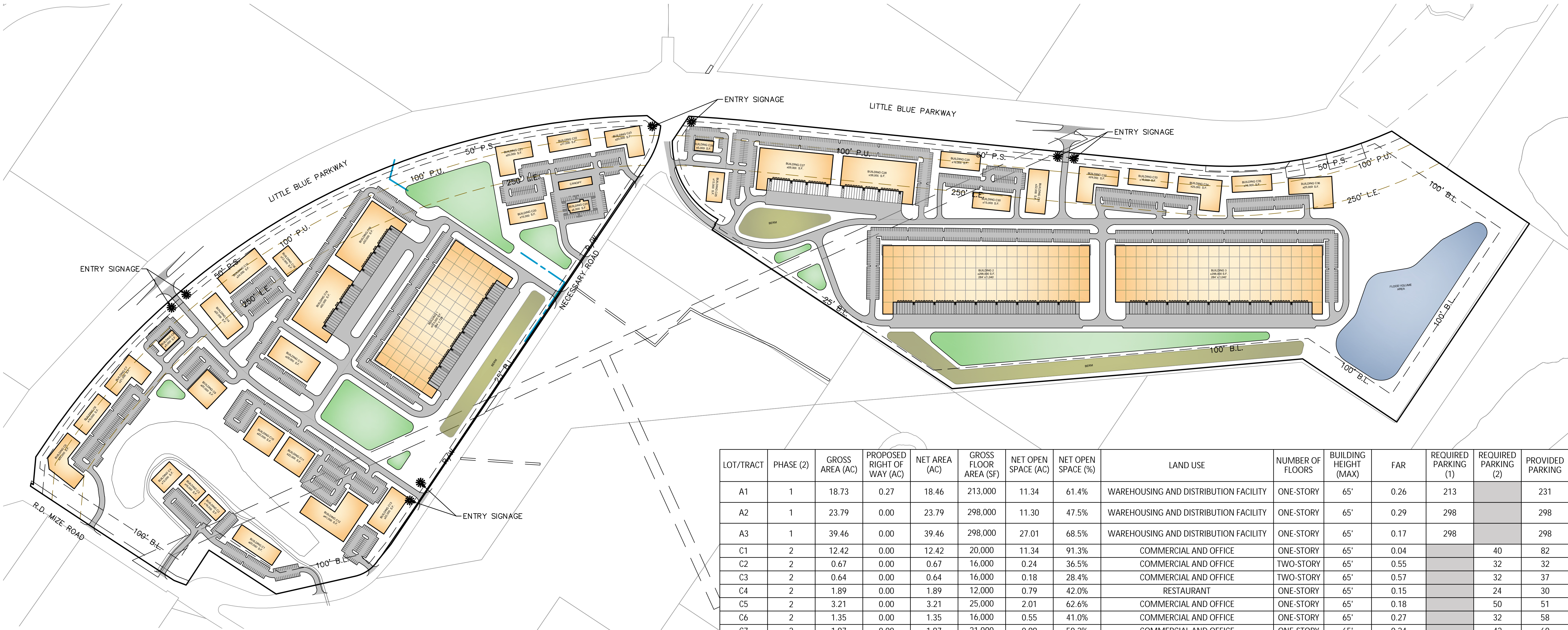


D:\SITEPOINT\PROJECTS\INDUSTRIAL\3798 LITTLE BLUE PARKWAY (INDEPENDENCE) MO\ENTITLEMENT PLANS\PLANS OF BUSINESS PARK PUD - SOUTH C-0200 SITE PLAN.DWG

