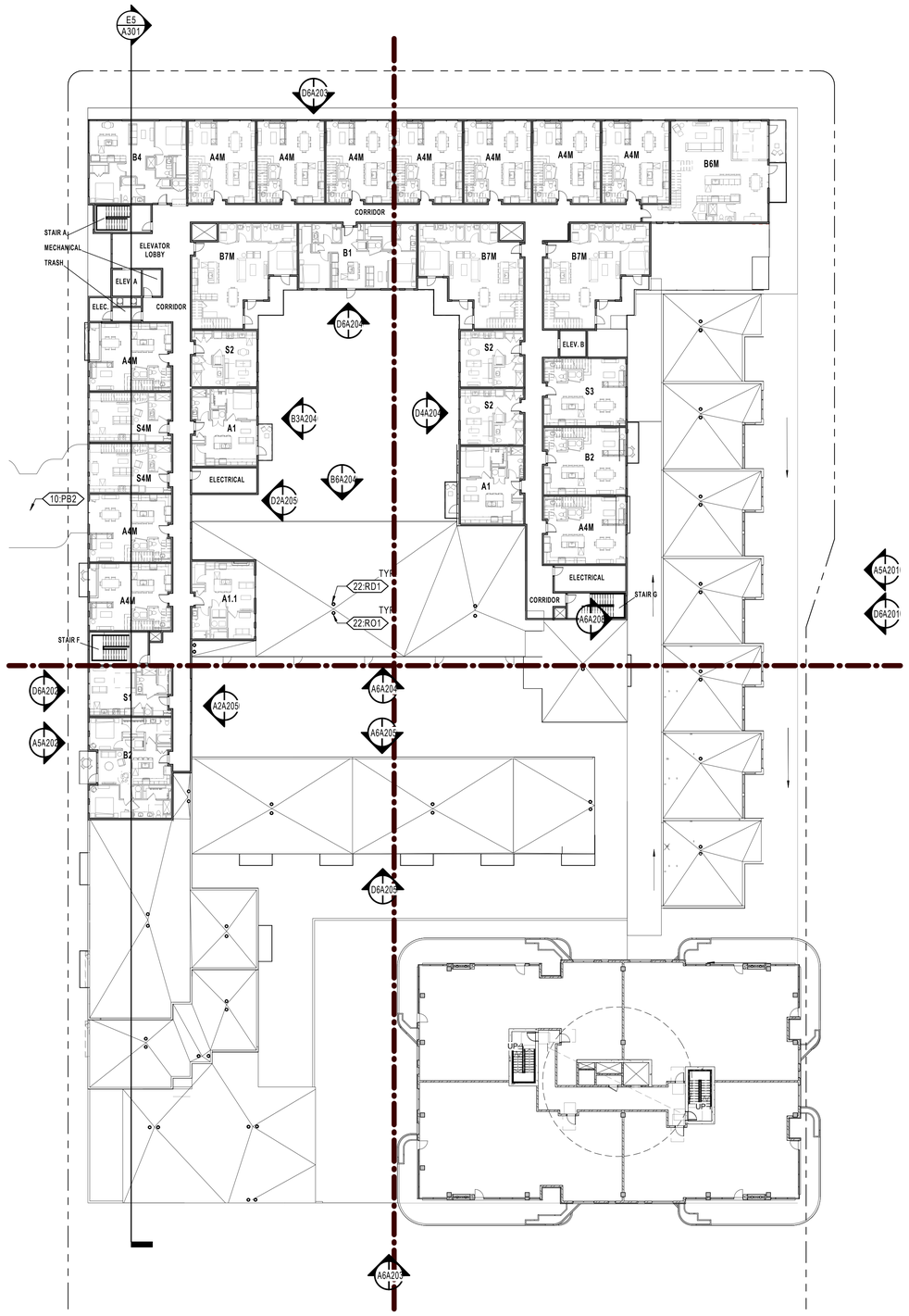
LEVEL 3 OVERALL FLOOR PLAN

A103

2/15/2022 11:08:15 AM



GENERAL NOTE - FLOOR PLAN

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G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL C1 / A701(S)

KEYNOTE LEGEND	
Key Value	Keynote Text
10:PB2	PEDESTRIAN BRIDGE; EXTENDS TO EXISTING BUILDING
22:RD1	ROOF DRAIN
22:RO1	OVERFLOW ROOF DRAIN

UNIT SCHEDULE			
UNIT TYPE	COUNT	PERCENTAGE	TARGET %
STUDIO	28	18.7 %	25 %
1 BEDROOM	74	49.3%	45 %
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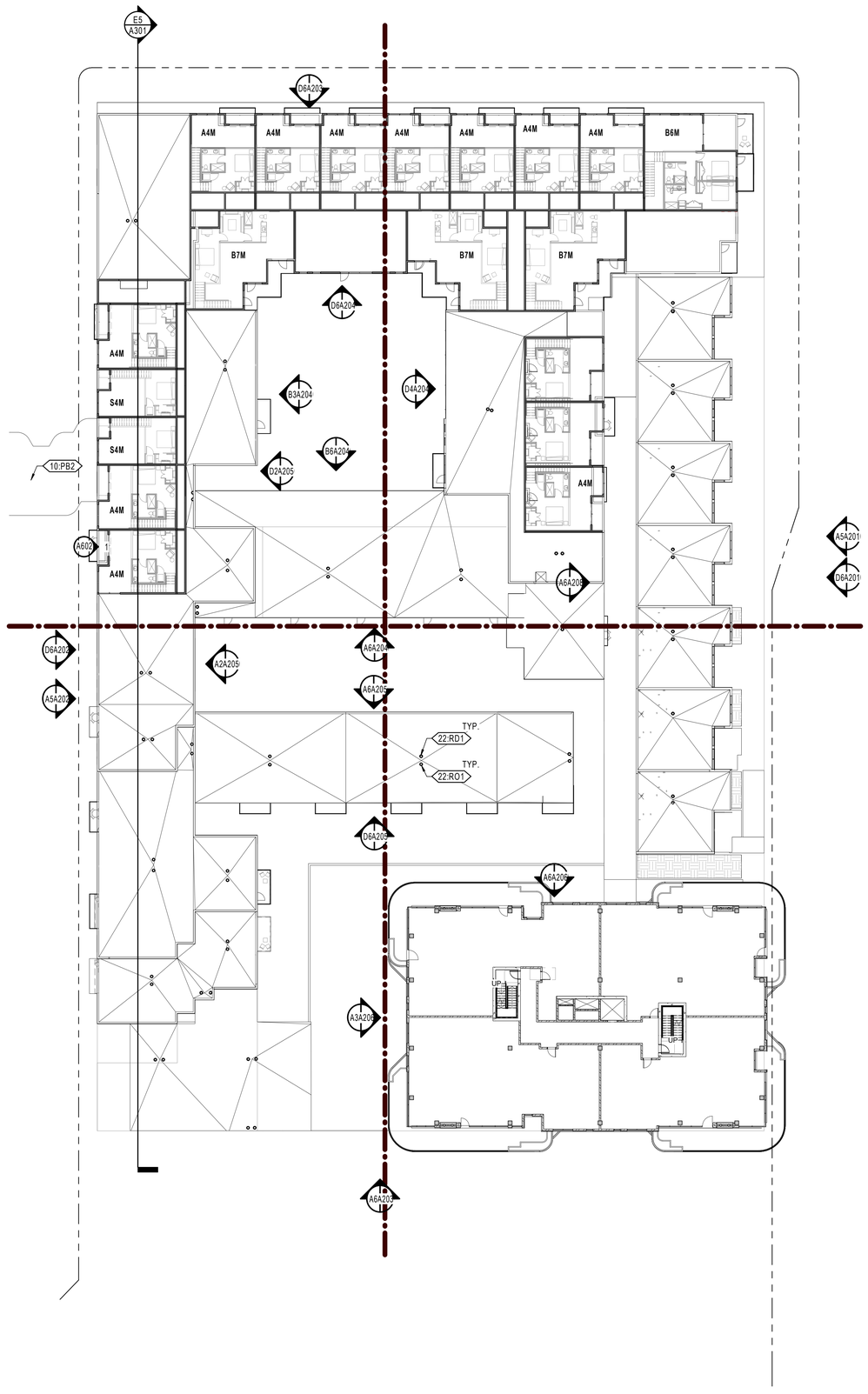
LEVEL 4 OVERALL FLOOR PLAN

A104

A1 / A104 LEVEL R4 - OVERALL FLOOR PLAN
1" = 20'-0"

2/15/2022 11:08:35 AM



1 A105 LEVEL R4 MEZZANINE - OVERALL FLOOR PLAN
1" = 20'-0"

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
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KEYNOTE LEGEND	
Key Value	Keynote Text
10:PB2	PEDESTRIAN BRIDGE; EXTENDS TO EXISTING BUILDING
22:RD1	ROOF DRAIN
22:RO1	OVERFLOW ROOF DRAIN

UNIT SCHEDULE			
UNIT TYPE	COUNT	PERCENTAGE	TARGET %
STUDIO	28	18.7 %	25 %
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BROWNSTONE	7	4.7 %	4.5 %
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CONDOS	20		
TOTAL UNITS:	**170**		

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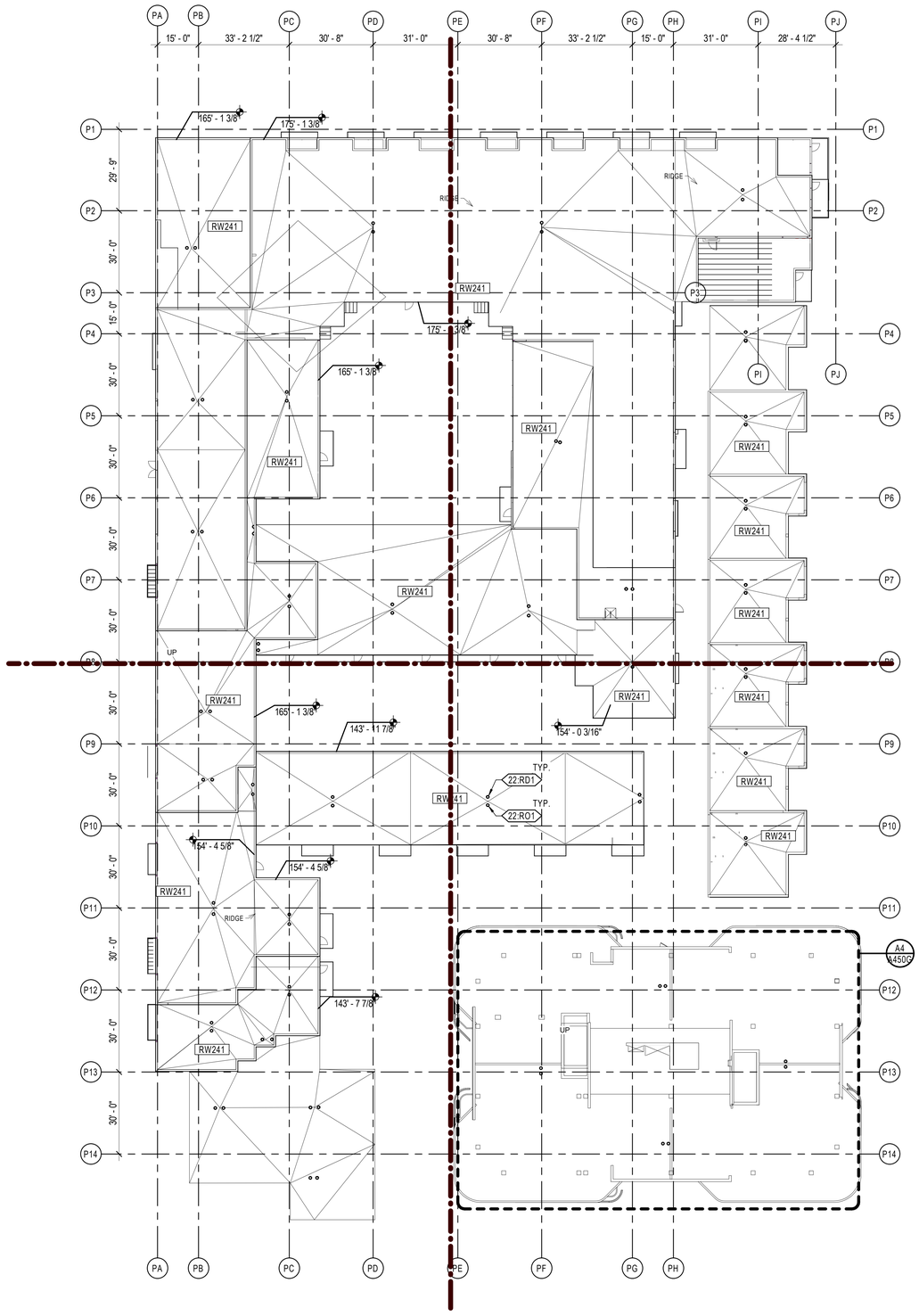
LEVEL 04M MEZZANINE OVERALL FLOOR PLAN

A105

2/15/2022 11:08:53 AM



GENERAL NOTE - ROOF PLAN

A. COORDINATE ALL PENETRATIONS OF ROOF SYSTEM WITH MECHANICAL AND ELECTRICAL DRAWINGS.

KEYNOTE LEGEND	
Key Value	Keynote Text
22:RD1	ROOF DRAIN
22:RO1	OVERFLOW ROOF DRAIN

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ROOF PLAN

A121

A6 / A121 ROOF PLAN
1" = 20'-0"

2/16/2022 12:55:54 PM

D6 / A201 OVERALL BUILDING ELEVATION - SOUTHEAST 01
1" = 10'-0"

A5 / A201 OVERALL BUILDING ELEVATION - SOUTHEAST 02
1" = 10'-0"

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

EXTERIOR FINISH LEGEND

- CEMENT PLASTER
- BRICK MASONRY VENEER (GRAY)
- BRICK MASONRY VENEER (RED)
- METAL PANEL / METAL FLASHING
- ARCHITECTURAL CONCRETE
- CEDAR WOOD PANEL
- PRECAST CONCRETE PANEL VENEER

KEYNOTE LEGEND	
Key Value	Keynote Text

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BUILDING ELEVATIONS

A201

2/15/2022 10:30:27 AM

D6 / A202 OVERALL BUILDING ELEVATION - NORTHWEST 01
1" = 10'-0"

A5 / A202 OVERALL BUILDING ELEVATION - NORTHWEST 02
1" = 10'-0"

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

EXTERIOR FINISH LEGEND

- CEMENT PLASTER
- BRICK MASONRY VENEER (GRAY)
- BRICK MASONRY VENEER (RED)
- METAL PANEL / METAL FLASHING
- ARCHITECTURAL CONCRETE
- CEDAR WOOD PANEL
- PRECAST CONCRETE PANEL VENEER

KEYNOTE LEGEND	
Key Value	Keynote Text

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BUILDING ELEVATIONS

A202

2/15/2022 10:30:52 AM

D6 / A203 **OVERALL BUILDING ELEVATION - NORTHEAST**
1" = 10'-0"

A6 / A203 **OVERALL BUILDING ELEVATION - SOUTHWEST**
1" = 10'-0"

2/15/2022 10:31:30 AM

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

EXTERIOR FINISH LEGEND

- CEMENT PLASTER
- BRICK MASONRY VENEER (GRAY)
- BRICK MASONRY VENEER (RED)
- METAL PANEL / METAL FLASHING
- ARCHITECTURAL CONCRETE
- CEDAR WOOD PANEL
- PRECAST CONCRETE PANEL VENEER

KEYNOTE LEGEND	
Key Value	Keynote Text

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BUILDING ELEVATIONS

A203

D6 A204 **COURTYARD BUILDING ELEVATION - SOUTHWEST 01-**
1/8" = 1'-0"

D4 A204 **COURTYARD BUILDING ELEVATION - NORTHWEST 01-**
1/8" = 1'-0"

B6 A204 **COURTYARD BUILDING ELEVATION - NORTHEAST 01-**
1/8" = 1'-0"

B3 A204 **COURTYARD BUILDING ELEVATION - SOUTHEAST 01**
1/8" = 1'-0"

A6 A204 **COURTYARD BUILDING ELEVATION - SOUTHWEST 02**
1/8" = 1'-0"

2/15/2022 10:31:54 AM

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

EXTERIOR FINISH LEGEND

- CEMENT PLASTER
- BRICK MASONRY VENEER (GRAY)
- BRICK MASONRY VENEER (RED)
- METAL PANEL / METAL FLASHING
- ARCHITECTURAL CONCRETE
- CEDAR WOOD PANEL
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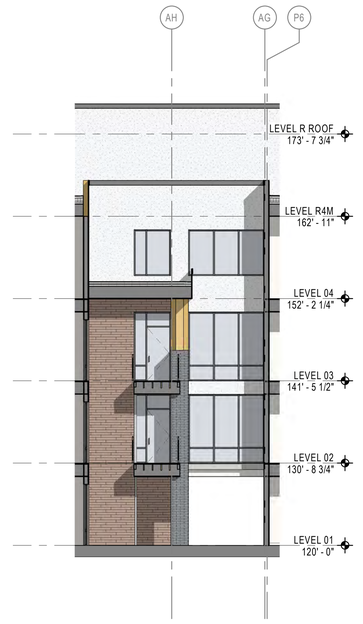
COURTYARD BUILDING ELEVATIONS

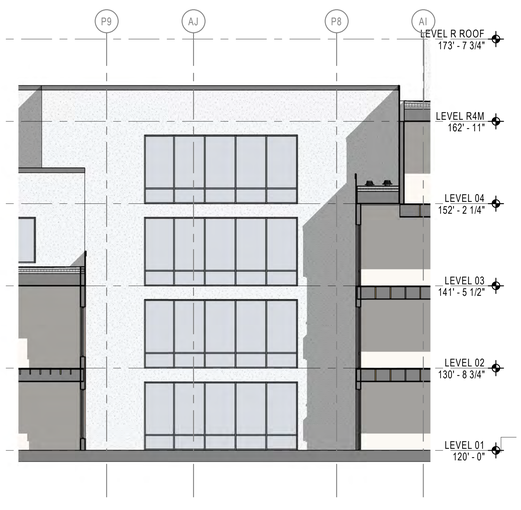
A204

D6 A205 COURTYARD BUILDING ELEVATION - SOUTHWEST 03
1/8" = 1'-0"



D2 A205 COURTYARD BUILDING ELEVATION - SOUTHEAST 02-
1/8" = 1'-0"

A6 A205 COURTYARD BUILDING ELEVATION - NORTHEAST 02-
1/8" = 1'-0"



A2 A205 COURTYARD BUILDING ELEVATION - SOUTHEAST 03
1/8" = 1'-0"

2/15/2022 10:32:12 AM

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
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EXTERIOR FINISH LEGEND

- CEMENT PLASTER
- BRICK MASONRY VENEER (GRAY)
- BRICK MASONRY VENEER (RED)
- METAL PANEL / METAL FLASHING
- ARCHITECTURAL CONCRETE
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COURTYARD BUILDING ELEVATIONS

A205

KEYNOTE LEGEND	
Key Value	Keynote Text

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
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EXTERIOR FINISH LEGEND

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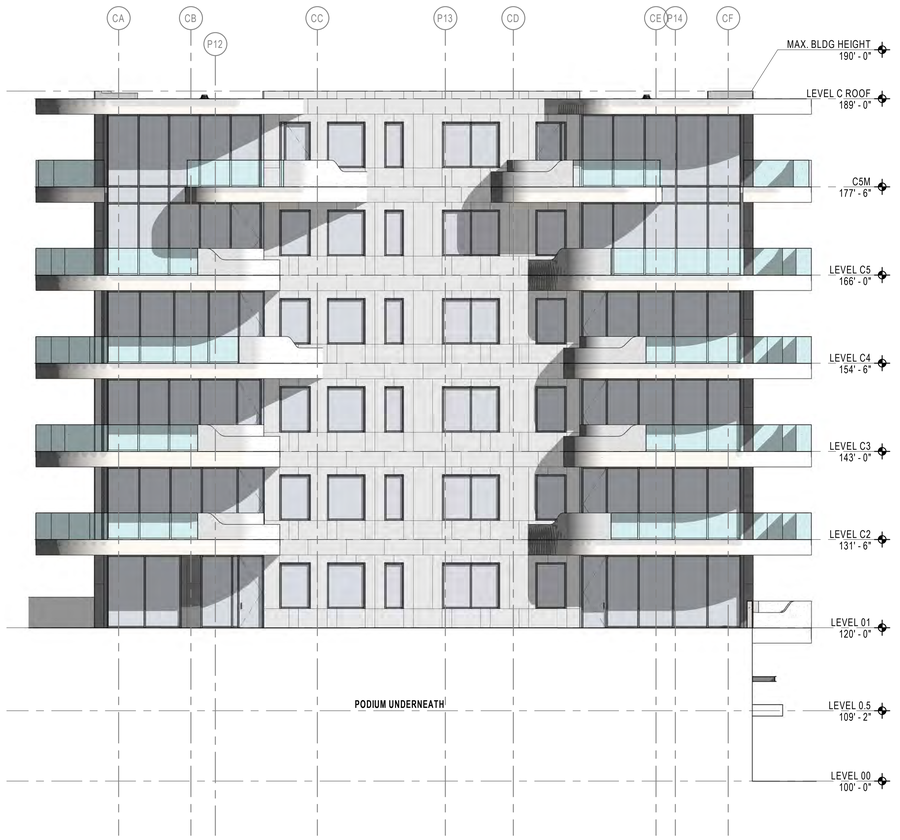
- BRICK MASONRY VENEER (RED)
- METAL PANEL / METAL FLASHING
- ARCHITECTURAL CONCRETE
- CEDAR WOOD PANEL
- PRECAST CONCRETE PANEL VENEER

A6 / A206 CONDO BUILDING ELEVATION - NORTHEAST
1/8" = 1'-0"



A3 / A206 CONDO BUILDING ELEVATION - NORTHWEST
1/8" = 1'-0"

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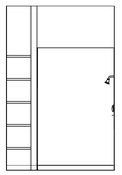
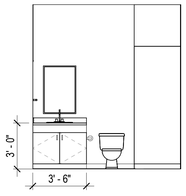
CONDOS BUILDING ELEVATIONS

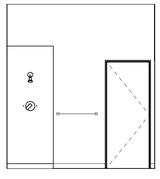
A206



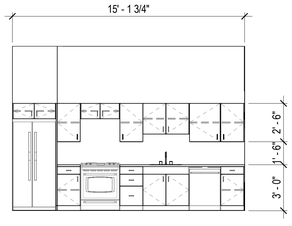
C3 A401 UNIT S1- BATHROOM EAST.
1/4" = 1'-0"



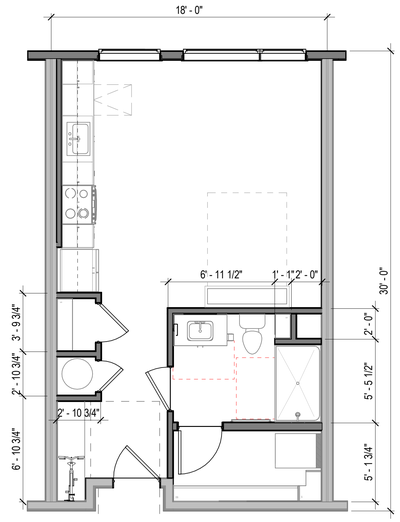
B3 A401 UNIT S1- BATHROOM NORTH.
1/4" = 1'-0"



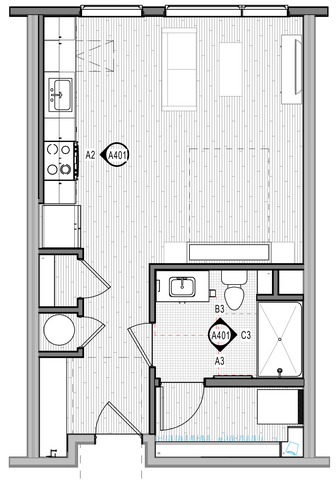
A3 A401 UNIT S1- BATHROOM SOUTH.
1/4" = 1'-0"



A2 A401 UNIT S1- KITCHEN WEST
1/4" = 1'-0"



C1 A401 S1- STUDIO- DIMENSIONS
1/4" = 1'-0"



A1 A401 S1- STUDIO- NOTES
1/4" = 1'-0"

2/14/2022 2:55:06 PM

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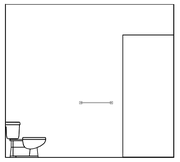
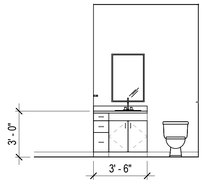
S1- STUDIO- TYPE B

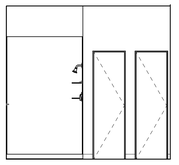
A401



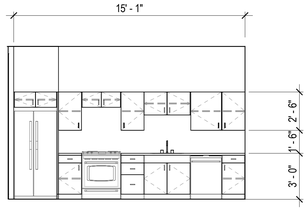
C4 A402 **UNIT S2- BATHROOM EAST.**
1/4" = 1'-0"



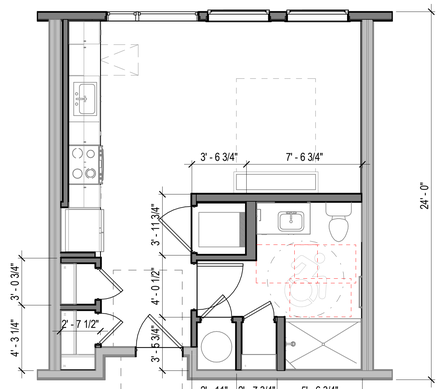
B4 A402 **UNIT S2- BATHROOM NORTH**
1/4" = 1'-0"



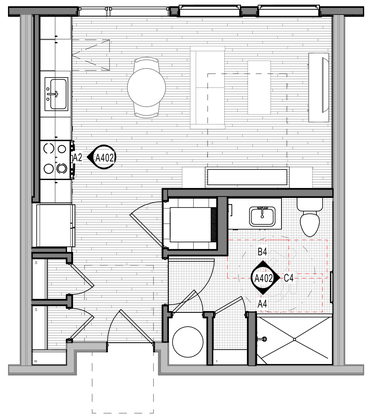
A4 A402 **UNIT S2- BATHROOM SOUTH.**
1/4" = 1'-0"



A2 A402 **UNIT S2- KITCHEN WEST.**
1/4" = 1'-0"



A3 A402 **S2 - STUDIO - DIMENSIONS**
1/4" = 1'-0"



A1 A402 **S2 - STUDIO - NOTES**
1/4" = 1'-0"

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2/14/2022 3:02:19 PM

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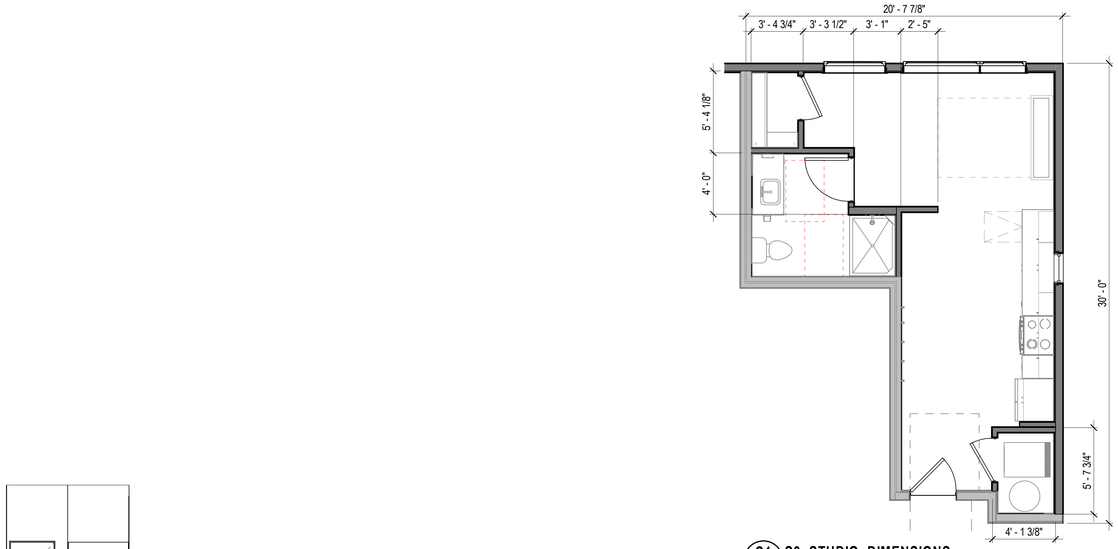
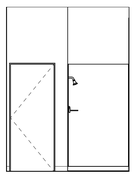
S2- STUDIO- TYPE B

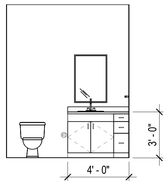
A402



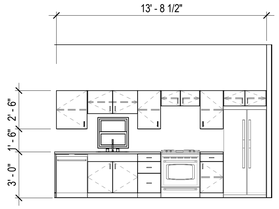
C1 A403 S3- STUDIO- DIMENSIONS
1/4" = 1'-0"



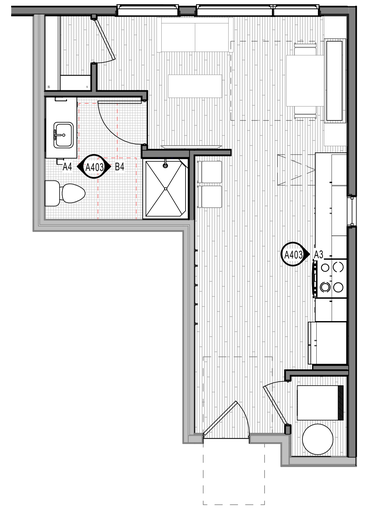
B4 A403 UNIT S3- BATHROOM EAST
1/4" = 1'-0"



A4 A403 UNIT S3- BATHROOM WEST
1/4" = 1'-0"



A3 A403 UNIT S3- KITCHEN EAST.
1/4" = 1'-0"



A1 A403 S3- STUDIO- NOTES
1/4" = 1'-0"

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EPC REAL ESTATE GROUP

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
Holladay, Utah 84121

#	Date	Revision

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DESIGN DEVELOPMENT

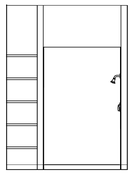
NEXUS PROJ. #: 21089
CHECKED BY: Checker
DRAWN BY: Author
DATE: February 15, 2022

AGENCY APPROVAL

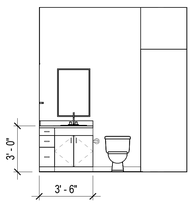
S3- STUDIO- TYPE B

A403

2/14/2022 3:09:59 PM



C5 A404 **UNIT S4M- BATHROOM EAST**
1/4" = 1'-0"



