

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



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PROJECT TEAM:

Owner / Applicant

QFactor
 Contact: Jesse Dean
 537 W 600 S, Suite #400
 Salt Lake City, UT
 801.518.7583

Structural Engineer

Jirsa Hedrick
 Contact: Jeff Berger
 8490 E Crescent Parkway, Suite 250
 Greenwood Village, CO 80111
 303.318.6527

Code Consultant

Advanced Consulting Engineers, Inc
 Contact: Masoud Sabouchi
 3900 S. Wadsworth Blvd, Suite 595
 Lakewood, CO 80235
 720.981.4150

Architect

Engine 9
 Contact: Mike Zimski
 3001 Brighton Blvd, Suite 443
 Denver, CO 80216
 720.452.1500

MEP Engineer

MEP Engineering
 Contact: Tom Lilly
 6402 S. Troy Circle, Ste 100
 Centennial, CO 80111
 720.541.6302

Envelope Consultant

PIE Consulting
 Contact: Jeff Crowe
 6275 Joyce Drive, Suite 200
 Arvada, CO 80403
 203.984.3371

Civil Engineer

McNeil Engineering
 Contact: Ted Didas
 8610 South Sandy Parkway, Suite 200
 Sandy, Utah 84070
 801.964.2841

Landscape Architect

McNeil Engineering
 Contact: Scott Schoonover
 8610 South Sandy Parkway, Suite 200
 Sandy, Utah 84070
 801.225.7700

Elevator Consultant

Lerch Bates
 Contact: Stephanie Wickman
 9780 S. Meridian Blvd, Suite 450
 Englewood, CO 80112
 303.723.7978



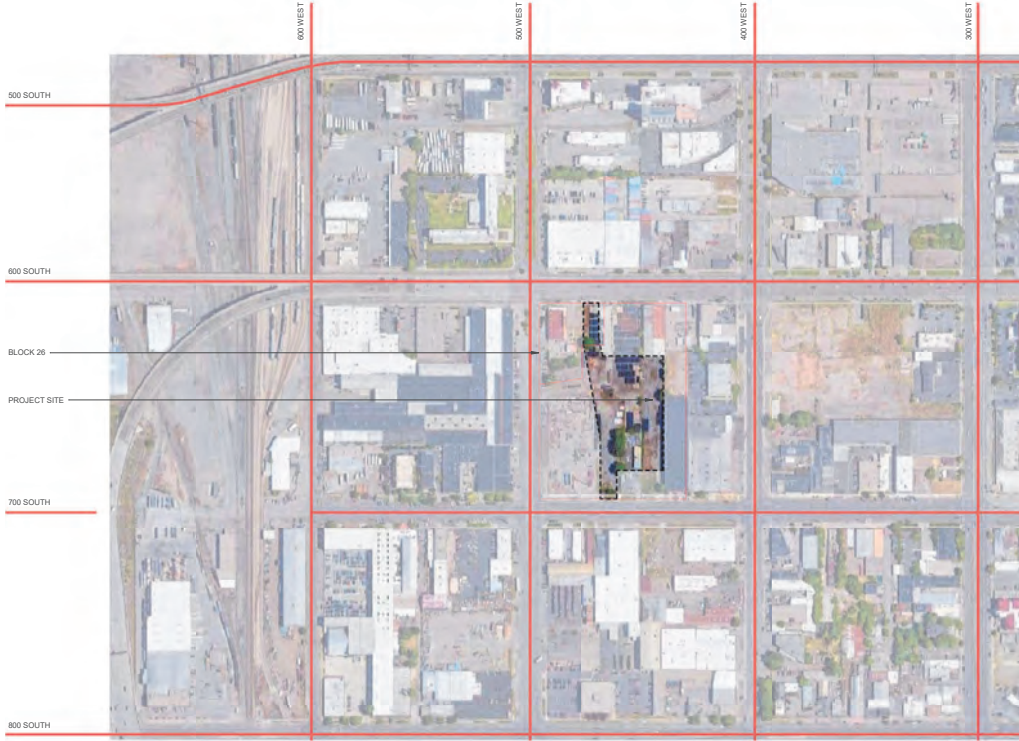
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PROJECT COVER

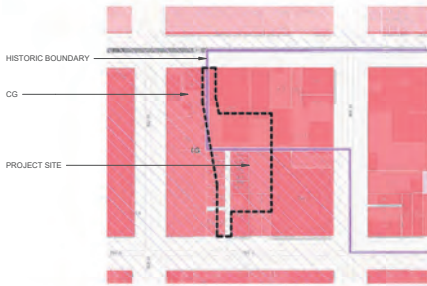
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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



SITE MAP (NOT TO SCALE)



21A.26.070. CG GENERAL COMMERCIAL DISTRICT:

A. Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

B. Uses: Uses in the CG General Commercial District as specified in section 21A.33.030 (Parking permitted for the following uses: Commercial, Off Site, Park and Ride Lot, Park and Ride Lot Shared with Existing Use)

C. Minimum Lot Size:

- Minimum Lot Area: Ten thousand (10,000) square feet.
- Minimum Lot Width: Sixty feet (60')
- Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

- Front Yard: Ten feet (10')
- Corner Side Yard: Ten feet (10')
- Interior Side Yard: None required.
- Rear Yard: Ten feet (10')
- Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of chapter 21A.46 of this title.
- Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

E. Landscape Yard Requirements: A landscape yard of ten feet (10') shall be required on all front or corner side yards, conforming to the requirements of section 21A.48.050 of this title.

F. Maximum Height: No building shall exceed sixty feet (60'). Buildings higher than sixty feet (60') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.

1. Procedure For Modification: A modification to the height regulations in this subsection F may be granted through the conditional building and site design review process in conformance with the provisions of chapter 21A.29 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission or in the case of an administrative approval the Planning Director or designee, shall find that the increased height will result in an improved site layout and amenities.

- Landscaping: If additional floors are approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the proposed floors.
- Maximum Additional Height: Additional height shall be limited to thirty feet (30').

REQUESTED VARIANCES

D. Minimum Yard Requirements:

- Front Yard: 0'
- Rear Yard: 0'

F. Maximum Height:

- Total max building height 90'-0"
- Project proposes 72'-0" to highest occupiable deck of parking structure, Max Bldg Height 90'-0"

21A.26.070. CG GENERAL COMMERCIAL DISTRICT:

D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section 21A.37.060, table 21A.37.060 of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the line (L) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades

M. Parking Garages Or Structures: The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building.

- Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels, live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
- The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.
- Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels must be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
- Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.
- Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.
- Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
- Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
- The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
- Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

21A.33.030. PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Use	CG	CD	LD	MD	LD	CD	LD
Commercial	X	X	X	X	X	X	X
Industrial							
Office							
Public and Civic							
Residential							
Public and Civic							

21A.37.060. DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:

Design Element	District										
	SMB	GN	CB	LS	EC	CAHDD	CD	LD	MD	CD	LD
Ground floor use (L2A.1-25A1)											
Ground floor use + visual interest (L2A.37.020A2)											
Building materials - ground floor (L2A.37.020A1)											
Building materials - upper floors (L2A.37.020A2)											
Blank upper floors (L2A.37.020A3)											
Building entrance (height) (L2A.37.020A4)	X	X	X	X	X	X	X	X	X	X	X
Blank wall - maximum length (width) (L2A.37.020A5)	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
Blank facing facade - maximum length (height) (L2A.37.020A6)											
Upper floor wrap back (height) (L2A.37.020A7)								NS			
Lighting - exterior (L2A.37.020A8)	X	X	X	X	X	X	X	X	X	X	X
Lighting - parking lot (L2A.37.020A9)	X	X	X	X	X	X	X	X	X	X	X
Screening of mechanical equipment (L2A.37.020A10)	X	X	X	X	X	X	X	X	X	X	X
Screening of service areas (L2A.37.020A11)	X	X	X	X	X	X	X	X	X	X	X
Ground floor residential entrances (L2A.37.020A12)											
Parking garages or structures (L2A.37.020A13)	X	X	X	X	X	X	X	X	X	X	X
Primary entrance design SMB Districts (L2A.37.020A14)	X										

SITE STATISTICAL INFORMATION:

ZONE LOT 1: COMMERCIAL PARKING GARAGE
INFORMATION: ZONE LOT SIZE: 70,074.18 GSF (1.61 ACRES)

PRIMARY STREET: NA

SIDE STREETS: NA

PROPOSED USE: PARKING STRUCTURE

DESIGN ELEMENTS	REQD	(PROPOSED)
BUILDING HEIGHT	35' MAX; 90' MAX	72' STORES; 72' - 9' 89' - 9'
LVL 1 PARKING	122 STALLS	52,161 GFA
LVL 2 PARKING	134 STALLS	51,368 GFA
LVL 3 PARKING	134 STALLS	51,368 GFA
LVL 4 PARKING	134 STALLS	51,368 GFA
LVL 5 PARKING	134 STALLS	51,368 GFA
LVL 6 PARKING	134 STALLS	51,368 GFA
LVL 7 PARKING	134 STALLS	51,368 GFA
TOTAL	928 STALLS	360,369 GFA

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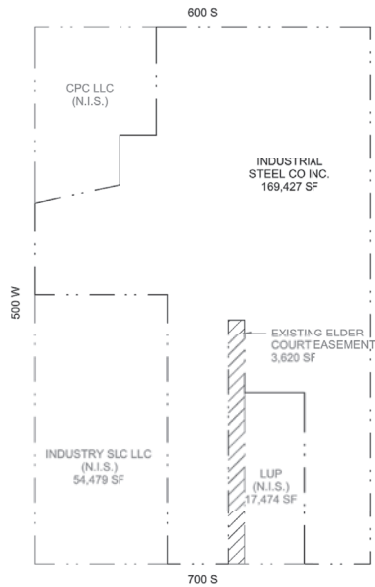
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SITE CONTEXT

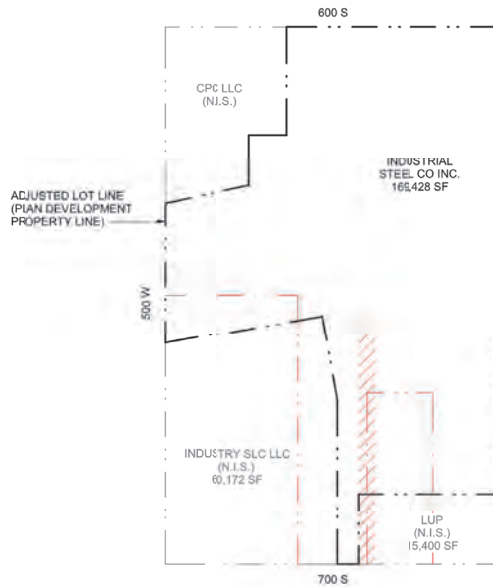
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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101

