A5 SITE PLAN
1" = 100'-0"
XSITE

LOT NUMBER	LOT AREA PER PRELIMINARY PLAN	LOT AREA CURRENT PLAN
LOT 1	77,972.4 SF 1.79 ACRES	77,972.4 SF 1.79 ACRES
LOT 2	134,600.4 SF 3.09 ACRES	134,600.4 SF 3.09 ACRES
LOT 3	177,724.8 SF 4.08 ACRES	177,724.8 SF 4.08 ACRES
LOT 4	94,960.8 SF 2.18 ACRES	94,960.8 SF 2.18 ACRES
LOT 5	165,528 SF 3.80 ACRES	165,528 SF 3.80 ACRES
LOT 6	242,624.2 SF 5.57 ACRES	236,910.44 SF 5.44 ACRES
LOT 7	353,271.6 SF 8.11 ACRES	206,814.86 SF 4.74 ACRES
LOT 8	358,065.2 SF 8.22 ACRES	326,700 SF 7.5 ACRES
LOT 9	248,727.6 SF 5.71 ACRES	255,384.37 SF 5.86 ACRES
LOT 10	190,742.8 SF 4.38 ACRES	172,245.24 SF 3.95 ACRES
LOT 11	179,902.8 SF 4.13 ACRES	185,780.30 SF 4.26 ACRES
LOT 12	95,832 SF 2.20 ACRES	95,832 SF 2.20 ACRES
LOT 13	54,885.6 SF 1.26 ACRES	54,885.6 SF 1.26 ACRES
LOT 14	57,934.8 SF 1.33 ACRES	57,934.8 SF 1.33 ACRES
LOT 15	139,827.6 SF 3.21 ACRES	139,827.6 SF 3.21 ACRES
LOT 16	N / A	189,648.43 SF 4.35 ACRES

JOB NUMBER
— 05067 —
ISSUE DATE
— 12 / 01 / 06 —
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LOT LAYOUT
SITE PLAN

SP.02

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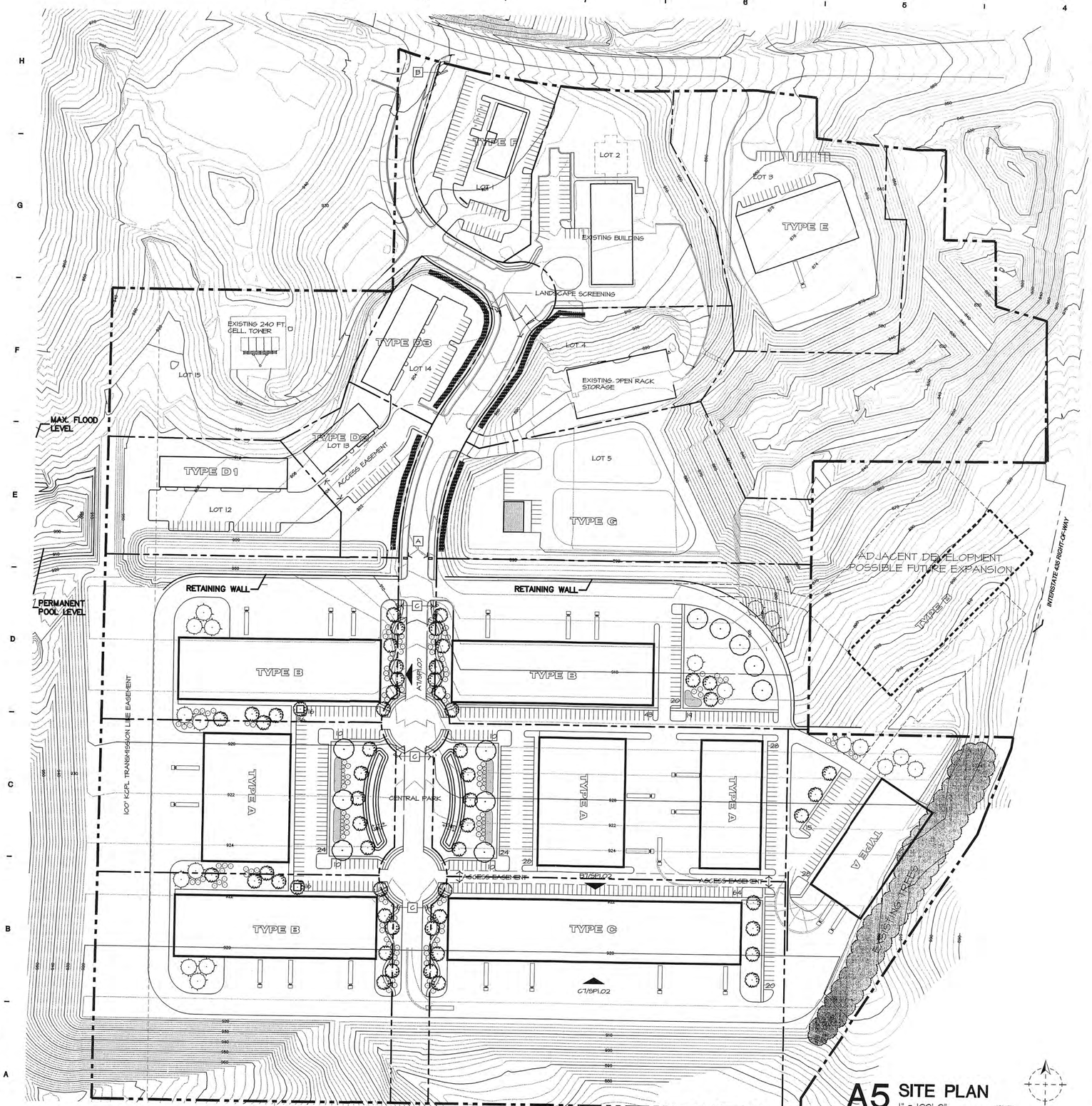


