

- OUTDOOR SHOWROOM W/ LOW VOLTAGE LANDSCAPE LIGHTING
- ONE STORY SHOWROOM AND OFFICE (BLUE) W/ STAFF AND VISITOR PARKING (10 STALLS, 2 ADA) -3,960 SF
- 26' TALL PRE-ENGINEERED METAL EQUIPMENT STORAGE BUILDINGS (WHITE) W/ 15' OVERHEAD DOORS ON NORTH AND SOUTH WALLS (14,400 SF & 11,200 SF)
- SECURITY FENCING AS SHOWN W/GATED ENTRY
- STORMWATER INFILTRATION BASIN AND RAIN GARDEN (TYPICAL)
- PROPOSED TREES (TYP.)
- EXISTING OUTBUILDING TO REMAIN
- 10' x 10' LIT MONUMENT SIGN
- 42' FRONT YARD SETBACK
- DRIVEWAY**
 - EXISTING ENTRY POINT TO REMAIN
 - NEW COMPACTED GRAVEL DRIVE & PARKING AS SHOWN (TO BE PAVED IN FUTURE): 135,415 SF
 - MAIN DRIVEWAY LENGTH: 320 LF
- EXISTING CULVERT (TYP.)
- EXISTING OVERHEAD POWER LINE TERMINATION
- 100' STATE HWY CENTERLINE SETBACK
- PROPERTY LINE

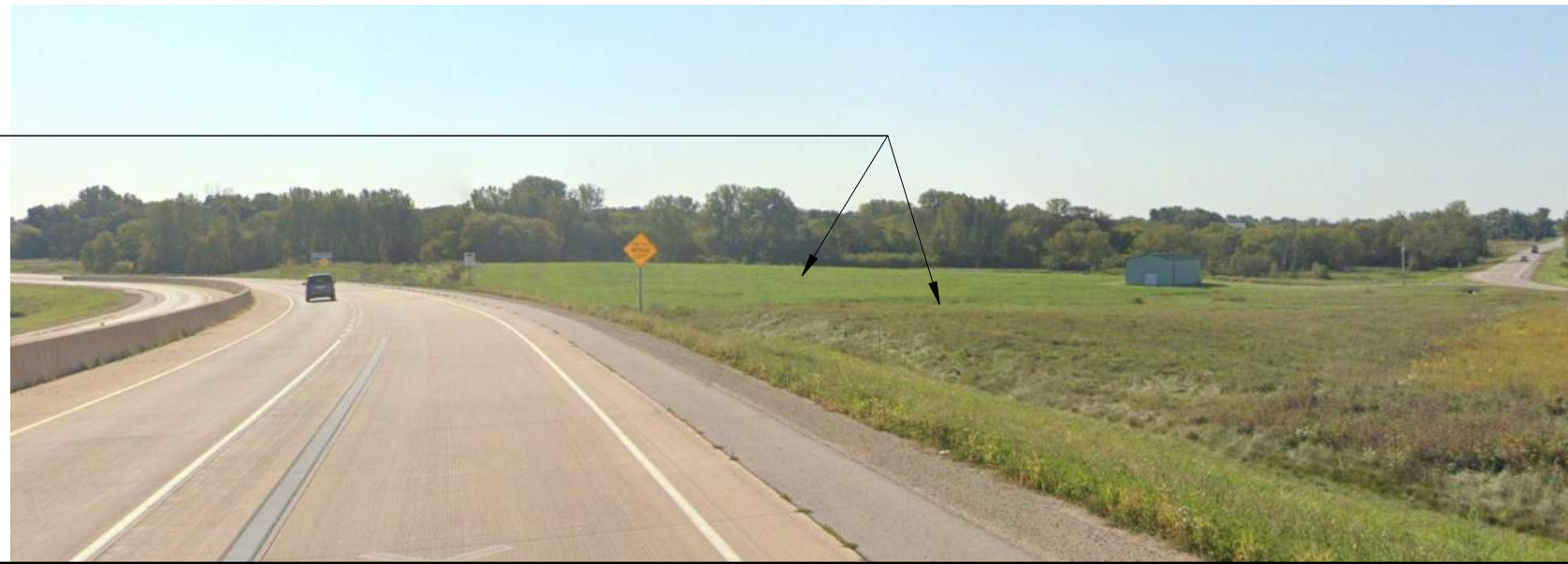


- BUILDING MOUNTED SIGNAGE - 36 SF (TYPICAL)
- 15' x 15' INTERNALLY ILLUMINATED PYLON SIGN - 20' ABOVE GRADE
- FUTURE TOPSOIL SCREENING & STAGING (TO REMAIN PERMEABLE)
- 10' REAR AND SIDEYARD SETBACKS
- 20' LIGHT POLE
- 100' STATE HWY CENTERLINE SETBACK
- EXISTING TREES, SHORELAND, WETLAND, AND ANY VEGETATION TO REMAIN UNALTERED
- 300' SHORELAND BUFFER ZONE

