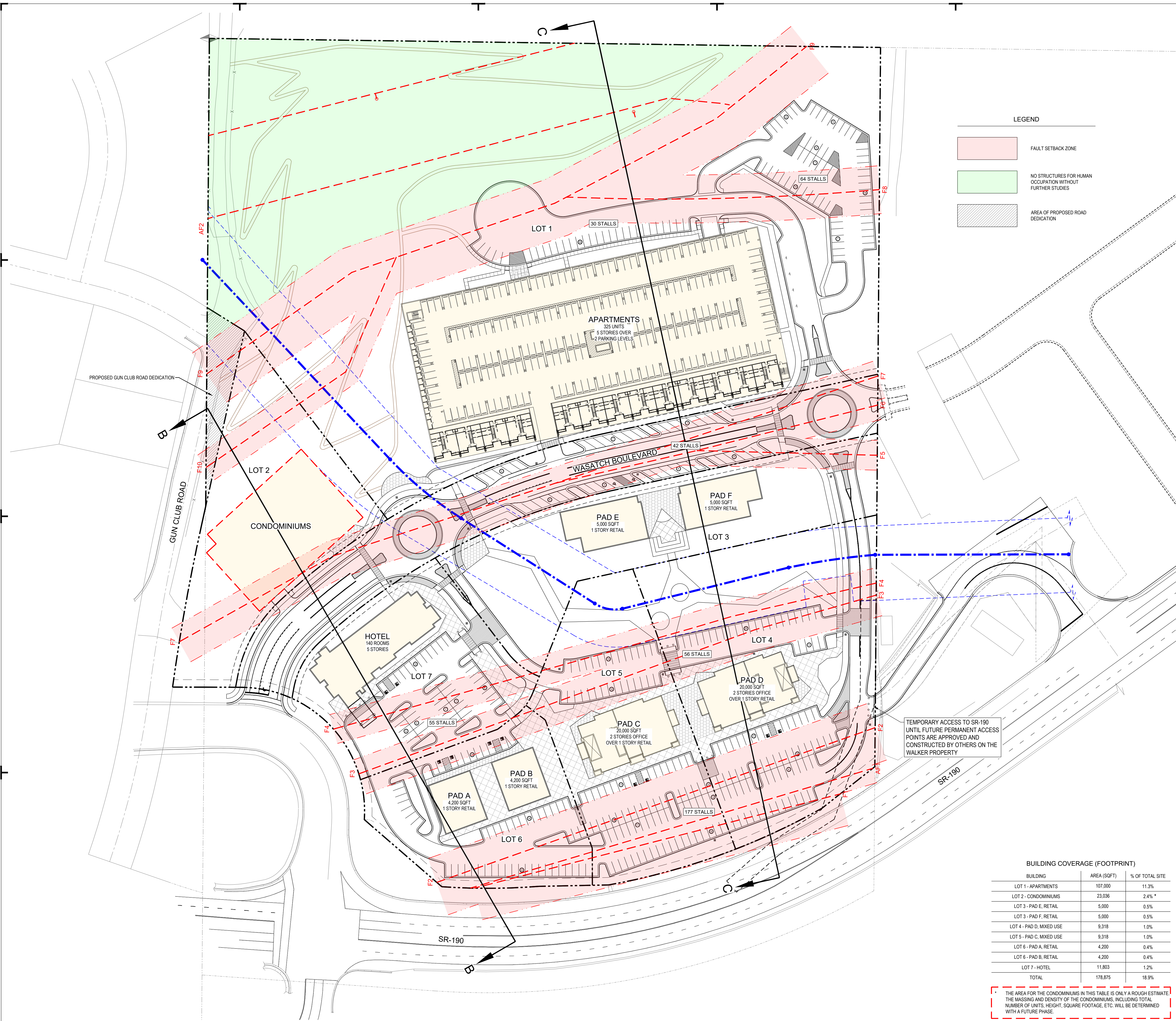


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LEGEND

- FAULT SETBACK ZONE
- NO STRUCTURES FOR HUMAN OCCUPATION WITHOUT FURTHER STUDIES
- AREA OF PROPOSED ROAD DEDICATION

BUILDING COVERAGE (FOOTPRINT)

BUILDING	AREA (SQFT)	% OF TOTAL SITE
LOT 1 - APARTMENTS	107,000	11.3%
LOT 2 - CONDOMINIUMS	23,036	2.4% *
LOT 3 - PAD E, RETAIL	5,000	0.5%
LOT 3 - PAD F, RETAIL	5,000	0.5%
LOT 4 - PAD D, MIXED USE	9,318	1.0%
LOT 5 - PAD C, MIXED USE	9,318	1.0%
LOT 6 - PAD A, RETAIL	4,200	0.4%
LOT 6 - PAD B, RETAIL	4,200	0.4%
LOT 7 - HOTEL	11,803	1.2%
TOTAL	178,875	18.9%

* THE AREA FOR THE CONDOMINIUMS IN THIS TABLE IS ONLY A ROUGH ESTIMATE. THE MASSING AND DENSITY OF THE CONDOMINIUMS, INCLUDING TOTAL NUMBER OF UNITS, HEIGHT, SQUARE FOOTAGE, ETC. WILL BE DETERMINED WITH A FUTURE PHASE.

