



PROJECT DATA:			
SITE AREA:			
GROSS:	7.40 AC		
	322,345 SF		
BUILDING AREA:			
FOOTPRINT:	123,970 SF		
BUILDING USE:			
WAREHOUSE	120,360 SF		
OFFICE	@ 3%	3,610 SF	
FAR:			
GROSS:	0.38		
NET:	0.38		
COVERAGE:			
GROSS:	38%		
NET:	38%		
PARKING REQUIRED:			
WAREHOUSE	1/500 SF	241 STALLS	
OFFICE	1/150 SF	24 STALLS	
TOTAL		265 STALLS	
PARKING PROVIDED:			
DAY 1:		126 STALLS	
FUTURE:		N/A	
TOTAL AUTO:		126 STALLS	
	@ 1.02/1000 SF	5 STALLS	
REQ. ACCESSIBLE		5 STALLS	
TRAILER:		38 STALLS	
TRACK DOCKS:			
DOCK-HIGH DOORS		27	
GRADE-LEVEL DOORS		2	
PARKING VARIANCE REQUIRED			
TENANT AREA:			
TENANT A:		35,421 RSF	
TENANT B:		39,870 RSF	
LEASED:		48,679 RSF	

DEVELOPMENT STANDARDS:	
ZONING:	U
MAX. F.A.R.:	0.42
MAX. COVERAGE:	42%
MAX. HEIGHT:	50 FT ⁵
BUILDING SETBACKS:	
FRONT:	50 FT ⁴
SIDE:	20 FT
REAR:	50 FT
LANDSCAPE SETBACKS:	
FRONT:	50 FT
SIDE:	6 FT
REAR:	6 FT
LANDSCAPE REQ:	
	18% ³
OFF-STREET PARKING:	
STANDARD:	9X18
DRIVE AISLE:	24 FT
REQ PARKING RATIO BY USE:	
WAREHOUSE:	1/500 SF
OFFICE:	1/150 SF
NOTES:	
1 100 feet adjacent to residential.	
2 On all sites larger than two acres, planting islands shall be provided in parking areas at the ends of rows of parking spaces in order to channelize traffic and provide for a high standard of aesthetic character. The length of rows shall not exceed 20 spaces. Each island shall have a minimum length of 18 feet and a minimum width of nine feet.	
3 The landscape area shall include not less than 80% of the required front yard.	
4 Minimum lot frontage at setback line: 100ft. Minimum road frontage: 50ft.	
5 50ft max height per discussion with city	

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:
ASSUMED UNDERGROUND SYSTEM

Boundary Source:
PDF ALTA SURVEY