A5 SITE PLAN

1" = 100'-0"

XSITE

NORTH

BUILDING TYPE	DESCRIPTION		BUILDING AREA	PARKING *
TYPE A	PRECAST CONCRETE STRUCTURE WITH DOCK AND AT GRADE ACCESS		30,240 SQ. FT.	36 REQUIRED 36 PROVIDED
TYPE B	SIMILAR TO "A" TYPE DESCRIPTION, REFER TO ABOVE		47,520 SQ. FT.	51 REQUIRED 51 PROVIDED
TYPE C	SIMILAR TO "A" TYPE DESCRIPTION, REFER TO ABOVE		64,120 SQ. FT.	82 REQUIRED 82 PROVIDED
TYPE D	PRE CAST CONCRETE STRUCTURE WITH FRONT ACCES ONLY	D1	15,120 SQ. FT.	21 REQUIRED 21 PROVIDED
		D2	8,640 SQ. FT.	12 REQUIRED 12 PROVIDED
		D3	12,960 SQ. FT.	18 REQUIRED 18 PROVIDED
TYPE E	SIMILAR TO "A" TYPE DESCRIPTION, REFER TO ABOVE		26,080 SQ. FT.	31 REQUIRED 31 PROVIDED
TYPE F	TWO STORY OFFICE BUILDING.		16,200 SQ. FT.	80 REQUIRED 80 PROVIDED
TYPE G	OPEN STORAGE LOT AND OFFICE BUILDING		2,400 SQ. FT.	12 REQUIRED 12 PROVIDED
TYPE H	PRECAST CONCRETE STRUCTURE WITH ADDED OFFICE SPACE, DOCK AND AT GRADE ACCESS. [FUTURE DEVELOPMENT]		N/A	N/A

*NOTE: PARKING COUNT ESTABLISHED ASSUMING ONE OFFICE PER BAY WITH THE BALANCE OF AREA AS WAREHOUSE USE

KEY NOTES:

A MONUMENT SIGNAGE; (RE: A3/SP1.02)

B DIRECTORY SIGNAGE; (RE: D3/SP1.02)

C VISITOR SIGNAGE; (RE: D5/SP1.02)

PLANTING SCHEDULE

SHADE TREES
-MAPLES
-OAKS
-LINDENS
-BIRCH

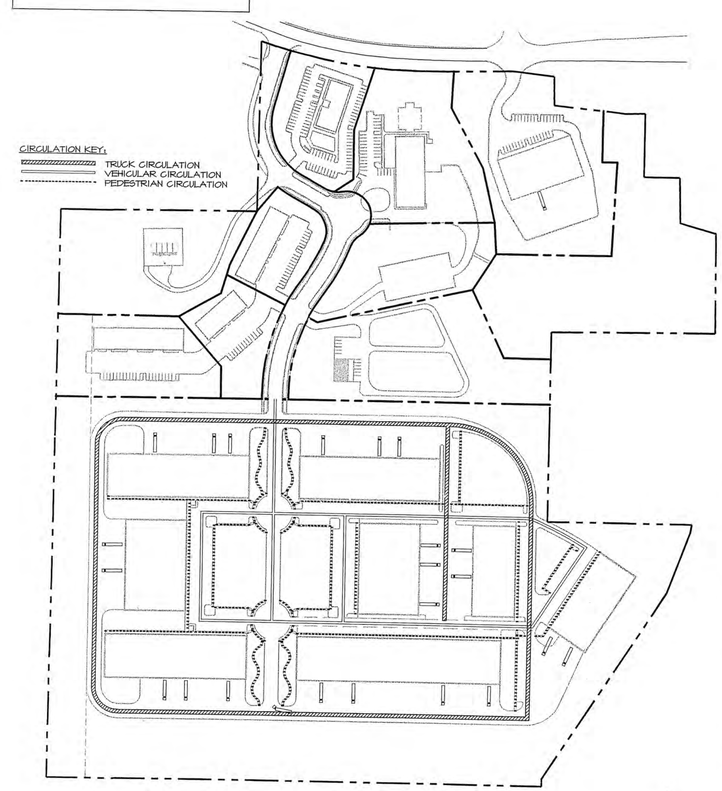
SMALL SHADE OR ORNAMENTAL TREES
-REDBUDS
-DOGWOODS
-CRABAPPLES

EVERGREEN TREES AND SHRUBS
-PINES
-JUNIPER
-SPRUCE
-YEWS

SHRUBS
-VIBURNUM
-LILAC
-DOGWOOD
-HONEYSUCKLE

SMALL SHRUBS, PERENNIALS, AND GROUNDCOVER
-SPIREA
-BARBERRY
-BOXWOOD
-SWEETSPIRE
-JUNIPER
-VINCA MINOR
-PERENNIAL MIXES
-LIRIOPE
-DAYLILY
-IVY
-HONEYSUCKLE
-ORNAMENTAL GRASSES