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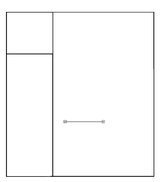
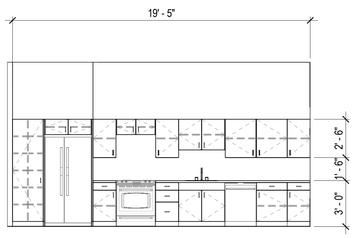
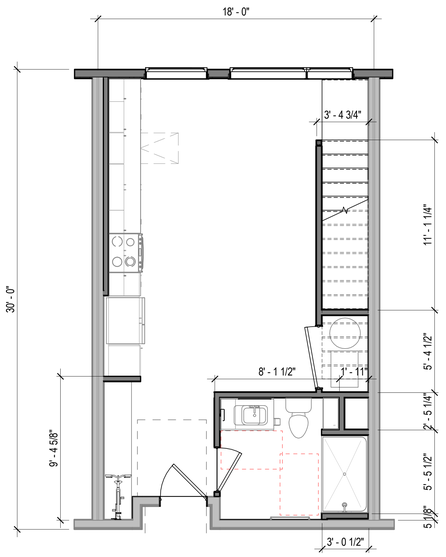
1/4" = 1'-0"



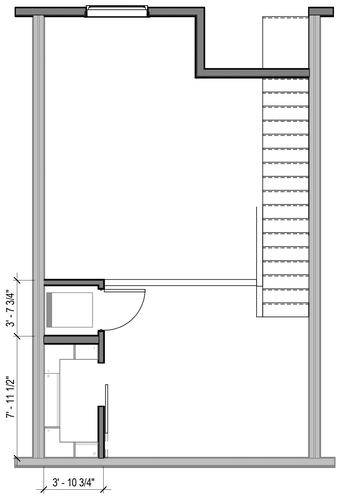
A5 A404 **UNIT S4M- BATHROOM SOUTH**
1/4" = 1'-0"

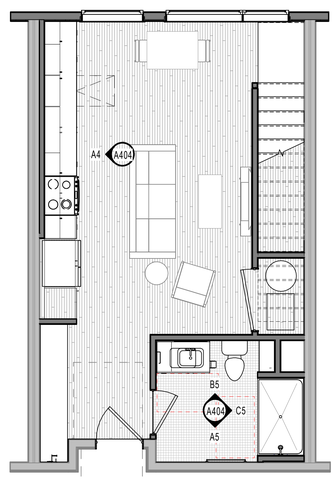


A4 A404 **UNIT S4M- KITCHEN WEST**
1/4" = 1'-0"

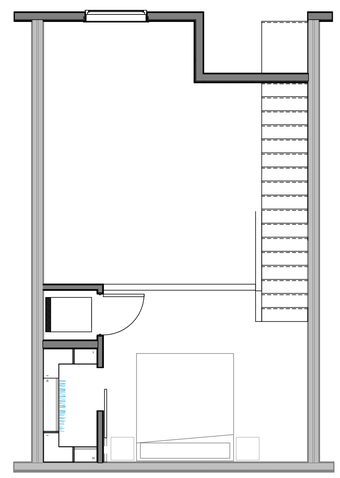


C1 A404 **S4M- STUDIO- DIMENSIONS**
1/4" = 1'-0"





A1 A404 **S4M- STUDIO- NOTES**
1/4" = 1'-0"



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WOODBURY CORPORATION/ MILLROCK CAPITAL/EPC PROPERTIES

HOLLADAY HILLS BLOCK E

EPC REAL ESTATE GROUP

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
Holladay, Utah 84121

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AGENCY APPROVAL

S4M -STUDIO MEZZANINE

A404

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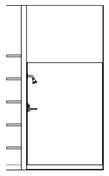
E

D



C6 A411 UNIT A1- BATHROOM EAST
1/4" = 1'-0"

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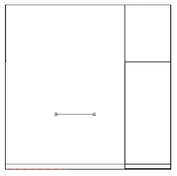
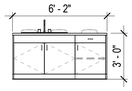
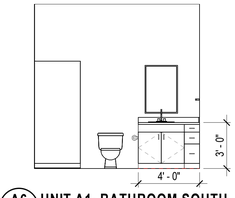


B6 A411 UNIT A1- BATHROOM NORTH
1/4" = 1'-0"

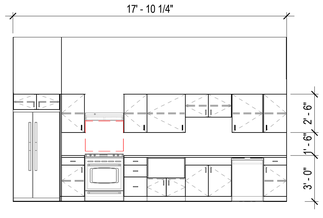


B5 A411 UNIT A1- KITCHEN EAST
1/4" = 1'-0"

B



A6 A411 UNIT A1- BATHROOM SOUTH
1/4" = 1'-0"



A5 A411 UNIT A1- KITCHEN WEST
1/4" = 1'-0"

A

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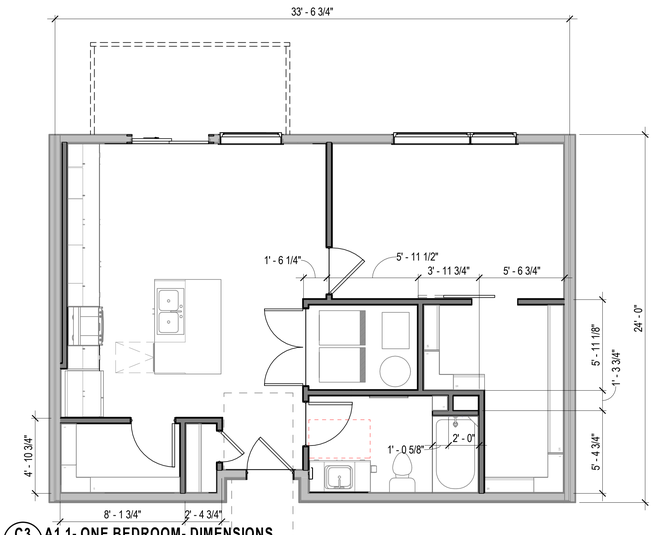
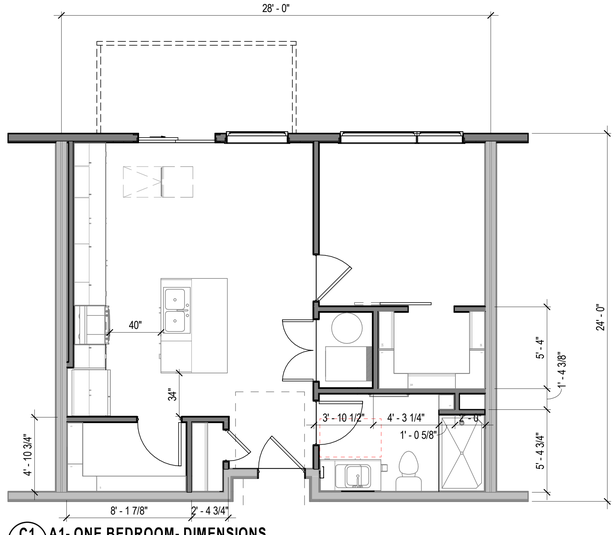
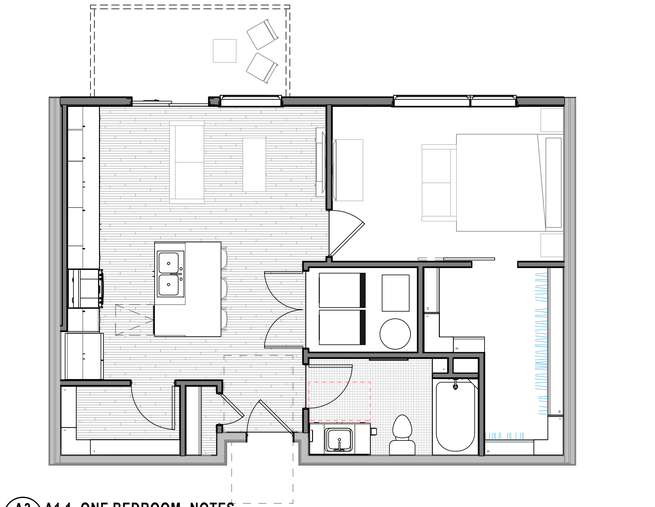


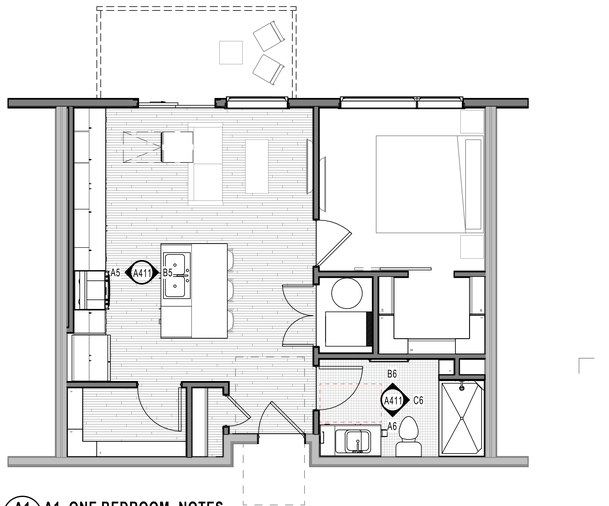
C3 A411 A1.1- ONE BEDROOM- DIMENSIONS
1/4" = 1'-0"



C1 A411 A1- ONE BEDROOM- DIMENSIONS
1/4" = 1'-0"



A3 A411 A1.1- ONE BEDROOM- NOTES
1/4" = 1'-0"



A1 A411 A1- ONE BEDROOM- NOTES
1/4" = 1'-0"

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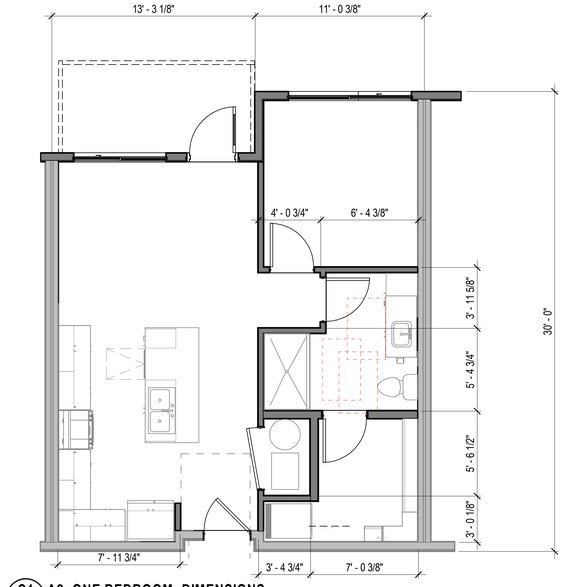
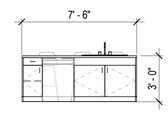
A1 & A1.1 - ONE BEDROOM- TYPE B

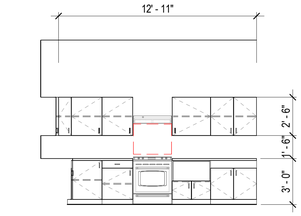
A411



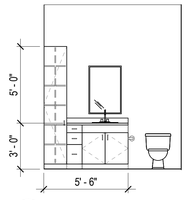
C1 A412 **A2- ONE BEDROOM- DIMENSIONS**
1/4" = 1'-0"



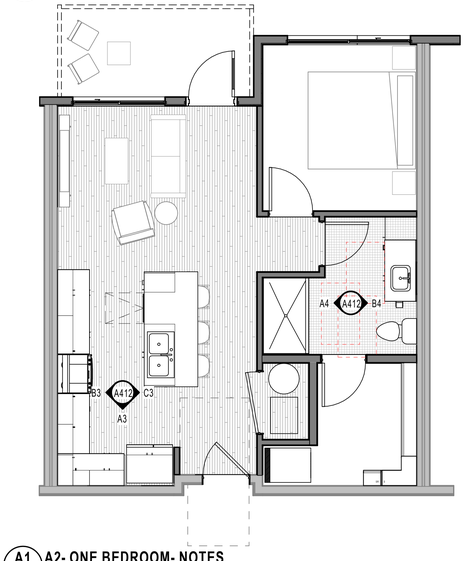
C3 A412 **UNIT A2- KITCHEN EAST**
1/4" = 1'-0"



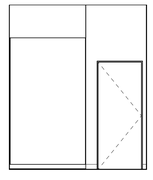
B3 A412 **UNIT A2- KITCHEN WEST**
1/4" = 1'-0"



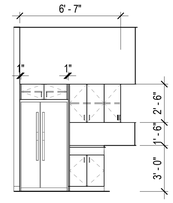
B4 A412 **UNIT A2- BATHROOM EAST**
1/4" = 1'-0"



A1 A412 **A2- ONE BEDROOM- NOTES**
1/4" = 1'-0"



A4 A412 **UNIT A2- BATHROOM WEST**
1/4" = 1'-0"



A3 A412 **UNIT A2- KITCHEN SOUTH**
1/4" = 1'-0"

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WOODBURY CORPORATION/ MILLROCK CAPITAL/EPC PROPERTIES

HOLLADAY HILLS BLOCK E

EPC REAL ESTATE GROUP

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
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NEXUS PROJ. #: 21089
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AGENCY APPROVAL

A2- ONE BEDROOM- TYPE B

A412

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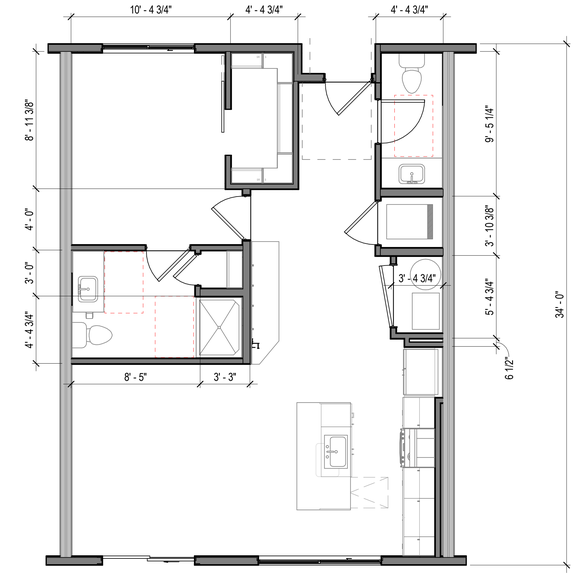
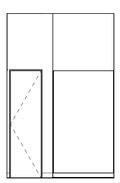
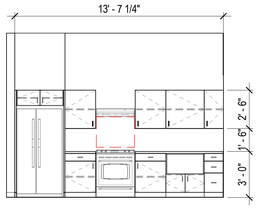


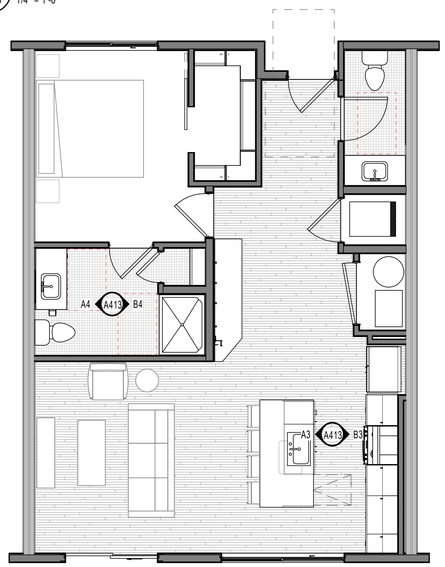
C1 A413 **A3 - ONE BEDROOM- DIMENSIONS**
1/4" = 1'-0"



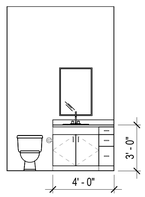
B4 A413 **UNIT A3- BATHROOM EAST**
1/4" = 1'-0"



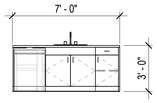
B3 A413 **UNIT A3- KITCHEN EAST**
1/4" = 1'-0"



A1 A413 **A3 - ONE BEDROOM- NOTES**
1/4" = 1'-0"



A4 A413 **UNIT A3- BATHROOM WEST**
1/4" = 1'-0"



A3 A413 **UNIT A3- KITCHEN WEST**
1/4" = 1'-0"

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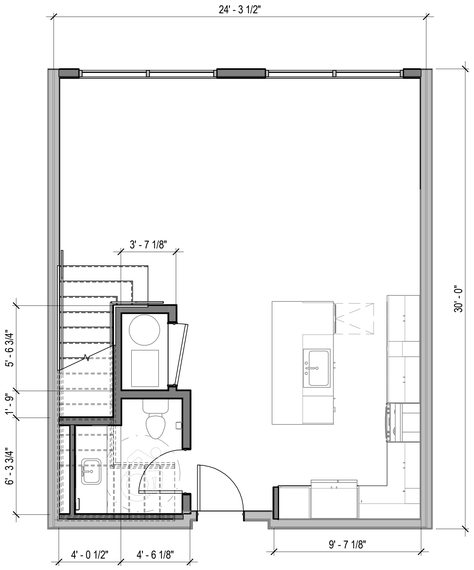
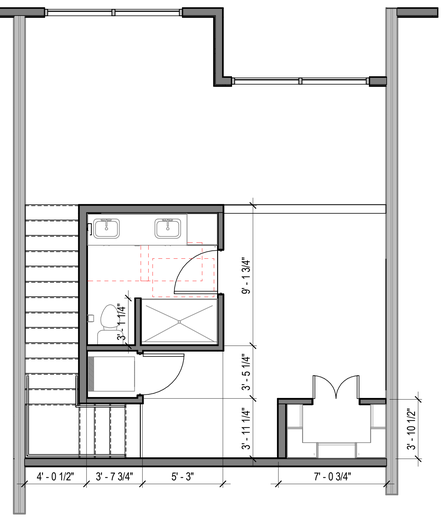
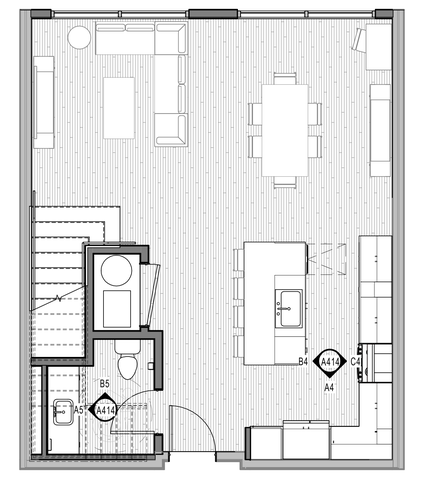
A3- ONE BEDROOM- TYPE B

A413

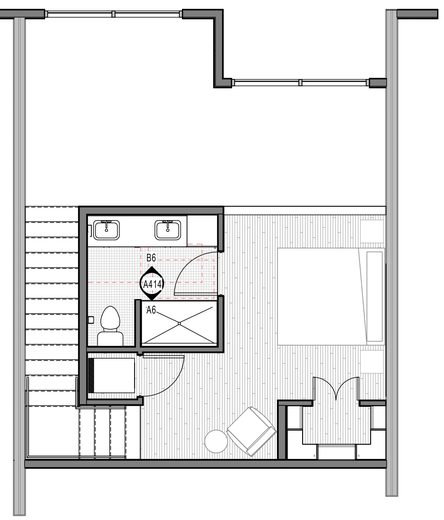


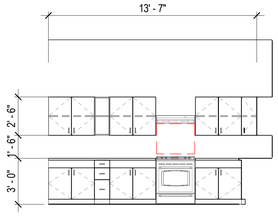
C1 A414 A4M - ONE BEDROOM- DIMENSIONS
1/4" = 1'-0"



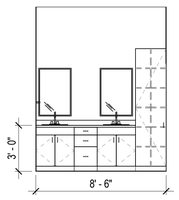


A1 A414 A4M - ONE BEDROOM- NOTES
1/4" = 1'-0"

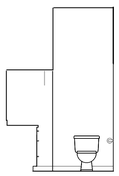




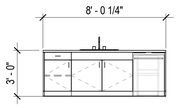
C4 A414 UNIT A4M- KITCHEN EAST
1/4" = 1'-0"



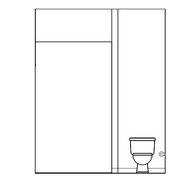
B6 A414 UNIT A4M- BATHROOM NORTH
1/4" = 1'-0"



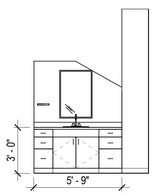
B5 A414 UNIT A4M- POUDER BATHROOM NORTH
1/4" = 1'-0"



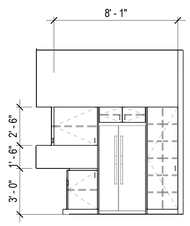
B4 A414 UNIT A4M- KITCHEN WEST
1/4" = 1'-0"



B6 A414 UNIT A4M- BATHROOM SOUTH
1/4" = 1'-0"



A5 A414 UNIT A4M- POUDER BATHROOM WEST
1/4" = 1'-0"



A4 A414 UNIT A4M- KITCHEN SOUTH
1/4" = 1'-0"

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DESIGN DEVELOPMENT

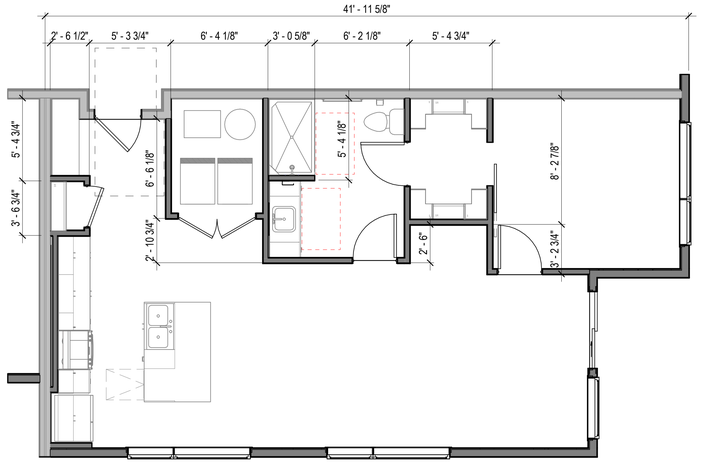
NEXUS PROJ. #: 21089
CHECKED BY: Checker
DRAWN BY: Author
DATE: February 15, 2022

AGENCY APPROVAL

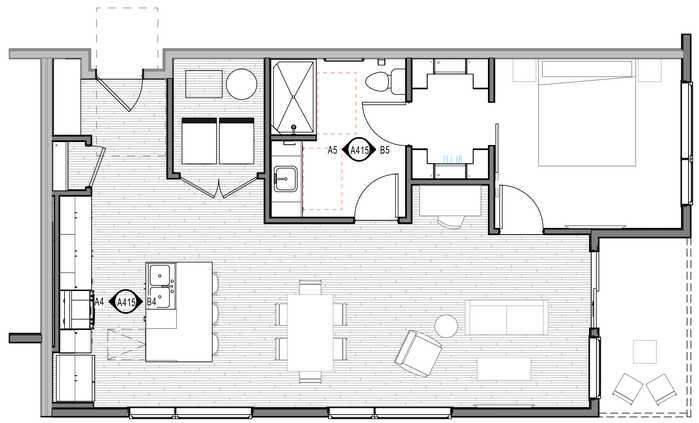
A4M- ONE BEDROOM MEZZANINE

A414

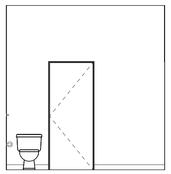
2/14/2022 4:21:14 PM



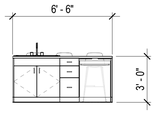
C1 A415 **A5 - ONE BEDROOM- DIMENSIONS**
1/4" = 1'-0"



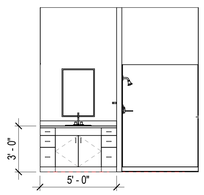
A1 A415 **A5 - ONE BEDROOM- NOTES**
1/4" = 1'-0"



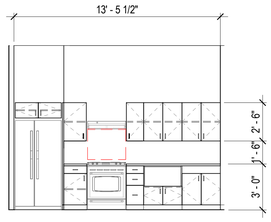
B5 A415 **UNIT A5- BATHROOM EAST**
1/4" = 1'-0"



B4 A415 **UNIT A5- KITCHEN EAST**
1/4" = 1'-0"



A5 A415 **UNIT A5- BATHROOM WEST**
1/4" = 1'-0"



A4 A415 **UNIT A5- KITCHEN WEST**
1/4" = 1'-0"

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Holladay, Utah 84121

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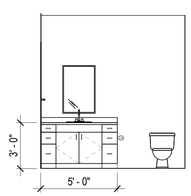
AGENCY APPROVAL

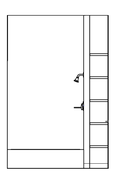
A5- ONE BEDROOM- TYPE B

A415

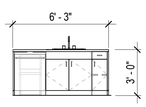
2/14/2022 4:36:24 PM



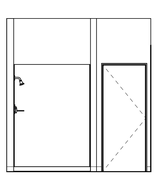
B5 A421 UNIT B1- MASTER BATHROOM EAST
1/4" = 1'-0"



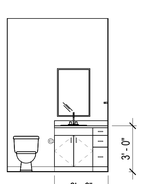
B4 A421 UNIT B1- BATHROOM EAST
1/4" = 1'-0"



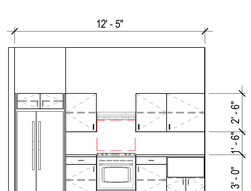
B3 A421 UNIT B1- KITCHEN EAST
1/4" = 1'-0"



A5 A421 UNIT B1- MASTER BATHROOM WEST
1/4" = 1'-0"

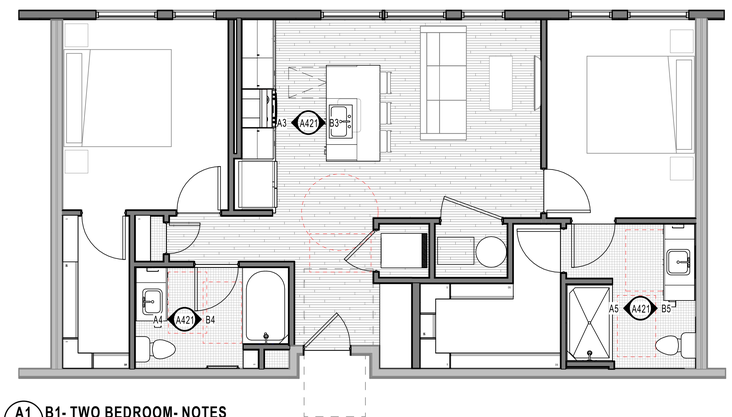


A4 A421 UNIT B1- BATHROOM WEST
1/4" = 1'-0"



A3 A421 UNIT B1- KITCHEN WEST
1/4" = 1'-0"

B1 A421 B1- TWO BEDROOM- DIMENSIONS
1/4" = 1'-0"



A1 A421 B1- TWO BEDROOM- NOTES
1/4" = 1'-0"

2/14/2022 4:55:58 PM

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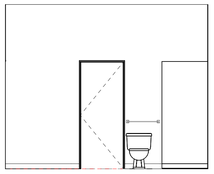
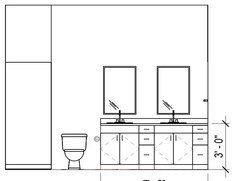
B1- TWO BEDROOM- TYPE B

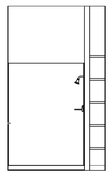
A421



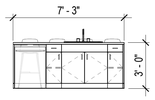
E6 A422 UNIT B2- MASTER BATHROOM EAST
1/4" = 1'-0"



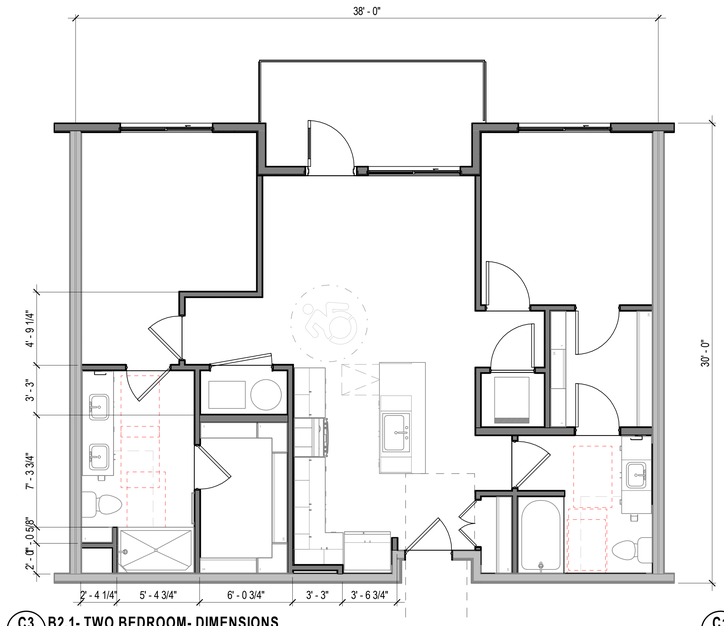
D6 A422 UNIT B2- MASTER BATHROOM WEST
1/4" = 1'-0"



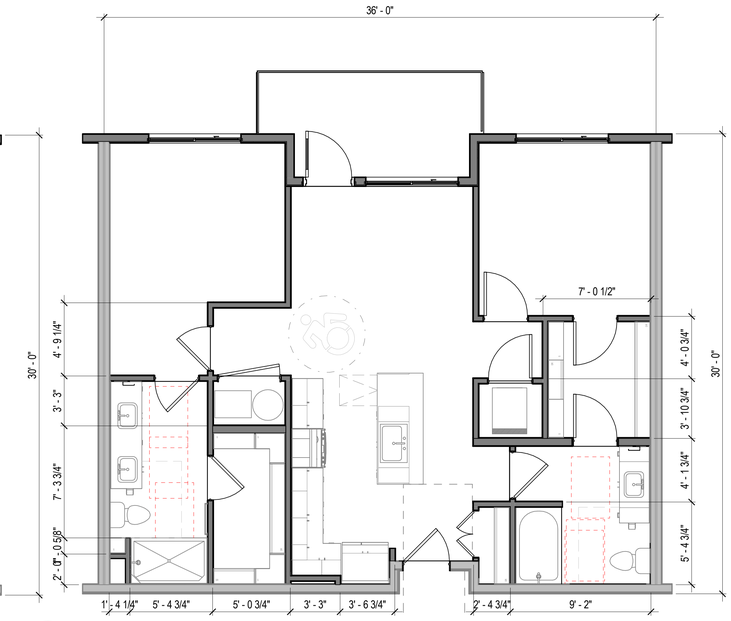
C6 A422 UNIT B2- MASTER BATHROOM SOUTH
1/4" = 1'-0"



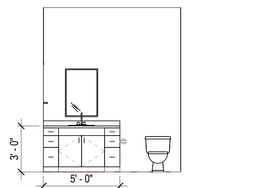
C5 A422 UNIT B2- KITCHEN EAST
1/4" = 1'-0"



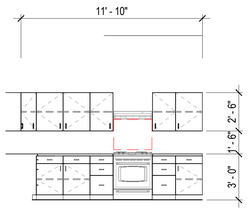
C3 A422 B2.1- TWO BEDROOM- DIMENSIONS
1/4" = 1'-0"



