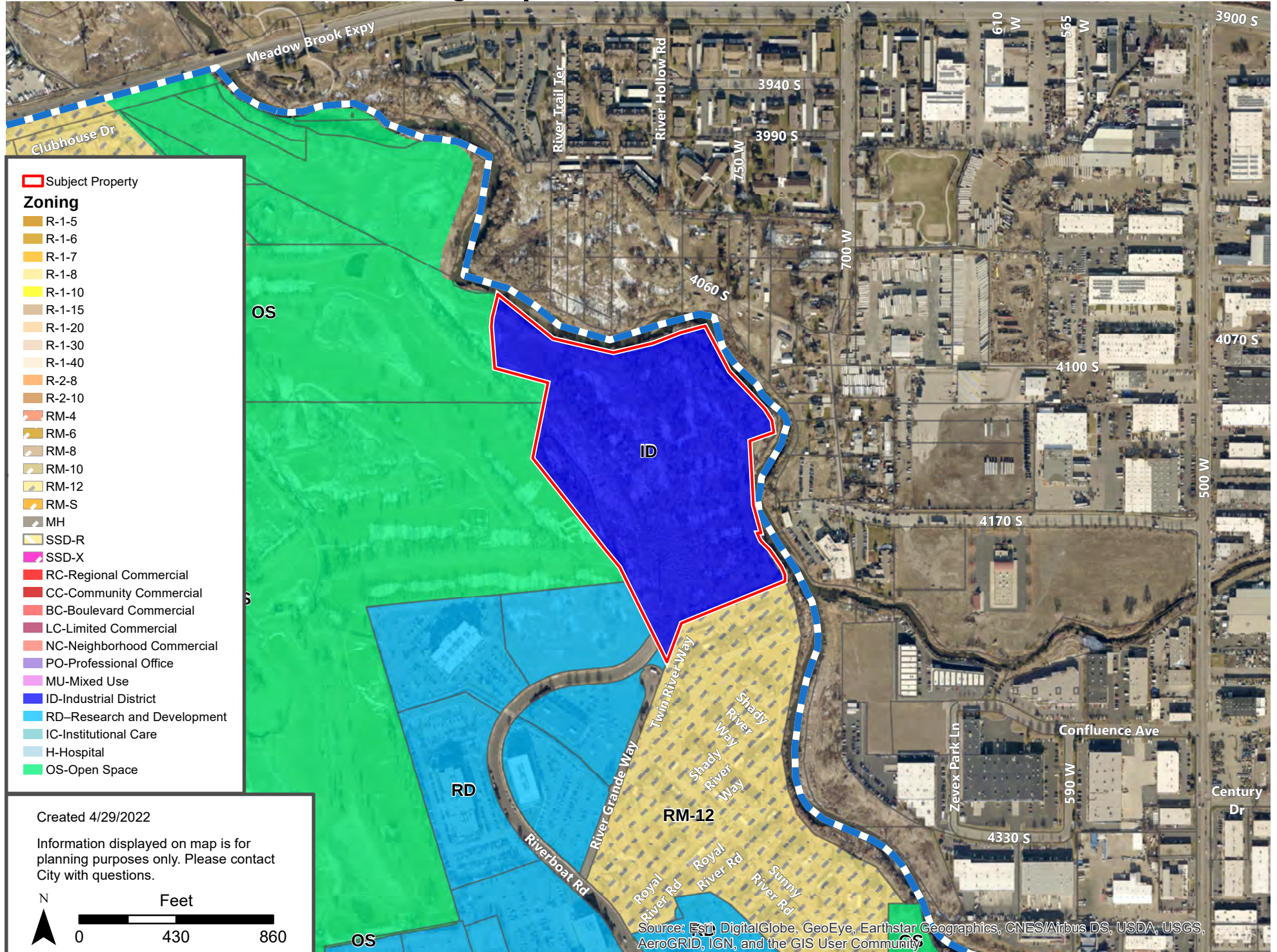