PERMEABLE AREA



A3 CIRCULATION DIAGRAM

1" = 200'-0"

XCIRCULATION

NORTH

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PRELIMINARY SITE PLAN

SP1.01

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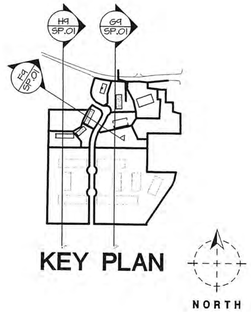
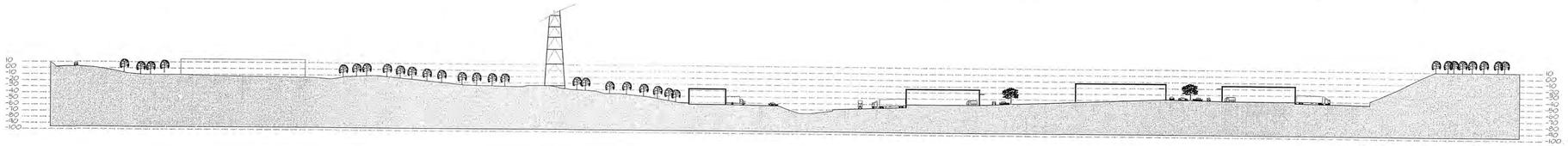
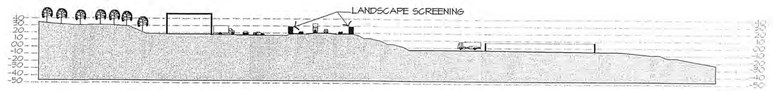


KEY PLAN



H9 SECTION
1" = 100'

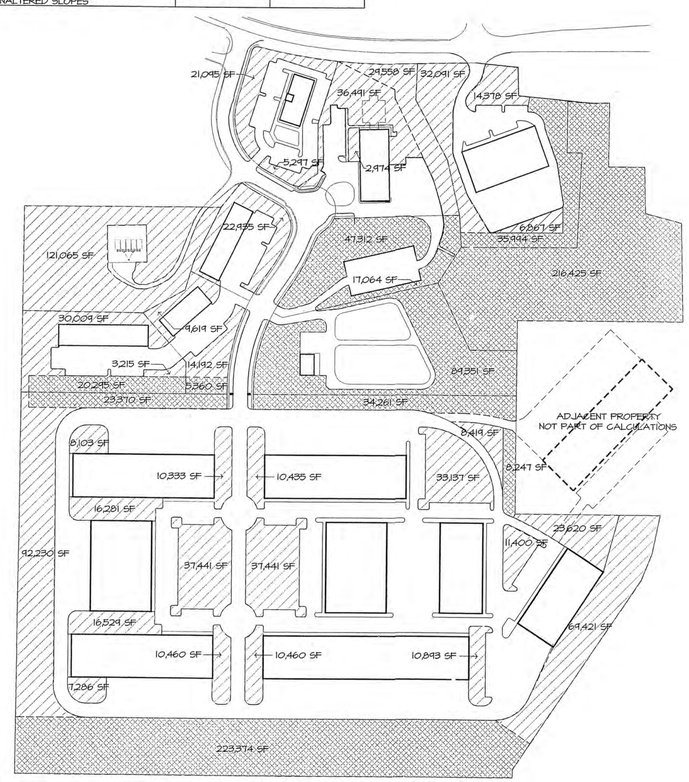
G9 SECTION
1" = 100'



F9 SECTION
1" = 100'

OPEN SPACE CALCULATIONS		
AREA OF DEVELOPMENT	2,877,138 SQ.FT.	66.05 ACRES
REQUIERED OPEN SPACE (20%)	575,428 SQ.FT.	13.21 ACRES
TOTAL OPEN SPACE PROVIDED	1,484,679 SQ.FT.	34.0 ACRES

TOTAL OPEN SPACE PROVIDED	1,484,679 SQ.FT.	34.0 ACRES
SLOPES OVER 8% (MAX. 50% TOTAL)	742,334 SQ.FT.	17.0 ACRES
TOTAL PROVIDED OVER 8% STORMWATER FACILITIES	721,053 SQ.FT.	16.5 ACRES
REMAINDER OPEN SPACE UNDER 8% SLOPES AND UNALTERED SLOPES	763,626 SQ.FT.	17.5 ACRES

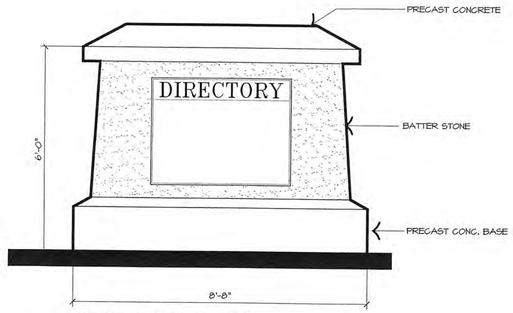


A10 OPEN SPACE DIAGRAM
1" = 200'0"

