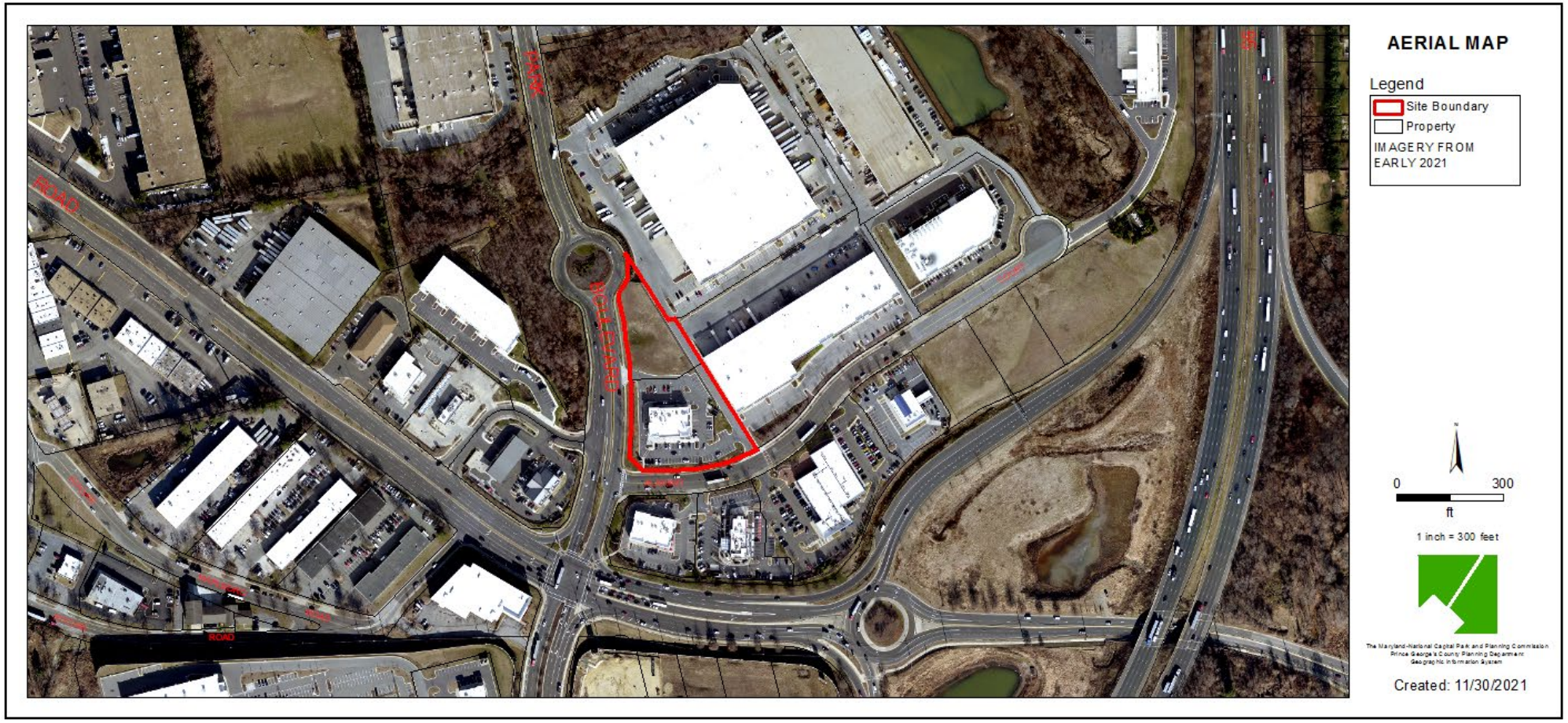
STEEPLECHASE BUSINESS PARK, PARCELS 65 & 66

Detailed Site Plan

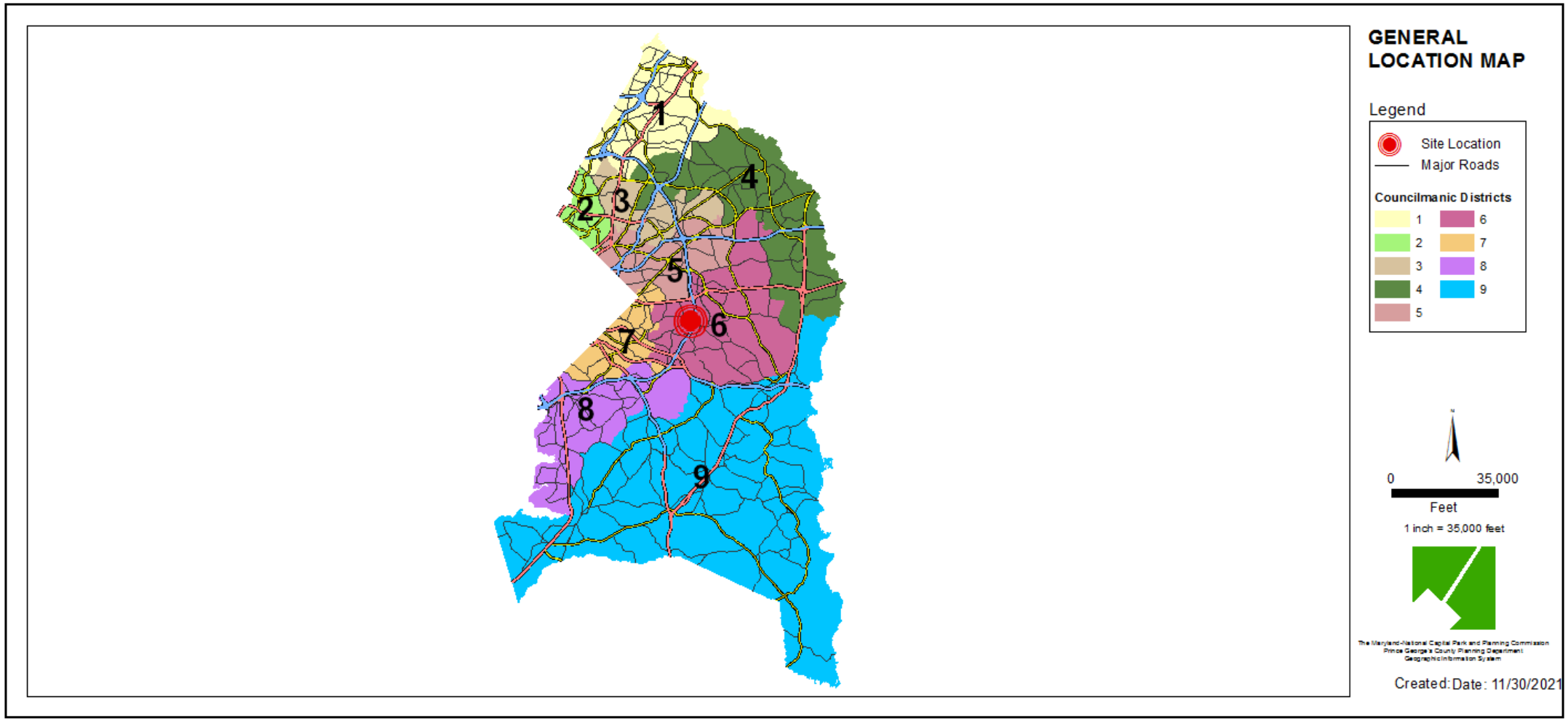
Staff Recommendation: APPROVAL with conditions



