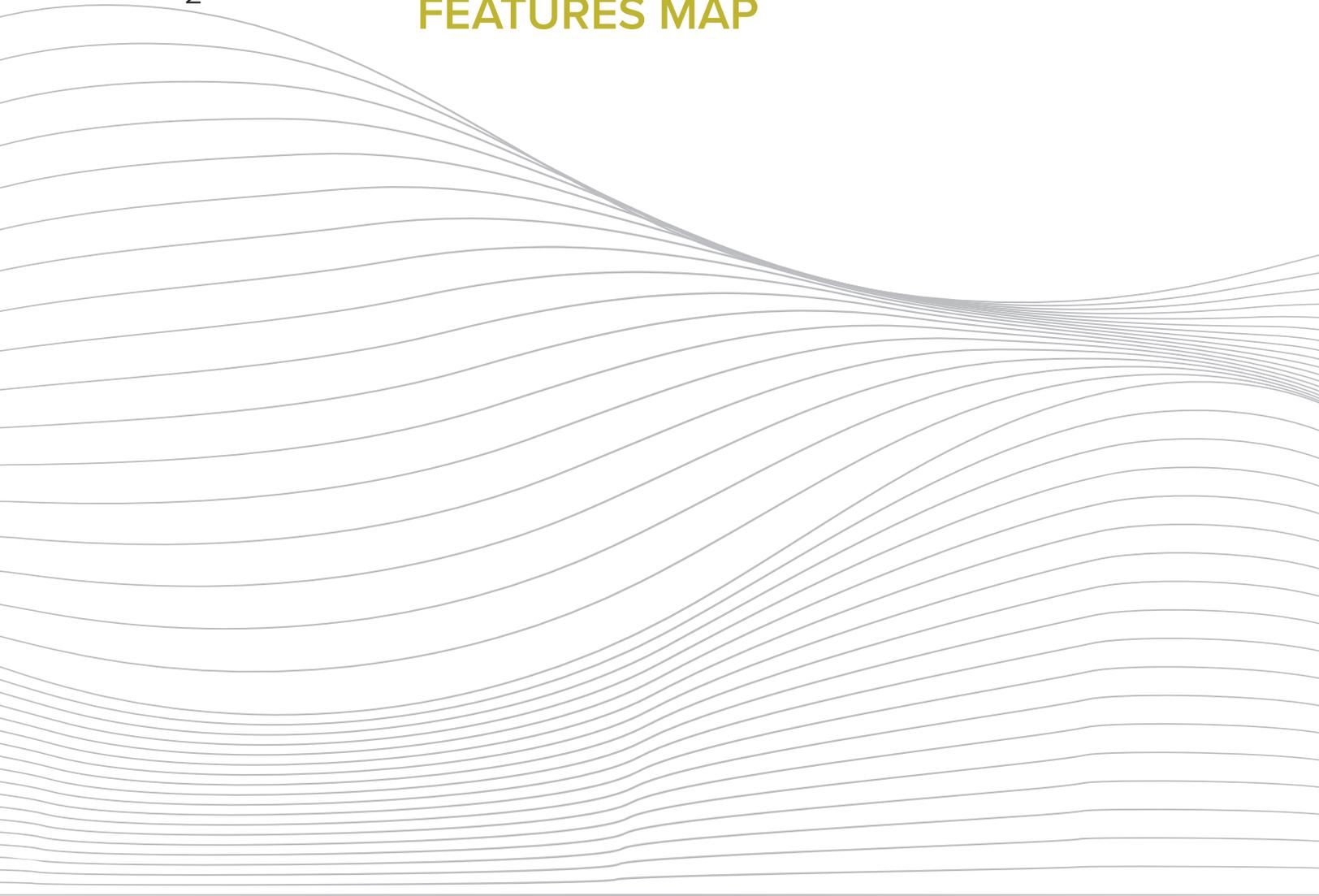


**TAB 4: SITE ANALYSIS NARRATIVE,  
EXISTING CONDITIONS, NATURAL  
FEATURES MAP**



# Site Analysis Narrative

## 1. General Site Character

Briefly describe the existing location and physical character of your site. What are its most important and distinguishing features?

Gun Club Business Park is approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The existing site consists of grasslands with minimal vegetation. In general the site has a high point in the middle of the site and to the west with the site sloping away to the north and east.

## 2. Site Assets

Based on your site analysis, what are your site's most important physical assets and potential amenities? Consider location, relationship to existing and proposed transportation networks, scenic beauty, recreation potential, special natural resources, etc.

The access and proximity to E-470 is a critical site asset when considering industrial uses for the site. The location between E-470 and Gun Club Road provides excellent visibility in addition to physical connectivity. The site is has minimal grade and no substantial vegetation which will make for easier development of the proposed uses. Given the vacant use of the site and no identified environmental hazards the ultimate site plan for the property will have a lot of flexibility and design options.

## 3. Site Restrictions

Based on your site analysis, what are the physical restrictions and site characteristics that may pose a challenge to development? Consider location, nature of surrounding conditions, environmental pollution, airport noise contours, lack of existing infrastructure, steep slopes, etc.

