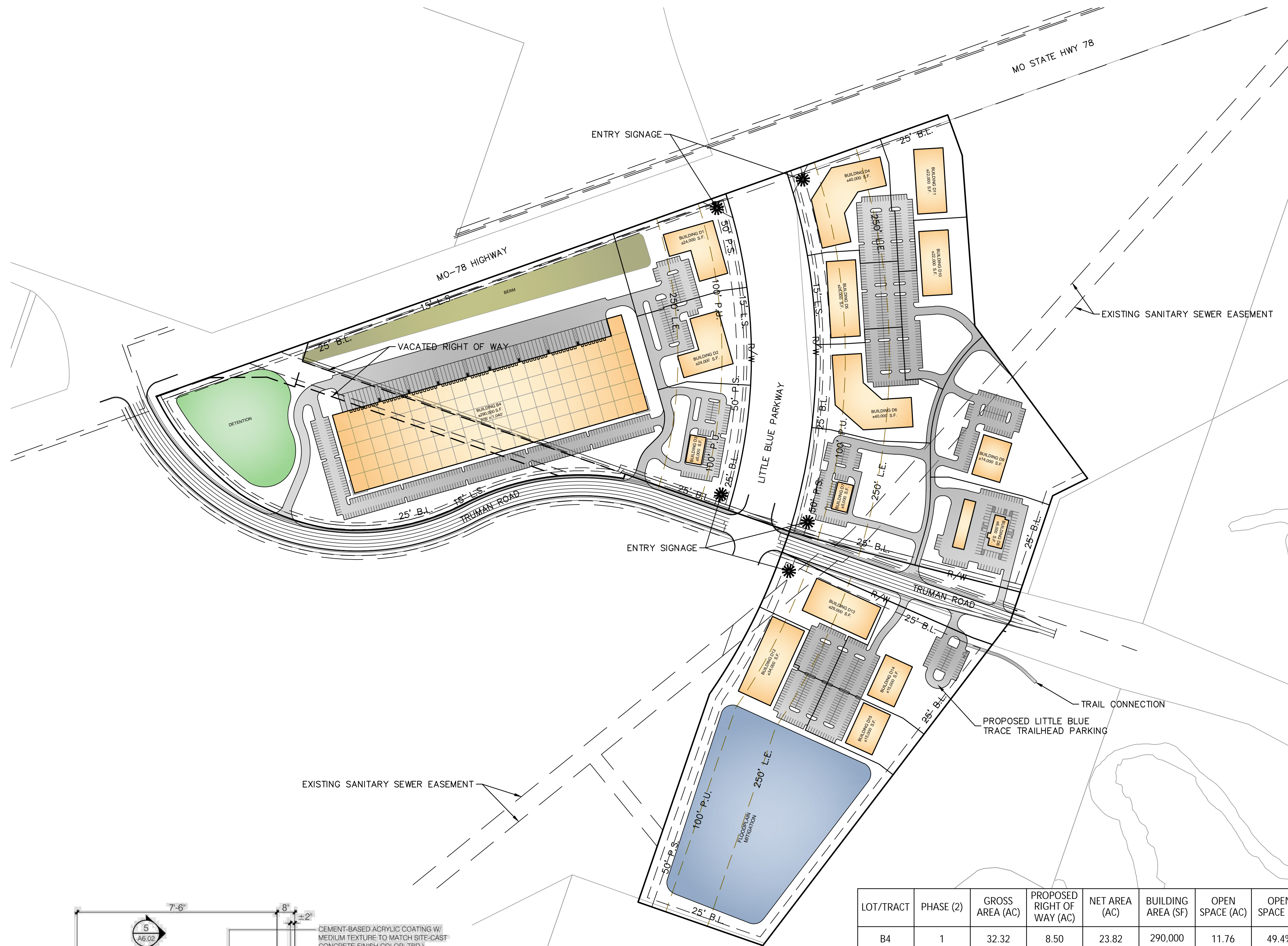


D:\STEPPOINT\PROJECTS\INDUSTRIAL\708 LITTLE BLUE PARKWAY (INDEPENDENCE, MO)\ENTIREMENT PLANS\PLANS\02 BUSINESS PARK PAD - NORTH\VC-0200 SITE PLAN.DWG



