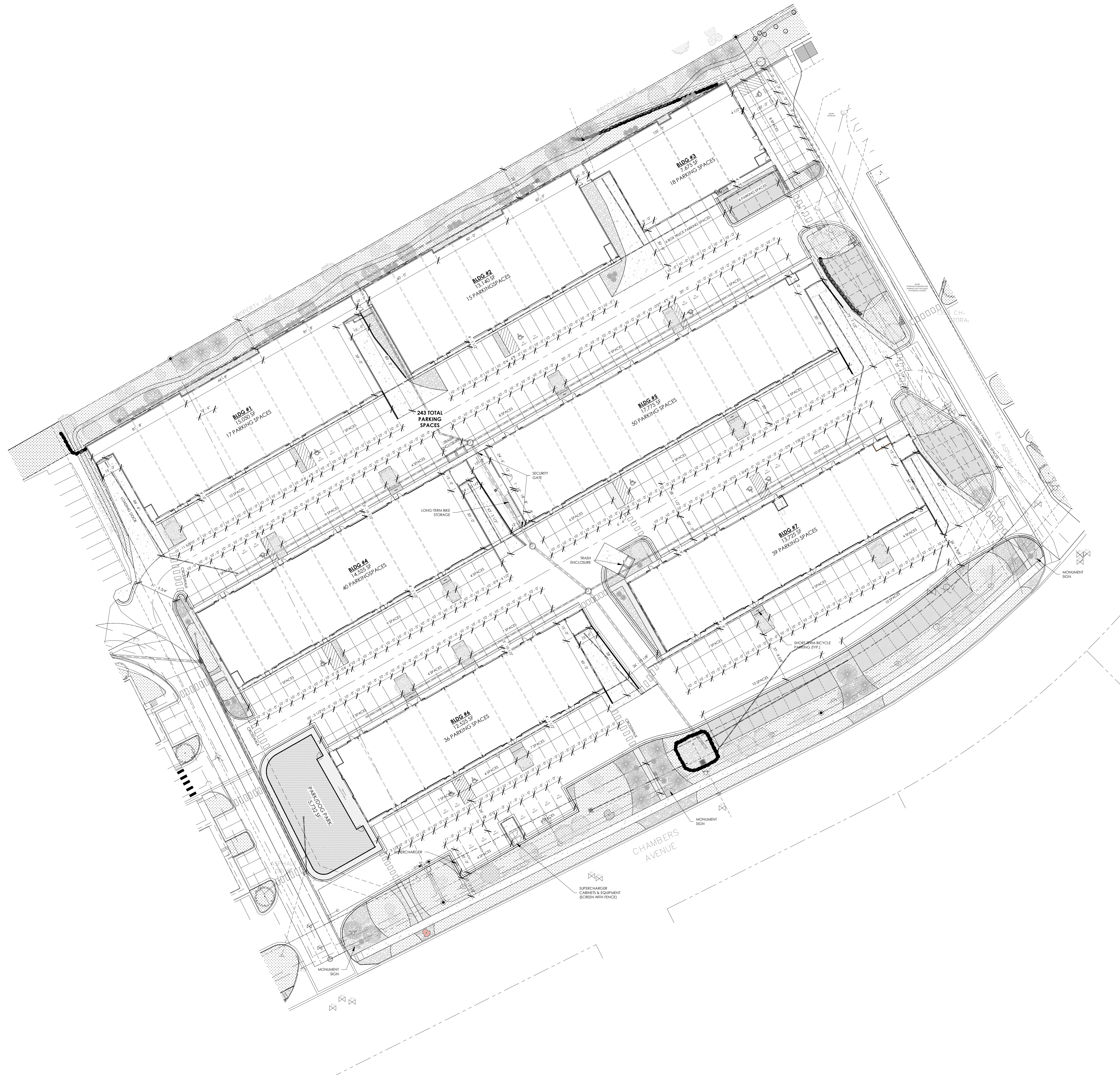


IMPERVIOUS SURFACE COVERAGE	
BUILDING FOOTPRINT AREA	
- BUILDING 1:	15,050 SF
- BUILDING 2:	13,140 SF
- BUILDING 3:	7,675 SF
- BUILDING 4:	14,525 SF
- BUILDING 5:	17,775 SF
- BUILDING 6:	12,525 SF
- BUILDING 7:	13,725 SF
TOTAL BUILDING COVERAGE:	94,415 SF
TOTAL CONCRETE/ASPHALT AREA:	127,184 SF
TOTAL IMPERVIOUS SURFACE AREA:	221,599 SF
TOTAL LANDSCAPED AREA:	56,264 SF
TOTAL LOT(S) AREA:	277,863 SF
(LOT 1125 + LOT 1215)	
56,264 / 277,863 = 20.25% LANDSCAPED	
221,599 / 277,863 = 79.75% IMPERVIOUS SURFACE	
OFF STREET PARKING REQUIREMENTS	
GENERAL RETAIL > 10,000 SF:	1 PER 400 SF FOR FIRST 2,000 SF, 1 PER 300 SF FROM 2,000 - 50,000 SF
OFFICE, ACCESSORY:	1 PER 400 SF
INDOOR STORAGE OR WAREHOUSING AREA:	1 PER 1,000 SF OR 1 PER EMPLOYEE
DISTRIBUTION 70% WAREHOUSE, 15% OFFICE, 15% RETAIL	
WAREHOUSE PARKING (70%): 94,415(0.70) = 66,091 SF 66,091 / 1,000 = 67 PARKING SPACES REQUIRED	
OFFICE PARKING (15%): 94,415(0.15) = 14,162.25 SF 14,162.25 / 400 = 36 PARKING SPACES REQUIRED	
RETAIL PARKING (15%): 94,415(0.15) = 14,162.25 SF 2,000 / 400 = 5 PARKING SPACES 14,162.25 / 300 = 48 PARKING SPACES 48 + 5 = 53 PARKING SPACES REQUIRED	
156 TOTAL PARKING SPACES REQUIRED	
243 TOTAL PARKING SPACES PROVIDED	
PARKING BREAKDOWN STANDARD: --/-- = 100% COMPACT: --/-- = 0%	
