



DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	Saraland	
Zoning Designation	M2	
Max Coverage	TBD <sup>6</sup>	
Max F.A.R	TBD <sup>6</sup>	
Max Height	50 FT	
Max Stories	4 Stories	
Req. Landscape Building Setbacks	15%	
	Front	50 FT <sup>1</sup>
	Side	NONE <sup>2</sup>
	Rear	NONE <sup>2</sup>
Landscape Setbacks	Front	5 FT <sup>3</sup>
	Side	5 FT
	Rear	5 FT
Parking Standards	Min Stall Size	9'x19'
	Drive Aisle	24 FT
	Fire Lane	26 FT
	Landscape Islands	1 per 12 spaces
Required Parking	Office	<div></div> <sup>5</sup>
	Manufacturing	1/EMP <sup>4</sup>
	Warehouse	1/EMP <sup>4</sup>

PROJECT DATA			
Site Summary			
Gross Site Area	8,179,603 SF	APN(s): TBD	187.78 AC
Stormwater Management	1,374,514 SF	@ 17%	
Wetlands	1,103,014 SF	25.32 AC	
Net Site Area	5,702,075 SF	130.90 AC	
Total Building Area(s)	Gross Floor Area	1,638,910 SF	
	Footprint	1,638,910 SF	
	Gross		
	Net	29%	
	Gross	0.20	
	Net	0.29	
FAR			
Building 1	Building Area(s)	Footprint	143,430 SF
	Cars Required	@5% Office	TBD
	Cars Provided	@0.84/1,000 SF	120 Stalls
		Req. Accessible	5 Stalls
	Drive-in Doors		2
	Docks	@2.51/10,000 SF	36
Building 2	Building Area(s)	Footprint	310,000 SF
	Cars Required	@5% Office	TBD
	Cars Provided	@0.71/1,000 SF	220 Stalls
		Req. Accessible	7 Stalls
	Drive-in Doors		2
	Docks	@1.87/10,000 SF	58
	Trailers		72 Stalls

Building 3	Building Area(s)	Footprint	310,000 SF
	Gross Floor Area	310,000 SF	
	Cars Required	@5% Office	TBD
	Cars Provided	@0.71/1,000 SF	220 Stalls
		Req. Accessible	7 Stalls
	Drive-in Doors		2
	Docks	@0.9/10,000 SF	28
	Trailers		72 Stalls
Building 4	Building Area(s)	Footprint	95,520 SF
	Gross Floor Area	95,520 SF	
	Cars Required	@5% Office	TBD
	Cars Provided	@1.27/1,000 SF	121 Stalls
		Req. Accessible	5 Stalls
	Drive-in Doors		2
	Docks	@3.45/10,000 SF	33
Building 5	Building Area(s)	Footprint	203,700 SF
	Gross Floor Area	203,700 SF	
	Cars Required	@5% Office	TBD
	Cars Provided	@0.93/1,000 SF	190 Stalls
		Req. Accessible	6 Stalls
	Drive-in Doors		2
	Docks	@2.95/10,000 SF	60
Building 6	Building Area(s)	Footprint	165,900 SF
	Gross Floor Area	165,900 SF	
	Cars Required	@5% Office	TBD
	Cars Provided	@0.9/1,000 SF	150 Stalls
		Req. Accessible	5 Stalls
	Drive-in Doors		2
	Docks	@2.89/10,000 SF	48

Building 7	Building Area(s)	Footprint	136,760 SF
	Gross Floor Area	136,760 SF	
	Cars Required	@5% Office	TBD
	Cars Provided	@1.21/1,000 SF	166 Stalls
		Req. Accessible	6 Stalls
	Drive-in Doors		2
	Docks	@1.97/10,000 SF	27
Building 8	Building Area(s)	Footprint	95,520 SF
	Gross Floor Area	95,520 SF	
	Cars Required	@5% Office	TBD
	Cars Provided	@1.55/1,000 SF	148 Stalls
		Req. Accessible	5 Stalls
	Drive-in Doors		2
	Docks	@4.5/10,000 SF	43
Building 9	Building Area(s)	Footprint	178,080 SF
	Gross Floor Area	178,080 SF	
	Cars Required	@5% Office	TBD
	Cars Provided	@0.97/1,000 SF	172 Stalls
		Req. Accessible	6 Stalls
	Drive-in Doors		2
	Docks	@2.92/10,000 SF	52

Notes		
1. 30' for Arterial and Collector streets, 30' for local streets.		
2. None, except it will be five feet if abutting on alley, and when abutting a residential district it shall be not less than 50 feet.		
3. Required. Where a business district abuts any part of a residential district, a buffer zone ten feet wide shall be required; where an industrial district abuts any part of a residential or business zone, a buffer zone of 20 feet shall be required.		
4. One space for each employee on the working shift, plus one space for each vehicle operating from the premises.		
5. Four parking spaces for up to 400 limited to the square feet of gross floor area, plus one parking space for each additional 400 square feet of gross floor area, up to 5,000 square feet, plus one parking space for each additional 200 square foot of gross floor area over 5,000 square feet.		
6. To be determined by city.		

