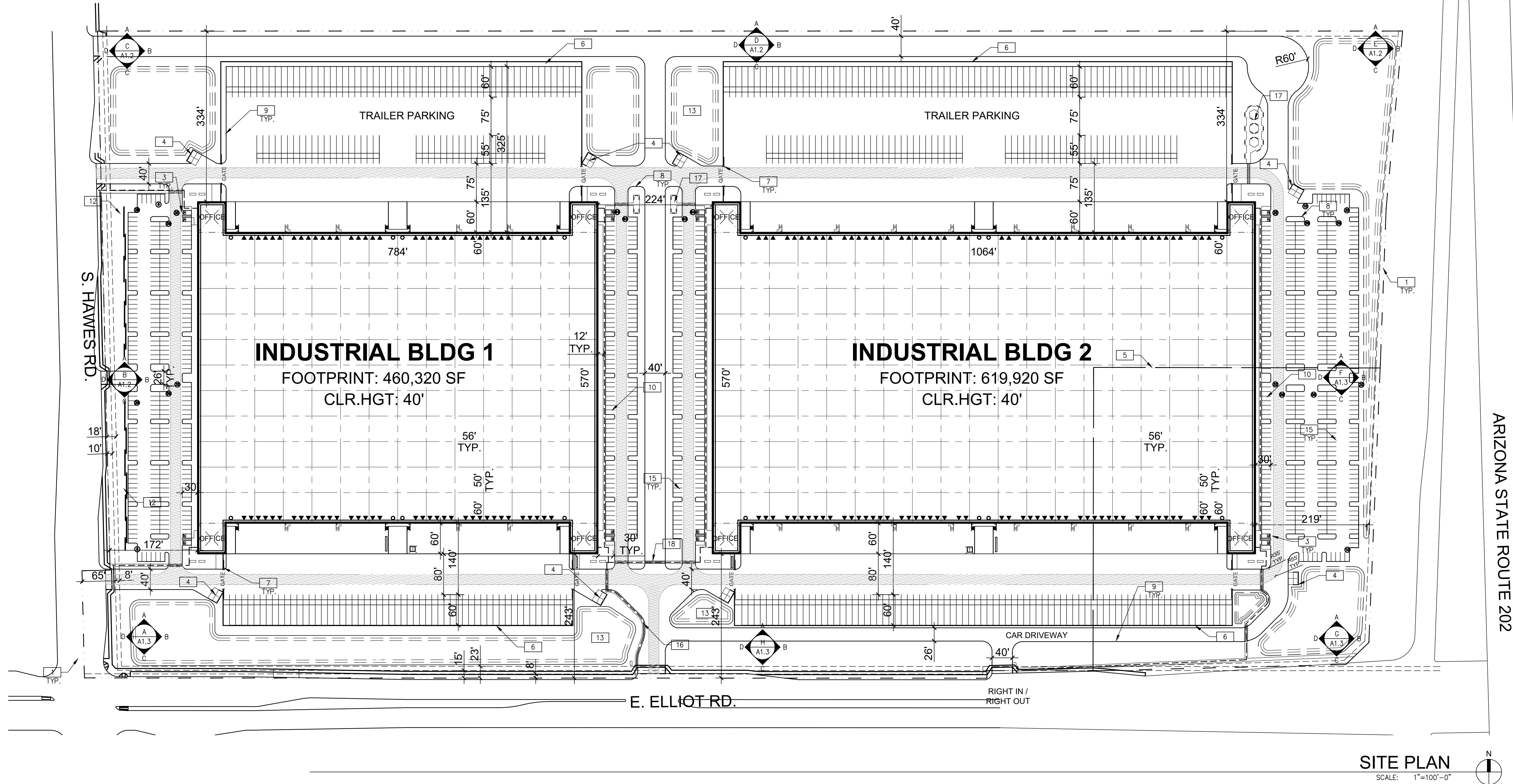
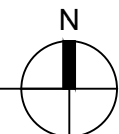


