



NOTE:
ELMAR COURT AND FREETHY BLVD.
VACATED BY CITY. TOTAL AREA
APPROXIMATELY 3.3 ACRES.

NOTE:
EASTERN EDGE OF GOODRICK AVE.
IMPROVED PER GUIDELINES
PROVIDED IN EVALUATION AND
EMERGING PLAN CONCEPTS - REPORT:
GENERAL PLAN AMENDMENT FOR
AREA 12; PAGE 38. A REPORT
PREPARED FOR THE RICHMOND
PLANNING COMMISSION BY DYETT
& BHATIA DRAFT DATED 11/6/2017

- TURBINE
 - PROPANE TANK
 - CO2 TANK
- | | |
|--|--|
| | PRODUCTION GREEN HOUSES 112,752 SF
37 BLDGS. (4 @ 30x100) AND (3@36x96) |
| | NURSERY GREENHOUSE - 4,800 SF FOOTPRINT |
| | PROCESSING CENTER
20,970 SF FOOTPRINT - 1 BLDG. |
| | CAFE - 3,200 SF GREENHOUSE BLDG.
+ 1,500 SF DECK |
| | OFFICE/CONFERENCE BLDG.
3,200 SF GREENHOUSE |
| | COVERED OPEN AIR SHUTTLE BUS STOP |
| | EMPLOYEE BREAK FACILITIES - RESTROOM BLDG.WITH
COVERED OPEN AIR LUNCH AREAS. BLDG. CAN
ACCOMMODATE SHOWER. |

PARKING SECURE :	256
PARKING OPEN TO PUBLIC	54
TOTAL	310

- NOTES:
- 1) Site plan includes five employee break areas. These are labeled E1-E5. Typical break facility includes a prefab restroom building with urinals toilet room, separate shower, and covered open-air lunch area. Building footprint 12'x16' with an 14'x 24' area covered by roof. Employee break area E1 is a larger facility with two toilet rooms, a shower, and a larger covered open-air lunch area. Footprint of area covered by roof is 18'x30'. Employee break areas include bike racks to accommodate fleet of flex bikes to be maintained by owner on site.
 - 2) Parking and vehicle circulation are shown at a schematic level of design. Additional study is required to refine the physical design of parking and circulation. Quantity of parking spaces may change based on further refinement of site plan layout.
 - 3) Site plan includes a total of seven trash / recycling bin enclosures. These structures to be black metal enclosures with vine planting and metal gates. Typical enclosures (D1-D6) are uncovered and interior surface of enclosure surface drains. The enclosure proximate to the cafe building (D7) will include an overhead roof and drainage to sanitary sewer.

BAY TRAIL IMPROVEMENTS
BEGIN/END AT THIS POINT



POWERPLANT PARK - SITE PLAN

May 16, 2018