- GENERAL INFORMATION:**
 20.4 AC PARCEL CURRENTLY ZONED RM-16, REQUESTING HEAVY COMMERCIAL
- NO EXISTING WASTEWATER TREATMENT - ON SITE SEPTIC SYSTEM PROPOSED
 - STORMWATER TO BE COLLECTED, FILTERED, AND TREATED AS REQUIRED PRIOR TO ENTERING RETENTION/INFILTRATION BASIN
 - NO EXSITING WELLS ON SITE - NEW WELL PROPOSED (LOCATION TBD)
 - UNDERGROUND POWER ROUTED TO BUILDING FROM EXISTING O.H. POWER LINE (SEE PLAN FOR LOCATION)
 - DARK SKY COMPLIANT EXTERIOR LIGHTING AT BULIDING, MIN. REQUIRED SITE LIGHTING (PHOTOMETRICS AVAILABLE UPON REQUEST)

PRIVATE WELL - 1,000'+ FROM STRUCTURE, STORAGE, AND STORMWATER TREATMENT

PROPOSED BUILDING LOCATION



3

HWY 12/18 - LOOKING SOUTH EAST

PROPOSED BUILDING LOCATION



2

HWY 73 - LOOKING NORTH @
EXISTING SITE ENTRY

PROPOSED BUILDING LOCATION



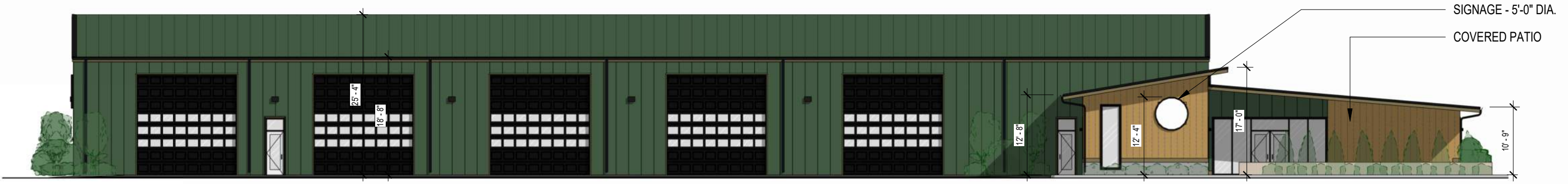
1

HWY 73 - LOOKING EAST

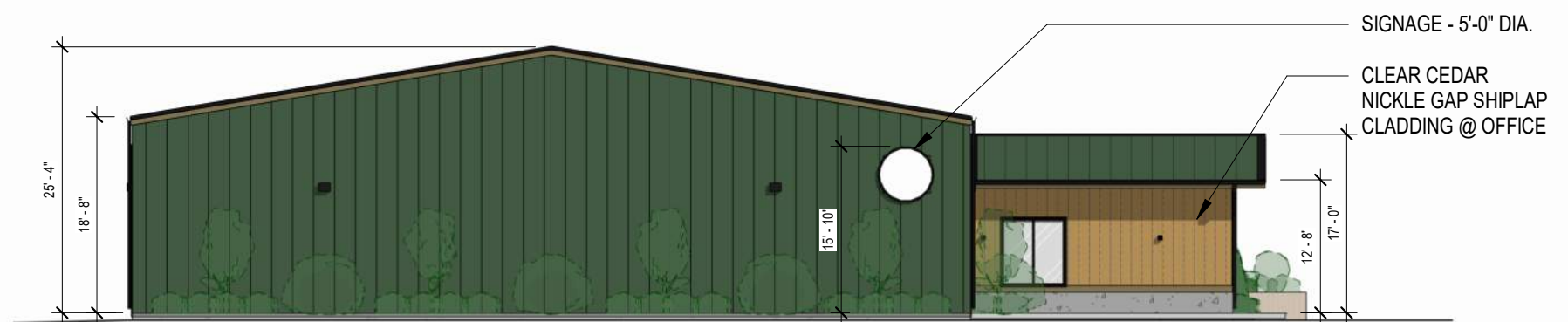
SITE CONTEXT - SURROUNDING AREA



4 **WEST ELEVATION - BULIDING A**
A102 SCALE: 1/16" = 1'-0"