We don't anticipate any major restrictions based upon the site characteristics that will pose a challenge to development. There is no existing utility and sewer infrastructure which can slow the process of developing the site. While we will certainly have typical development issues to coordinate with the City and the adjacent properties slated for development, these are all anticipated to be manageable.

## 4. Design Response to Site Assets

How does your proposed development plan take advantage of all the site assets identified by your analysis?

The proposed plan takes advantage of existing drainage and slope for detention. Main access will be from Gun Club on east side of the site, with additional connectivity proposed to the properties north & south of the site. This will ensure adequate and functional circulation to make the site viable for commercial and distribution uses.

## 5. Design Response to Site Challenges

How does your development plan deal with the site's development constraints as identified above? Have you considered alternate strategies to deal with these problems? If so, why did you select the particular approach shown on your development plan?

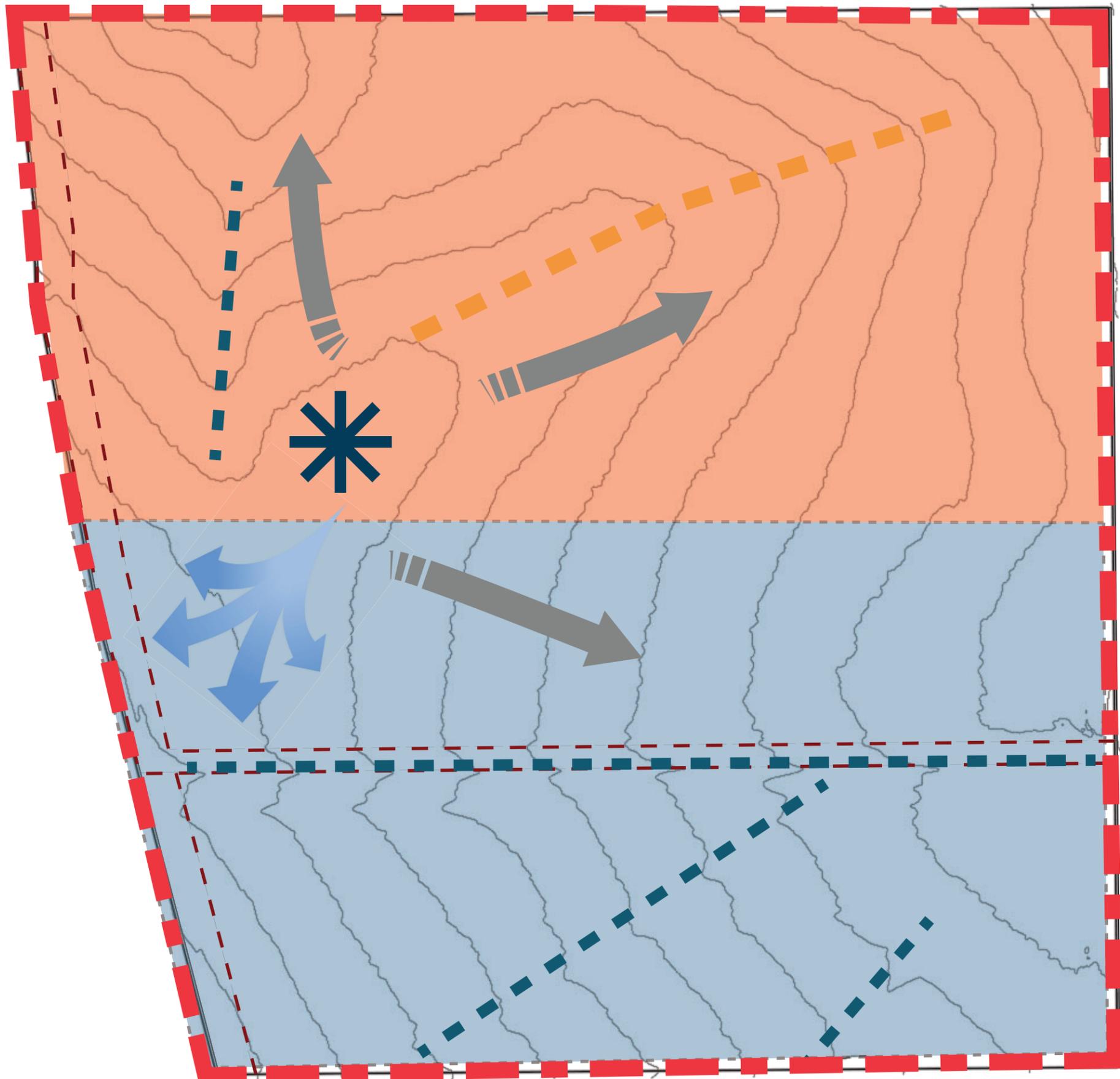
We will bring in water from Gun Club and sanitary sewer utility infrastructure from north of the northwest intersection at E. Jewell Ave and E-470, under E-470, and south utilizing the E-470 MUE to the property. The water mains, and especially the sanitary main, will require extensive infrastructure to connect to viable existing mains. However, they will benefit this project and other future projects in the area.