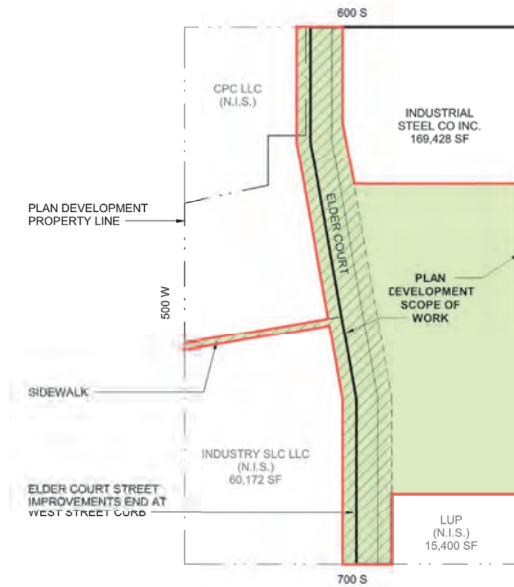


EXISTING SITE



LOT LINE ADJUSTMENT

NOTE: SEPARATE PRELIMINARY PLAT APPLICATION TO BE SUBMITTED.
 - REPOSITION EXISTING LUP LOT
 - ADJUST NORTH BOUNDARY OF INDUSTRY SLC LLC LOT
 - ADJUST INDUSTRIAL STEEL CO INC LOT TO MATCH
 - EXISTING PRIVATE ELDER COURT EASEMENT TO BE RELOCATED AS PART OF PRELIMINARY PLAT



SCOPE OF PLAN DEVELOPMENT

- PROVIDE ELDER COURT EASEMENT THROUGH ADJACENT LOTS
 - PROVIDE SIDEWALK CONNECTION BETWEEN 500 W AND ELDER COURT

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 SCOPE PLANS

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



A. AERIAL PHOTO LOOKING NORTH EAST



B. VIEW FROM 600 S



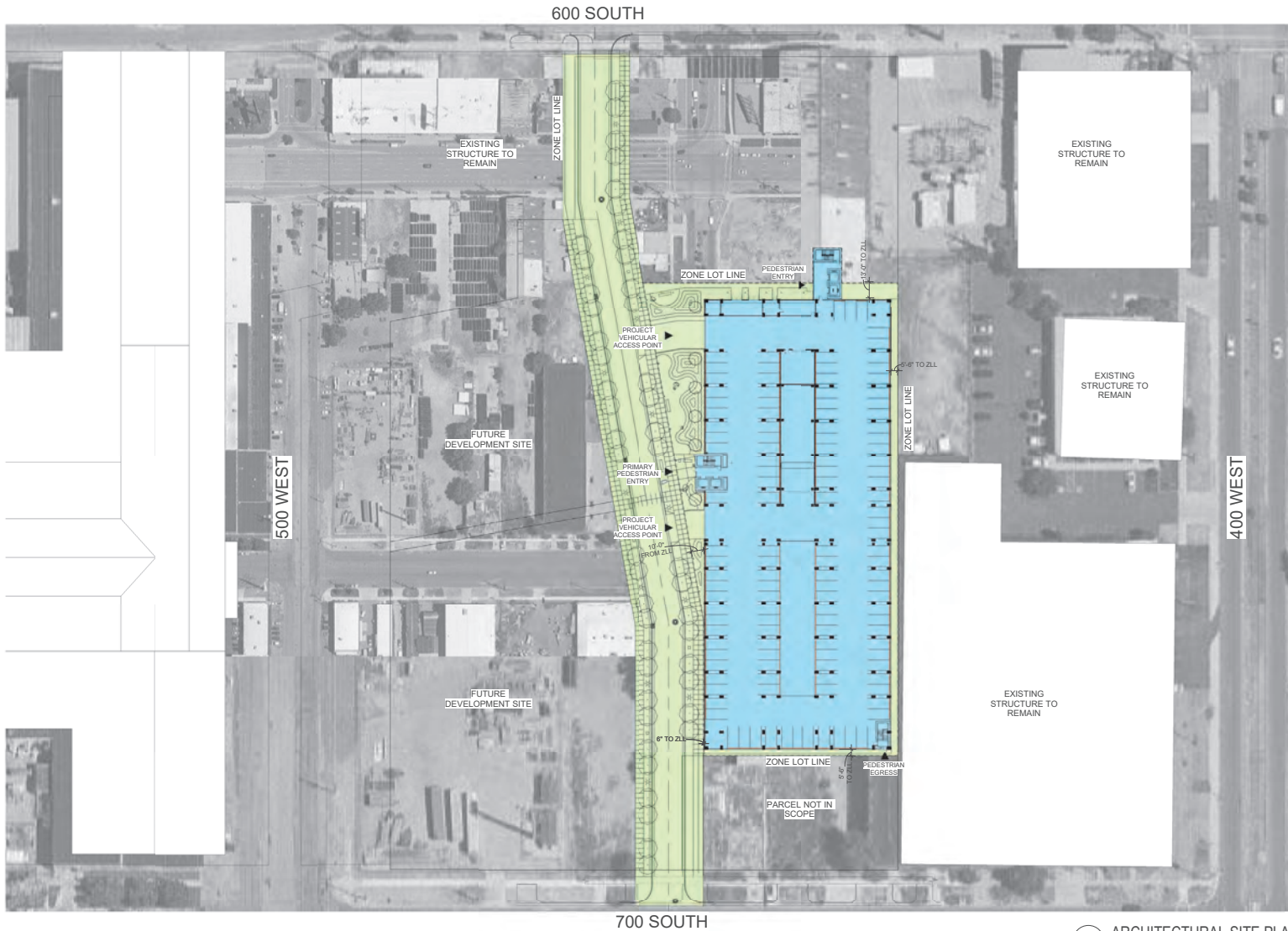
C. VIEW FROM 700 S



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EXISTING SITE

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



- CG GENERAL DISTRICT SETBACKS:
1. Front Yard: Ten feet (10')
 2. Corner Side Yard: Ten feet (10')
 3. Interior Side Yard: None required.
 4. Rear Yard: Ten feet (10')
- REQUESTED VARIANCE:
1. Front Yard: 0'
 2. Rear Yard: 5'-6"



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

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SITE PLAN

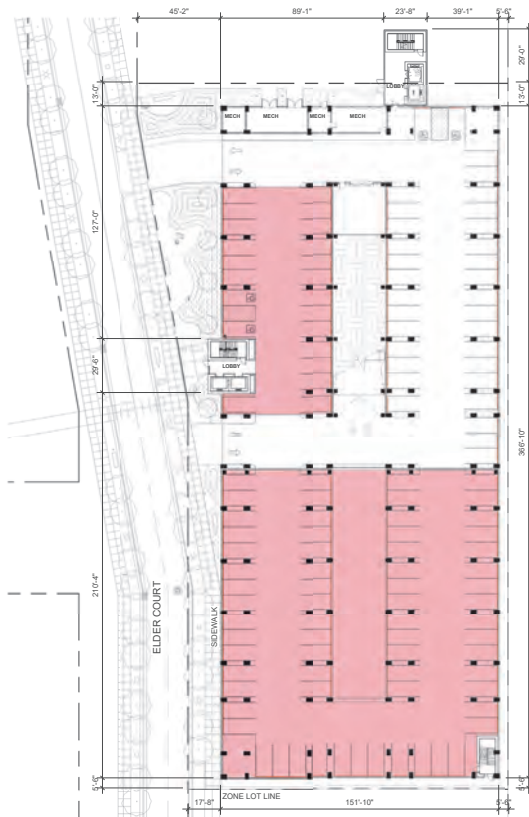


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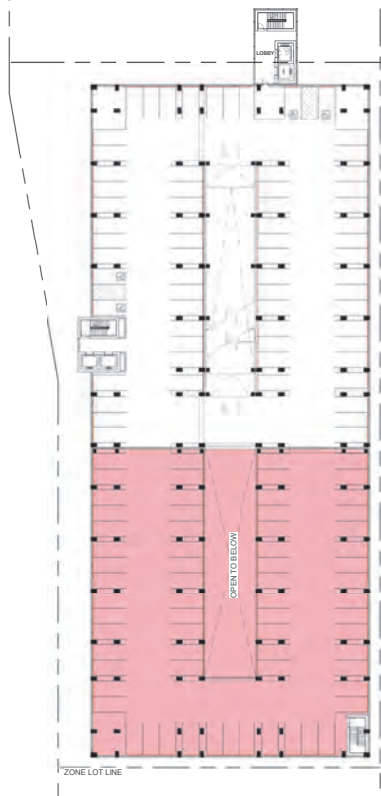
INDUSTRY NEIGHBORHOOD PARKING STRUCTURE (SLC)

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

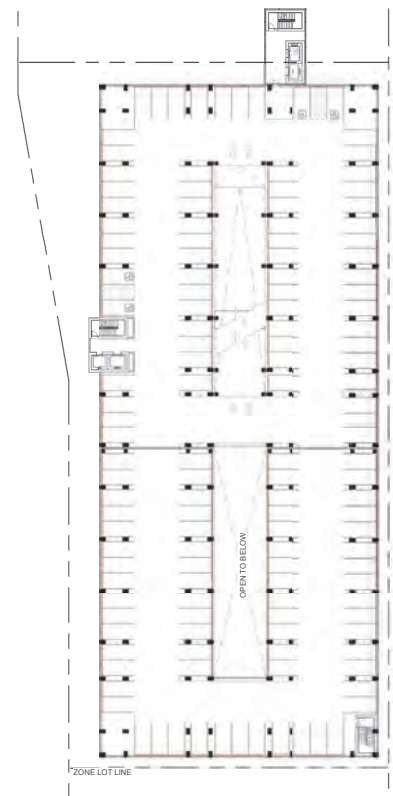
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1 LEVEL 1
1/32" = 1'-0"



2 LEVEL 2
1/32" = 1'-0"



3 LEVEL 3-7 TYP
1/32" = 1'-0"

PLAN LEGEND

- PARKING:
- POTENTIAL RETAIL:



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FLOOR PLANS

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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

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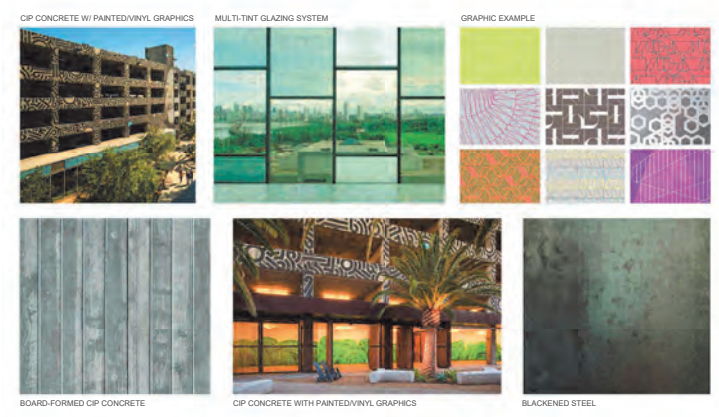
PROPOSED USE	
PARKING:	
POTENTIAL RETAIL:	
FUTURE RESIDENTIAL:	

