

1"=100'

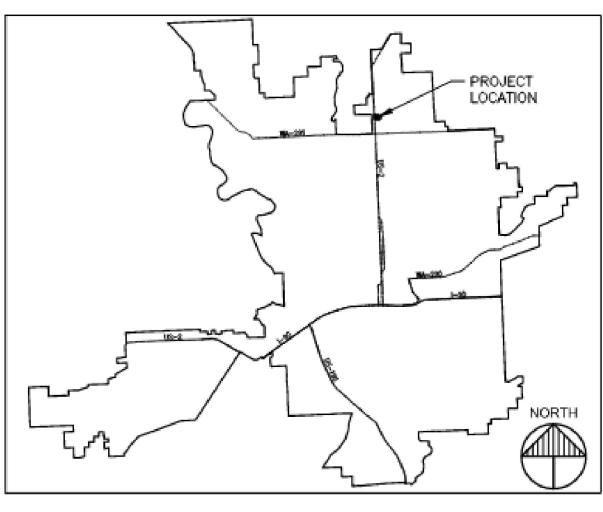
300



| JOB NUMBER | |
|---------------------------------|-------------------|
| 20-5875-01 | |
| DRAWN BY JMS | CHECKED BY LRP |
| SHEET TITLE CUP MAST PLAN | ER SITE |
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| DESCRIPTION | Δ | DATE |
| CUP APPLICATION | | 10.23.20 |
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RMF

