



Setbacks:
Multi-Family Residence (Apartments & Cottages):
 Min. Front & Street Side Yard = 10'
 Min. Interior Side Yard = 20'
 If > 2 stories = 30'
 Min. Rear Yard = 10'

Single Family Residence:
 Min. Front & Street Side Yard = 20'
 Min. Interior Side Yard = 10'
 Min. Rear Yard = 10'

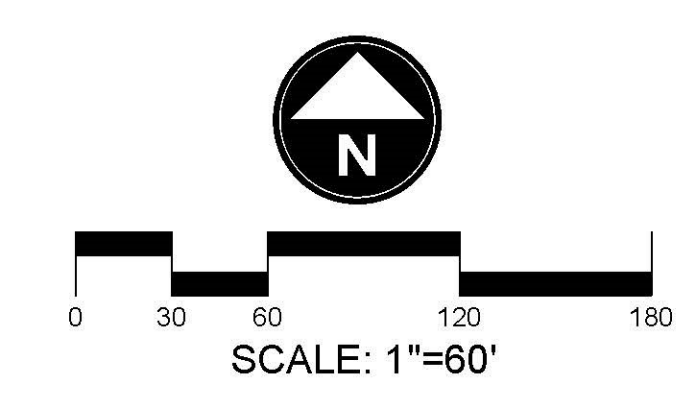
Townhome Residence:
 Min. Front & Street Side Yard = 10'
 Min. Interior Side Yard = 10'
 Min. Rear Yard = 10'

Community Facilities & Daycare:
 Min. Front & Street Side Yard = 10'
 Min. Interior Side Yard = 10'
 Min. Rear Yard = 10'

Development Data:

■ Community Facilities:	
Parking:	31 Stalls
■ Daycare :	
Parking:	15 Stalls
■ Apartments:	
(A)	
1 Bed:	10
2 Bed:	16
3 Bed:	6
Total:	32
Parking:	56 Stalls
(B)	
1 Bed:	28
2 Bed:	42
3 Bed:	14
Total:	84
Parking:	147 Stalls
■ Cottages	
Total:	24
	25 Stalls
■ Townhomes:	
Total:	96
■ Single Family	
Total:	64
Total Units:	300

Floodplain
 County Trail
 (To Be Determined)



SETBACK NOTES:

- 40 ft drainage easement shall be maintained along southern border of the development.
 - Where multifamily development exists along the project boundary, a 20' buffer shall be maintained (as described in Section 5.4 of the Land Use Code). The 20' buffer shall supersede the minimum setbacks listed on the Master Plan for multifamily.

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ELLIOTT WORKGROUP

Arroyo Crossing

Grand County

Stamp

ISSUE DATE: 06-07-22
 OWNER PROJECT NO: <
 CONTRACT NO: xxx
 DRAWN BY: xxx
 CHECKED BY: xxx
 DESIGNED BY: xxx
 EWG PROJECT NO: 2019-12
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SHEET TITLE
Conceptual Site Plan

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 SHEET OF