KEYNOTES	
A	CIP CONCRETE
B	BOARD-FORMED CIP CONCRETE
C	CIP CONCRETE WITH PAINTED/VINYL GRAPHICS
D	MULTI-TINT GLAZING SYSTEM
E	BLACKENED STEEL

1 WEST ELEVATION PD
1" = 20'



2 NORTH ELEVATION PD
1" = 20'



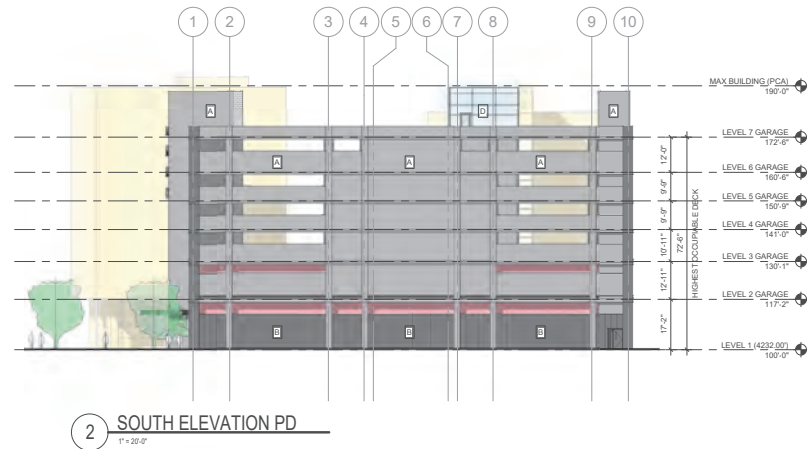
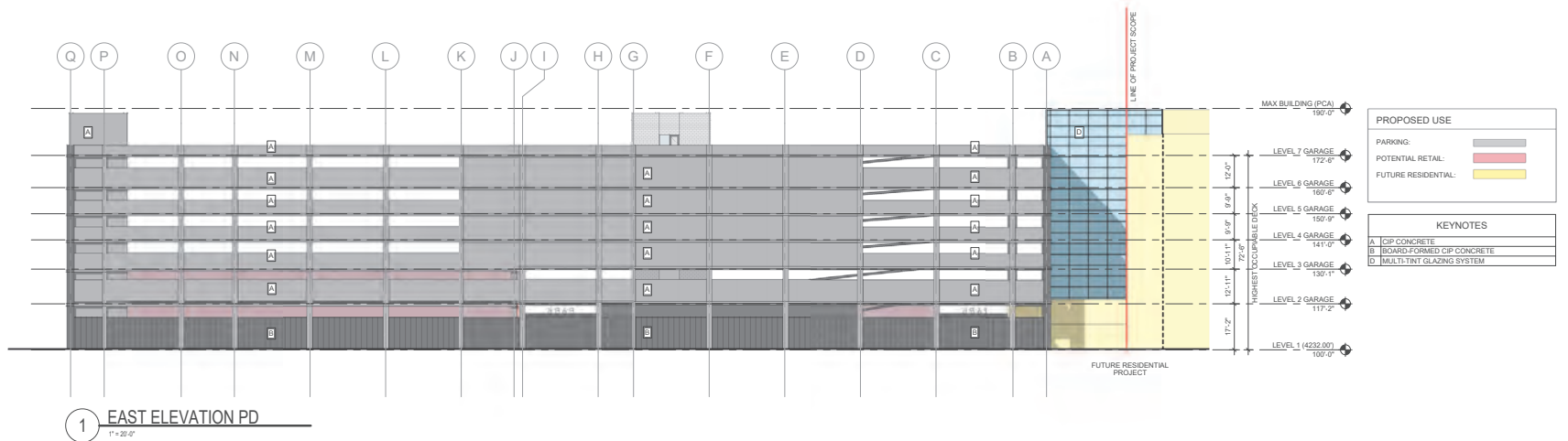
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ELEVATIONS

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

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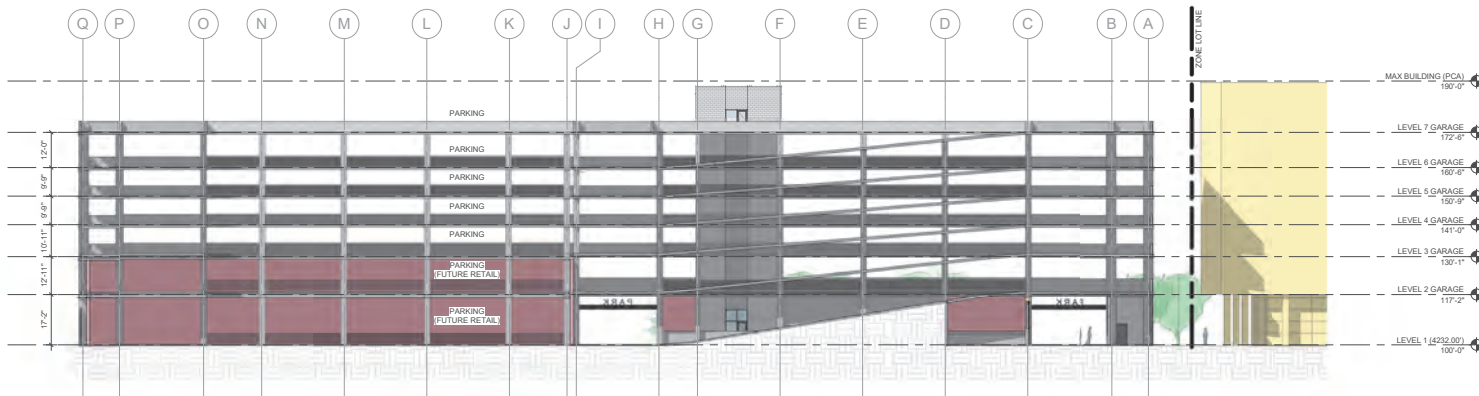
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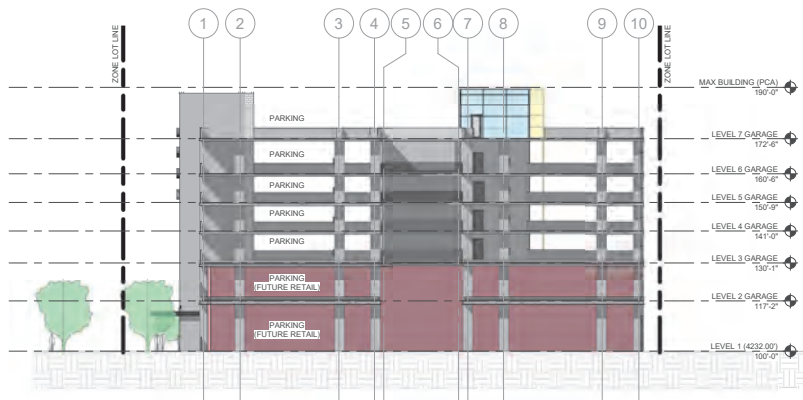
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ELEVATIONS

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

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1. N/S BUILDING SECTION (PD)
1" = 20'-0"



1. E/W BUILDING SECTION (PD)
1" = 20'-0"

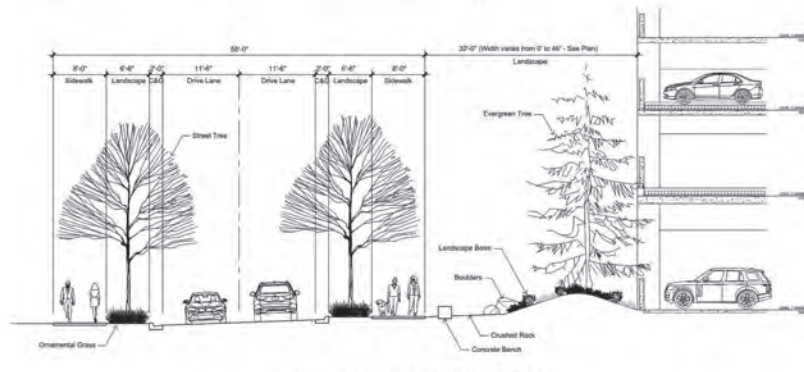
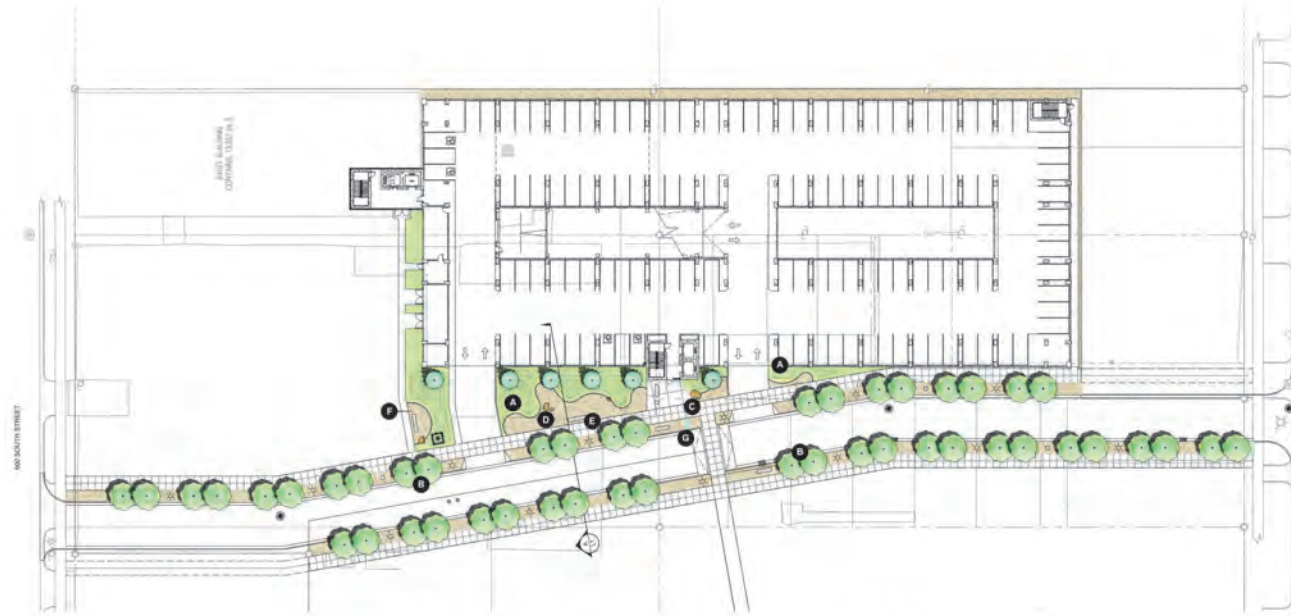
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SECTION
09

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



A ELDER COURT DRIVE SECTION
SCALE: 1/8" = 1'-0"

CONCEPT

Inspired by the history of the area and the development of the INDUSTRY Neighborhood, our design utilizes utilitarian elements and emphasizes sustainability and functionality.