## 6. Development Impacts on Existing Site Conditions

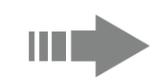
What are the impacts of your project on the existing character of the site and its immediate surroundings? What improvements will your development make? How have any impacts been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

The existing site is vacant grasslands with little vegetation and has minimal development surrounding it, so there is not much existing character that will be affected. The development will have a water utility and sewer connection along with detention ponds on site.

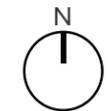
# Existing Conditions Map



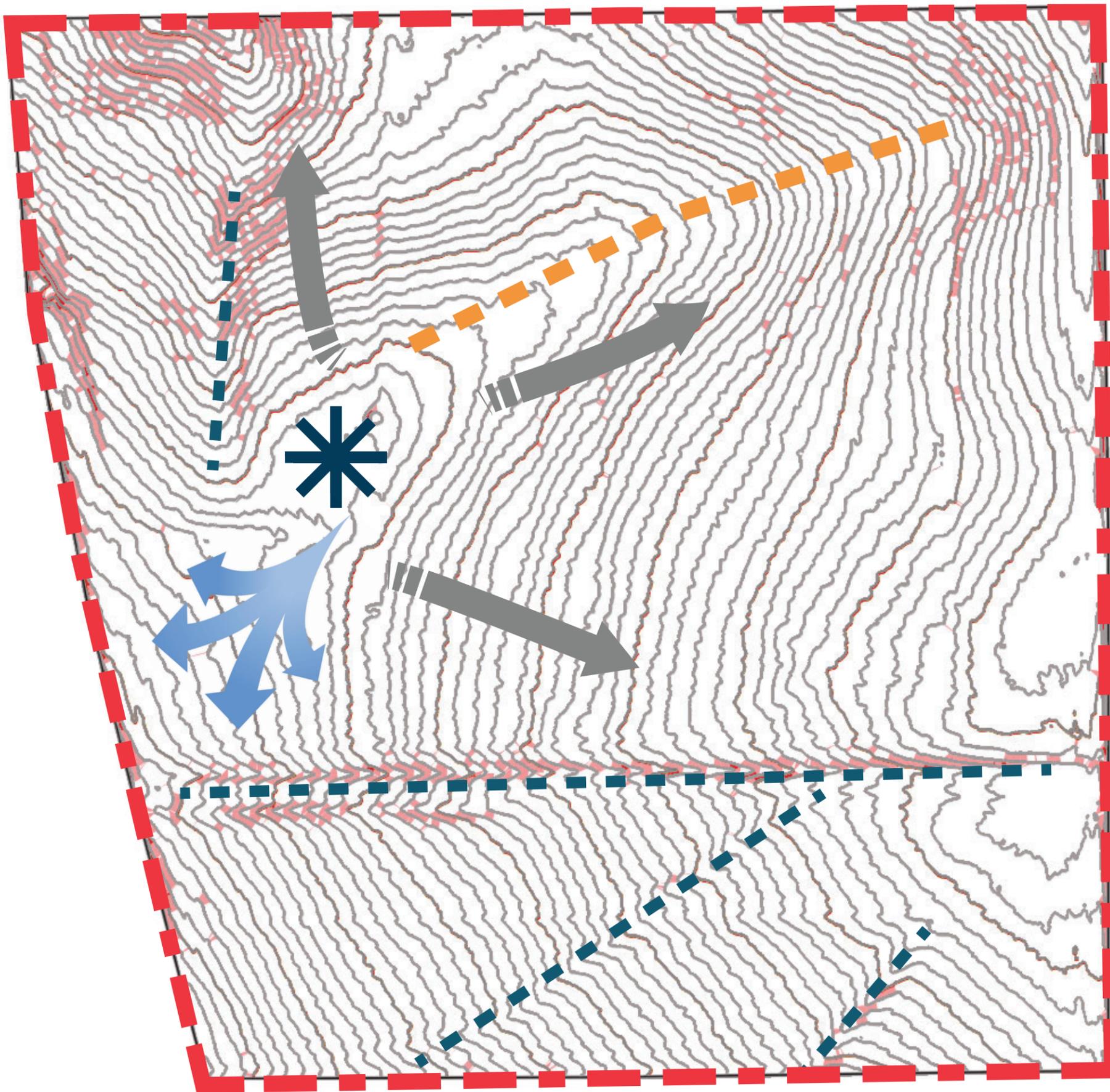
## LEGEND

-  PROPERTY BOUNDARY
-  HIGH POINT
-  SLOPE DIRECTION
-  RIDGELINE
-  SWALE
-  VIEWS
-  EASEMENTS
-  MU-R
-  AD

NOTE: THE ENTIRE SITE IS WITHIN THE DIA NOISE IMPACT BOUNDARY AREA (NIBA)



# Natural Features Map



SLOPE TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1		<5.00%	
2	5.00%	8.00%	
3	8.00%	12.00%	
4	>12.00%		

## LEGEND

- PROPERTY BOUNDARY
- HIGH POINT
- SLOPE DIRECTION
- RIDGELINE
- SWALE
- VIEWS

NOTE: THE ENTIRE SITE IS WITHIN THE DIA NOISE IMPACT BOUNDARY AREA (NIBA)