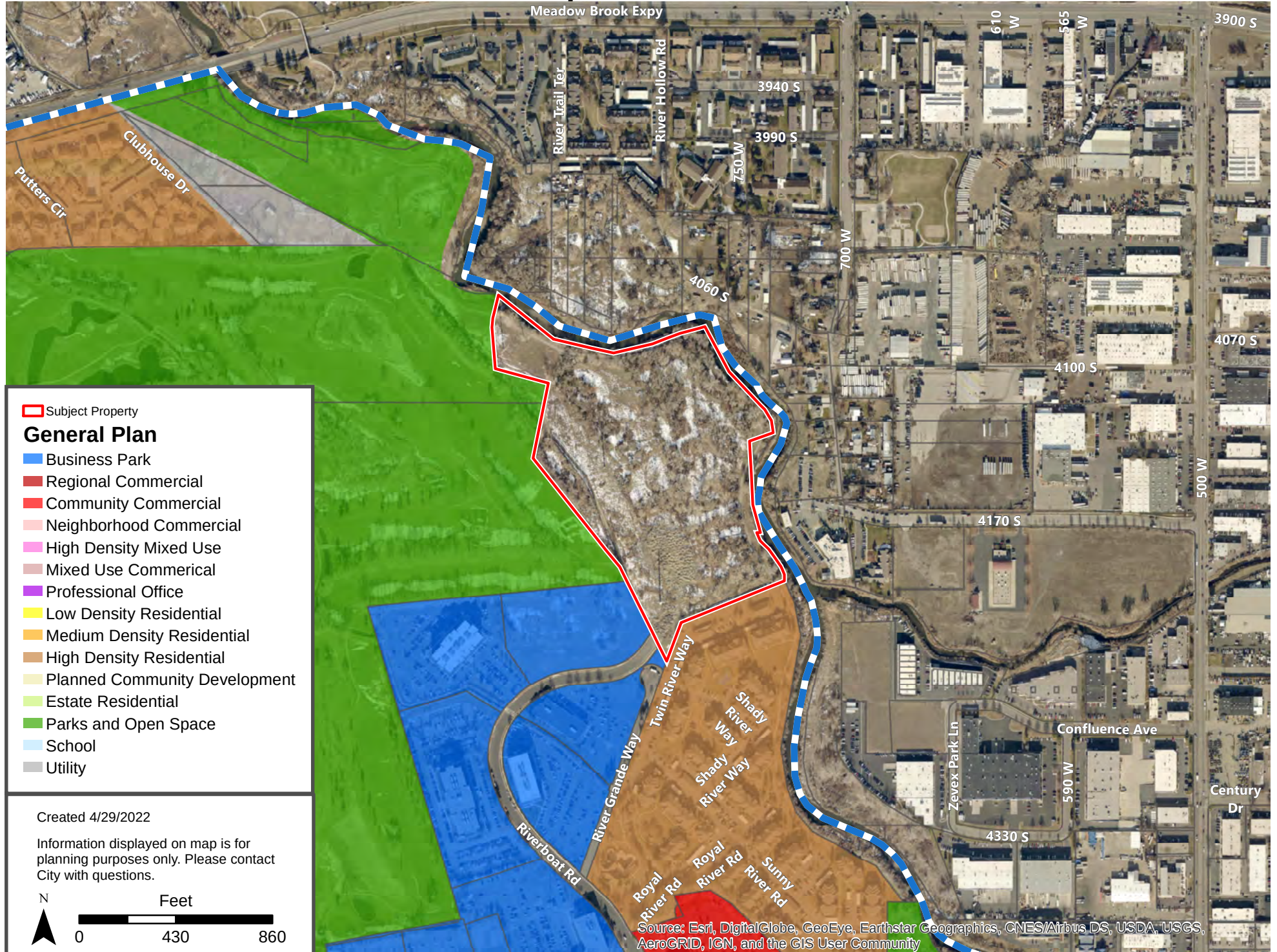


