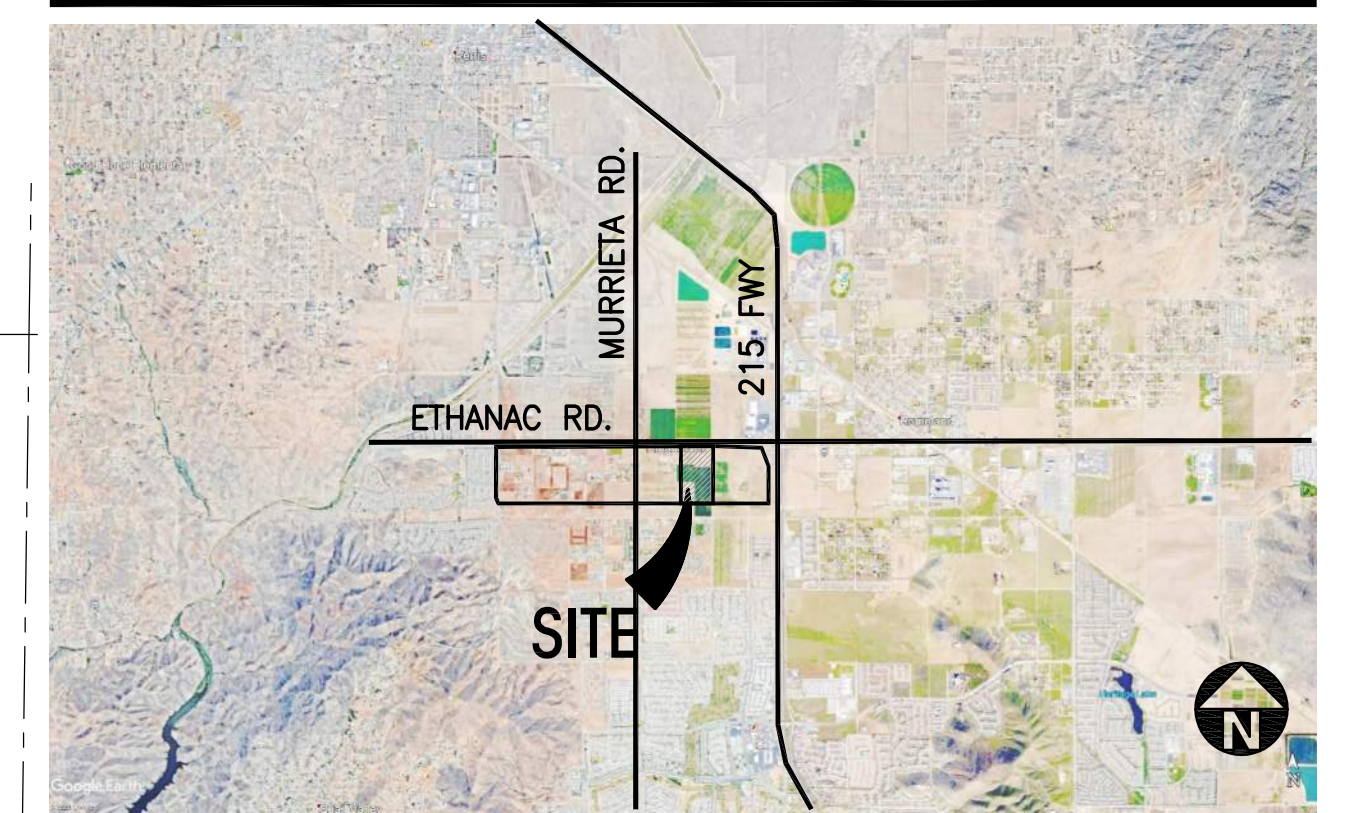


Aerial Map

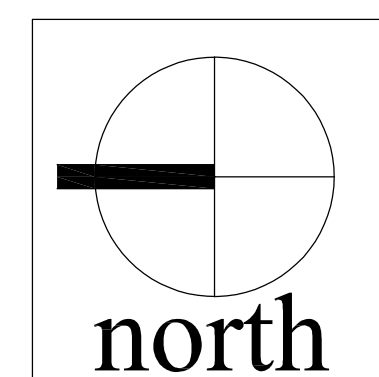


Tabulation

| | | ISLAND 6 |
|--|--|-----------------------|
| SITE AREA | | |
| In s.f. | | 2,757,560 s.f. |
| In acres | | 63.305 ac |
| BUILDING AREA | | |
| Office | | 5,000 s.f. |
| Warehouse | | 1,311,741 s.f. |
| TOTAL | | 1,316,741 s.f. |
| COVERAGE | | |
| | | 47.8% |
| AUTO PARKING REQUIRED | | |
| Office: 1/300 s.f. | | 17 stalls |
| Whse: 1st 100K @ 1/1,000 s.f. | | 100 stalls |
| Whse: 100K to 500K @ 1/1,500 s.f. | | 267 stalls |
| Whse: over 500K @ 1/2,000 s.f. | | 406 stalls |
| Subtotal | | 790 stalls |
| Parking incentive (15% reduction) | | 119 stalls |
| Total | | 671 stalls |
| AUTO PARKING PROVIDED | | |
| Standard (9' x 18') | | 674 stalls |
| TRAILER PARKING PROVIDED | | |
| Trailer (10' x 55') | | 479 stalls |
| BICYCLE PARKING REQUIRED | | |
| 1 bicycle space for every 25 auto parking spaces required. | | 32 stalls |
| BICYCLE PARKING PROVIDED | | |
| | | 32 stalls |
| ZONING ORDINANCE FOR CITY | | |
| Zoning Designation - Economic Development Corridor - Northern Gateway (EDC-NG) | | |
| MAXIMUM BUILDING HEIGHT ALLOWED | | |
| Height - 100' | | |
| MAXIMUM FLOOR AREA RATIO | | |
| FAR - None | | |
| SETBACKS | | |
| Front - 25' | | |
| Side/Rear - 5' | | |
| LANDSCAPE REQUIREMENT | | |
| Total Area - 10% of total lot area excluding front setback area. | | |
| Parking Area - 10% of premises devoted to parking and circulation (access drive aisles, stalls, maneuvering and landscaping) | | |
| LANDSCAPE PROVIDED | | |
| Total Area - | | 263,806 s.f. |
| Percentage - | | 10.1% |
| Parking area - | | 89,467 s.f. |
| Percentage - | | 19.5% |

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



Conceptual Site Plan

NORTHERN GATEWAY COMMERCE CENTER

City of Menifee, CA



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July 5, 2022 / Job #20144
Scheme 5 - Island 6