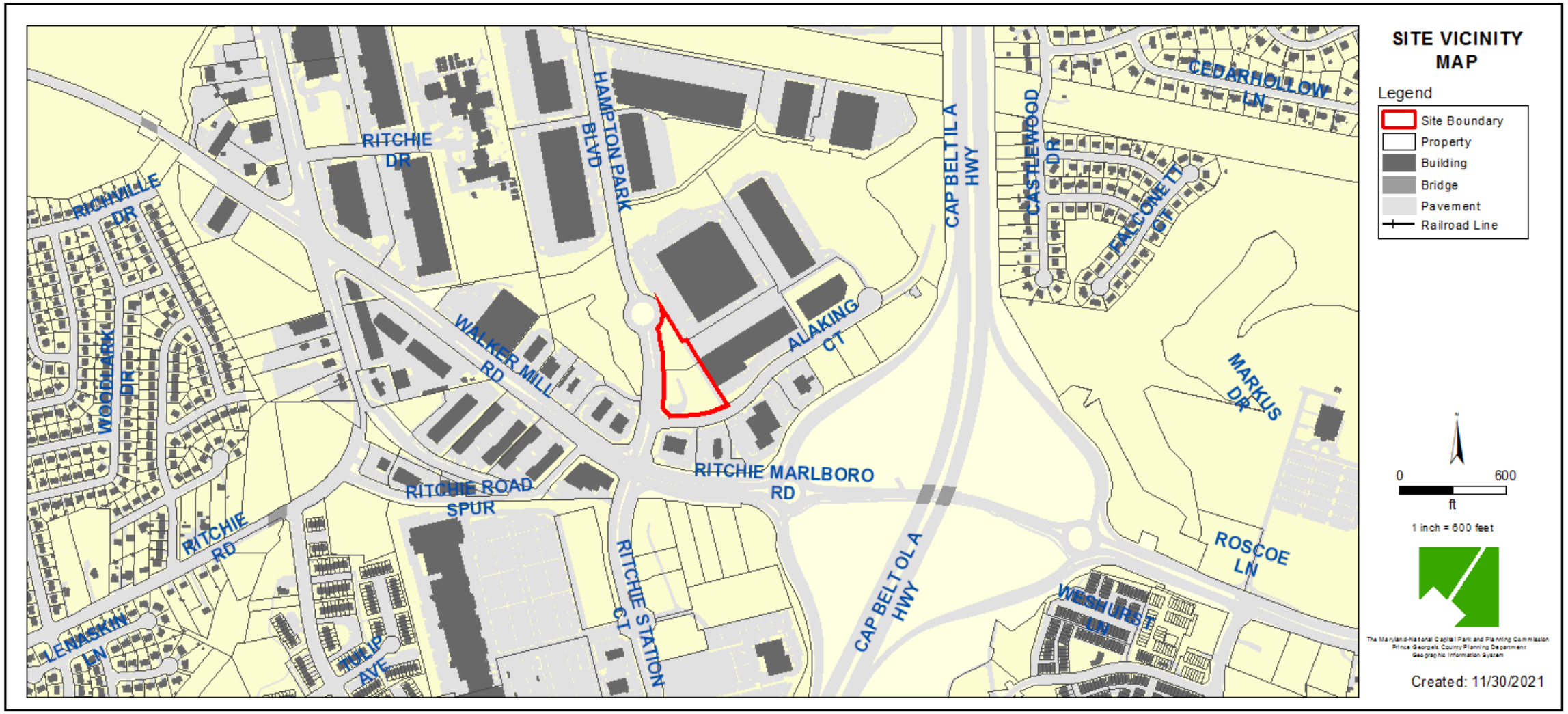
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A



