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PROPOSED LOT: 146 ± ACRES

**ZONING:** GRIFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL

PROPOSED USE: SPECIALIZED FOOD PRODUCTION

|                    | REQUIRED             | PROVIDED                     |
|--------------------|----------------------|------------------------------|
| LOT AREA           | 2 ACRE MIN.          | 159.7 ± ACRES                |
| ROAD FRONTAGE      | 250 FT               | 928' FT                      |
| SET BACKS          |                      |                              |
| FRONT              | 40 FT                | 880 ± FT MIN (ASRS)          |
| SIDE               | 15 FT                | 0 ± FT MIN (CONNECTOR)       |
| REAR               | 30 FT                | 223 ± FT MIN (MAIN FACILITY) |
| BUILDING HEIGHT    | 60 FT &<br>5 STORIES | 130' &<br>(PB APPRVL REQ'D)  |
| BUILDING COVERAGE  | 40% MAX              | 25.4%                        |
| LANDSCAPE COVERAGE | 15% MIN.             | 57.6%                        |

PROPOSED LOT: 94 ± ACRES

**ZONING:** GRIFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL

PROPOSED USE: SPECIALIZED FOOD PRODUCTION

|                    | REQUIRED             | PROVIDED                  |
|--------------------|----------------------|---------------------------|
| LOT AREA           | 2 ACRES MIN.         | 94.0 ± ACRES              |
| ROAD FRONTAGE      | 250 FT               | 284' FT                   |
| SET BACKS          |                      |                           |
| FRONT              | 40 FT                | 1,008 ± FT MIN (GATEWAY)  |
| SIDE               | 15 FT                | 0 ± FT MIN (CONNECTOR)    |
| REAR               | 30 FT                | 148 ± FT MIN (FRUIT)      |
| BUILDING HEIGHT    | 60 FT &<br>5 STORIES | 130'<br>(PB APPRVL REQ'D) |
| BUILDING COVERAGE  | 40% MAX              | 7.9%                      |
| LANDSCAPE COVERAGE | 15% MIN.             | 92.1%                     |

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

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

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

PROPOSED LOTS: STRUCTURES = 2,088,285 SQ FT  
(TRIANGLE SITE = 1,765,880 SQ FT)  
(GOLF COURSE SITE = 322,405 SQ FT)

USE: OFFICE = 148,500 SQ FT  
INDUSTRIAL, GENERAL = 1,939,785 SQ FT ±

|                           | MIN. REQUIRED | PROVIDED     | MAX.          |
|---------------------------|---------------|--------------|---------------|
| OFFICE USE                | 297 SPACES    | -            | 1,485 SPACES  |
| INDUSTRIAL, GENERAL USE   | N/A           | -            | 19,398 SPACES |
| TOTAL                     | 297 SPACES    | 1,001 SPACES | 20,883 SPACES |
| ADA SPACES (1,001 SPACES) | 21 SPACES     | 27 SPACES    |               |

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2025-0308 PROJECT GLADIATOR

**REFERENCE**  
NOT FOR CONSTRUCTION

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EXPIRATION DATE: 03/28/2007

THIS DRAWING IS FOR PRICING  
AND PROGRESS REFERENCE  
PURPOSES. MANY FEATURES ARE  
NOT FULLY DEVELOPED OR  
COORDINATED BETWEEN  
DISCIPLINES AS THEY WILL BE  
IN CONSTRUCTION DOCUMENTS.

**C001-00-0**  
ZONING SITE LAYOUT PLAN  
1" = 150'

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