3 **NORTH ELEVATION - BULIDING A**
A102 SCALE: 1/16" = 1'-0"



2 **EAST ELEVATION - BULIDING A**
A102 SCALE: 1/16" = 1'-0"

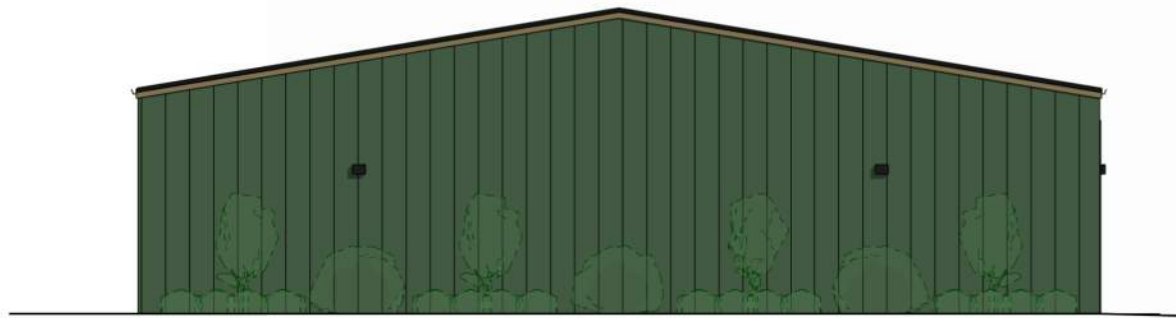


1 **SOUTH ELEVATION - BULIDING A**
A102 SCALE: 1/16" = 1'-0"

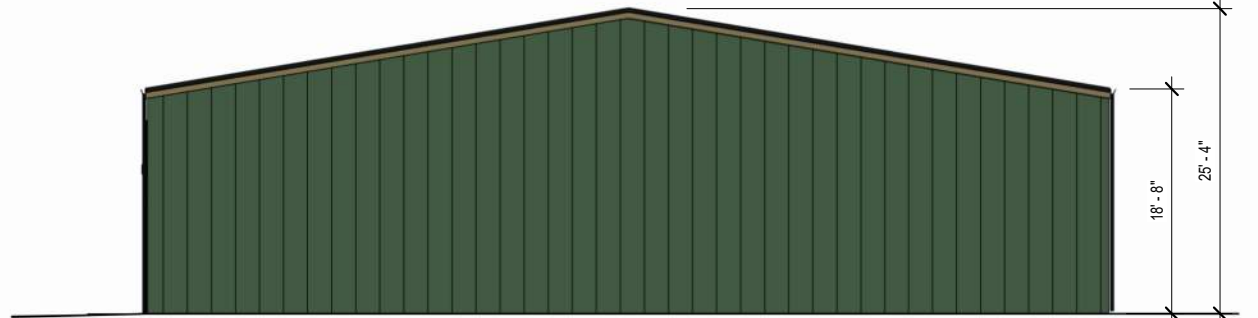
PROPOSED EXTERIOR ELEVATIONS - BUILDING A



4
A103 **NORTH ELEVATION - BULIDING B**
SCALE: 1/16" = 1'-0"



3
A103 **WEST ELEVATION - BULIDING B**
SCALE: 1/16" = 1'-0"



2
A103 **EAST ELEVATION - BULIDING B**
SCALE: 1/16" = 1'-0"



1
A103 **SOUTH ELEVATION - BULIDING B**
SCALE: 1/16" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS - BUILDING B



PRELIMINARY EXTERIOR IMAGERY - NORTH WEST



PRELIMINARY EXTERIOR IMAGERY - NORTH WEST (ELEVATED)

