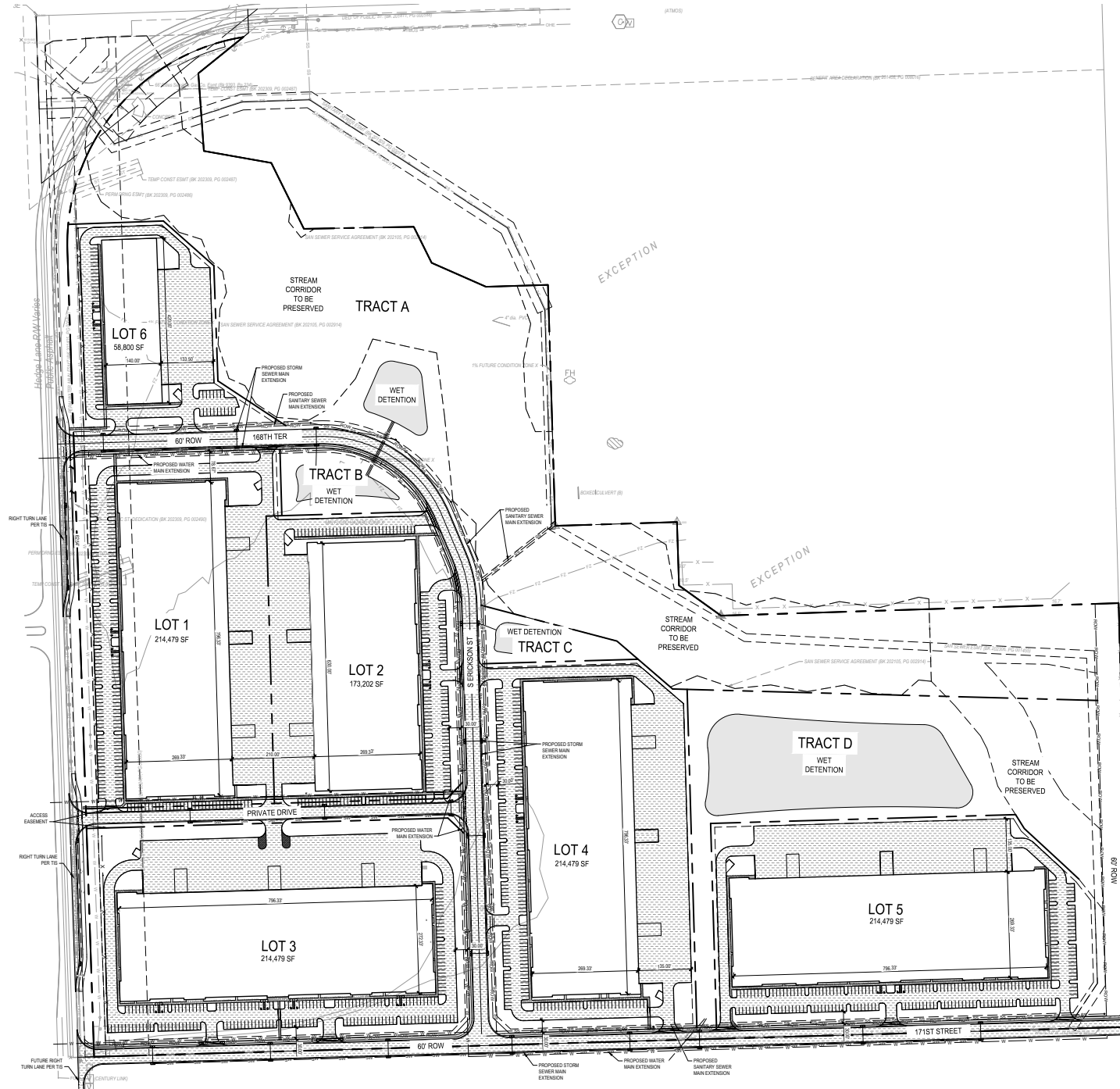
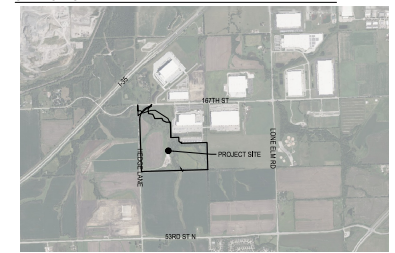