Zoning Map: 4202 S. Riverboat Road



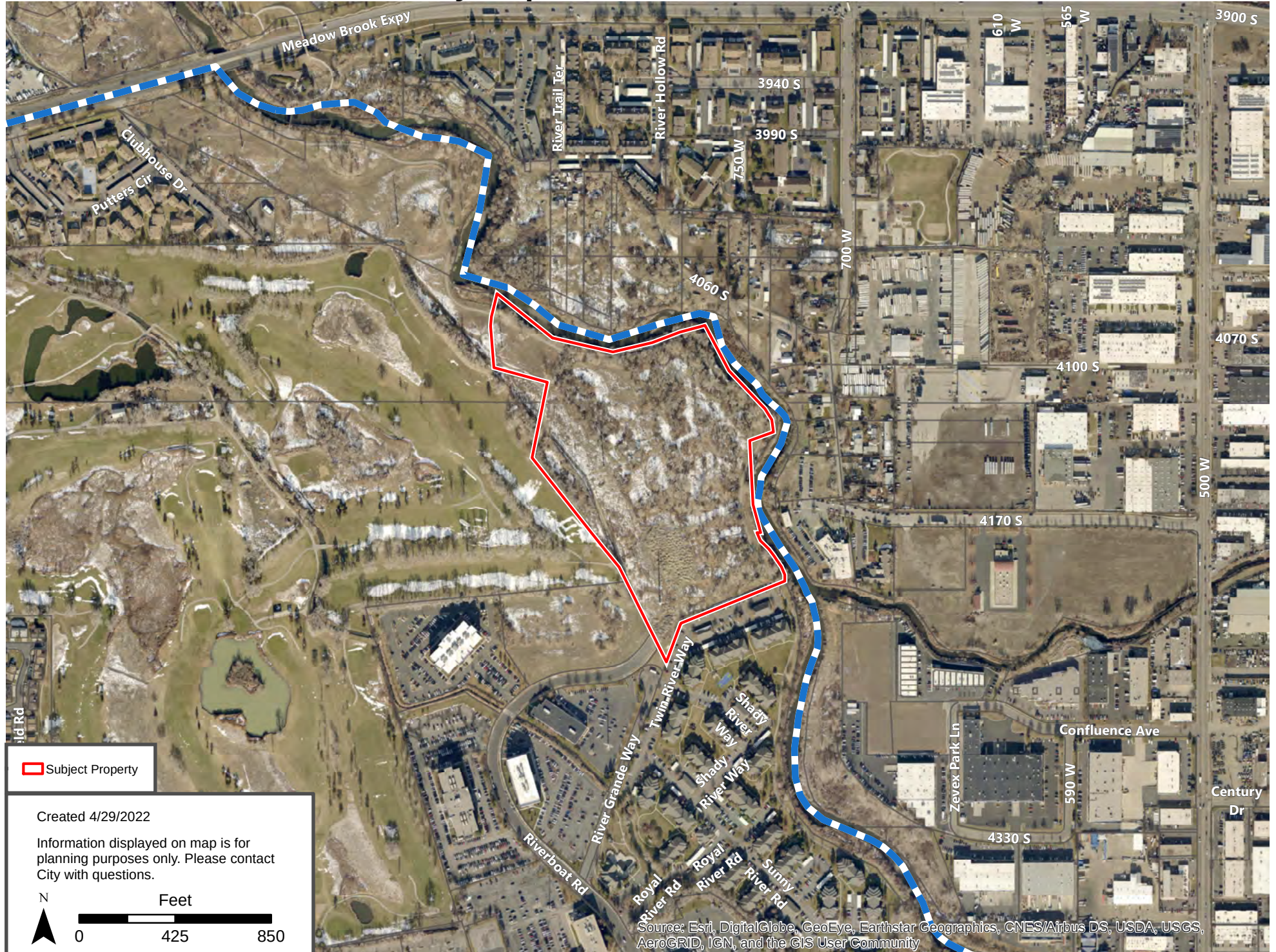
General Plan Map: 4202 S. Riverboat Road



Site Map: 4202 S. Riverboat Road



Vicinity Map: 4202 S. Riverboat Road



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	6,000	8,000	9,000	6,000	4,400	33,400 s.f.
Office (2nd Floor)	0	0	0	0	4,400	4,400 s.f.
Warehouse	60,332	82,524	104,726	19,480	0	267,062 s.f.
TOTAL	66,332	90,524	113,726	25,480	8,800	304,862 s.f.
COVERAGE						
						28.7%
AUTO PARKING REQUIRED						
Office: 5/1,000 s.f.	30	40	45	30	44	189 stalls
Whse: 1/1,000 s.f.	60	83	105	19	0	267 stalls
TOTAL	90	123	150	49	44	456 stalls
AUTO PARKING PROVIDED						
Standard (9' x 20')						420 stalls
ADA standard (9' x 20')						18 stalls
ADA Van (12' x 20')						18 stalls
TOTAL						456 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.



