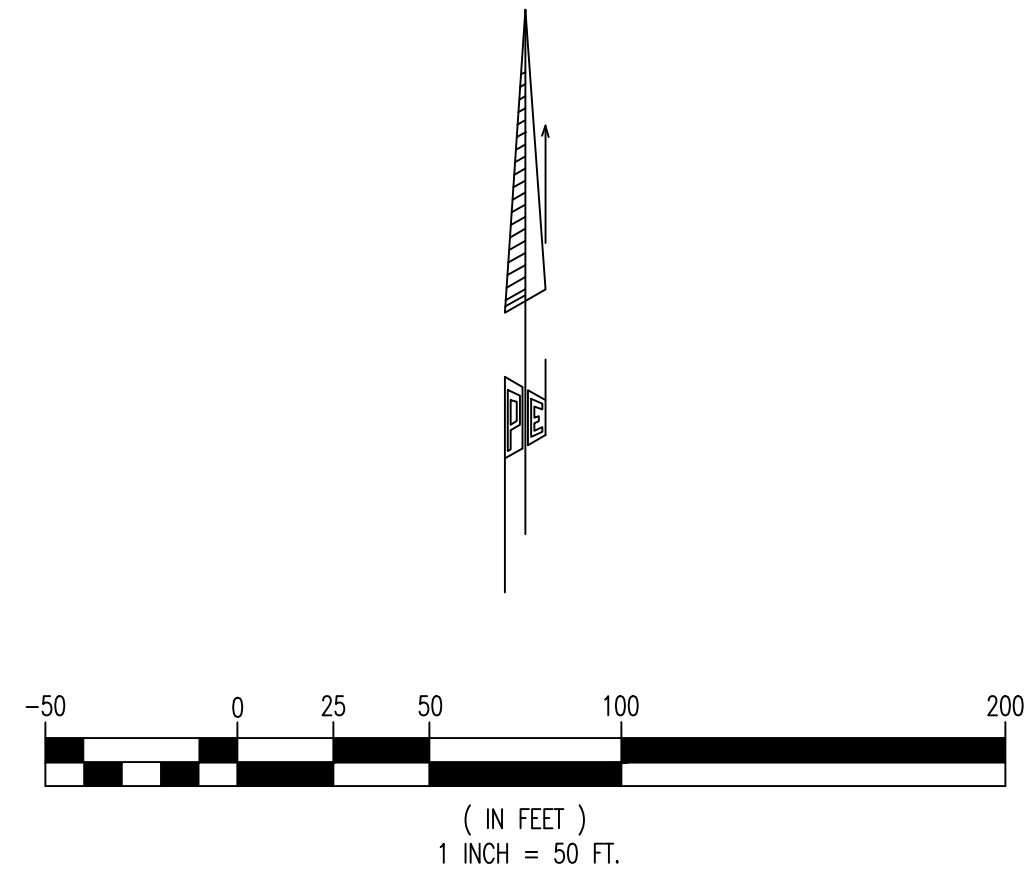


NORTH ARROW & SCALE



PROPOSED ZONING INFORMATION

CURRENT ZONE: FR-2/21780 FOOTHILLS ESTATES RESIDENTIAL
CURRENT OVERLAYS: GROUNDWATER SOURCE PROTECTION, RCO RIPARIAN CORRIDOR OVERLAY DISTRICT

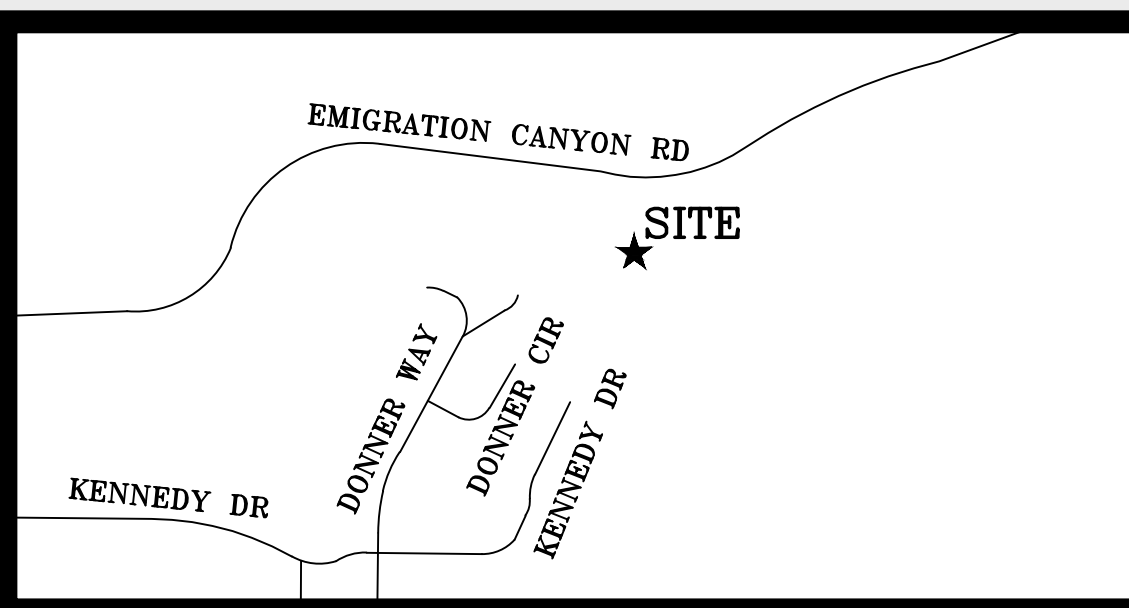
REZONE: RMF 75 - HIGH DENSITY MULTIFAMILY RESIDENTIAL

QUALIFYING PROVISIONS:

- 3 unit minimum.
- 9,000 square feet for 3 units, plus 800 square feet for each additional unit up to and including 14 units. 19,000 square feet for 15 units, plus 350 square feet for each additional unit up to 1 acre. For development greater than 1 acre, 500 square feet for each dwelling unit is required.
- Maximum Building Height: The maximum building height permitted in this district is seventy five feet (75').
- Minimum Yard Requirements:
 - Front Yard: Twenty five feet (25'), except single-family detached or attached, fifteen feet (15').
 - Corner Side Yard: Twenty five feet (25'), except single-family detached or attached, fifteen feet (15').
 - Interior Side Yard: Fifteen feet (15'), except for single-family detached, four feet (4'), or attached, four feet (4') for end units, no setback for attached units.
 - Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').
- 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 "Obstructions In Required Yards", of this title.
- Required Landscape Yards: The required front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.
- Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.
- Landscape Buffers: Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 46-17, 2017; Ord. 66-13, 2013; Ord. 12-11, 2011; Ord. 11-05 § 1, 2005; Ord. 26-95 § 2(12-14), 1995)

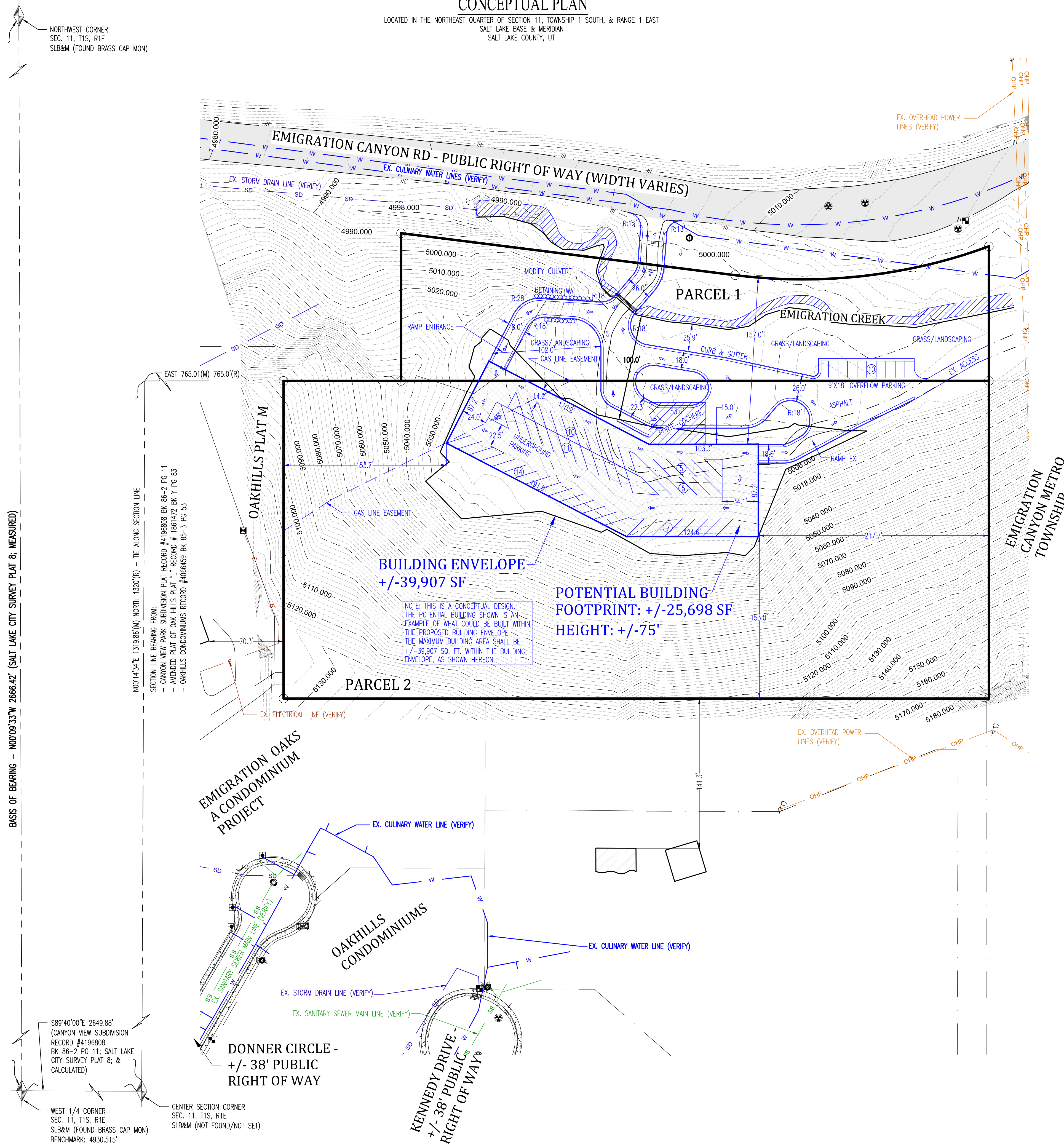
ADDITIONAL SET-BACKS (EMIGRATION CREEK):
TO LANDSCAPING: 10 FEET
TO PARKING AREA: 25 FEET
TO BUILDING: 100 FEET

