



PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE AREA:			ZONING:	M-2
GROSS:	78.60 AC		MAX. HEIGHT:	100 FT
	3,423,764 SF			
DETENTION:	@ 8%	264,437 SF	BUILDING SETBACKS:	
DEDICATED R.O.W.:		16,426 SF	FRONT:	0 FT <sup>3</sup>
NET:		72.15 AC	SIDE:	0 FT <sup>4</sup>
		3,142,901 SF	REAR:	9 FT
BUILDING FOOTPRINT:			LANDSCAPE SETBACKS:	
INDUSTRIAL BLDG	1,004,400 SF		FRONT:	20 FT <sup>5</sup>
BUILDING USE:			OFF-STREET PARKING:	
WAREHOUSE	977,520 SF		STANDARD:	9X18
OFFICE AND FUT. OFFICE	@ 3%	26,880 SF	COMPACT:	9X16
COVERAGE:			COMPACT %:	25%
GROSS:	29%		DRIVE AISLE:	24 FT
NET:	32%		OVERHANG:	2 FT
PARKING REQUIRED:			REQ. PARKING RATIO BY USE:	
WAREHOUSE			WAREHOUSE:	2/3 EMP <sup>1</sup>
FIRST 20K	1/1000 SF	20 STALLS	MANUF	2/3 EMP <sup>2</sup>
SECOND 20K	1/2000 SF	10 STALLS	OFFICE:	1/250 SF
OVER 40K	1/4000 SF	234 STALLS		
OFFICE	1/250 SF	108 STALLS		
TOTAL		372 STALLS		
PARKING PROVIDED:			NOTES:	
AUTO:	435 STALLS		1 but in no event less than:	
	@0.43/1000 SF		a. 1/1000 for the first 20,000 sf	
	9 STALLS		b. 1/2000 for the second 20,000 sf	
			c. 1/4000 for floor area in excess of 40,000 sf	
			2 but in no event less than 2 spaces per 1000 sf GFA.	
			3 No front yard shall be required except that where the	
			frontage, as defined, lies partly within the M-2 District	
			and partly within a residential district, the residential	
			district yard requirement on that street shall apply as the	
			front yard requirement.	
			4 Interior side yard - No interior side yard required, except	
			that where a side lot line in the M-2 district abuts a	
			residential district, there shall be an interior side yard of	
			not less than 5 feet. In cases where no interior side yard	
			is required, but is voluntarily provided, interior side yard	
			shall be 5 feet.	
			5 50 feet from right-of-way of a Federal, State Trunk or	
			County Truck highways.	

TRUCK DOCKS:	
<b>INDUSTRIAL BLDG</b>	
▲ DOCK-HIGH DOORS	100
△ FUTURE DOCK-HIGH DOORS	87
● GRADE-LEVEL DOORS	4

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.

Stormwater Management Design:  
CIVIL ENGINEERED

Boundary Source:  
CIVIL CAD

