





VICINITY MAP

TABULATION

APN: 198-08-001-001, 010, 013, 014, 002-001, 005

Gross Acreage	RE
Existing Zoning	C-SP / M-1
Proposed Zoning	12,000 SF
Office Space	11,250 SF
Vehicle Space	111
Parking Provided	116
EXISTING PLANT LIST	07/24/08

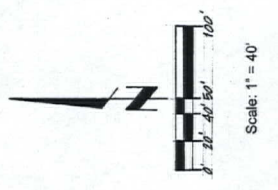
PLANT LIST

COMMON NAME	SIZE
TREES	
Mondel Pine	24" Box
Showering Acacia	24" Box
Purple Leaf Plum	24" Box
Dick's	24" Box
Canary Palms	24" Box
SHRUBS	
Euonymus	5 Gal
Juniper	5 Gal
Dwarf Mock Orange	5 Gal
Red Fountain Grass	5 Gal
Red Tip Foliola	5 Gal
Texas Rangers	5 Gal
Blackberry	5 Gal
Indian Hawthorne Tree	5 Gal
Rosemary Creeping	5 Gal
Day Lilies	5 Gal

Note: All Ground Cover to consist of Chert or Decomposed Granite (Typical).

Note: LANDSCAPE SHALL BE PROVIDED WITHIN EACH BUILDING & MAINTENANCE AREA (TYP).

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SDR-28390
REVISED
07/24/08 PC