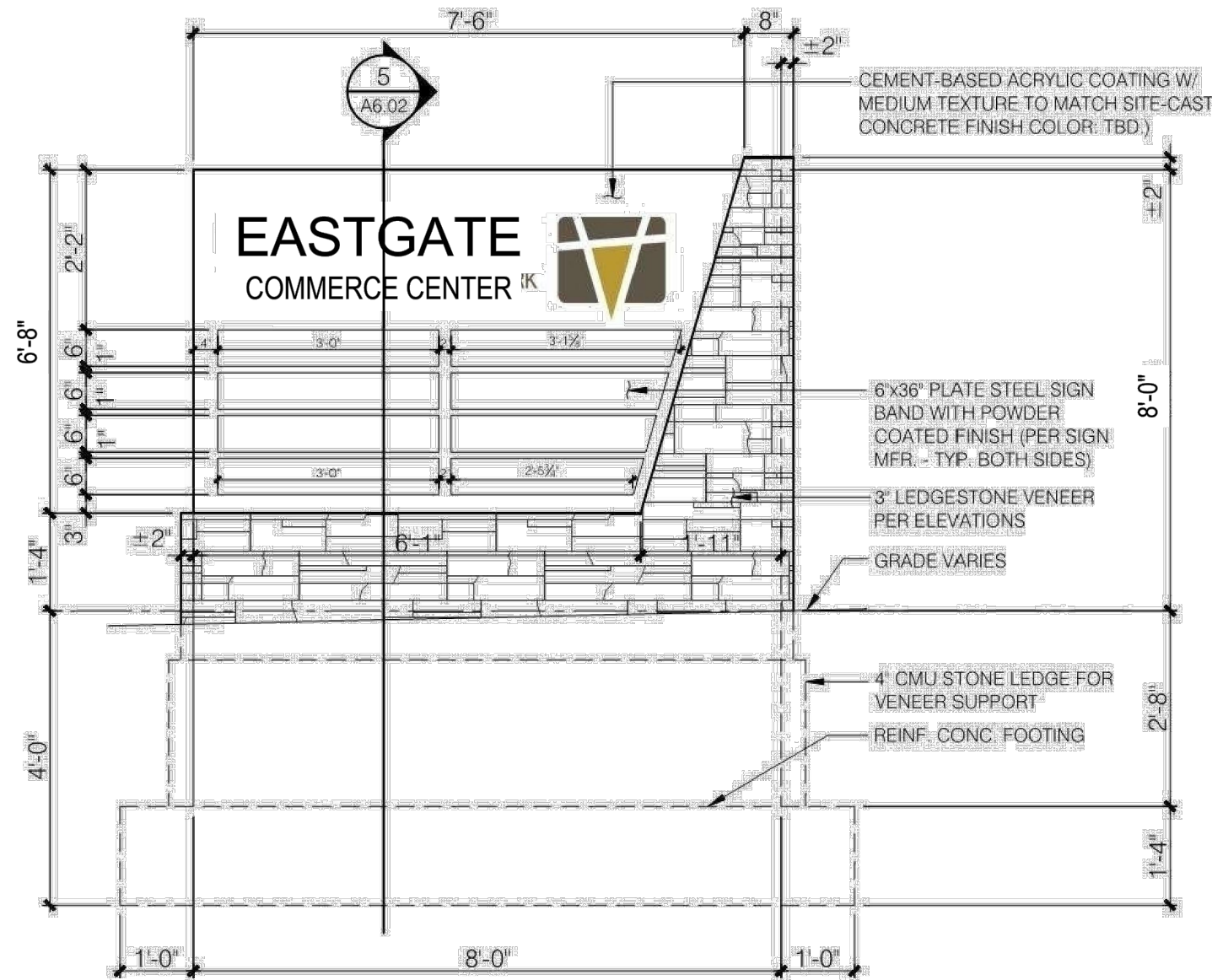


GENERAL NOTES

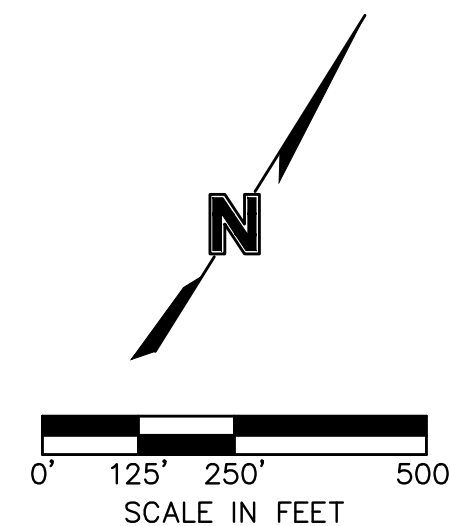
- FLOOR AREA RATIO, OPEN SPACE, AND IMPERVIOUS AREA PERCENTAGES ARE BASED UPON THE BUSINESS PARK PUD PROJECT AS A WHOLE AND NOT INDIVIDUAL LOTS.