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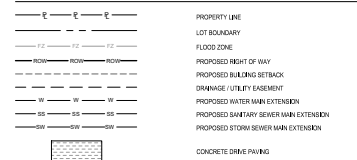
SITE NOTES



GENERAL SITE NOTES

1. **EXISTING CITY ZONING CODE** FOR THE PROPOSED ZONING WILL BE GENERAL, URBAN/COMMERCIAL (M2).
2. **EXISTING ZONING** OF AREA/TRACT: **GENERAL URBAN/COMMERCIAL** (M2) AND **INDUSTRIAL** (I2).
3. **EXISTING ZONING** OF ADJACENT AREAS: **GENERAL URBAN/COMMERCIAL** (M2), **INDUSTRIAL** (I2), **INDUSTRIAL** (I1), **INDUSTRIAL** (I3), **INDUSTRIAL** (I4), **INDUSTRIAL** (I5), **INDUSTRIAL** (I6), **INDUSTRIAL** (I7), **INDUSTRIAL** (I8), **INDUSTRIAL** (I9), **INDUSTRIAL** (I10), **INDUSTRIAL** (I11), **INDUSTRIAL** (I12), **INDUSTRIAL** (I13), **INDUSTRIAL** (I14), **INDUSTRIAL** (I15), **INDUSTRIAL** (I16), **INDUSTRIAL** (I17), **INDUSTRIAL** (I18), **INDUSTRIAL** (I19), **INDUSTRIAL** (I20), **INDUSTRIAL** (I21), **INDUSTRIAL** (I22), **INDUSTRIAL** (I23), **INDUSTRIAL** (I24), **INDUSTRIAL** (I25), **INDUSTRIAL** (I26), **INDUSTRIAL** (I27), **INDUSTRIAL** (I28), **INDUSTRIAL** (I29), **INDUSTRIAL** (I30), **INDUSTRIAL** (I31), **INDUSTRIAL** (I32), **INDUSTRIAL** (I33), **INDUSTRIAL** (I34), **INDUSTRIAL** (I35), **INDUSTRIAL** (I36), **INDUSTRIAL** (I37), **INDUSTRIAL** (I38), **INDUSTRIAL** (I39), **INDUSTRIAL** (I40), **INDUSTRIAL** (I41), **INDUSTRIAL** (I42), 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LEGEND



GENERAL SITE NOTES

PROJECT DATA TABLE		
LEGAL	22-14-23 NW1/4 EX. 25 AC IN HWY E 43.239 AC EX 1.16 AC IN ST EX. 833 AC ST EX 10.035 AC EX 6.132 AC EX 1.3 AC	
SPECIFICATIONS	CITY OF OLAHIE	
PROJECT AREA	98.09 ACRES	
OWNER	ASPEN INDUSTRIAL LAND FUND I LLC	
PROJECT COORDINATION	OITY OF OLAHIE	JOHNSON COUNTY
ENGINEER/PREPARER	KURT HERSHEY, P.E.	
SURVEYOR	CHAD ABBOTT, P.S.	
EXISTING ZONING	City RUR	
PROPOSED ZONING	M-2 General Industrial District	

