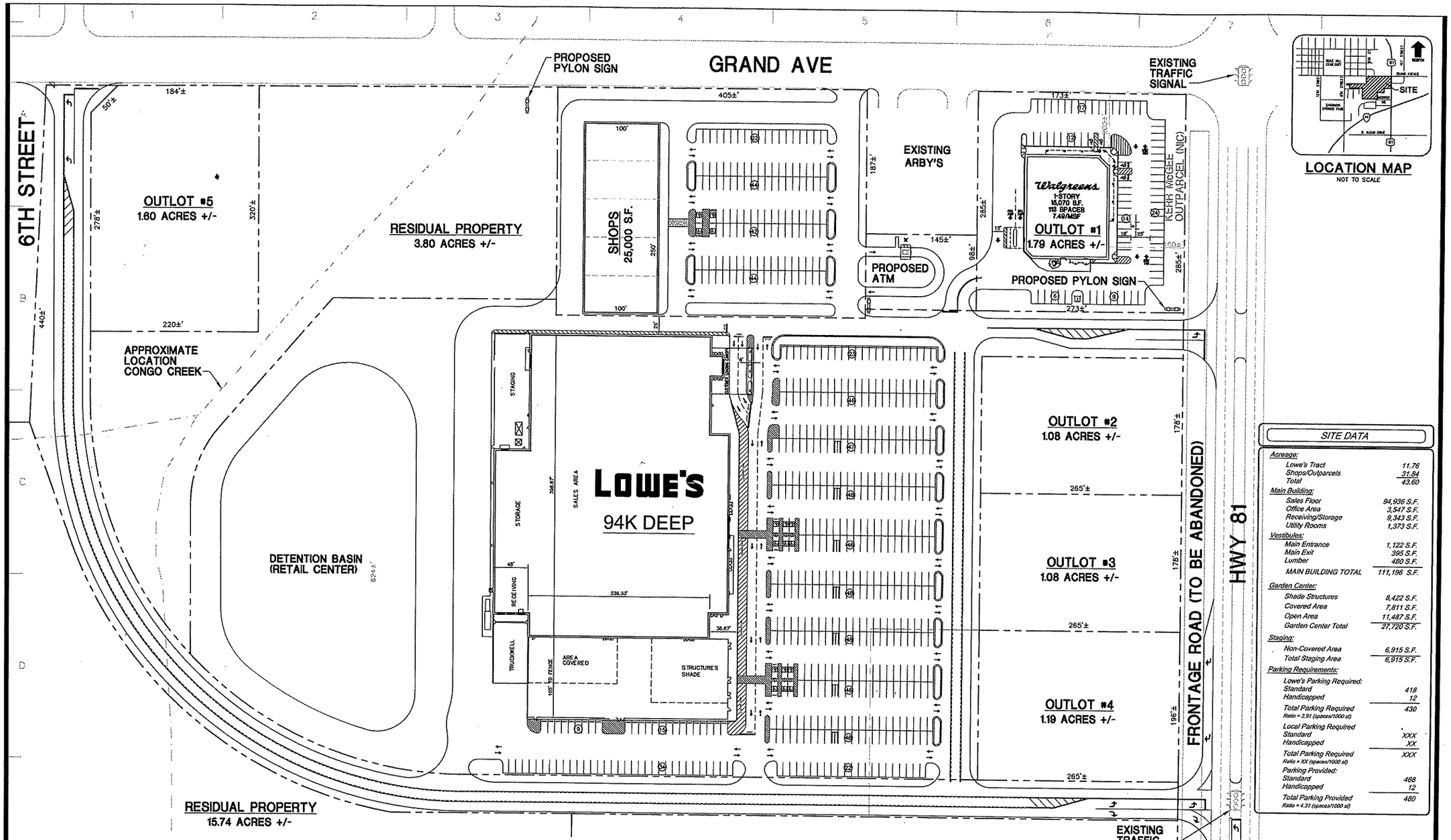

LOCATION MAP

NOT TO SCALE

SITE DATA

Acreage:	
Lowe's Tract	11.76
Shops/Outparcels	31.84
Total	43.60
Main Building:	
Sales Floor	94,936 S.F.
Office Area	3,547 S.F.
Receiving/Storage	9,343 S.F.
Utility Rooms	1,373 S.F.
Vestibules:	
Main Entrance	1,122 S.F.
Main Exit	395 S.F.
Lumber	480 S.F.
MAIN BUILDING TOTAL	111,196 S.F.
Garden Center:	
Shade Structures	8,422 S.F.
Covered Area	7,811 S.F.
Open Area	11,487 S.F.
Garden Center Total	27,720 S.F.
Staging:	
Non-Covered Area	6,915 S.F.
Total Staging Area	6,915 S.F.
Parking Requirements:	
Lowe's Parking Required:	
Standard	418
Handicapped	12
Total Parking Required (Ratio = 3.91 (spaces/1000 sf))	430
Local Parking Required	
Standard	XXX
Handicapped	XX
Total Parking Required (Ratio = XX (spaces/1000 sf))	XXX
Parking Provided:	
Standard	468
Handicapped	12
Total Parking Provided (Ratio = 4.31 (spaces/1000 sf))	480

WALGREEN'S SITE ANALYSIS

WALGREENS	15,070 S.F.
TOTAL PARKING	82 SPACES
RATIO	5.44/1,000 S.F.

SITE AREA ANALYSIS

LOWE'S	14.11 ± AC.
SHOPS	2.76 ± AC.
OUTLOT 1	1.79 ± AC.
OUTLOT 2	1.08 ± AC.
OUTLOT 3	1.08 ± AC.
OUTLOT 4	1.19 ± AC.
OUTLOT 5	1.60 ± AC.
ATM	0.33 ± AC.
ROAD R/W	2.87 ± AC.
RESIDUAL PROPERTY	19.54 ± AC.
SITE AREA	46.35 ± AC.

NOTE:
THIS CHART IN FOR CONCEPTUAL PURPOSES ONLY. ACREAGE ARE APPROXIMATE AND MAY VARY DEPENDING ON ACTUAL BOUNDARY SURVEY.

OVERALL SITE ANALYSIS

LOWE'S	111,196 S.F.
SHOPS	25,000 S.F.
TOTAL	136,196 S.F.
TOTAL PARKING	632 SPACES
RATIO	4.68/1,000 S.F.

LOWE'S SITE ANALYSIS

LOWE'S	111,196 S.F.
TOTAL PARKING	480 SPACES
RATIO	4.31/1,000 S.F.

NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY, DRAINAGE, ETC.. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

CONCEPTUAL SITE PLAN

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Wolverton & Associates
Consulting Engineers + Land Surveyors
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Phone: (770) 447-9999 - Fax: (770) 447-9070
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Project Title
PROPOSED COMMERCIAL DEVELOPMENT
CHICKASHA, OK
CHICKASHA PARTNERS, L.L.C.

REVISIONS	BY

DRAWN BY	RD
CHECKED BY	TS
DATE	1/24/2006
SCALE	1"= 60'
JOB No.	06-101
SHEET NUMBER	P-1
OF	SHEETS

06-101V1.DWG

USER: rdunn – Jan 24, 2006 – 11:40am
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