Large, organically shaped and irregularly bermed planting beds undulate in and out of crushed rock, are the focus of our landscape design. The planting beds are comprised of a dense mix of low-growing native and water-wise plant species, such as sedum, evergreen ground covers, and small grasses, requiring minimal upkeep and maintenance. The planting bed is lined with upright blue-green evergreen trees, approximately 40' tall, creating a backdrop against the structure.

Juxtaposing the planting beds are areas of neutral-colored, Utah-sourced crushed rock. Boulders are strategically placed within the crushed rock, emulating an industrial zen garden. A large boulder, approximately 4' tall and 6' wide, serves as a focal point at the entrance of the building, spandling scored concrete and a bermed planting bed.

Lining Elder Court Dr. are medium sized deciduous trees, approximately 30' tall, clumped in pairs with an under story of massed blue grama grass. Breaks in the planting, 10' wide, in the parking provide space for pedestrian crossing and occasionally feature a square concrete seat.

Rectangular and square monolithic, reclaimed concrete (or distressed, bespoke, cast-in-place concrete) benches dot the site. Square concrete light bollards complement the concrete seating and industrial vibe of the site.

A metal powder-coated sky blue bike rack and trash receptacle of the same finish add pops of color and interest near the main entrance of the building.

Key Elements

- Industrial & minimalist, yet visually stimulating landscape design
- Juxtaposing organically bermed mass-planting areas & crushed rock beds
- Low-maintenance, native, water-wise plant species
- Large, Utah-sourced boulders
- Distressed concrete benches & concrete light bollards



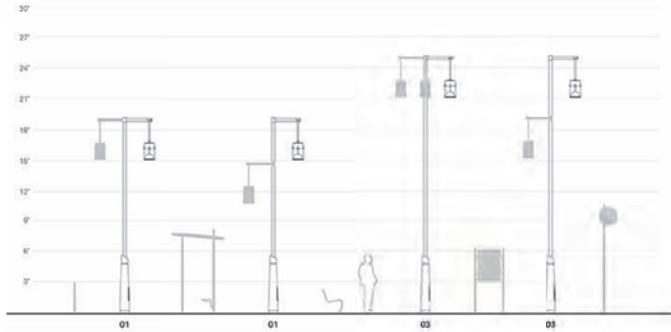
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LANDSCAPE PLAN

INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

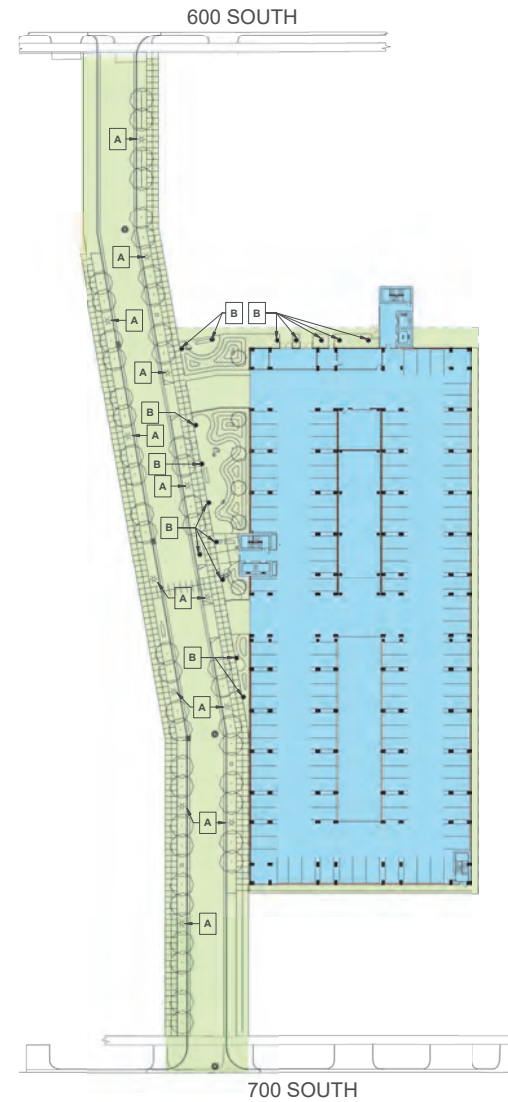
461 W 600 S, SALT LAKE CITY, UT 84101



A. Street Light
 Manufacturer: Neri
 Type: Chara



B. Bollard Light
 Manufacturer: Vibia
 Type: Break LED



1 LIGHTING PLAN KEY
 1" = 40'



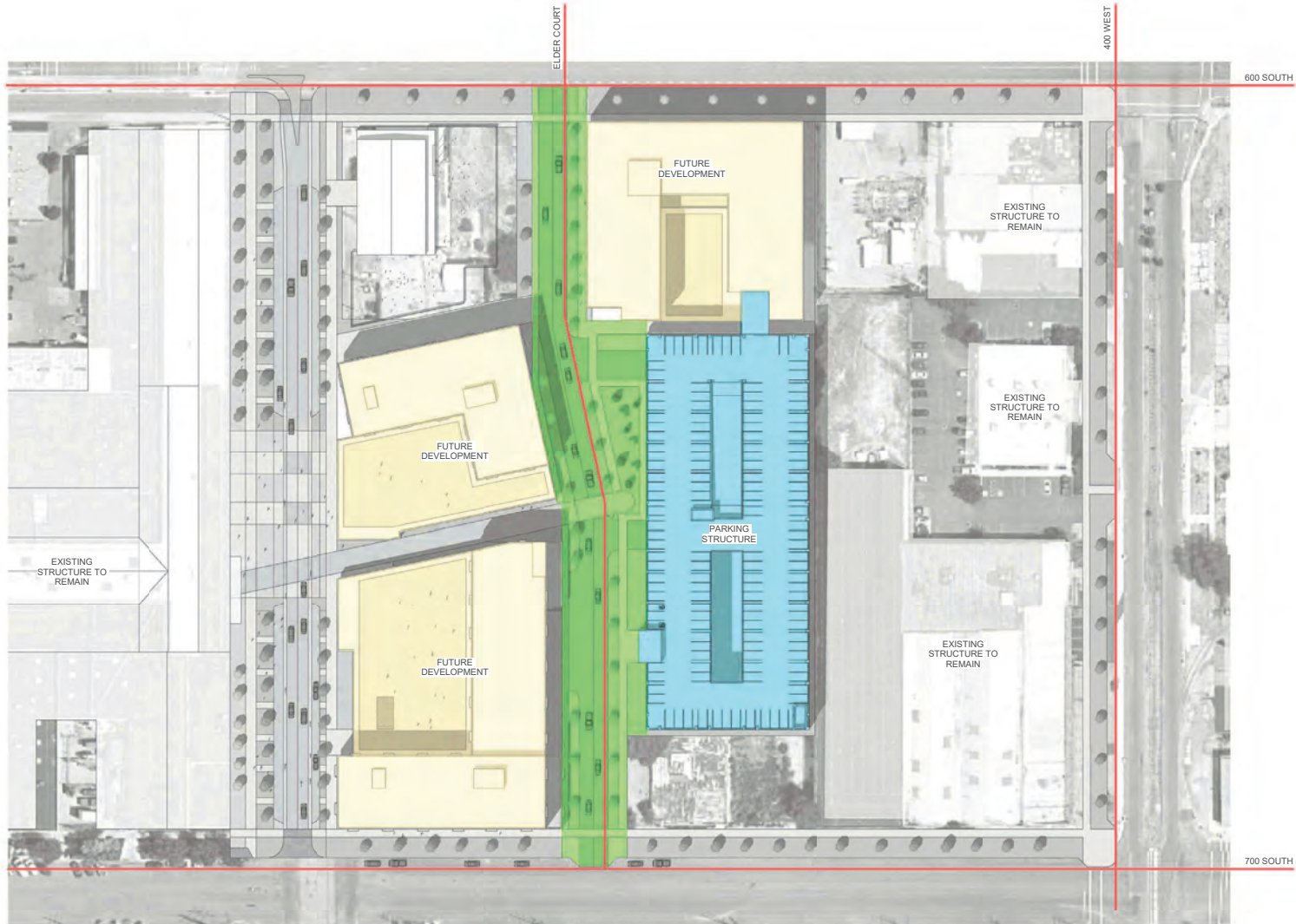
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 LIGHTING CONCEPT PLAN

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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