DEVELOPMENT SUMMARY

	Item	Floor Area sq.ft.	Proposed Bldg. It.	Proposed Bldg. It. sq.ft.	Total Floor Area sq.ft.	Site Coverage %	% of Acres	Land Use	Parking Required	Required Parking, Carpooling	Proposed Parking
Industrial	Lot 1	RUD-3	55'	48'6"			9.84	10.03%			
	Office				15,014				3.8/1000's of	57.05	
	Storage	199,485			199,485				1/1500	132.98	
	Subtotal	214,479			214,479					190.03	193
	Lot 5	RUD-3	55'	48'6"							
	Office				10,392		7.63	7.78%	3.8/1000's of	39.48	
	Storage	162,810			162,810				1/1500	108.54	
	Subtotal	173,202			173,202					148.03	147
	Lot 5	RUD-3	55'	48'6"				33.14	33.40%		
	Office				10,724				3.8/1000's of	67.59	
	Storage	201,751			201,751				1/1500	135.84	
	Subtotal	212,475			212,475					170.75	182
	Lot 6	RUD-3	41'	48'6"				10.31	10.53%		
	Office				12,819				3.8/1000's of	48.40	
	Storage	212,680			212,680				1/1500	134.31	
	Subtotal	225,479			225,479					183.31	186
	Lot 5	RUD-5	55'	48'6"				10.74	10.95%		
	Office				11,448				3.8/1000's of	81.50	
	Storage	199,031			199,031				1/1500	128.69	
	Subtotal	210,479			210,479					210	215
	Lot 6	RUD-5	55'	48'6"				4.47	4.56%		
	Office				5,880				3.8/1000's of	22.34	
	Storage	53,020			53,020				1/1500	35.26	
	Subtotal	58,900			58,900		22.88	28.26%		57.62	58
Tract A	Trestle B						1.18	1.20%			
	Trestle C						0.81	0.83%			
	Trestle D						8.85	9.02%			
	Right-of-Way						8.29	8.45%		965.77	991

ZONING SETBACK SUMMARY

Block / Lot	Building Setback				Paving Setback	
	Front	Street Side	Side Yard	Rear	ROW	Property Line
Lot 1	30'	20'	10'	10'	30'	10'
Lot 2	30'	20'	10'	10'	30'	10'
Lot 3	30'	20'	10'	10'	30'	10'
Lot 4	30'	20'	10'	10'	30'	10'
Lot 5	30'	20'	10'	10'	30'	10'
Lot 6	30'	20'	10'	10'	30'	10'

- * BUILDINGS MUST BE SETBACK AT LEAST 50' FROM ARTERIAL STREETS PER SITE DESIGN CATEGORY 6 (UDO 18.15.130).
- * PAVING WILL BE SETBACK AT LEAST 20' FROM ARTERIAL STREETS AND WILL INCLUDE A DECORATIVE FENCE PER SITE DESIGN CATEGORY 6 (UDO 18.15.130).

1 PHASING PLAN



LEGEND	
	PHASE LINE
	PROPERTY LINE
	LOT BOUNDARY
	FLOOD ZONE
	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK
	DRAINAGE / UTILITY EASEMENT
	PROPOSED WATER MAIN EXTENSION
	PROPOSED SANITARY SEWER MAIN EXTENSION
	CONCRETE DRIVE PAVING

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CROSSLAND

CONSTRUCTION COMPANY, INC.