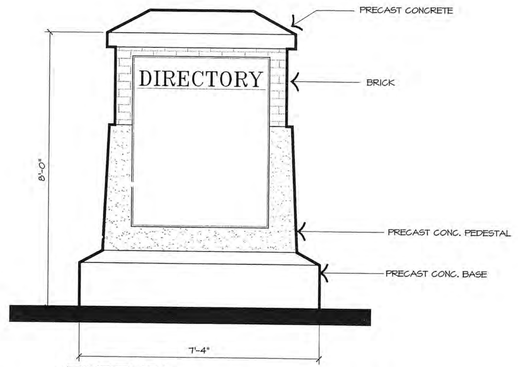
SIGNAGE TYPES *

- A SIGNAGE TYPE "A" ENTRY MONUMENTS
- B SIGNAGE TYPE "B" SITE DIRECTORY
- C SIGNAGE TYPE "C" VISITOR DIRECTIONAL
- D SIGNAGE TYPE "D" DELIVERY DIRECTIONAL
- E WALKING PATH
- F SITE FURNITURE, TYP. (BENCHES, TRASH RECEPTICLES, ETC.)
- G EARTH BERMS, LAND SCULPTING

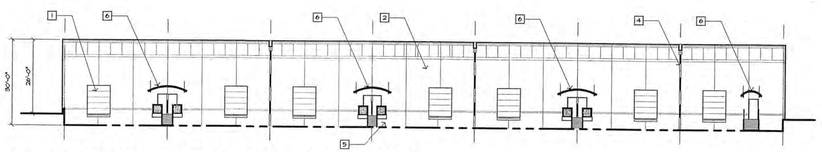
*REFER TO SHEET SP.01 FOR SIGN LOCATIONS



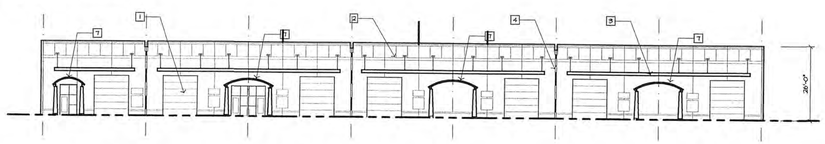
D5 TYPE 'C' & 'D' VISITOR SIGN ELEVATION
1/4" = 1'-0"
XSIGNAGE



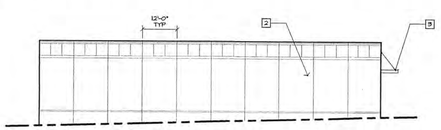
D3 TYPE 'B' DIRECTORY SIGN ELEVATION
1/4" = 1'-0"
XSIGNAGE



C7 DOCK ELEVATION [TYPICAL]
1/4" = 1'-0"



B7 AT GRADE ELEVATION [TYPICAL]
1/4" = 1'-0"

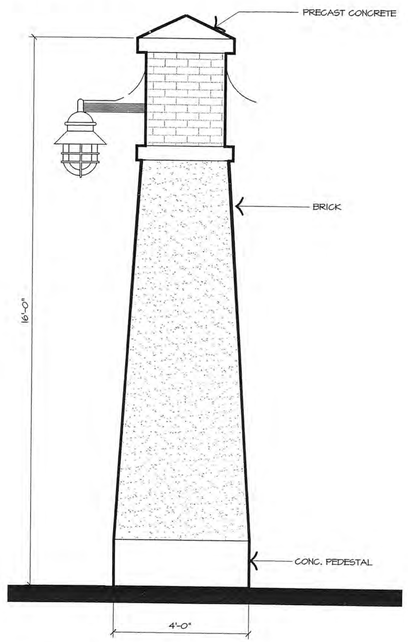


SIDE ELEVATION

A7 SIDE ELEVATION [TYPICAL]
1/4" = 1'-0"

KEY NOTES

1. OVERHEAD DOOR
2. PRECAST CONCRETE PANELS
3. STL. CANOPY
4. PREFINISHED MTL. DOWNSPOUT
5. GALVANIZED STL. STAIR
6. METAL ROOF CANOPY
7. MTL. CANOPY ENTRANCE W/ STONE COLUMNS