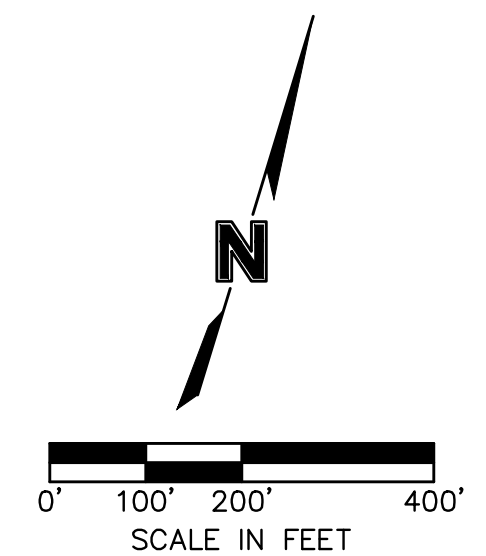
NOTES:
 1. TRUCK COURT DIMENSIONS:
 DOCK APRON: 60'
 TRUCK COURT: 70'
 2. CAR PARKING DIMENSIONS
 DRIVE AISLE: 26' MIN
 PARKING STALLS: 9' X 18'
 3. MISCELLANEOUS
 CIRCULATION ROADS: 30'

WAIVERS

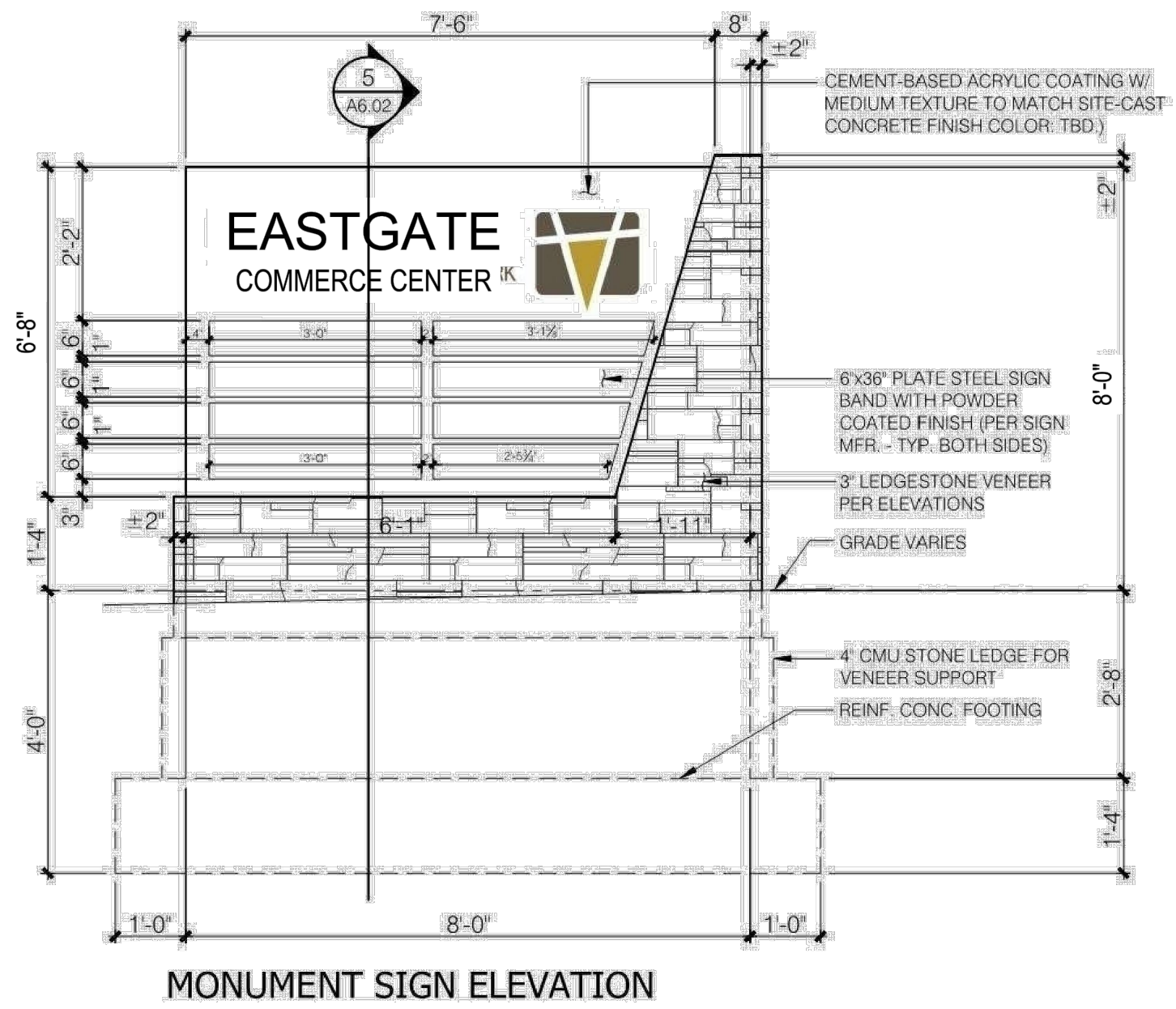
- RETAIL BUILDINGS IN THE BUSINESS PARK DISTRICT SHALL HAVE NOT RESTRICTIONS ON BUILDING SIZE.
- A CONTINUOUS NONPAVED AREA IS NOT REQUIRED ON INTERIOR LOT LINE BETWEEN THE EDGE OF THE PARKING LOT AND LOT LINE.
- THE PARKING RATIO FOR LIGHT AND ARTISAN MANUFACTURING WILL BE 1 PARKING SPACE PER 1,000 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.