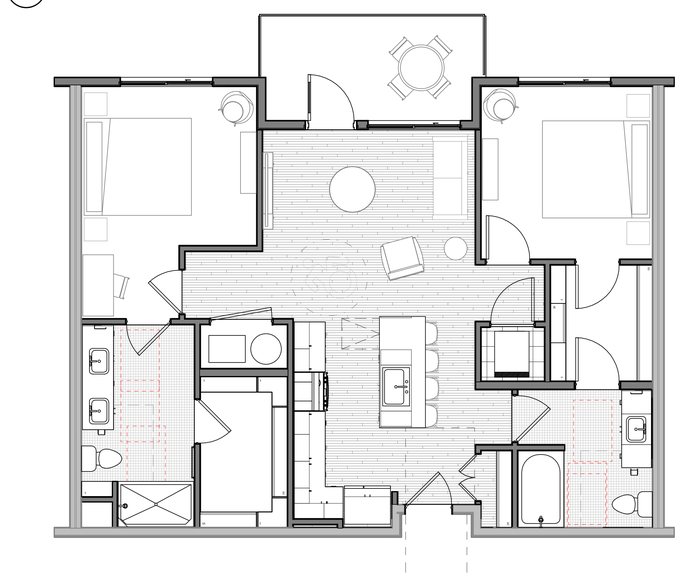
C1 A422 B2- TWO BEDROOM- DIMENSIONS
1/4" = 1'-0"



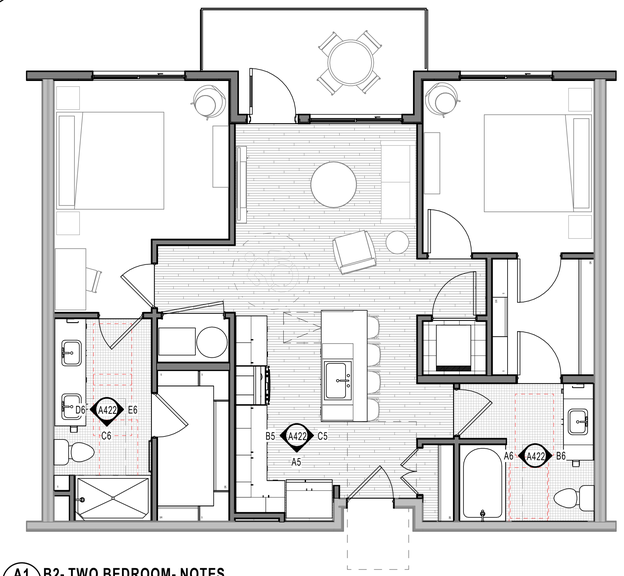
B6 A422 UNIT B2- BATHROOM EAST
1/4" = 1'-0"



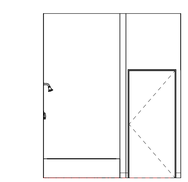
B5 A422 UNIT B2- KITCHEN WEST
1/4" = 1'-0"



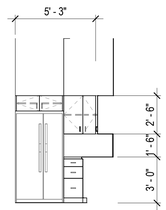
A3 A422 B2.1- TWO BEDROOM- NOTES
1/4" = 1'-0"



A1 A422 B2- TWO BEDROOM- NOTES
1/4" = 1'-0"



A6 A422 UNIT B2- BATHROOM WEST
1/4" = 1'-0"



A5 A422 UNIT B2- KITCHEN SOUTH
1/4" = 1'-0"

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HOLLADAY HILLS BLOCK E

EPC REAL ESTATE GROUP

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AGENCY APPROVAL

B2 & B2.1 - TWO BEDROOM- TYPE B

A422

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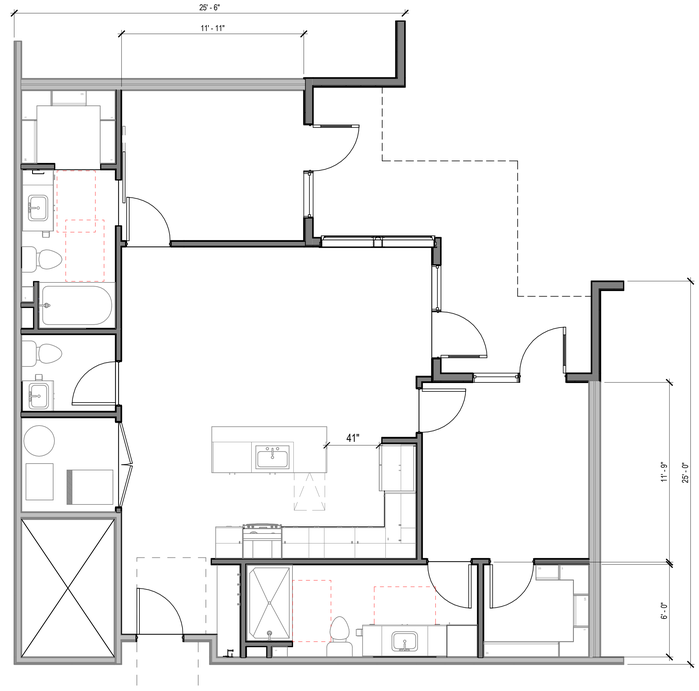
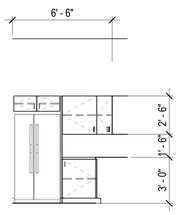
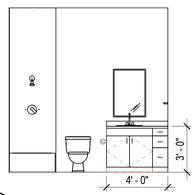


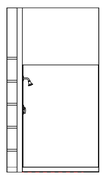
C1 A423 B3- TWO BEDROOM- DIMENSIONS
1/4" = 1'-0"



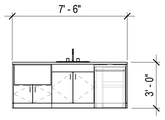
C3 A423 UNIT B3- KITCHEN EAST
1/4" = 1'-0"



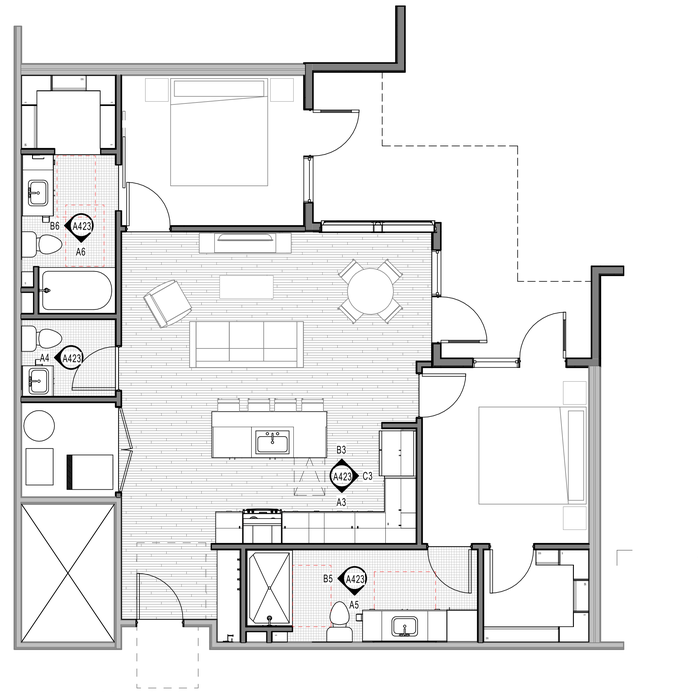
B6 A423 UNIT B3- MASTER BATH 2 WEST
1/4" = 1'-0"



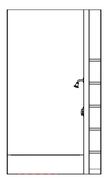
B5 A423 UNIT B3- MASTER BATH 1 WEST
1/4" = 1'-0"



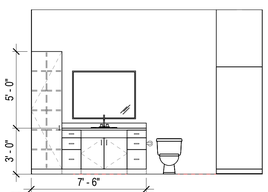
B3 A423 UNIT B3- KITCHEN NORTH
1/4" = 1'-0"



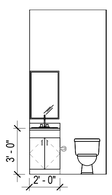
A1 A423 B3- TWO BEDROOM- NOTES
1/4" = 1'-0"



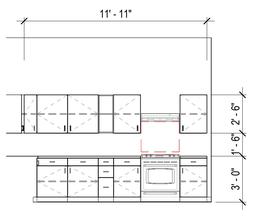
A6 A423 UNIT B3- MASTER BATH 2 SOUTH
1/4" = 1'-0"



A5 A423 UNIT B3- MASTER BATH 1 SOUTH
1/4" = 1'-0"



A4 A423 UNIT B3- POUDER WEST
1/4" = 1'-0"



A3 A423 UNIT B3- KITCHEN SOUTH
1/4" = 1'-0"

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AGENCY APPROVAL

B3- TWO BEDROOM- TYPE B

A423

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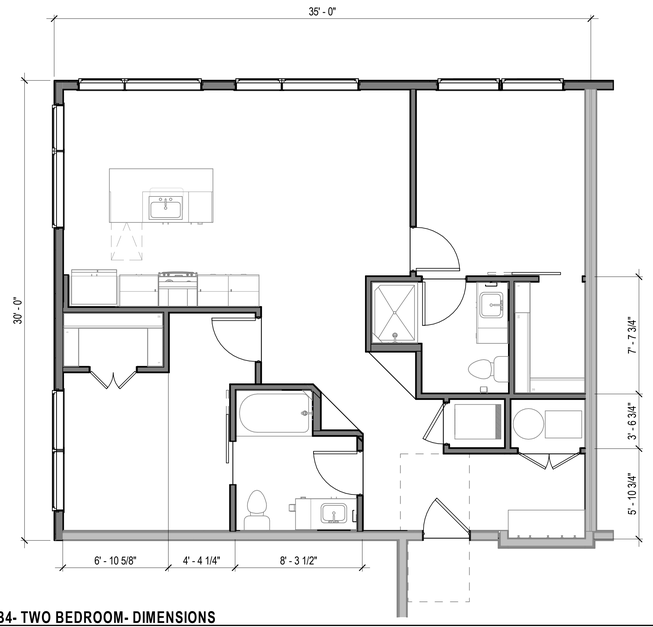
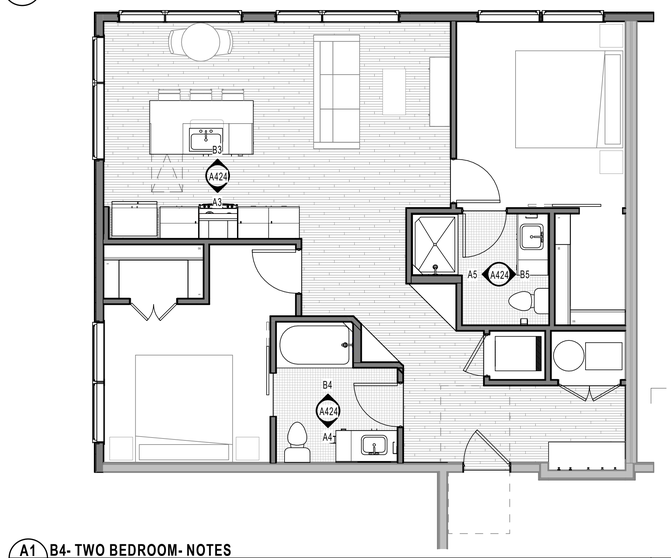
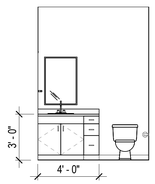


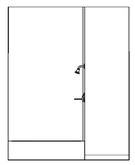
C1 A424 B4- TWO BEDROOM- DIMENSIONS
1/4" = 1'-0"



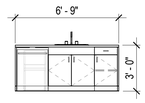
A1 A424 B4- TWO BEDROOM- NOTES
1/4" = 1'-0"



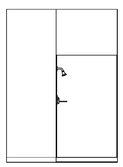
B5 A424 UNIT B4- MASTER BATH EAST
1/4" = 1'-0"



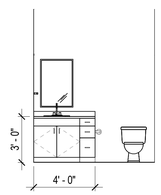
B4 A424 UNIT B4- BATHROOM NORTH
1/4" = 1'-0"



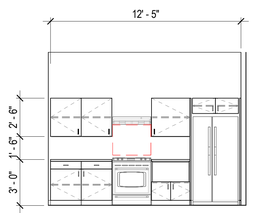
B3 A424 UNIT B4- KITCHEN NORTH
1/4" = 1'-0"



A5 A424 UNIT B4- MASTER BATH WEST
1/4" = 1'-0"



A4 A424 UNIT B4- BATHROOM SOUTH
1/4" = 1'-0"



A3 A424 UNIT B4- KITCHEN SOUTH
1/4" = 1'-0"

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EPC REAL ESTATE GROUP

Millrock Capital, LLC
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Holladay, Utah 84121

#	Date	Revision

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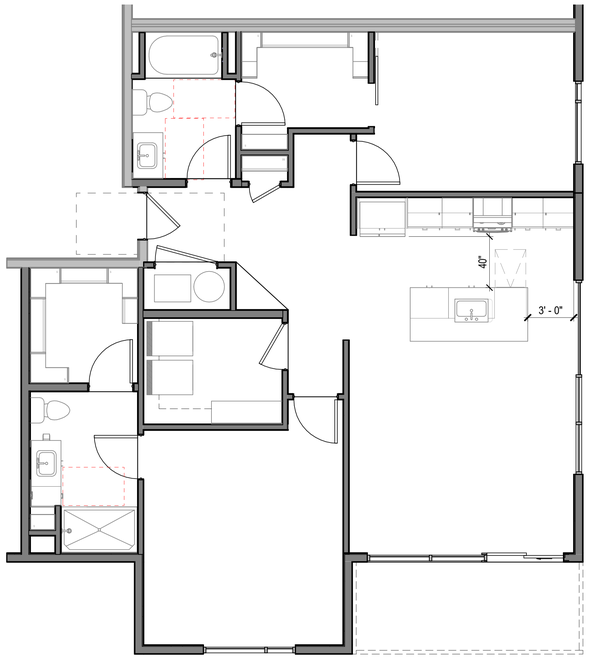
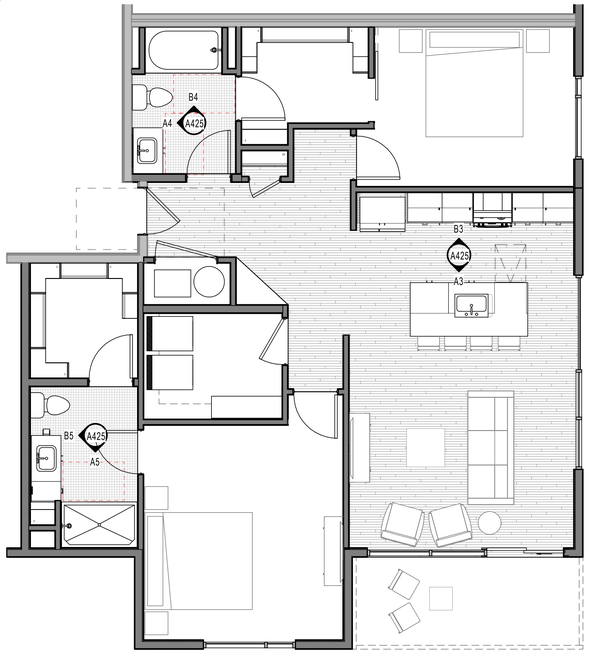
B4- TWO BEDROOM- TYPE B

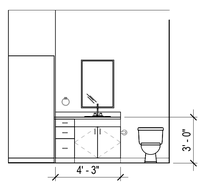
A424



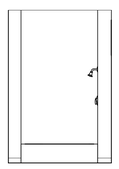
C1 A425 **B5- TWO BEDROOM- DIMENSIONS**
1/4" = 1'-0"



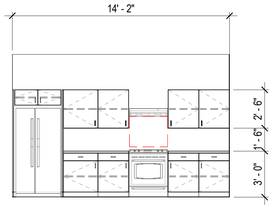
A1 A425 **B5- TWO BEDROOM- NOTES**
1/4" = 1'-0"



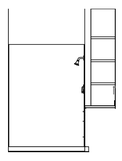
B5 A425 **UNIT B5- MASTER BATH WEST**
1/4" = 1'-0"



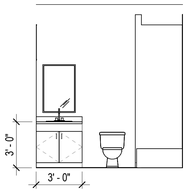
B4 A425 **UNIT B5- BATHROOM NORTH**
1/4" = 1'-0"



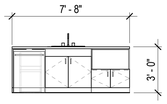
B3 A425 **UNIT B5- KITCHEN NORTH**
1/4" = 1'-0"



A5 A425 **UNIT B5- MASTER BATH SOUTH**
1/4" = 1'-0"



A4 A425 **UNIT B5- BATHROOM WEST**
1/4" = 1'-0"



A3 A425 **UNIT B5- KITHCEN SOUTH**
1/4" = 1'-0"

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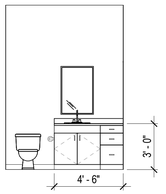
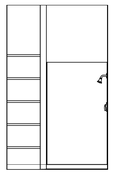
B5- TWO BEDROOM- TYPE B

A425

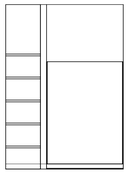
E



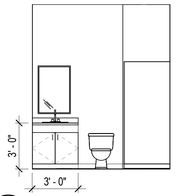
D **D6** / A426 **UNIT B6M- MASTER BATH NORTH**
1/4" = 1'-0"



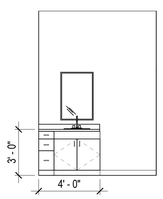
D5 / A426 **UNIT B6M- LOWER BATHROOM WEST**
1/4" = 1'-0"



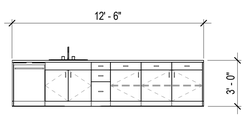
C **C6** / A426 **UNIT B6M- MASTER BATH SOUTH**
1/4" = 1'-0"



C5 / A426 **UNIT B6M- LOWER BATHROOM SOUTH**
1/4" = 1'-0"

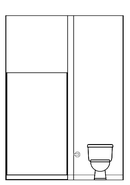


B6 / A426 **UNIT B6M- UPPER BATHROOM NORTH**
1/4" = 1'-0"

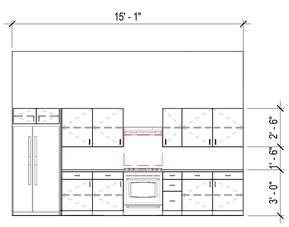


B5 / A426 **UNIT B6M- KITCHEN NORTH**
1/4" = 1'-0"

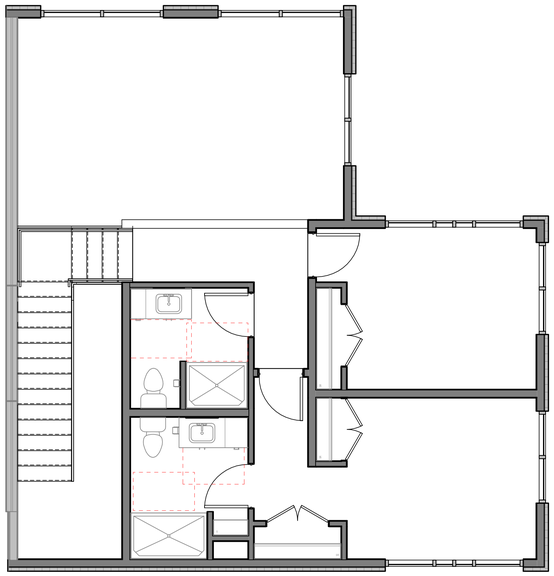
B



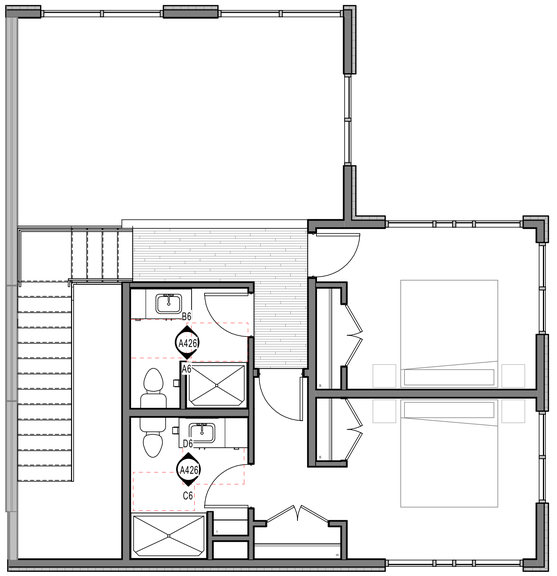
A6 / A426 **UNIT B6M- UPPER BATHROOM SOUTH**
1/4" = 1'-0"

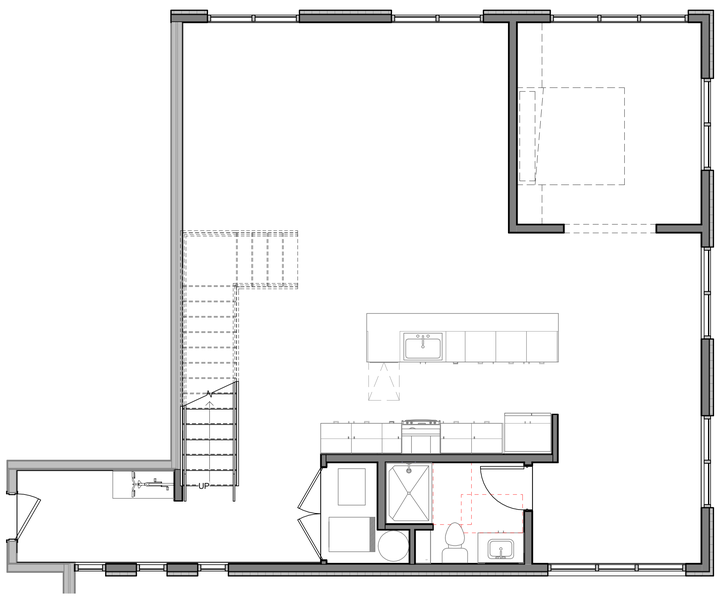


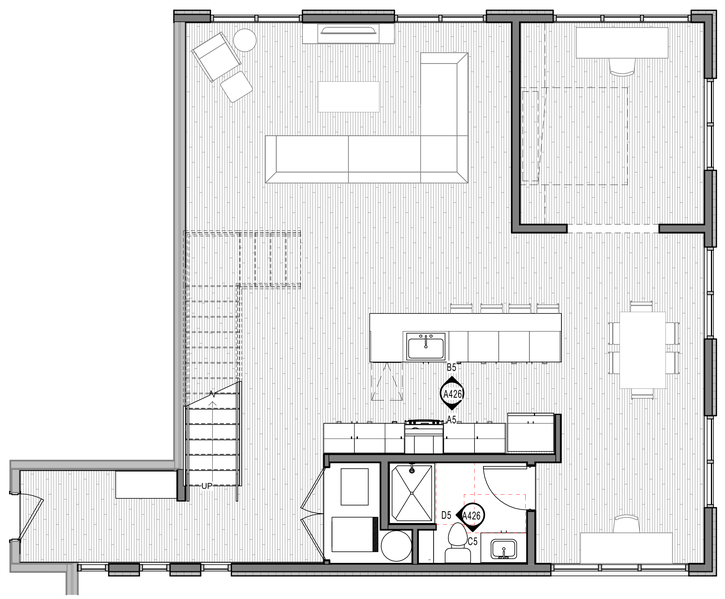
A5 / A426 **UNIT B6M- KITCHEN SOUTH**
1/4" = 1'-0"



A3 / A426 **B6M - TWO BEDROOM- DIMENSIONS**
1/4" = 1'-0"







A1 / A426 **B6M - TWO BEDROOM- NOTES**
1/4" = 1'-0"

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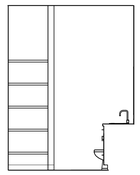
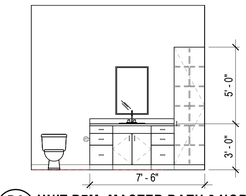
B6M- TWO BEDROOM MEZZANINE

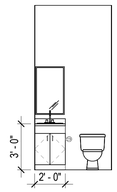
A426



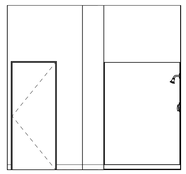
E6 A427 **UNIT B7M- MASTER BATH 2 WEST**
1/4" = 1'-0"



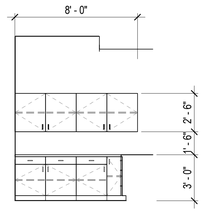
D6 A427 **UNIT B7M- MASTER BATH 2 NORTH**
1/4" = 1'-0"



D5 A427 **UNIT B7M- POUDER WEST**
1/4" = 1'-0"

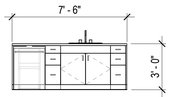


C6 A427 **UNIT B7M- MASTER BATH 2 SOUTH**
1/4" = 1'-0"

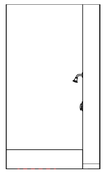


C5 A427 **UNIT B7M- KITCHEN EAST**
1/4" = 1'-0"

B6 A427 **UNIT B7M- MASTER BATH 1 WEST**
1/4" = 1'-0"



B5 A427 **UNIT B7M- KITCHEN NORTH**
1/4" = 1'-0"



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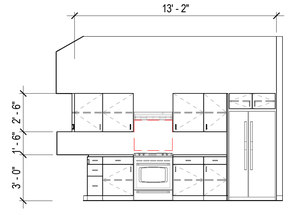
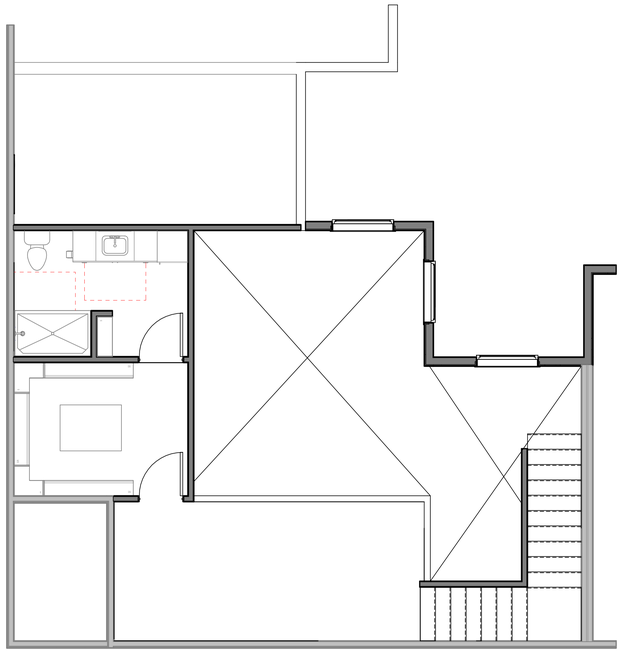
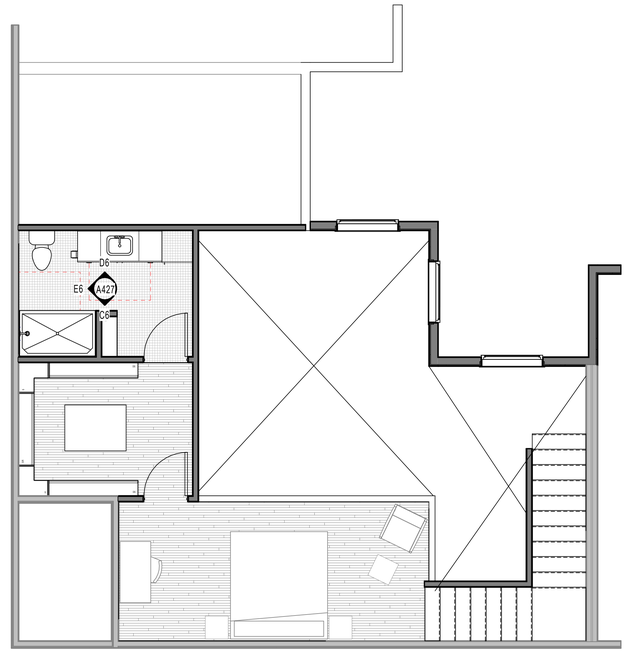
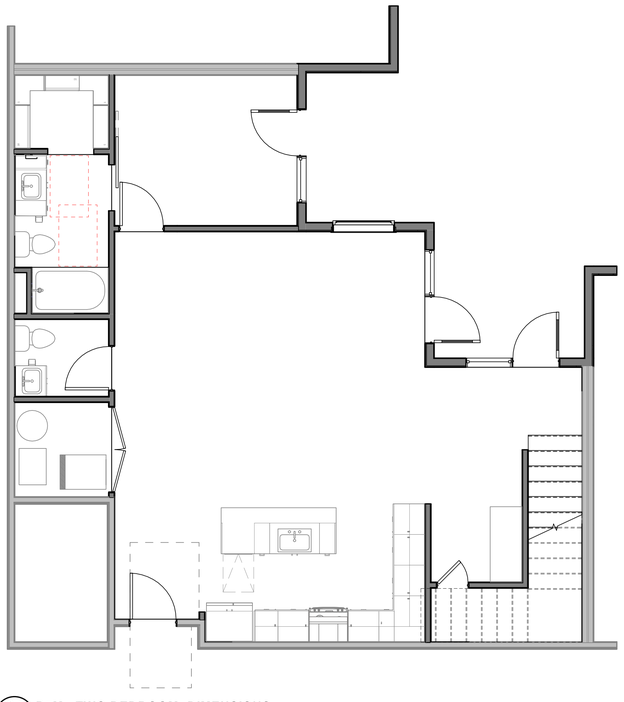


A5 A427 **UNIT B7M- KITCHEN SOUTH**
1/4" = 1'-0"



C1 A427 **B7M - TWO BEDROOM- DIMENSIONS**
1/4" = 1'-0"





A1 A427 **B7M - TWO BEDROOM- NOTES**
1/4" = 1'-0"

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B7M- TWO BEDROOM MEZZANINE

A427

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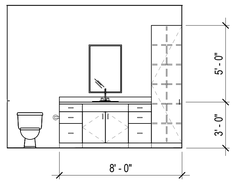
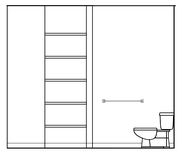
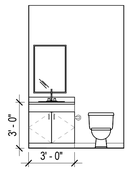


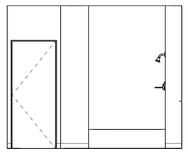
E6 A431 UNIT C1- MASTER BATH 2 EAST
1/4" = 1'-0"



D6 A431 UNIT C1- MASTER BATH 2 NORTH
1/4" = 1'-0"



D5 A431 UNIT C1- BATHROOM EAST
1/4" = 1'-0"



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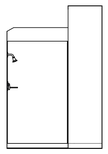
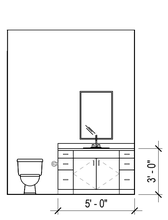
1/4" = 1'-0"

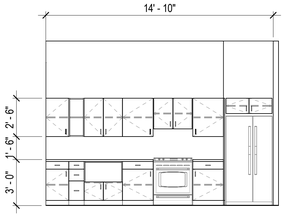


C5 A431 UNIT C1- BATHROOM WEST
1/4" = 1'-0"

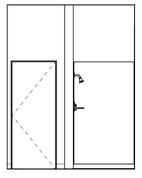
C1 A431 C1- THREE BEDROOM- DIMENSIONS
1/4" = 1'-0"



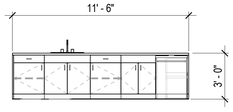
B6 A431 UNIT C1- MASTER BATH 1 EAST
1/4" = 1'-0"



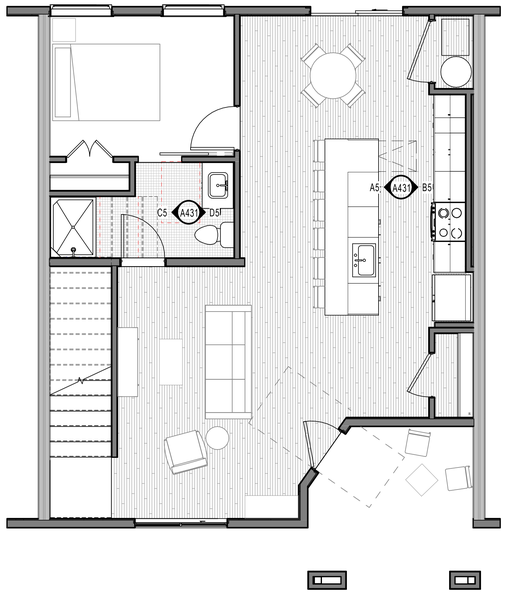
B5 A431 UNIT C1- KITCHEN EAST
1/4" = 1'-0"



A6 A431 UNIT C1- MASTER BATH 1 WEST
1/4" = 1'-0"



A5 A431 UNIT C1- KITCHEN WEST
1/4" = 1'-0"



A1 A431 C1- THREE BEDROOM- NOTES
1/4" = 1'-0"

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STAMP

WOODBURY CORPORATION/ MILLROCK CAPITAL/EPC PROPERTIES

HOLLADAY HILLS BLOCK E

EPC REAL ESTATE GROUP

Millrock Capital, LLC
6510 S Millrock Drive Suite 450
Holladay, Utah 84121

#	Date	Revision

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

NEXUS PROJ. #: 21089
CHECKED BY: Checker
DRAWN BY: Author
DATE: February 15, 2022

AGENCY APPROVAL

C1- THREE BEDROOM- TWO STORY

A431

TEXTILE

TEXTILE
BREAKROOM
CURRY

D'ALE PEA
PARLEYS CAN

ARTWORK
LEASING

DALE
GR

Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 19-9-19-3 CONDOMINIUM PLAT - BLOCK D, H.H.

