



PROJECT DATA :

GROSS SITE AREA :	22.36 AC (974,120 SF)
BUILDING LOT AREA:	18.33 AC (798,391 SF)
DETENTION LOT AREA:	4.03 AC (175,729 SF)
BUILDING AREA:	385,398 SF
COVERAGE (GROSS)	40%
COVERAGE (NET: LESS DETENTION LOT):	48%
AUTO PARKING PROVIDED:	
PROPOSED:	375 STALLS
LAND-BANKED:	11 STALLS
TOTAL:	386 STALLS
PARKING REQUIRED:	
WAREHOUSE:	1 STALL : 1,000 SF or 1 STALL : 1.5 EMP.
TOTAL:	386 AUTO STALLS
DOCK-HIGH TRUCK-DOORS:	
PROPOSED:	38 DOCKS
KNOCK-OUT (FUTURE):	32 DOCKS
FUTURE TOTAL:	70 DOCKS
DRIVE-IN-DOORS:	4 TOTAL

TENANT DATA :

TENANT 'A' AREA:	191,360 SF
AUTO PARKING PROVIDED:	151 STALLS
DOCK-HIGH TRUCK-DOORS:	
PROPOSED:	17 DOCKS
KNOCK-OUT (FUTURE):	15 DOCKS
FUTURE TOTAL:	32 DOCKS
DRIVE-IN-DOORS:	2 TOTAL
TENANT 'B' AREA:	97,019 SF
AUTO PARKING PROVIDED:	112 STALLS
DOCK-HIGH TRUCK-DOORS:	
PROPOSED:	11 DOCKS
KNOCK-OUT (FUTURE):	8 DOCKS
FUTURE TOTAL:	19 DOCKS
DRIVE-IN-DOORS:	1 TOTAL
TENANT 'C' AREA:	97,019 SF
AUTO PARKING PROVIDED:	112 STALLS
DOCK-HIGH TRUCK-DOORS:	
PROPOSED:	10 DOCKS
KNOCK-OUT (FUTURE):	9 DOCKS
FUTURE TOTAL:	19 DOCKS
DRIVE-IN-DOORS:	1 TOTAL

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.

