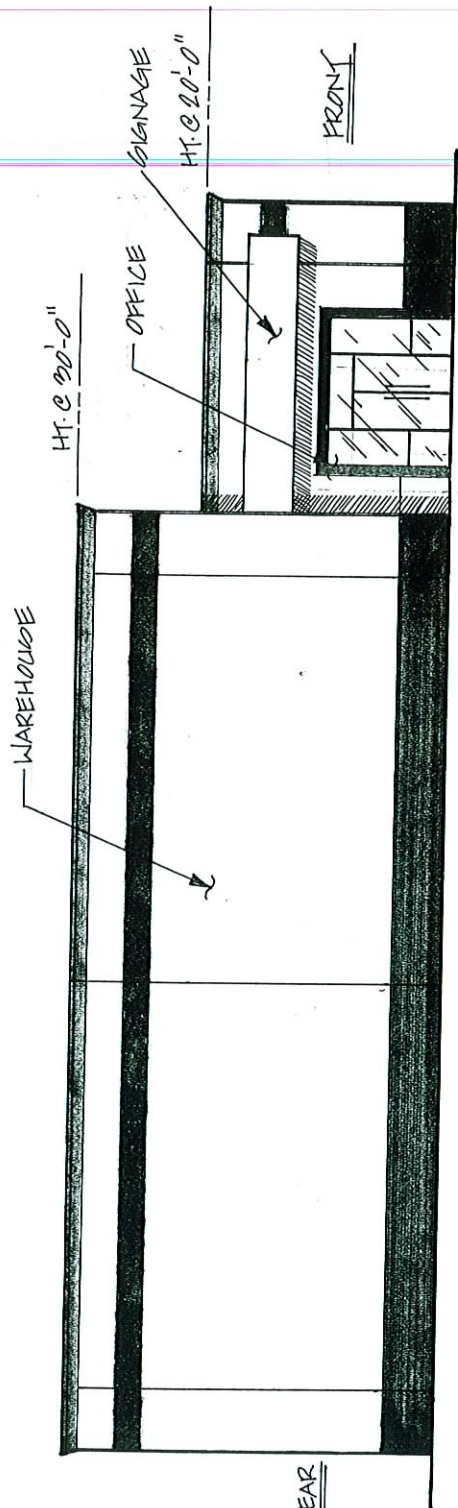




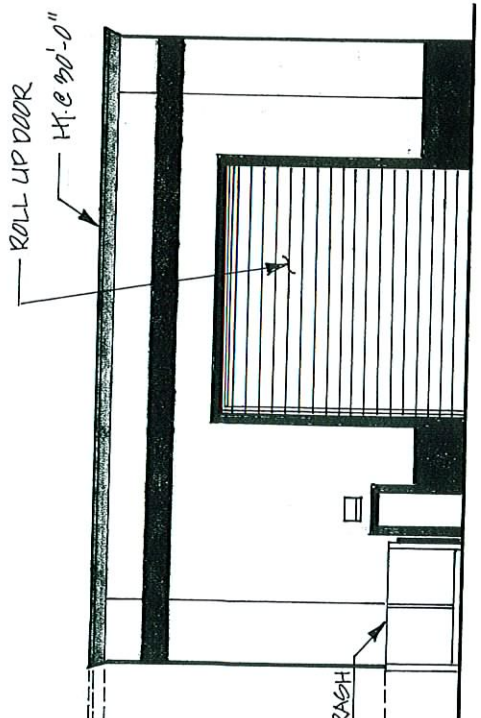




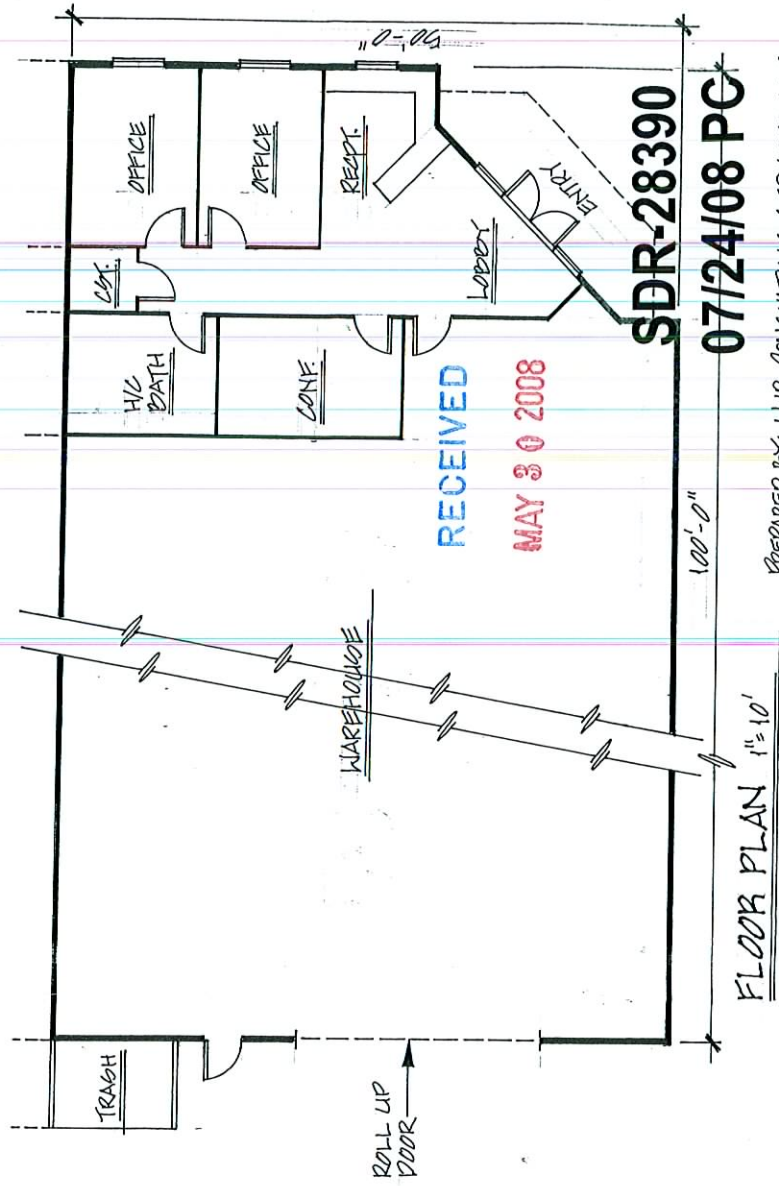
RAINBOW BUSINESS  
PARK  
CONCEPTUAL FLOOR  
PLANS / ELEVATIONS



FRONT / SIDE ELEVATION  
 1" = 10'

