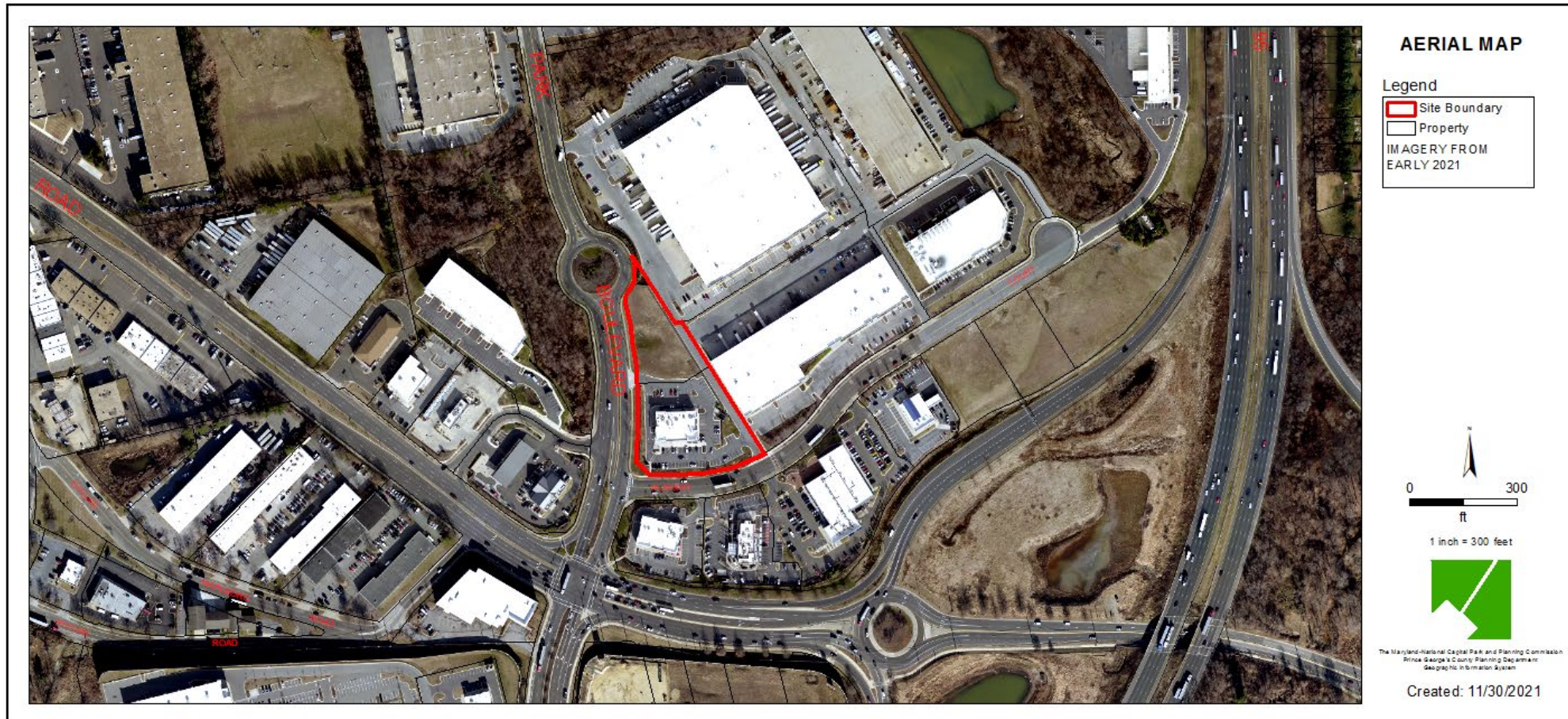


STEEPLECHASE BUSINESS PARK, PARCELS 65 & 66

Detailed Site Plan

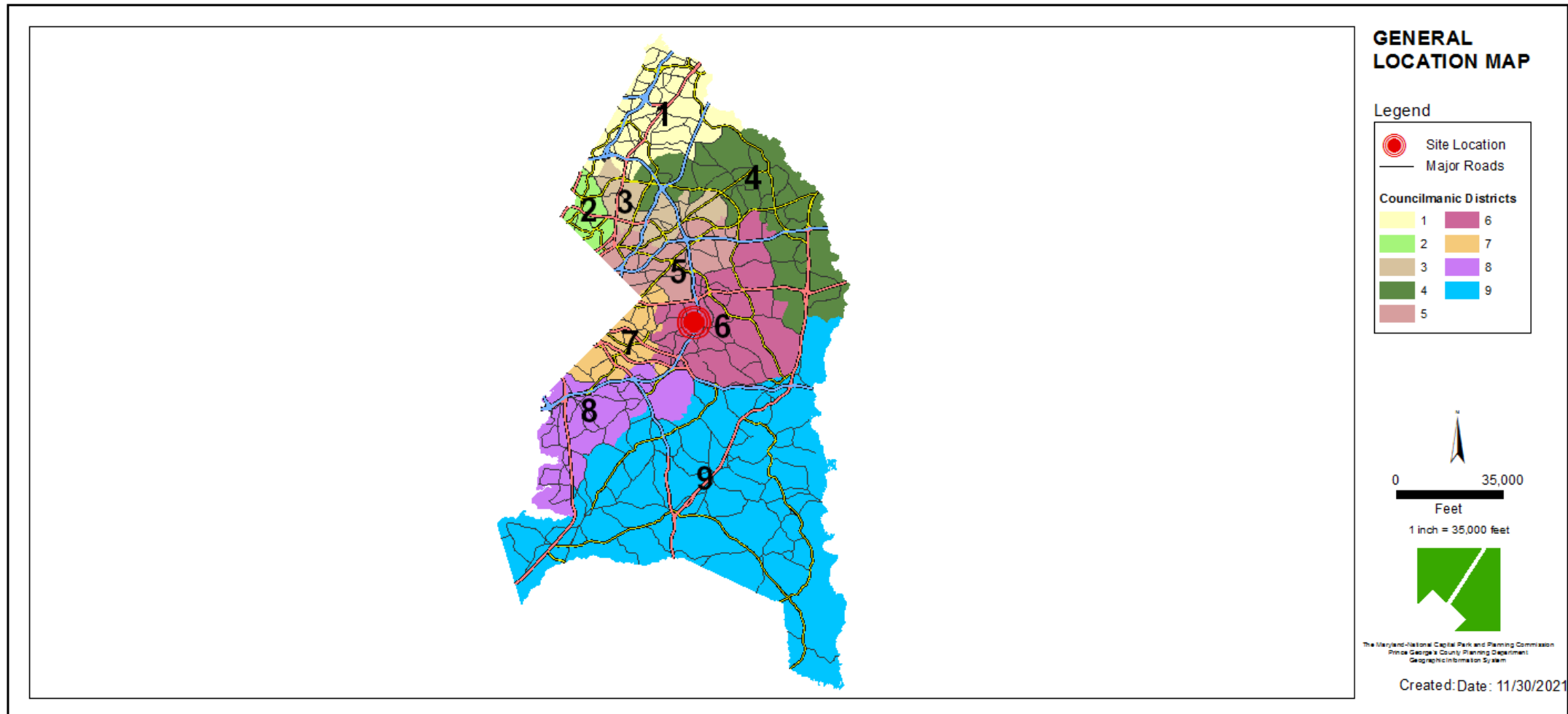
Staff Recommendation: APPROVAL with conditions