NORTH

SCALE: 1" = 60'

LOT SUMMARY

DESCRIPTION	AREA (SQFT)	AREA (ACRES)	% OF TOTAL
LOT 1	460,591	10.574 (+/-10%)	48.7%
LOT 2	62,316	1.431 (+/-10%)	6.6%
LOT 3	69,961	1.606 (+/-10%)	7.4%
LOT 4	99,235	2.278 (+/-10%)	10.5%
LOT 5	67,454	1.549 (+/-10%)	7.1%
LOT 6	50,620	1.162 (+/-10%)	5.4%
LOT 7	55,029	1.263 (+/-10%)	5.8%
WASATCH BLVD	72,949	1.675 (+/-10%)	7.7%
GUN CLUB RD. DED.	6,886	0.153 (+/-10%)	0.7%
TOTAL	944,841	21.691 (+/-10%)	100.0%

LAND USE SUMMARY

DESCRIPTION	LOT USE	AREA (SQFT) OR #
LOT 1	APARTMENTS	325 UNITS (+/-10%)
LOT 2	CONDOMINIUMS	* SEE NOTE BELOW
LOT 3	COMMERCIAL	10,000 SQFT (+/-10%)
LOT 4	RETAIL	8,000 SQFT (+/-10%)
	OFFICE	12,000 SQFT (+/-10%)
LOT 5	RETAIL	8,000 SQFT (+/-10%)
	OFFICE	12,000 SQFT (+/-10%)
LOT 6	(2) RETAIL PADS	4,200 SQFT (EA) (+/-10%)
LOT 7	HOTEL	140 ROOMS (+/-10%)
WASATCH BLVD	ROADWAY	72,949 SQFT
GUN CLUB RD. DED.	ROADWAY	6,886 SQFT

* THE MASSING AND DENSITY OF THE CONDOMINIUMS, INCLUDING TOTAL NUMBER OF UNITS, HEIGHT, SQUARE FOOTAGE, ETC. WILL BE DETERMINED WITH A FUTURE PHASE.

OPEN SPACE SUMMARY

DESCRIPTION	AREA (SQFT)	% OF TOTAL SITE
NATIVE HILLSIDE & TRAIL	263,334	27.9%
LANDSCAPE AREA	206,055	21.8%
PLAZA SPACE	39,771	4.2%
TOTAL	509,160	53.9%

PERVIOUS & IMPERVIOUS COVERAGE

DESCRIPTION	AREA (SQFT)	% OF TOTAL SITE
BUILDING FOOTPRINTS	178,875	18.9%
HARDSCAPE	256,806	27.2%
LANDSCAPE	509,160	53.9%
TOTAL	944,841	100.0%

RESIDENTIAL PARKING SUMMARY (LOT 1)

PARKING REQUIRED

DESCRIPTION	UNITS	PARKING RATIO	STALLS REQ'D
LOT 1	325	1.5: UNIT	488 (+/-10%)

PARKING PROVIDED - LOT 1 (GARAGE + SURFACE)

DESCRIPTION	STALLS
STD STALLS	508 (+/-10%)
ADA STALLS	9 (+/-10%)
TOTAL	517 (+/-10%)

COMMERCIAL / MIXED USE PARKING SUMMARY (PADS A, B, C, D, E, F & HOTEL)

PARKING REQUIRED (*)

DESCRIPTION	AREA (SQFT) OR #	PARKING RATIO	STALLS REQ'D
PAD A	4,200	4:1,000 SQFT	17 (+/-10%)
PAD B	4,200	4:1,000 SQFT	17 (+/-10%)
PAD C	20,000	4:1,000 SQFT	80 (+/-10%)
PAD D	20,000	4:1,000 SQFT	80 (+/-10%)
PAD E	5,000	4:1,000 SQFT	20 (+/-10%)
PAD F	5,000	4:1,000 SQFT	20 (+/-10%)
HOTEL	140 UNITS	1: ROOM	140 (+/-10%)
TOTAL			374 (+/-10%)

PARKING PROVIDED (GARAGE + SURFACE)

DESCRIPTION	STALLS
STD STALLS	318 (+/-10%)
ADA STALLS	12 (+/-10%)
TOTAL	330 (+/-10%)

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WASATCH ROCK
6695 WASATCH BLVD
COTTONWOOD HEIGHTS, UT

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 17512
 DRAWN BY: JHF, DSM
 CHECKED BY: TJD
 DATE: JULY 14, 2021

CONCEPTUAL SITE PLAN
SK-01A