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- 015 700 E RENDERING
- 016 STREETScape RENDERING
- 017 4TH S & 7TH E CORNER RENDERING
- 018 400 S RENDERING



# STATION 424

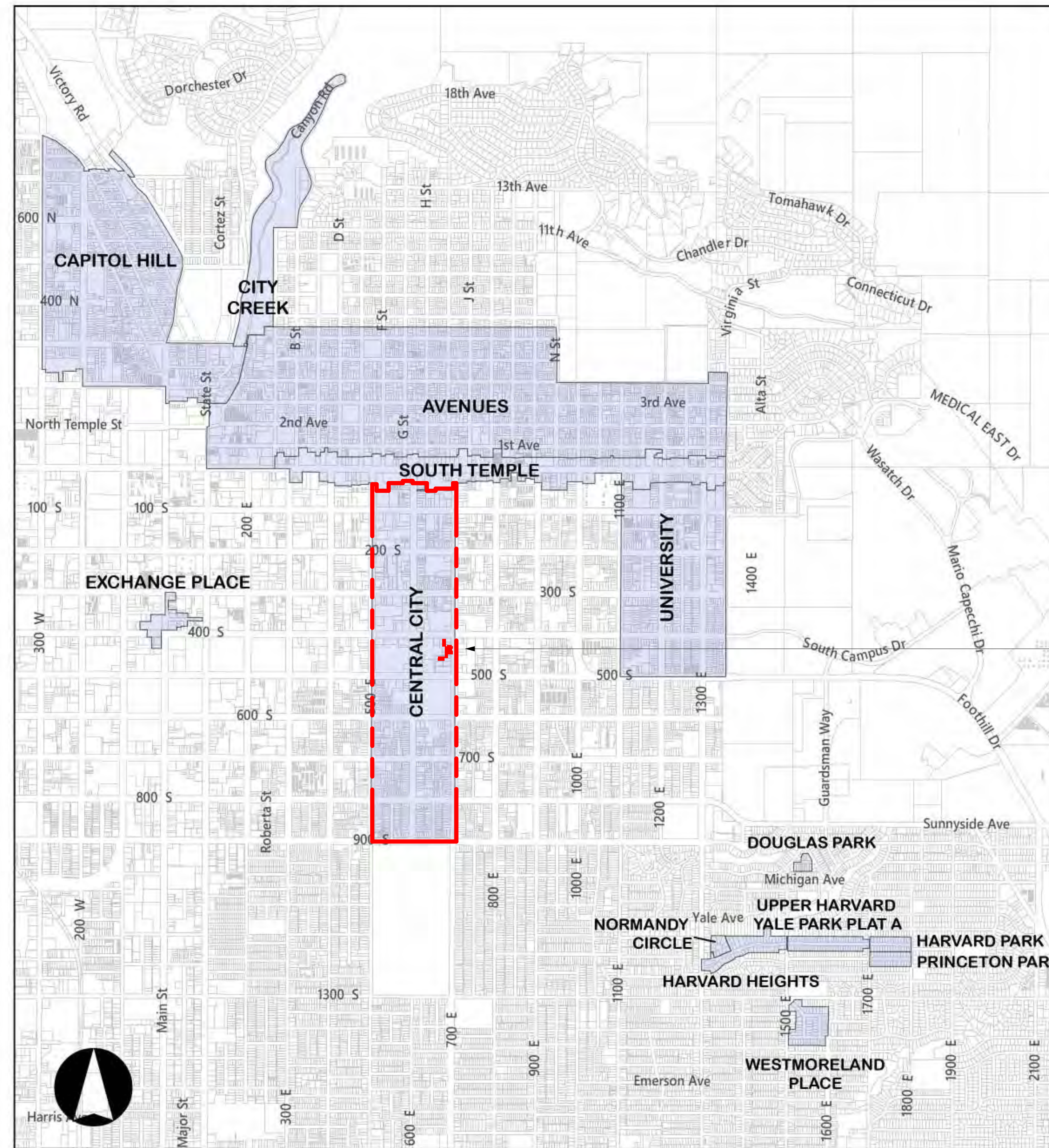
424 S 700 E SLC, UT

HLC APPLICATION FOR NEW