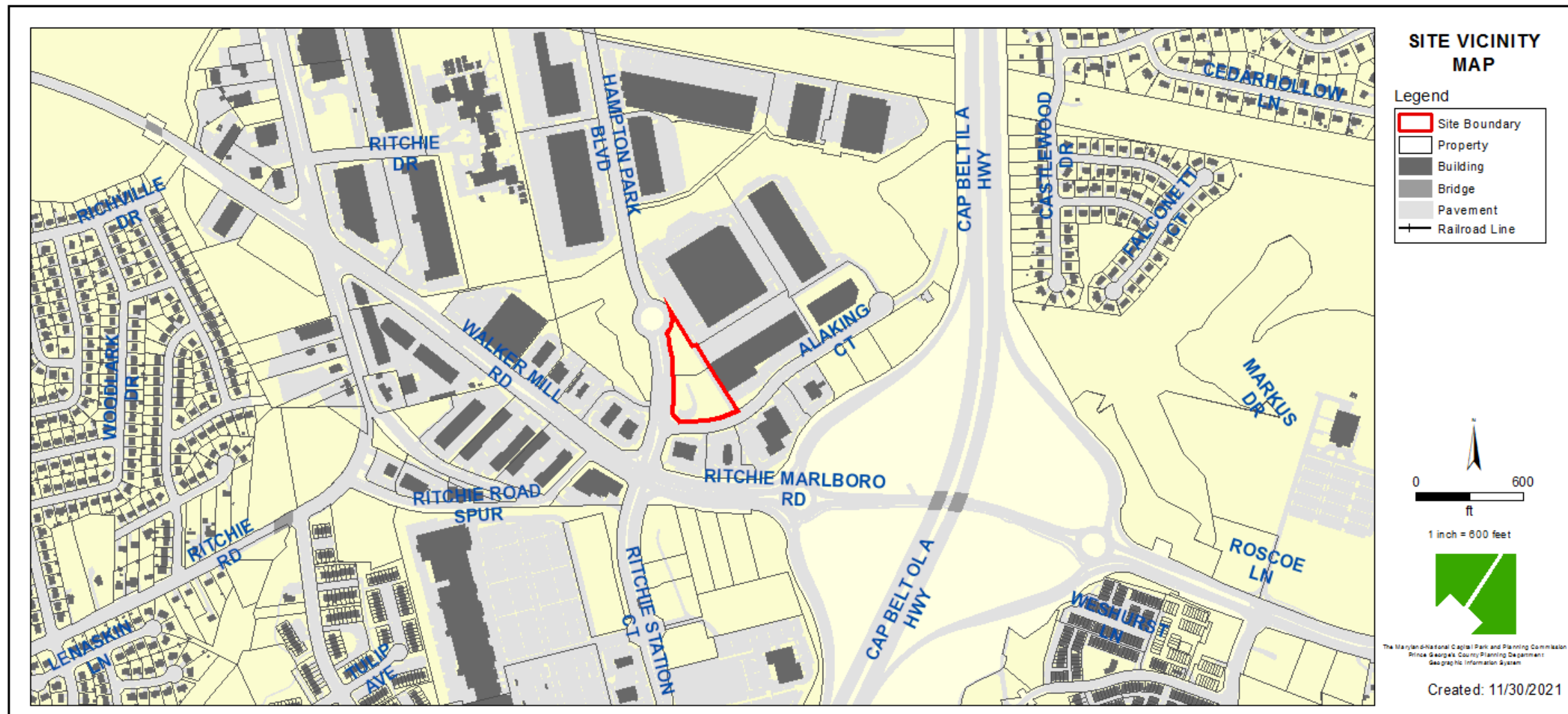
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A