A3 ENTRY MONUMENT ELEVATION
1/1" = 1'-0"
XSIGNAGE

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PRELIMINARY SITE PLAN

SP1.02

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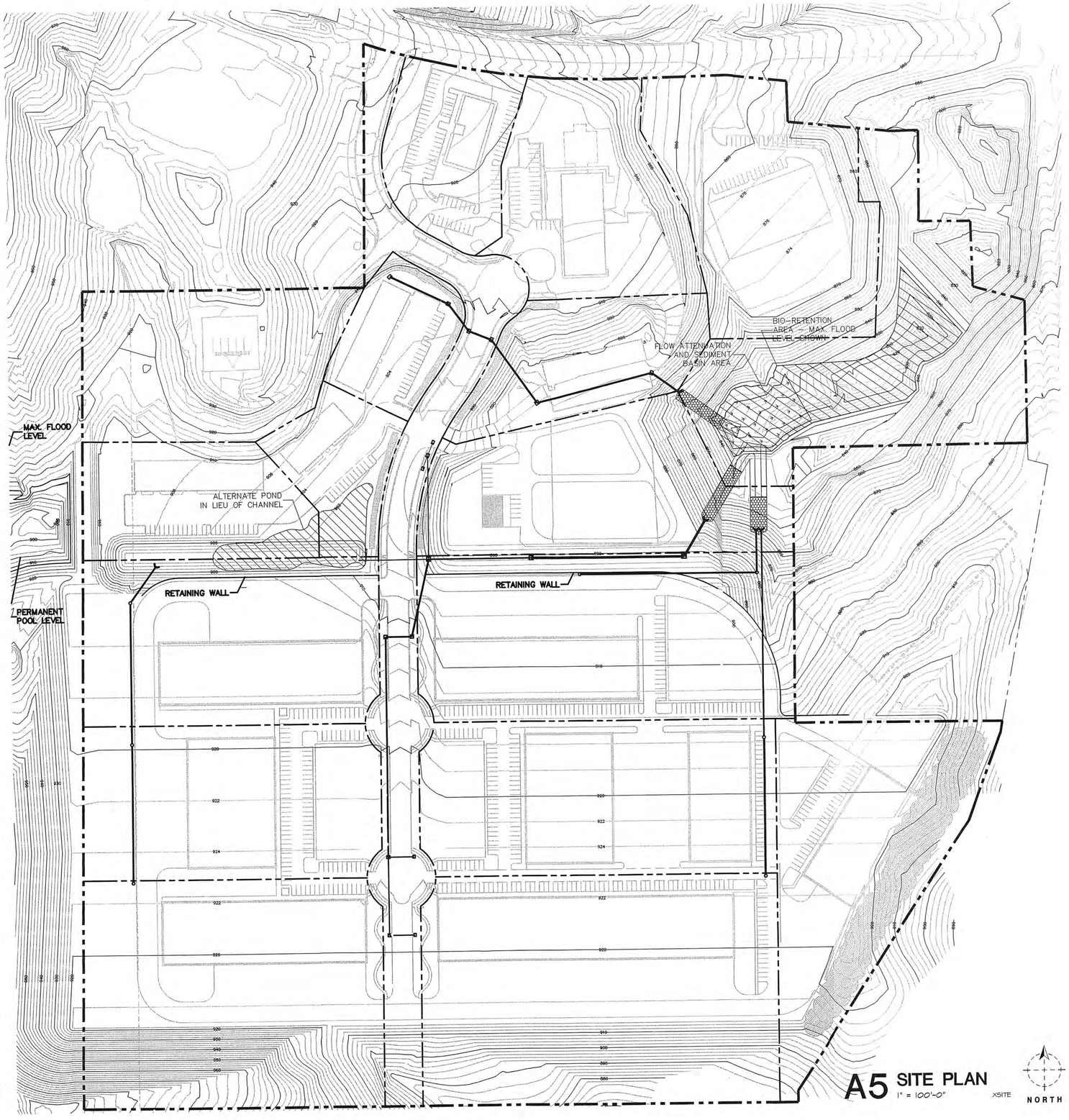

A5 SITE PLAN
1" = 100'-0"
X:\SITE

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PRELIMINARY STORM DRAINAGE PLAN

SP1.03

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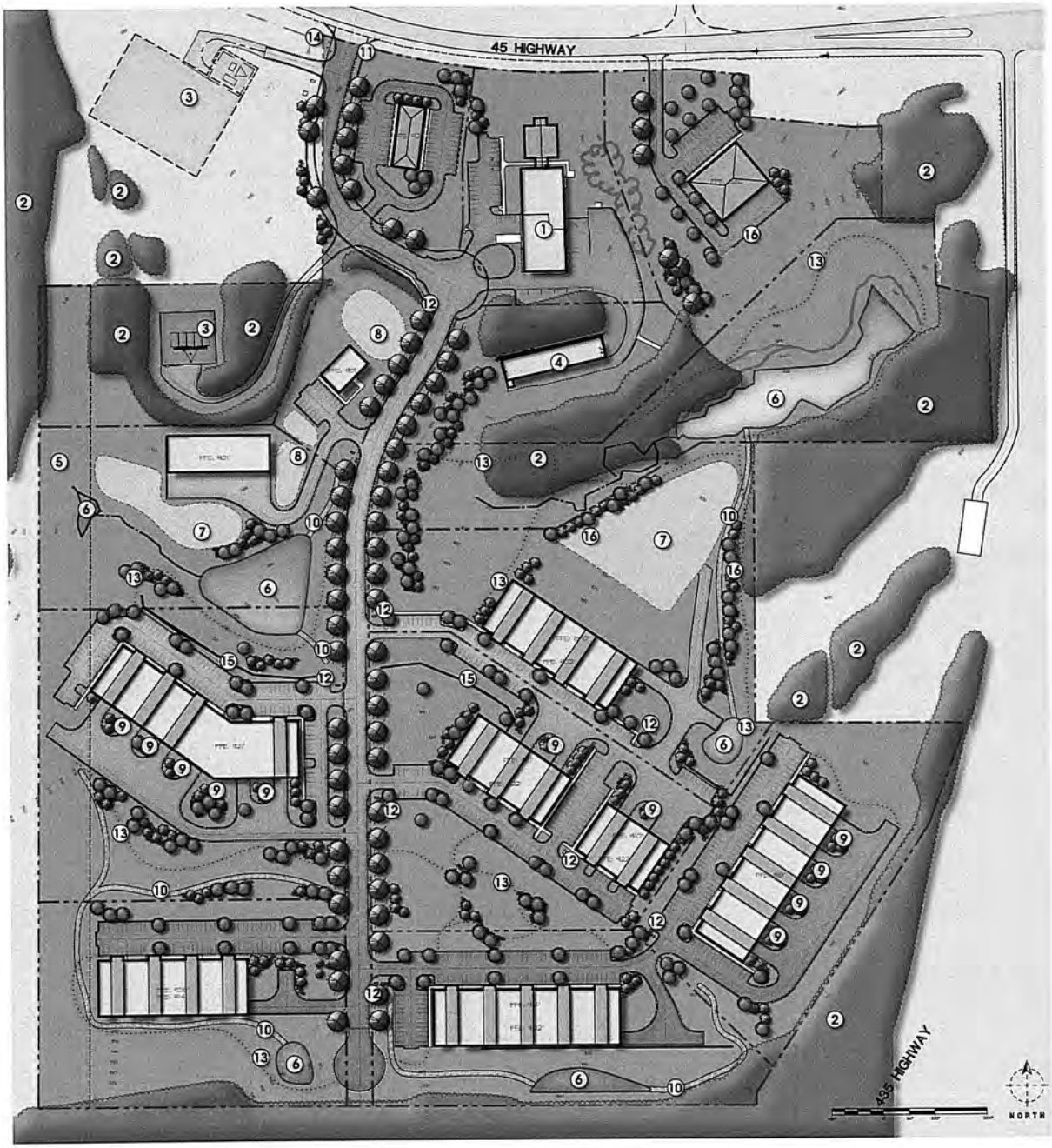