CONSTRUCTION / TSA DEVELOPMENT SCORE

JUNE 28, 2022

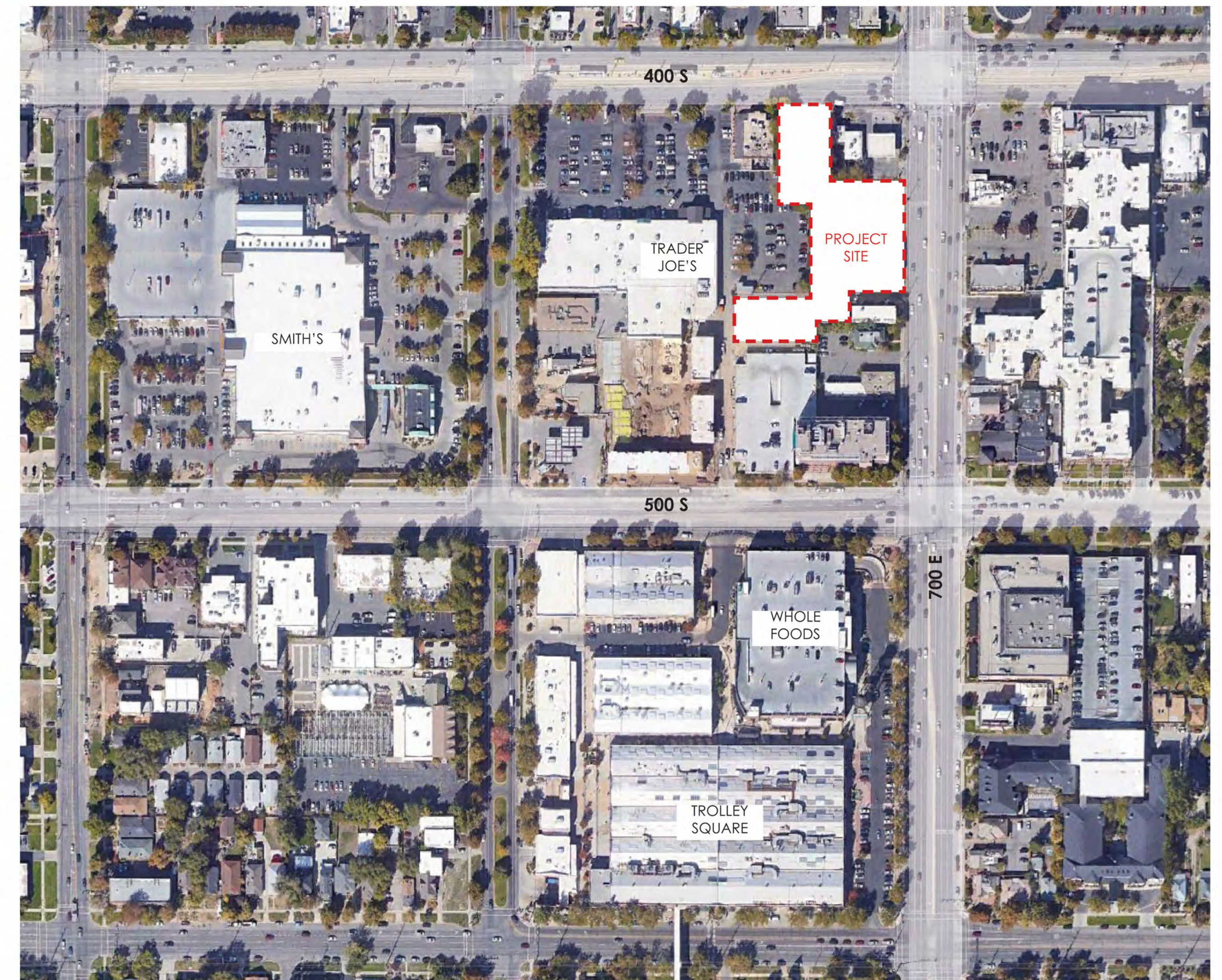
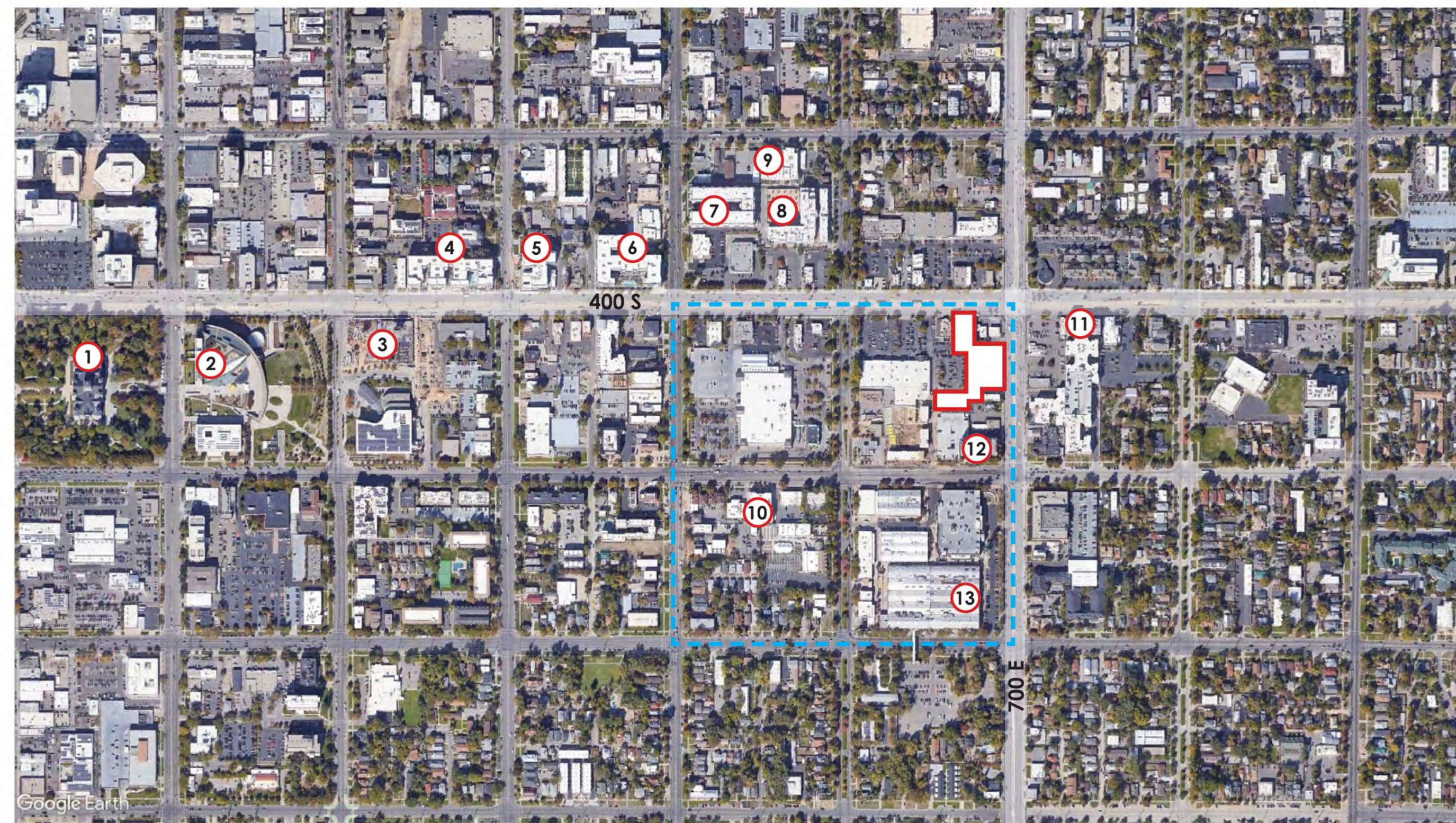