ADDRESS:

1920 E Rodeo Walk

LEGAL DESCRIPTION: *22-09-228-041*

BLOCK D, ROYAL HOLLADAY HILLS SUBDIVISION #2.

APPLICANT/REPRESENTATIVE:

Steve Peterson

PROPERTY OWNER:

Peterbuilt HH, LLC

ZONING:

R-M/U

GENERAL PLAN DISTRICT:

Site Development Master Plan 2007 (SDMP)

CITY COUNCIL DISTRICT:

District #1

PUBLIC NOTICE DETAILS:

N/A

REQUEST:

Condominium Plat - FINAL

APPLICABLE REGULATIONS:

13.65.070
Cottonwood Mall - SDMP

EXHIBITS:

Zone map
Staff Report
Applicant Narrative
Vertical Condominium Plat

STAFF:

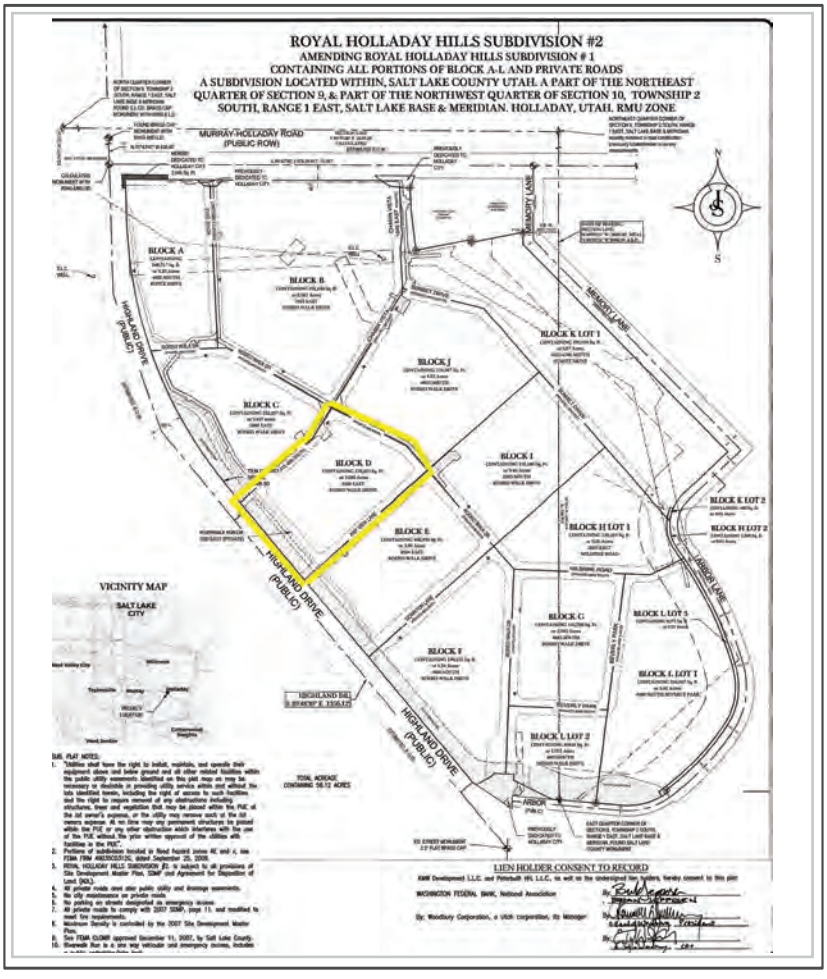
Jonathan Teerlink, City Planner

DECISION TYPE:

Administrative/Procedural:

Commission shall approve, approve with changes or continue to a later date the agenda item

SITE VICINITY MAP



Notes:

CITY OF HOLLADAY
Planning Commission
March 15th 2022
Item #2

Request:	**Condominium Plat, Block "D" – Royal Holladay Hills Subdivision**
Project:	Royal Holladay Hills Block D Condominium
Address:	1920 East Rodeo Walk Drive, Holladay Utah 84117
Zone:	RM-U (Regional Mixed Use)
Applicant:	Steve Peterson, Holladay Hills, LLC
Notice:	n/a – public hearing held on 07/09/2020
Planner:	Jonathan Teerlink

GOVERNING ORDINANCES:	13.65.070(C)	REGIONAL MIXED-USE ZONE (RM-U)
	13.10	SUBMISSION REQUIREMENTS
	13.06	ADMINISTRATIVE & DEVELOPMENT REVIEW PROCEDURES
	SDMP,2007	SITE DEVELOPMENT MASTER PLAN (SDMP)

REQUIRED PLANNING COMMISSION ACTION: ***Administrative***
PC shall make a motion to approve or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds substantial evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2.

Creation of a vertical condominium plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept plan, Preliminary site plan and Final plat**. Decisions must be made during public meeting.

EXCECUTIVE SUMMARY
Having be issued Final site plan approval for Block D, the Applicant has submitted a finalized ownership plat. This vertical ownership plat differs greatly than a horizontal plat (of land) that the commission may be accustomed to. A great deal care is taken while establishing the dimensional detail of ownership within this mixed-use building. The following points are to be considered;

- Final site development plans and building permits for Block "D" have been approved.
- Vertical condo plat is a multi-page plat establishing 3-dimension ownership of the space as per the approvals granted via the completed site plan process.
- Ownership types are now prepared to be assigned to the residential areas and commercial spaces Private, Common and Limited Common spaces are established.
- The uses, parking and building heights for this block are established to comply with allowances of page 3, "Open District", page 6, "Building Massing and Heights Plan", and page 1 of the SDMP.

TECHNICAL REVIEW COMMITTEE ANALYSIS
The TRC has been able to verify that the ownership distribution of space complies with site plan approvals granted to Block D in July 2020. Specifically, number of units (216) and area of commercial space (26,314sq ft). Exterior and interior dimensions follow construction details approved and currently under construction.

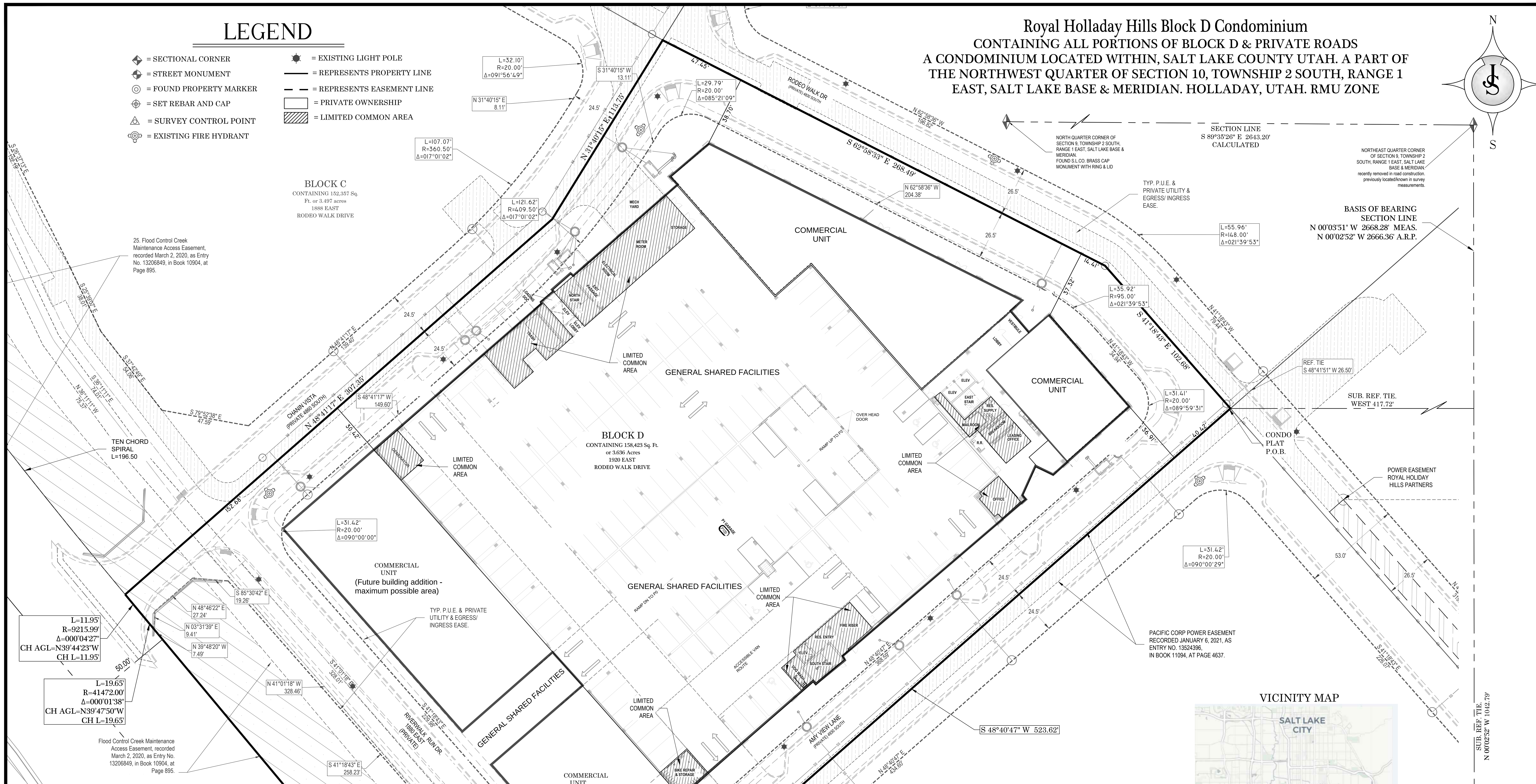
RECOMMENDATION
Staff has found that the ownership plat for Block D to be an accurate representation of approvals for Block D and recommend the commission approval of the ownership condominium plat.

*"I motion to (approve/continue) the **Condominium Plat "Royal Holladay Hills, Block D"** a mixed-use, privately owned building within in the R-M/U zone located at approximately 1920 East Rodeo Walk Dr., finding that;*

1) complies with the amended final site development plans for Block D,
2) ownership distribution details all related components which comply with the R-M/U zone & SDMP as a master planned project
3) Final plat is found to be formatted in compliance with City of Holladay and State of Utah regulations.

Royal Holladay Hills Block D Condominium

CONTAINING ALL PORTIONS OF BLOCK D & PRIVATE ROADS
A CONDOMINIUM LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. HOLLADAY, UTAH. RMU ZONE

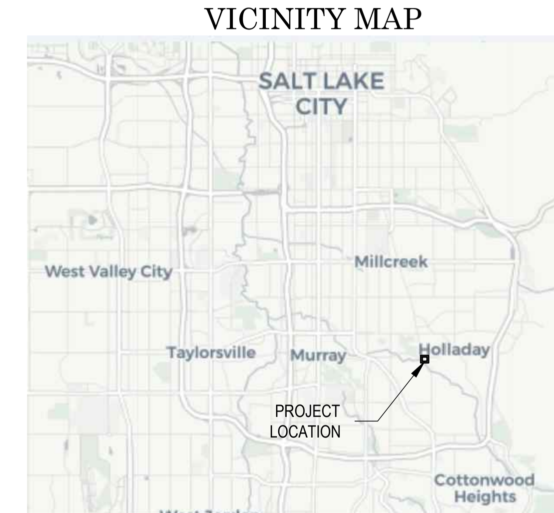


This condominium plat is subject to the Declaration of Easements, Covenants, and Restrictions regarding the common areas for Royal Holladay Hills Block D

SUB. PLAT NOTES:

1. "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on HOLLADAY HILLS SUBDIVISION PLAT #2 as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any structures that may be placed within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE.
2. Portions of subdivision located in flood hazard zones AE and x, see FEMA FIRM 49035C0312G, dated September 25, 2009. LOMR removing this site from the flood plain is in process as of recording of this condominium plat
3. This RHH Block D Condominium Plat is subject to all provisions of Site Development Master Plan, SDMP and Agreement for Disposition of Land (ADL).
4. All private roads are also public utility and drainage easements.
5. No city maintenance on private streets
6. No parking on streets designated as emergency access.
7. All private roads to comply with 2007 SDMP, page 11. and modified to meet fire requirements.
8. Maximum Density is controlled by the 2007 Site Development Master Plan.
9. See FEMA CLOMR approved December 11, 2007, by Salt Lake County.
10. Riverwalk Run is a one way vehicular and emergency access, includes a public pedestrian/bike trail.
11. This condo plat plots and dimensions a multilevel use and ownership of a building that is under construction. Subsequently all airspace is based on construction drawings, and not the post construction as is units or airspace. It is recommended to the purchaser of said units or airspace to verify the airspace, among other accommodations being purchased upon completion of the site and building development.

VICINITY MAP



SCHEDULE "B" EXCEPTIONS

1. Flood Control Creek Maintenance Access Easement in favor of Salt Lake County Flood Control, a division of Salt Lake County Public Works for the purpose of the operation, repair, inspection, protection and maintenance of the existing Big Cottonwood Creek and appurtenant related facilities, and incidental purposes, by instrument recorded March 2, 2020, as Entry No. 13206849, in Book 10904, at Page 895. (plotted hereon along Cottonwood creek)
2. Easements, notes and restrictions as shown on the recorded plat for Royal Holladay Hills Subdivision 2, recorded June as Entry No. 13700581 in Book 2021P at Page 171. (plotted as shown hereon)
3. Notice of Private Sewer Agreement recorded October 7, 2020 as Entry No. 13419652 in Book 11034 at Page 4152. (sewer line shown hereon)
4. Irrigation Pipeline Easement Agreement by and between KMW Development L.L.C., a Utah limited liability company, Peterbuilt HH, L.L.C., a Utah limited liability company, JM Cheney Holladay Holdings, LLC, a Utah limited liability company, and RL Cheney Holladay Holdings, LLC, a Utah limited liability company and Big Ditch Irrigation Company, a Utah non-profit corporation, dated October 30, 2020 and recorded November 2, 2020 as Entry No. 13447958 in Book 11052 at Page 4699. (plotted hereon)

SURVEYOR'S CERTIFICATE

I, Shane Johanson, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No.7075114 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of HOLLADAY HILLS BLOCK D, L.L.C. I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 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 properly; hereafter known as Royal Holladay Hills Block D Condominium.

STATE OF UTAH No. 7075114 R. SHANE JOHANSON PROFESSIONAL LAND SURVEYOR

preliminary

BLOCK D CONDOMINUM BOUNDARY DESCRIPTION

Beginning on the east boundary of Bock D of Royal Holladay Hills Subdivision 2, recorded June as Entry No. 13700581 in Book 2021P at Page 171. Said point is located North 00° 03' 51" West 1042.79 feet along Section Line and West 417.72 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian;

Beginning at a point that is located, Thence South 48° 40' 47" West a distance of 523.62 feet, Thence North 39° 48' 39" West a distance of 287.51 feet to the beginning of a curve, Said curve bears to the right through 00° 01' 38", having a radius of 41472.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 39° 47' 50" West a distance of 19.65 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 00° 04' 27", having a radius of 9215.99 feet along the arc a distance of 11.95 feet, and whose long chord bears North 39° 44' 23" West a distance of 11.95 feet to a point of intersection with a non-tangential line, Thence North 48° 41' 17" East a distance of 307.35 feet, Thence North 31° 40' 15" East a distance of 113.75 feet, Thence South 62° 58' 33" East a distance of 268.49 feet, Thence South 41° 18' 43" East a distance of 102.68 feet to the point of beginning.
Containing 158,423 Sq. Ft. or 3.636 Acres

CONSENT TO RECORD

Know all men by these presents that the undersigned owner(s) of the property described hereon as the Royal Holladay Hills Block D Condominium located on said property has caused a survey to be made and this Record of Condominium Plat consisting of _____ sheets to be prepared; and do hereby consent to the recordation of this Record of Condominium Plat and submit this property to the Utah "Condominium Ownership Act" and does hereby designate all streets, paths, and walkways, unless otherwise indicated, as private streets intended for the use of the condominium owners and their invitees in "Royal Holladay Hills Block D Condominium," a Utah condominium project for ingress and egress subject to any restrictions and easements of record; dated this ______Day_____ of 2022.

HOLLADAY HILLS BLOCK D L.L.C.,a Delaware limited liability company

By: WCL GP L.L.C., a Delaware limited liability company, Its Manager

By: WOODBURY CORPORATION, a Utah corporation, Its Manager

By:________________________________

By:________________________________

By: KMW DEVELOPMENT L.L.C., a Utah limited liability company, Its Manager

By: WOODBURY CORPORATION, a Utah corporation, Its Manager

By:________________________________

By:________________________________

By: MILLROCKCAPITAL, II, LLC, a Utah limited liability company, Its Manager

By:________________________________
Steve Peterson, Manager

LIEN HOLDER CONSENT

WASHINGTON FEDERAL BANK, a National Association

By:________________________________

ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the___day of__________________2022, before me personally appeared ______________________, ______________________, ______________________, and ______________________ to me personally known, as the individuals that executed this instrument.

____
Notary Public

Royal Holladay Hills Block D Condominium

CONTAINING ALL PORTIONS OF BLOCK D
A CONDOMINIUM LOCATED WITHIN, SALT LAKE COUNTY UTAH. A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. HOLLADAY, UTAH. RMU ZONE

OWNER:
HOLLADAY HILLS BLOCK D, L.L.C
a Delaware Limited Liability Company
2733 E. Parleys Way, Suite 300
Salt Lake City, UT 84109
801-485-7770

DEVELOPER:
KMW DEVELOPMENT L.L.C
a Utah Limited Liability Company
2733 E. Parleys Way, Suite 300
Salt Lake City, UT 84109
801-485-7770

30 15 0 30 60
(IN FEET)
1 inch = 30 ft.

JOHANSON PROFESSIONAL LAND SURVEYORS
SURVEY• DESIGN• SEPTIC• PLANNING
SURVEYING
P.O. BOX 18941 SALT LAKE CITY, UTAH 84118 Shane Johanson P.L.S. 801-815-2541
PREPARED: 1-25-2022

Number __________
Account __________
Sheet __________
of ________ Sheets

SALT LAKE COUNTY SURVEYOR
APPROVED THIS____DAY OF _____, 20___.
Salt Lake County Surveyor

City Engineer
Approved this____________________day of __________________ A.D., 20 ____.
City of Holladay Engineer Date

Community Development
Approved this____________________day of __________________ A.D., 20 ____.
Community Development Director.

Health Department
Approved this____________________day of __________________ A.D., 20 ____.
Salt Lake County, Health Department.

Planning Commission
Approved this____________________day of__________________A.D., 20____by the Holladay Planning Commission.
Planning Commission Chair

City Attorney
Approval as to form this ____________day of____________________A.D., 20____
City of Holladay Attorney

City of Holladay Approval
Approved and accepted this ______day of___________ , A.D. 20____ .
Manager
Recorder

Recorded # ______________________
State of Utah, County of Salt Lake, recorded and filed at the request of ______________________
Date __________ Time _________ Book __________ Page ________.
Fee $ ________ Salt Lake County Recorder

Number __________
Account __________
Sheet __________
of ________ Sheets

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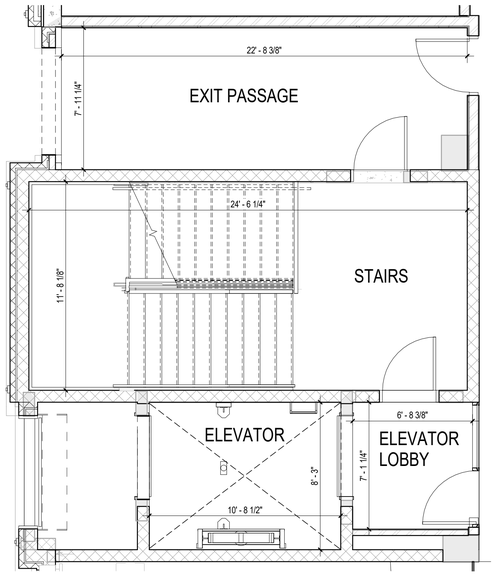
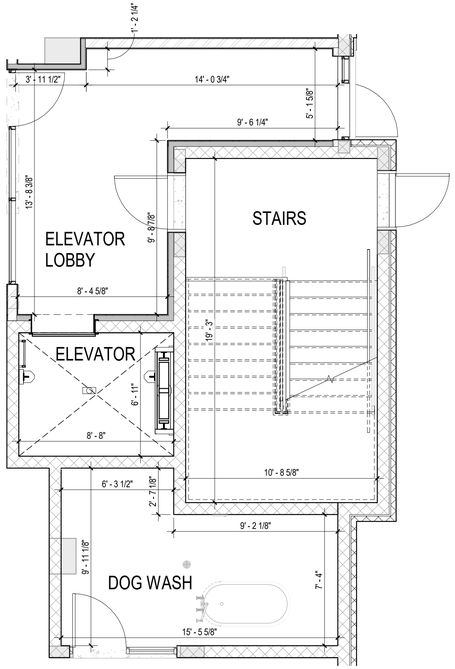
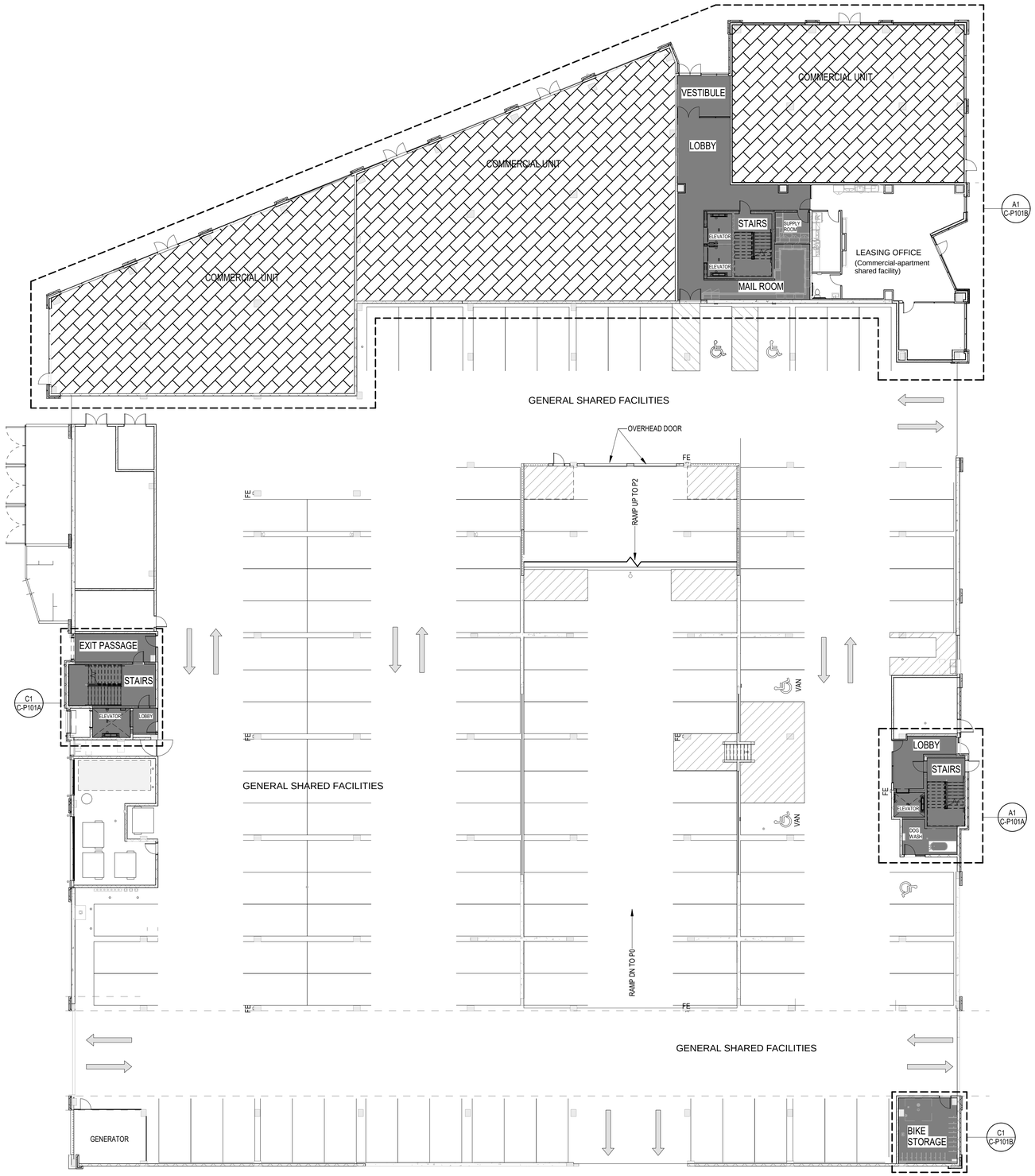


C1 C-P101A **LEVEL P1 - NORTH ELEVATOR LOBBY**
1/4" = 1'-0"



A1 C-P101A **LEVEL P1 - SOUTH ELEVATOR LOBBY**
1/4" = 1'-0"



A3 C-P101A **LEVEL P1 - OVERALL FLOOR PLAN**
1/16" = 1'-0"

A6 C-P101A **LEVEL P1 - PARKING RAMP**
1/16" = 1'-0"

OWNERSHIP LEGEND

- RESIDENTIAL AMENITIES (INTERIOR) (RESIDENTIAL SHARED FACILITIES) (LIMITED COMMON AREA)
- RESIDENTIAL AMENITIES (EXTERIOR) (RESIDENTIAL SHARED FACILITIES) (LIMITED COMMON AREA)
- RESIDENTIAL CONDOMINIUM UNITS (PRIVATE AREAS)
- RESIDENTIAL CONDOMINIUM UNIT BALCONIES (PRIVATE AREAS) (LIMITED COMMON AREA)
- GARAGE CONDOMINIUM UNITS (PRIVATE AREAS)
- COMMERCIAL UNITS (PRIVATE AREAS)
- RESIDENTIAL RENTAL UNITS (PRIVATE AREAS)

THE GRANDEUR AT HOLLADAY HILLS
1880 EAST 4850 SOUTH
HOLLADAY, UTAH 84121

beecherwalker Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
372.1902

DWN BY	CHKD BY
BWA	WOODBURY

CONDO PLAT DOCS

LEVEL P1 - OVERALL FLOOR PLAN & CONDO AMENITY SPACES

DRAWING NUMBER
C-P101A

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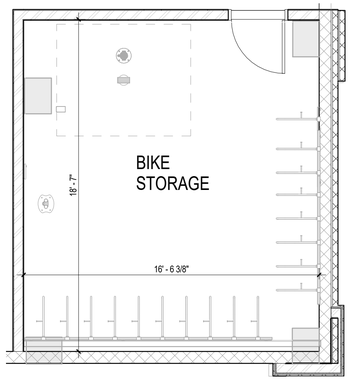
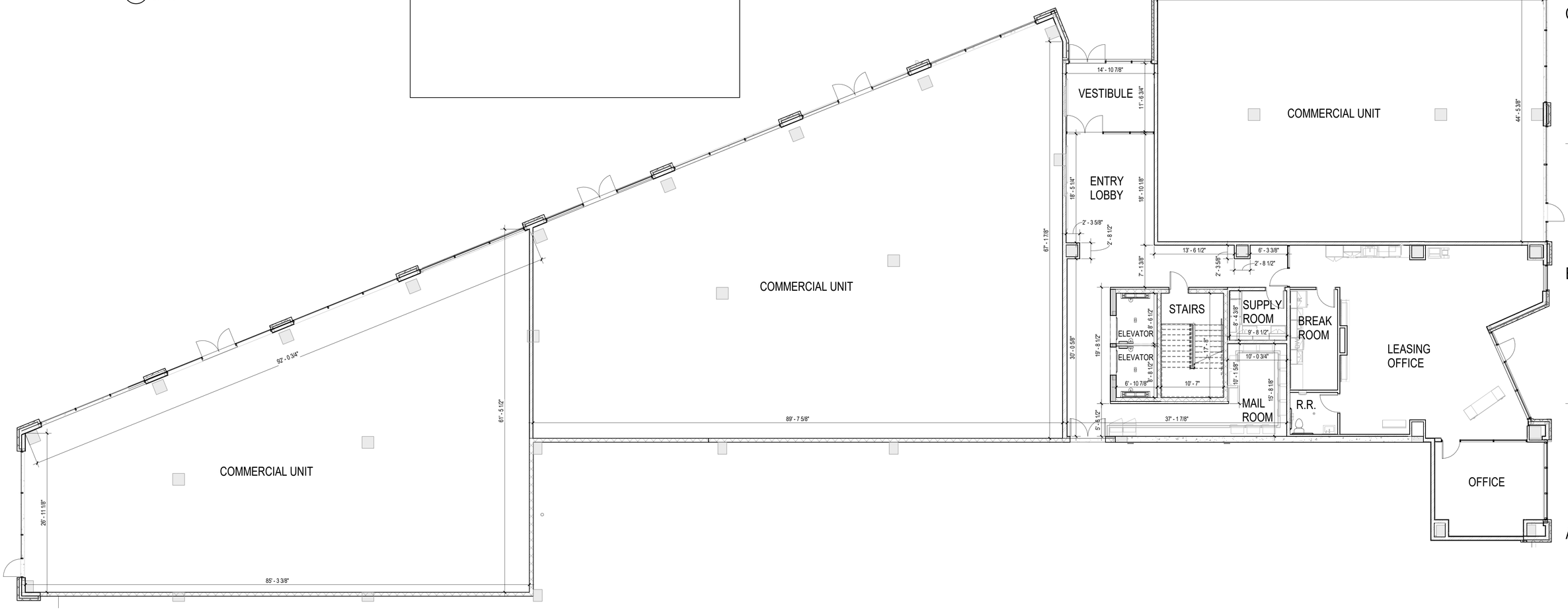


