



PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:		<b>ZONING:</b> I	
GROSS:	175.85 AC	MAX. F.A.R.:	TBD <sup>3</sup>
	7,660,036 SF	MAX. COVERAGE:	TBD <sup>3</sup>
DETECTION:	@ 14%	MAX. HEIGHT:	50 FT <sup>4</sup>
NET:	151.34 AC	<b>BUILDING SETBACKS:</b>	
	6,592,238 SF	FRONT:	50 FT
<b>BUILDING AREA:</b>		SIDE:	30 FT
BUILDING 1:	1,071,600 SF	REAR:	30 FT
BUILDING 2:	1,003,600 SF	<b>LANDSCAPE SETBACKS:</b>	
BUILDING 3:	888,300 SF	FRONT:	TBD <sup>3</sup>
TOTAL FOOTPRINT:	2,963,500 SF	SIDE:	5 FT
<b>COVERAGE:</b>		REAR:	5 FT
GROSS:	39%	<b>LANDSCAPE REQ.:</b> TBD <sup>3</sup>	
NET:	45%	<b>OFF-STREET PARKING:</b>	
<b>BUILDING 1</b>		STANDARD:	9X18
▲ DOCK-HIGH DOORS	208	COMPACT:	8.5X15 <sup>3</sup>
● GRADE-LEVEL DOORS	4	COMPACT %:	TBD <sup>3</sup>
REQ. PARKING @ 3% OFFICE	822 STALLS	DRIVE AISLE:	24 FT
AUTO PARKING	640 STALLS	FIRE LANE:	26 FT <sup>3</sup>
	@0.6/1000 SF	OVERHANG:	TBD <sup>3</sup>
	13 STALLS	TREE WELL:	TBD
REQ. ACCESSIBLE	289 STALLS	<b>REQ. PARKING RATIO BY USE:</b>	
TRAILER STALLS	289 STALLS	WAREHOUSE:	1/1500 SF <sup>2</sup>
<b>BUILDING 2</b>		MANUF:	1/800 SF <sup>1</sup>
▲ DOCK-HIGH DOORS	214	OFFICE:	1/250 SF
● GRADE-LEVEL DOORS	4	<b>NOTES:</b>	
REQ. PARKING @ 5% OFFICE	836 STALLS	1 1 per 1.5 employees on Maximum shift, or 1/800 of whichever is greater.	
AUTO PARKING	550 STALLS	2 4 spaces, plus 1 per 1500 sf over 4500 sf, or when the number of employees is specifically indicated, 1 space for each 1.5 employees employed on the premises.	
	@0.55/1000 SF	3 To be determined by city.	
	11 STALLS	4 4 stories or 50 ft., whichever is lower.	
REQ. ACCESSIBLE	304 STALLS	<b>A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.</b>	
TRAILER STALLS	304 STALLS		
<b>BUILDING 3</b>			
▲ DOCK-HIGH DOORS	210		
● GRADE-LEVEL DOORS	4		
REQ. PARKING @ 5% OFFICE	740 STALLS		
AUTO PARKING	568 STALLS		
	@0.64/1000 SF		
	11 STALLS		
REQ. ACCESSIBLE	289 STALLS		
TRAILER STALLS	289 STALLS		

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: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: PDF ALTA SURVEY