SITE VICINITY MAP

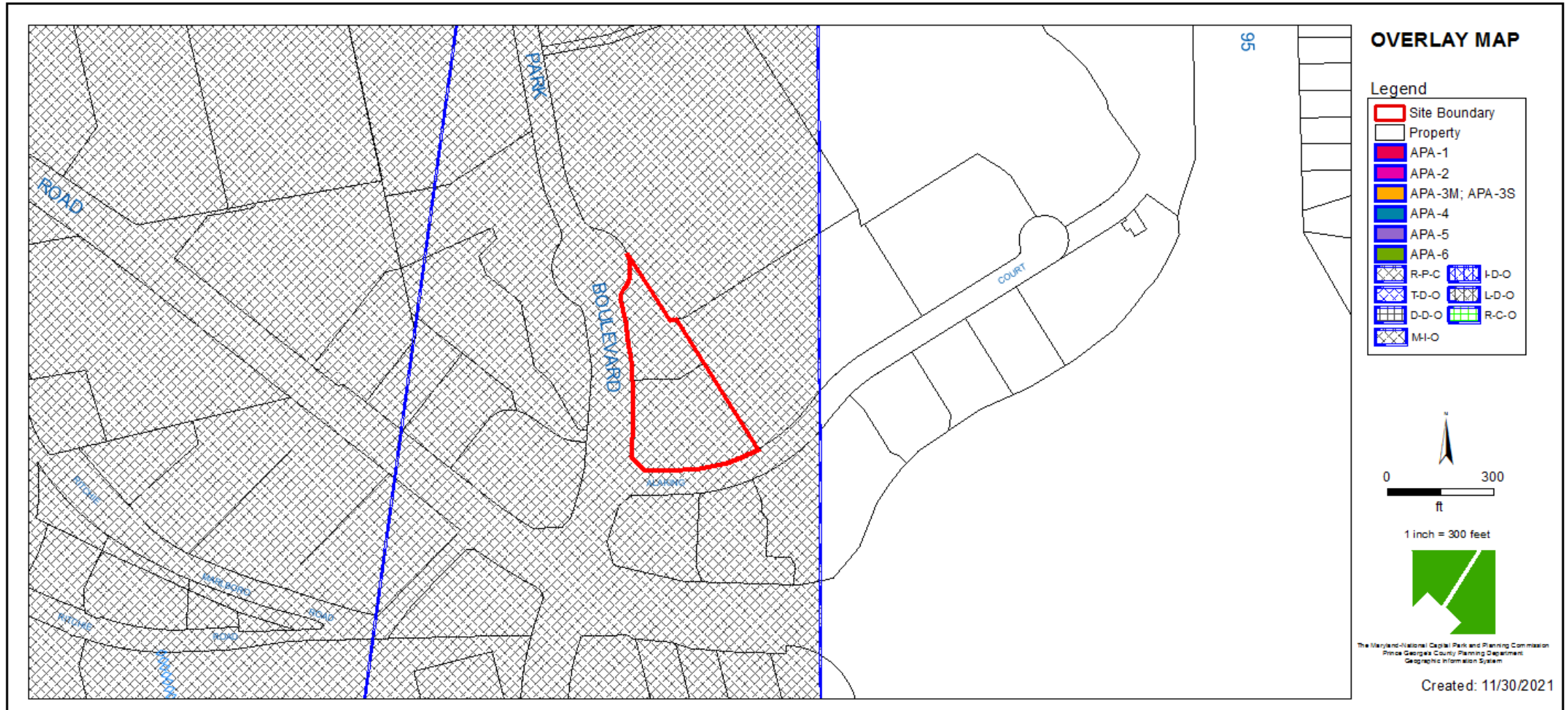


ZONING MAP

Property Zone: I-1



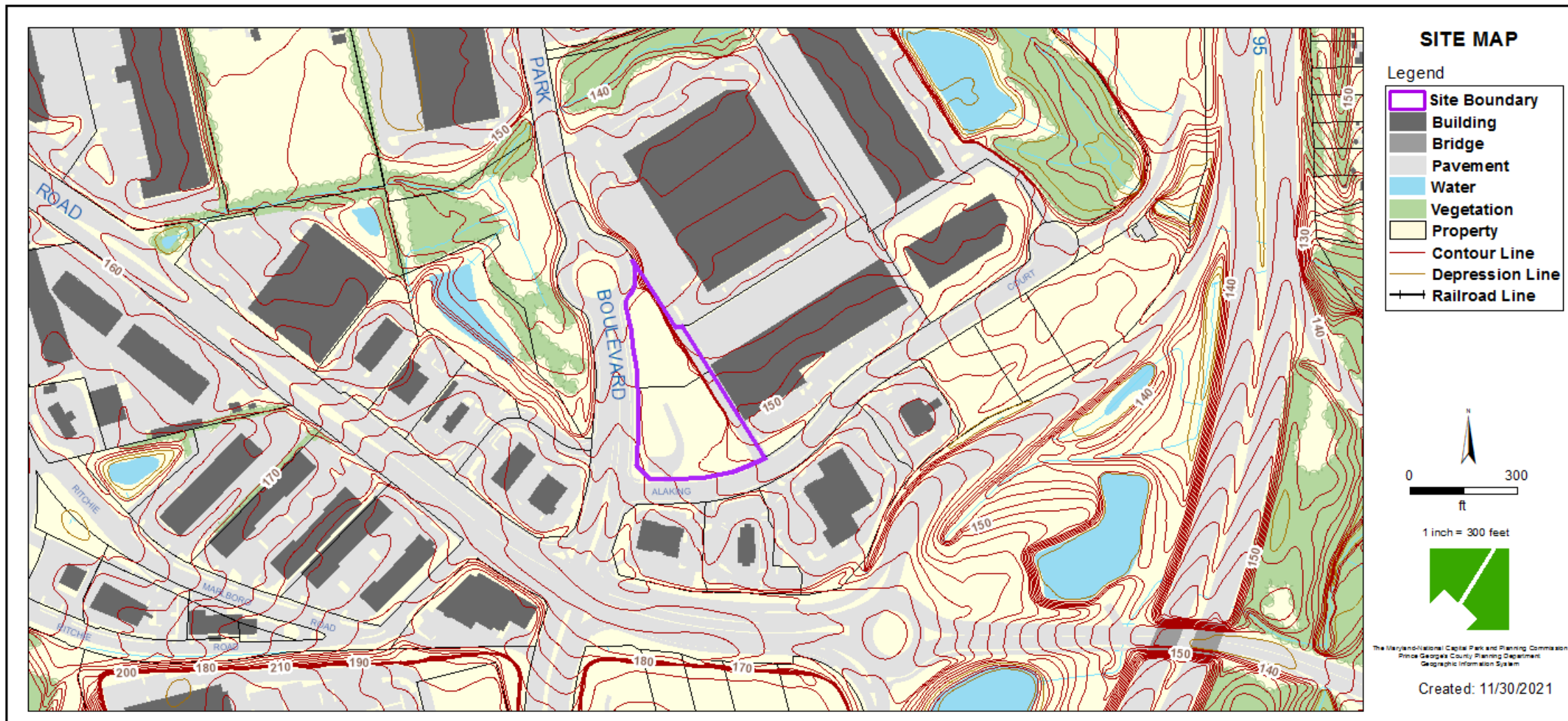
OVERLAY MAP



AERIAL MAP



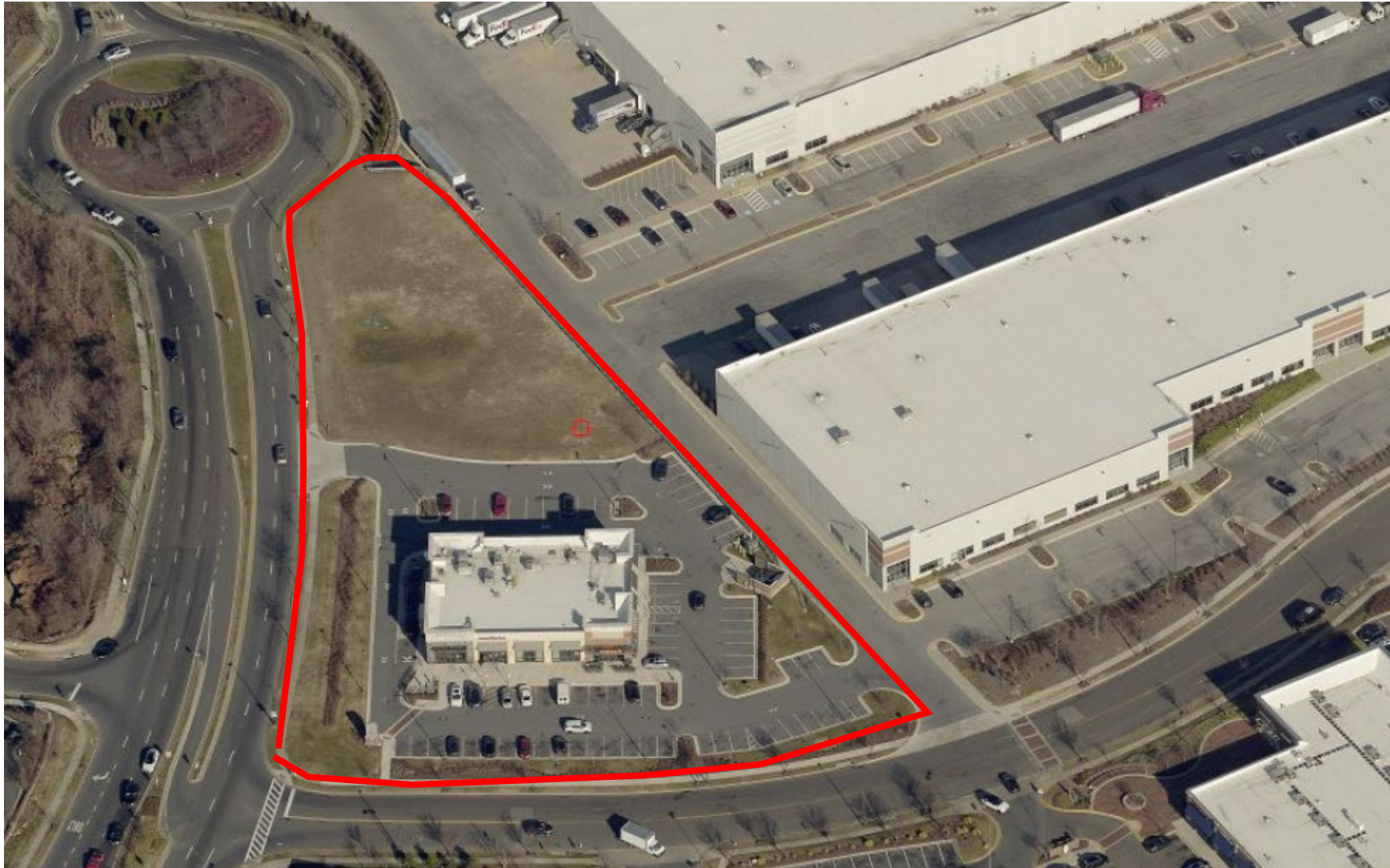
SITE MAP



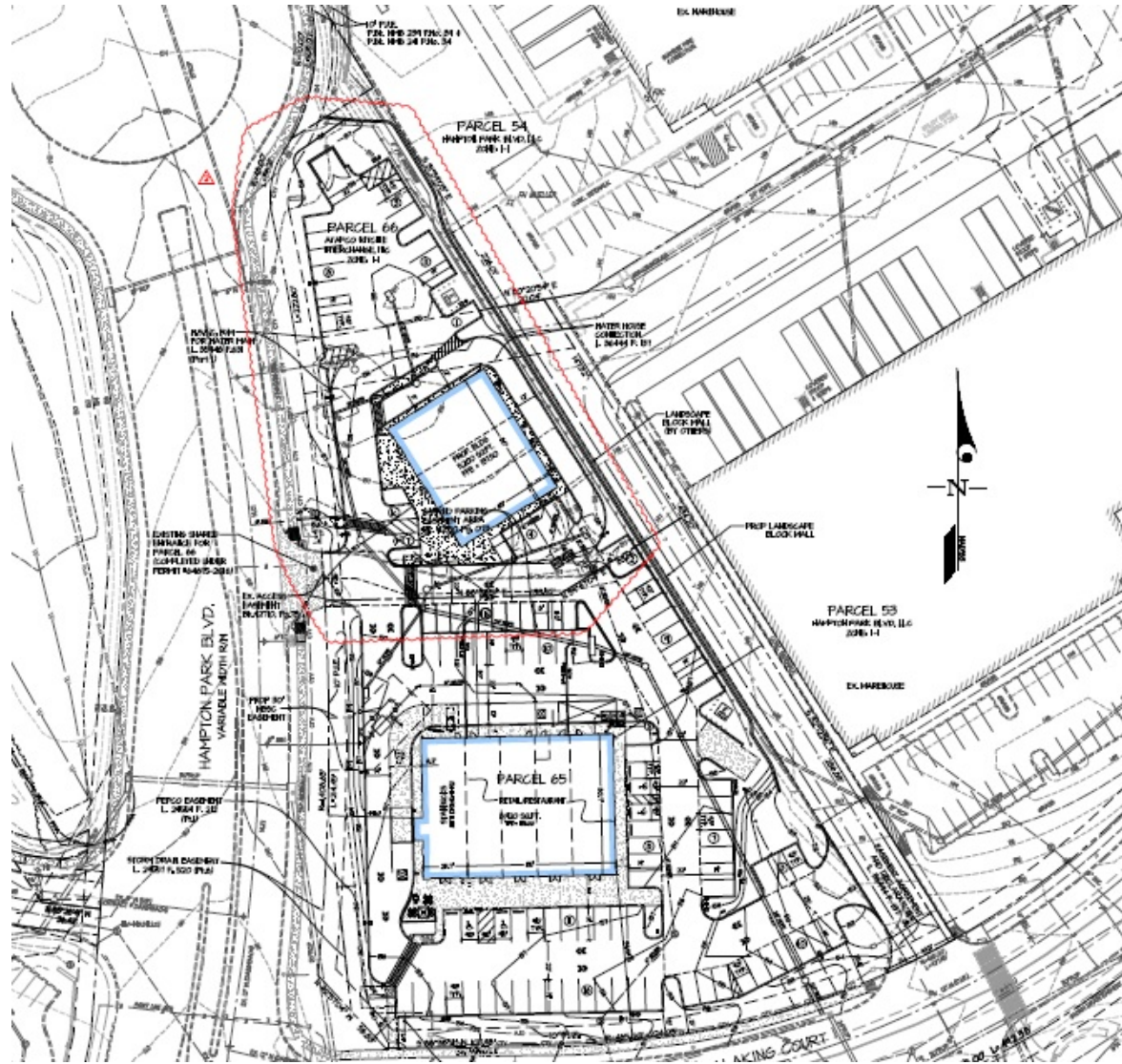
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



OVERALL SITE PLAN



Site plan showing the development of three parcels along Hampton Park Blvd. The plan includes detailed site features, building footprints, parking lots, and various annotations.

