

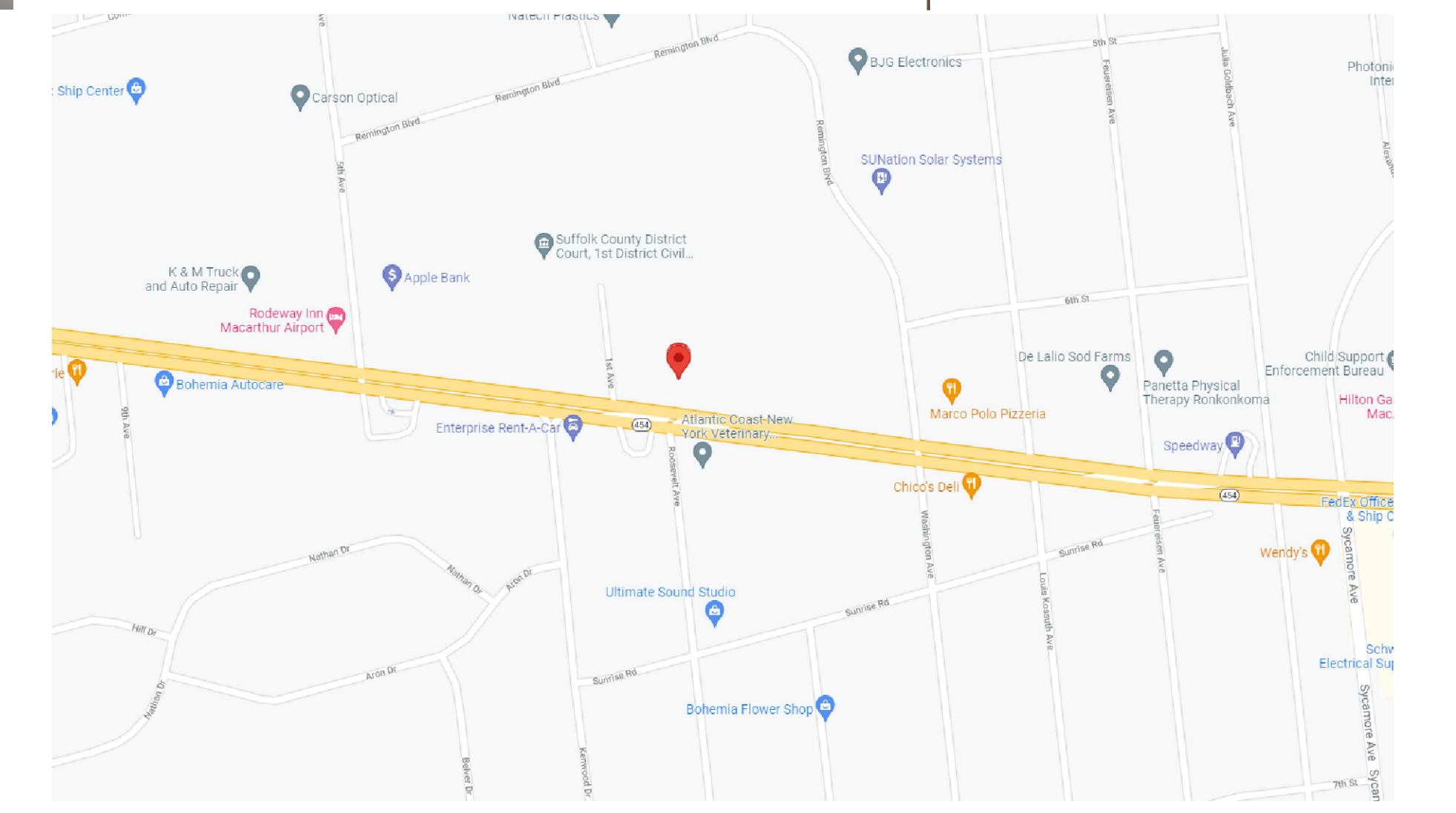
PROJECT DATA:

SITE AREA:	
GROSS:	4.98 AC
BUILDING FOOTPRINT: 216,914 SF	
BUILDING USE:	
WAREHOUSE	71,347 SF
OFFICE @ 5%	4,085 SF
COVERAGE:	
GROSS:	35%
PARKING REQUIRED:	
WAREHOUSE 1/1000 SF	71 STALLS
OFFICE 1/200 SF	20 STALLS
TOTAL	92 STALLS
PARKING PROVIDED:	
AUTO:	107 STALLS
FUTURE:	14 STALLS
TOTAL:	121 STALLS
	@1.6/1000 SF
<i>REQ. ACCESSIBLE</i>	<i>5 STALLS</i>
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	16
○ GRADE-LEVEL DOORS	2

DEVELOPMENT STANDARDS:

ZONING: ICD	
MAX. F.A.R.:	0.35
MAX. COVERAGE:	TBD
MAX. HEIGHT:	60 FT
BUILDING SETBACKS:	
FRONT:	100 FT
SIDE:	25 FT
REAR:	25 FT
LANDSCAPE SETBACKS:	
FRONT:	8 FT
SIDE:	5 FT
REAR:	5 FT
LANDSCAPE REQ.: 20%	
OFF-STREET PARKING:	
STANDARD:	9X19
COMPACT:	TBD
COMPACT %:	TBD
DRIVE AISLE:	23 FT
FIRE LANE:	20 FT
OVERHANG:	2 FT
TREE WELL:	6 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
MANUF:	1/1000 SF
OFFICE:	1/200 SF

- NOTES:**
- 100 feet from Veterans Memorial Highway, 50 feet from other streets.
 - 50 feet adjacent to residential.
 - Net lot area exclusive of buffers.
 - 0 or four (4) stories.
 - To be determined by city.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

1" = 30'

0 15 30 60 150 NORTH