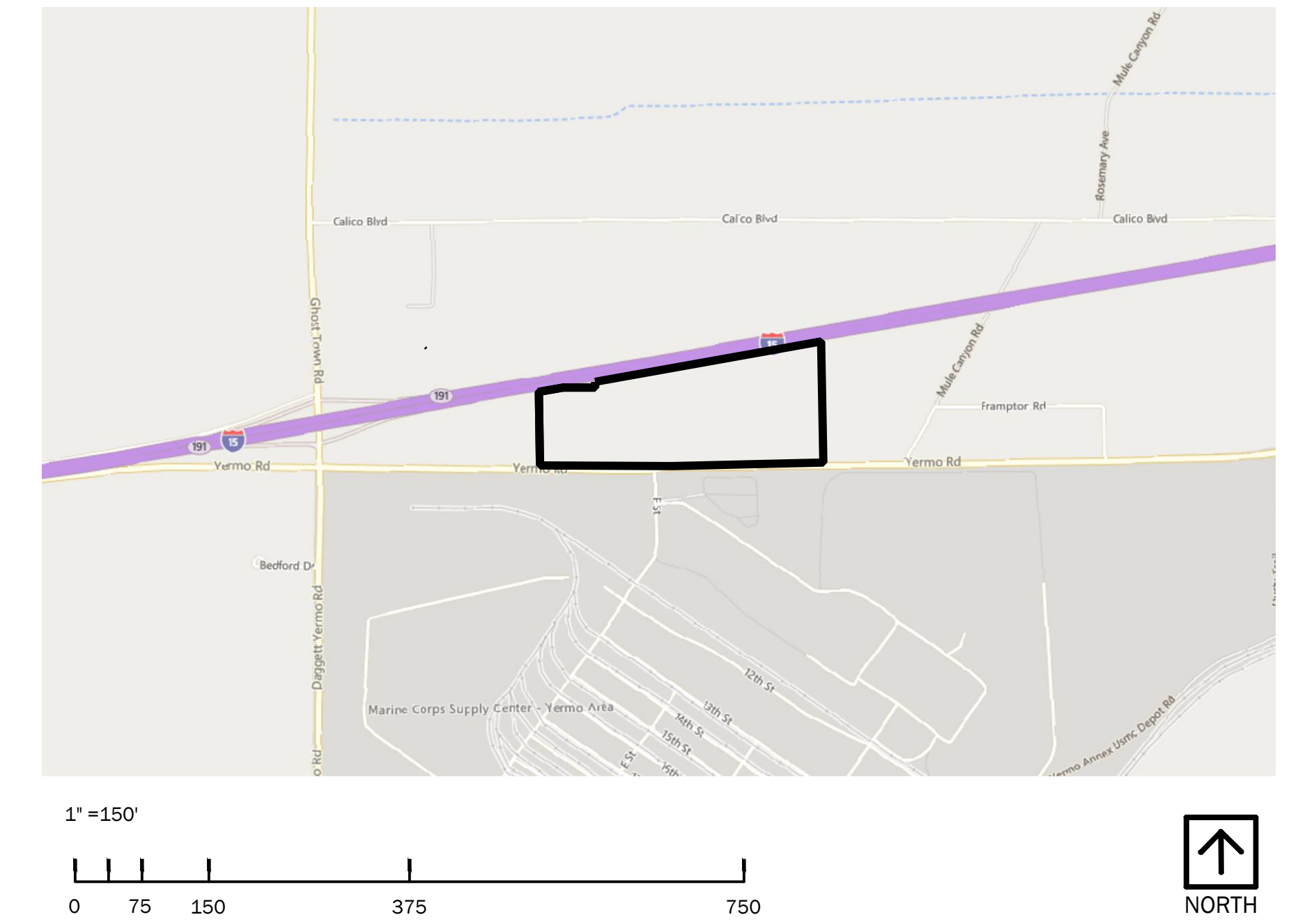


DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	San Bernardino County (Desert Region)	
Zoning Designation	IR (Proposed)	
Max Building Coverage	85%	
Max F.A.R	6.00	
Max Height	75 FT	
Req. Landscape	15%	
Building Setbacks	Front	25 FT
	Side	10 FT <sup>1</sup>
	Rear	10 FT <sup>2</sup>
Landscape Setbacks	Front	25 FT <sup>1</sup>
	Side	10 FT <sup>2</sup>
	Rear	10 FT
Parking Standards	Min Stall Size	9X19
	Drive Aisle	24 FT
	Fire Lane	26 FT <sup>4</sup>
Required Parking	Landscape Islands	
	Office	1/250 SF
	Manufacturing	
	Warehouse	1/1000 SF <sup>3</sup>
	≤40,000 SF	1/1000 SF
	≥40,000 SF	1/4000 SF

PROJECT DATA		
Site Summary		
Gross Site Area	3,821,316 SF	87.72 AC
Stormwater Management	276,839 SF	@ 7%
Net Site Area	3,544,476 SF	81.37 AC
Total Building Area(s)	Gross Floor Area	1,764,560 SF
	Coverage	Net 46%
		50%
Building 1		
Building Area(s)	Footprint	1,152,480 SF
Cars Required	@5% Office	534 Stalls
Cars Provided	@0.5/1,000 SF	571 Stalls
	Req. Accessible	11 Stalls
Drive-in Doors		4
Docks	@1.53/10,000 SF	176
Trailers		358 Stalls
Building 2		
Building Area(s)	Footprint	612,080 SF
Cars Required	@5% Office	268 Stalls
Cars Provided	@0.48/1,000 SF	293 Stalls
	Req. Accessible	7 Stalls
Drive-in Doors		4
Docks	@1.6/10,000 SF	98
Trailers		102 Stalls

- Notes**
- Only one side yard setback is required to be provided for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
  - A rear yard setback is required only when the adjacent property is not designated commercial or industrial.
  - 1 for each 1,000 sf of the first 40,000 sf of GFA; and 1 for each 4,000 sf of GFA for the portion over 40,000 sf; and 1 for each facility vehicle.  
Major or Conditional Use Permit Required.
  - Aisles adjacent to structures that are greater than two stories in height shall be a minimum width of 30 feet.
  - Landscape Setbacks. The front yard and street side yard setback areas of a parcel shall be landscaped using xeriscaping techniques, which combines drought tolerant plant and hardscape materials in a variety of aesthetically pleasing designs. For sites where no disturbance of land within setbacks is proposed, landscaping shall not be required. Landscaping of side-yard setbacks may be required in compliance with §83.02.060 (Screening and Buffering).



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: CIVIL CAD FILE

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

SCHEME: 02

Conceptual Site Plan  
SCILogis  
Yermo Rd, Yermo, CA 92398