# SALT LAKE CITY LOCAL HISTORIC DISTRICTS



PROJECT SITE





1. SLC CITY & COUNTY BUILDING
2. SLC LIBRARY
3. AVIA APARTMENTS
4. BLOCK 44 APARTMENTS
5. QUATTRO APARTMENTS
6. ENCORE APARTMENTS
7. ELEVATE ON 5TH APARTMENTS
8. THE ESSEX APARTMENTS
9. THE MERCER APARTMENTS
10. MODA NEWHOUSE APARTMENTS
11. LIBERTY BOULEVARD APARTMENTS
12. BOYER BUILDING
13. TROLLEY SQUARE

VICINITY MAP

SITE AREA



3. AVIA



4. BLOCK 44



5. QUATTRO



6. ENCORE



7. ELEVATE ON 5TH



8. THE ESSEX



9. THE MERCER



10. MODA NEWHOUSE



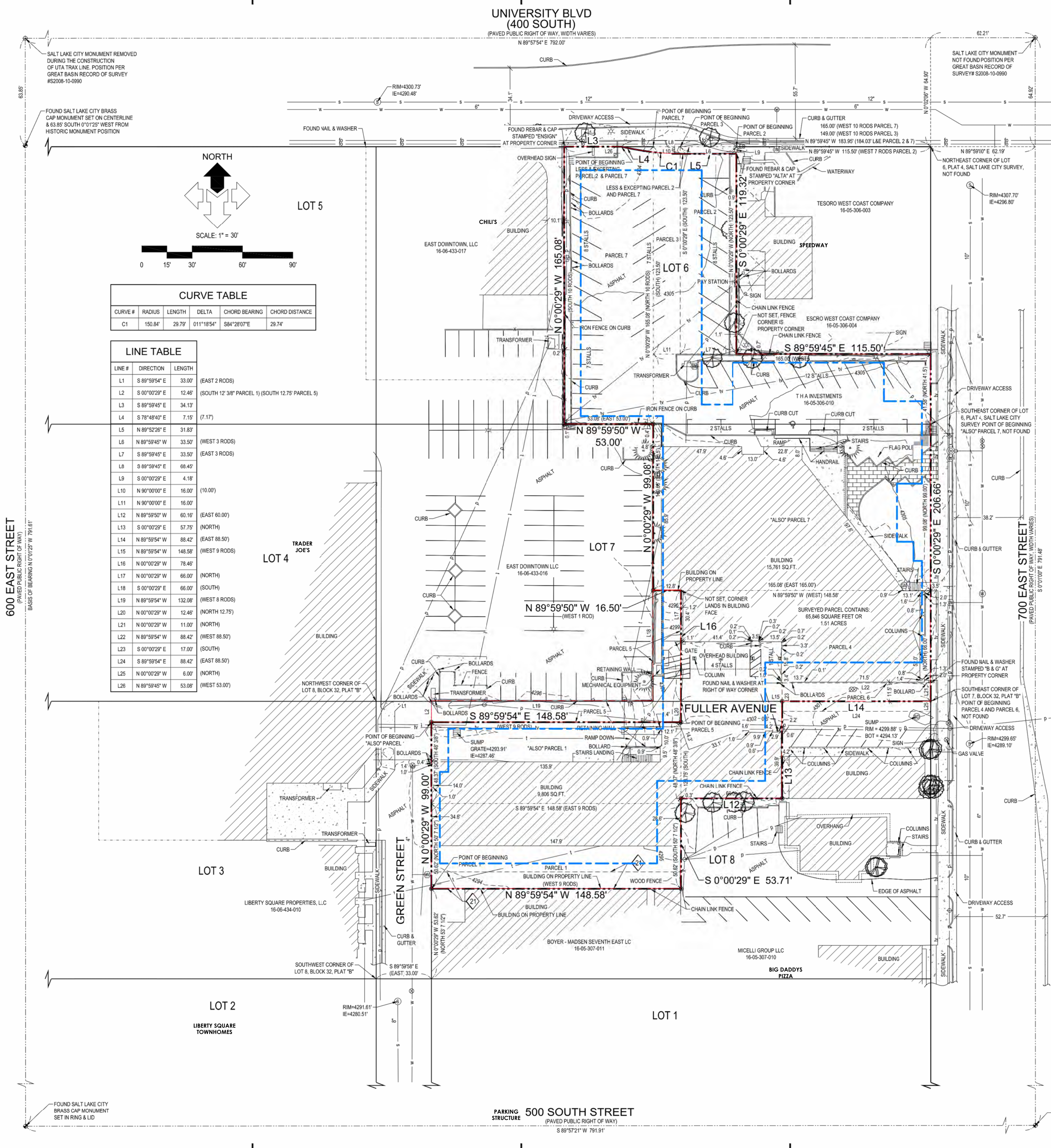
11. LIBERTY BLVD



12. BOYER BUILDING



13. TROLLEY SQUARE

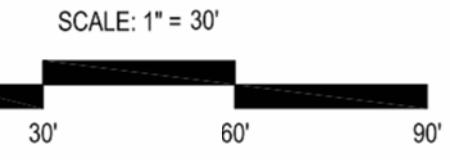
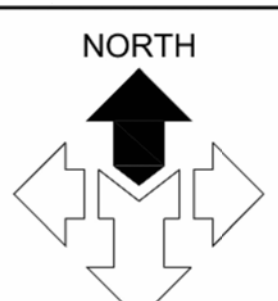


**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	150.84'	29.79'	011°18'54"	S84°28'07"E	29.74'

**LINE TABLE**

LINE #	DIRECTION	LENGTH	REMARKS
L1	S 89°59'54" E	33.00'	(EAST 2 RODS)
L2	S 0°00'29" E	12.46'	(SOUTH 12 3/8" PARCEL 1) (SOUTH 12.75' PARCEL 5)
L3	S 89°59'45" E	34.13'	
L4	S 78°48'40" E	7.15'	(7.17')
L5	N 89°52'26" E	31.83'	
L6	N 89°59'45" W	33.50'	(WEST 3 RODS)
L7	S 89°59'45" E	33.50'	(EAST 3 RODS)
L8	S 89°59'45" E	68.49'	
L9	S 0°00'29" E	4.18'	
L10	N 90°00'00" E	16.00'	(10.00')
L11	N 90°00'00" E	16.00'	
L12	N 89°59'50" W	60.16'	(EAST 60.00')
L13	S 0°00'29" E	57.75'	(NORTH)
L14	N 89°59'54" W	88.42'	(EAST 88.50')
L15	N 89°59'54" W	148.58'	(WEST 9 RODS)
L16	N 0°00'29" E	78.46'	