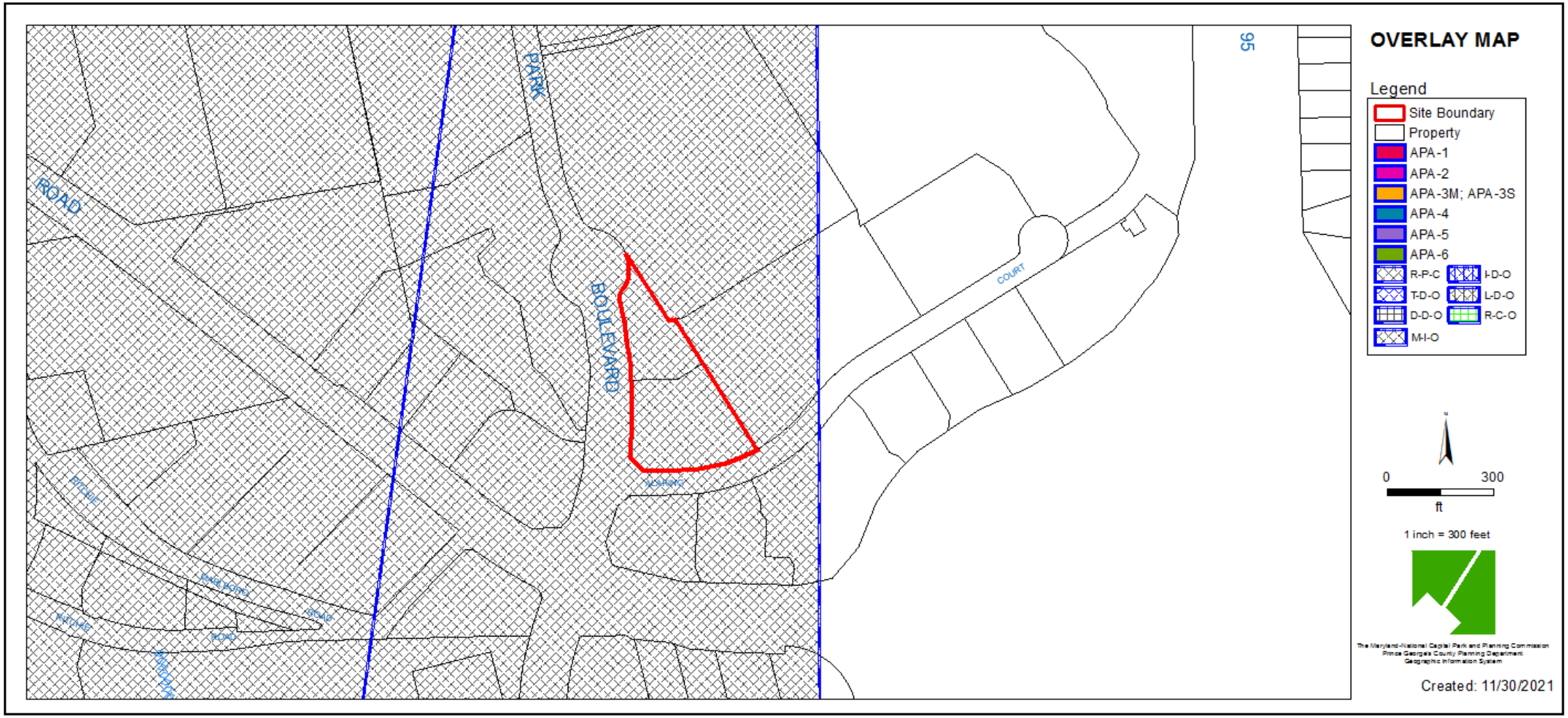
SITE VICINITY MAP



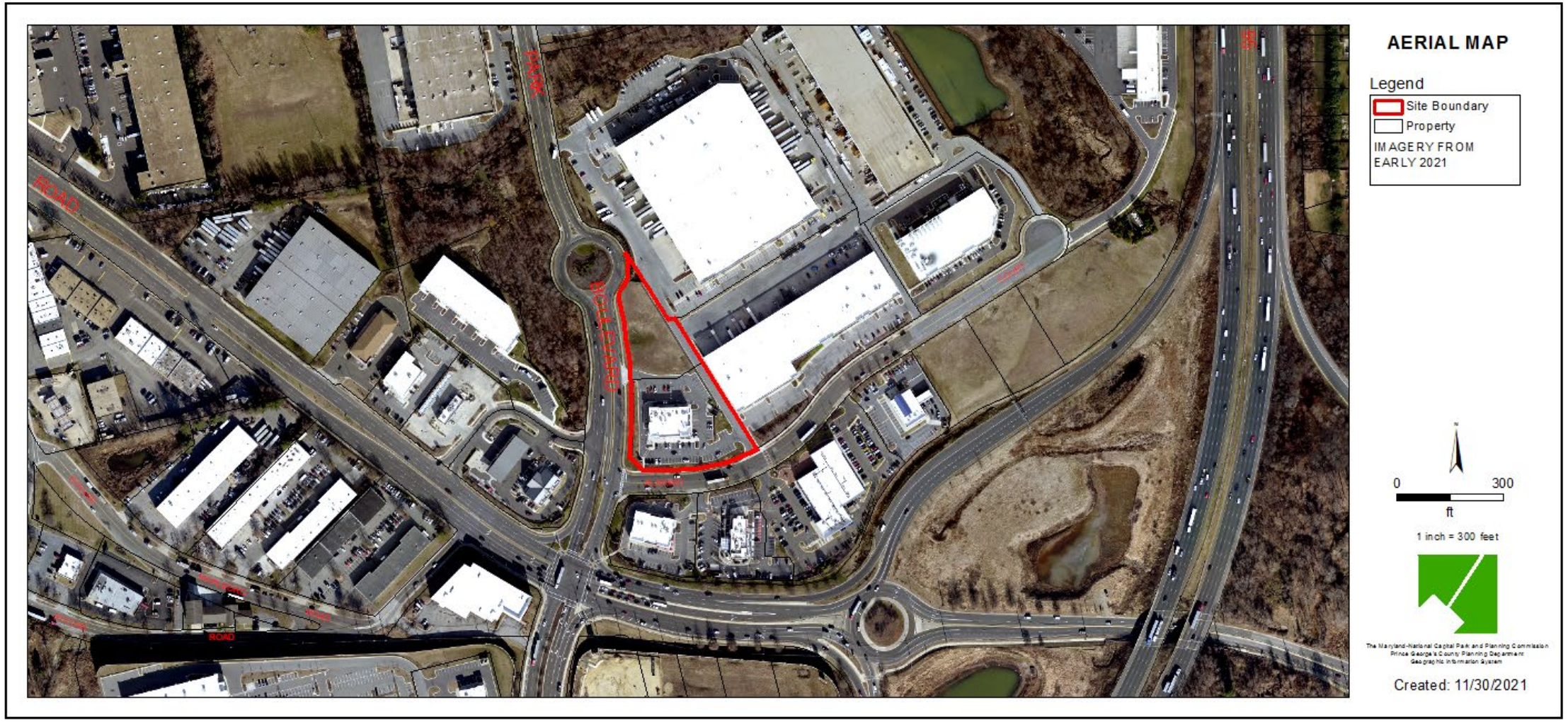
ZONING MAP

Property Zone: I-1

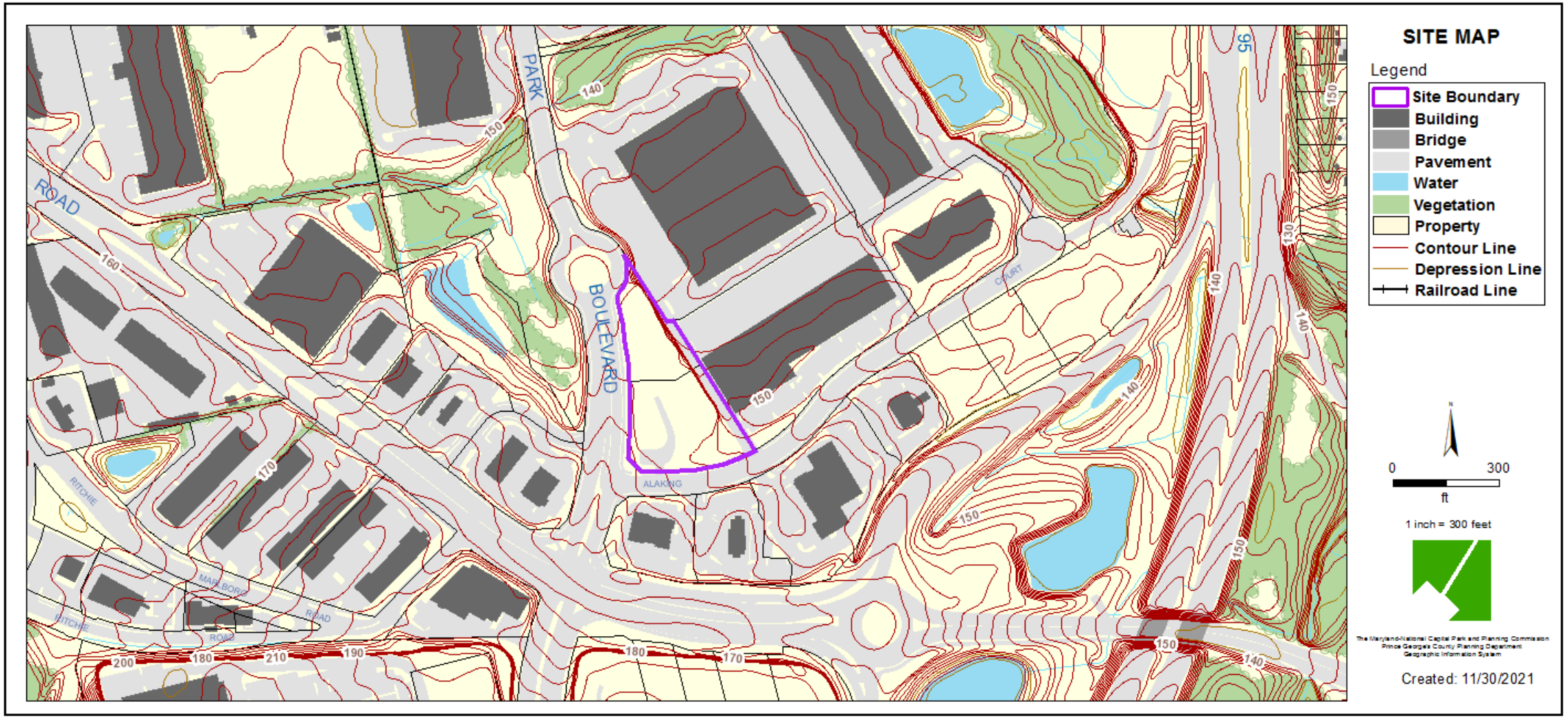
OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
R-P-C
I-D-O
T-D-O
L-D-O
D-D-O
R-C-O
M-I-O
0
300
ft
1 inch = 300 feet
Created: 11/30/2021
PARK
ROAD
BOULEVARD
COURT
95

AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2021
0
300
ft
1 inch = 300 feet
Created: 11/30/2021

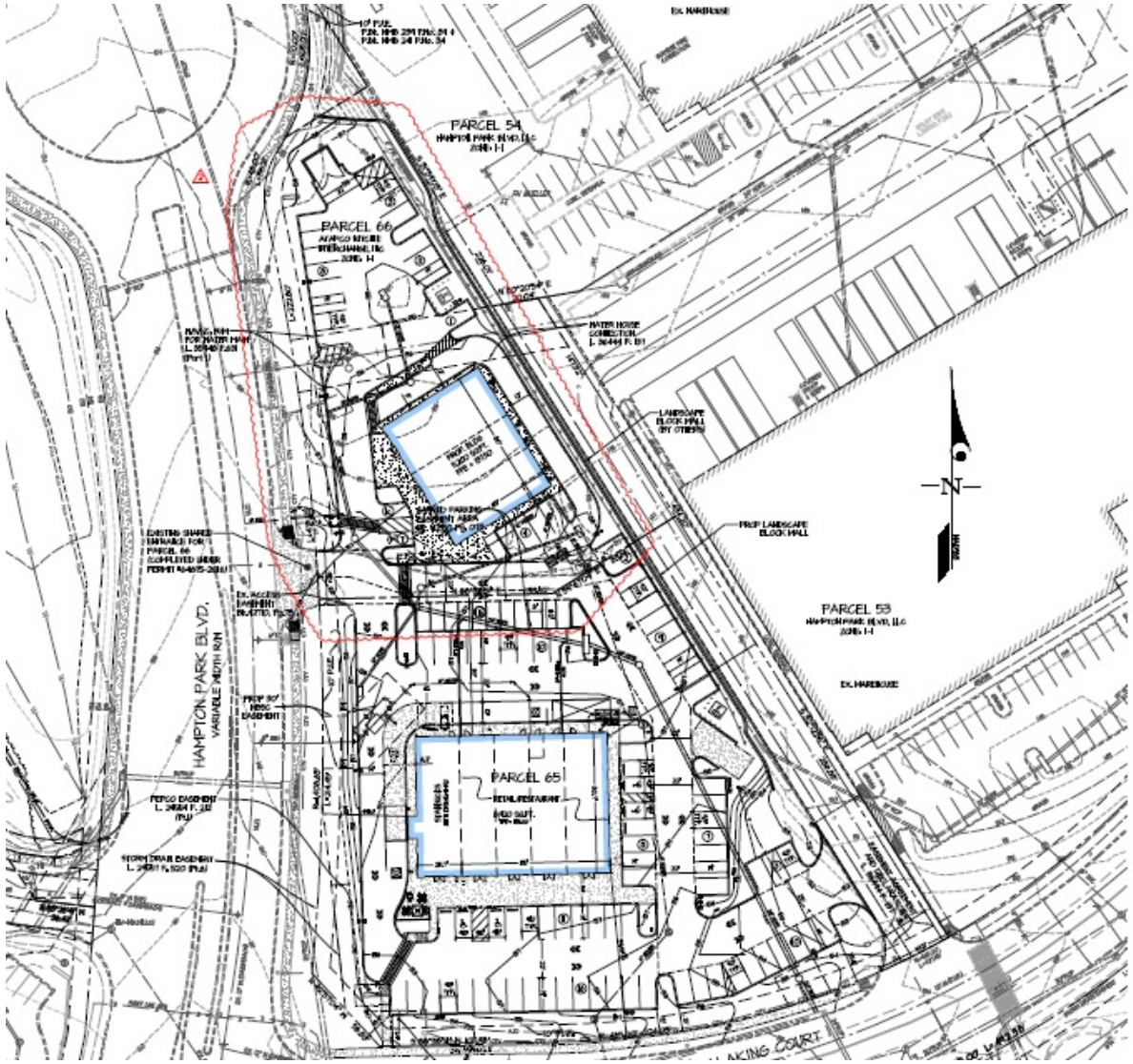
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
PARK
BOULEVARD
ROAD
0
300
ft
1 inch = 300 feet
Created: 11/30/2021

