Attachment # 2 / 1 of 1

SITE INFORMATION:

PARCEL NUMBER: 34-31-30-132-0000
SITE AREA (TOTAL): 3.8 AC. / 165,888 SQ. FT.
SITE ZONING: M-1 (INDUSTRIAL) / PHASE 1 (2.55 AC.) LP (LAKE PROTECTION) / PHASE 2 (1.22 AC.)
PROPOSED BUILDING USE: OFFICE/ WAREHOUSE
PROPOSED BUILDING HEIGHT: LESS THAN 35'
PROPOSED BUILDING SIZE: PHASE 1: 18,000 SQ.FT. WAREHOUSE; PHASE 2: 6,000 SQ.FT. OFFICE

	BUILDING	PARKING
REQUIRED M-1 BUILDING/ PARKING SETBACKS	FRONT 25' SIDE 0' REAR 30'	FRONT 0' SIDE 0' REAR 0'
PROPOSED M-1 BUILDING/ PARKING SETBACKS	FRONT 51' SIDE 39' REAR 150'	FRONT 51' SIDE 10' REAR 75'
REQUIRED LP BUILDING/ PARKING SETBACKS	FRONT 35' SIDE 40' REAR 30'	FRONT 40' SIDE 40' REAR 40'
PROPOSED LP BUILDING/ PARKING SETBACKS	FRONT 87' SIDE 87' REAR 139'	FRONT 51' SIDE 10' REAR 176'

PARKING

REQUIRED PARKING FOR OFFICES (PHASE 2):
AT 1 SPACE PER 300 SF
3,000 SF / 300 = 30 SPACES REQUIRED
STANDARD PARKING PROVIDED: 18 SPACES
COMPACT PARKING PROVIDED: 10 SPACES
HANDICAP PARKING PROVIDED: 1 SPACE IN PHASE 2
BICYCLE PARKING PROVIDED: 2 SPACES IN PHASE 2

REQUIRED PARKING FOR WAREHOUSES (PHASE 1):
AT 1 SPACE PER 1000 SF
18,000 SF / 1000 = 18 SPACES REQUIRED
STANDARD PARKING PROVIDED: 8 SPACES
COMPACT PARKING PROVIDED: 5 SPACES
HANDICAP PARKING PROVIDED: 1 SPACE IN PHASE 1
BICYCLE PARKING PROVIDED: 1 SPACE IN PHASE 2

TOTAL SITE PARKING:
STANDARD PARKING PROVIDED: 18 SPACES
COMPACT PARKING PROVIDED: 15 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES
BICYCLE PARKING PROVIDED: 3 SPACES IN PHASE 2

ADJACENT PARCEL ZONING/LAND USE

NORTH	CN COMMERCIAL WAREHOUSES
EAST	LP MULTI-FAMILY RESIDENTIAL
SOUTH	M-1V COMMERCIAL WAREHOUSES
WEST	M-1V FIRE STATION

FLOOD INFORMATION

THE PARCEL IS LOCATED IN ZONE "X" AS DETERMINED BY FEMA FLOOD PANEL 12073C0276 D AS OF 11/1/97

ACCESS

TOWER ROAD (LEON COUNTY PUBLIC ACCESS ROAD)

CONSTRUCTION SCHEDULE

PHASE 2:
90-DAY CONSTRUCTION JUNE 2004
COMPLETE THE V.U.A. AND NECESSARY STORMWATER SYSTEM
CONSTRUCT 6,000 SQ.FT. OFFICE IN LAKE PROTECTION ZONE. CONNECT ALL BUILDINGS TO GRAVITY SEWER.