L17	N 0°00'29" W	66.00'	(NORTH)
L18	S 0°00'29" E	66.00'	(SOUTH)
L19	N 89°59'54" W	132.08'	(WEST 8 RODS)
L20	N 0°00'29" W	12.46'	(NORTH 12.75')
L21	N 0°00'29" W	11.00'	(NORTH)
L22	N 89°59'54" W	88.42'	(WEST 88.50')
L23	S 0°00'29" E	17.00'	(SOUTH)
L24	S 89°59'54" E	88.42'	(EAST 88.50')
L25	N 0°00'29" W	6.00'	(NORTH)
L26	N 89°59'45" W	53.08'	(WEST 53.00')



**DESCRIPTION PER TITLE REPORT**

PARCEL 1:  
COMMENCING 33 FEET EAST AND 53 FEET 7 1/2 INCHES NORTH OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 50 FEET 7 1/2 INCHES; THENCE EAST 9 RODS; THENCE SOUTH 50 FEET 7 1/2 INCHES; THENCE WEST 9 RODS TO THE PLACE OF BEGINNING.

PARCEL 2:  
BEGINNING AT A POINT 7 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 3 RODS; THENCE SOUTH 123.5 FEET; THENCE EAST 3 RODS; THENCE NORTH 123.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:  
A RIGHT OF WAY AS APPURTENANT TO PARCEL 2 AS DISCLOSED BY WARRANTY DEED RECORDED SEPTEMBER 16, 1988 AS ENTRY NO. 467647 IN BOOK 6064 AT PAGE 2786 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 10 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 10 FEET; THENCE SOUTH 123.5 FEET; THENCE EAST 16 FEET; THENCE NORTH 123.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 68 FEET; THENCE WEST 148.5 FEET; THENCE SOUTH 123.5 FEET; THENCE EAST 80 FEET; THENCE NORTH 57.75 FEET; THENCE EAST 88.50 FEET TO THE POINT OF BEGINNING.