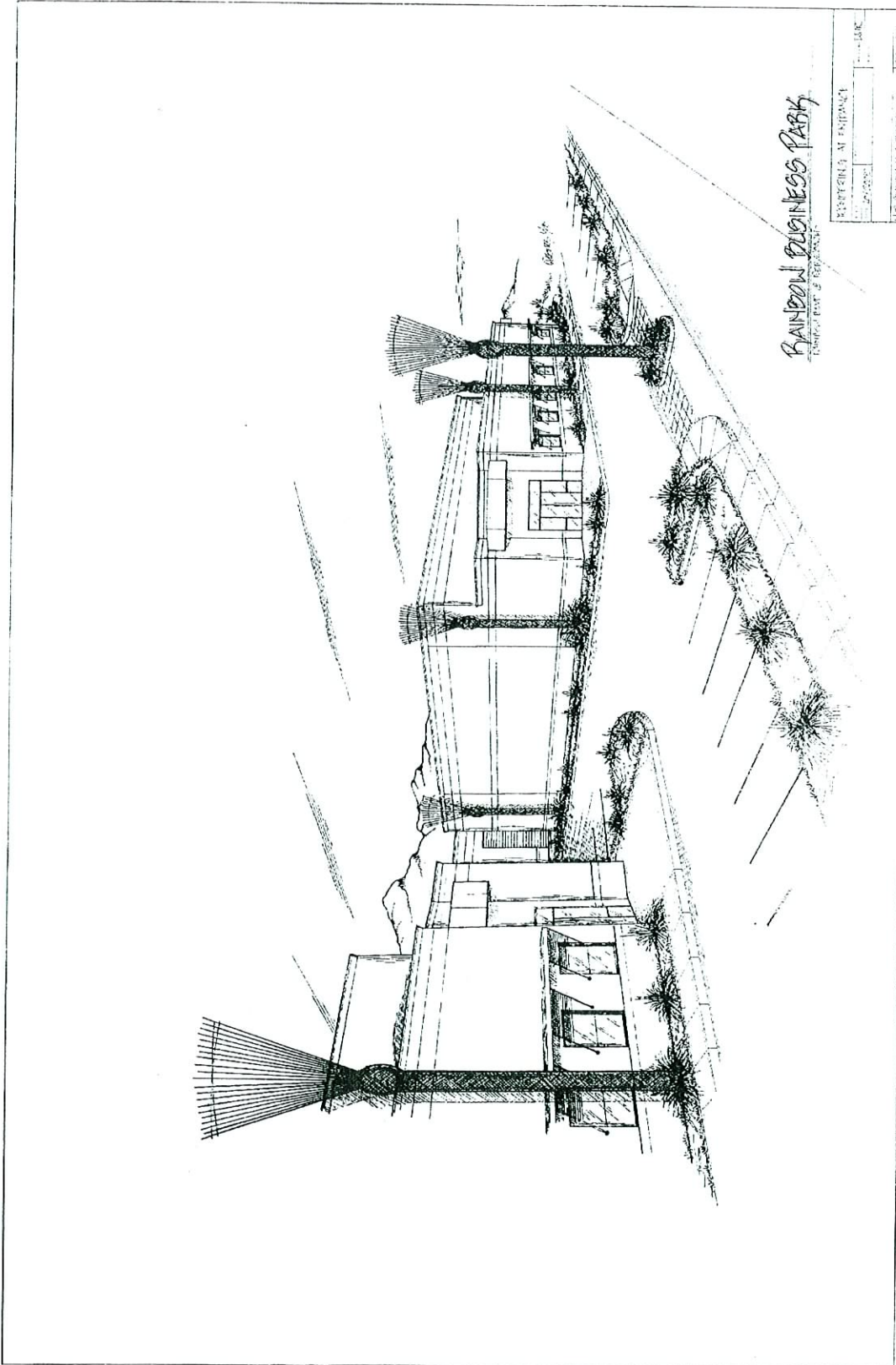


REAR ELEVATION  
 1" = 10'



FLOOR PLAN  
 1" = 10'

PREPARED BY: WJR CONSULTING SERVICES, LLC



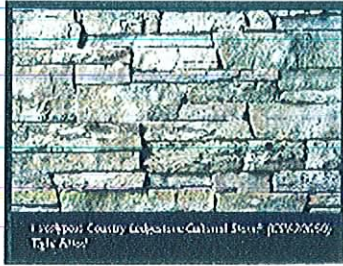
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SDR-28390  
07/24/08 PC

# RAINBOW BUSINESS PARK

## EXTERIOR COLORS



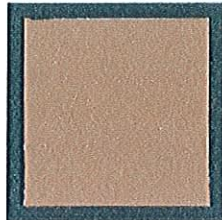
EUCALYPTUS COUNTRY LEDGESTONE  
CULTURED STONE - CSV-20350  
TIGHT FITTED



FRAZEE  
Babouche  
CL 2832M

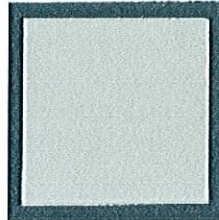
## STONE VENEER

## FIELD COLOR



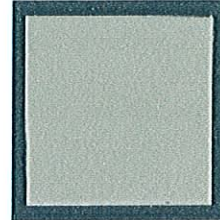
### ACCENT

FRAZEE  
Rum Swizzle  
CL 2706A



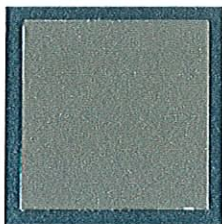
### ACCENT

FRAZEE  
Wood Ash  
CL 21154D



### ACCENT

FRAZEE  
Deck Chair  
CL 2684D



### ACCENT

FRAZEE  
Wheel Barrow  
CL 2688N



### ACCENT

FRAZEE  
Sonic Boom  
CL 3116D

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<b>SDR 28390</b>				
<b>Scott Ashjian</b>				
<b>4505 &amp; 4515 Balsam St. and 4491 N. Rainbow Blvd.</b>				
Proposed 63.25 thousand square foot warehouse center.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	12	11.01	132
AM Peak Hour			1.55	19
PM Peak Hour			1.49	18
<i>(heaviest 60 minutes)</i>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	51.25	4.96	254
AM Peak Hour			0.45	23
PM Peak Hour			0.47	24
<i>(heaviest 60 minutes)</i>				
<b>Existing Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6.1	11.01	67
AM Peak Hour			1.55	9
PM Peak Hour			1.49	9
<i>(heaviest 60 minutes)</i>				