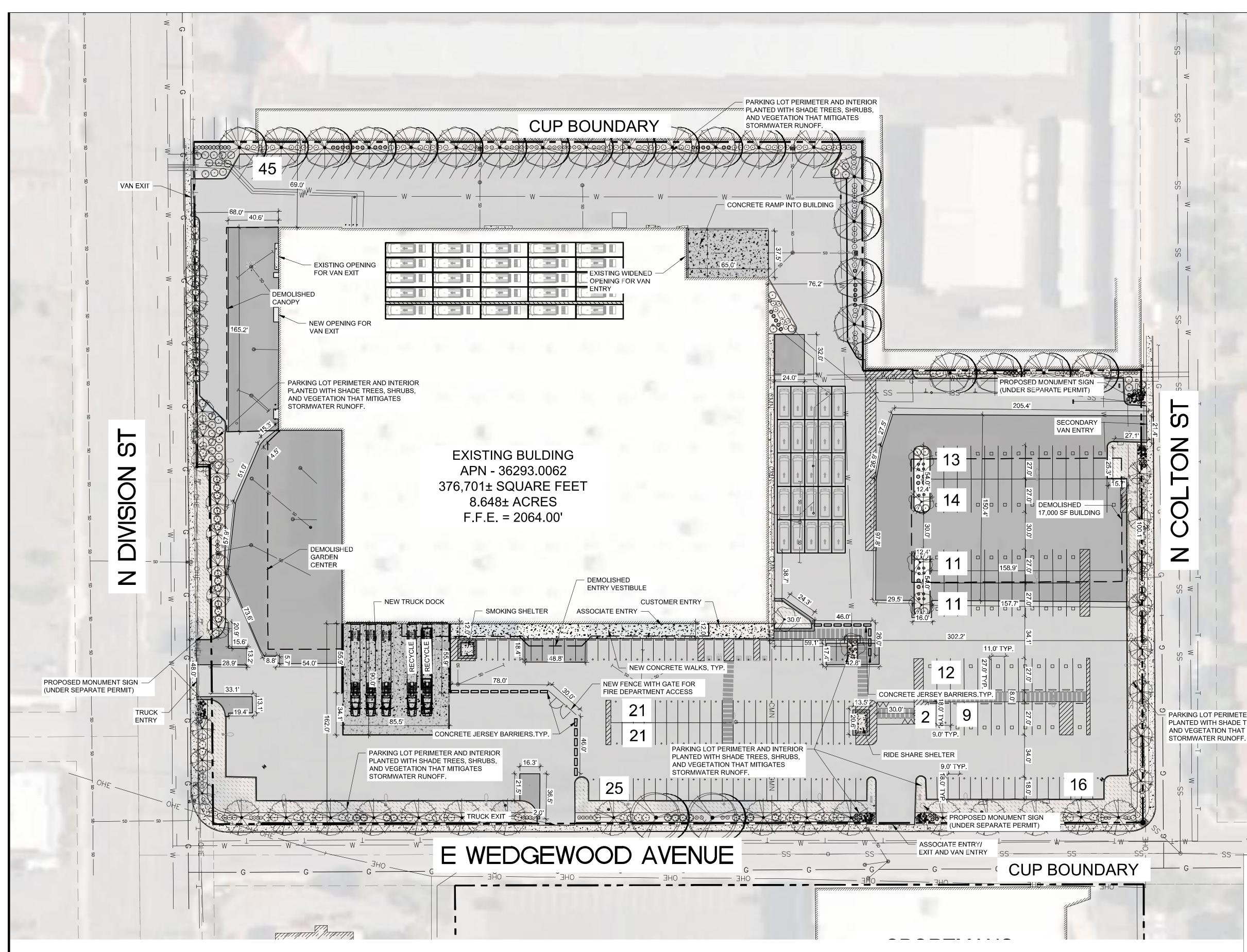
RSF

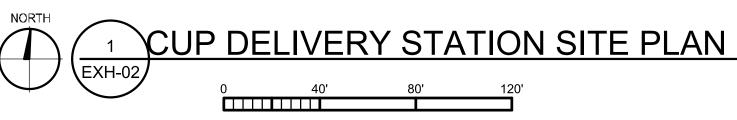
RSF

GC-70 RHD-35

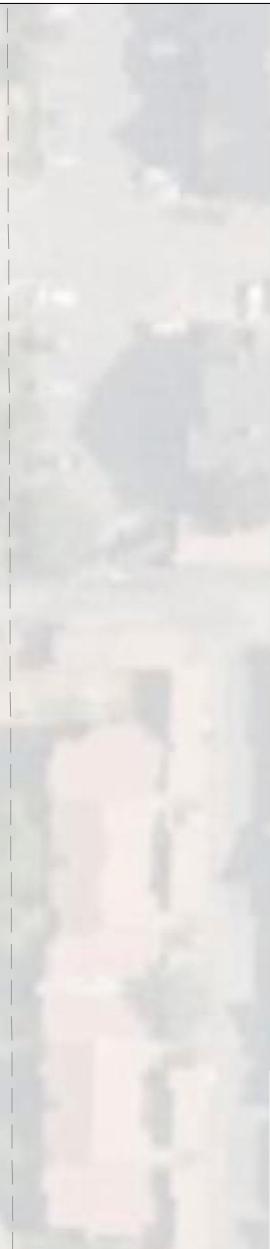
VICINITY MAP







1"=40'



| LEGE | ND |
|----------------|--------------------------------------|
| | EXISTING PROPERTY LINE |
| SD | EXISTING STORM SEWER |
| ———— E ———— | EXISTING ELECTRIC LINE |
| G | EXISTING GAS LINE |
| W | EXISTING WATERMAIN |
| ЪС, | EXISTING HYDRANT |
| Ś | EXISTING FDC |
| PIV O | EXISTING PIV |
| IR | EXISTING IRRIGATION VALVE |
| \bigcirc | EXISTING MANHOLE |
| | EXISTING CATCH BASIN |
| PP O | EXISTING POWER POLE |
| -0- | SIGN |
| E | EXISTING ELECTRICAL BOX |
| | EXISTING BITUMINOUS PAVEMENT |
| 4 4 4 4 4 4 | EXISTING CONCRETE PAVEMENT |
| | UNREINFORCED CONCRETE PAVEMENT |
| 4 | REINFORCED CONCRETE PAVEMENT |
| | NEW BITUMINOUS PAVEMENT |
| | NEW CURB |
| | THICKENED EDGE |
| XX | NEW FENCE |
| | NEW WATER LINE |
| 0 | EXISTING SANITARY SEWER CLEANOUT |
| | NEW LIGHT POLE |
| | FLEET PARKING (VAN) 11' x 27' |
| 0 | ASSOCIATE PARKING (VEHICLE) 9' x 19' |
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| DESCRIPTION | Δ | DATE |
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| CUP APPLICATION | | 10.23.20 |
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PARKING LOT PERIMETER AND INTERIOR PLANTED WITH SHADE TREES, SHRUBS, AND VEGETATION THAT MITIGATES

