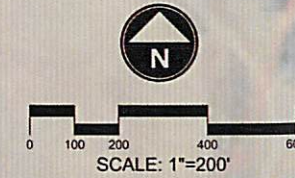




BAY ENTERTAINMENT GROUP

THE STUDIO RANCH



CONCEPTUAL SITE PLAN KEYNOTES:

1. FILM SCHOOL
2. RECORDING STUDIO
POST PRODUCTION FACILITY
FOLEY STAGE
3. ARTIST RETREAT
4. ARTIST PLAZA
5. SOUNDSTAGE STUDIOS:
PRODUCTION OFFICES
MILL BUILDING
LIGHTING AND GRIP STORGE
LOGISTICS AND HVAC
7,500 SQ.FT. EACH
6. ART BARN / SCREENING ROOMS
7. MAIN STREET THEATER
8. MAIN STREET RECORDING STUDIO
9. MAIN STREET HOTEL WITH POOL DECK
10. PARKING STRUCTURE (3 LEVELS)
11. PARKING STRUCTURE OVER RETAIL
(3 LEVELS)
12. PEDESTRIAN-THEMED, MIXED USE MAIN STREET
13. PEDESTRIAN PLAZA
14. PRIVATE RIVER VILLAS
15. BRIDAL SUITE VILLA
16. BOUTIQUE HOTEL / SPA / RESTAURANT
17. WEDDING BARN / EVENT VENUE
18. CHAPEL
19. PUBLIC PARK / OUTDOOR THEATER STAGE
20. EQUESTRIAN BARN / SECOND LEVEL ARTIST'S STUDIOS
21. EQUESTRIAN INN
22. OFFICE BARN AND PARKING
23. MULTI-PURPOSE PEDESTRIAN TRAIL
24. VEHICLE ACCESS POINT

How tall are these studio buildings? If more than a couple stories, then push them back away from the road. If the back-lot is more open, maybe it would be more appropriate to have that closer to the road here instead, with proper vegetation screening or masonry wall along the pathway. I'm even ok to put the studio parking closer to the road as long as it is obscured from view of the roadway by vegetation or a wall.

Please provide architectural style guide for street-oriented building facades.

Please move this building away from the right of way. Buffer the right of way with open space, agrarian, equestrian uses, or similar uses. low-rise building might be acceptable.

Please provide architectural style guide for street-oriented building facades.

Maybe use the street level of this building as part of the pedestrian main street?

How will the adjacent residential uses be buffered? I would prefer a site-obscuring 8 foot masonry wall between parking areas, road accesses, and commercial uses. Alternatively, heavy vegetation, hedges, or similar may be acceptable. Not necessary for land buffering agrarian, equestrian, or other open space uses.

What are the proposed street improvements along 2700 North? Can we get a traffic study? Who will install the improvements?

Have you discussed the project with UDOT? What improvements will they require along 12th street?

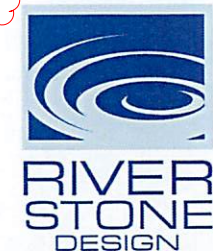
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Are you sure this pathway is on the subject property? Has a survey confirmed this? If not on the subject property can it be moved to the other side of the river?

Multi use pedestrian and equestrian pathway connecting 12th street to River Parkway.

Please provide architectural style guide for street-oriented building facades.

Please provide architectural style guide for street-oriented building facades.

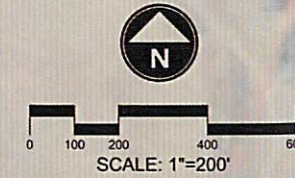


PREPARED BY: RIVERSTONE DESIGN GROUP
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APRIL 30, 2019



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