WAIVERS

- RETAIL BUILDINGS IN THE BUSINESS PARK DISTRICT SHALL HAVE NO RESTRICTIONS ON BUILDING SIZE.
- A CONTINUOUS NONPAVED AREA IS NOT REQUIRED ON INTERIOR LOT LINE BETWEEN THE EDGE OF THE PARKING LOT AND LOT LINE.
- THE PARKING RATIO FOR LIGHT AND ARTISAN MANUFACTURING WILL BE 1 PARKING SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.
- THE PARKING RATIO FOR RETAIL, COMMERCIAL AND OFFICE WILL BE 1 PARKING SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA.
- DRIVE THROUGH FACILITIES ARE A PERMITTED USE.
- STREAMS AND STREAM BUFFERS MAY BE RELOCATED AND MITIGATION WILL BE PROVIDED WITHIN THE PROJECT.
- STREET TREES WILL BE PROVIDED AT A RATE OF 1 TREE PER 100 LINEAR FEET OF PRIVATE STREET FRONTAGE.
- REQUIRED SCREENING CAN BE PROVIDED BY A BERM, FENCE, WALL, PLANT MATERIAL OR DISTANCE SEPARATION WHEN ADJACENT TO RESIDENTIAL DISTRICTS.



MONUMENT SIGN ELEVATION



- NOTES:
- TRUCK COURT DIMENSIONS:
DOCK APRON: 60'
TRUCK COURT: 70'
 - CAR PARKING DIMENSIONS
DRIVE AISLE: 26' MIN
PARKING STALLS: 9' X 18'
 - MISCELLANEOUS
CIRCULATION ROADS: 30'

LEGEND

EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
L.S.	LANDSCAPE SETBACK
P.S.	PARKING SETBACK
P.U.	PARKWAY USE AND STRUCTURE 100' SETBACK
L.E.	PARKWAY USE AND STRUCTURE 250' SETBACK