VICINITY MAP (NOT TO SCALE)



CONCEPTUAL PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, & RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, UT



BASIS OF BEARING - N00709.33°W 2666.42' (SALT LAKE CITY SURVEY PLAT 8; MEASURED)

SECTION LINE BEARING FROM:
 - CANYON VIEW SUBDIVISION PLAT RECORD #4196808 BK 86-2 PG 11
 - AMENDED PLAT OF OAK HILLS PLAT "L" RECORD # 1861472 BK Y PG 83
 - OAKHILLS CONDOMINIUMS RECORD #A066459 BK 85-3 PG 53

S89°40'00"E 2649.88'
 (CANYON VIEW SUBDIVISION
 RECORD #4196808
 BK 86-2 PG 11; SALT LAKE
 CITY SURVEY PLAT 8; &
 CALCULATED)

WEST 1/4 CORNER
 SEC. 11, T1S, R1E
 SLB&M (FOUND BRASS CAP MON)
 BENCHMARK: 4930.515'

RECORD DESCRIPTION

Parcel 1:
 Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 666 feet, more or less, to the bow of the hill; thence South 300 feet; thence East 666 feet, more or less; thence North 300 feet to the place of beginning.

Situated in Salt Lake County, State of Utah.

Tax Serial No. 16-11-262-005

Parcel 2:
 Beginning at a point of 1320 feet North and 765 feet East of the center of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 139.4 feet, more or less, to the South line of Immigration Canyon Road. Thence North 82°50'40" East along the said South line of Immigration Canyon Road 318 feet, more or less, to the point on a curve; thence Easterly along said South line, along an arc of a curve to the left, having a radius of 511.3 feet and bearing North 079°20' East a distance of 243.3 feet, more or less; thence South 127 feet, more or less, to the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 11; thence West 555 feet to the point of beginning.

Situated in Salt Lake County, State of Utah.

Tax Serial No. 16-11-201-002

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 39913-JM, DATED FEBRUARY 16, 2022 AT 8:00 AM.

LEGEND OF SYMBOLS AND ABBREVIATIONS

TS	TEST STATION	IR	IRRIGATION BOX	SL	SIGHT LIGHT
PP	POWER POLE	WV	WATER VALVE	SM	STORM MANHOLE
EM	COMM./ELEC. MANHOLE	WH	WATER MANHOLE	SI	STORM INLET
EB	ELECTRIC METER / BOX	WM	WATER METER PIT	CS	CURB STORM INLET
CB	CABLE BOX	GM	GAS METER	SS	SANITARY SEWER UNIT
WM	WATER METER	AC	AIR CONDITIONER UNIT	CS	CORNER SET
PH	INDICATES HANDICAPPED PARKING	AS	ACCESS TO PUBLIC RIGHT OF WAY	CNS	CORNER NOT SET
SB	SCHEDULE B EXCEPTION	PC	PARKING STALL COUNT		
DI	DISTANCE TO NEAREST INTERSECTION				
SC	SECTION CORNER	MO	MONUMENT		

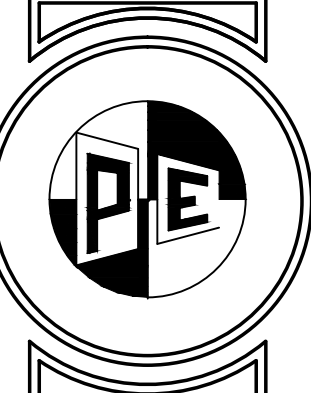
LINE TABLE

---	EXCEPTION	RR	RAIL ROAD
---	PARKING STRIPE	EA	EDGE OF ASPHALT
---	CURB & GUTTER	F	FENCE
---	RIGHT OF WAY	W	WALL
---	TIES	PL	PLAT TIES
---	GAS	PL	PLAT LOT
---	OHP	IB	INTERIOR BOUNDARY
---	SS	---	BOUNDARY
---	SD	---	BUILDING
---	W	---	

GENERAL NOTES

1. THE BENCHMARK FOR THIS SURVEY IS THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, AND RANGE 1 EAST BRASS CAP MONUMENT WITH AN ELEVATION OF 4930.515 FEET, AS SHOWN HEREON.

PROJECT #: A-22-058
DRAWN: M. CROFT
CHECKED: D. PETERSON



PETERSON ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

TEANCUM PROPERTY
3150 EMIGRATION CANYON RD, SALT LAKE CITY, UT 84108

CONCEPT PLAN