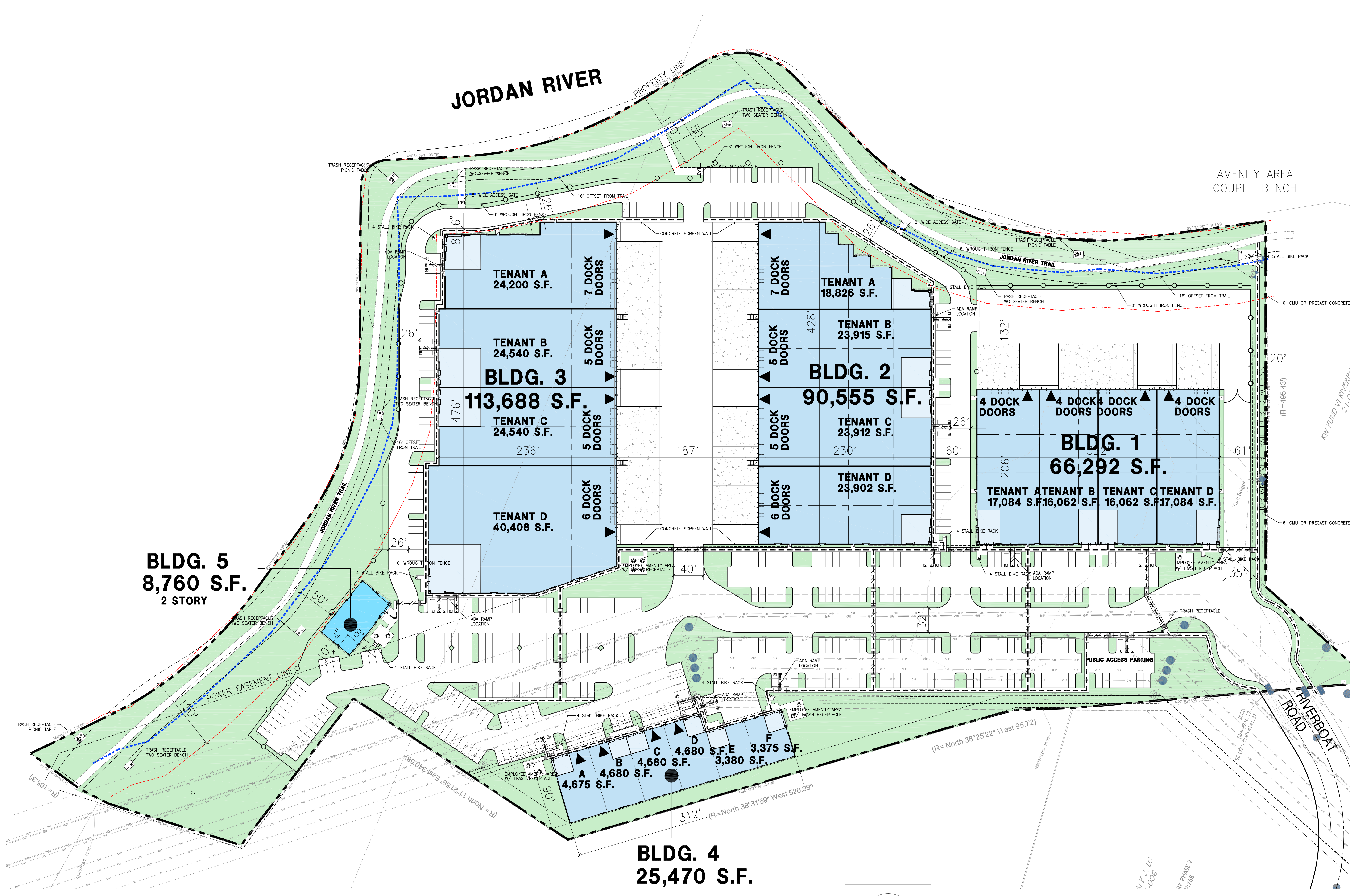
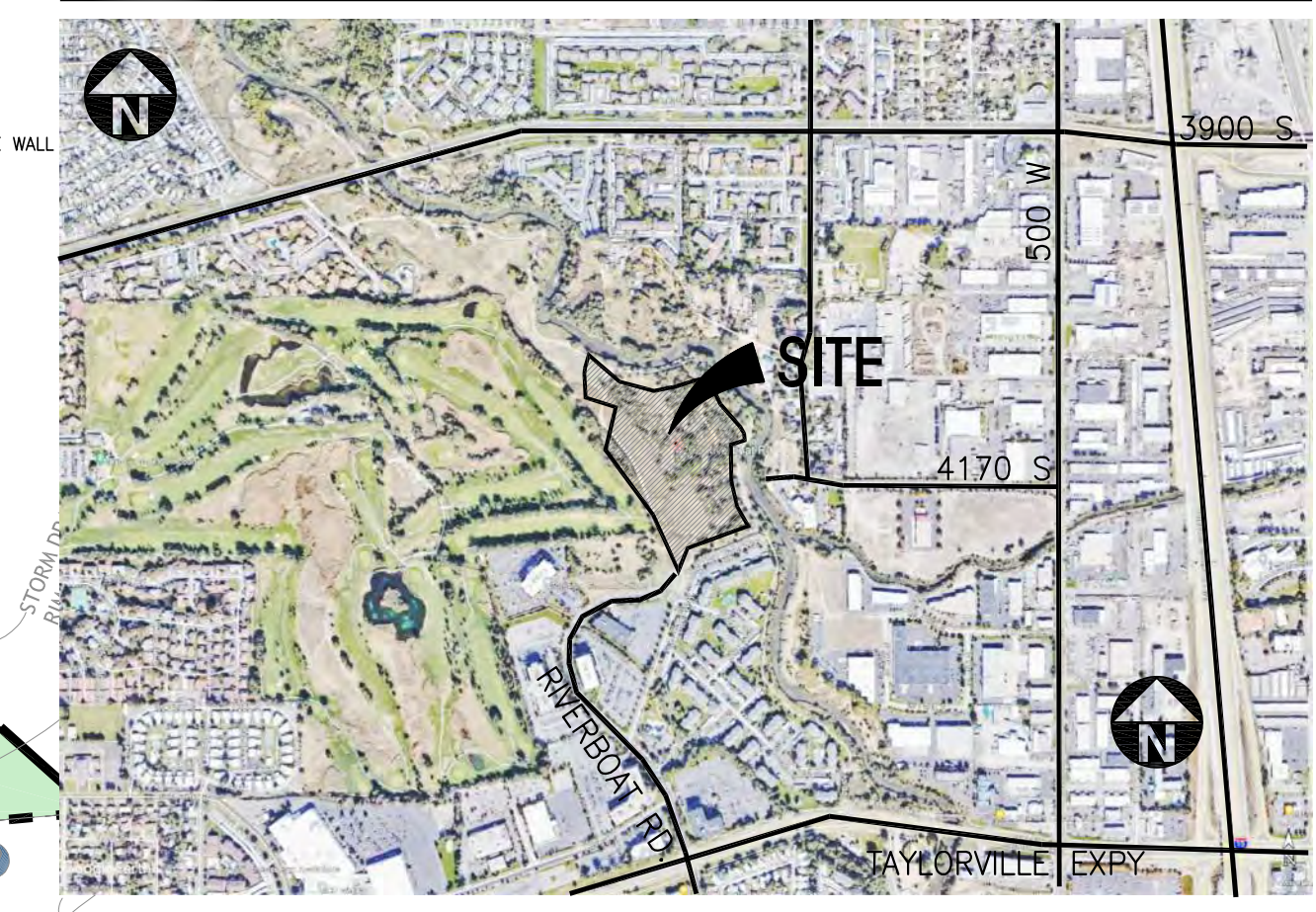


Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	TOTAL
SITE AREA						
In s.f.						1,063,122 s.f.
In acres						24.41 ac
BUILDING AREA						
Office	4,500	7,000	8,000	5,000	4,380	28,880 s.f.
Office (2nd Floor)	0	0	0	0	4,380	4,380 s.f.
Warehouse	61,792	83,555	105,688	20,470	0	271,505 s.f.
TOTAL	66,292	90,555	113,688	25,470	8,760	304,765 s.f.
COVERAGE						
						28.7%
AUTO PARKING REQUIRED						
Office: 5/1,000 s.f.	23	35	40	25	44	166 stalls
Whse: 1/1,000 s.f.	62	84	106	20	0	272 stalls
TOTAL	85	119	146	45	44	438 stalls
AUTO PARKING PROVIDED						
Standard (9' x 20')						410 stalls
ADA standard (9' x 20')						15 stalls
ADA Van (12' x 20')						13 stalls
TOTAL						438 stalls
ZONING ORDINANCE FOR CITY						
Zoning Designation - Industrial District (ID)						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 80', 40' within 250' from R-1 or R-2 zone.						
MAXIMUM FLOOR AREA RATIO						
FAR - to be verified						
LANDSCAPE REQUIREMENT						
Percentage - to be verified						
SETBACKS						
Building						Landscape
Front - 25'						15'
Side - 10'						5'
Rear - 30'						5'