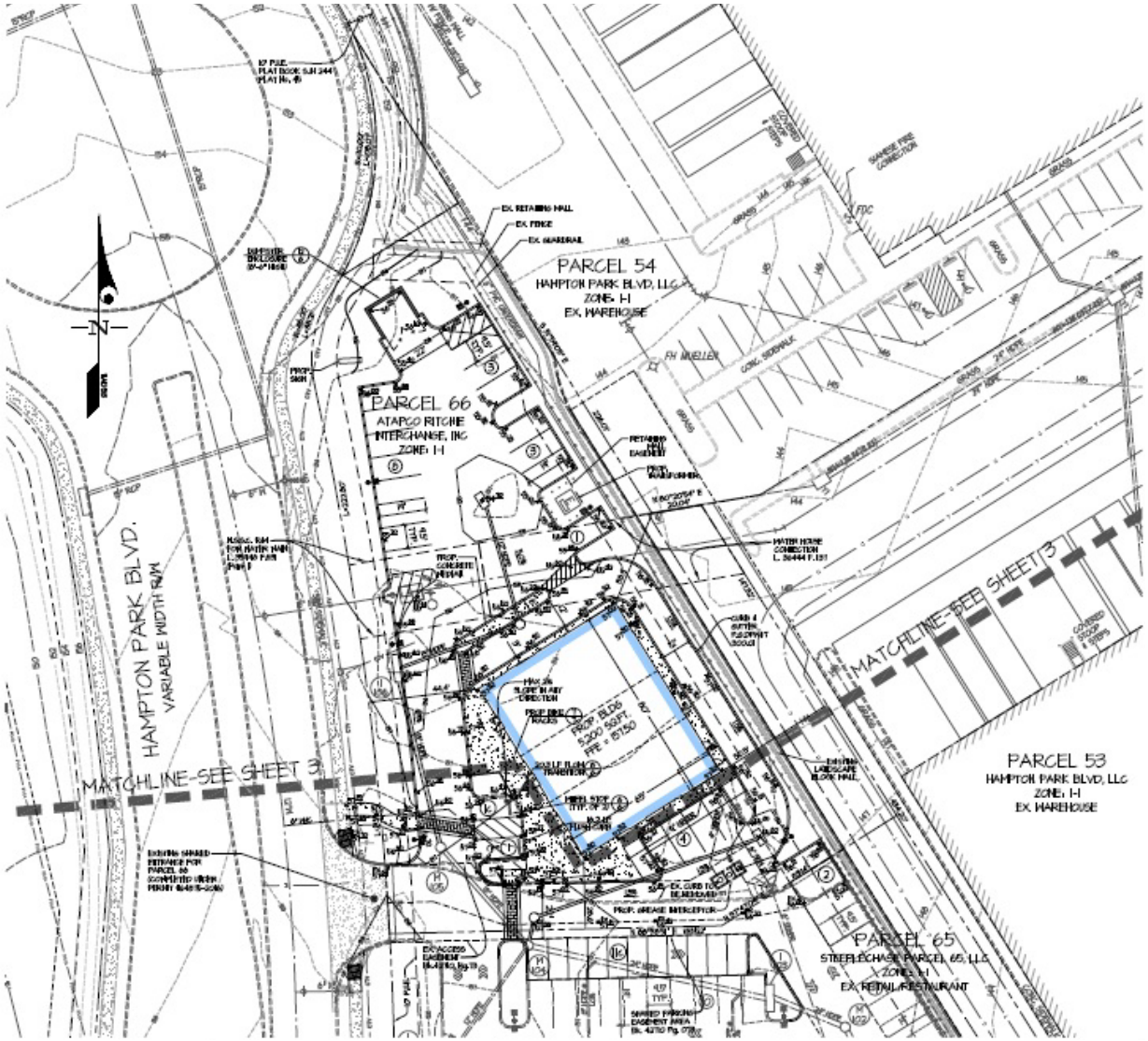
MASTER PLAN RIGHT-OF-WAY MAP

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

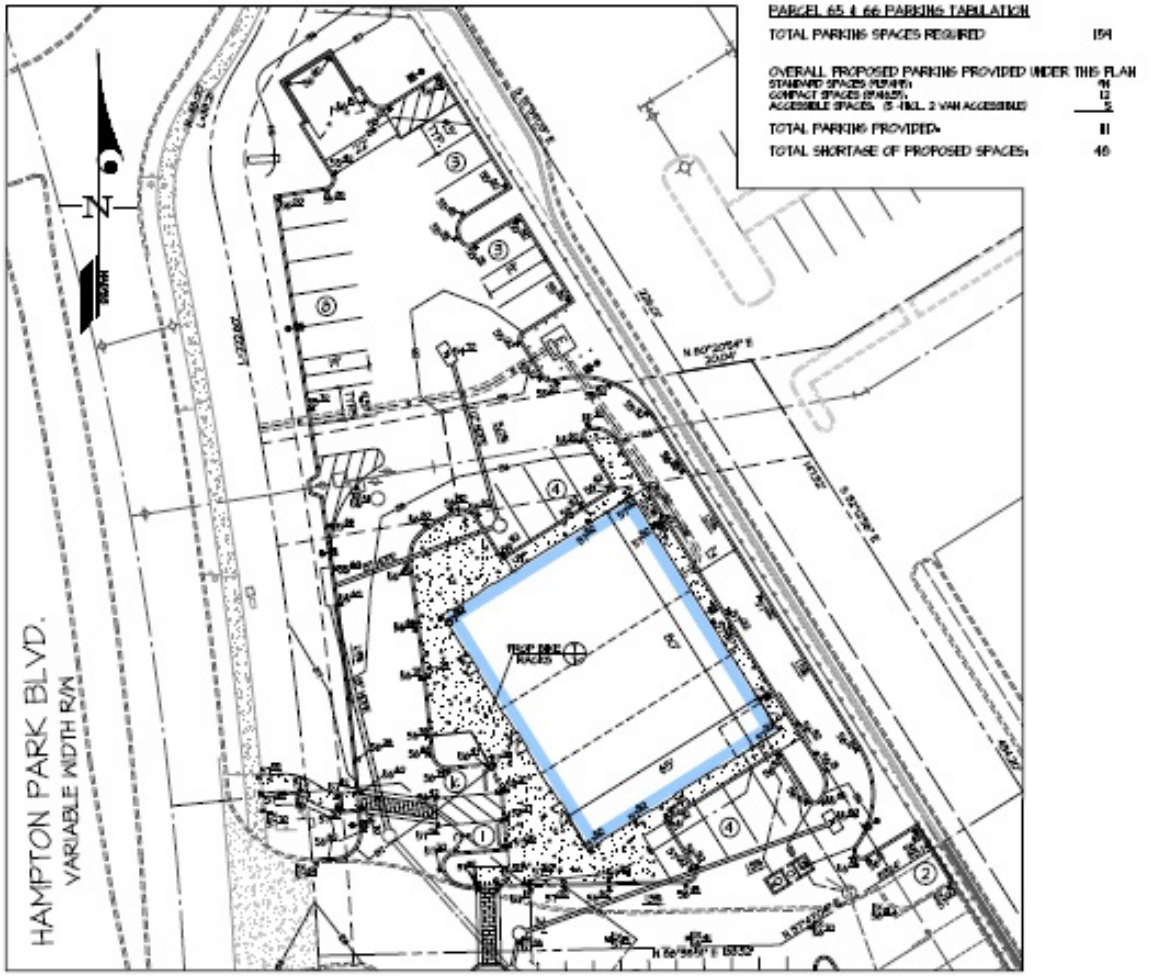
OVERALL SITE PLAN



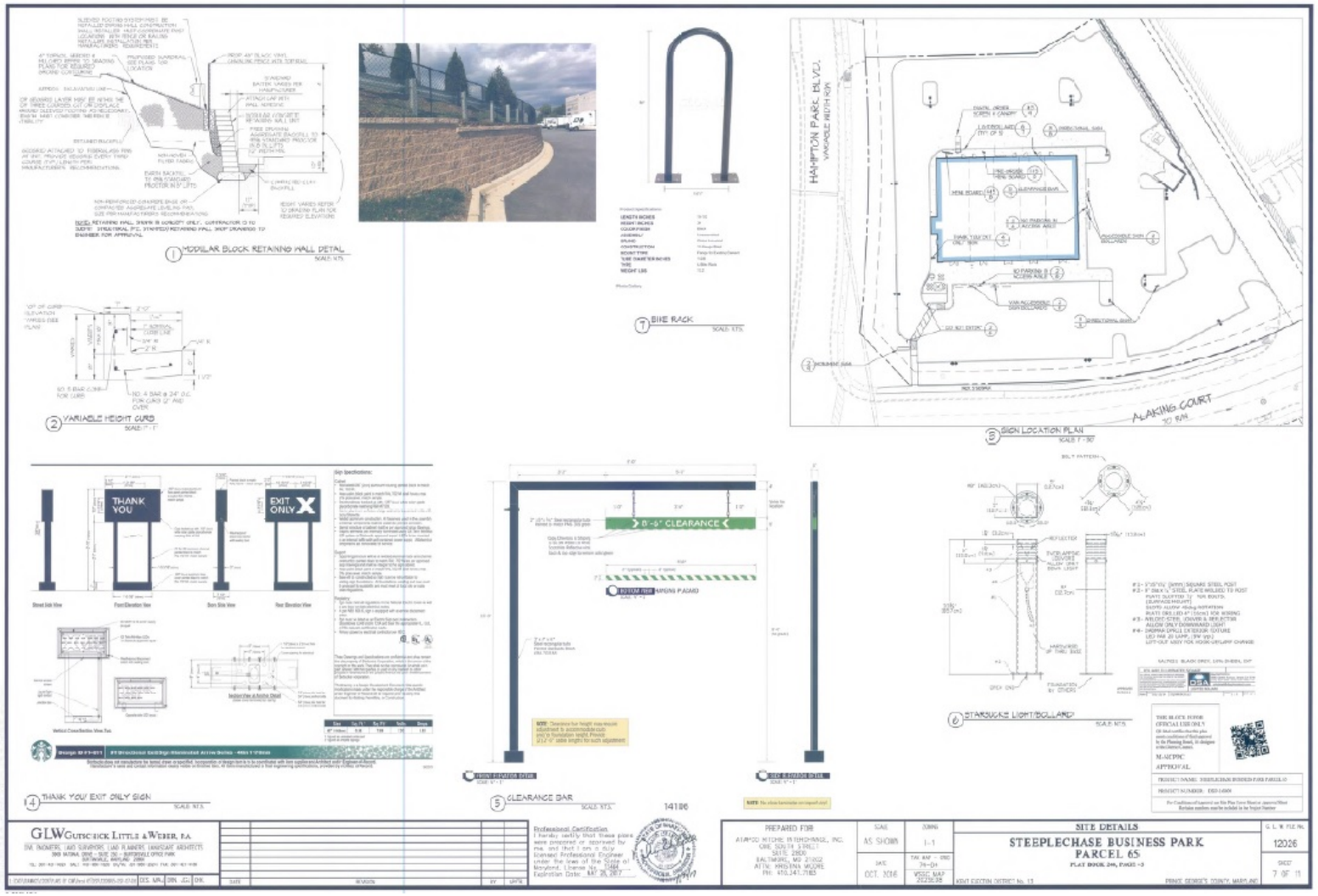
SITE PLAN PARCEL 66



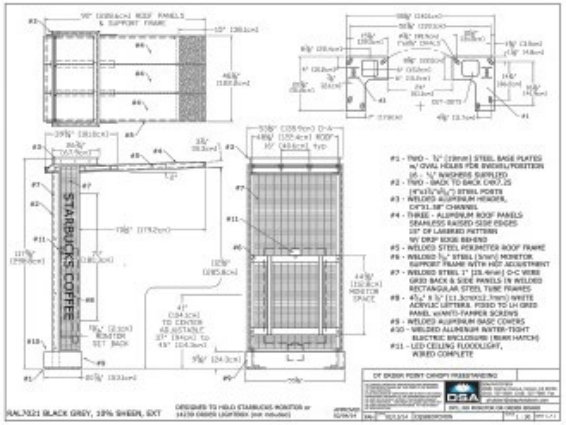
PARCEL 66 SITE PLAN ALTERNATE OPTION WITH OUT DRIVE THRU



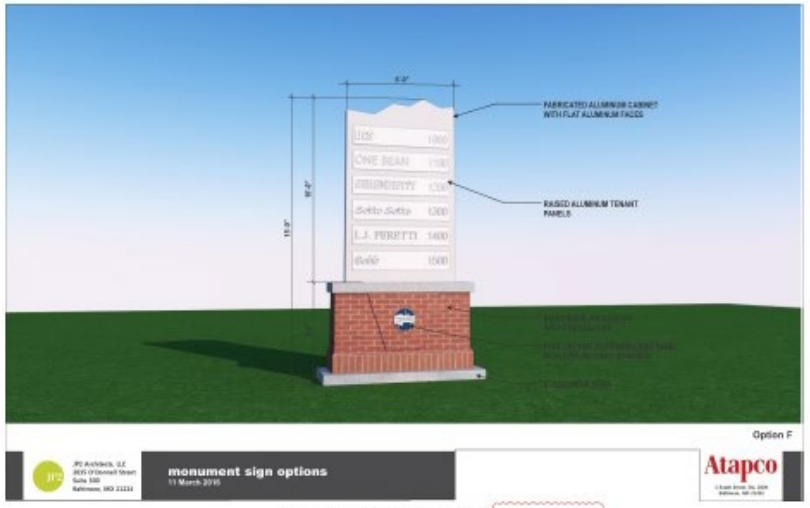
SITE DETAILS



SIGN DETAILS



① ORDER POINT CANOPY



② FREESTANDING MONUMENT SIGN - PARCELS 65 & 66

⑤ ORDER POINT CANOPY PHOTOS

④ ILLUMINATED WALL MOUNTED LOGO

