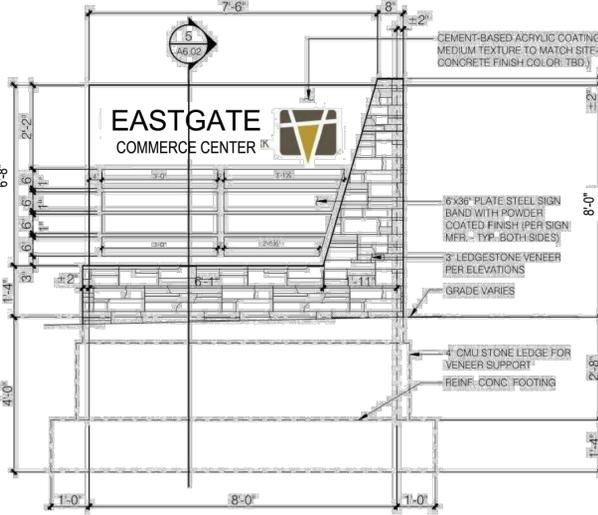


GENERAL NOTES
 FLOOR AREA RATIO, OPEN SPACE, AND IMPERVIOUS AREA PERCENTAGES ARE BASED UPON THE BUSINESS PARK PUD PROJECT AS A WHOLE AND NOT INDIVIDUAL LOTS.

- 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.
 - REQUIRED SCREENING ALONG THE SOUTHERN PROPERTY LINE TO BUFFER BUSINESS PARK PUD AND RESIDENTIAL ZONING DISTRICTS WILL BE A 15 FOOT OPEN SPACE.



- 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
A2	1	25.66	0.00	25.66	298,000	11.80	46.0%	WAREHOUSING AND DISTRIBUTION FACILITY	ONE-STORY	65'	0.27	298		298
A3	1	41.51	0.00	41.51	298,000	28.22	68.0%	WAREHOUSING AND DISTRIBUTION FACILITY	ONE-STORY	65'	0.16	298		298
C1	2	2.59	0.00	2.59	20,000	1.27	48.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.18		40	74
C2	2	1.13	0.00	1.13	12,000	0.51	45.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.24		24	38
C3	2	1.05	0.00	1.05	12,000	0.46	43.6%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.26		24	40
C4	2	2.97	0.00	2.97	20,000	2.05	68.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.15		40	55
C5	2	3.24	0.00	3.24	14,000	2.45	75.5%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.10		28	53
C6	2	2.00	0.00	2.00	16,000	0.85	42.6%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.18		32	84
C7	2	2.13	0.00	2.13	5,000	1.15	53.8%	DRIVE THROUGH FACILITY	ONE-STORY	65'	0.05		10	44
C8	2	2.92	0.00	2.92	5,000	1.87	64.2%	DRIVE THROUGH FACILITY	ONE-STORY	65'	0.04		10	44
C9	2	2.65	0.00	2.65	20,000	1.33	50.1%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.17		40	78
C10	2	8.69	0.07	8.62	63,000	4.64	53.8%	ARTISAN/LIGHT MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.17		126	126
C11	2	8.98	0.08	8.90	63,000	5.04	56.6%	ARTISAN/LIGHT MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.16		126	134
C12	2	5.38	0.04	5.34	46,000	2.31	43.3%	GROCERY STORE	ONE-STORY	65'	0.20		92	146
C13	2	1.90	0.00	1.90	10,000	0.89	46.6%	RESTAURANT	ONE-STORY	65'	0.12		20	59
C14	2	1.43	0.00	1.43	14,000	0.82	57.5%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.23		28	32
C15	2	1.41	0.00	1.41	14,000	0.66	46.5%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.23		28	45
C16	2	1.36	0.00	1.36	14,000	0.55	40.8%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.24		28	66
C17	2	2.16	0.00	2.16	20,000	1.27	58.7%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.21		40	44
C18	2	2.28	0.00	2.28	6,000	0.92	40.2%	CONVENIENCE STORE	ONE-STORY	65'	0.06		12	46
C19	2	2.52	0.00	2.52	5,000	1.67	66.3%	DRIVE THROUGH FACILITY	ONE-STORY	65'	0.05		10	44
C20	2	7.19	0.00	7.19	59,000	3.07	42.7%	ARTISAN/LIGHT MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.19		118	210
C21	2	4.99	0.00	4.99	59,000	1.56	31.3%	ARTISAN/LIGHT MANUFACTURING, COMMERCIAL AND OFFICE	ONE-STORY	65'	0.27		118	144
C22	2	1.83	0.00	1.83	16,000	0.94	51.4%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.20		32	61
C23	2	2.05	0.00	2.05	18,000	1.20	58.6%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.20		36	58
C24	2	2.92	0.00	2.92	22,000	1.81	61.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.17		44	56
C25	2	2.21	0.00	2.21	20,000	1.30	59.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.21		40	40
C26	2	1.38	0.00	1.38	16,000	0.76	55.5%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.27		32	32
C27	2	1.35	0.00	1.35	16,000	0.74	55.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.27		32	32
C28	2	1.74	0.00	1.74	20,000	0.96	54.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.26		40	40
TOTALS		149.61	0.19	149.42	1,221,000	83.05	55.6%				0.19	596	1,250	2,521

(1) Warehousing, Manufacturing and Distribution Facility parking requirements are based upon 1 space per 1,000 square feet of gross floor area.
 (2) Commercial and office parking requirements are based upon 1 space per 500 square feet of gross floor area.

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
B.F.F.	2022.01.27		City submittal
K.M.	2022.02.23		City resubmittal
A.E.	2022.03.10		City resubmittal
SP PROJECT #:			
JTB			
MELISSA P. BEGONIA			
P.E.			

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

Certificate of Authority # E-2020018354
SHEET #:

D:\STEPPOINT\PROJECTS\INDUSTRIAL\2018 LITTLE BLUE PARKWAY (INDEPENDENCE, MO)\ENTITLEMENT PLANS\PLANS OF BUSINESS PARK PUD - SOUTH\C-0200 SITE PLAN.DWG