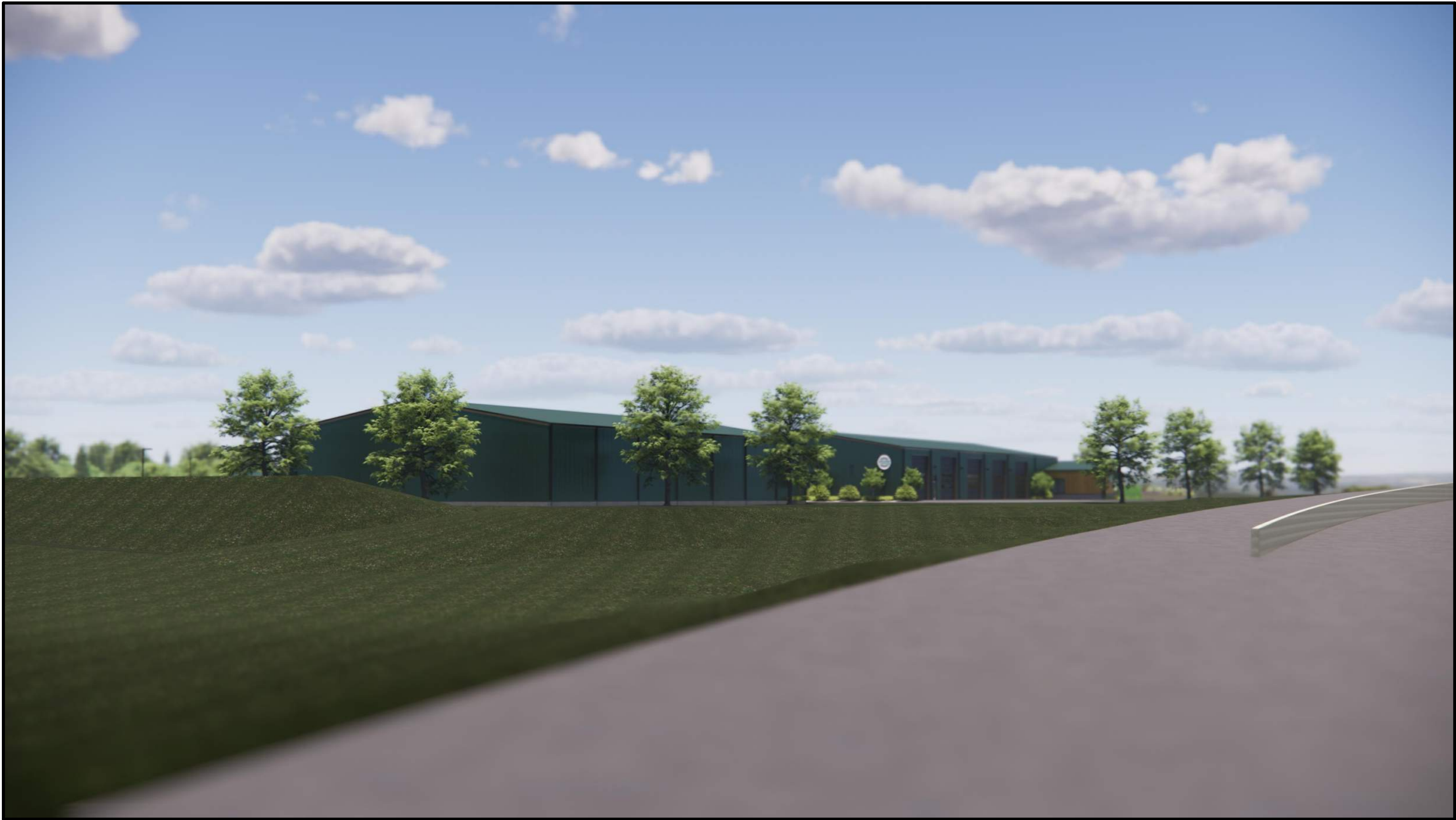


HWY 12/18 MEDIAN IN BACKGROUND

PRELIMINARY EXTERIOR IMAGERY - SOUTH WEST



PRELIMINARY EXTERIOR IMAGERY - SOUTH EAST



PRELIMINARY EXTERIOR IMAGERY - NORTH EAST



PRELIMINARY EXTERIOR IMAGERY - NORTH WEST - NIGHT



PRELIMINARY EXTERIOR IMAGERY - SOUTH WEST - NIGHT - HWY 73

Type A Fixture



Type B Fixture



Type C Fixture



Type D Fixture



Outdoor lighting shall not exceed 3200 Kelvin.

PHOTOMETRIC SITE PLAN

3140 STATE HIGHWAY 73