- 55

PARKING CALCULATIONS

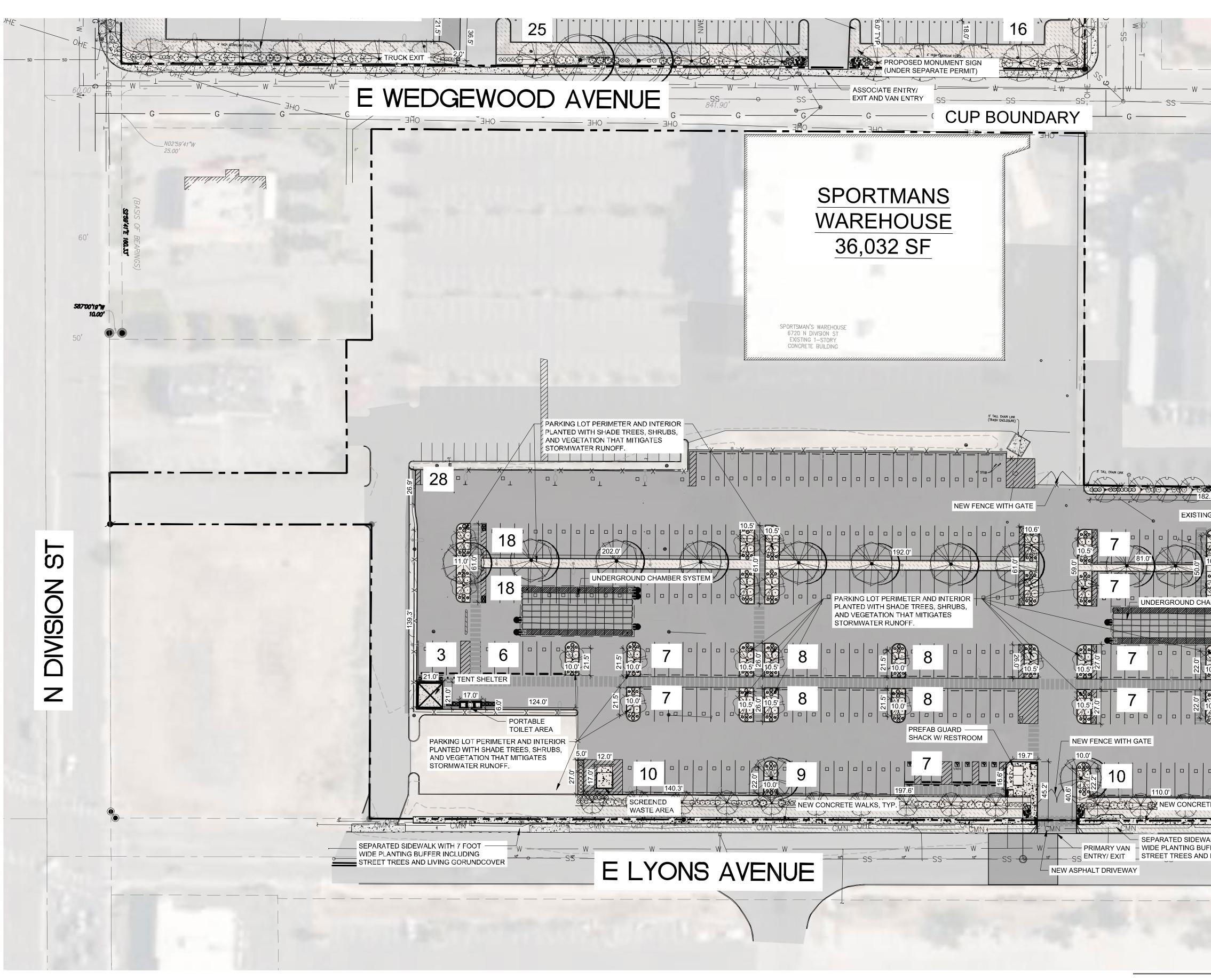
PARKING CALCULATIONS (NEW PARKING AREA ONLY) TOTAL PARKING AREA = 41,730 SF REQ. INTERNAL LANDSCAPE = 4,173 SF 4,175 SF NEW ISLANDS = 32,617 SF EXISTING LANDSCAPE AREA = PROPOSED LANDSCAPE AREA = 34,747 SF

| | EXISTING | PROPOSED | |
|---|-------------|----------------------|-----------|
| | | | |
| SITE AREA | ±8.648 AC | ±8.648 AC | |
| BUILDING AREA | | | |
| MAIN BUILDING - BLDG. 1 | | | |
| Office | ± 5,850 SF | ±9,630 SF | |
| GC - General Commercial | ±112,012 SF | N.A. | |
| Industrial - Warehousing and Freight movement | <u>N.A.</u> | ±106,636 SF | |
| Total | ±117,862 SF | ±116,246 SF | |
| BLDG. 2 (TO BE DEMOLISHED) | ±17,051 SF | N.A. | |
| Total | ±134,913 SF | ±116,246 SF | |
| Canopy/Greenhouse (TO BE DEMOLISHED) | ±14,555 SF | | |
| Canopy (TO REMAIN) | ± 653 SF | | |
| AUTO PARKING REQUIRED | | | |
| Office: | | | |
| 1 per 500 SF - Minimum | | min 20 stalls | |
| 1 per 200 SF - Maximum | | max 49 stalls | |
| Warehousing and Freight Movement: | | | |
| 1 per 1,000 SF for the first 3,000 SF then 1 per 3,500 SF - Minimum | | min 36 stalls | |
| 1 per 200 SF - Maximum | | max 582 stalls | |
| Total | | min 56 stalls | |
| | | max 631 stalls | |
| AUTO PARKING PROVIDED | | | |
| Standard (9'-0"x18'-0") | | 112 stalls | |
| Accessible (8'-0" x 18'-0") | | 4 stalls | |
| VAN accessible (8'-0" x 18'-0") | | 1 stall | |
| Total parking provided | m | in 56 < 117 stalls < | < max 631 |
| OTHER PARKING PROVIDED | | | |
| Van/Fleet parking (11'-0"x27'-0") | | 69 stalls | |
| Van/Fleet parallel parking (11'-0"x40'-0") | | 5 stalls | |
| Total | | 74 stalls | |

