



PROJECT DATA:

SITE AREA:			
GROSS:		22.92 AC	
		998,653 SF	
SURFACE DET: @ 14%			
		135,955 SF	
NET:		19.80 AC	
		862,698 SF	
BUILDING FOOTPRINT:			
BUILDING		65,120 SF	
BUILDING USE:			
WAREHOUSE		51,320 SF	
MAINTENANCE		10,400 SF	
OFFICE		3,400 SF	
COVERAGE:			
GROSS:		7%	
NET:		8%	
PARKING REQUIRED:			
WAREHOUSE	1/2000 SF	31 STALLS	
OFFICE	1/250 SF	14 STALLS	
TOTAL		44 STALLS	
PARKING PROVIDED:			
AUTO:		110 STALLS	
		@1.69/1000 SF	
		5 STALLS	
		REQ. ACCESSIBLE	
TRAILERS:		249 STALLS	
TRUCK DOCKS:			
BUILDING			
▲ DOCK-HIGH DOORS		68	
○ GRADE-LEVEL DOORS		7	

DEVELOPMENT STANDARDS:

ZONING:	I
MAX. F.A.R.:	0.70 ¹
MAX. COVERAGE:	TBD ²
MAX. HEIGHT:	TBD ²
BUILDING SETBACKS:	
FRONT:	25 FT
SIDE:	20 FT
REAR:	25 FT
LANDSCAPE SETBACKS:	
FRONT:	30 FT
SIDE:	5 FT
REAR:	5 FT
LANDSCAPE REQ.:	TBD ²
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	7X16
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/2000 SF
MANUF:	1/2000 SF
OFFICE:	1/250 SF

NOTES:

¹ 1.2 FAR for two or more story structures.
² To be confirmed by the city.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

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.

Stormwater Management Design:
CIVIL ENGINEERED

Boundary Source:
PDF ALTA SURVEY