C1 C-P101B **LEVEL P1 - BIKE STORAGE**
1/4" = 1'-0"

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	UNIT ID	SQUARE FOOTAGE
COMMERCIAL UNITS		
RESIDENTIAL CONDOMINIUM UNITS		
SHARED AMENITIES		



A1 C-P101B **LEVEL P1 - RETAIL SPACES & EAST ELEVATOR LOBBY**
1/8" = 1'-0"

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HOLLADAY, UTAH 84121
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f. 801.438.9501

PROJECT NUMBER
372.1902

DWN BY	CHKD BY
BWA	WOODBURY

CONDO PLAT DOCS

LEVEL P1 - RETAIL SPACES, EAST ELEVATOR LOBBY & BIKE STORAGE

DRAWING NUMBER
C-P101B

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OWNERSHIP LEGEND

- RESIDENTIAL AMENITIES (INTERIOR) (RESIDENTIAL SHARED FACILITIES) (LIMITED COMMON AREA)
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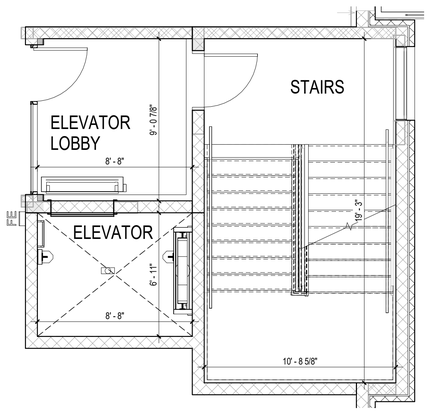
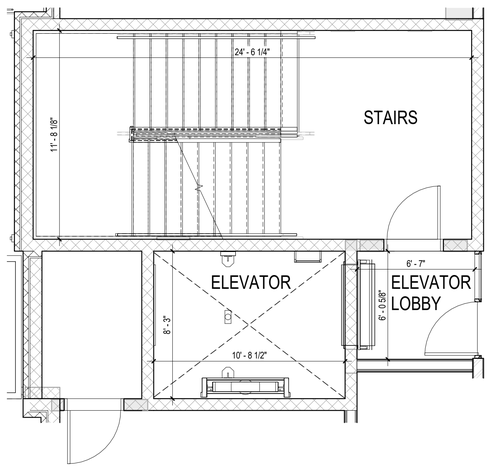
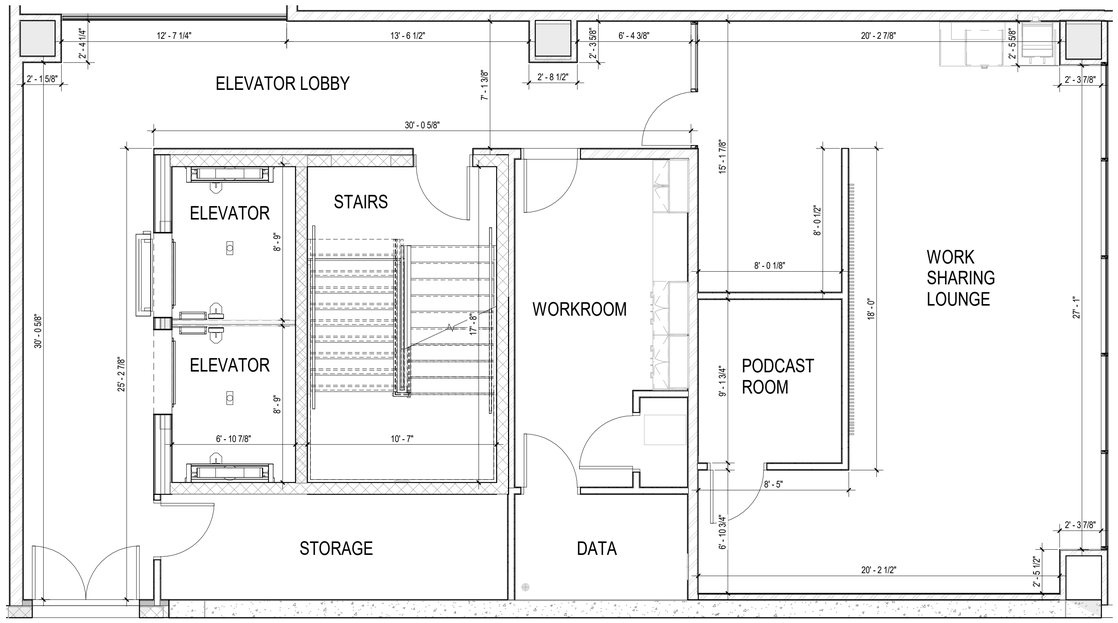
- COMMERCIAL UNITS (PRIVATE AREAS)



C1 C-P102 **LEVEL P2 - SOUTH ELEVATOR LOBBY**
1/4" = 1'-0"



C2 C-P102 **LEVEL P2 - NORTH ELEVATOR LOBBY**
1/4" = 1'-0"



A1 C-P102 **LEVEL P2 - EAST ELEVATOR LOBBY**
1/4" = 1'-0"

A4 C-P102 **LEVEL P2 - OVERALL FLOOR PLAN**
1/16" = 1'-0"

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Architecture/Interiors
BEECHERWALKER.COM
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f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
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BWA	WOODBURY

CONDO PLAT DOCS

LEVEL P2 - OVERALL FLOOR PLAN & CONDO AMENITY SPACES

DRAWING NUMBER
C-P102

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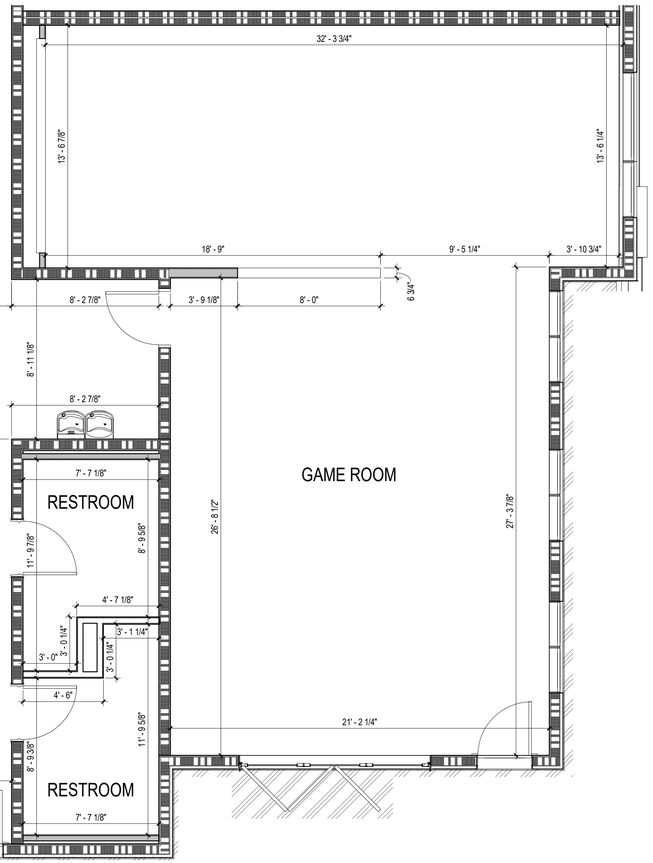
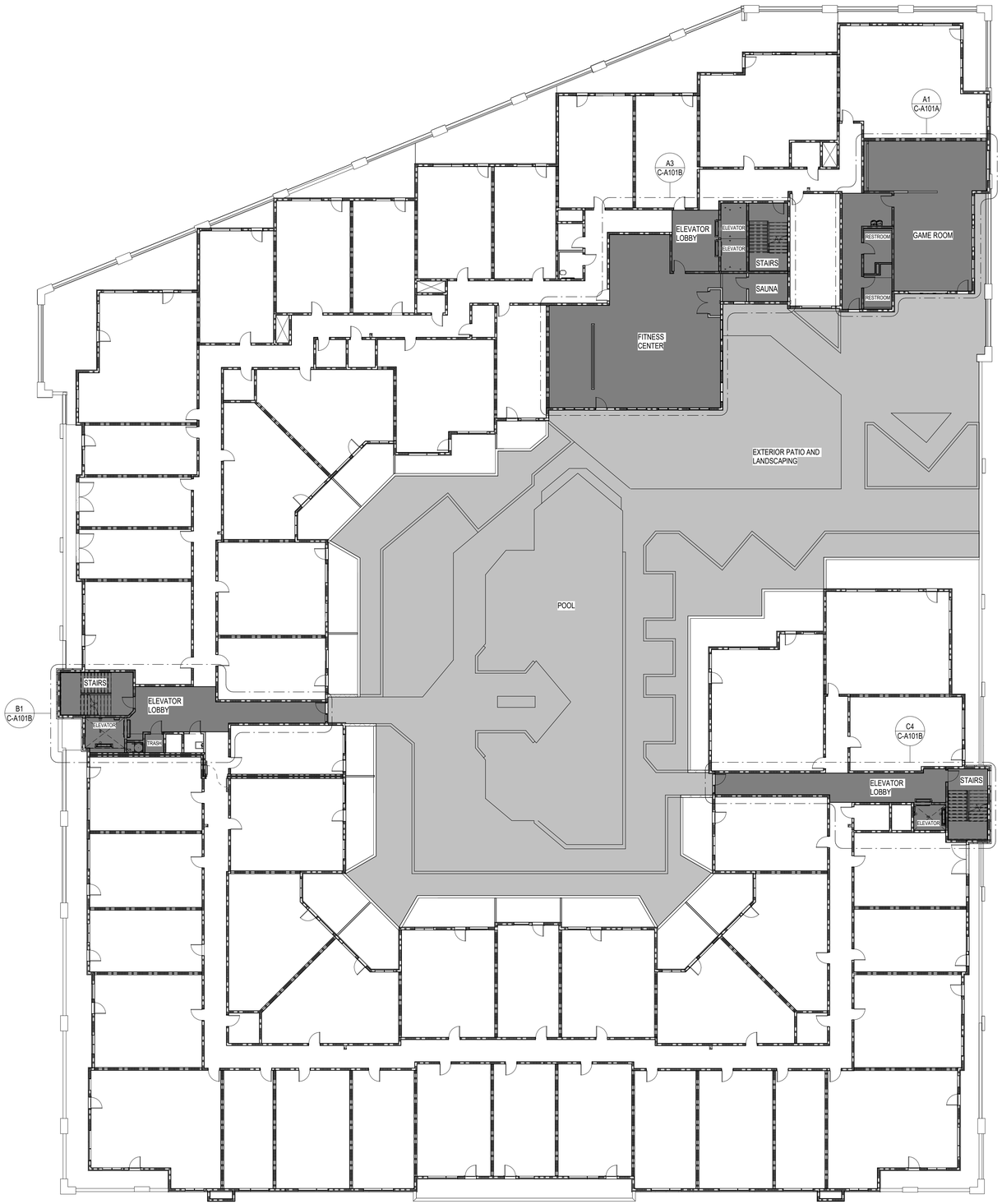


A1 C-A101A **LEVEL 1 - GAME ROOM**
1/4" = 1'-0"



A4 C-A101A **LEVEL 1 - OVERALL FLOOR PLAN**
1/16" = 1'-0"

THE GRANDEUR AT HOLLADAY HILLS
1880 EAST 4850 SOUTH
HOLLADAY, UTAH 84121

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Architecture/Interiors
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o. 801.438.9500
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PROJECT NUMBER
372.1902

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BWA	WOODBURY

CONDO PLAT DOCS

LEVEL 1 - OVERALL FLOOR PLAN & CONDO AMENITY SPACES

DRAWING NUMBER
C-A101A

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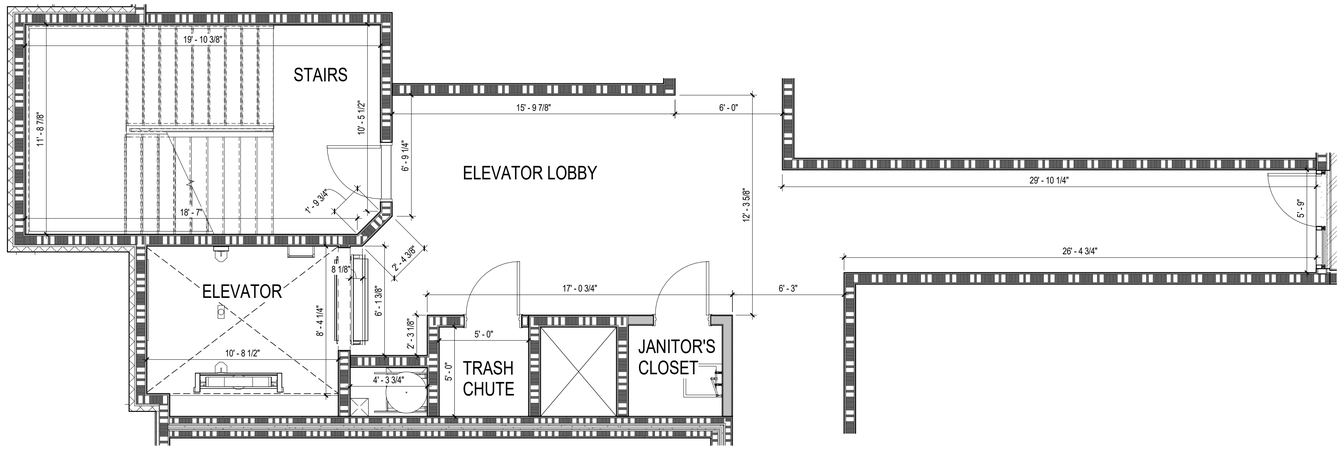
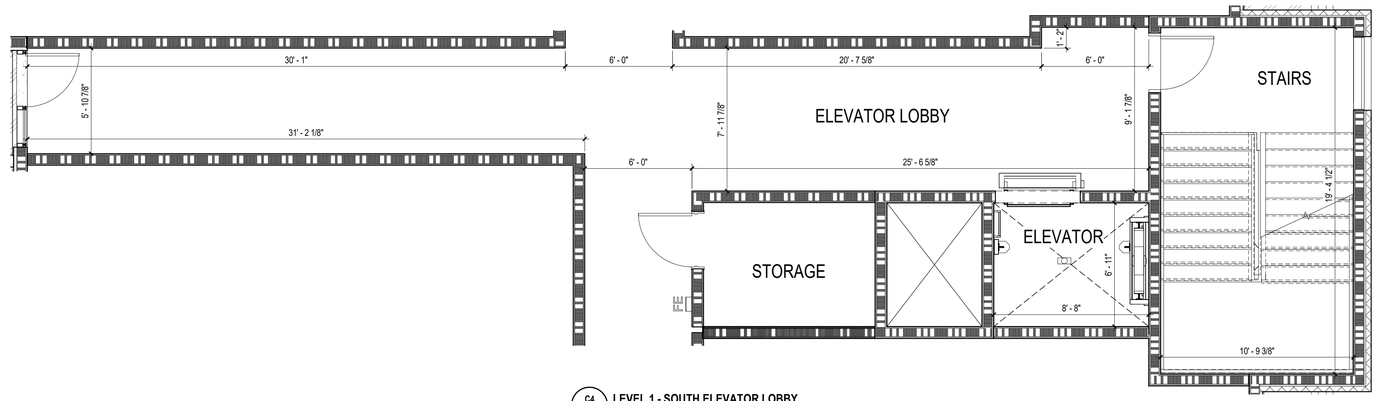
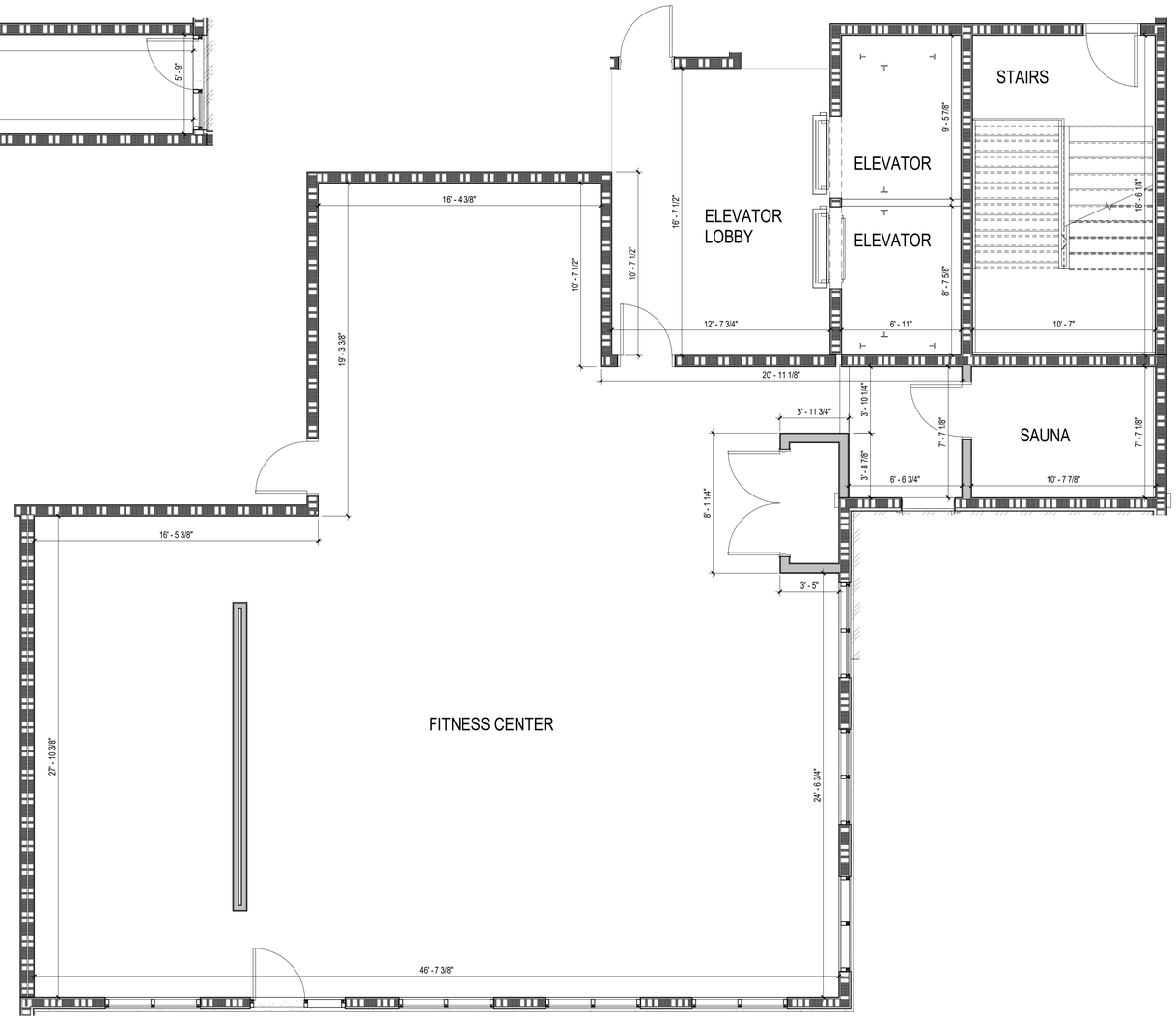


B1 C-A101B **LEVEL 1 - NORTH ELEVATOR LOBBY**
1/4" = 1'-0"



C4 C-A101B **LEVEL 1 - SOUTH ELEVATOR LOBBY**
1/4" = 1'-0"



A3 C-A101B **LEVEL 1 - FITNESS CENTER AND EAST ELEVATOR LOBBY**
1/4" = 1'-0"

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CONDO PLAT DOCS

LEVEL 1 - ELEVATOR LOBBIES & FITNESS CENTER

DRAWING NUMBER
C-A101B

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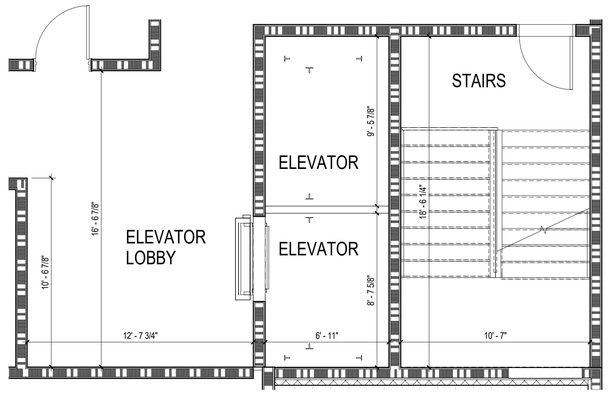
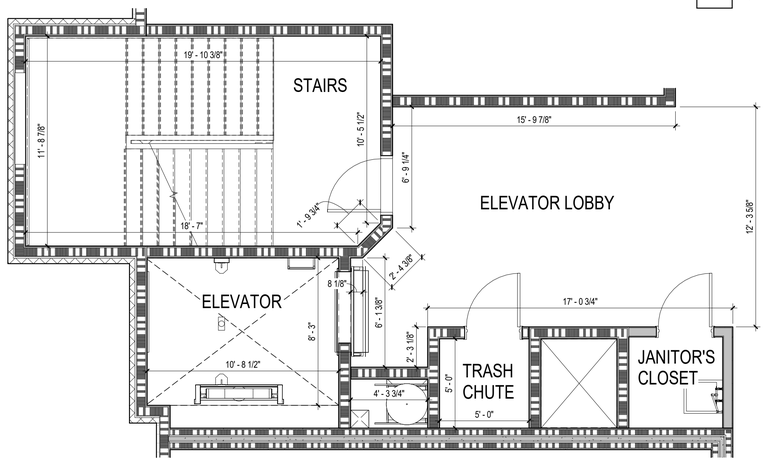
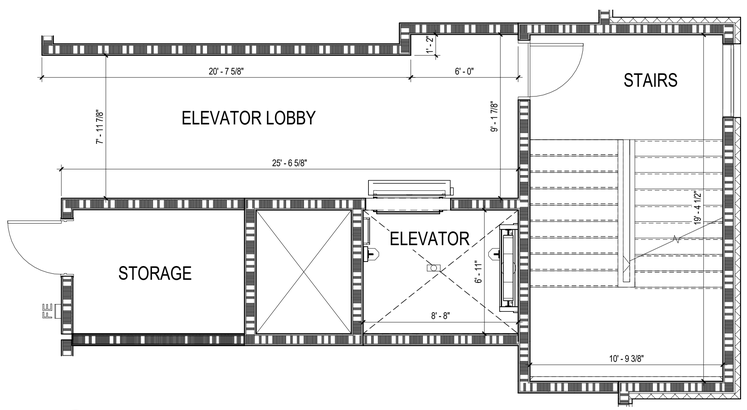
- COMMERCIAL UNITS (PRIVATE AREAS)
- RESIDENTIAL RENTAL UNITS (PRIVATE AREAS)



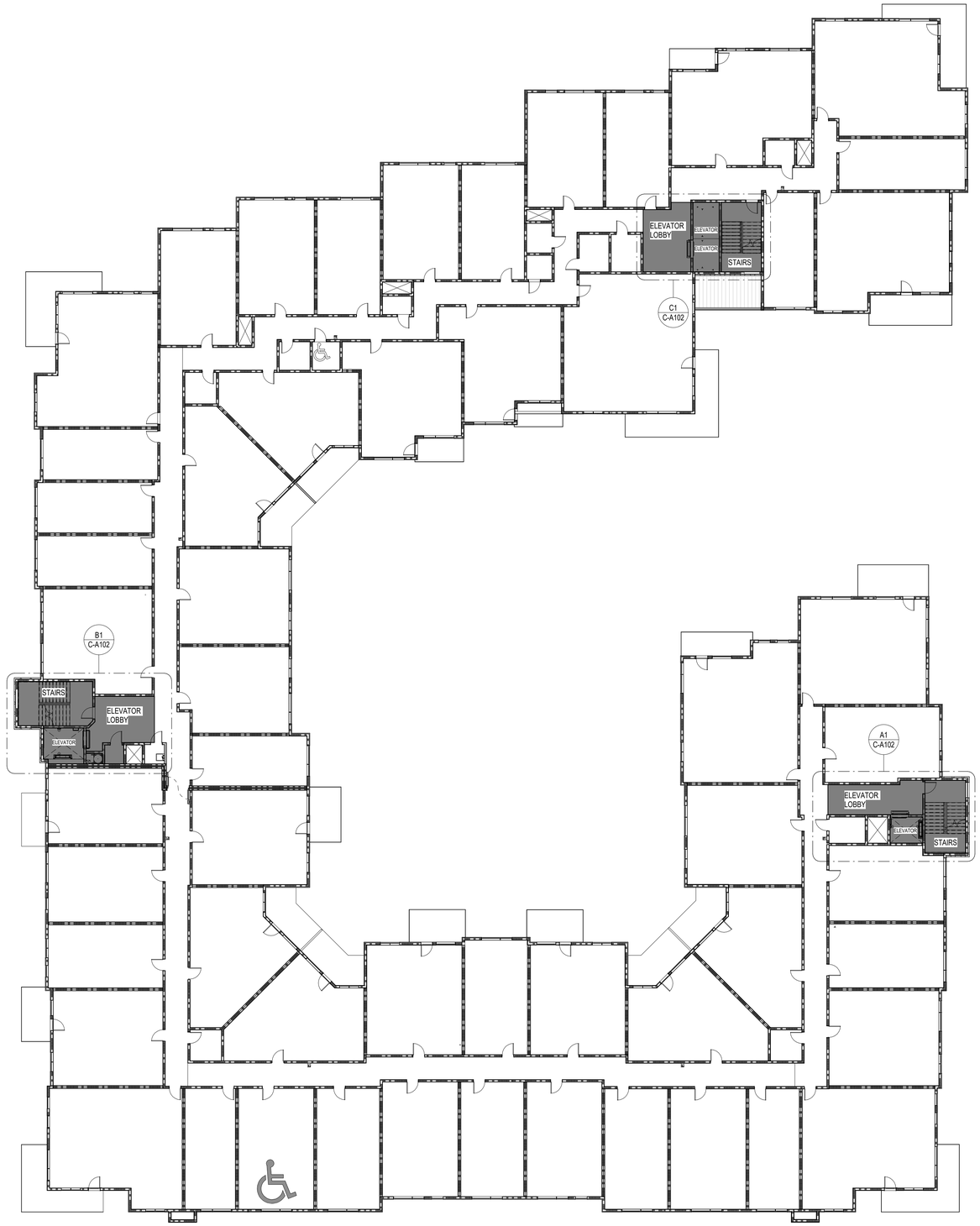
C1 / C-A102 **LEVEL 2 - EAST ELEVATOR LOBBY**
1/4" = 1'-0"



B1 / C-A102 **LEVEL 2 - NORTH ELEVATOR LOBBY**
1/4" = 1'-0"



A1 / C-A102 **LEVEL 2 - SOUTH ELEVATOR LOBBY**
1/4" = 1'-0"



1 / C-A102 **LEVEL 2 - OVERALL FLOOR PLAN**
1/16" = 1'-0"

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LEVEL 2 - OVERALL FLOOR PLAN & CONDO AMENITY SPACES

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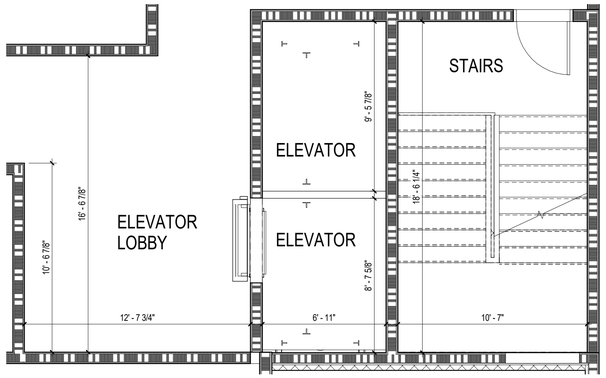
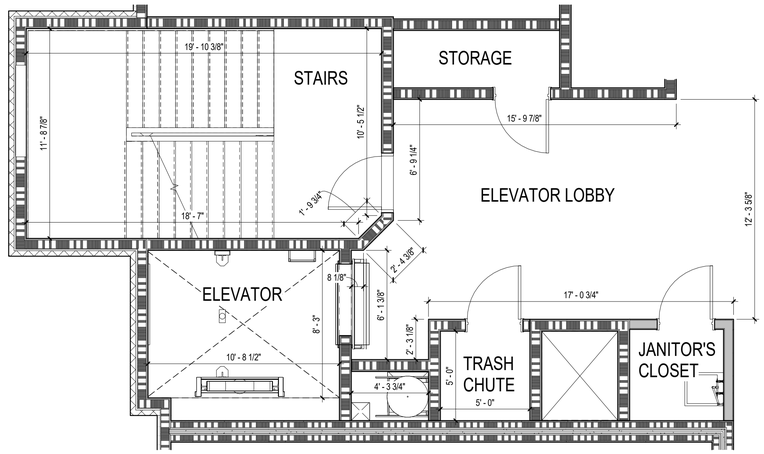
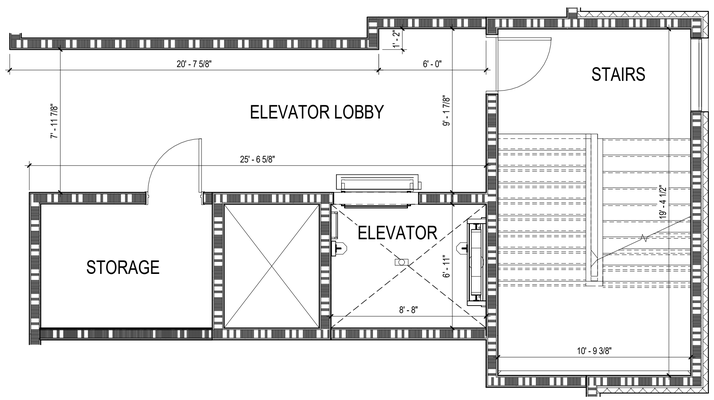


