



LEGEND

1. SITE LAYOUT OF BUILDINGS, PARKING AND LOADING AREAS ARE PROVIDED AS SHOWN. THE PROPOSED PARKING AND LOADING AREAS ARE CONSIDERED AS A GENERAL GUIDE ONLY. THE FINAL LAYOUT OF BUILDINGS, PARKING AND LOADING AREAS SHALL BE DETERMINED BY THE ARCHITECT.

2. OTHER LAYOUTS ARE TO BE PROVIDED BY THE ARCHITECT AND SHALL BE PROVIDED AS A GENERAL GUIDE ONLY. THE FINAL LAYOUT OF BUILDINGS, PARKING AND LOADING AREAS SHALL BE DETERMINED BY THE ARCHITECT.

TRIANGLE SITE SUMMARY

PROPOSED LOT: 154.963 ± ACRES

ZONING: GRUFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL

PROPOSED USE: SPECIALIZED FOOD PRODUCTION

	REQUIRED	PROVIDED
LOT AREA	2 ACRES MIN.	154.963 ± ACRES
ROAD FRONTAGE	250 FT	424.5 FT
SET BACKS		
FRONT	40 FT	1,236.2 ± FT MIN (GATEWAY)
SIDE	15 FT	0 FT MIN (CONNECTOR)
REAR	30 FT	178.7 ± FT MIN (MAIN FACILITY)
BUILDING HEIGHT	60 FT & 5 STORIES	130' (PB APPROVAL REQ'D)
BUILDING COVERAGE	40% MAX	25.3%
LANDSCAPE COVERAGE	15% MIN.	56.7%

GOLF COURSE SITE SUMMARY

PROPOSED LOT: 98.226 ± ACRES

ZONING: GRUFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL

PROPOSED USE: SPECIALIZED FOOD PRODUCTION

	REQUIRED	PROVIDED
LOT AREA	2 ACRES MIN.	98.226 ± ACRES
ROAD FRONTAGE	250 FT	690 FT
SET BACKS		
FRONT	40 FT	646.4 ± FT MIN (ASRS)
SIDE	15 FT	0 FT MIN (CONNECTOR)
REAR	30 FT	234.8 ± FT MIN (ASRS)
BUILDING HEIGHT	60 FT & 5 STORIES	130' (PB APPROVAL REQ'D)
BUILDING COVERAGE	40% MAX	5.1%
LANDSCAPE COVERAGE	15% MIN.	83.3%

PARKING SUMMARY

PARKING STALL DIMENSIONS: 9'x20' MIN. (9'x20' PROVIDED)

PARKING AISLE DIMENSIONS: 20' MIN. (22' - 24' PROVIDED)

PROPOSED LOTS:

	STRUCTURES = 2,088,477 SQ FT (TRIANGLE SITE) = 1,694,967 SQ FT (GOLF COURSE SITE) = 393,510 SQ FT
USE:	OFFICE = 114,030 SQ FT INDUSTRIAL, GENERAL = 1,997,447 SQ FT ±
	MIN. REQUIRED PROVIDED MAX.
OFFICE USE	229 SPACES 1,140 SPACES
INDUSTRIAL, GENERAL USE	N/A 19,975 SPACES
TOTAL	229 SPACES 1,001 SPACES 21,115 SPACES
ADA SPACES (1,001 SPACES)	20 SPACES 28 SPACES



STRUCTURA
ARCHITECTS

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REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2020	ISSUED FOR PERMIT
2	01/15/2020	ISSUED FOR PERMIT
3	01/15/2020	ISSUED FOR PERMIT
4	01/15/2020	ISSUED FOR PERMIT
5	01/15/2020	ISSUED FOR PERMIT
6	01/15/2020	ISSUED FOR PERMIT
7	01/15/2020	ISSUED FOR PERMIT
8	01/15/2020	ISSUED FOR PERMIT
9	01/15/2020	ISSUED FOR PERMIT
10	01/15/2020	ISSUED FOR PERMIT

PROJECT INFORMATION

PROJECT NAME: CHOBANI

PROJECT LOCATION: 154.963 ± ACRES, GRUFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL

PROJECT OWNER: CHOBANI

PROJECT ARCHITECT: STRUCTURA ARCHITECTS

PROJECT ENGINEER: STRUCTURA ARCHITECTS

PROJECT DATE: 01/15/2020

PROJECT SCALE: 1" = 100'



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01/15/2020