Legend
1. Existing Building
2. Existing Trees
3. Existi ng Cell Tower
4. Existing Storage Yard
5. 100' Utility Easement
6. Detention Basin
7. Storage Yard
8. Display Area
9. Pervious Paving
10. Vegetated Swale
11. Entry Feature
12. Signage Location
13. Pedestrian Trails
14. Flags
15. Existing Rock Ledge to Remain
16. Screening Example

Vertical Ventures III
Site Plan
August 3, 2007

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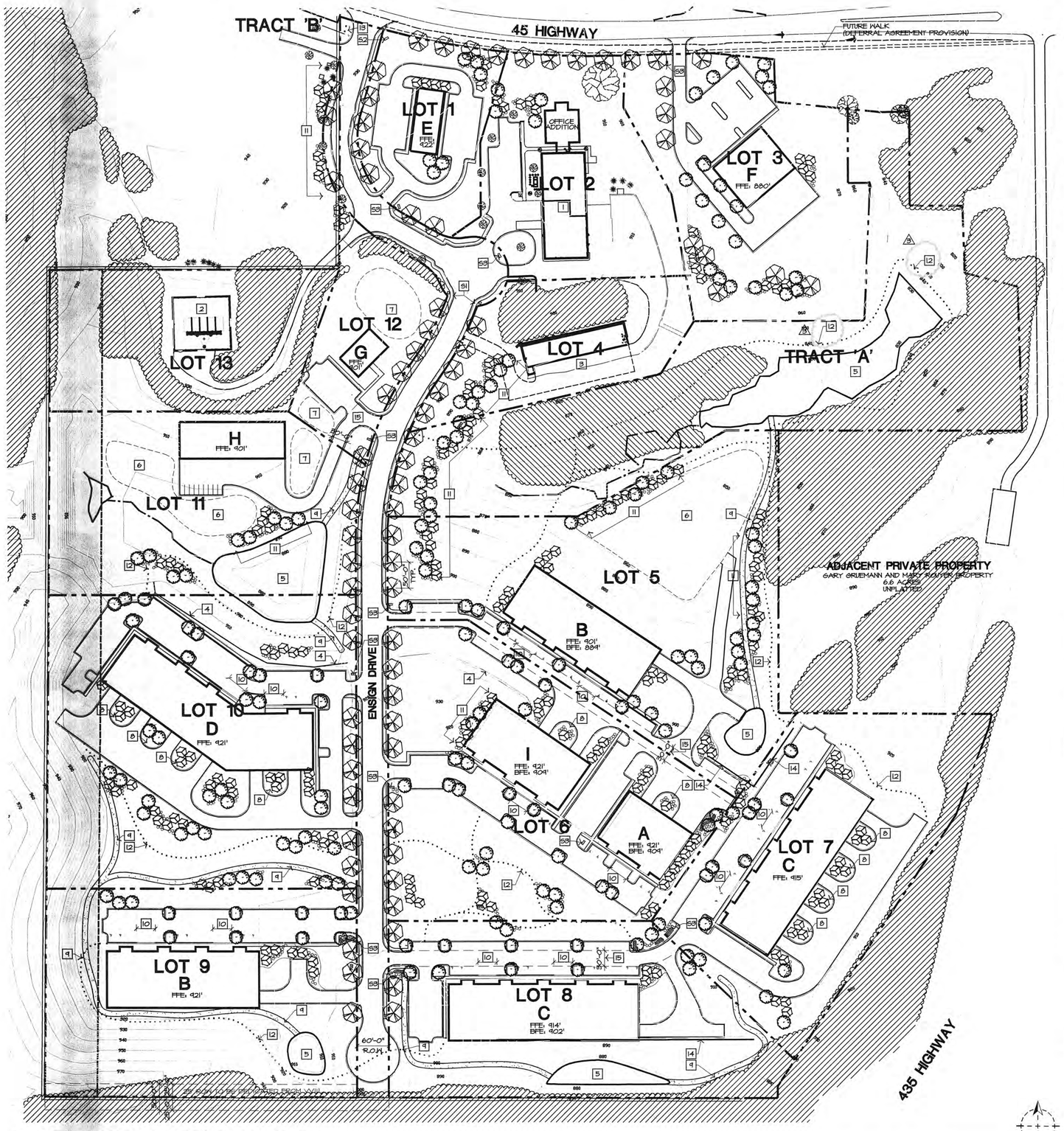