PHASING LEGEND

NEW PROJECT:	Blue
FUTURE DEVELOPMENT:	Yellow
ELDER COURT:	Green



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PHASING PLAN

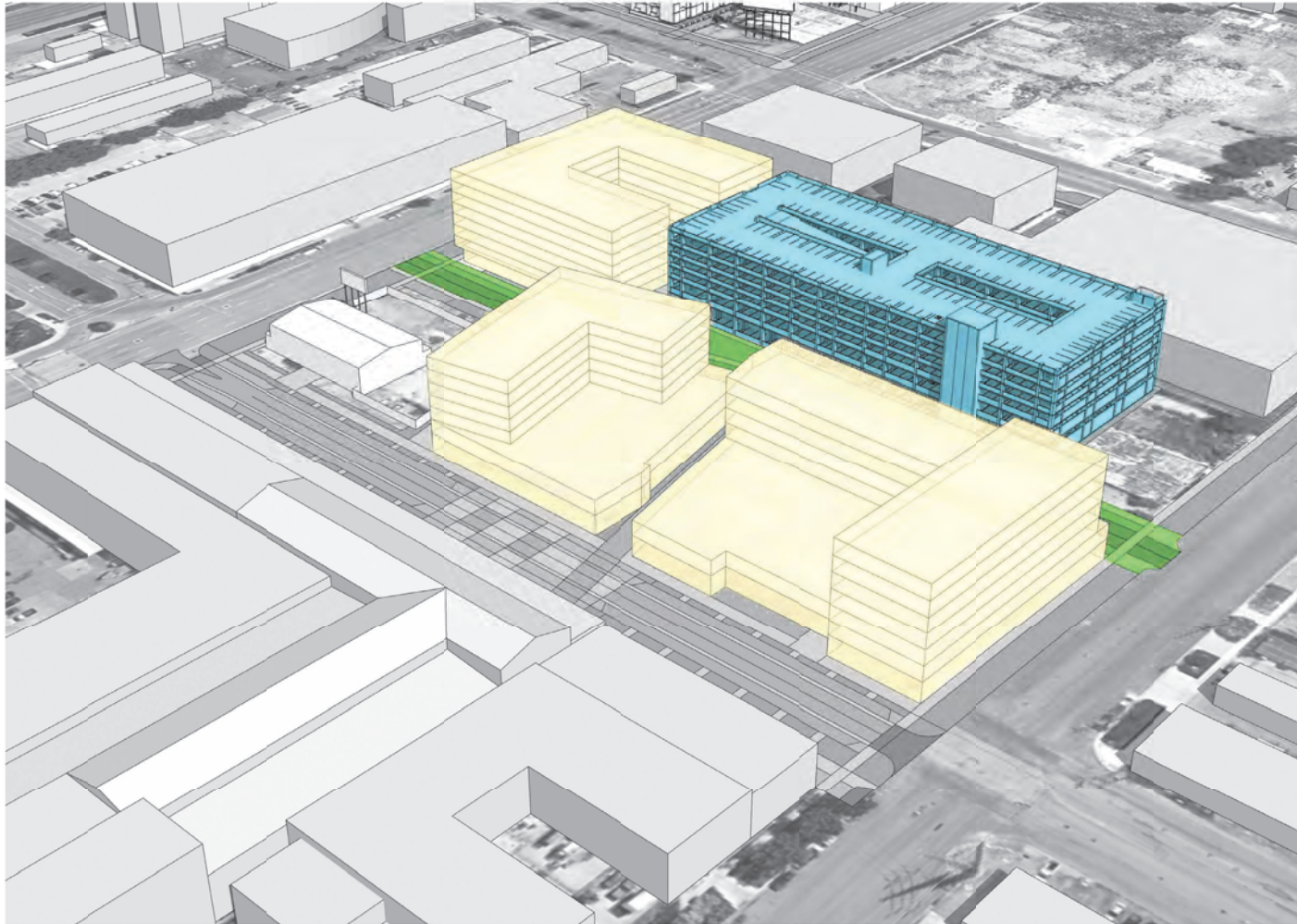
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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

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PHASING LEGEND

- NEW PROJECT: ■
- FUTURE DEVELOPMENT: ■
- ELDER COURT: ■

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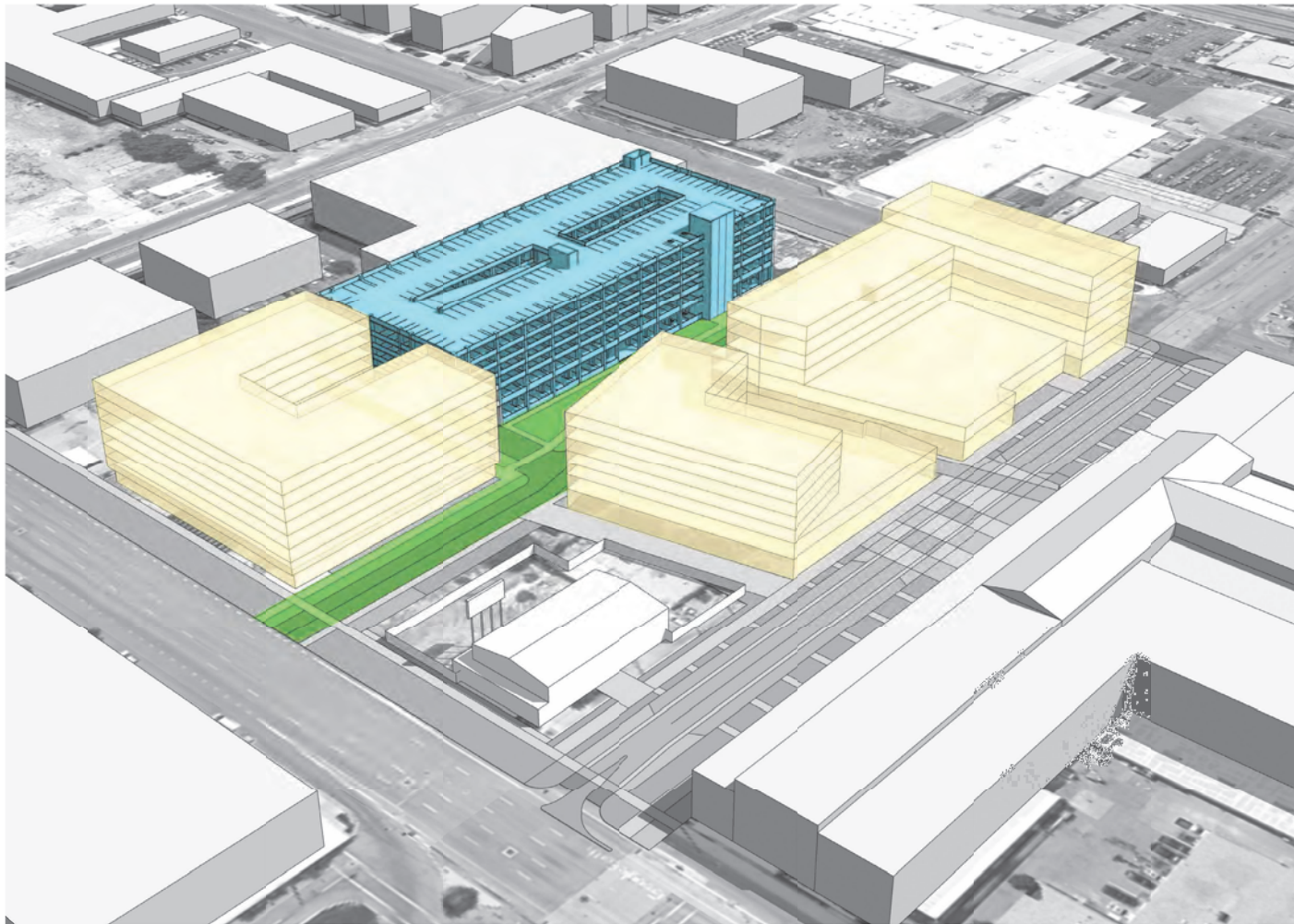
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VIEWS

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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



PHASING LEGEND

- NEW PROJECT: ■
- FUTURE DEVELOPMENT: ■
- ELDER COURT: ■

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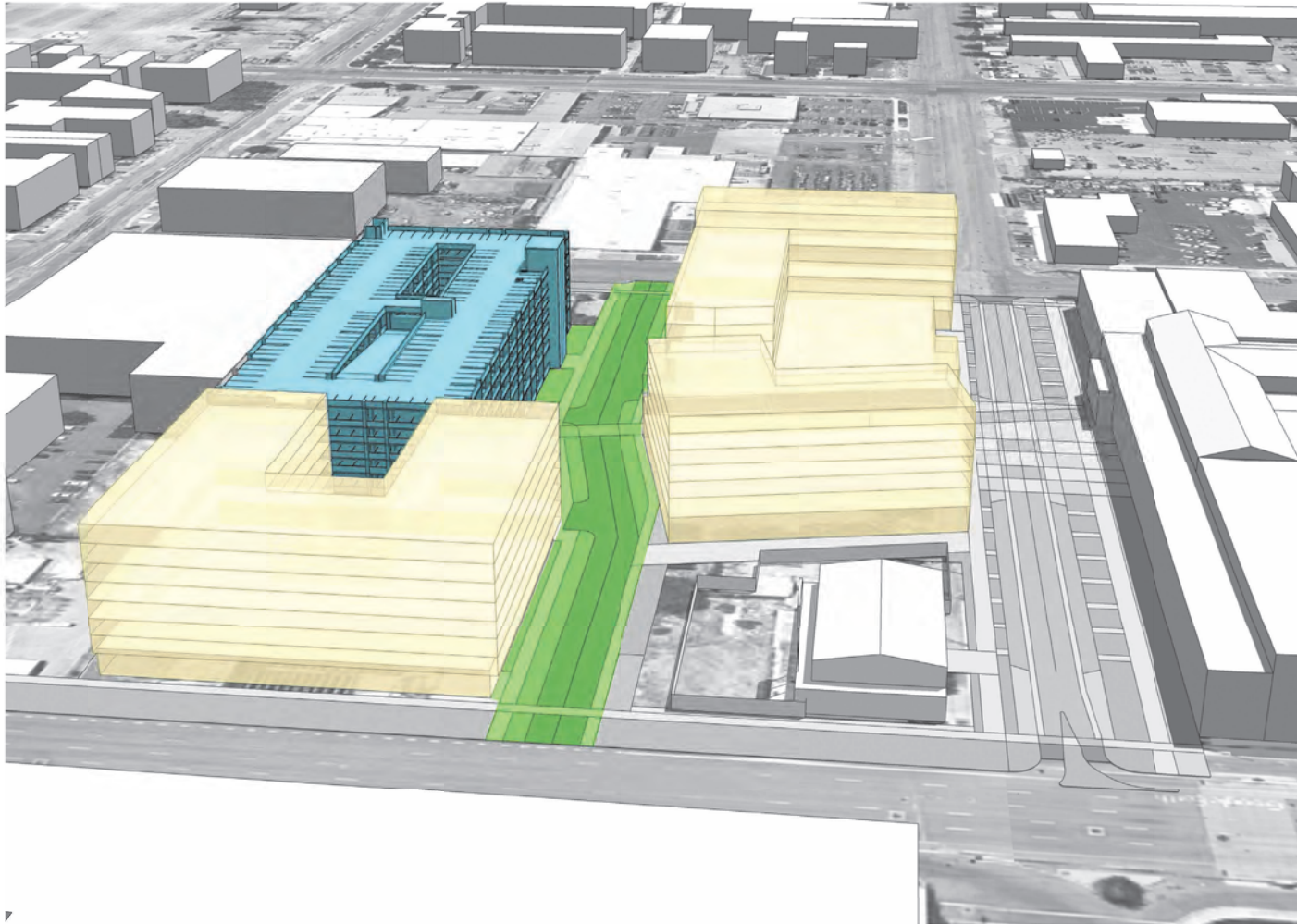
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VIEWS

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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

