

ZONING REQUIREMENTS

<u>RAIL INDUSTRIAL AND TRADE RELATED ZONING DISTRICT</u>		
	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT AREA	2 ACRES	9.12 ACRES±
MINIMUM LOT FRONTAGE	75 FEET	362 FEET
MINIMUM FRONT YARD	25 FEET	175 FEET
MINIMUM SIDE YARD	10 FEET	10 FEET
MINIMUM REAR YARD	25 FEET	26 FEET
BUILDING FOOTPRINT		126,000 SF
FLOOR AREA		154,000 SF
MAXIMUM FLOOR AREA RATIO	.6	.39
OPEN SPACE		130,771 SF
TOTAL PAVED AREA		140,710 SF
TOTAL IMPERVIOUS AREA		266,710 SF
MAXIMUM IMPERVIOUS SURFACE RATIO	.9	.67
MAXIMUM BUILDING HEIGHT	75 FEET	48 FEET
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PROPERTY USE:

- THIS PROPOSED USES FOR THIS PROPERTY ARE OFFICE, DISTRIBUTION AND WAREHOUSING WHICH ARE ALLOWED USES IN THE RAIL, INDUSTRIAL AND TRADE ZONING DISTRICT IN ACCORDANCE WITH EXHIBIT D- TABLE OF PERMITTED USES IN THE ZONING BYLAWS.

PARKING CALCULATIONS

	<u>CRITERIA</u>	<u>UNIT OF MEASURE</u>	<u>MAX SPACES</u>
OFFICE USE	4 SPACES PER 1,000 G.S.F.	28,000 S.F.	112 SPACES
MANUFACTURING & INDUSTRIAL USES	2 SPACES PER 1,000 G.S.F.	126,000 S.F.	252 SPACES
MAXIMUM PARKING SPACES			365 SPACES
PROPOSED PARKING SPACES			339 SPACES
HANDICAPPED SPACES			6 SPACES

BUILDING NOTES:

- ALL BUILDING FINISHES SHALL NOT CONTAIN ANY REFLECTIVE MATERIALS, INCLUDING BUT NOT LIMITED TO METAL FLASHING, MECHANICAL ENCLOSURES, WINDOW FRAMES/TREATMENTS, DOORS, ROOFING MATERIAL OR BUILDING TRIM. ANY ROOF TOP MECHANICALS THAT ARE NOT ABLE TO BE NON-REFLECTIVE WILL NEED TO BE SHIELDED WITH A NON-REFLECTIVE BARRIER. BUILDING ROOFS AND UPPER TIERS AND TRIM SHALL NOT BE LIT.
- ULTRA-LOW-NOISE FANS AND/OR SOUND ENCLOSURES SHALL BE USED FOR ALL ROOFTOP MECHANICALS AND HVAC UNITS. ANY EXHAUST OR NOISE GENERATING EQUIPMENT SHALL BE DIRECTED TOWARDS THE GIVRY OR MacARTHUR SIDE OF THE BUILDING.