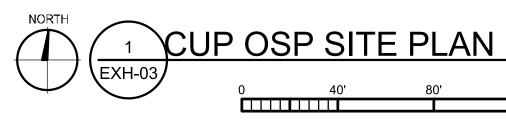
JOB NUMBER 20-5875-01 CHECKED BY DRAWN BY LRP JMS SHEET TITLE CUP DELIVERY STATION SITE PLAN

SHEET NUMBER

EXH-02



120



SITE AREA

AUTO PARKING Accessible (8 VAN accessit Total parking

OTHER PARKIN Van/Fleet par Van/Fleet para Total

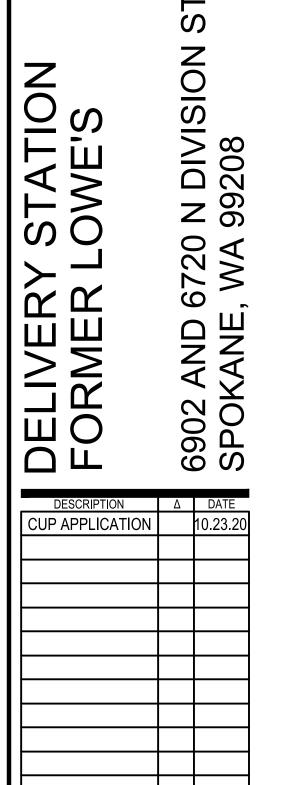
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| ING DRAINAGE STRUCTURE (PRIVATE) | ERIMETER AND INTERIOR SHADE TREES, SHRUBS, |
| ING DRAINAGE STRUCTURE (PRIVATE) | ERIMETER AND INTERIOR SHADE TREES, SHRUBS, DN THAT MITIGATES |
| ING DRAINAGE STRUCTURE (PRIVATE) | ERIMETER AND INTERIOR SHADE TREES, SHRUBS, DN THAT MITIGATES RUNOFF. |
| ING DRAINAGE STRUCTURE (PRIVATE) | ERIMETER AND INTERIOR SHADE TREES, SHRUBS, DN THAT MITIGATES RUNOFF. |
| ING DRAINAGE STRUCTURE (PRIVATE) | ERIMETER AND INTERIOR SHADE TREES, SHRUBS, DN THAT MITIGATES RUNOFF. |
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PARKING CALCULATIONS

PARKING CALCULATIONS TOTAL PARKING AREA = REQ. INTERNAL LANDSCAPE = ORIGINAL LAYOUT = SOUTHERN PERIMETER = NEW ISLANDS =

172,000 SF 17,200 SF 9,542 SF 12,406 SF 5,286 SF

TOTAL INTERNAL LANDSCAPE = 18,525 SF 250 STALLS = 42 REQUIRED INTERNAL TREES 45 TREES PROVIDED

| | EXISTING | PROPOSED | |
|---------------------------------|----------|------------|------------------------|
| | | | |
| | ±4.53 AC | ±4.53 AC | 20-5875-01 |
| | | | DRAWN BY CHECKED BY |
| IG PROVIDED | | | JMS LRP |
| (8'-0" x 18'-0") | | 6 stalls | SHEET TITLE |
| sible (8'-0" x 18'-0") | | 1 stall | CUP OSP SITE PLAN |
| g provided | | 7 stalls | COLOSI SHETEAN |
| | | | |
| ING PROVIDED | | | |
| arking (11'-0"x27'-0") | | 244 stalls | SHEET NUMBER |
| arallel parking (11'-0"x35'-0") | | 6 stalls | |
| | | 250 stalls | $I \vdash X \vdash O3$ |
| | | | |