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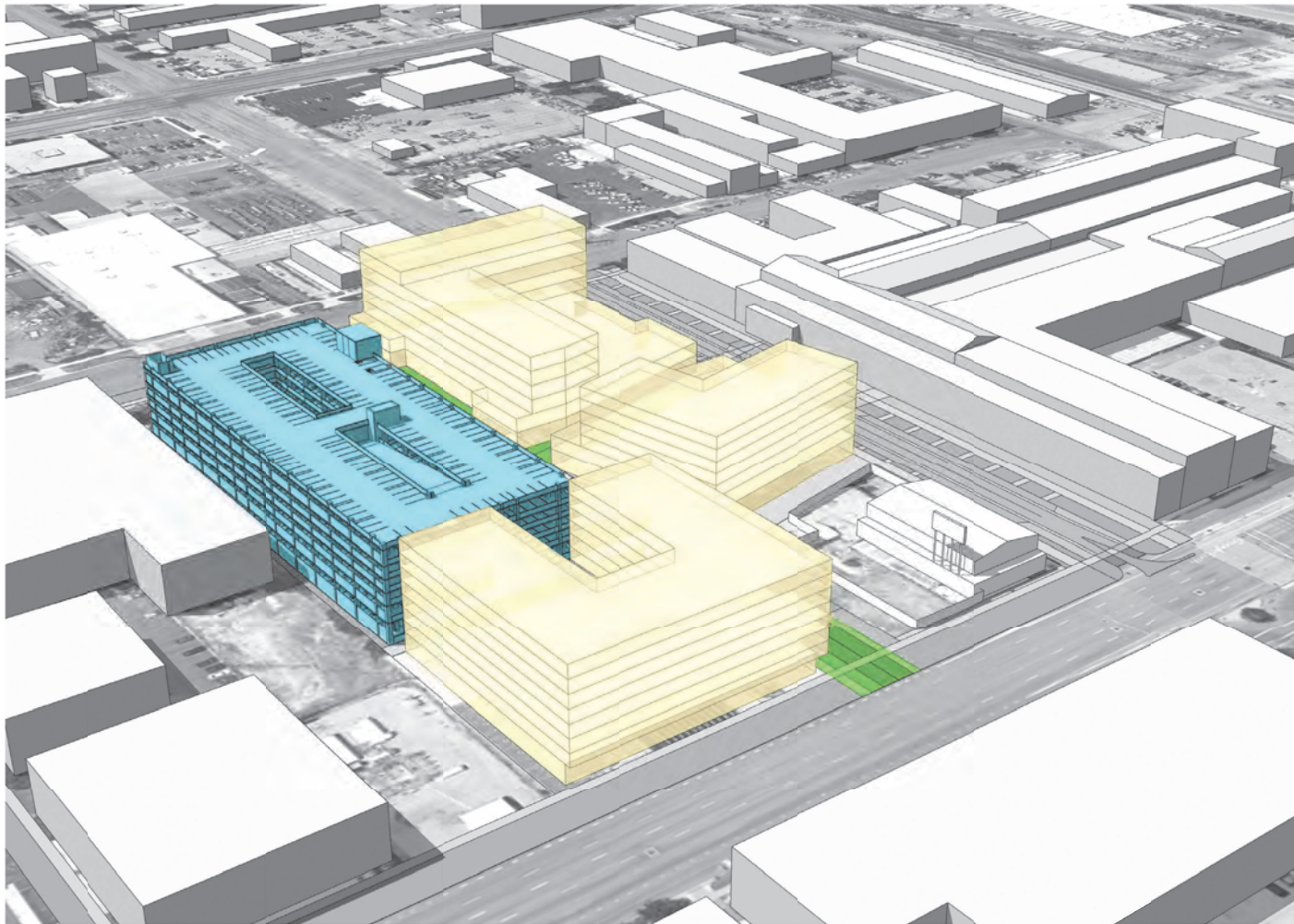
PHASING LEGEND

- NEW PROJECT: ■
- FUTURE DEVELOPMENT: ■
- ELDER COURT: ■

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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

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PHASING LEGEND

- NEW PROJECT: ■
- FUTURE DEVELOPMENT: ■
- ELDER COURT: ■

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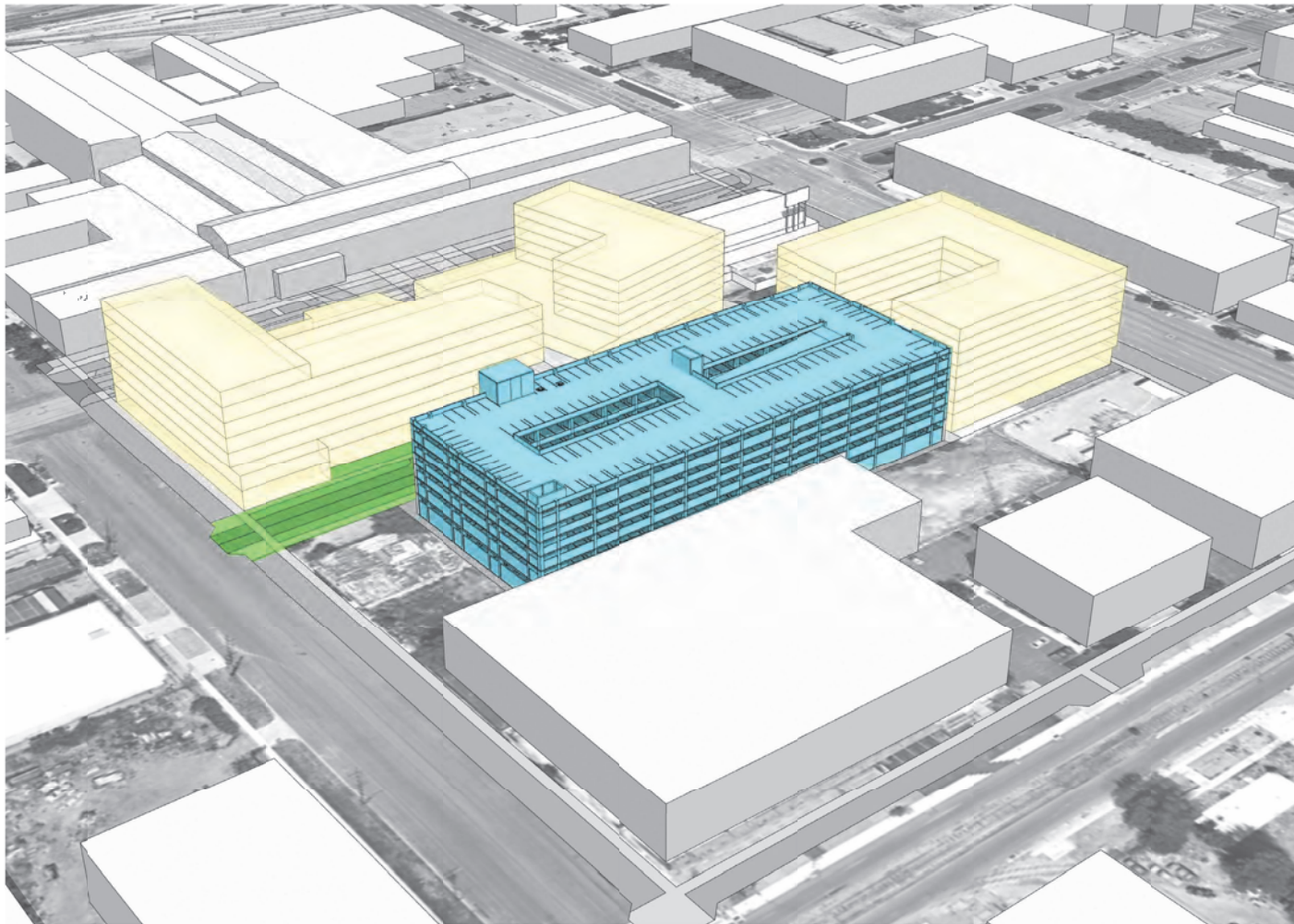
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VIEWS

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INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

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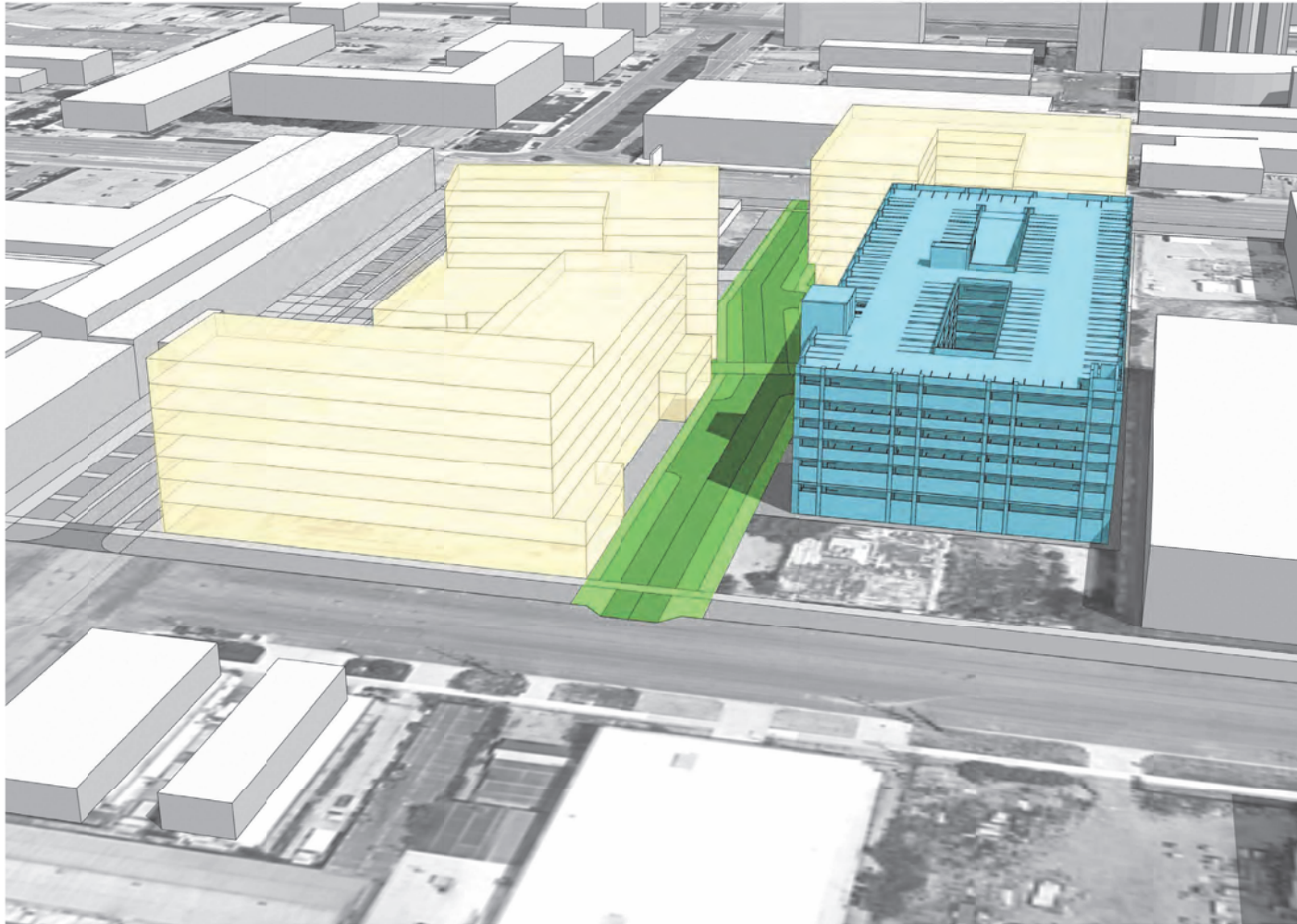


