EXISTING BUILDING #2
(130,772 S.F.±)

EXISTING TRUCK COURT

681'-6" (OVERALL BUILDING DIMENSIONS)

EXISTING DRAINAGE CHANNEL EASEMENT

CORNERWAY BLVD.

S 62°04'22" E 285.41'

FUTURE STAGING AREA

5' WIDE CONCRETE FLUME

12" HIGH CURB

N 60°11'56" E 299.64'

TRUCK COURT
(CONCRETE PAVING)

130'

FUTURE TRUCK COURT

183'-3"±

N 89°42'22" E 281.41'

N 35°18'03" W 309.98'

NEW BUILDING #3
(144,137 S.F.±)

4'-0" x 8'-0" SKYLIGHT (TYPICAL-24)

50'-9" (THIS BAY ONLY)

40' (TYPICAL)

60' (TYPICAL)

FIRE PUMP ROOM LOCATION

MDP

60 MIL WHITE TPO ROOFING SYSTEM ON RIGID INSULATION ON 1-1/2" METAL ROOF DECK

ROOF SLOPE 1/4" PER FT.

S 27°55'38" W 499.92'

26'-0" WIDE FIRE ACCESS DRIVE

FUTURE PARKING FOR 28 CARS

FUTURE PARKING FOR 31 CARS

FUTURE BUILDING #4

211'-6" (OVERALL BUILDING DIMENSION)
(1 BAYS @ 50'-0" & 4 BAYS @ 40'-0" = 250'-0")

BIKE RACK

120 CAR PARKING SPACES

BUILDING REFERENCE POINT

105'-2"

N 62°03'35" W 793.16'

16' TYPICAL

42'-9" BUILDING REFERENCE POINT

ACCESS ROAD

526'-1"

283'-7"

173'-2"

25' (DRIVEWAY)

681'-6" (OVERALL BUILDING DIMENSION)
(2 BAYS @ 40'-0" & 10 BAYS @ 60'-0" = 680'-0")

6'

86'

DRAINAGE/ACCESS EASEMENT

LOOP 410

SITE PLAN - CORNERSTONE #3

SCALE: 1" = 80' - 0"

PROJECT RECAP

BUILDING AREAS:

NEW BUILDING No. 3:	144,137 S.F.

LAND AREAS:

NEW BUILDING 3 LAND AREA	407,300 S.F.±(9.350 ACRES±)
BUILDING COVERAGE	35% ±
PARKING	120 CARS
FUTURE PARKING	59 CARS

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A AREA REAL ESTATE

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