RAINBOW BUSINESS PARK	
DATE: 07/24/08	APPROVED BY: [Signature]
CONCEPTUAL SITE PLAN	
WIR CONSULTING SERVICES, LLC	

RED COACH

330' +/-

RAINBOW BOULEVARD

Existing LDS Church Existing LDS Church

Existing Block Wall

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BALSAM STREET

Existing Self Storage

Existing Office Building

Existing Self Storage

EXISTING FIRE EMERGENCY ACCESS

EXISTING CALIF. SEC. TO BE VACATED / MAINTAIN ACCESS TO FIRE DEPT. TRUCKS

EXISTING SELF STORAGE

SECTION OF BALCONY TO BE VACATED

PROPOSED M-1 ZONING

PROPOSED C-40 ZONING

DR. H. GRAGGSON FREEWAY

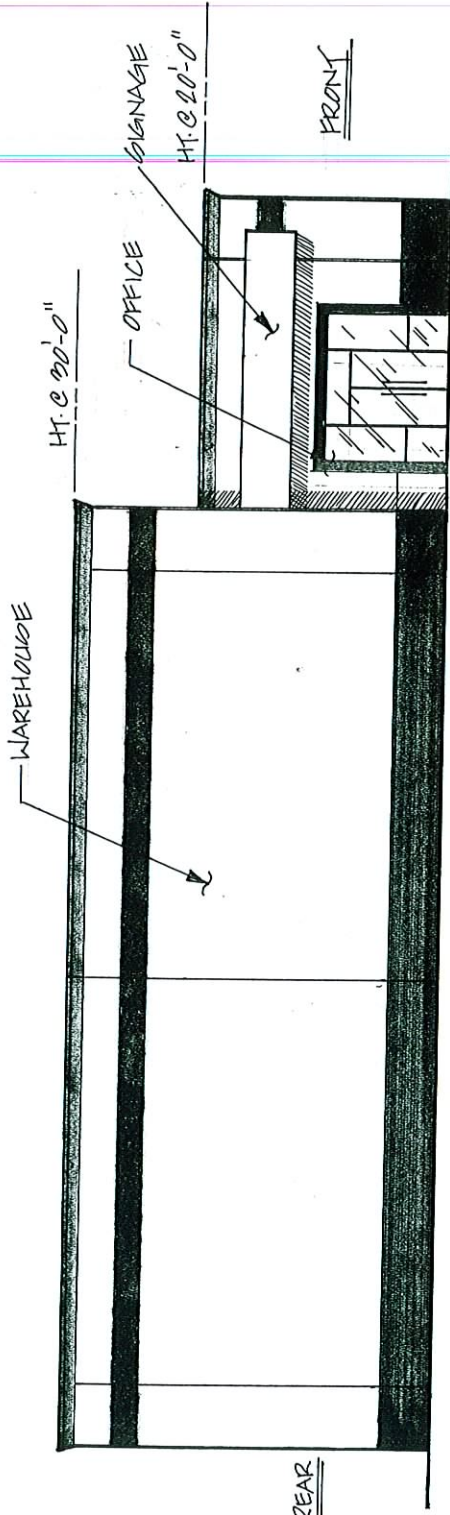
PROPOSED EQUIPMENT YARD

Construct Min. 6' Ht. Block Wall

UNREVEALED

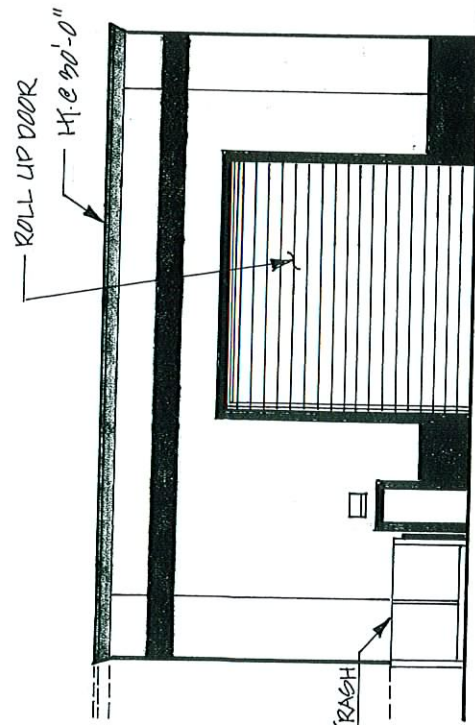
FIRE ACCESS

EXISTING BLOCK WALL



FRONT / SIDE ELEVATION

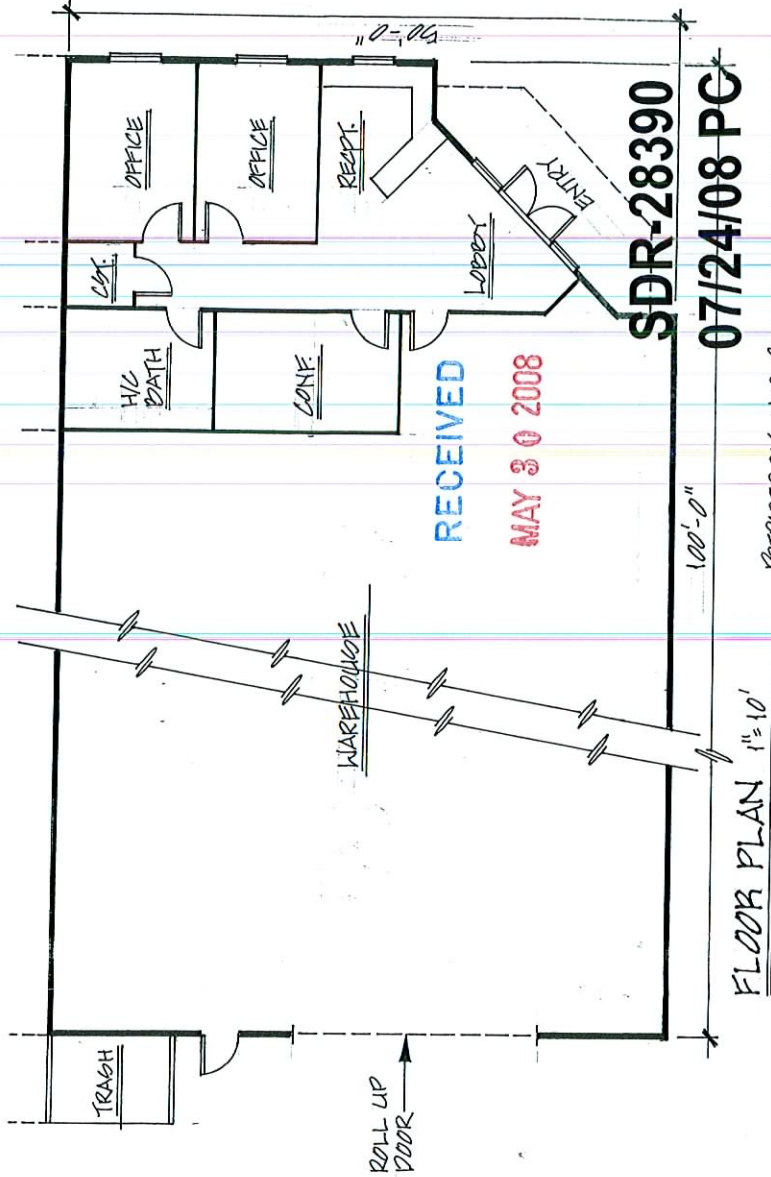
1" = 10'



