

S:\2017\res\17512\Civil\Prod Draw\17512 Concept Overlaying Jobe Oct 14, 2020 - 4:26pm

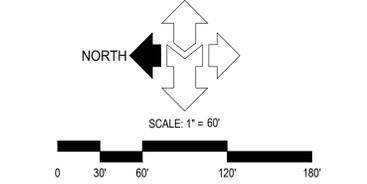


LEGEND

- 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%



LOT SUMMARY

DESCRIPTION	AREA (SQFT)	AREA (ACRES)	% OF TOTAL
LOT 1	460,591	10.574 (+10%)	48.7%
LOT 2	58,908	1.352 (+10%)	6.2%
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	56,042	1.287 (+10%)	5.9%
WASATCH BLVD	75,344	1.730 (+10%)	8.0%
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	99 UNITS (+10%)
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	75,344 SQFT
GUN CLUB RD. DED.	ROADWAY	6,886 SQFT

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 (LOTS 1 & 2)

PARKING REQUIRED

DESCRIPTION	UNITS	PARKING RATIO	STALLS REQ'D
LOT 1	325	1.5 / UNIT	488 (+10%)
LOT 2	99	1.5 / UNIT	149 (+10%)
TOTAL			637 (+10%)

PARKING PROVIDED - LOT 1 (GARAGE + SURFACE)

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

PARKING PROVIDED - LOT 2 (GARAGE)

DESCRIPTION	STALLS
STD STALLS	124 (+10%)
ADA STALLS	6 (+10%)
TOTAL	130 (+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: OCT. 14, 2020

CONCEPTUAL SITE PLAN
SK-01A