LOT/TRACT	PHASE (2)	GROSS AREA (AC)	PROPOSED RIGHT OF WAY (AC)	NET AREA (AC)	GROSS FLOOR AREA (SF)	NET OPEN SPACE (AC)	NET OPEN SPACE (%)	LAND USE	NUMBER OF FLOORS	BUILDING HEIGHT (MAX)	FAR	REQUIRED PARKING (1)	REQUIRED PARKING (2)	PROVIDED PARKING
A1	1	18.73	0.27	18.46	213,000	11.34	61.4%	WAREHOUSING AND DISTRIBUTION FACILITY	ONE-STORY	65'	0.26	213		231
A2	1	23.79	0.00	23.79	298,000	11.30	47.5%	WAREHOUSING AND DISTRIBUTION FACILITY	ONE-STORY	65'	0.29	298		298
A3	1	39.46	0.00	39.46	298,000	27.01	68.5%	WAREHOUSING AND DISTRIBUTION FACILITY	ONE-STORY	65'	0.17	298		298
C1	2	12.42	0.00	12.42	20,000	11.34	91.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.04		40	82
C2	2	0.67	0.00	0.67	16,000	0.24	36.5%	COMMERCIAL AND OFFICE	TWO-STORY	65'	0.55		32	32
C3	2	0.64	0.00	0.64	16,000	0.18	28.4%	COMMERCIAL AND OFFICE	TWO-STORY	65'	0.57		32	37
C4	2	1.89	0.00	1.89	12,000	0.79	42.0%	RESTAURANT	ONE-STORY	65'	0.15		24	30
C5	2	3.21	0.00	3.21	25,000	2.01	62.6%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.18		50	51
C6	2	1.35	0.00	1.35	16,000	0.55	41.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.27		32	58
C7	2	1.97	0.00	1.97	21,000	0.99	50.2%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.24		42	60
C8	2	1.64	0.00	1.64	5,000	0.90	54.9%	DRIVE THROUGH FACILITY	ONE-STORY	65'	0.07		10	44
C9	2	2.59	0.00	2.59	20,000	1.19	45.8%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.18		40	73
C10	2	2.35	0.00	2.35	22,000	0.92	39.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.21		44	113
C11	2	2.31	0.00	2.31	22,000	0.88	38.2%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.22		44	93
C12	2	2.82	0.00	2.82	41,000	0.85	30.1%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.33		82	111
C13	2	2.72	0.00	2.72	22,000	0.78	28.8%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.19		44	103
C14	2	2.81	0.00	2.81	22,000	1.60	57.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.18		44	48
C15	2	1.47	0.00	1.47	24,000	0.57	38.4%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.37		48	46
C16	2	2.36	0.00	2.36	12,000	1.84	77.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.12		24	27
C17	2	3.20	0.00	3.20	29,000	1.32	41.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.21		58	96
C18	2	4.37	0.00	4.37	52,000	1.00	22.8%	ARTISAN MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.27		104	106
C19	2	6.29	0.00	6.29	52,000	2.93	46.6%	ARTISAN MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.19		104	105
C20	2	4.91	0.00	4.91	15,000	3.60	73.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.07		30	65
C21	2	3.83	0.00	3.83	20,000	3.06	79.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.12		40	43
C22	2	1.43	0.00	1.43	17,000	0.71	49.4%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.27		34	40
C23	2	2.29	0.00	2.29	20,000	1.36	59.4%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.20		40	44
C24	2	2.57	0.00	2.57	6,000	0.98	38.0%	CONVENIENCE STORE	ONE-STORY	65'	0.05		12	72
C25	2	1.62	0.00	1.62	12,000	0.98	60.4%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.17		24	29
C26	2	1.51	0.00	1.51	5,000	0.82	54.5%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.08		10	44
C27	2	7.60	0.00	7.60	59,000	3.35	44.0%	ARTISAN MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.18		118	168
C28	2	5.13	0.00	5.13	59,000	1.39	27.0%	ARTISAN MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.26		118	144
C29	2	1.37	0.00	1.37	16,000	0.74	54.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.27		32	32
C30	2	2.05	0.00	2.05	15,000	1.00	48.7%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.17		30	36
C31	2	2.50	0.00	2.50	22,000	1.35	54.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.20		44	46
C32	2	2.59	0.00	2.59	24,000	1.23	47.6%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.21		48	48
C33	2	1.08	0.00	1.08	16,000	0.47	43.5%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.34		32	32
C34	2	2.40	0.00	2.40	25,000	1.00	41.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.24		50	50
C35	2	1.52	0.00	1.52	16,000	0.78	51.2%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.24		32	32
C36	2	2.72	0.00	2.72	25,000	1.46	53.6%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.21		50	50
TOTALS		147.82	0.27	147.55	1,630,000	87.21	59.1%				0.25	809	968	3,117

(1) Warehousing, Manufacturing and Distribution Facility parking requirements are based upon 1 space per 1,000 square feet of gross floor area.

(2) Business Park parking requirements are based upon 1 space per 500 square feet of gross floor area.

REVISIONS/APPROVALS:		NO.:		DATE:		REVIEWED BY:		DESIGNED BY:		DRAFTED BY:		SP PROJECT #:		JOB #:		P.E.:	
City submittal				2022 01 27		BPF		K.M.		A.E.							
City resubmittal				2022 02 23													

SITE PLAN
EASTGATE COMMERCE CENTER
AT RD MIZE ROAD
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # E-2020018354

SHEET #:

C-0200