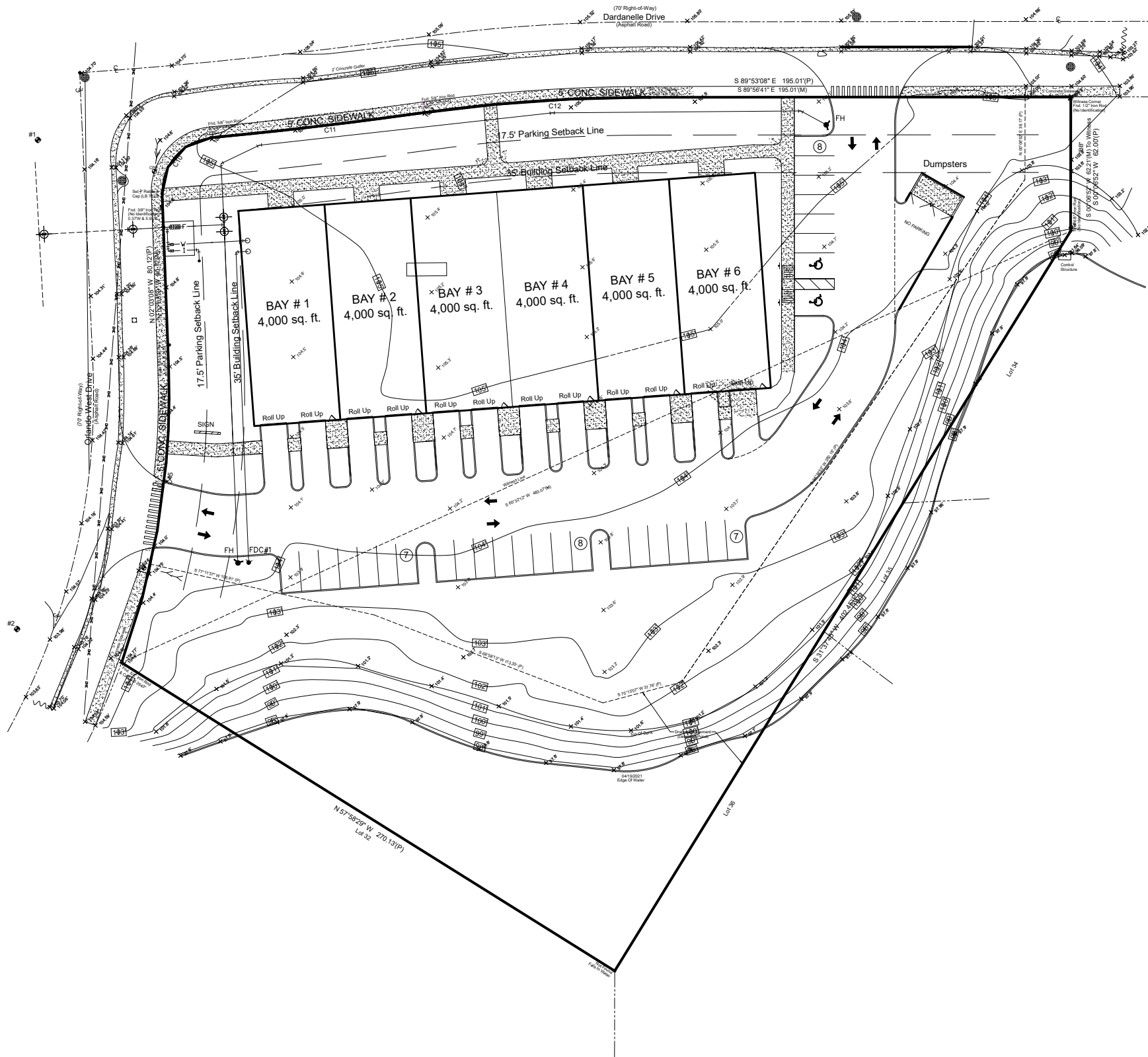


ATLAS WAREHOUSE REV. CONCEPT 2

24,000 SF



SITE DATA:

ZONING = IP
 FRONT SETBACK = 35'
 SIDE SETBACK = 10'
 FAR = 0.70 MAX
 ISR = 0.80 MAX
 SITE AREA = 2.71 AC
 (DEVELOPABLE AREA = 1.87 AC;
 WETLAND/LAKE AREA = 0.84 AC)
 ACTUAL FAR = 0.295
 ACTUAL ISR = 0.787

PARKING CALCULATIONS:

PROPOSED FLEX SPACE BUILDINGS - 24,000 sq. ft.

WAREHOUSE AREA - 18,000 SF
 (Based on 0.25 parking spaces / 1000 sf)
 REQUIRED PARKING 450 SPACES

OFFICE AREA - 6,000 SF
 (Based on 30 parking spaces / 1000 sf)
 REQUIRED PARKING 180 SPACES

PARKING SPACES REQUIRED = 450 + 180 = 22.50 ~ 23 SPACES

PARKING SPACES PROVIDED = 30 SPACES
 (INCLUDES 2 HANDICAP PARKING SPACES)

PARKING RATIO = 1.25 SPACES / 1,000 SF

-Benchmark Information-
 Orange County Datum Elevation: 99.86'
 Designation: BM 11-054
 (Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-
 #1
 Set Nail & Disk (L&L 7023)
 Elevation: 103.62'
 #2
 Set Nail & Disk (L&L 7023)
 Elevation: 103.22'

C10	C11	C12	C45
R= 25.00'(P)	R= 2251.60'(P)	R= 751.54'(P)	R= 360.48'(P)
L= 37.83'(P)	L= 99.52'(P)	L= 104.93'(P)	L= 140.00'(P)
Δ= 88°41'55"(P)	Δ= 02°31'57"(P)	Δ= 08°00'00"(P)	Δ= 22°15'12"(P)
Chord Bearing=	Chord Bearing=	Chord Bearing=	Chord Bearing=
N 41°17'51" E 34.32'(P)	N 83°22'50" E 99.51'(P)	N 86°06'52" E 104.85'(P)	N 09°04'30" E 139.12'(P)
N 41°07'14" E 34.32'(M)	N 83°17'41" E 99.58'(M)	N 86°06'45" E 104.86'(M)	N 09°00'02" E 139.13'(M)