Aerial Map



Legend

- POTENTIAL OFFICE
- POTENTIAL OFFICE WITH 2ND FLOOR
- WAREHOUSE
- DRIVE THRU DOOR

* SITE COMPLIES WITH 13.23.120(G) FOR LOCATIONS OF UTILITY ITEMS

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

Conceptual Site Plan

4202 S. Riverboat Road

Taylorsville, Utah



August 17, 2022 / Job #21599
Scheme 27



North Elevation



West Elevation



South Elevation



East Elevation

JOB# 21599



4202 S. RIVERBOAT ROAD

Taylorsville, Utah

Conceptual Colored Elevations for Building 1 - 32' clear





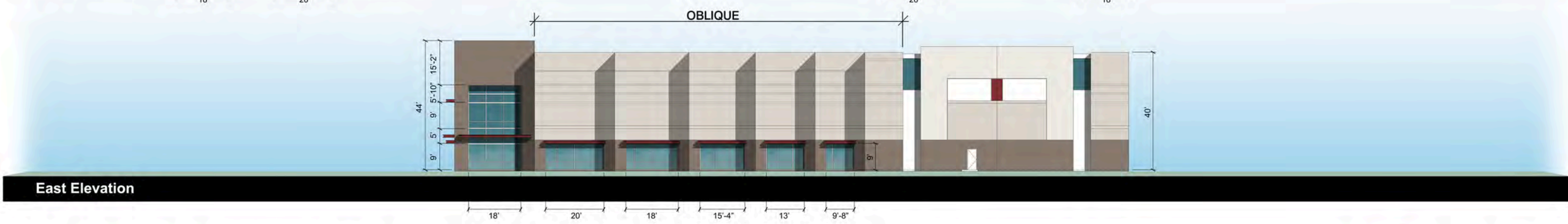
North Elevation



West Elevation



South Elevation



East Elevation

JOB# 21599



4202 S. RIVERBOAT ROAD Taylorsville, Utah
 Conceptual Colored Elevations for Building 2 - 36' clear





North Elevation



West Elevation



South Elevation



East Elevation

JOB# 21599



4202 S. RIVERBOAT ROAD

Taylorsville, Utah

Conceptual Colored Elevations for Building 3 - 36' clear



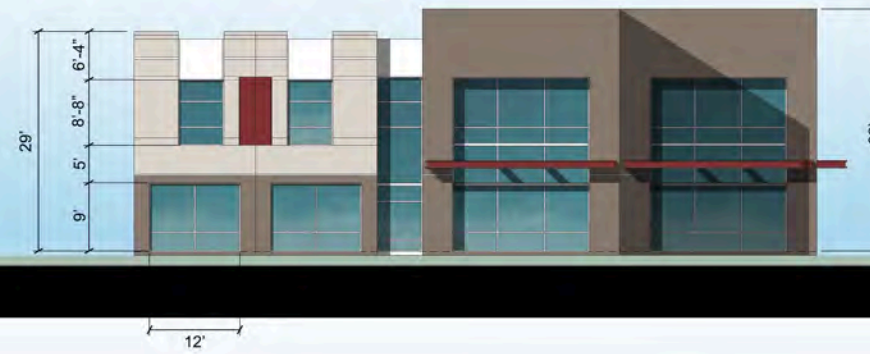
North Elevation



West Elevation



South Elevation



East Elevation



JOB# 21599



4202 S. RIVERBOAT ROAD

Taylorsville, Utah

Conceptual Colored Elevations for Building 4 - 24' clear





North Elevation



West Elevation



South Elevation



East Elevation

JOB# 21599



4202 S. RIVERBOAT ROAD

Taylorsville, Utah

Conceptual Colored Elevations for Building 5 - 24' clear (2-Story Office Building)