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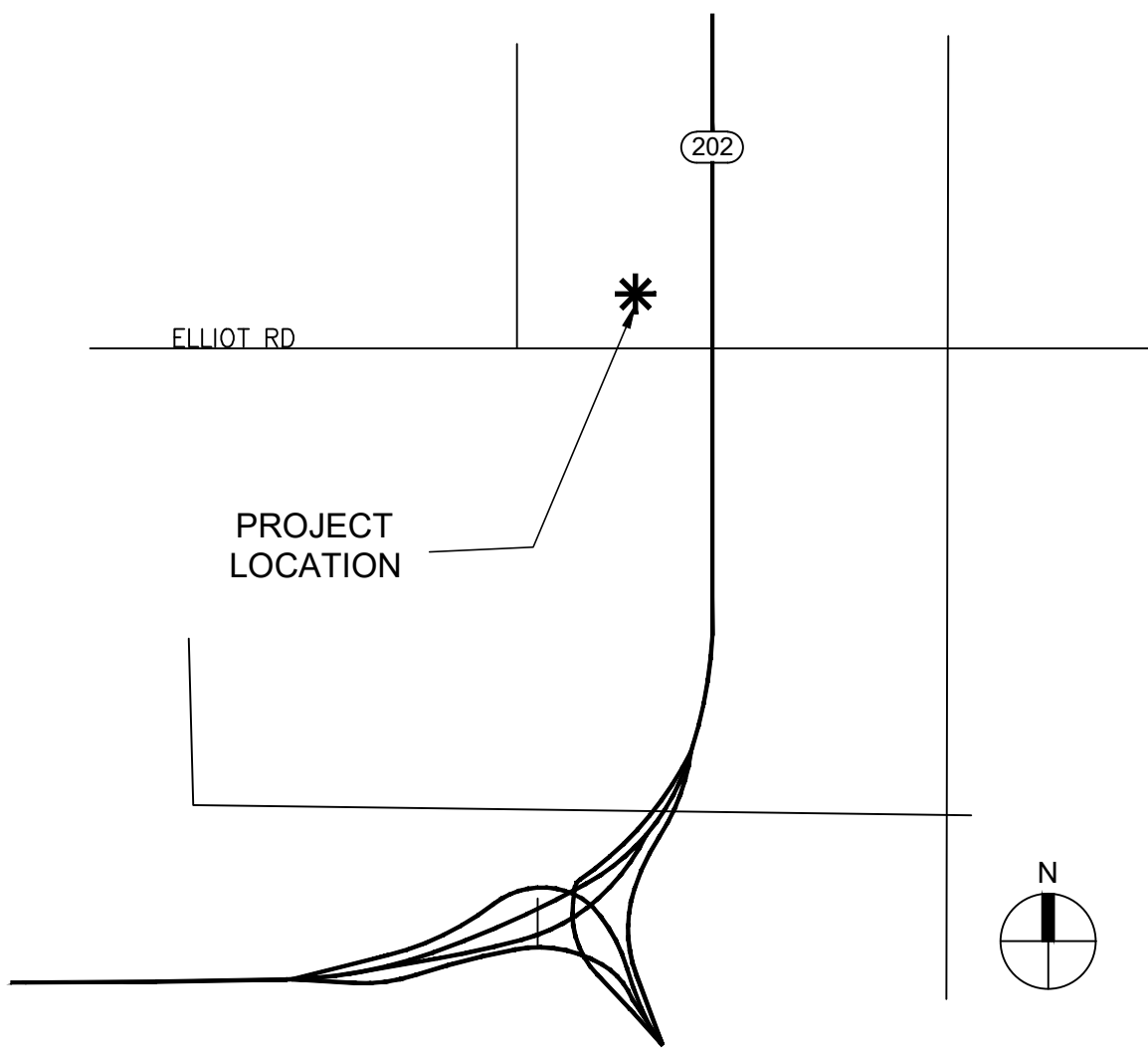


SITE PLAN

SCALE: 1"=100'-0"



VICINITY MAP



SITE PLAN KEYNOTES

- PROPERTY LINE, (—)
- SET BACK (---)
- ADA PARKING STALL
- CITY STD. CMU TRASH ENCLOSURE, SEE DETAIL 8/A6.0
- EXISTING PROPERTY LINE TO BE REMOVED
- 8' CMU SCREEN WALL, SEE DETAIL 11/A6.0
- SOLD 8' B-DECK GATE, FOR SCREENING PURPOSES. GATES TYPICALLY TO BE OPERATIONAL DURING NORMAL BUSINESS OPERATING HOURS PENING FUTURE TENANT NEEDS, SEE DETAIL 12/A6.0, GATE PERMIT SUBMITTAL TO BE PROVIDED.
- NEW 6" CURB, SEE CIVIL
- NEW 12" CURB, SEE CIVIL
- NEW PARKING STRIPING TO MATCH CITY STANDARDS
- FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- PARKING SCREEN WALL
- RETENTION BASIN
- PROPOSED FUTURE MONUMENT SIGN LOCATION
- 9'-0" x 18'-0" TYPICAL PARKING STALL
- 6'-0" WIDE SIDEWALK
- COMMON OPEN SPACE
- STRIPED CONCRETE WALKWAY ACROSS DRIVE AISLE, TYP.

PROPERTY DATA

ADDRESS: TBD	
GROSS SITE AREA	3,165,022 SF (72.66 ACRES)
RETENTION AREA:	300,784 SF @ 10%
NET SITE AREA:	2,864,238 SF (65.75 ACRES)
EXISTING ZONING TO REMAIN:	PAD MM (LI)
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	
WAREHOUSE	1,051,289 SF
OFFICE	28,951 SF
TOTAL FOOTPRINT:	1,080,240 SF
LOT COVERAGE:	
PROPOSED:	GROSS: 34% NET 38%
PARKING TOTALS:	
REQUIRED PER PAD	857 SPACES
WAREHOUSE	(1:1350) 779 SPACES
OFFICE	(1:375) 78 SPACES
PROVIDED:	
STANDARD	873 SPACES
ACCESSIBLE	859 SPACES
TRAILER	16 SPACES
	380 SPACES

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF TWO NEW INDUSTRIAL WAREHOUSE BUILDINGS, ROAD IMPROVEMENTS, AND PARKING ACCOMMODATION. FUTURE PHASED CONSTRUCTION HAS BEEN MASTER PLANNED INTO THE SITE.

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE HATCH (20' WIDE, TYP.)