REAR ELEVATION

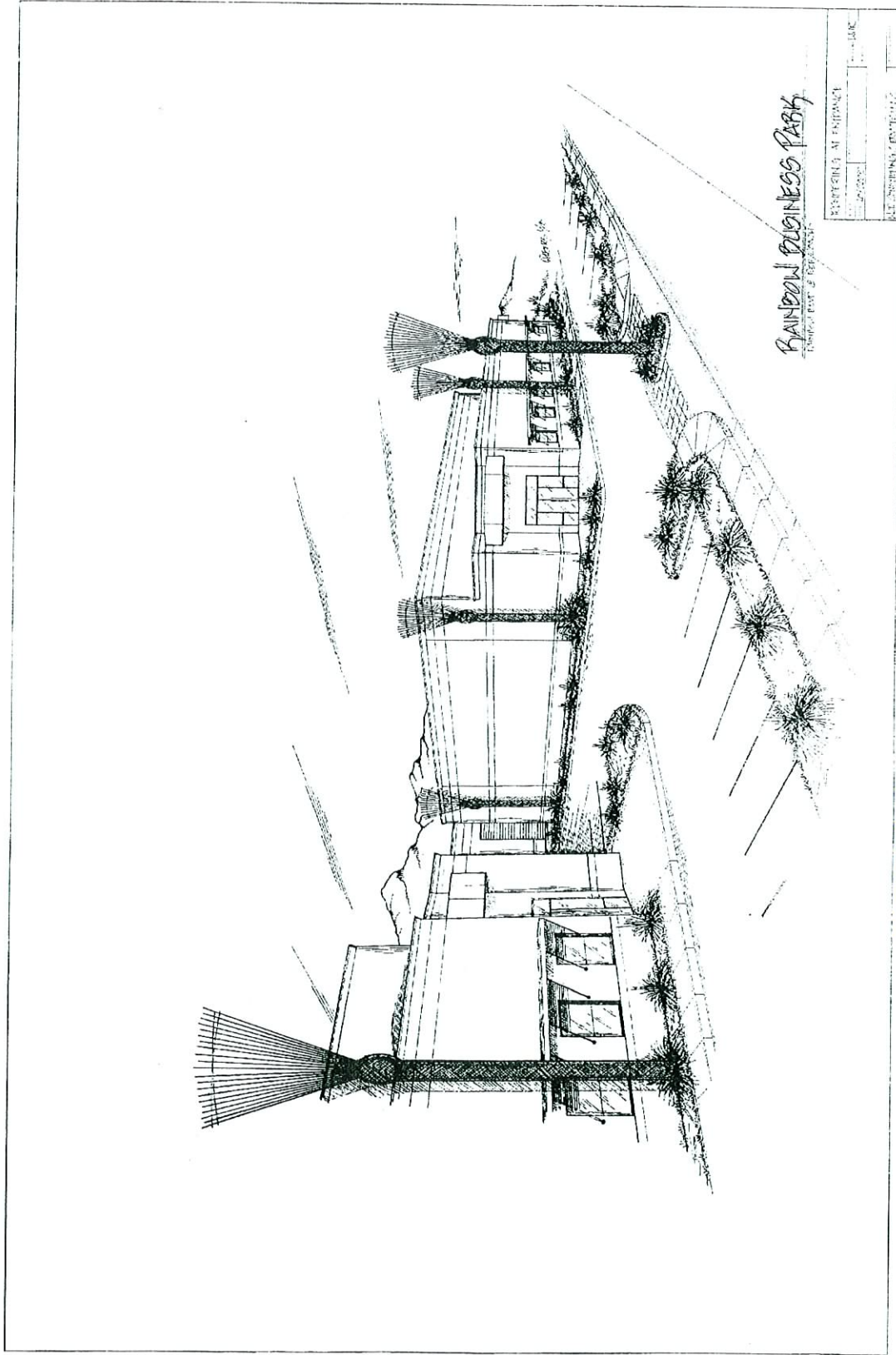
1" = 10'

RAINBOW BUSINESS
PARK
CONCEPTUAL FLOOR
PLANS / ELEVATIONS



FLOOR PLAN 1" = 10'

PREPARED BY: WIR CONSULTING SERVICES, LLC



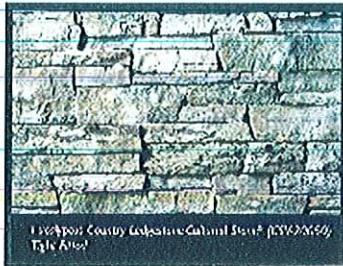
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RAINBOW BUSINESS PARK

EXTERIOR COLORS



EUCALYPTUS COUNTRY LEDGESTONE
CULTURED STONE - CSV-20050
TIGHT FITTED



FRAZEE
Babouche
CL 2802M

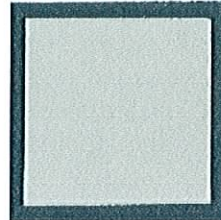
STONE VENEER

FIELD COLOR



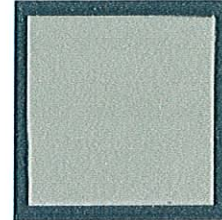
ACCENT

FRAZEE
Rum Swizzle
CL 2706A



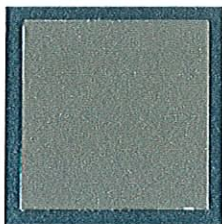
ACCENT

FRAZEE
Wood Ash
CL 28154D



ACCENT

FRAZEE
Deck Chair
CL 2604D



ACCENT

FRAZEE
Wheel Barrow
CL 2688N



ACCENT

FRAZEE
Sonic Boom
CL 3106D

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SDR-28390
07/24/08 PC

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

Lone Mountain Rd.				
Average Daily Traffic (ADT)	12,072			
PM Peak Hour <i>(heaviest 60 minutes)</i>	966			
Craig Rd.				
Average Daily Traffic (ADT)	35,267			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2821			
Traffic Capacity of adjacent streets:				
	Adjacent Street ADT Capacity			
Rainbow Blvd.	16300			
Lone Mountain Rd.	32775			
Craig Rd.	51800			
This project will add approximately 386 trips per day on Rainbow Blvd., Lone Mountain Rd., & 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.				
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.				
Note that this report assumes all traffic from this development uses all named streets.				