PROGRESS PRINT

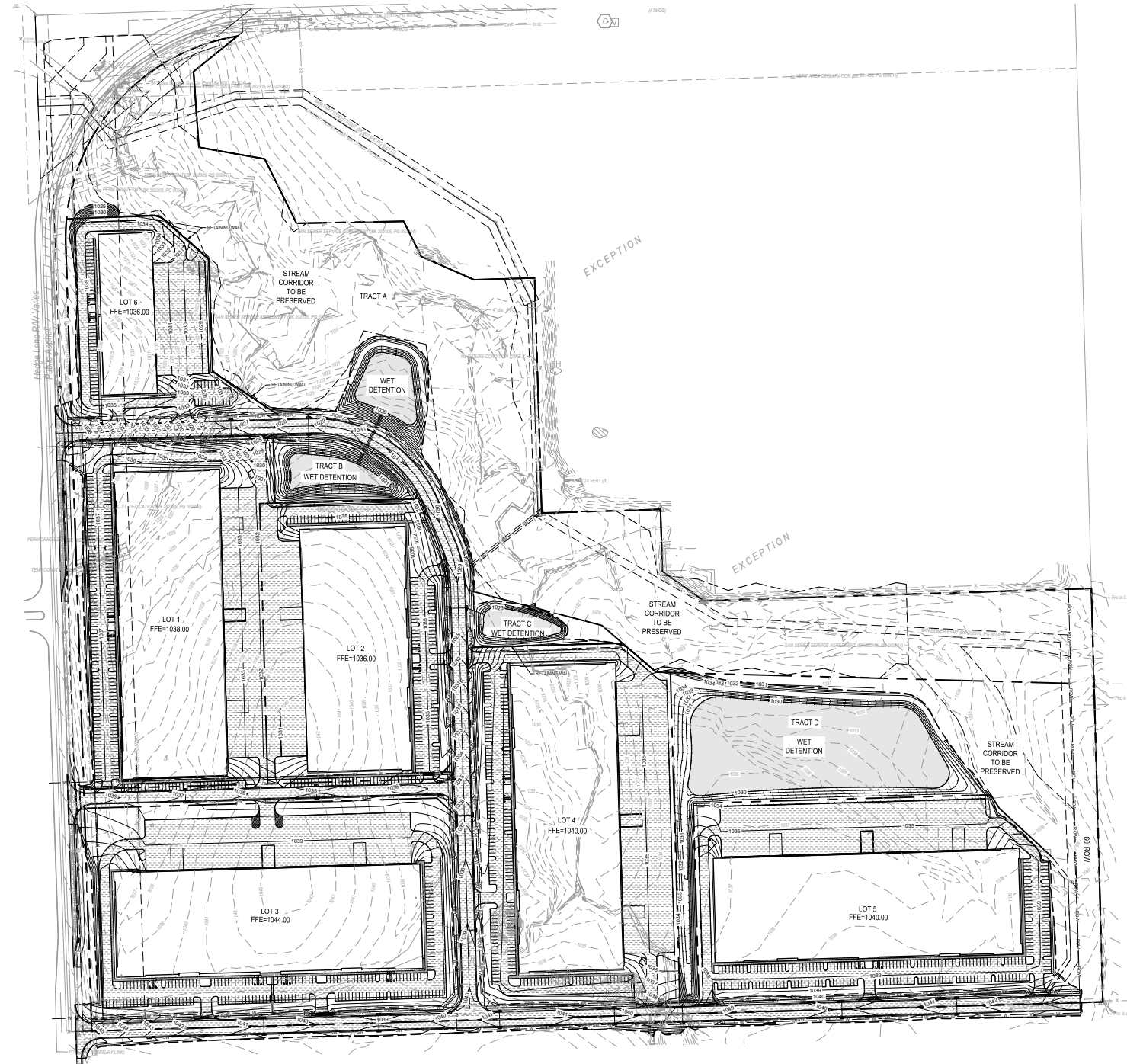
HEDGE INDUSTRIAL PARK NORTH

ASPEN INDUSTRIAL LAND FUND I LLC
SW 1/2, NW 1/4, SEC. 22, T.44S, R.23E, S.1 CO.4TH, 86662

REV. NO.	20230718
REV. BY	20230718
DESCRIPTION	DATE
PROJECT NO.	1030804018
STATUS	PRELIMINARY SITE DEVELOPMENT PLAN
DATE	06/03/2023
DRAWN BY	B.S.
CHECKED BY	B.S.
DESIGNED BY	B.S.

PHASING PLAN

SK007



1 OVERALL GRADING PLAN

LEGEND	
	PROPERTY LINE
	LOT BOUNDARY
	FLOOD ZONE
	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK
	DRAINAGE / UTILITY EASEMENT
	PROPOSED WATER MAIN EXTENSION
	PROPOSED SANITARY SEWER MAIN EXTENSION
	CONCRETE DRIVE PAVING
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CONTOUR
	LIMITS OF GRADING

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CROSSLAND
CONSTRUCTION COMPANY, INC.

PROGRESS PRINT

HEDGE INDUSTRIAL PARK NORTH

ASPEN INDUSTRIAL LAND FUND I LLC

SW 1/2, NW 1/4, SEC. 22, T.44S, R.24E, S.66E

REV. NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/08/2018

STATUS: PRELIMINARY (P) DEVELOPMENT PLAN (D)
DATE: 08/08/2018
DRAWN BY: B.S.
CHECKED BY: M.P.

OVERALL GRADING PLAN

SK008