<b>Net Increase</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	WAREHOUSE CENTER [1000 SF]	63.25		386
AM Peak Hour				42
PM Peak Hour				42
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets: Count data unavailable for Balsam St. and Red Coach Ave.</b>				
<b>Rainbow Blvd.</b>				
Average Daily Traffic (ADT)	6,997			
PM Peak Hour	560			
<i>(heaviest 60 minutes)</i>				

<b>Lone Mountain Rd.</b>				
Average Daily Traffic (ADT)	12,072			
PM Peak Hour <i>(heaviest 60 minutes)</i>	966			
<b>Craig Rd.</b>				
Average Daily Traffic (ADT)	35,267			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2821			
<b>Traffic Capacity of adjacent streets:</b>				
	Adjacent Street ADT Capacity			
Rainbow Blvd.	16300			
Lone Mountain Rd.	32775			
Craig Rd.	51800			
<p>This project will add approximately 386 trips per day on Rainbow Blvd., Lone Mountain Rd., &amp; Craig Rd. This will increase expected volumes by about 6 percent on Rainbow, by about 3 percent on Lone Mountain, and by about 1 percent on Craig. Rainbow is currently at about 43 percent of capacity, Lone Mountain is at about 37 percent of capacity, and Craig is at about 68 percent of capacity. Count data was unavailable for Balsam St. and Red Coach Ave., but both are believed to be under capacity as well.</p>				
<p>Based on Peak Hour use, this development will add roughly 42 additional cars into the area; which works out to about 2 every 3 minutes.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				