Parcel 54: HAMPTON PARK BLVD, LLC ZONE: H EX WAREHOUSE

Parcel 66: ATAPCORITCHE INTERCHANGE, INC ZONE: H

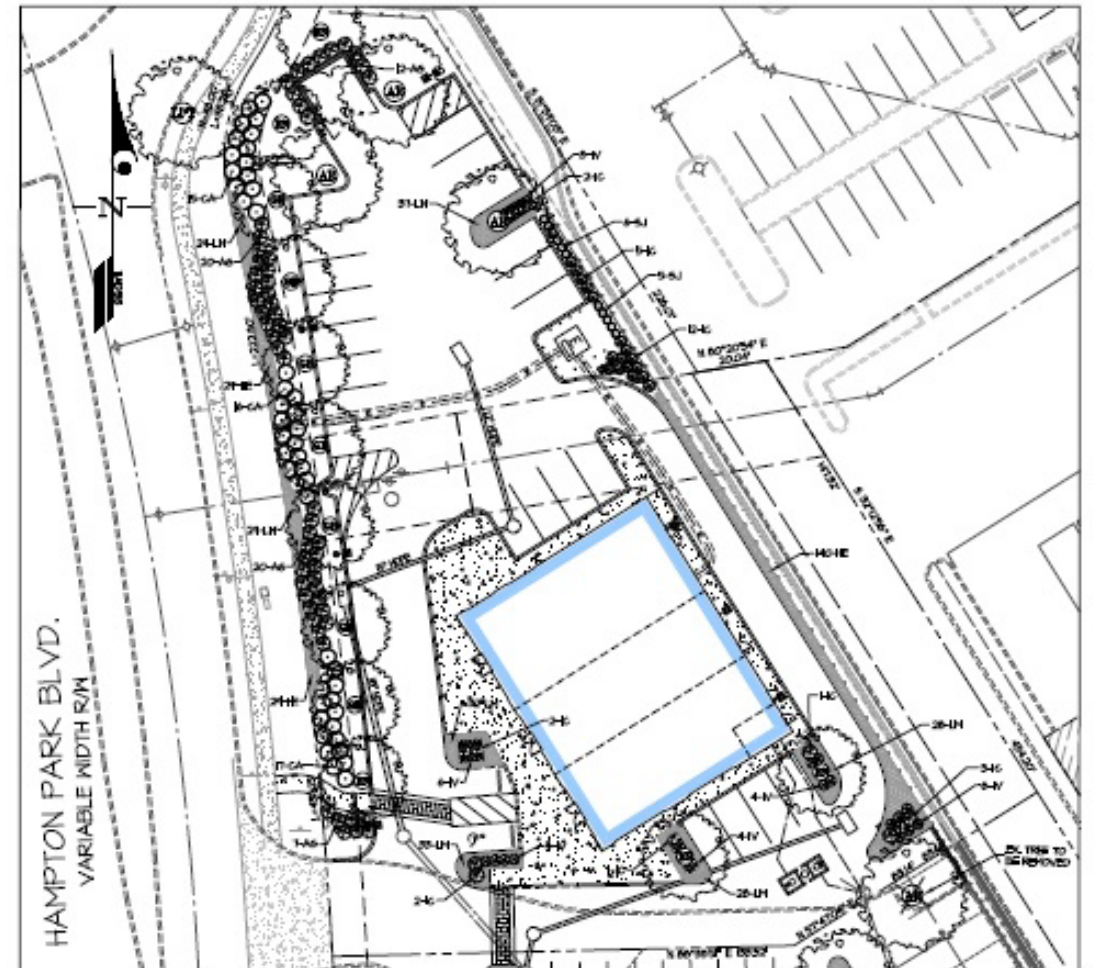
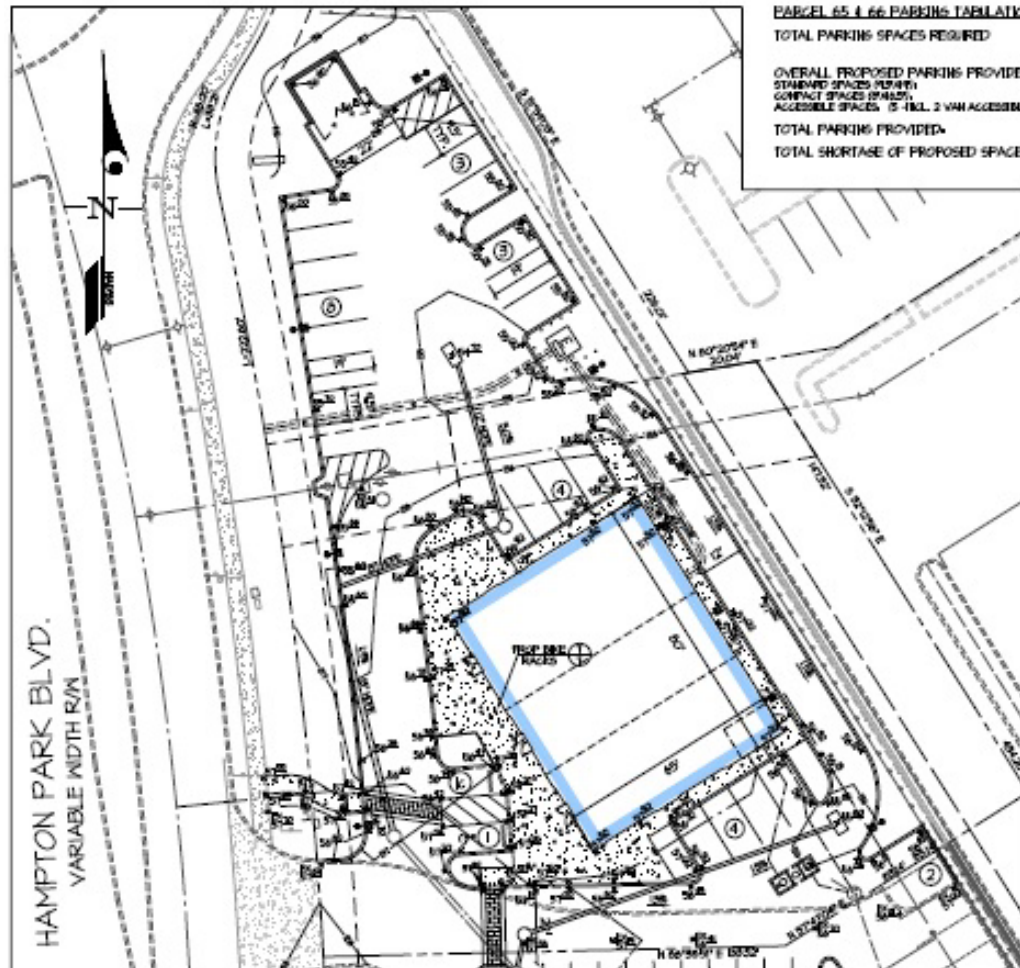
Parcel 65: STEELEDORCHARD PARCEL 65, LLC ZONE: H EX RETAIL RESTAURANT

Key features and annotations include:

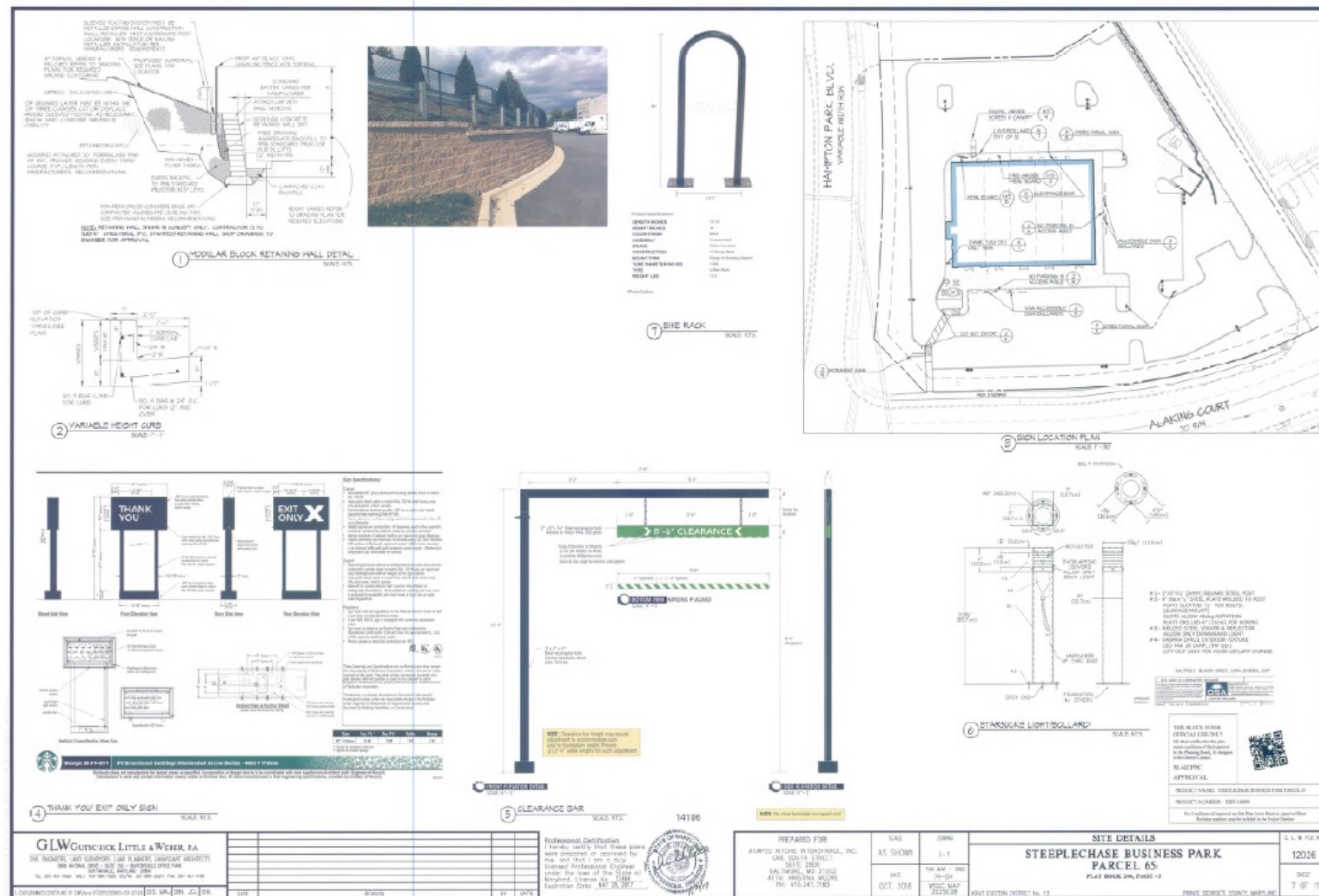
- Hampton Park Blvd:** VARIABLE WIDTH R/W
- Parcel 54:** EX. RETAINING WALL, EX. FENCE, EX. GRABBER, EX. WAREHOUSE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE, EX. FENCE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE, EX. FENCE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE.
- Parcel 66:** EX. RETAINING WALL, EX. FENCE, EX. GRABBER, EX. WAREHOUSE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE, EX. FENCE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE.
- Parcel 65:** EX. RETAINING WALL, EX. FENCE, EX. GRABBER, EX. WAREHOUSE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE, EX. FENCE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE.
- Other features:** EX. RETAINING WALL, EX. FENCE, EX. GRABBER, EX. WAREHOUSE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE, EX. FENCE, EX. BOLLARD, EX. SIGNAGE, EX. LIGHTING, EX. LANDSCAPE.

Matchlines indicate connections to sheets 2 and 3.

PARCEL 66 SITE PLAN ALTERNATE OPTION WITH OUT DRIVE THRU



SITE DETAILS

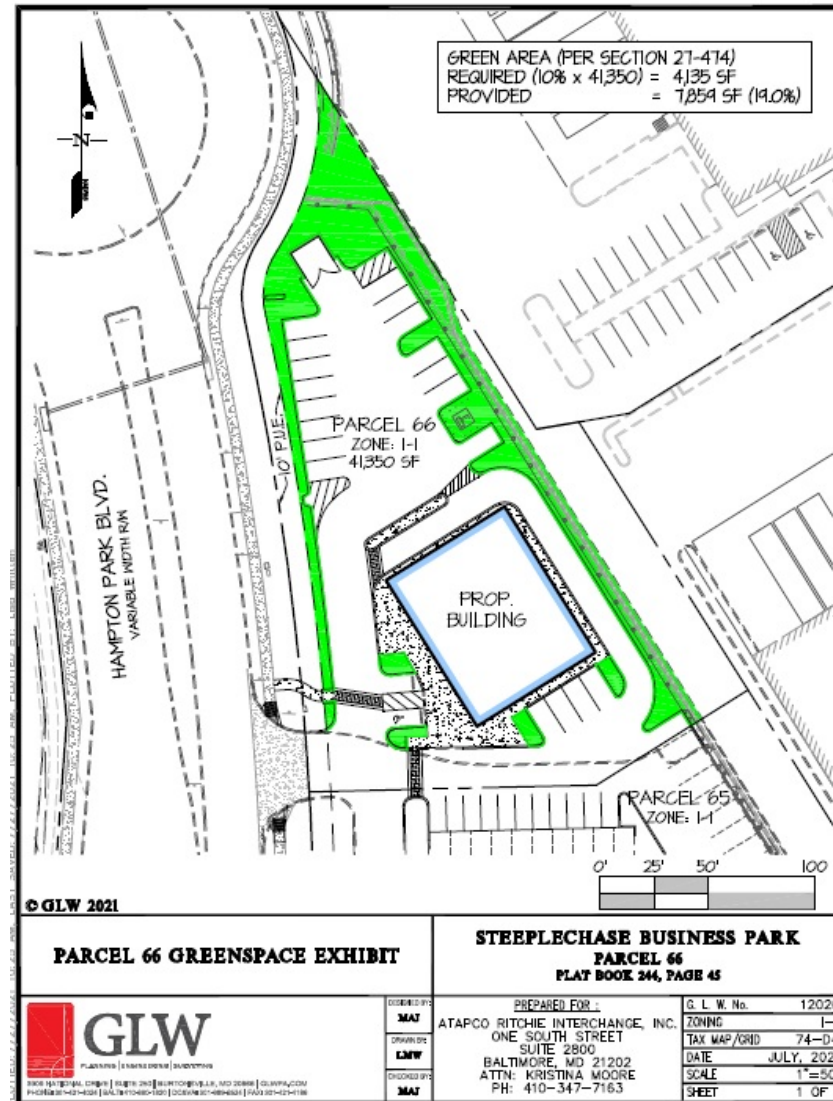


The architectural drawings for the Alterante building are as follows:

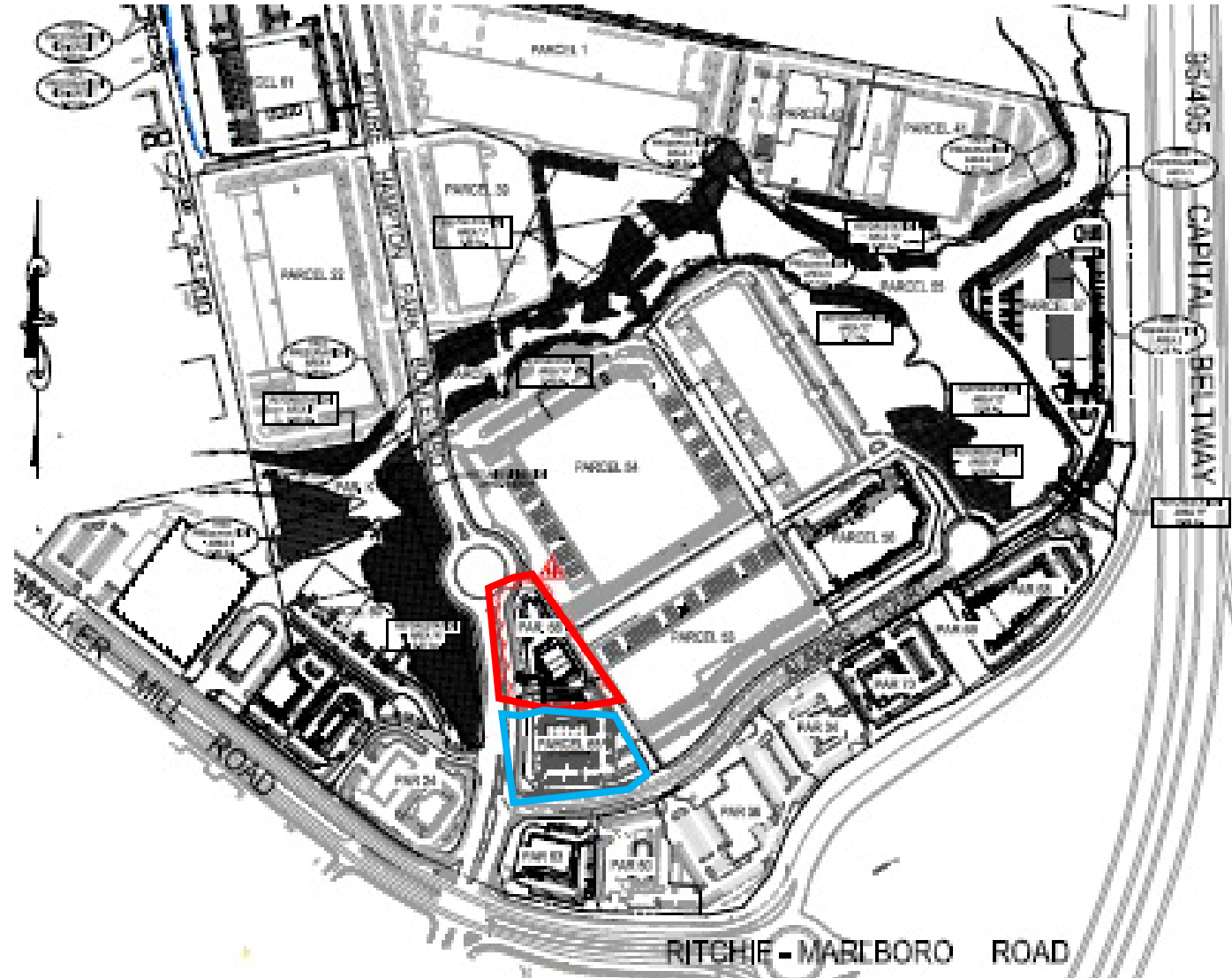
- D3 NORTH ELEVATION**: Scale 1/8" = 1'-0". Shows the north facade with a central entrance and large windows.
- D7 WEST ELEVATION**: Scale 1/8" = 1'-0". Shows the west facade with a central entrance and large windows.
- C3 ALTERANTE NORTH ELEVATION**: Scale 1/8" = 1'-0". Shows the north facade of the Alterante building.
- C6 SOUTH ELEVATION**: Scale 1/8" = 1'-0". Shows the south facade of the Alterante building.
- A1 KEY PLAN - ALTERANTE**: Scale 1/8" = 1'-0". Shows the floor plan of the Alterante building, including spaces 100, 110, and 120.
- A3 KEY PLAN**: Scale 1/8" = 1'-0". Shows the floor plan of the main building, including spaces 100, 110, and 120.
- B5 EAST ELEVATION**: Scale 1/8" = 1'-0". Shows the east facade of the building.
- FINISH SCHEDULE**: A table detailing the finishes for the building.

ITEM	DESCRIPTION	MANUFACTURER	FINISH COLOR
M-01	WALLS - STONE	STONEWARE	ANTIQUE - MEDIUM GRAY
M-02	WALLS - BRICK	CLAYCO	CHAMPAGNE - 1710
M-03	WALLS - BRICK	CLAYCO	CHAMPAGNE - 1710
M-04	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-05	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-06	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-07	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-08	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-09	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-10	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-11	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-12	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-13	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-14	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-15	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-16	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-17	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-18	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-19	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-20	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-21	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-22	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-23	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-24	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-25	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-26	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-27	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-28	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-29	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-30	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-31	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-32	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-33	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
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M-39	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
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M-49	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
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M-70	CEILING - BRICK	CLAYCO	CHAMPAGNE - 1710
M-71</			

