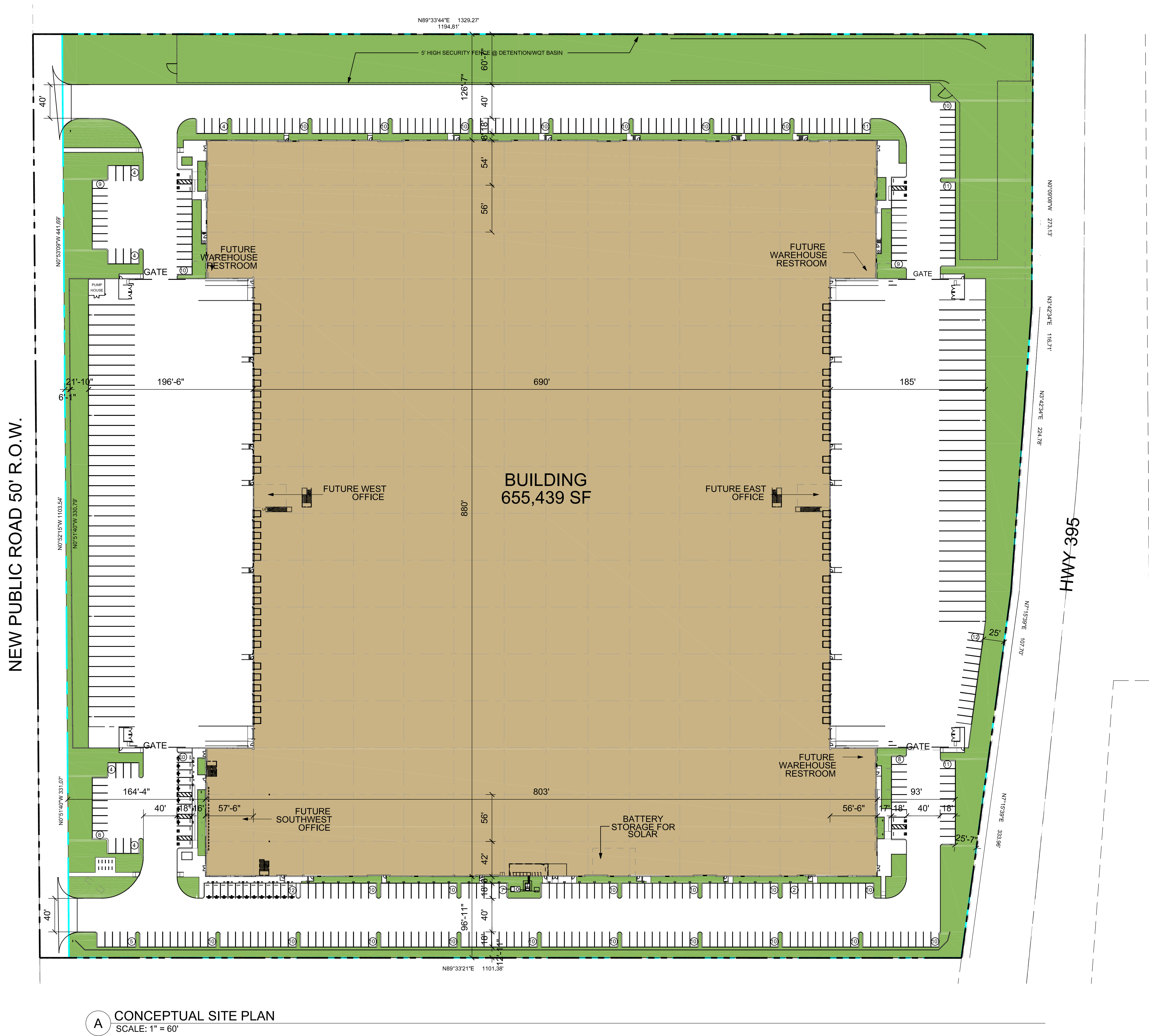


Attachment 1-Site Plan



A CONCEPTUAL SITE PLAN
SCALE: 1" = 60'

PROJECT INFORMATION SCHEME 10			12.21.2023
GROSS SITE AREA	29.49 AC	1,284,765 SF	
NET SITE AREA	28.61 AC	1,246,211 SF	
NET FAR		52.6%	
MAX FAR		100.0%	
ZONE:		BUSINESS PARK	
SETBACKS(BLDG):			
STREET FRONT BLDG. SETBACK		25'	
SIDE BLDG. SETBACK		0'	
REAR SETBACK		0'	
TOTAL BUILDING AREA		655,439 SF	
FOOTPRINT		650,439 SF	
WAREHOUSE		639,439	
OFFICE		11,000	
MEZZANINE			
OFFICE		5,000	
TOTAL PARKING REQUIRED (9' x 18')		310	
WAREHOUSE @ 20 x 0.40/1,000		256	
OFFICE @ 3.33/1,000		54	
TRAILER REQUIREMENT			
1/DOCK HI DOOR		60	
PARKING PROVIDED (9' x 18')		377	
STANDARD		349	
VAN ADA		4	
ADA		12	
EVCS ADA		1	
EVCS VAN		1	
EV		21	
CLEAN AIR		10	
TRAILER SPACES PROVIDED		74	
LANDSCAPE	REQUIRED	10.0% 128,476 SF	
	PROVIDED	15.3% 190,772 SF	