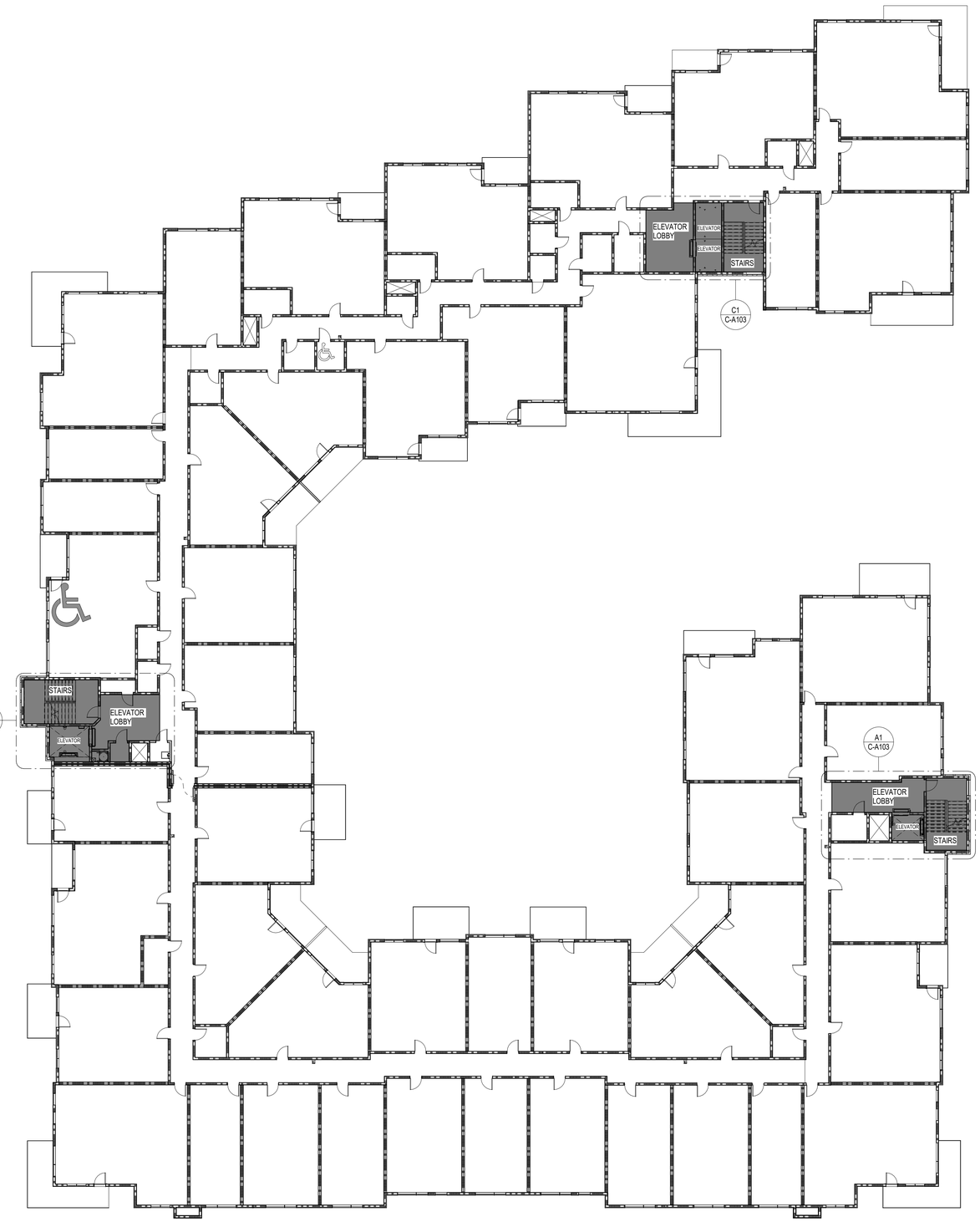
C1 C-A103 **LEVEL 3 - EAST ELEVATOR LOBBY**
1/4" = 1'-0"



B1 C-A103 **LEVEL 3 - NORTH ELEVATOR LOBBY**
1/4" = 1'-0"



A1 C-A103 **LEVEL 3 - SOUTH ELEVATOR LOBBY**
1/4" = 1'-0"



A4 C-A103 **LEVEL 3 - OVERALL FLOOR PLAN**
1/16" = 1'-0"

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LEVEL 3 - OVERALL FLOOR PLAN & CONDO AMENITY SPACES

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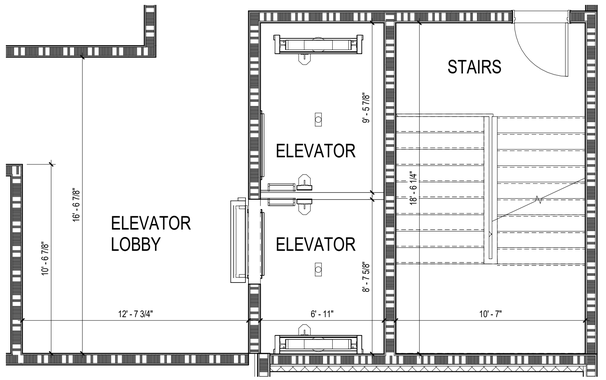
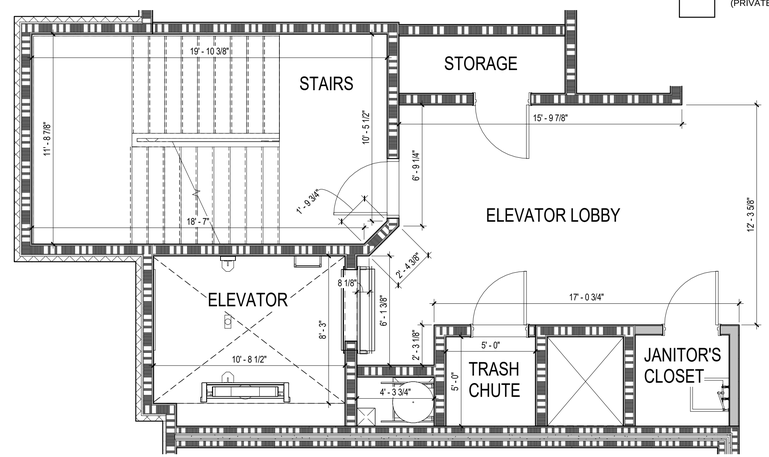
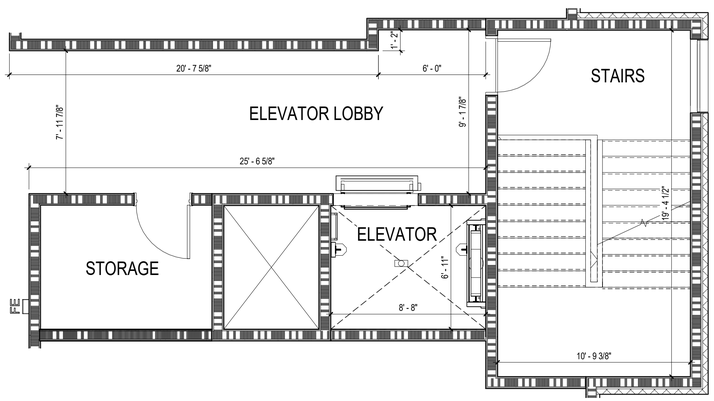


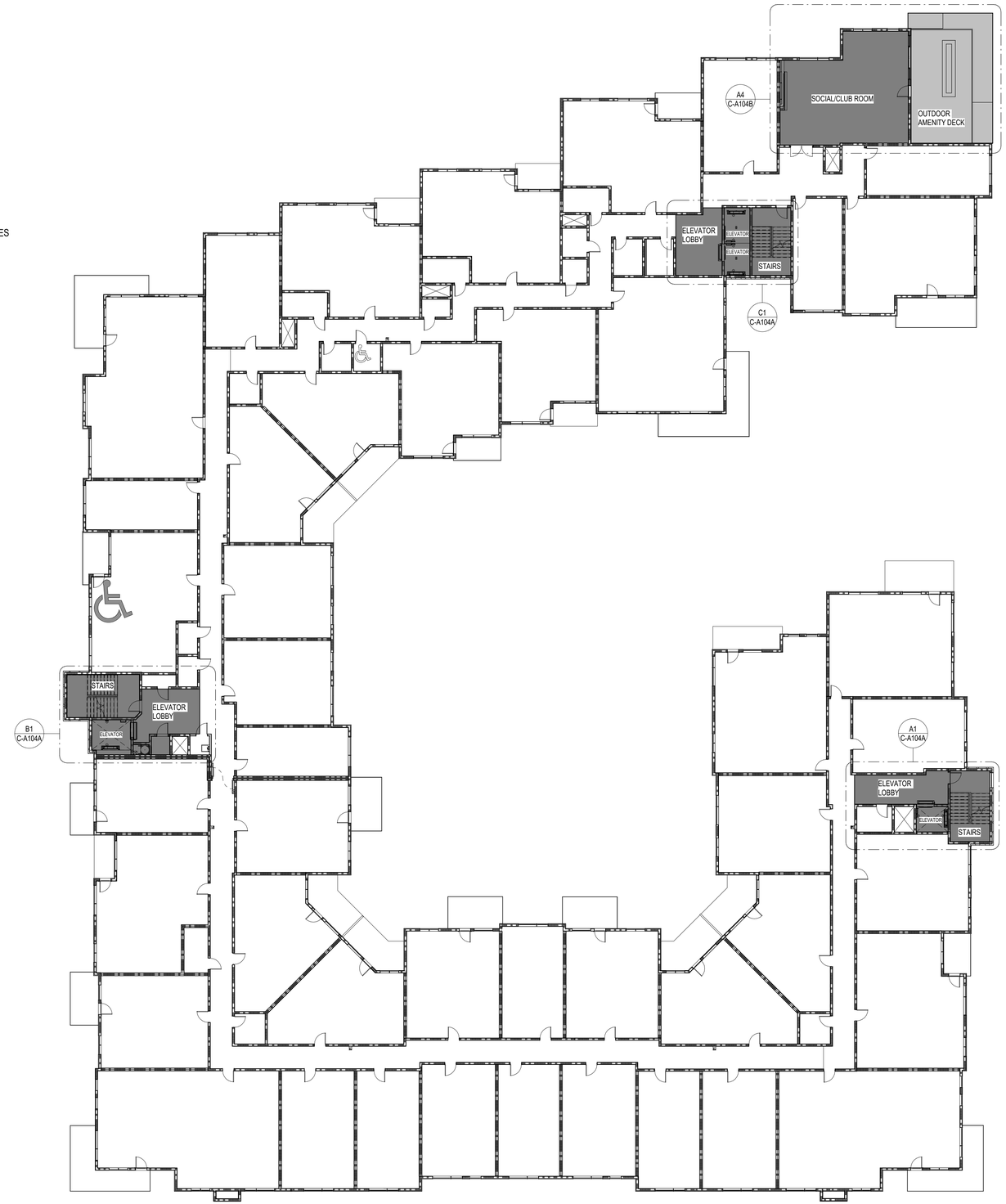
C1 C-A104A **LEVEL 4 - EAST ELEVATOR LOBBY**
1/4" = 1'-0"



B1 C-A104A **LEVEL 4 - NORTH ELEVATOR LOBBY**
1/4" = 1'-0"



A1 C-A104A **LEVEL 4 - SOUTH ELEVATOR LOBBY**
1/4" = 1'-0"



A4 C-A104A **LEVEL 4 - OVERALL FLOOR PLAN**
1/16" = 1'-0"

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LEVEL 4 - OVERALL FLOOR PLAN & CONDO AMENITY SPACES

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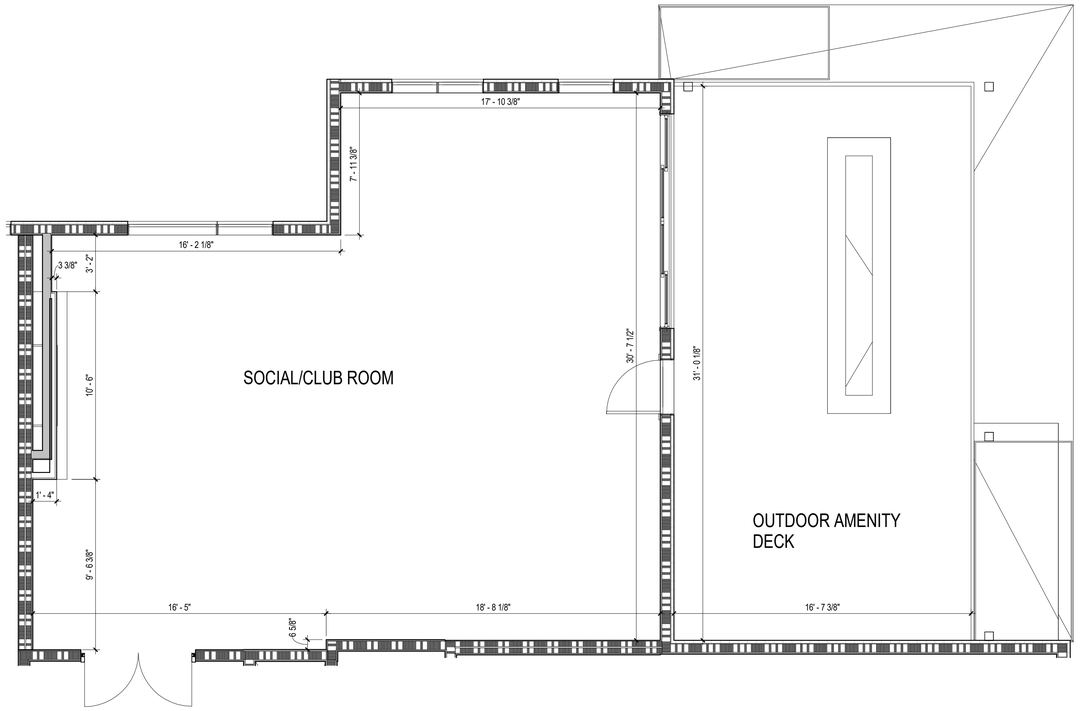

A4 C-A104B **LEVEL 4 - SOCIAL/CLUB ROOM & OUTDOOR AMENITY DECK**
1/4" = 1'-0"

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LEVEL 4 - SOCIAL/CLUB ROOM & OUTDOOR AMENITY DECK

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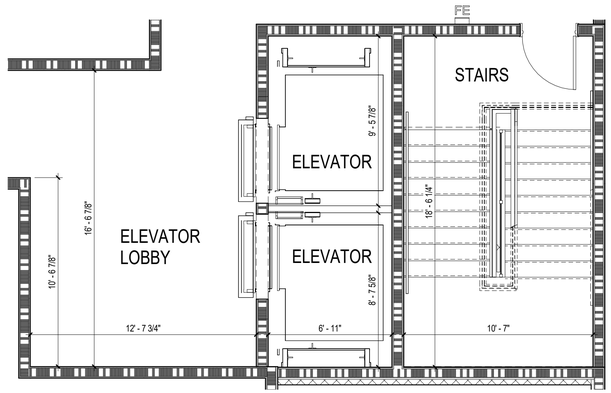

C1 C-A105A **LEVEL 5 - EAST ELEVATOR LOBBY**
1/4" = 1'-0"

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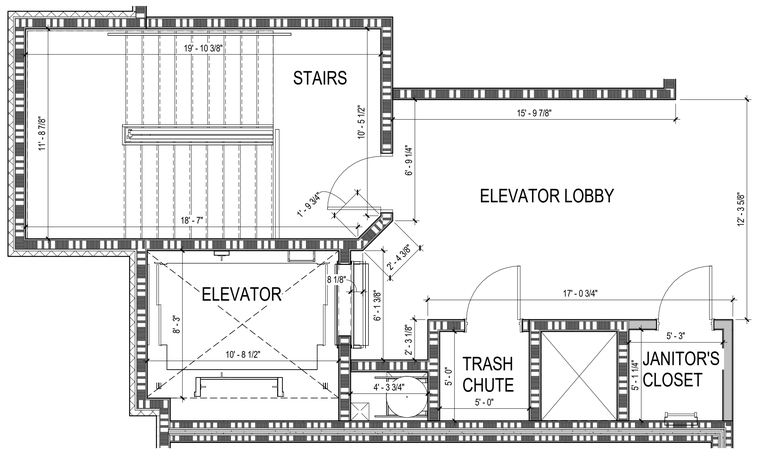
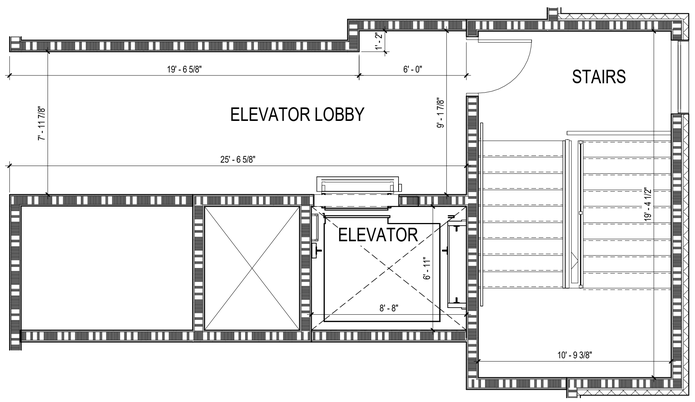
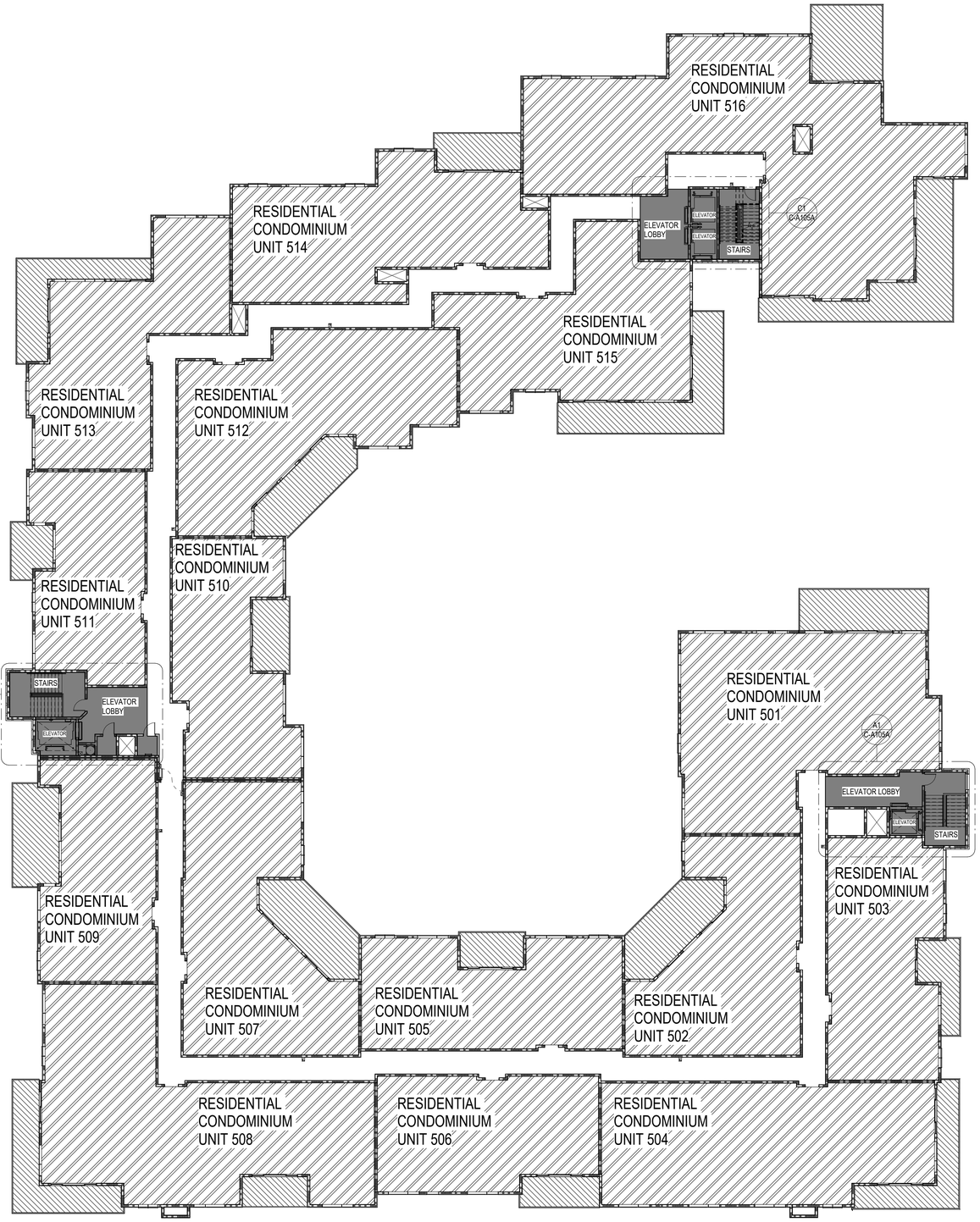


B1 C-A105A **LEVEL 5 - NORTH ELEVATOR LOBBY**
1/4" = 1'-0"



A1 C-A105A **LEVEL 5 - SOUTH ELEVATOR LOBBY**
1/4" = 1'-0"



A4 C-A105A **LEVEL 5 - OVERALL FLOOR PLAN**
1/16" = 1'-0"

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CONDO PLAT DOCS

LEVEL 5 - OVERALL FLOOR PLAN & CONDO AMENITY SPACES

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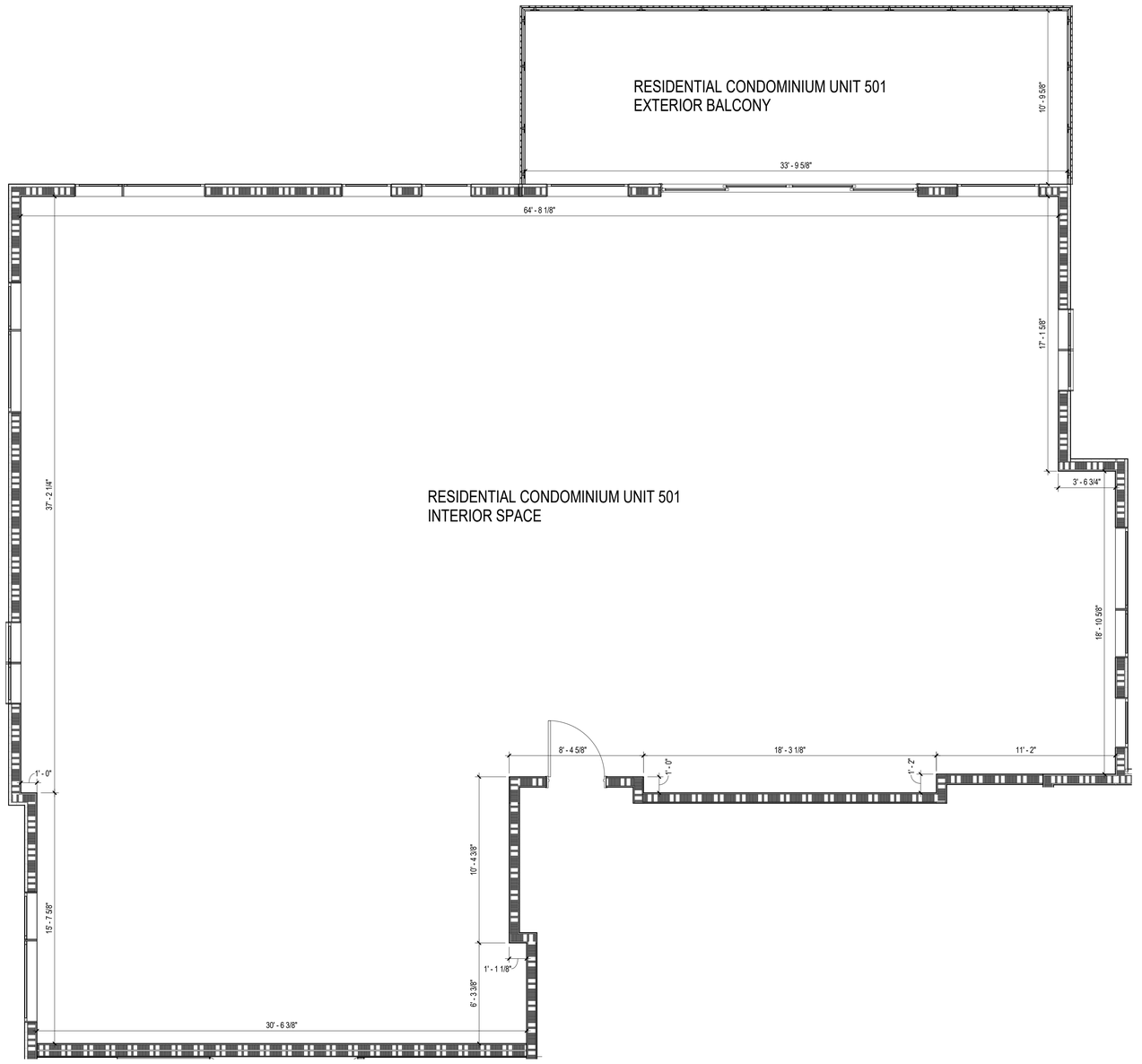

A3
C-A105B **RESIDENTIAL CONDOMINIUM UNIT 501 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 2,935 SQ/FT

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RESIDENTIAL
CONDOMINIUM UNIT 501
FLOOR PLAN

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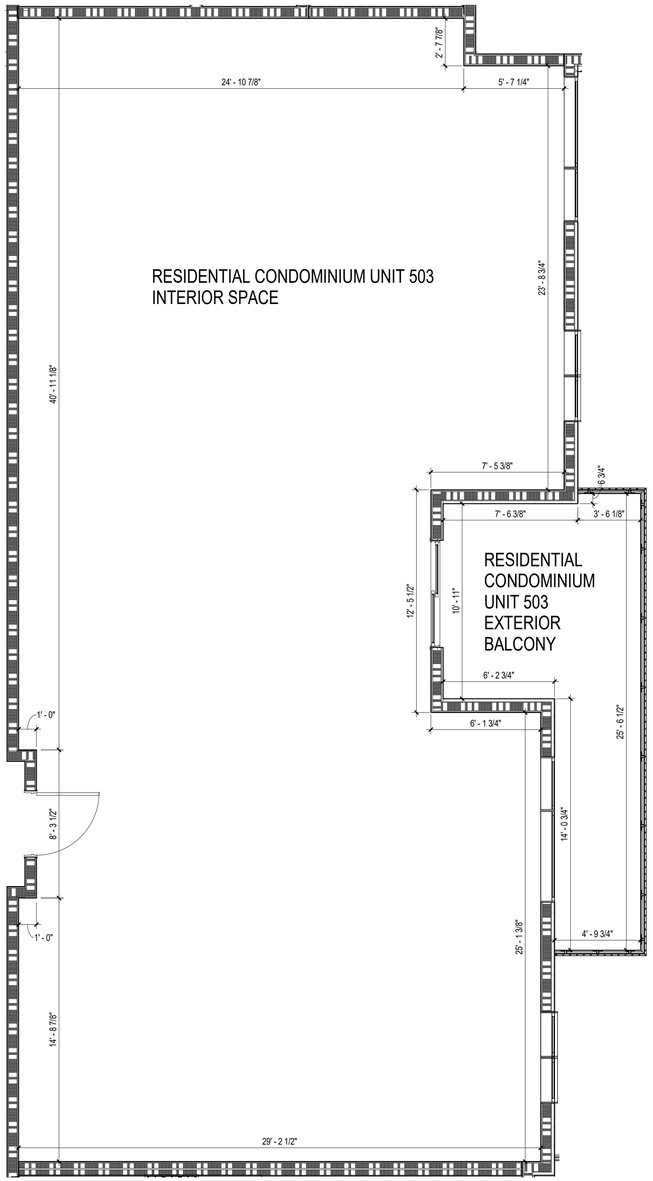
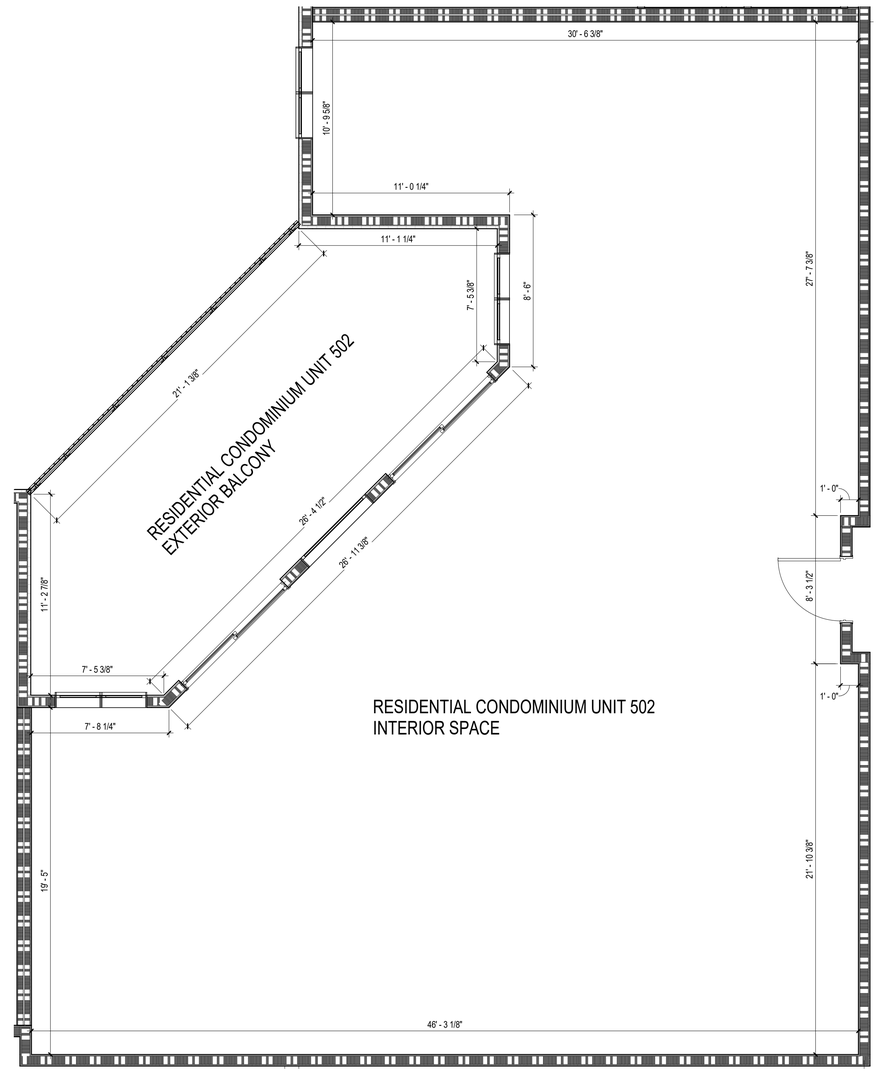


A2 C-A105C **RESIDENTIAL CONDOMINIUM UNIT 503 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 1,804 SQ/FT



A4 C-A105C **RESIDENTIAL CONDOMINIUM UNIT 502 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 1,946 SQ/FT