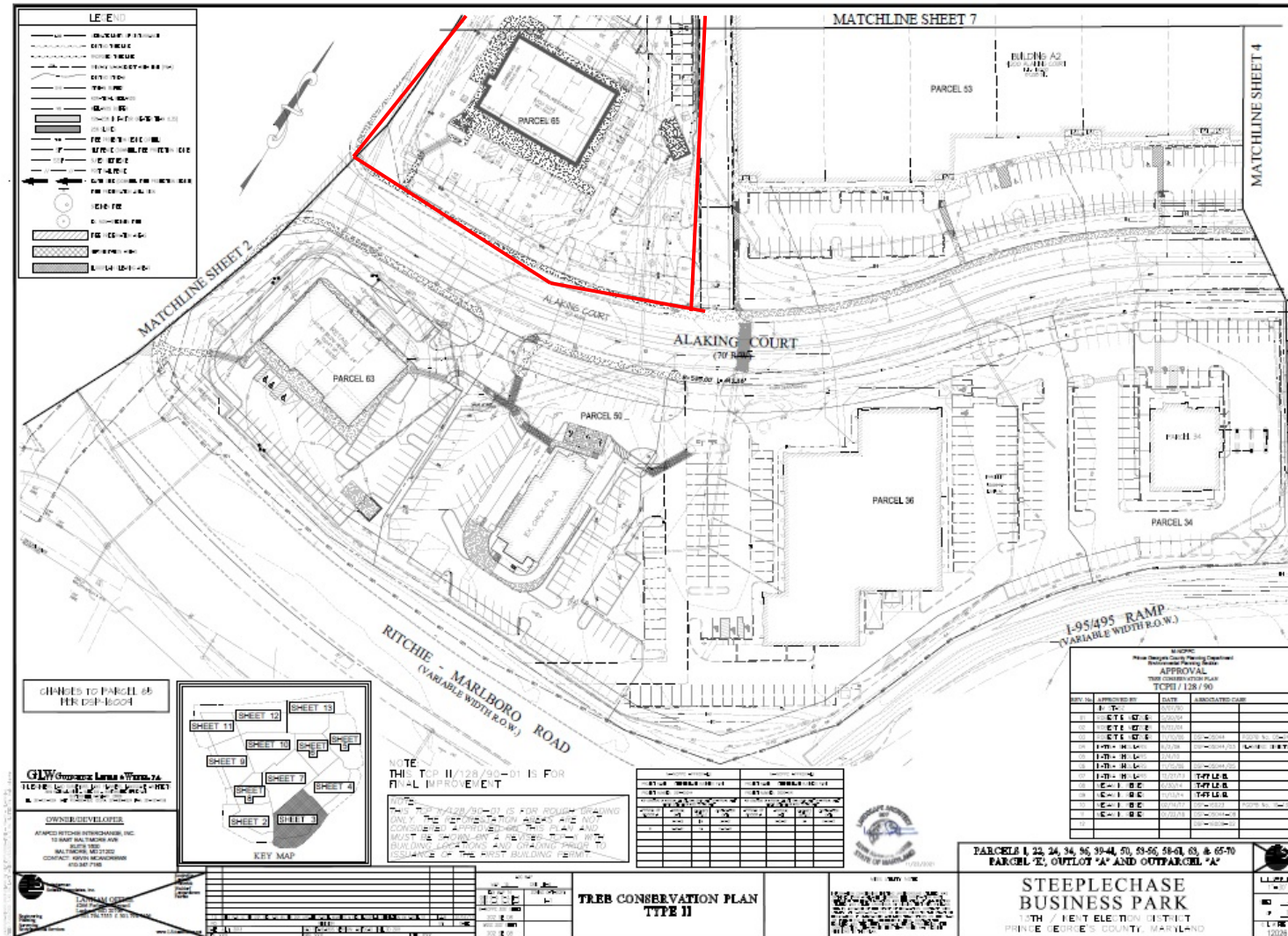
PARCEL 66 GREENSPACE EXHIBIT

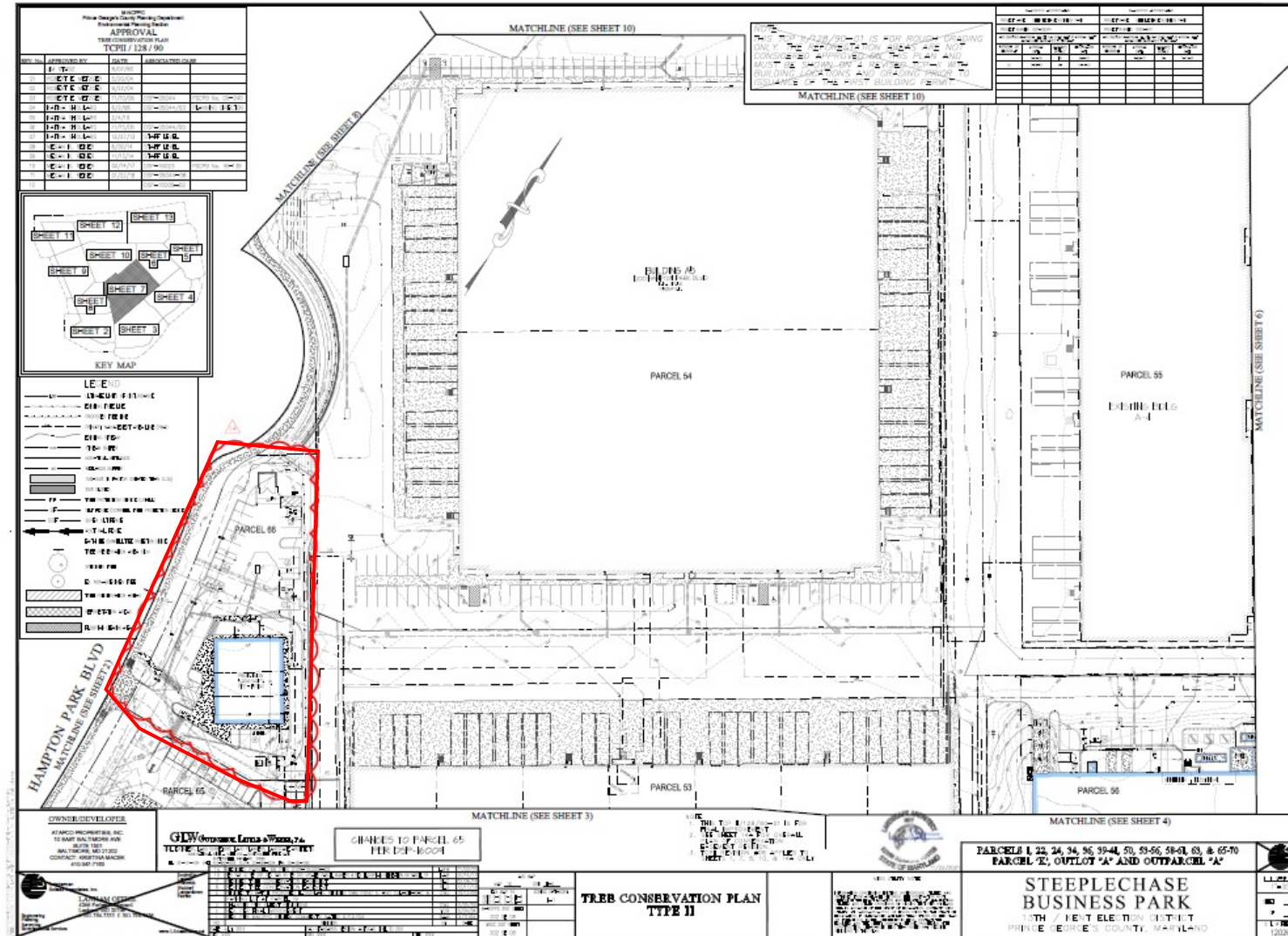


OVERALL TYPE II TREE CONSERVATION PLAN



TYPE II TREE CONSERVATION PLAN, PARCEL 65





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