ELEVATIONS, PARCEL 66

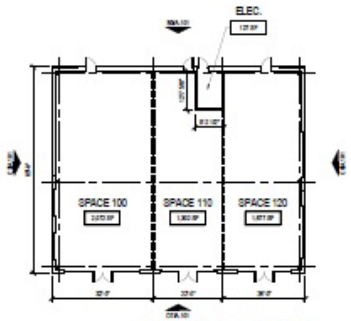
D3 NORTH ELEVATION

D7 WEST ELEVATION

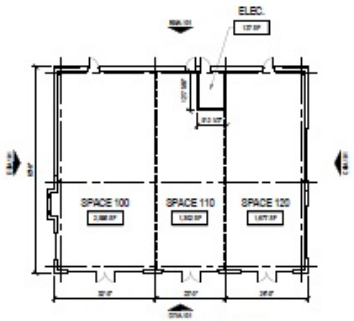
C3 ALTERANTE NORTH ELEVATION

C6 SOUTH ELEVATION

B5 EAST ELEVATION



A1 KEY PLAN - ALTERNATE

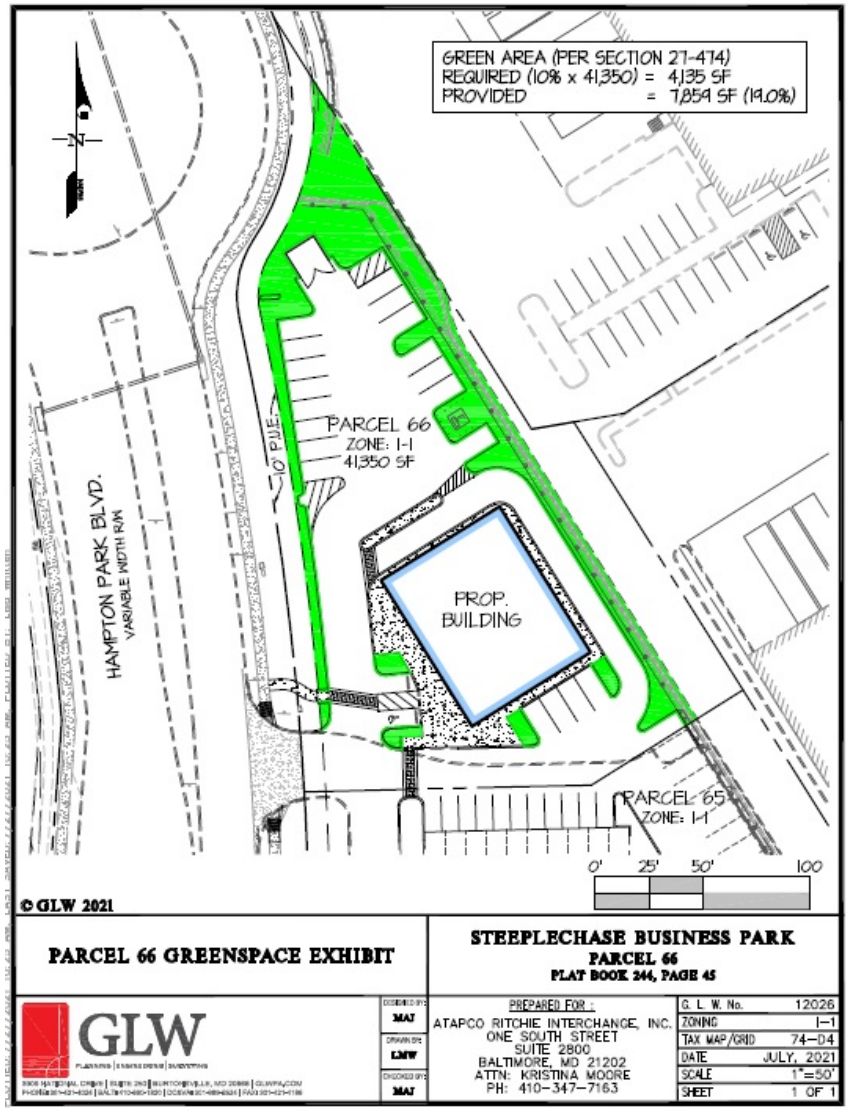


A3 KEY PLAN

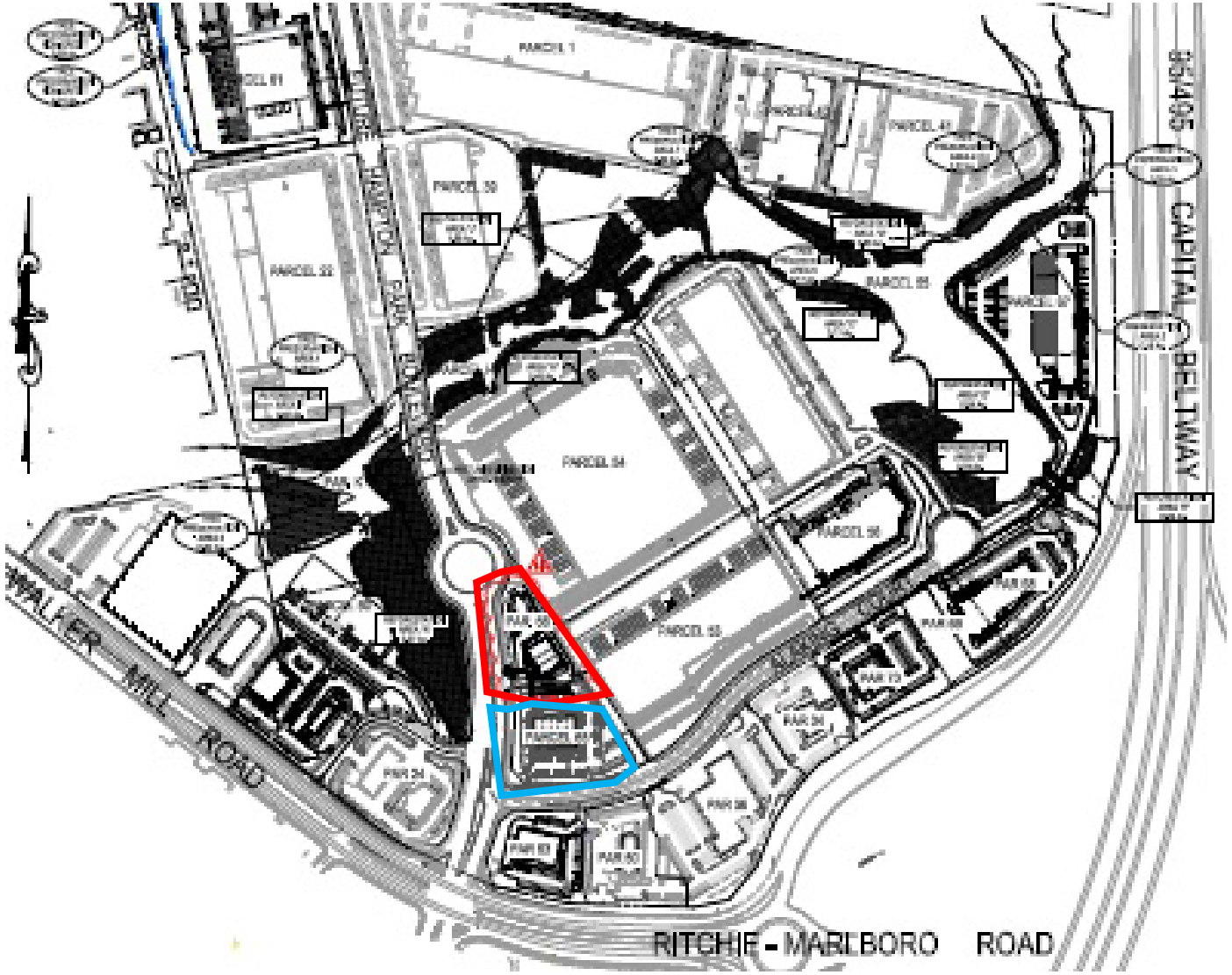
FINISH SCHEDULE

M-01	VENEER STONE	STONECRAFT	LEDGESTONE - SINGAPORE GREY
M-02	BRICK	GLEN-GERY	CAMBRIDGE 175
M-03	BRICK	GLEN-GERY	VENTANA BLACK VELOUR
M-04	GROUND FACE CMU	ECHELON	TRENDSTONE - CARBON BROWN
M-05	GROUND FACE CMU	ECHELON	TRENDSTONE - KAMARC WHITE
E-01	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	DRYVIT	OYSTER SHELL #106
E-02	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	DRYVIT	MOUNTAIN ROSE #133
E-03	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	DRYVIT	GRAY STEEL #NOSA
MT-01	METAL COPING	PAC-CLAD ILLUMINA	KYNAR 500 - CHARCOAL
MT-02	METAL OPEN CANOPY FABRICATION	CUSTOM FABRICATION	TO MATCH KYNAR 500 - CHARCOAL
FA-01	FABRIC AWNING	SUNBRELLA - OUTDURA STRIPES	LAUREL WAY DRIFTWOOD - WITH FIRE RETARDANT
FA-02	FABRIC AWNING	SUNBRELLA - FRANKLINITE PLUS	SOLID