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Conceptual Site Plan

4202 S. Riverboat Road

Taylorsville, Utah

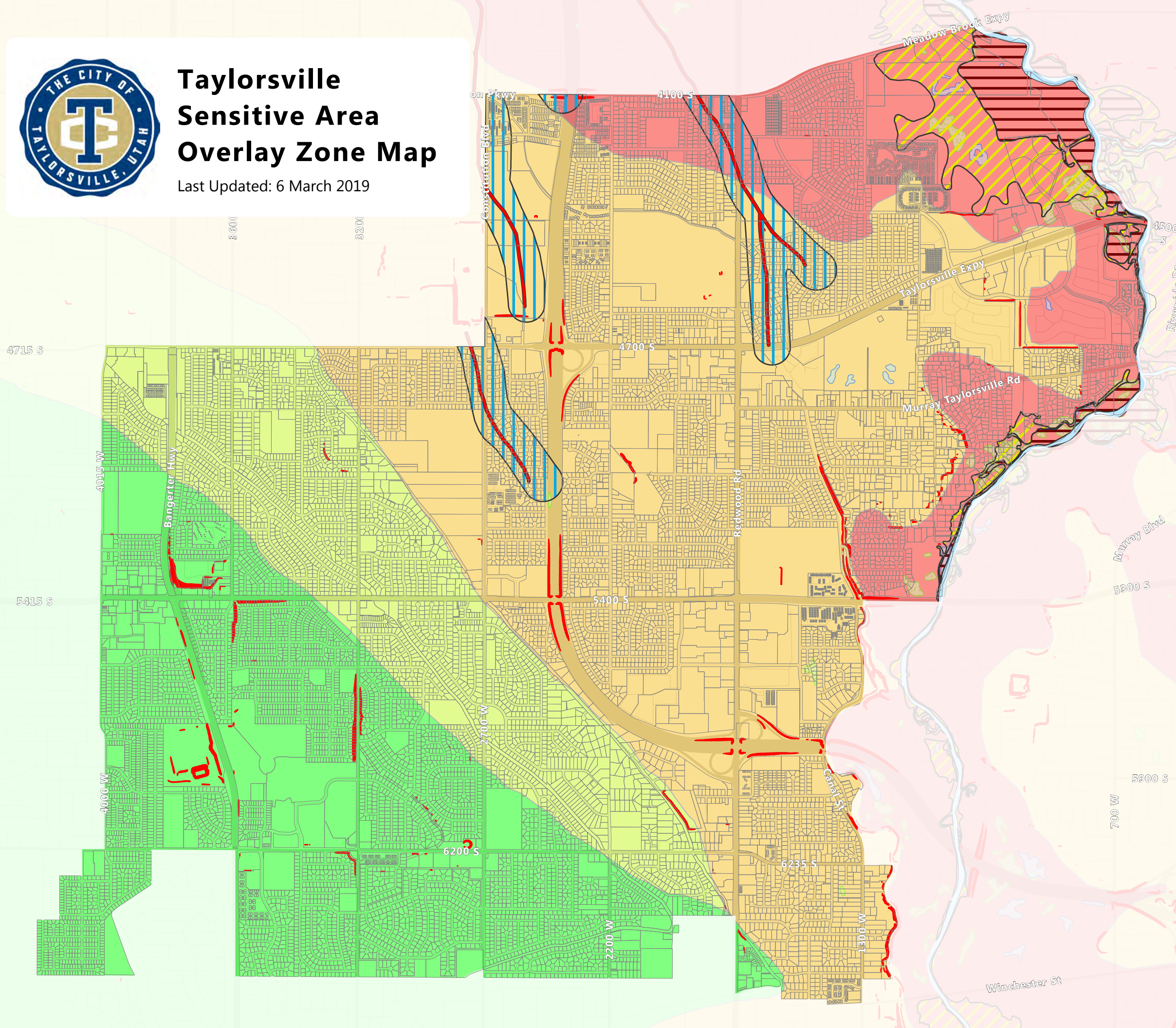


June 15, 2022 / Job #21599
Scheme 22



Taylorsville Sensitive Area Overlay Zone Map

Last Updated: 6 March 2019



Faults

— Quaternary Fault Lines

Fault Surface Damage

▨ Potential Fault Surface Rupture

Liquefaction Potential

High

Moderate

Low

Very Low

Flood Zones

▨ 1% Annual Flood Hazard

▨ 0.2% Annual Flood Hazard

Floodway

Other Surface Water

Lakes and Ponds

Wetlands

National Wetland Inventory

Steep Slopes

Slopes Greater Than 30%

Data Sources

Faults	Utah Geological Survey
Fault Surface Damage	Salt Lake County
Liquefaction Potential	Utah Geological Survey
Flood Zones	FEMA
Other Surface Water	National Hydrology Dataset
Wetlands	US Fish & Wildlife Service, Utah Geological Survey
Steep Slopes	Smoothed Half-Meter DEM Based on Lidar Flown 2013-2014

Refer to Chapters 13.15 and 13.16 of the Taylorsville City Code for requirements associated with the areas shown here. Contact the Community Development Department for any questions or large-scale data.

Note: Data available from the Utah Geological Survey indicate no known landslides, debris falls, rock falls, or avalanches within the city boundaries.