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CONDO PLAT DOCS

RESIDENTIAL CONDOMINIUM UNITS 502 & 503 FLOOR PLANS

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C-A105C

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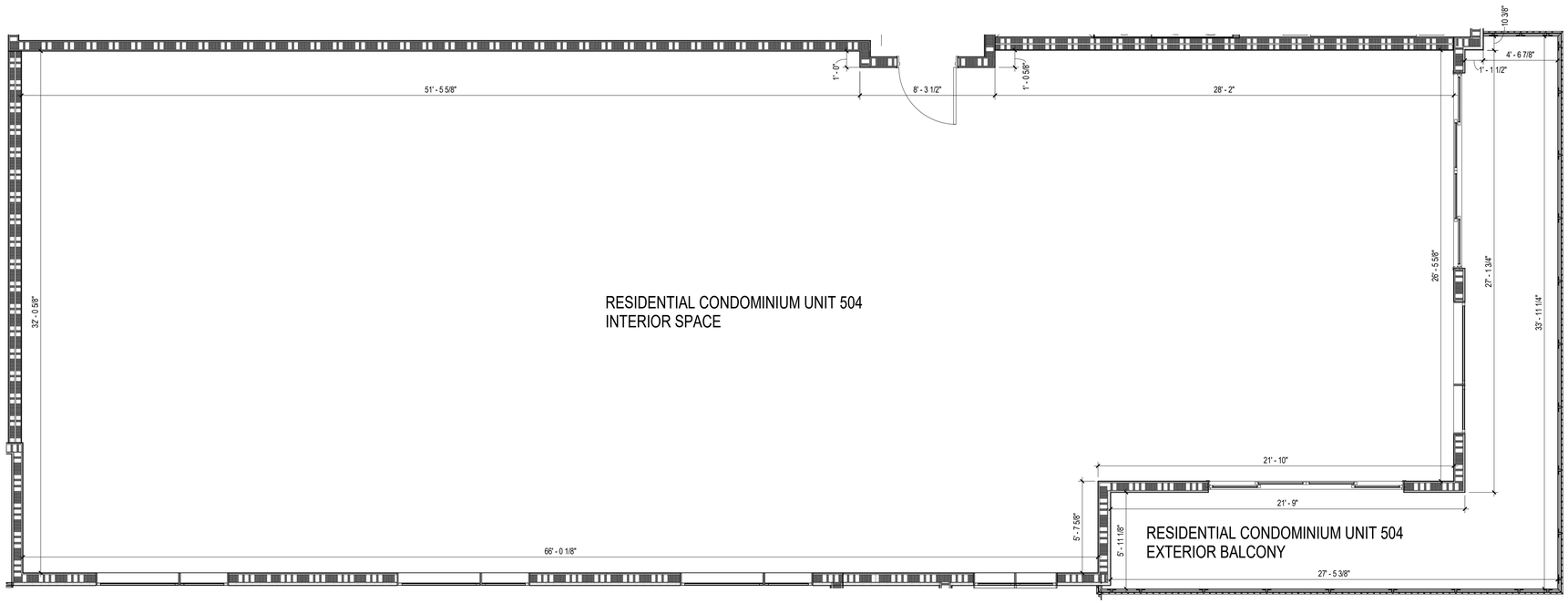
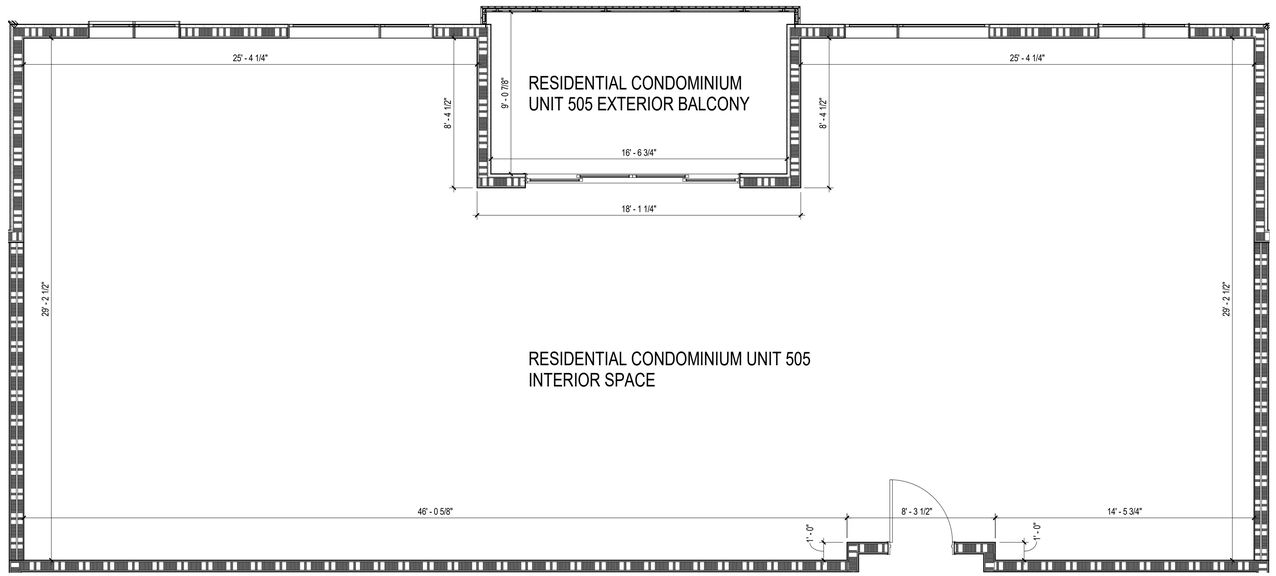


B2 C-A105D **RESIDENTIAL CONDOMINIUM UNIT 504 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 2,699 SQ/FT



A3 C-A105D **RESIDENTIAL CONDOMINIUM UNIT 505 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 1,857 SQ/FT

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RESIDENTIAL CONDOMINIUM UNITS 504 & 505 FLOOR PLANS

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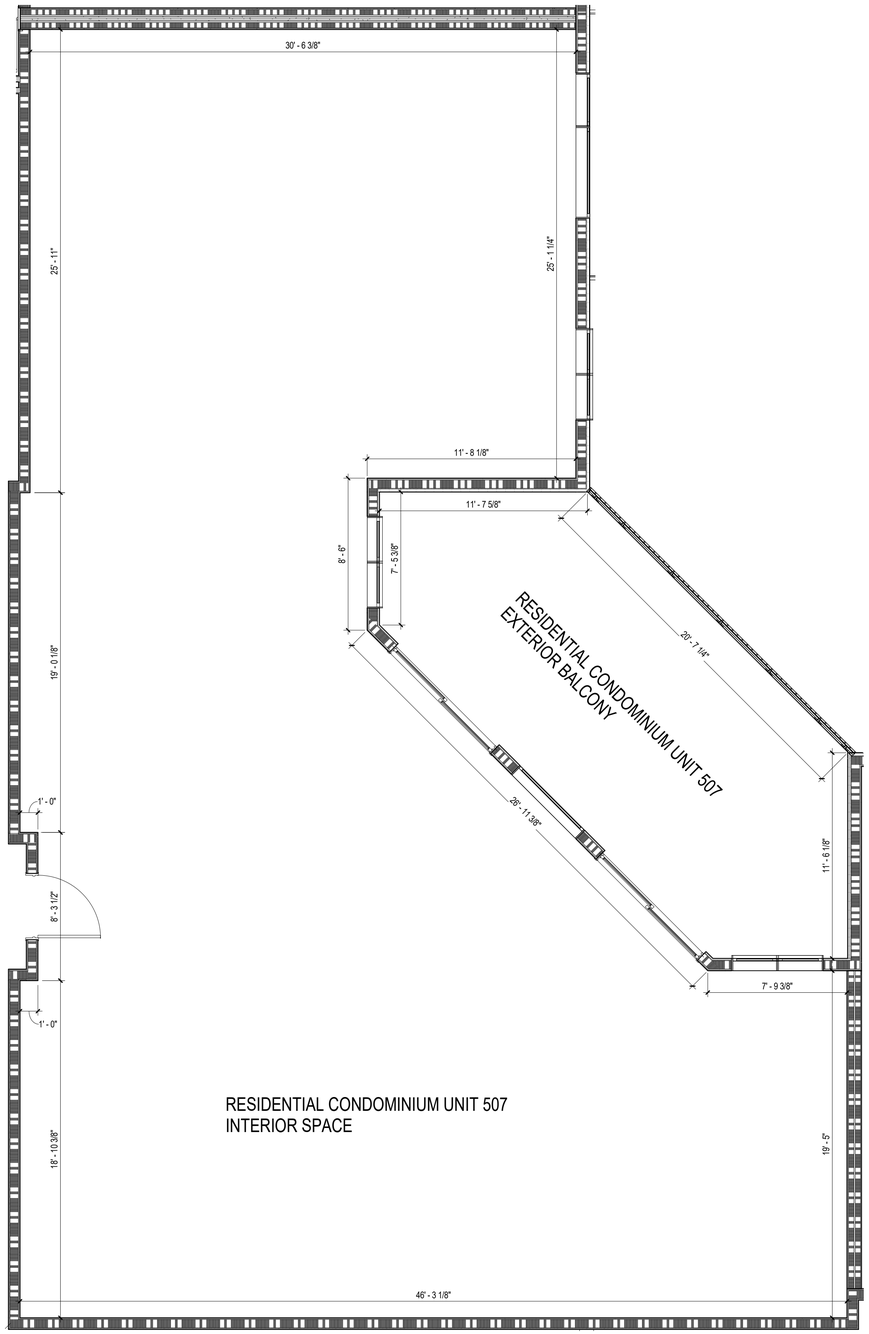
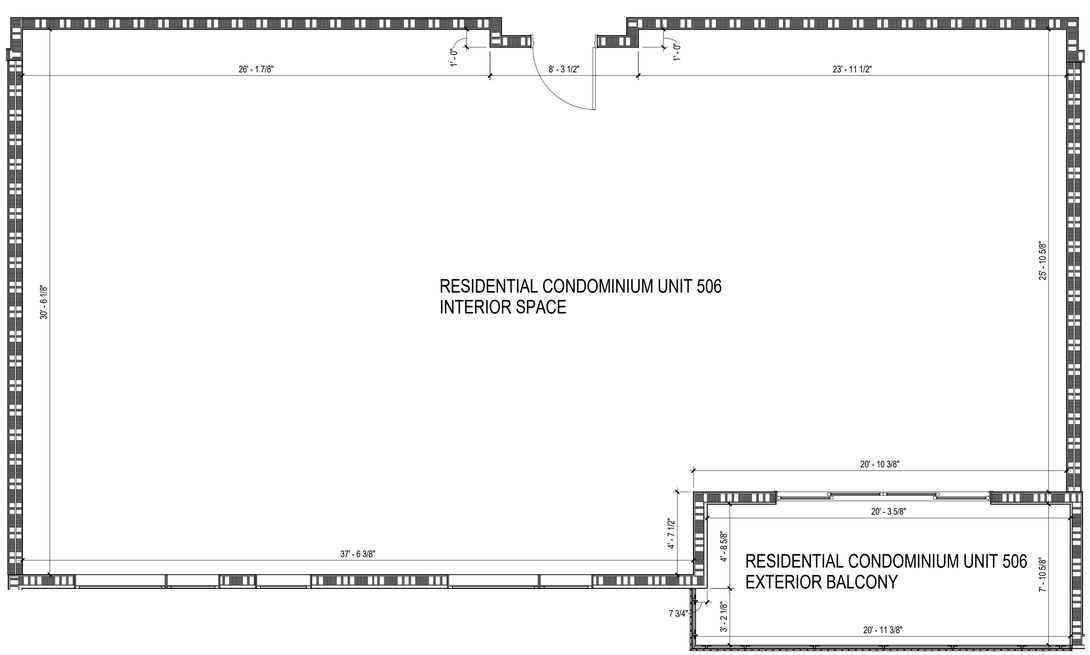


A1 C-A105E **RESIDENTIAL CONDOMINIUM UNIT 507 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 2,387 SQ/FT



A4 C-A105E **RESIDENTIAL CONDOMINIUM UNIT 506 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 1,686 SQ/FT

THE GRANDEUR AT HOLLADAY HILLS
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CONDO PLAT DOCS

RESIDENTIAL CONDOMINIUM UNITS 506 & 507 FLOOR PLANS

DRAWING NUMBER
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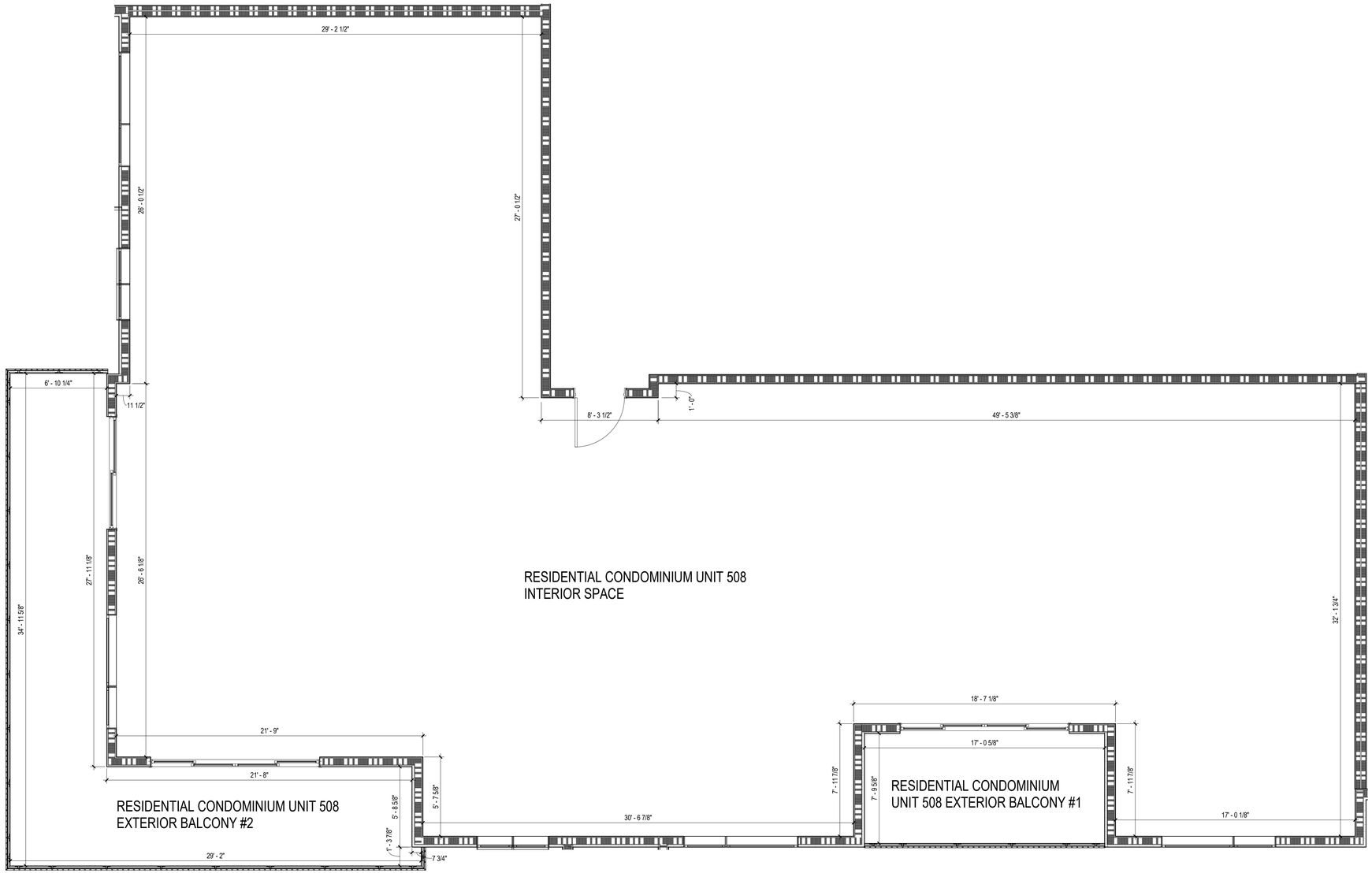

A2 / C-A105F **RESIDENTIAL CONDOMINIUM UNIT 508 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 3,326 SQ/FT

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HOLLADAY, UTAH 84121
o. 801.438.9500
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RESIDENTIAL
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FLOOR PLAN

DRAWING NUMBER
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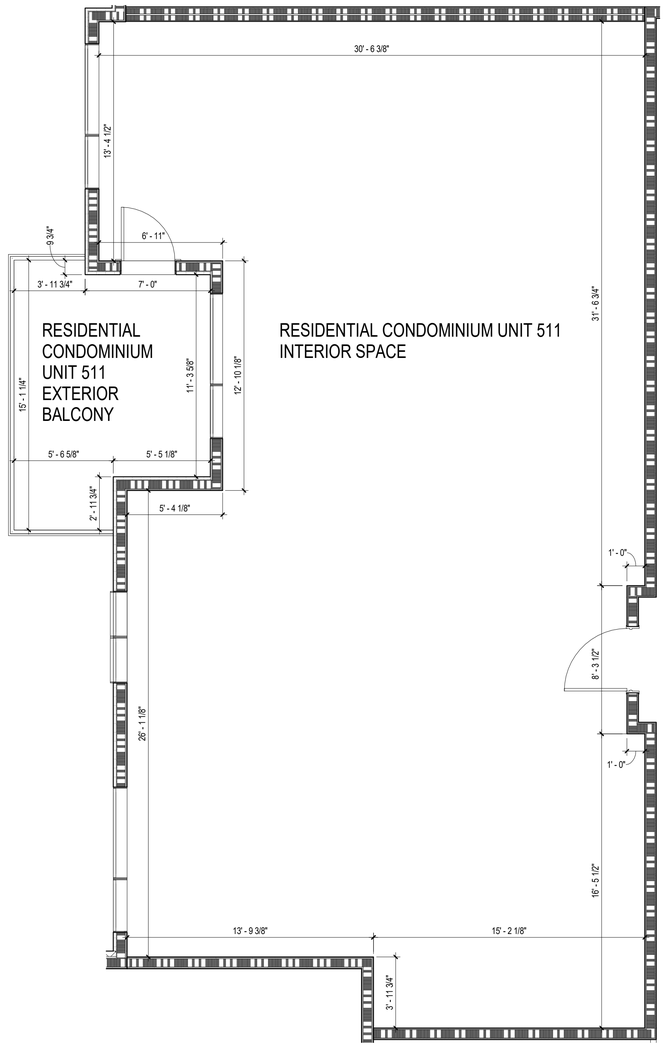
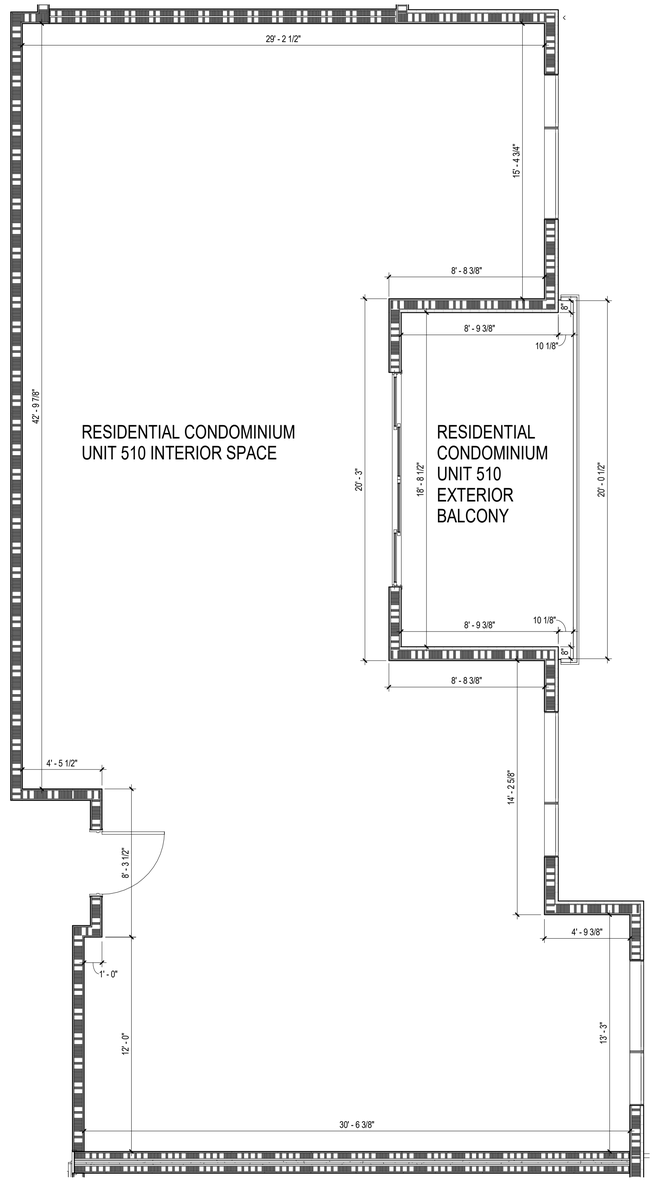


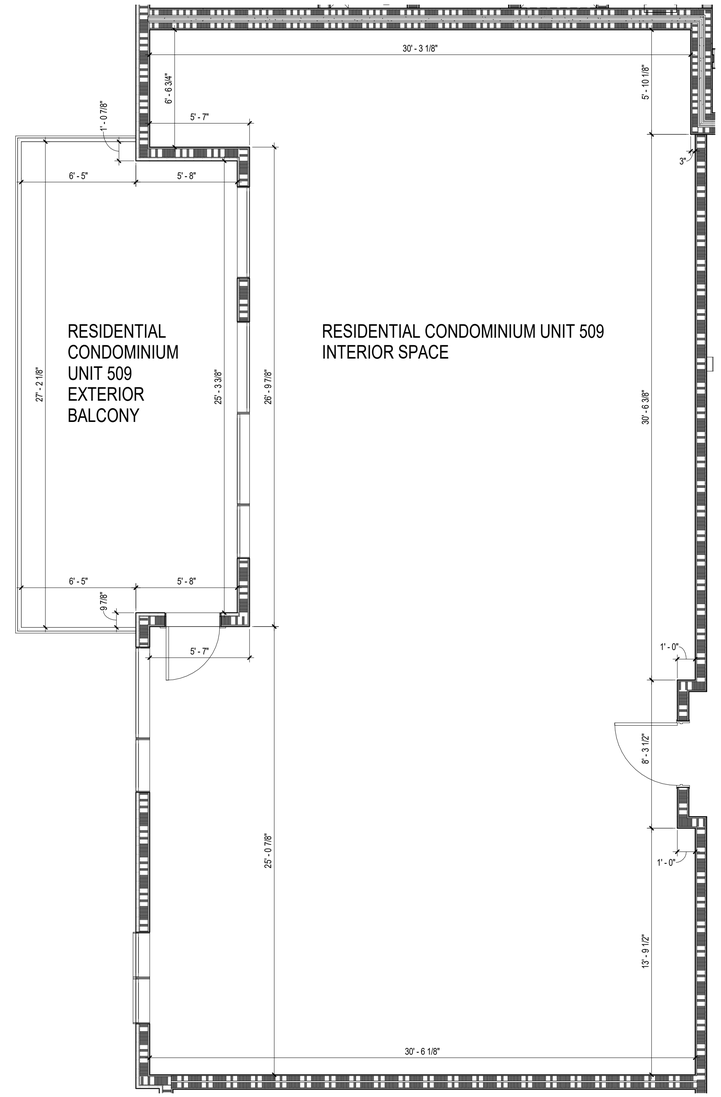
A1 C-A105G **RESIDENTIAL CONDOMINIUM UNIT 511 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUAREFOOTAGE: 1,536 SF



A3 C-A105G **RESIDENTIAL CONDOMINIUM UNIT 510 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUAREFOOTAGE: 1,679 SF



A5 C-A105G **CONDO 9 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUAREFOOTAGE: 1,631 SF

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o. 801.438.9500
f. 801.438.9501
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CONDO PLAT DOCS

RESIDENTIAL CONDOMINIUM UNITS 509, 510 & 511 FLOOR PLANS

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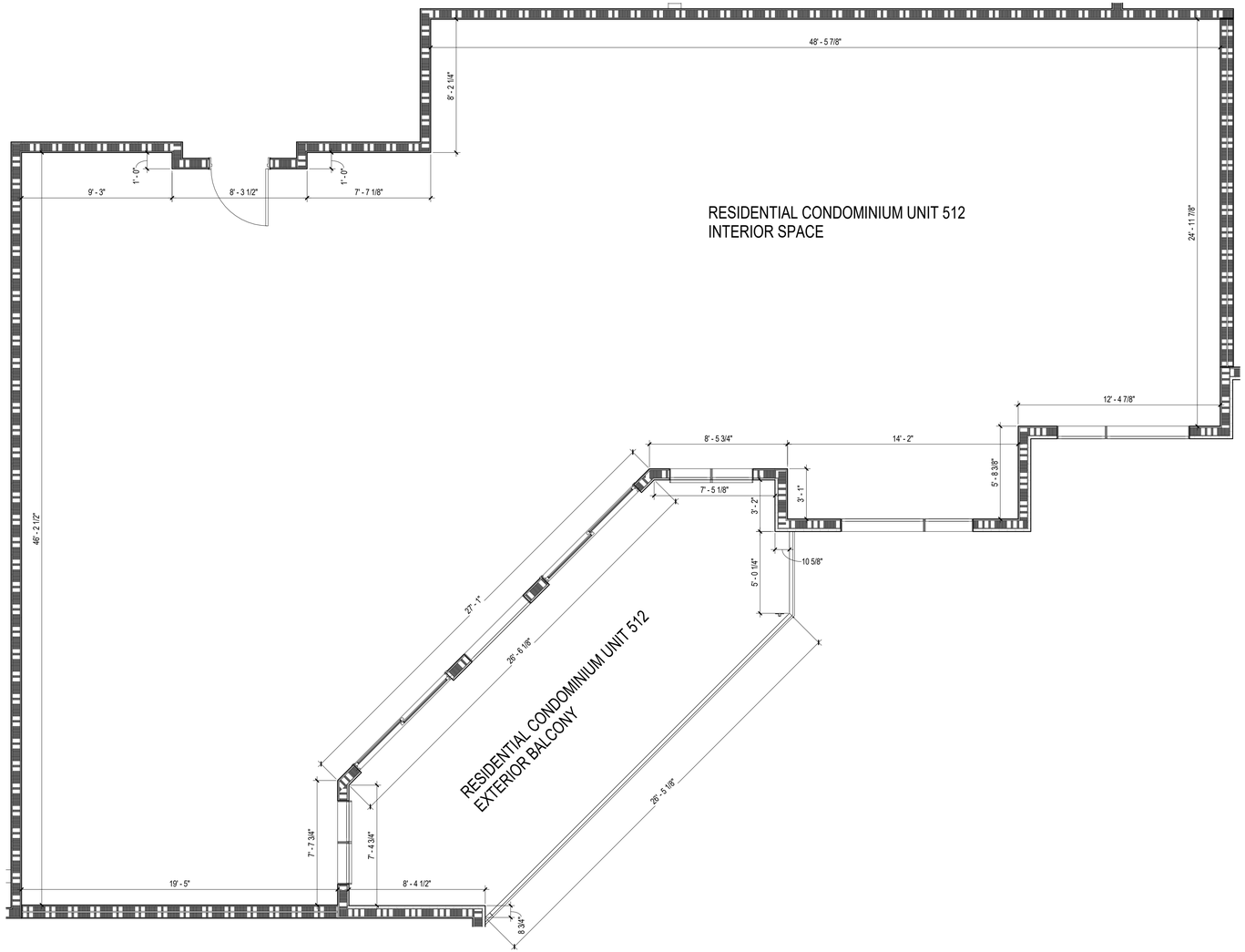

A3 C-A105H **RESIDENTIAL CONDOMINIUM UNIT 512 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 2549 SF

MARK	ISSUE DESCRIPTION	ISS. DATE
5	PERMIT SET	11.16.20
6	FRAMING BID SET	02.22.21
7	REVIEW SET	03.10.21
8	POOL BID SET	03.15.21
9	CONFORM SET	04.20.21
10	CONFORM SET	06.08.21

#	REV. DESCRIPTION	REV. DATE

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Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500
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RESIDENTIAL CONDOMINIUM UNIT 512 FLOOR PLAN

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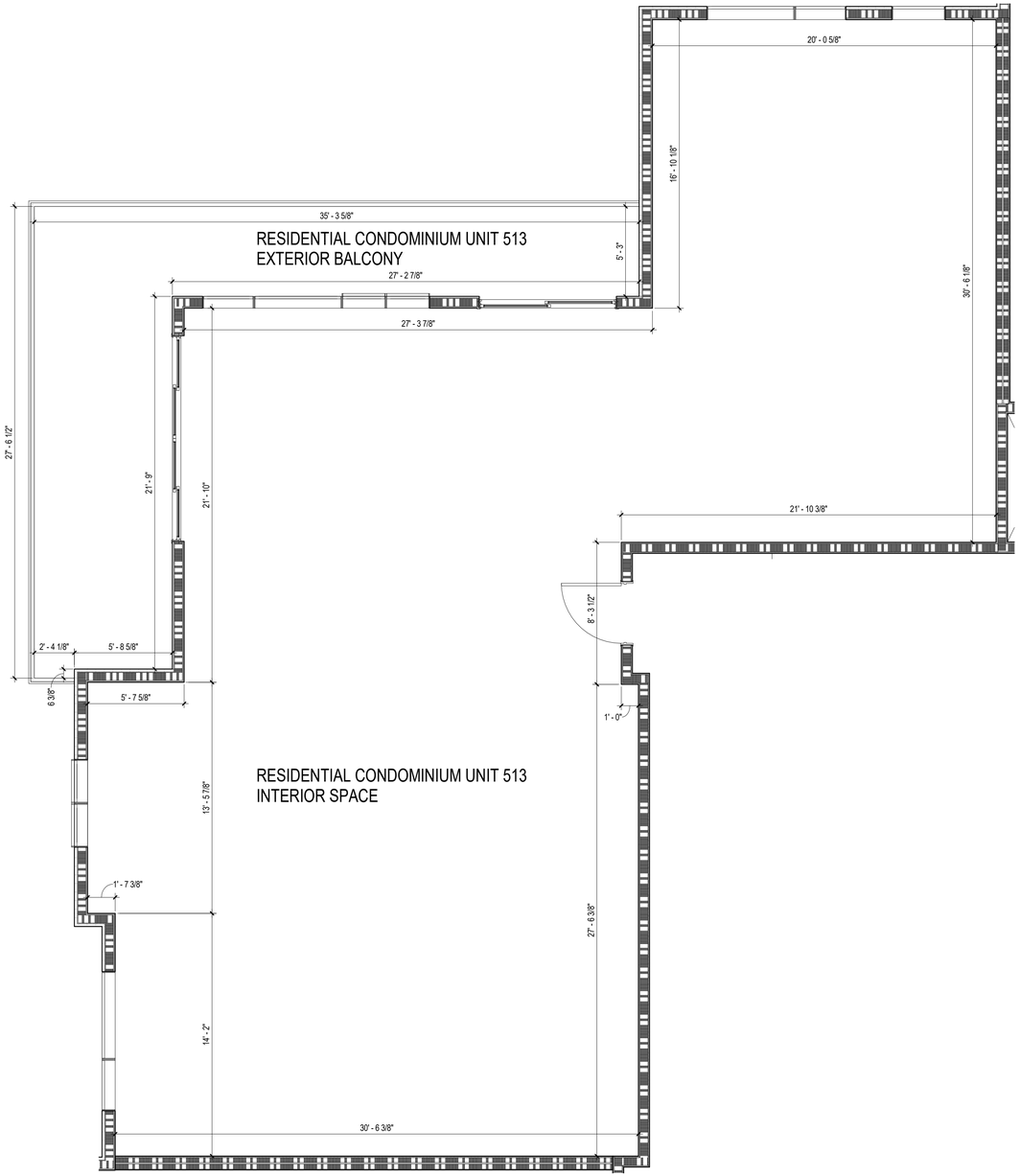

A4 C-A105J **RESIDENTIAL CONDOMINIUM UNIT 513 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUAREFOOTAGE: 2,060 SQ/FT

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HOLLADAY, UTAH 84121

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3115 EAST LION LANE, #200
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o. 801.438.9500
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RESIDENTIAL
CONDOMINIUM UNIT 513
FLOOR PLAN