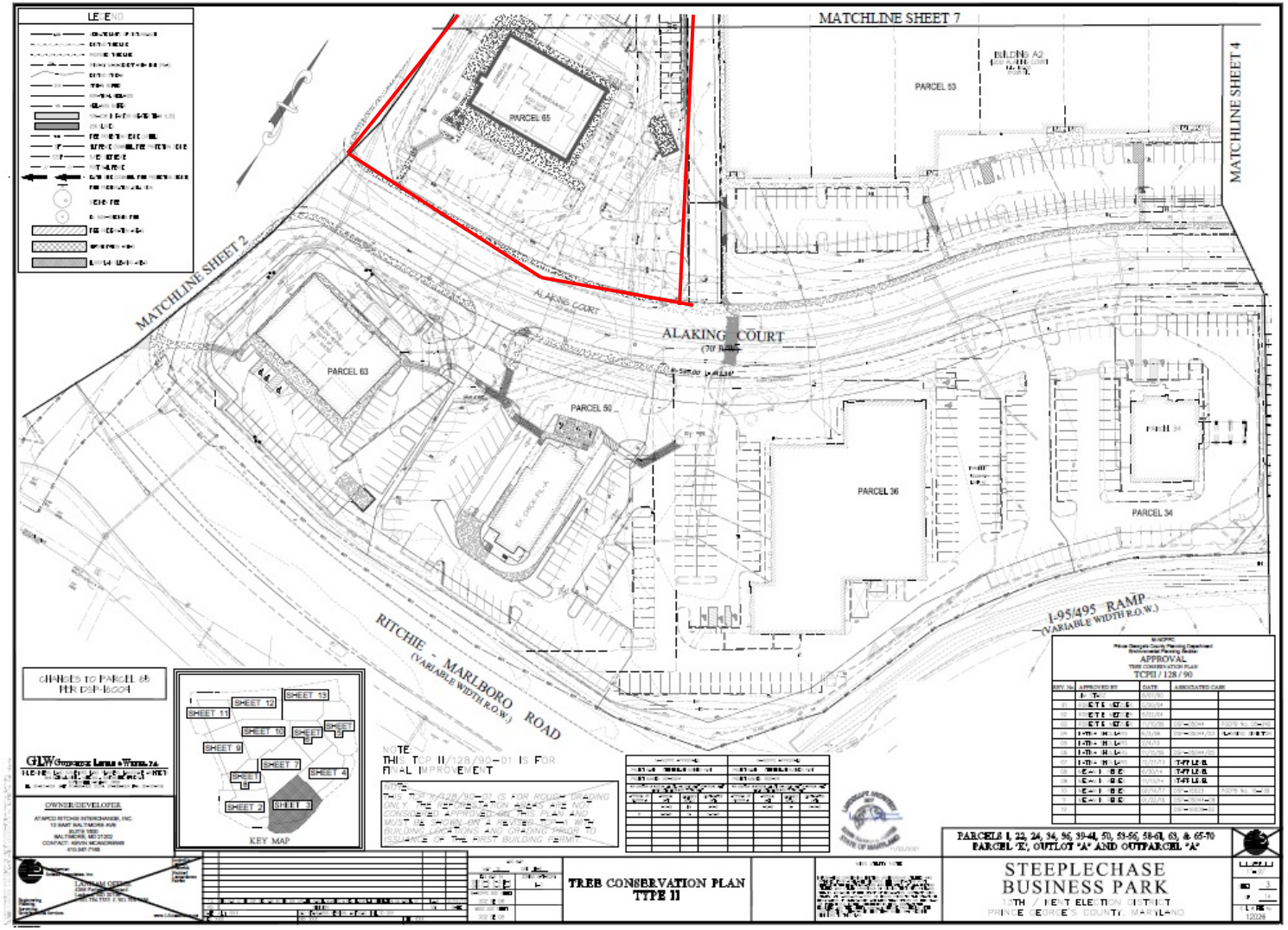
PARCEL 66 GREENSPACE EXHIBIT



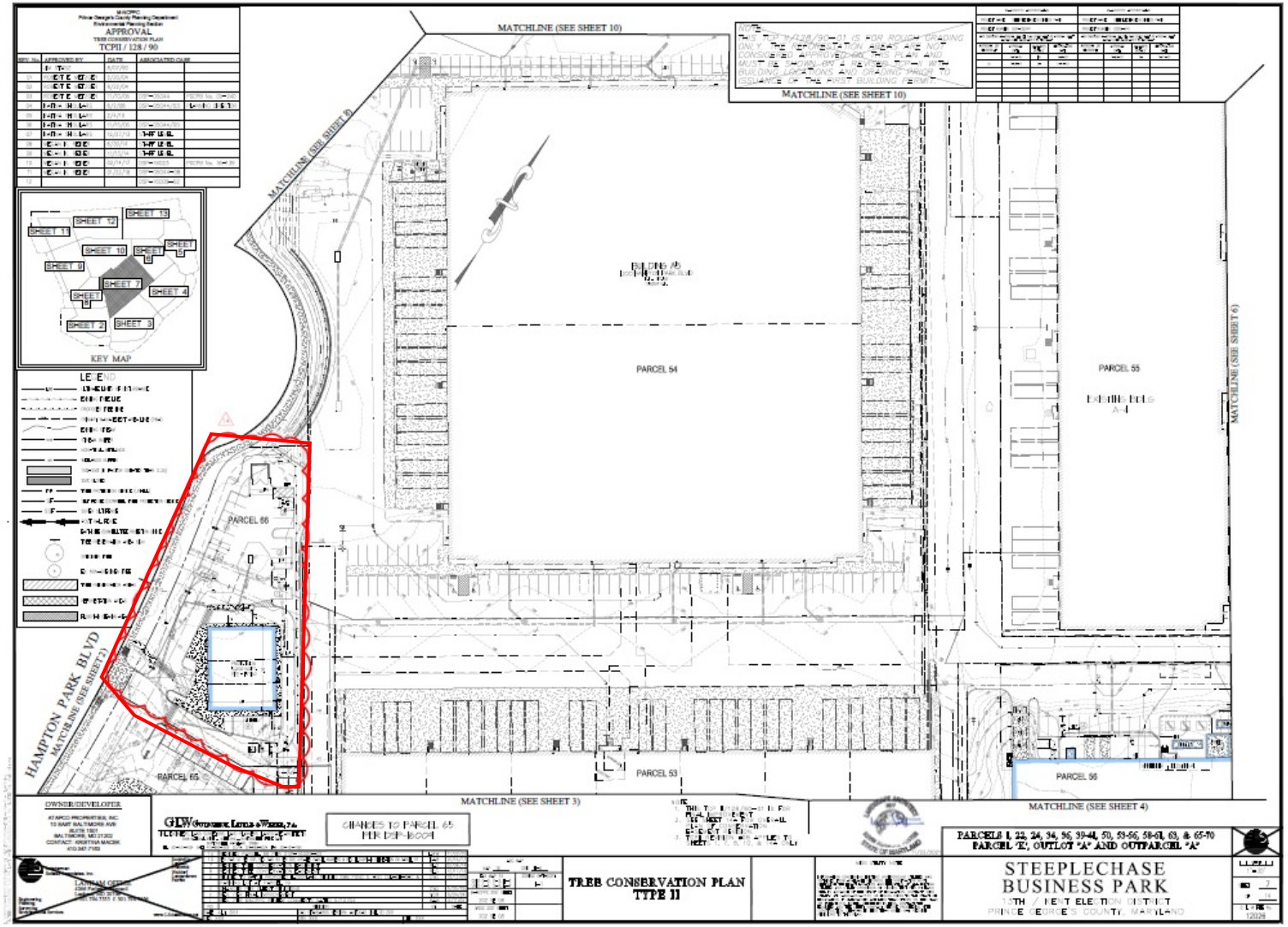
OVERALL TYPE II TREE CONSERVATION PLAN



TYPE II TREE CONSERVATION PLAN, PARCEL 65



TYPE II TREE CONSERVATION PLAN, PARCEL 66



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-16009-02 - 1 Condition with 9 subconditions
- DSDS-714 - No Conditions
- DPLS-494 - No Conditions

Major Issues:

- None

Applicant Community Engagement:

- None