PARCEL 5:  
A RIGHT OF WAY AS APPURTENANT TO PARCEL 4 AS DISCLOSED BY "CORRECTION" WARRANTY DEED RECORDED JULY 31, 1998 AS ENTRY NO. 7042181 IN BOOK 9051 AT PAGE 1034 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING 9 RODS WEST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 66.0 FEET; THENCE WEST 1 ROD; THENCE SOUTH 86.0 FEET; THENCE WEST 8 RODS; THENCE SOUTH 12.75 FEET; THENCE EAST 9 RODS; THENCE NORTH 12.75 FEET TO THE POINT OF BEGINNING.

PARCEL 6:  
A RIGHT OF WAY AS APPURTENANT TO PARCEL 4 AS DISCLOSED BY AGREEMENT RECORDED JULY 02, 1994 AS ENTRY NO. 2011135 IN BOOK 2208 AT PAGE 633 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 11 FEET; THENCE WEST 88.50 FEET; THENCE SOUTH 17 FEET; THENCE EAST 88.50 FEET; THENCE NORTH 6 FEET TO THE PLACE OF BEGINNING.

PARCEL 7:  
BEGINNING AT A POINT 10 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 53.0 FEET; THENCE SOUTH 10 RODS; THENCE EAST 53.0 FEET; THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 8:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 11 FEET; THENCE WEST 88.50 FEET; THENCE SOUTH 140.5 FEET; THENCE EAST 165 FEET; THENCE NORTH 99 FEET TO THE PLACE OF BEGINNING.

PARCEL 9:  
BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°59'45" EAST 184.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; AND RUNNING THENCE SOUTH 89°52'26" EAST 68.46 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 0°00'29" EAST 4.18 FEET; THENCE SOUTH 89°52'26" WEST 31.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 150.84 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°18'54" 29.79 FEET WITH A CHORD BEARING NORTH 84°28'07" WEST 29.74 FEET; THENCE NORTH 78°48'40" WEST 7.17 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

TO THA INVESTMENTS, LTD, A UTAH LIMITED LIABILITY PARTNERSHIP, FIRST AMERICAN TITLE INSURANCE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JUSTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS THE FIELD WORK WAS COMPLETED ON MARCH 1, 2021.  
DATE OF PLAT OR MAP: MARCH 9, 2021.



**GENERAL NOTES**

1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. PROPERTY CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG." UNLESS NOTED OTHERWISE HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH ZONE "X" PER MAP NO. 49035C0163G, EFFECTIVE ON SEPTEMBER 25, 2009.
7. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES. OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

**TITLE INFORMATION**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NCS-102344-SL-C1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 11, 2021, AT 7:30 AM.

**SCHEDULE B-2 EXCEPTIONS**

- (THE FOLLOWING EXCEPTION AFFECTS PARCEL 4, TOGETHER WITH OTHER LAND NOT INCLUDED HEREIN)
- 1. AGREEMENT BY AND BETWEEN JOHN PRICE ASSOCIATES, INC., A UTAH CORPORATION; MODERN DISPLAY SERVICE, INC., A UTAH CORPORATION AND RALPH KOEDEL AND JOHN C. CHRISTENSEN INDIVIDUALS RECORDED JULY 02, 1994 AS ENTRY NO. 2011135 IN BOOK 2208 AT PAGE 633 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON AS PARCEL 6
  - 2. THE FOLLOWING EXCEPTION AFFECTS THE WESTERLY PORTION OF PARCELS 2 AND 7)
    - 1. A RIGHT OF WAY AS DISCLOSED BY WARRANTY DEED RECORDED SEPTEMBER 16, 1988 AS ENTRY NO. 467647 IN BOOK 6064 AT PAGE 2786 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON AS PARCEL 2
    - 2. THE FOLLOWING EXCEPTION AFFECTS THE SOUTHERLY PORTION OF PARCEL 1)
      - 1. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND INCIDENTAL PURPOSES, AS GRANTED TO ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED JUNE 17, 2019 AS ENTRY NO. 13010426 IN BOOK 1070 AT PAGE 5984 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