PHASING LEGEND

- NEW PROJECT: 
- FUTURE DEVELOPMENT: 
- ELDER COURT: 

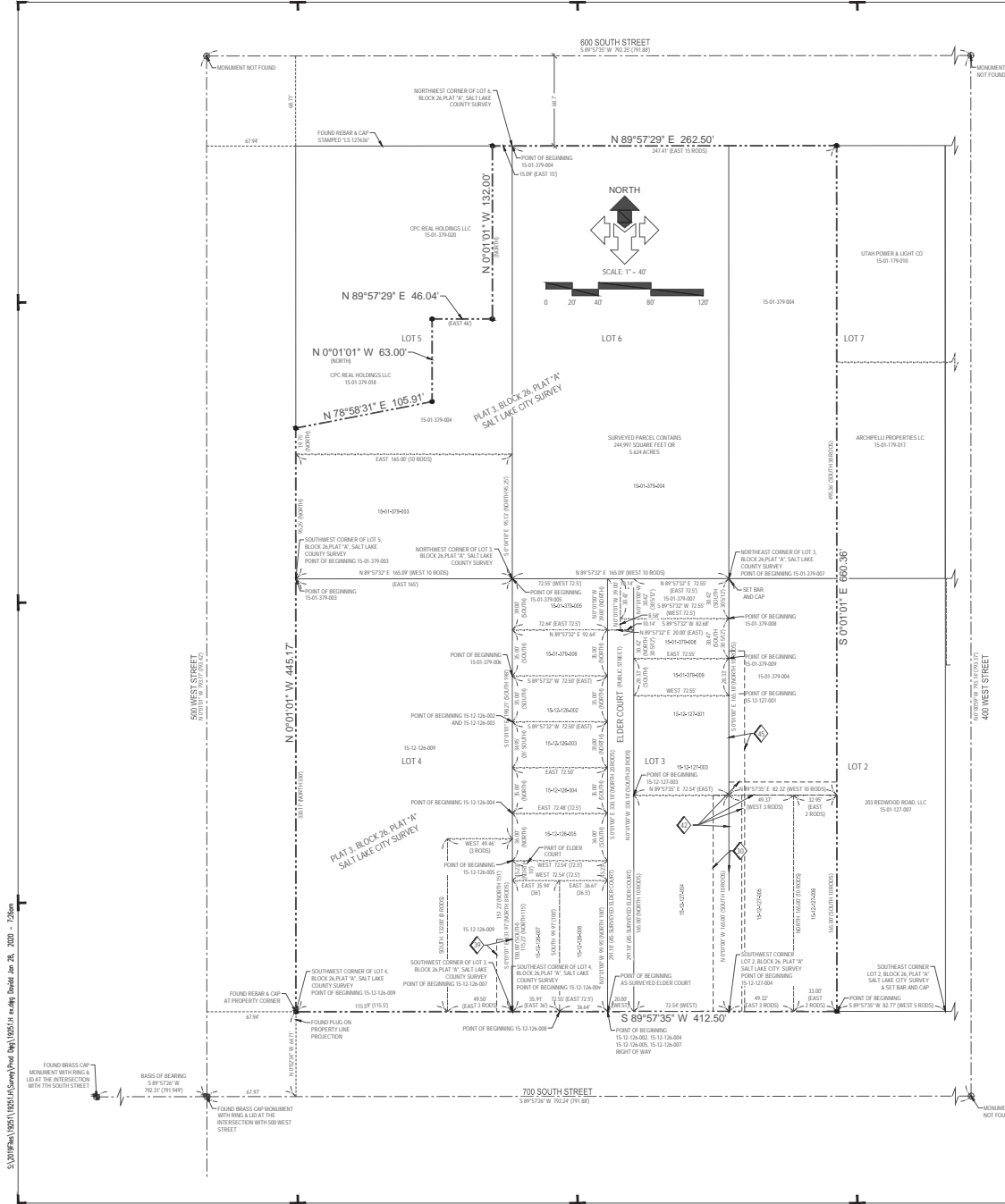
INDUSTRY NEIGHBORHOOD PARKING STRUCTURE

461 W 600 S, SALT LAKE CITY, UT 84101



PHASING LEGEND

- NEW PROJECT: ■
- FUTURE DEVELOPMENT: ■
- ELDER COURT: ■



**EASEMENTS PER TITLE REPORT
NO. NCS-991857-CO**

- RIGHT OF WAY AS CREATED IN THAT CERTAIN DEED OF DISTRIBUTION RECORDED MAY 13, 1965 AS ENTRY NO. 17989 IN BOOK 4-1 OF DEEDS AT PAGE 493 OF OFFICIAL RECORDS. (SHOWN HEREIN)
- RIGHT OF WAY AS CREATED BY THAT CERTAIN DEED OF RIGHT OF WAY RECORDED AUGUST 03, 1907 AS ENTRY NO. 25427 IN BOOK 7-0 OF DEEDS AT PAGE 486 OF OFFICIAL RECORDS. (DESCRIBED ELDER COURT)
- RIGHT OF WAY FOR SPUR TRACKS AS CREATED BY THAT CERTAIN AGREEMENT RECORDED SEPTEMBER 1913 AS ENTRY NO. 38481 IN BOOK 14-0 OF DEEDS AT PAGE 291 AND IN THAT CERTAIN AGREEMENT RECORDED MAY 29, 1915 AS ENTRY NO. 30076 IN BOOK 2-1 OF LENS AND LEASES AT PAGE 273 OF OFFICIAL RECORDS. (EASEMENT LOCATION NOT DESCRIBED)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- RIGHT OF WAY AS CREATED BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 12, 1913 AS ENTRY NO. 30078 IN BOOK 4-1 OF DEEDS AT PAGE 264 OF OFFICIAL RECORDS. (DESCRIBED PORTIONS OF ELDER COURT)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- RIGHT OF WAY FOR SPUR TRACKS AS CREATED BY THAT CERTAIN CONTRACT FOR RIGHT OF WAY RECORDED MAY 29, 1915 AS ENTRY NO. 30076 IN BOOK 2-1 OF LENS AND LEASES AT PAGE 435 OF OFFICIAL RECORDS. (EASEMENT LOCATION NOT DESCRIBED)
- AN AGREEMENT TO CONVEY A POWER SPUR TRACK AGREEMENT RECORDED MARCH 13, 1913 AS ENTRY NO. 71003 IN BOOK 10-5 OF LENS AND LEASES AT PAGE 405 OF OFFICIAL RECORDS. (EASEMENT LOCATION IS DESCRIBED, HOWEVER, ONLY IN GENERAL TERMS AND CANNOT BE PLOTTED)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- RIGHT OF WAY FOR SPUR TRACKS AS CREATED BY THAT CERTAIN EASEMENT FOR RIGHT OF WAY RECORDED NOVEMBER 19, 1913 AS ENTRY NO. 30080 IN BOOK 8-1 OF DEEDS AT PAGE 298 OF OFFICIAL RECORDS. (EASEMENT LOCATION IS DESCRIBED, HOWEVER, ONLY IN GENERAL TERMS AND CANNOT BE PLOTTED)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- RIGHT OF WAY FOR SPUR TRACKS AS CREATED BY THAT CERTAIN AGREEMENT RECORDED AUGUST 1, 1913 AS ENTRY NO. 30079 IN BOOK 11-0 OF DEEDS AT PAGE 403 OF OFFICIAL RECORDS. (EASEMENT LOCATION IS DESCRIBED, HOWEVER, ONLY IN GENERAL TERMS AND CANNOT BE PLOTTED)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A TELEPHONE POLE AND ELECTRICAL PURPOSES AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THAT CERTAIN INSTRUMENT RECORDED JUNE 12, 1915 AS ENTRY NO. 37079 IN BOOK 3-0 OF LENS AND LEASES AT PAGE 534 OF OFFICIAL RECORDS. (EASEMENT LOCATION IS DESCRIBED, HOWEVER, ONLY IN GENERAL TERMS AND CANNOT BE PLOTTED)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR A TELEPHONE POLE AND ELECTRICAL PURPOSES AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THAT CERTAIN INSTRUMENT RECORDED JUNE 12, 1915 AS ENTRY NO. 37079 IN BOOK 3-0 OF LENS AND LEASES AT PAGE 534 OF OFFICIAL RECORDS. (EASEMENT LOCATION IS DESCRIBED, HOWEVER, ONLY IN GENERAL TERMS AND CANNOT BE PLOTTED)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- RIGHT OF WAY AS CREATED BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 02, 1917 AS ENTRY NO. 39887 IN BOOK 10-0 OF DEEDS AT PAGE 322 OF OFFICIAL RECORDS. (SHOWN HEREIN)
- RIGHT OF WAY AS CREATED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 04, 1920 AS ENTRY NO. 40499 IN BOOK 11-0 OF DEEDS AT PAGE 404 OF OFFICIAL RECORDS. (DESCRIBED ELDER COURT)
- RESERVATION BY SALT LAKE COUNTY IN THAT CERTAIN DEED OF SALT LAKE COUNTY FOR A RIGHT OF WAY IN, TO OR OVER THE SUBJECT PROPERTY RECORDED MAY 1, 1917 AS ENTRY NO. 40494 IN BOOK 20-0 AT PAGE 44 OF OFFICIAL RECORDS. (RIGHT OF WAY NOT DESCRIBED)
- RIGHT OF WAY AS EVIDENCED IN THAT CERTAIN ADMINISTRATIVE DEED RECORDED SEPTEMBER 23, 1965 AS ENTRY NO. 15398 IN BOOK 435 AT PAGE 435 AND IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 23, 1965 AS ENTRY NO. 10774 IN BOOK 10-2 AT PAGE 394 AND IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 02, 1940 AS ENTRY NO. 18623 IN BOOK 14-2 AT PAGE 548 OF OFFICIAL RECORDS. (SHOWN HEREIN)
- EASEMENT FOR LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THAT CERTAIN INSTRUMENT RECORDED AUGUST 08, 1916 AS ENTRY NO. 17598 IN BOOK 13-1 AT PAGE 430 OF OFFICIAL RECORDS. (EASEMENT LOCATION NOT DESCRIBED)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- RIGHT OF WAY AS EVIDENCED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 12, 1916 AS ENTRY NO. 39077 IN BOOK 435 AT PAGE 441 OF OFFICIAL RECORDS. (SHOWN HEREIN)
- NOTE: THE ABOVE EASEMENTS PURPORT TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- NOTE: THE INTEREST IF ANY OF THE CURRENT VESTED OWNERS RELATES TO A PORTION OF ELDER COURT OR OTHER THEN THAT PORTION OF THE LAND SHOWN HEREIN, A PORTION OF ELDER COURT, AFFECTED BY THAT CERTAIN ORDINANCE PURPORTING TO VACATE A PORTION OF SAID ELDER COURT RECORDED JANUARY 20, 1977, IS ENTRY NO. 290575 IN BOOK 441 AT PAGE 1403 OF OFFICIAL RECORDS. (ELDER COURT SHOWN HEREIN)