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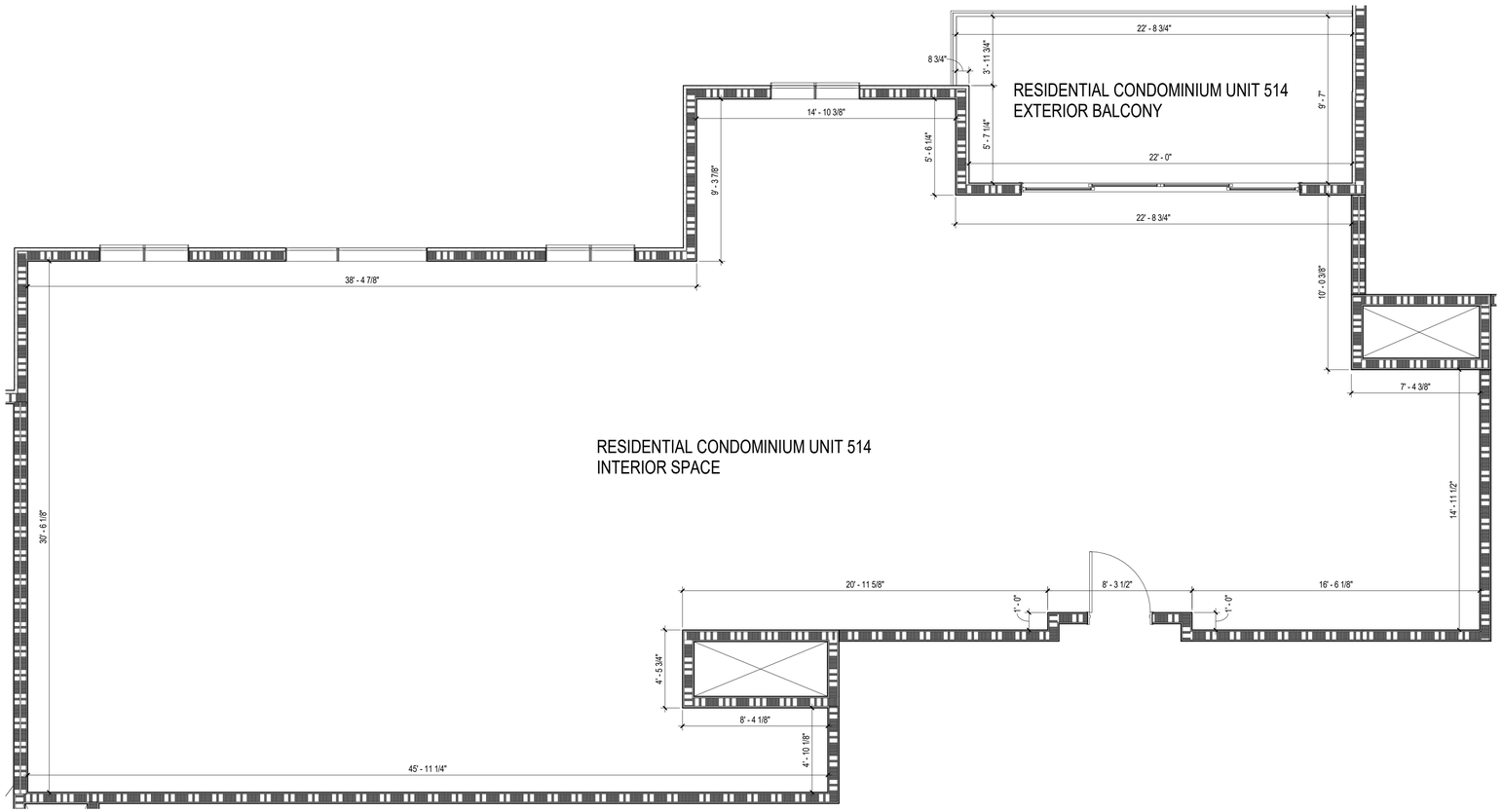

A3 C-A105K **RESIDENTIAL CONDOMINIUM UNIT 514 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUAREFOOTAGE: 2,281 SQ/FT

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CONDO 14 FLOOR PLAN

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C-A105K

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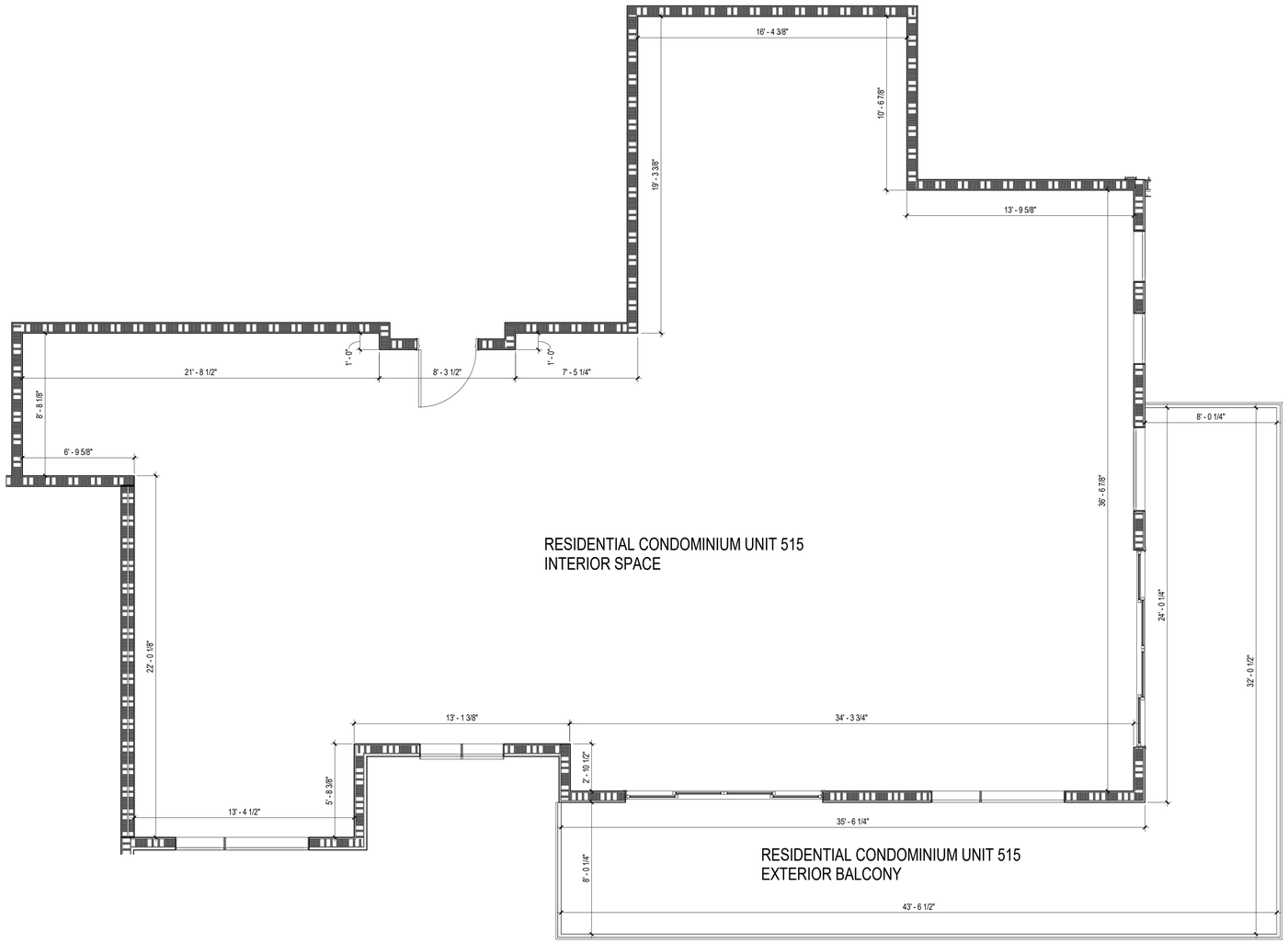

A3 / C-A105L **RESIDENTIAL CONDOMINIUM UNIT 515 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUARE FOOTAGE: 2250 SQ/FT

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RESIDENTIAL CONDOMINIUM UNIT 515 FLOOR PLAN

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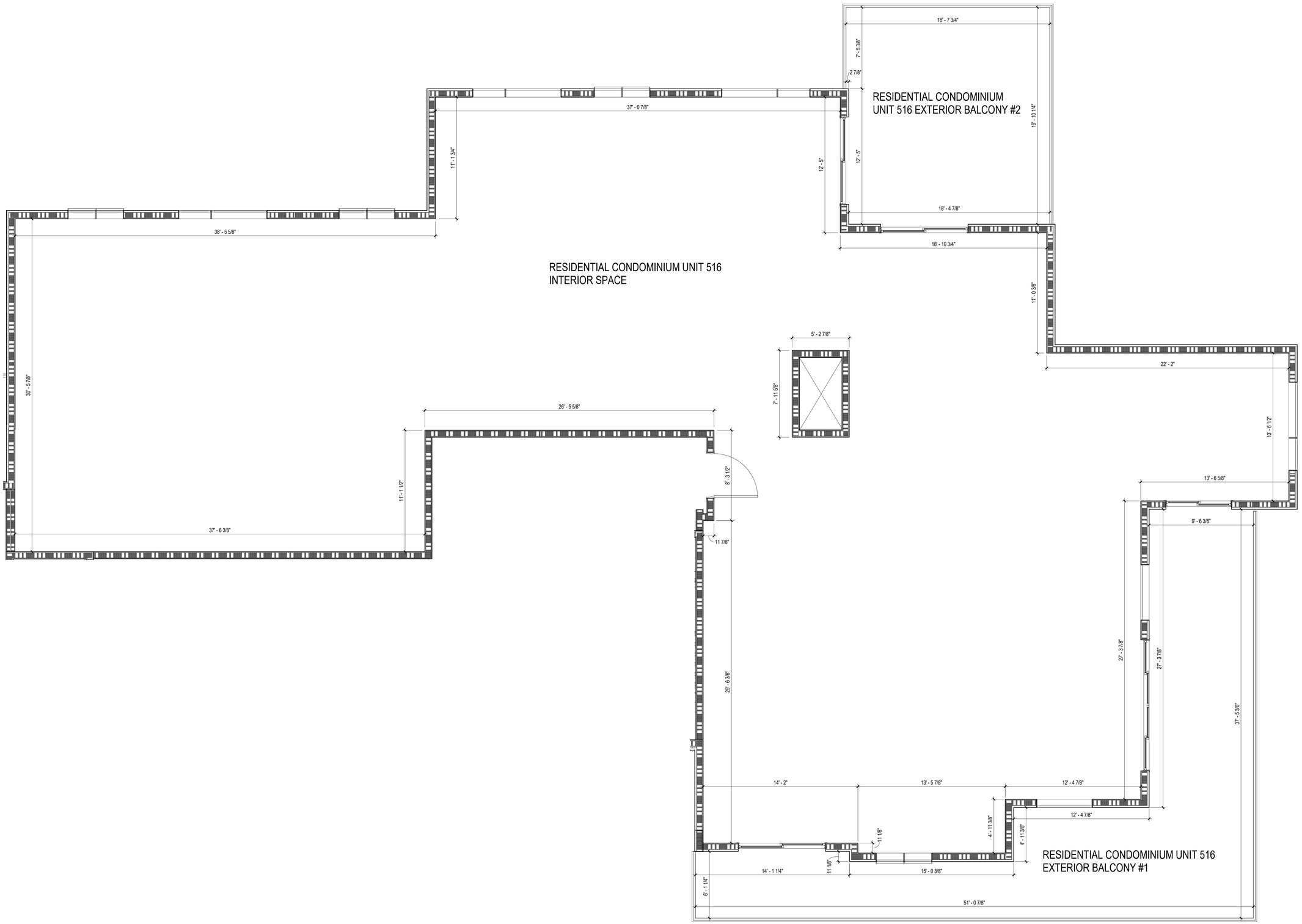

A1 C-A105M **RESIDENTIAL CONDOMINIUM UNIT 516 FLOOR PLAN**
1/4" = 1'-0"

GROSS SQUAREFOOTAGE: 4,338 SQ/FT

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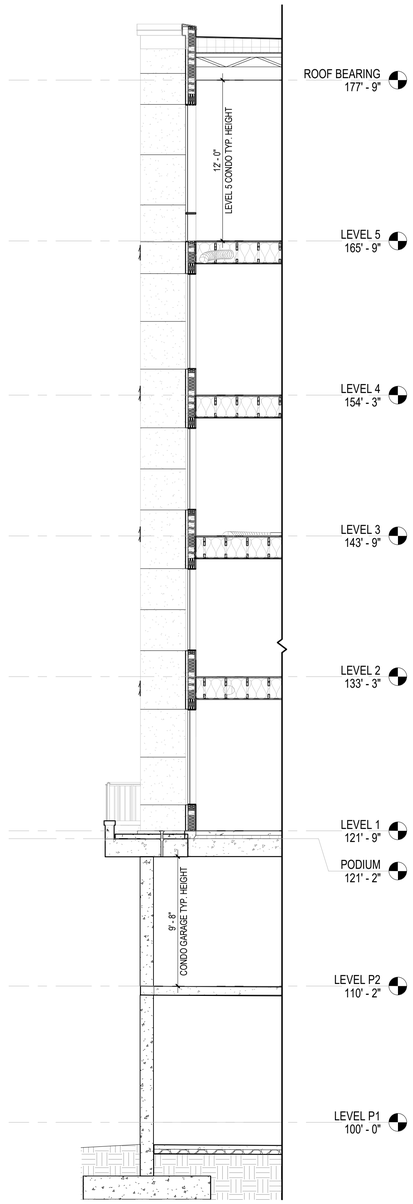
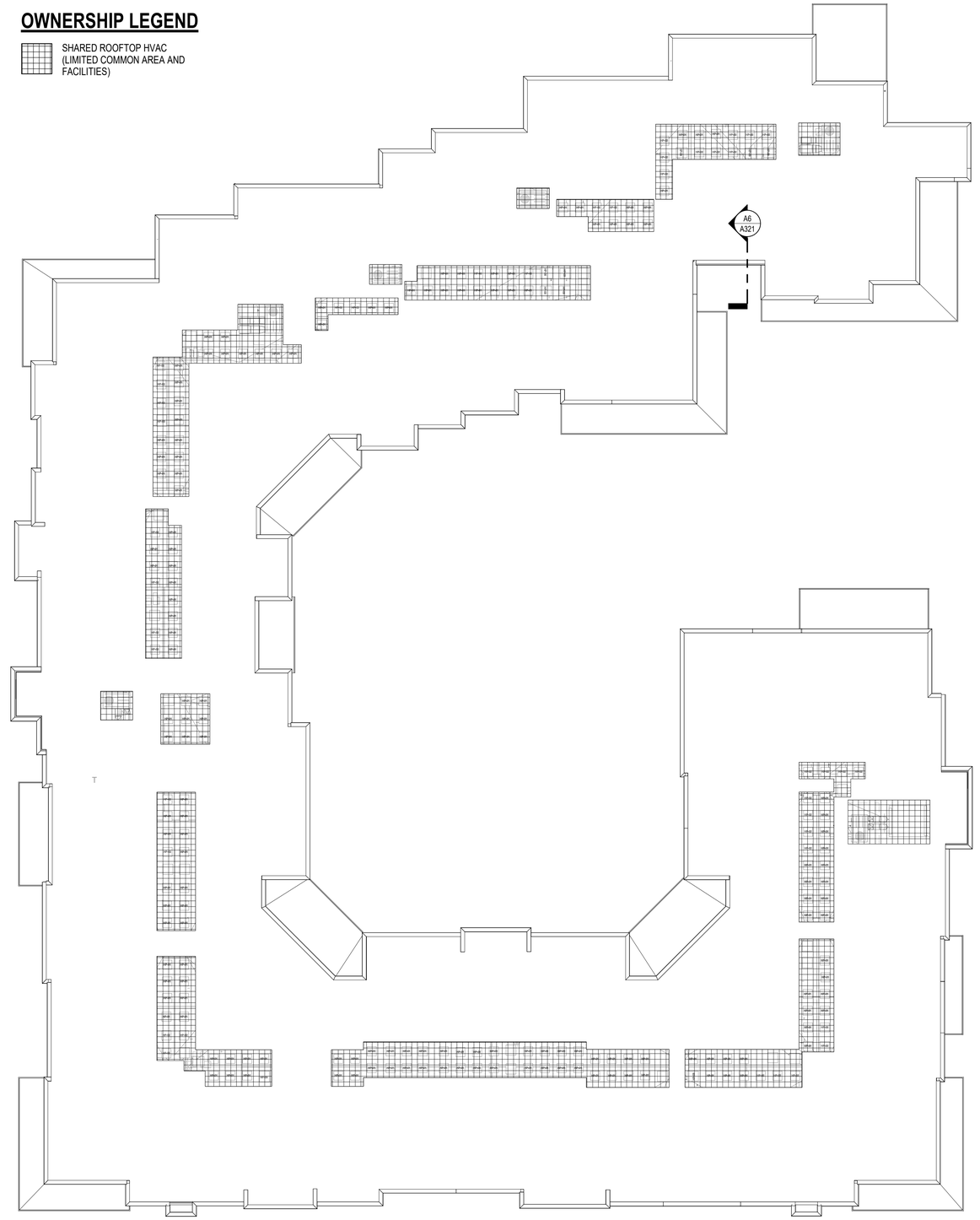


A2 C-A131 **EXTERIOR WALL SECTION**
3/16" = 1'-0"

OWNERSHIP LEGEND

SHARED ROOFTOP HVAC (LIMITED COMMON AREA AND FACILITIES)



A4 C-A131 **ROOF PLAN**
1/16" = 1'-0"

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CONDO PLAT DOCS

ROOF PLAN & EXTERIOR WALL SECTION

DRAWING NUMBER

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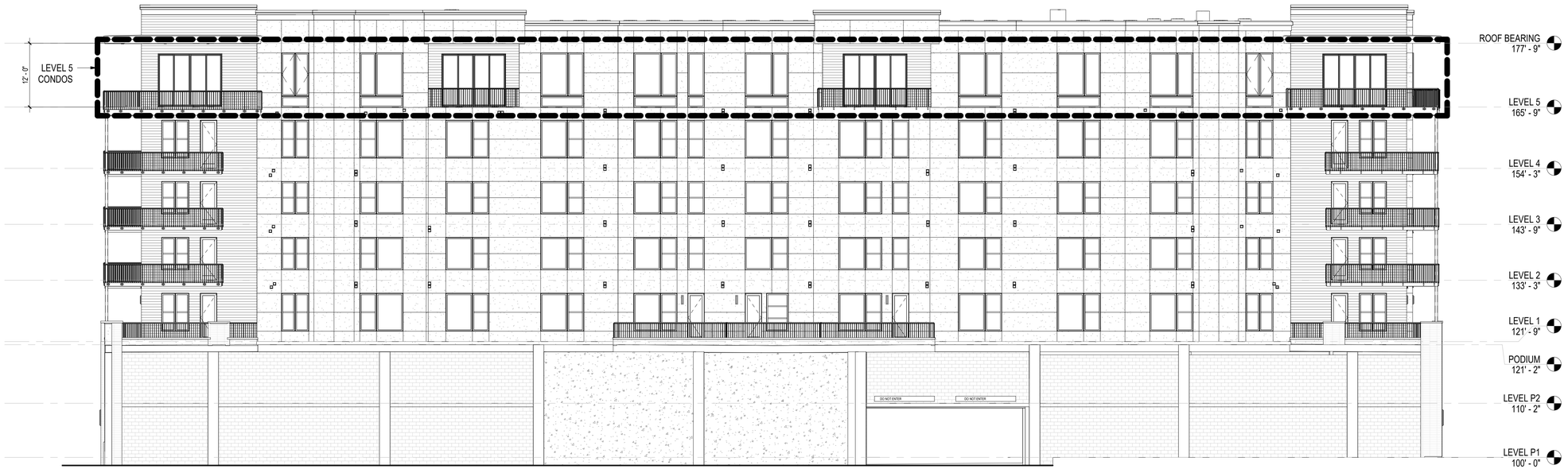

C2 C-A201 **WEST ELEVATION**
3/32" = 1'-0"

A1 C-A201 **NORTH ELEVATION**
3/32" = 1'-0"

THE GRANDEUR AT HOLLADAY HILLS

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EXTERIOR ELEVATIONS

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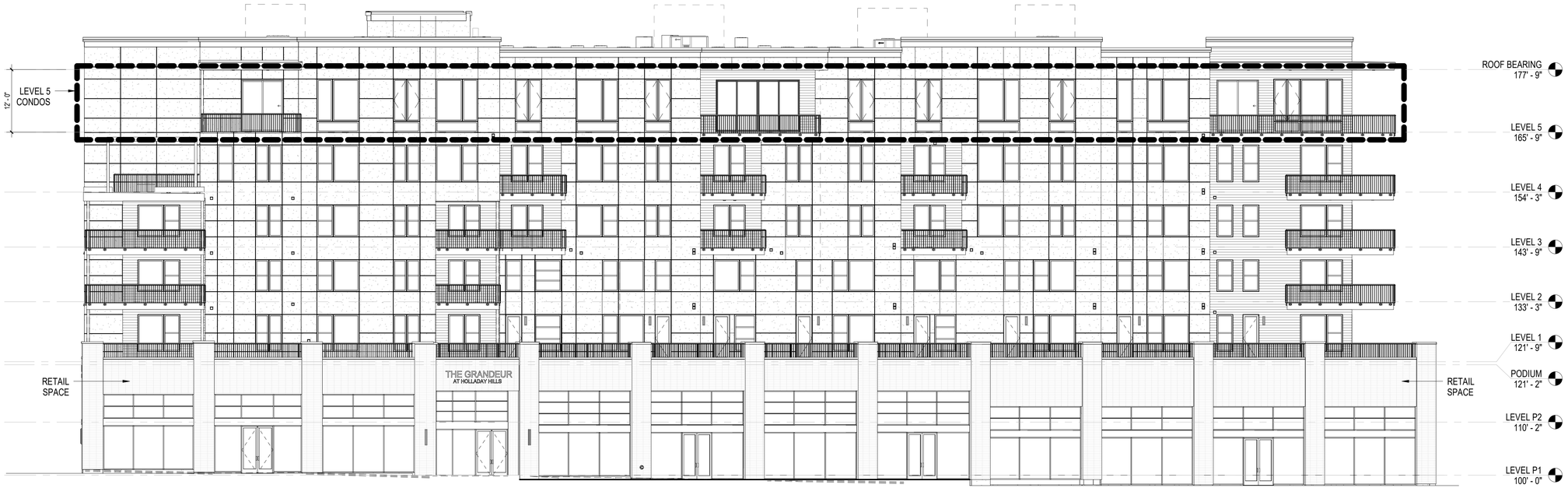
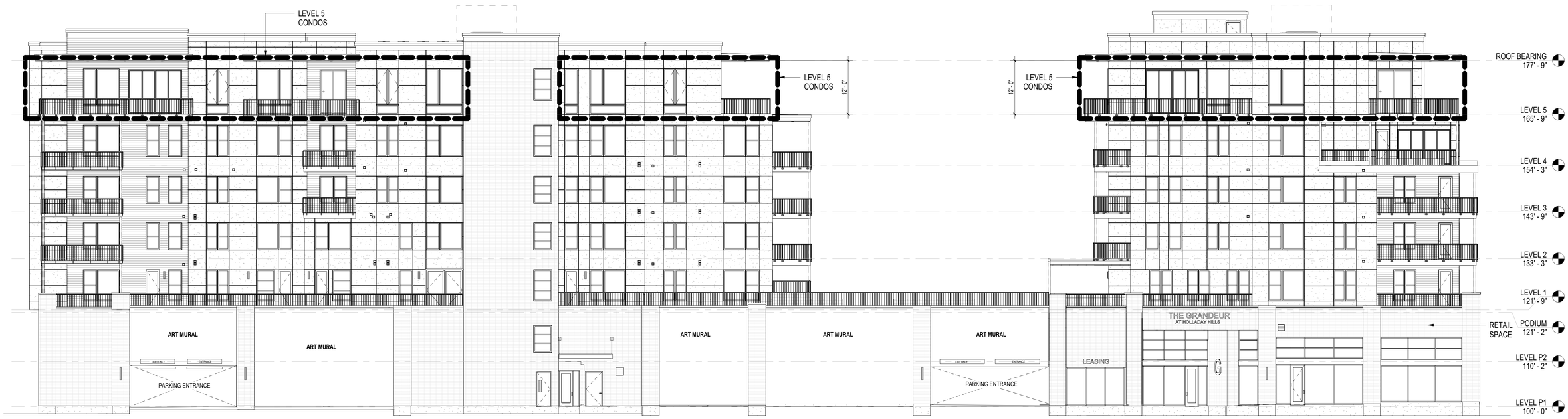


C2 C-A202 **EAST ELEVATION**
3/32" = 1'-0"



A1 C-A202 **SOUTH ELEVATION**
3/32" = 1'-0"

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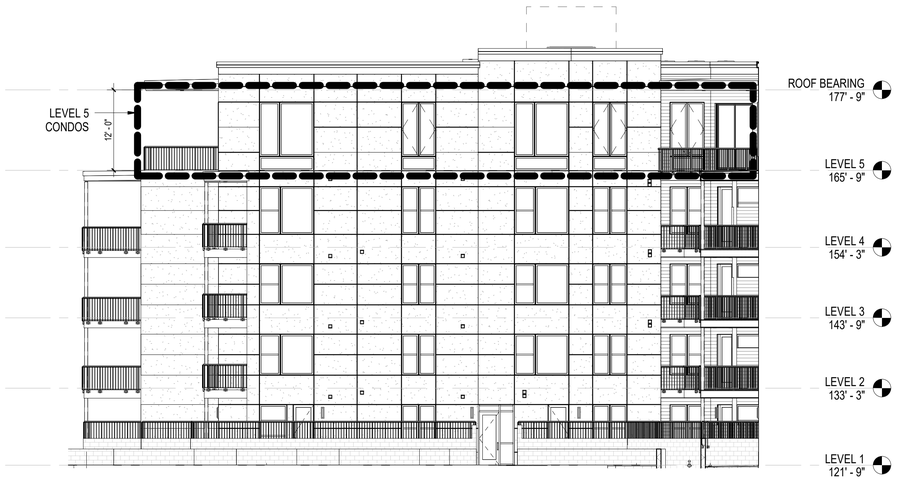
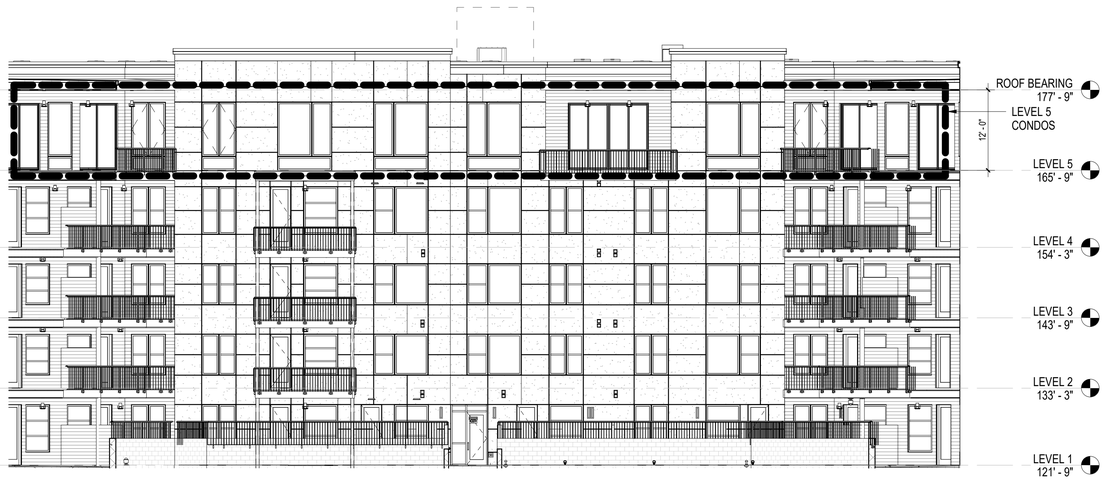
C1 / C-A203 **COURTYARD NORTH**
3/32" = 1'-0"

C5 / C-A203 **WEST FITNESS ELEVATION**
3/32" = 1'-0"



A1 / C-A203 **COURTYARD EAST**
3/32" = 1'-0"



A4 / C-A203 **COURTYARD WEST**
3/32" = 1'-0"

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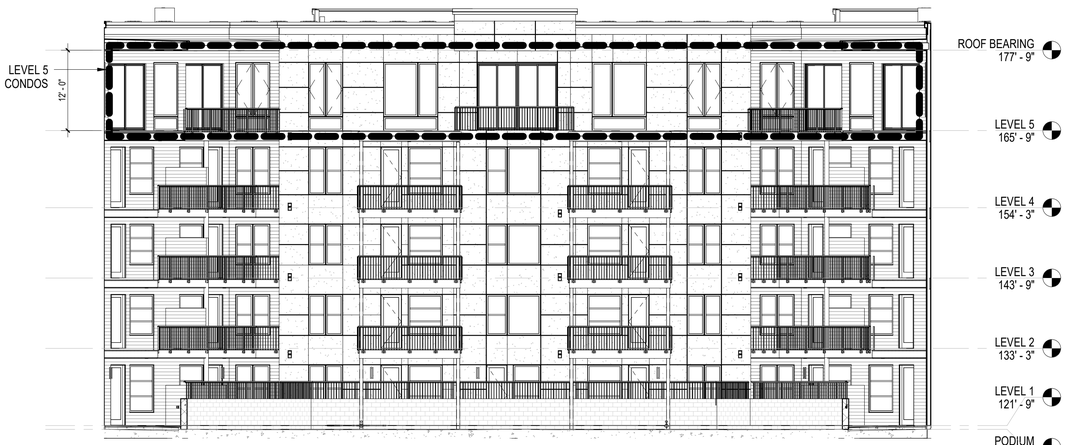
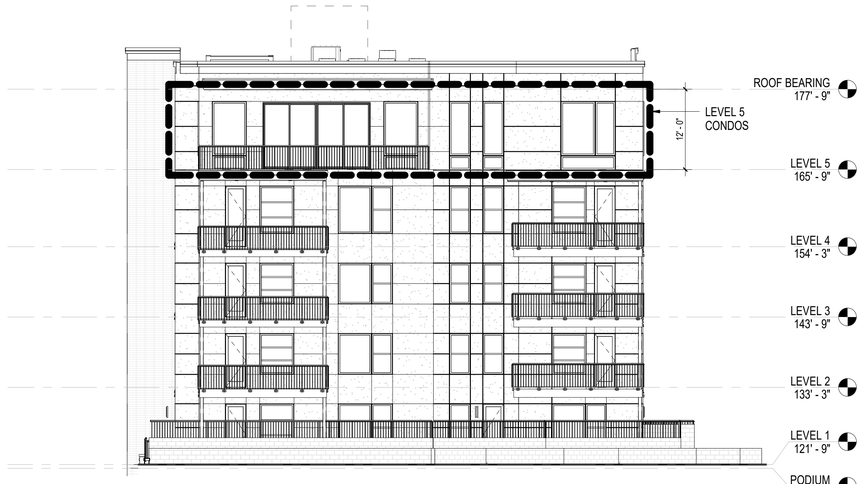


C1 C-A204 **COURTYARD SOUTH**
3/32" = 1'-0"



C4 C-A204 **COURTYARD SOUTH 2**
3/32" = 1'-0"

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HOLLADAY, UTAH 84121
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