**SURVEY NARRATIVE**

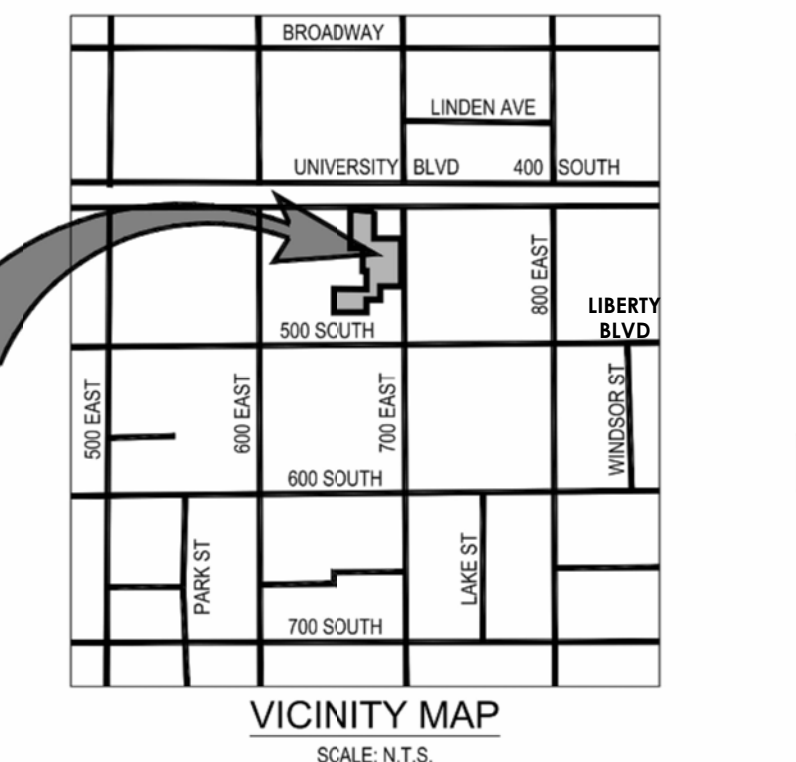
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 11°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EAST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 600 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER RECORD DEED AND THE SALT LAKE CITY ATLAS PLAT FOR BLOCK 32.

**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED

**LEGEND**

—	RIGHT OF WAY LINE	⊗	FIRE HYDRANT
- - -	LOT LINE	⊙	WATER MANHOLE
- · - · -	ADJOINING DEED LINE	⊕	WATER METER
- - - - -	PROPERTY LINE	⊖	WATER VALVE
- · - · - ·	MONUMENT LINE	⊗	ELECTRICAL BOX
- · - · - ·	SECTION LINE	⊗	ELECTRICAL METER
- · - · - ·	EASEMENT LINE	⊗	GUY WIRE
- · - · - ·	FENCE	⊗	LIGHT POLE
- · - · - ·	POWER LINE	⊗	UTILITY POLE
- · - · - ·	FIBER OPTIC LINE	⊗	SANITARY SEWER MANHOLE
- · - · - ·	TELEPHONE LINE	⊗	NATURAL GAS METER
- · - · - ·	WATER LINE	⊗	STORM DRAIN CATCH BASIN
- · - · - ·	SANITARY SEWER LINE	⊗	STORM DRAIN MANHOLE
- · - · - ·	STORM DRAIN LINE	⊗	TELECOMMUNICATIONS BOX
- · - · - ·	NATURAL GAS LINE	⊗	SIGN
- · - · - ·	CABLE TV LINE	⊗	PROPERTY CORNER (SEE GENERAL NOTE 2)
- · - · - ·	MAJOR CONTOUR		
- · - · - ·	MINOR CONTOUR		
▨	CONCRETE		
▩	BUILDING		
▧	BRICK		



**SITE**

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**Structural Engineering • Land Surveying & HDS**

**MODERN DISPLAY PARCELS**

**445-453 SOUTH GREEN ST & 424 SOUTH 700 EAST**  
SALT LAKE CITY, UTAH  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B. & M.

**REVISIONS**

REV	DATE	DESCRIPTION

PROJECT NO: 21105  
CAD FILE: 21105 KSL  
DRAWN BY: ALTA  
CALC BY: DBD/EAM  
FIELD CREW: SS, ZH  
CHECKED BY: DBD/EAM  
DATE: 03/09/2021

**ALTA/NSPS**  
**LAND TITLE**  
**SURVEY**

**1 OF 1**



**STATION 424**

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SITE PLAN - SETBACKS & CONTEXT | **004**

424 S 700 E SLC, UT  
1" = 30'-0"  
JUNE 28, 2022