CURRENT PARCELS

- 15-01-379-04
COM AT NW COR LOT 4, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 IN 80-00 S W 80-00 N 19-25 FT W TO 80-00 N 19-25 FT, THEN N 08°17'56" E 46 FT W 10-27 FT, 15-17 FT TO BEG.
- 15-01-379-03
COM AT SW COR LOT 5, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-12-02-00
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, THENCE RUNNING NORTH 30°35' E, THENCE EAST 84°10' E, THENCE SOUTH 19°16' E, THENCE WEST 49°16' E, THENCE NORTH 13°05' E TO THE PLACE OF BEGINNING.
- 15-01-379-02
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, THENCE NORTH 80°00' E, THENCE WEST 19°00' E, THENCE SOUTH 19°00' E TO THE PLACE OF BEGINNING.
- 15-01-379-05
COM AT NW COR OF LOT 5, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-01-379-06
COM AT SW COR LOT 5, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-01-379-07
COM AT SW COR LOT 5, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-12-02-01
BEGINNING AT A POINT 26 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 75°10' E, THENCE NORTH 10°00' E, THENCE WEST 34°10' E, THENCE SOUTH 10°00' E TO THE PLACE OF BEGINNING.
- 15-12-02-02
BEGINNING AT A POINT 151 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10°00' E, THENCE EAST 75°10' E, THENCE SOUTH 10°00' E, THENCE WEST 34°10' E TO THE PLACE OF BEGINNING.
- 15-12-02-03
BEGINNING AT A POINT 151 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10°00' E, THENCE EAST 75°10' E, THENCE SOUTH 10°00' E, THENCE WEST 34°10' E TO THE PLACE OF BEGINNING.
- 15-12-02-04
BEGINNING AT A POINT 115 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10°00' E, THENCE EAST 75°10' E, THENCE SOUTH 10°00' E, THENCE WEST 34°10' E TO THE PLACE OF BEGINNING.
- 15-12-02-05
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 10°00' E, THENCE EAST 75°10' E, THENCE NORTH 10°00' E, THENCE WEST 34°10' E TO THE PLACE OF BEGINNING.
- 15-12-02-06
BEGINNING AT A POINT 38 FEET EAST OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 26, PLAT "K", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 75°10' E, THENCE NORTH 10°00' E, THENCE WEST 34°10' E, THENCE SOUTH 10°00' E TO THE PLACE OF BEGINNING.
- 15-01-379-01
COM AT NE COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 N 08°17'56" E 46 FT W 10-27 FT, 15-17 FT TO BEG.
- 15-01-379-04
COM AT SW COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-01-379-05
COM AT SW COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-01-379-06
COM AT SW COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-12-02-07
COM AT SW COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-12-02-08
COM AT SW COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-12-02-09
COM AT SW COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.
- 15-12-02-10
COM AT SW COR LOT 3, BLK 26, PLAT "K", SALT LAKE CITY SURVEY, 15-80-00-15-80-00 S W 80-00 N 19-25 FT TO 80-00 N 19-25 FT TO BEG.

NARRATIVE

THIS EXHIBIT WAS PREPARED FOR THE PURPOSE OF FACILITATING A LOT COMBINATION THROUGH SALT LAKE CITY.

AS-SURVEYED DESCRIPTION

ELDER COURT
BEGINNING AT A POINT NORTH 89°57'29" EAST 72.25 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 26, PLAT "K", SALT LAKE COUNTY SURVEY, AND RUNNING THENCE NORTH 0°00'10" WEST 20.00 FEET, THENCE NORTH 0°00'10" WEST 20.00 FEET, THENCE SOUTH 0°00'10" WEST 20.00 FEET, THENCE SOUTH 0°00'10" WEST 20.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- - - - - PROPERTY LINE
- MONUMENT LINE
- - - - - DEED LINE
- ADJACENT DEED LINE

MCNEIL ENGINEERING
Professional Engineers
10500 S. STATE STREET, SUITE 100, SALT LAKE CITY, UT 84114
TEL: 972-924-9999 FAX: 972-924-9998

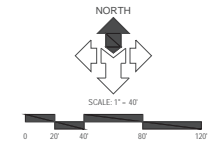
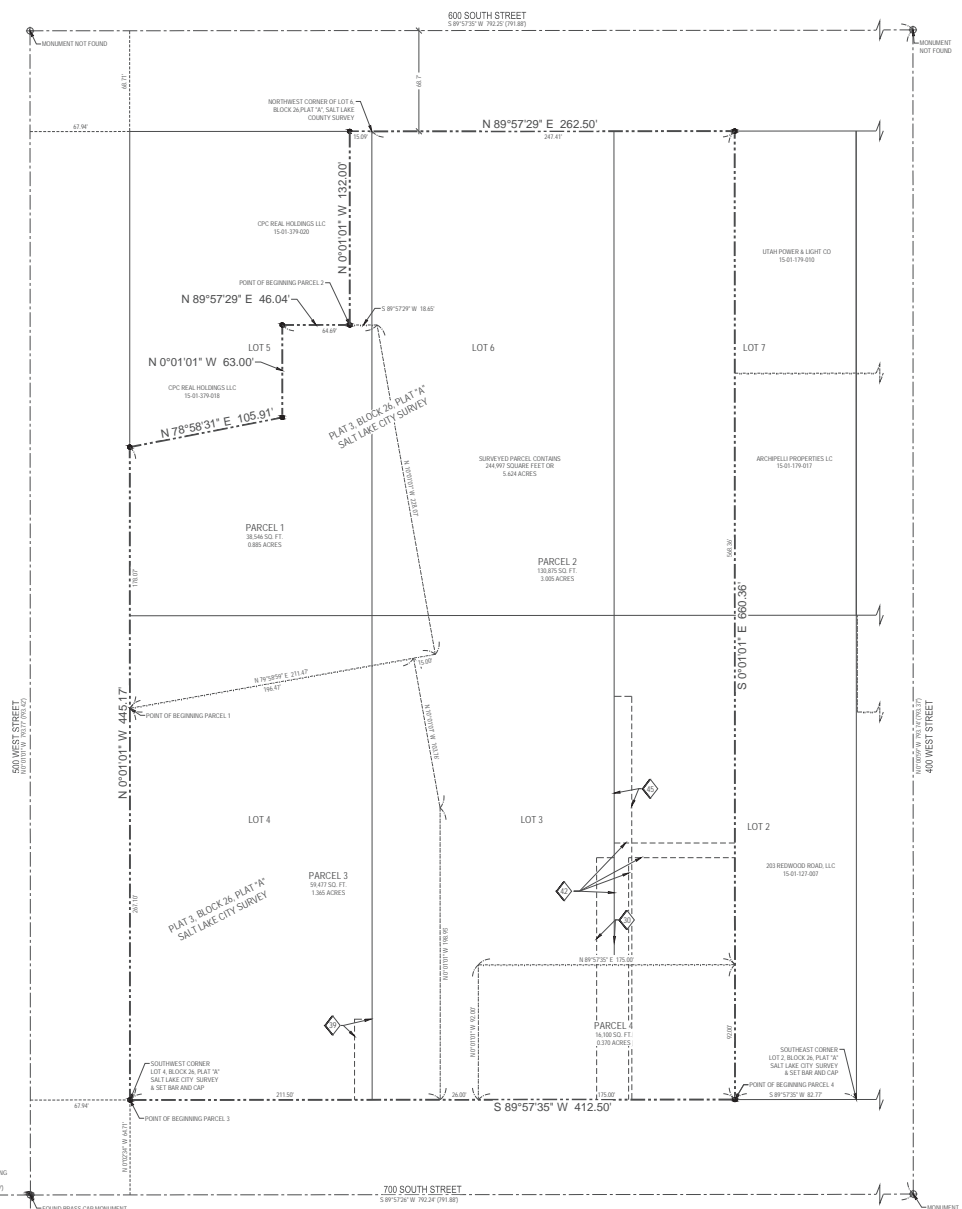
INDUSTRY NEIGHBORHOODS
500 WEST AND 700 SOUTH
SALT LAKE CITY, UT 84114
LOCATED IN THE SW 1/4 OF SECTION 1 & NW 1/4 OF SECTION 12, T. 13 S., R. 1 W., S.L.B. & M.

REV#	DATE	DESCRIPTION

PROJECT NO: 19251.HX
 CAD FILE: 19251.HX
 DRAWN BY: KSL
 CALC BY: DBD
 FIELD CREW: SS
 CHECKED BY: DBD
 DATE: 1-28-20

LOT COMBINATION
1 OF 2

S:\2019\19251.HX\19251.HX.dwg, David Jan 28, 2020 9:25am



PROPOSED PARCELS

PARCEL 1
BEGINNING AT A POINT ON THE WEST LINE OF BLOCK 26, PLAT 'A', SALT LAKE CITY SURVEY; SAID POINT BEING NORTH 00°10'11\"/>

PARCEL 2
BEGINNING AT A POINT NORTH 00°10'11\"/>

PARCEL 3
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 26, PLAT 'A', SALT LAKE CITY SURVEY AND RUNNING NORTH 00°10'11\"/>

PARCEL 4
BEGINNING AT A POINT NORTH 89°57'35\"/>

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- - - PROPERTY LINE
- - - MONUMENT LINE
- - - PROPOSED LOT LINE
- - - ADJACENT DEED LINE



VICINITY MAP



MCNEIL ENGINEERING
INCORPORATED
15898 STATE STREET, SUITE 200, WEST VALLEY CITY, UTAH 84113
PH: 801.378.1278 FAX: 801.378.1279
www.mcneileng.com
Civil Engineering • Consulting & Landscape Architecture
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INDUSTRY NEIGHBORHOODS
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SALT LAKE CITY, UTAH
LOCATED IN THE SW 1/4 OF SECTION 1 & NW 1/4 OF SECTION 12, T. 1 S., R. 1 W., S.1.L.B. & M.

REV#	DATE	DESCRIPTION

PROJECT NO: 19251
CAD FILE: 19251.H EX
DRAWN BY: KSL
CALC BY: DBD
FIELD CREW: SS
CHECKED BY: DBD
DATE: 1-28-20

LOT CONSOLIDATION
2 OF 2