



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	243,840 SF
BUILDING USE:	
WAREHOUSE	231,648 SF
OFFICE	5% 12,192 SF
COVERAGE:	
GROSS:	24%
NET:	28%
PARKING REQUIRED:	
WAREHOUSE	1/2000 SF 116 STALLS
OFFICE	1/250 SF 49 STALLS
TOTAL	165 STALLS
PARKING PROVIDED:	
AUTO:	217 STALLS
	@0.89/1000 SF
REQ. ACCESSIBLE	7 STALLS
TRAILERS:	119 STALLS
TRUCK DOCKS:	
BUILDING	
▲ DOCK-HIGH DOORS	42
● GRADE-LEVEL DOORS	2

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