UTILITIES

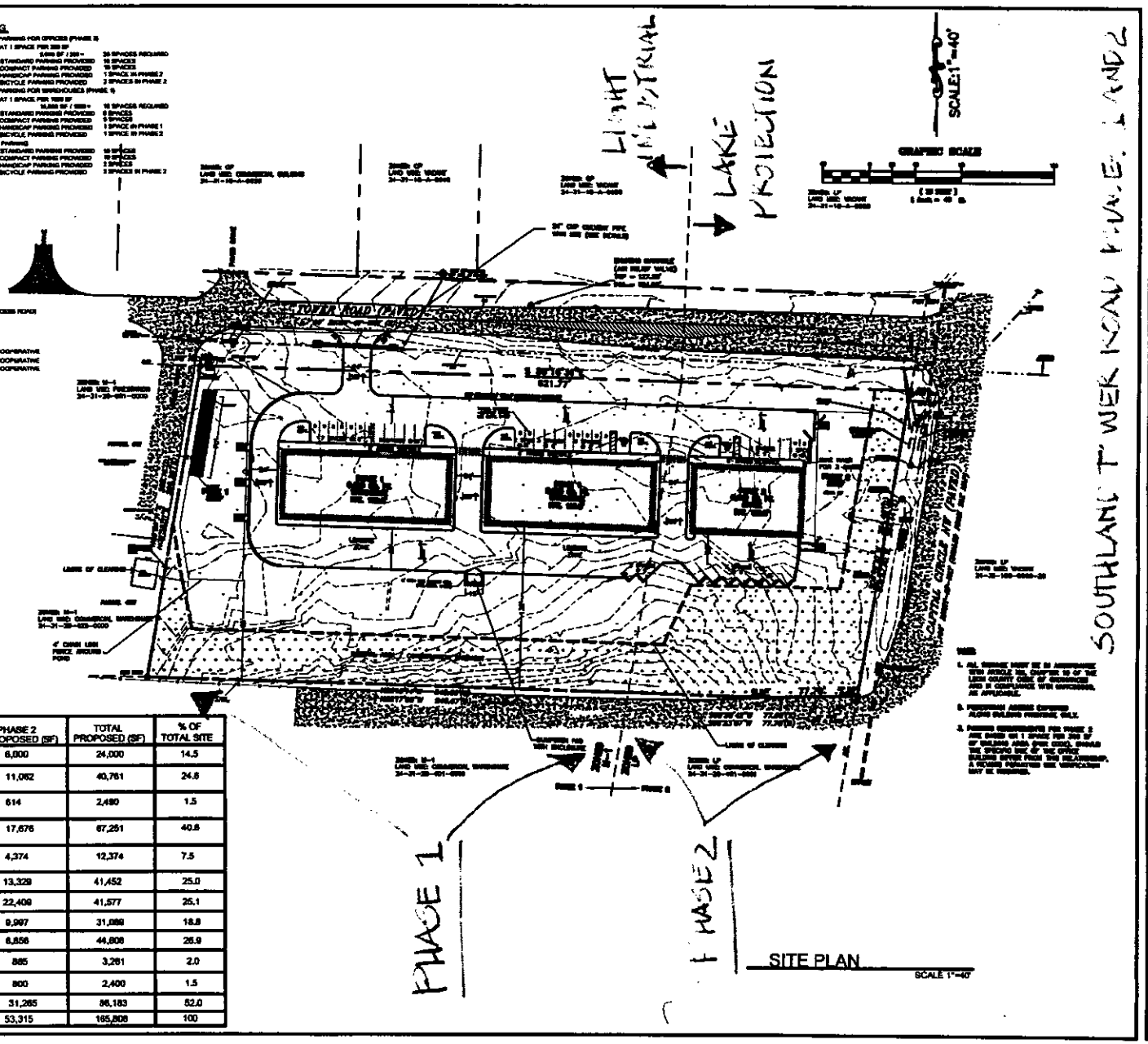
WATER	TALQUIN ELECTRIC COOPERATIVE
SEWER	TALQUIN ELECTRIC COOPERATIVE
ELECTRIC	TALQUIN ELECTRIC COOPERATIVE

PROJECT NOTES

1. CONTRACTOR TO OBTAIN A LEON COUNTY PERMIT TO WORK IN COUNTY.
2. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION CONFERENCE WITH COUNTY STAFF PRIOR TO ANY CONSTRUCTION.
3. HANDICAPPED PARKING SPACE AND ACCESS AISLE SHALL NOT BE SLOPED GREATER THAN 1:50 IN ANY DIRECTION. MAIN ACCESSIBILITY ROUTE SHALL NOT BE SLOPED AT GREATER THAN 1:20 WITH 1:50 CROSS SLOPE.
4. THE SITE WILL BE SERVICED BY STRAIGHT TRUCKS AND HAS BEEN DESIGNED TO ACCOMMODATE THIS TRAFFIC.

IMPERVIOUS RATIOS:

IMPERVIOUS RATIO		
PHASE 1	44.2 %	(2.3 : 1)
PHASE 2	33.6 %	(3.0 : 1)
TOTAL	40.6 %	(2.5 : 1)
FLOOR AREA RATIO		
PHASE 1	16.9 %	(5.9 : 1)
PHASE 2	11.3 %	(8.9 : 1)
TOTAL	14.5 %	(6.9 : 1)



TABULATION OF SITE DATA

TYPE:	PHASE 1 PROPOSED (SF)	% OF TOTAL SITE	PHASE 2 PROPOSED (SF)	TOTAL PROPOSED (SF)	% OF TOTAL SITE
TOTAL BUILDING AREA (SF)	18,000	10.9	6,000	24,000	14.5
VEHICULAR USE AREA (SF)	29,699	17.9	11,062	40,761	24.6
MISC. SIDEWALKS, ETC., AREA (SF)	1,876	1.1	614	2,490	1.5
TOTAL IMPERVIOUS AREA (SF)	49,575	29.9	17,676	67,251	40.6
S.W.M.F. AREA (SF)	8,000	4.8	4,374	12,374	7.5
REQUIRED NATURAL AREA (25%)	28,123	17.0	13,329	41,452	25.0
PROPOSED NATURAL AREA	19,168	11.6	22,409	41,577	25.1
REQUIRED LANDSCAPE AREA	21,082	12.7	9,997	31,089	18.8
PROPOSED LANDSCAPE AREA	35,750	21.6	8,856	44,606	26.9
REQUIRED LANDSCAPE ISLAND 1FT./12.5 VUA.	2,376	1.4	885	3,261	2.0
PROPOSED LANDSCAPE ISLAND	1,600	1.0	800	2,400	1.5
TOTAL GREEN AREA (SF)	54,918	33.1	31,265	86,183	52.0
TOTAL SITE	112,493	67.8	53,315	165,808	100

Barkley CONSULTING ENGINEERS INC.
STRUCTURAL & CIVIL ENGINEERS

DRAWN: NSB
CHECKED: DRB
DATE: 12/6/02

REVISIONS:

No.	Date	Remarks
1	9/7/03	ENV.
	1/28/04	PHASE 1
	2/22/04	PHASE 2
	3/2/04	TRC

TOWER ROAD WAREHOUSES

RRR ASSET MANAGEMENT LLC
2878-B REMINGTON GRN CIRC
TALLAHASSEE, FL 32308

PAGE DESCRIPTION: SITE PLAN

SHEET: C-2