NOTE: ALL PARKING STALLS ARE OF UNIFORM SIZING 10'-0" x 20'-0" UNLESS NOTED OTHERWISE	
BICYCLE PARKING REQUIREMENTS	
GENERAL RETAIL:	MIN. 2 + 1 PER 5,000 SF
SHORT TERM:	MIN. 2 + 1 PER 12,000 SF
LONG TERM:	
OFFICE, ACCESSORY:	MIN. 2 + 1 PER 20,000 SF
SHORT TERM:	MIN. 2 + 1 PER 10,000 SF
LONG TERM:	
INDOOR STORAGE OR WAREHOUSING AREA:	MIN. 2
SHORT TERM:	MIN. 2 + 1 PER 15,000 SF
LONG TERM:	INTERNAL GFA
DISTRIBUTION 70% WAREHOUSE, 15% OFFICE, 15% RETAIL	
WAREHOUSE BICYCLE PARKING (70%): 94,415(0.70) = 66,091 SF 66,091 SF / 15,000 = 5 2 + 5 = 7 LONG TERM BICYCLE SPACES REQUIRED 2 SHORT TERM BICYCLE SPACES REQUIRED	
OFFICE BICYCLE PARKING (15%): 94,415(0.15) = 14,162.25 SF 14,162.25 / 20,000 = 1 14,162.25 / 10,000 = 2 2 + 1 = 3 SHORT TERM BICYCLE SPACES REQUIRED 2 + 2 = 4 LONG TERM BICYCLE SPACES REQUIRED	
RETAIL BICYCLE PARKING (15%): 94,415(0.15) = 14,162.25 SF 14,162.25 / 5,000 = 3 14,162.25 / 12,000 = 2 2 + 3 = 5 SHORT TERM BICYCLE SPACES 2 + 2 = 4 LONG TERM BICYCLE SPACES	
10 TOTAL SHORT TERM BICYCLE SPACES REQUIRED	
15 TOTAL LONG TERM BICYCLE SPACES REQUIRED	
14 TOTAL SHORT TERM BICYCLE SPACES PROVIDED	
16 TOTAL LONG TERM BICYCLE SPACES PROVIDED	
LEGEND	
	SNOW STORAGE AREA



1 SITE PLAN
C1.1 1" = 30'-0"

REVISION(S):		
#	DATE	COMMENTS

DD
PROJECT NO: 2410
SHEET NAME: SITE PLAN
DATE: 1/26/2026
SHEET NO: C1.1
SCALE: As indicated