A10 PROPOSED DEVELOPMENT
1" = 100'-0"
XSITE

NORTH

PARKING CALCULATIONS

BUILDING TYPE	BUILDING DESCRIPTION	BUILDING AREA	REQUIRED PARKING RATIO	REQUIRED PARKING
TYPE 'A' (LOT 6)	OFFICE WAREHOUSE	5,000 SF OFFICE 10,000 SF WAREHOUSE/STORAGE	1 SP/200 SF OFFICE 1 SP/ 1,000 SF STORAGE	25 SPACES OFFICE 10 SPACES WAREHOUSE/STORAGE 35 SPACES TOTAL
TYPE 'B' (LOTS 5 & 9)	OFFICE WAREHOUSE	10,000 SF OFFICE 20,000 SF WAREHOUSE/STORAGE	1 SP/200 SF OFFICE 1 SP/ 1,000 SF STORAGE	50 SPACES OFFICE 20 SPACES WAREHOUSE/STORAGE 70 SPACES TOTAL X 2=140 SP.
TYPE 'C' (LOTS 7 & 8)	OFFICE WAREHOUSE	12,000 SF OFFICE 27,600 SF WAREHOUSE/STORAGE	1 SP/200 SF OFFICE 1 SP/ 1,000 SF STORAGE	60 SPACES OFFICE 28 SPACES WAREHOUSE/STORAGE 88 SPACES TOTAL X 2=176 SP
TYPE 'D' (LOT 10)	OFFICE WAREHOUSE	15,500 SF OFFICE 31,500 SF WAREHOUSE/STORAGE	1 SP/200 SF OFFICE 1 SP/ 1,000 SF STORAGE	78 SPACES OFFICE 32 SPACES WAREHOUSE/STORAGE 110 SPACES TOTAL
TYPE 'E' (LOT 1)	2 STORY OFFICE	12,000 SF OFFICE	1 SP/200 SF OFFICE	60 SPACES TOTAL
TYPE 'F' (LOT 3)	OFFICE / WHOLESALE RETAIL	6,000 SF OFFICE 6,000 SF WHOLESALE RETAIL	1 SP/200 SF OFFICE 1 SP/1000 SF WHOLESALE	30 SPACES OFFICE 6 SPACES WHOLESALE RETAIL 36 SPACES TOTAL
TYPE 'G' (LOT 12)	OFFICE	4,000 SF OFFICE	1 SP/200 SF OFFICE	20 SPACES TOTAL
TYPE 'H' (LOT 11)	GENERAL STORAGE	14,000 SF STORAGE	1 SP/600 SF STORAGE	23 SPACES TOTAL
TYPE 'I' (LOT 6)	OFFICE WAREHOUSE	8,000 SF OFFICE 16,000 SF WAREHOUSE/STORAGE	1 SP/200 SF OFFICE 1 SP/ 1,000 SF STORAGE	40 SPACES OFFICE 16 SPACES WAREHOUSE/STORAGE 56 SPACES TOTAL
EXISTING BLDG. (LOT 2)	OFFICE WAREHOUSE	8,000 SF OFFICE 8,000 SF WAREHOUSE/STORAGE	1 SP/200 SF OFFICE 1 SP/1000 SF OFFICE	40 SPACES OFFICE 8 SPACES OFFICE 48 SPACES TOTAL
PROPOSED OFFICE ADD. (LOT 2)	OFFICE	4,735 SF OFFICE	1 SP/200 SF OFFICE	24 SPACES OFFICE
TOTALS		85,235 SF OFFICE (39.1%) 127,100 SF WAREHOUSE/STORAGE (58.2%) 6,000 SF WHOLESALE RETAIL (2.7%) 218,335 SF TOTAL (100%)		427 SPACES OFFICE 137 SPACES WAREHOUSE/STORAGE 6 SPACES WHOLESALE RETAIL 704 SPACES TOTAL (REQUIRED) 704 SPACES TOTAL (PROVIDED)

PLAN NOTES:

1. EXISTING BUILDINGS-TO REMAIN WITH PROPOSED OFFICE ADDITION
2. EXISTING CELL TOWER
3. EXISTING STORAGE YARD
4. EXISTING ROCK OUTCROPPING
5. PROPOSED DETENTION BASIN
6. OUTDOOR STORAGE YARD EXAMPLE. ENVISIONED STORAGE INCLUDES ITEMS SUCH AS, WHOLESALE MERCHANDISE FOR SALE, EQUIPMENT AND MATERIALS FOR SERVICE COMPANY. ALL OUTDOOR STORAGE TO BE SCREENED FROM PUBLIC VIEW. OUTDOOR STORAGE AREAS SHALL BE FURTHER SCREENED THROUGH BERMING, AND OTHER TOPOGRAPHIC DESIGN PROVISIONS INCLUDING LOWERING STORAGE AREAS TO HELP OBSCURE DIRECT VIEWS.
7. PROPOSED DISPLAY AREA EXAMPLE
8. PERVIOUS PAVING MATERIAL SEE DEVELOPMENT STANDARDS
9. VEGETATIVE SWALES
10. OPTIONAL OVERHEAD DOOR LOCATION
11. SCREENING EXAMPLE. SCREENING TO BE MIX OF EVERGREEN, DECIDUOUS TREES AND SHRUB MASSING ARRANGED TO SCREEN VIEWS TO STORAGE AREAS OF THE SITE
12. MULCHED WALKING TRAIL
13. FLAGPOLE ARRANGEMENT
14. PROPOSED RETAINING WALL
15. CROSS ACCESS EASEMENT LOCATION (LOTS 5, 6, 7, 8, 11 & 12)
16. CENTRAL PARK AREA, TO BE LANDSCAPED AND FURNISHED, UTILIZING BENCHES, TRASH RECEPTICALS FROM DEVELOPMENT STANDARDS TO CREATE A PARKLIKE SETTING

SUGGESTED PLANTING SCHEDULE:

SHADE TREES / STREET TREES
- MAPLES
- OAKS
- LINDENS
- BIRCH

SMALL SHADE / ORNAMENTAL TREES
- REDBUDS
- DOGWOOD
- CRABAPPLE

EVERGREEN TREES AND SHRUBS
- PINES
- JUNIPER
- SPRUCE
- YEWS

SHRUBS
- VIBURNUM
- LILAC
- DOGWOOD
- HONEYSUCKLE

SMALL SHRUBS, PERENNIALS, AND GROUNDCOVERS
- SPIREA
- BARBERRY
- BOXWOOD
- VINCA MINOR
- LIRIOPE
- DAYLILY
- SNOW-IN-SUMMER
- PERENNIAL MIX

VEGETATED SWALES
- ORNAMENTAL GRASSES
- NATIVE GRASSES
- CONEFLOWERS

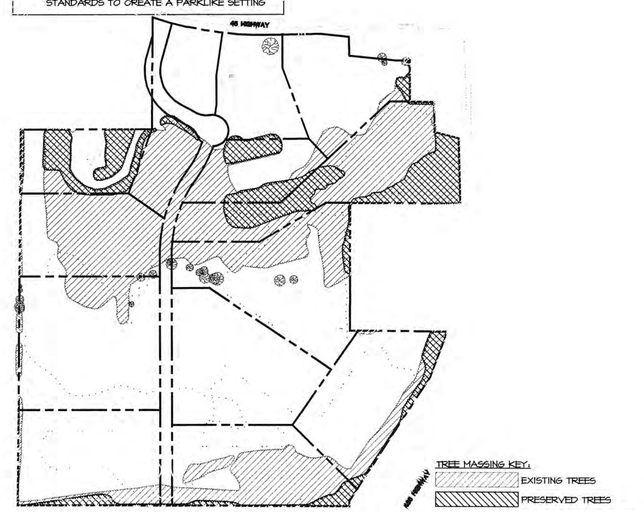
EXISTING TREES TO REMAIN

SIGNAGE TYPES:

- 51 MONUMENT SIGNAGE; (RE: A10/SP1.02)
- 52 DIRECTORY SIGNAGE; (RE: F10/SP1.02)
- 58 TENANT SIGNAGE; (RE: F7/SP1.02)

GENERAL NOTES:

1. LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. FINAL DEVELOPMENT PLAN WILL DEPICT DESIGN FOR DEVELOPMENT ON A LOT-BY-LOT BASIS. FINAL DESIGN WILL MEET B-P DISTRICT AND PARKING REGULATIONS.
2. PROPOSED DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE DEPICTING ENVISIONED DESIGN FOR THE DEVELOPMENT. FINAL DEVELOPMENT PLANS WILL DEPICT IN DETAIL EACH LOT OR FACILITY.
3. ENVISIONED LANDSCAPE SCREENING TO INCLUDE NATIVE LANDSCAPING MATERIAL USE AND APPLICATION THROUGHOUT THE DEVELOPMENT.



A4 TREE MASSING DIAGRAM
1"=300'-0"
XTREEMASS-DIAGRAM

JOB NUMBER
05067

ISSUE DATE
04 / 27 / 07

REVISIONS
1. 05.24.2007 SITE PLAN RESUBMITTAL
2. 07.05.07 SITE PLAN RESUBMITTAL
3. 08.15.07 SITE PLAN RESUBMITTAL

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SITE PLAN

SP1.01