GENERAL NOTES

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



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)	BUILDING AREA (SF)	OPEN SPACE (AC)	OPEN SPACE (%)	LAND USE	NUMBER OF FLOORS	BUILDING HEIGHT (MAX)	FAR	REQUIRED PARKING (1)	REQUIRED PARKING (2)	PROVIDED PARKING
B4	1	32.32	8.50	23.82	290,000	11.76	49.4%	WAREHOUSING AND DISTRIBUTION FACILITY	ONE-STORY	65'	0.21	290		298
D1	1	2.80	0.00	2.80	24,000	1.68	60.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.20		48	52
D2	1	2.38	0.00	2.38	24,000	1.19	50.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.23		48	52
D3	2	2.73	0.00	2.73	5,000	1.55	56.8%	DRIVE THROUGH FACILITY	ONE-STORY	65'	0.04		10	67
D4	2	2.61	0.00	2.61	40,000	1.07	41.0%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.35		80	87
D5	2	1.88	0.00	1.88	26,000	0.64	34.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.32		52	84
D6	2	2.86	0.00	2.86	40,000	1.26	43.9%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.32		80	81
D7	2	3.84	0.00	3.84	5,000	2.63	68.3%	DRIVE THROUGH FACILITY	ONE-STORY	65'	0.03		10	71
D8	2	2.80	0.00	2.80	6,000	1.07	38.3%	CONVENIENCE STORE	ONE-STORY	65'	0.05		12	70
D9	2	3.89	0.00	3.89	14,000	2.54	65.2%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.08		28	88
D10	2	2.73	0.00	2.73	22,000	1.46	53.6%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.19		44	56
D11	2	2.08	0.00	2.08	22,000	1.21	58.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.24		44	54
D12	2	11.69	0.00	11.69	34,000	10.43	89.2%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.07		68	68
D13	2	2.15	0.00	2.15	29,000	1.00	46.7%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.31		58	66
D14	2	3.05	0.00	3.05	15,000	1.67	54.8%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.11		30	64
D15	2	1.43	0.00	1.43	15,000	0.61	42.3%	COMMERCIAL AND OFFICE	ONE-STORY	65'	0.24		30	68
TOTALS		81.25	8.50	72.75	611,000	41.77	57.4%				0.17	290	642	1,326

(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:
City submittal		2022.01.27	BPF
City resubmittal		2022.02.23	K.M.
			A.E.
			J.B.
			MELISSA P. DECONIA
			P.E.

SITE PLAN
EASTGATE COMMERCE CENTER
AT HIGHWAY 78 & LITTLE BLUE PARKWAY
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # E-2020018354
SHEET #: