

PROJECT DATA:

SITE 1 AREA:
 GROSS: 40.00 AC
 1,742,476 SF

BUILDING AREA:	OFFICE	FOOTPRINT:	
BUILDING 1	9,969 SF	199,374 SF	
BUILDING 2	11,754 SF	235,085 SF	
BUILDING 3	11,754 SF	235,085 SF	
TOTAL:	33,477 SF	669,544 SF	

BUILDING USE:
 WAREHOUSE 636,067 SF
 OFFICE 33,477 SF

COVERAGE:
 GROSS: 38%

BUILDING 1
 DOCK-HIGH DOORS 31
 GRADE-LEVEL DOORS 4

PARKING REQUIRED:
 WAREHOUSE 1/2000 SF 95 STALLS
 OFFICE 1/250 SF 40 STALLS
 TOTAL 135 STALLS

PARKING PROVIDED:
 216 STALLS
 @1.08/1000 SF
 7 STALLS
 REQ. ACCESSIBLE

BUILDING 2
 DOCK-HIGH DOORS 41
 GRADE-LEVEL DOORS 2

PARKING REQUIRED:
 WAREHOUSE 1/2000 SF 112 STALLS
 OFFICE 1/250 SF 47 STALLS
 TOTAL 159 STALLS

PARKING PROVIDED:
 238 STALLS
 @1.01/1000 SF
 7 STALLS
 REQ. ACCESSIBLE

BUILDING 3
 DOCK-HIGH DOORS 41
 GRADE-LEVEL DOORS 2

PARKING REQUIRED:
 WAREHOUSE 1/2000 SF 112 STALLS
 OFFICE 1/250 SF 47 STALLS
 TOTAL 159 STALLS

PARKING PROVIDED:
 240 STALLS
 @1.02/1000 SF
 7 STALLS
 REQ. ACCESSIBLE

DEVELOPMENT STANDARDS:

CURRENT ZONING: MUPD¹

MAX. F.A.R.: 45%

MAX. COVERAGE: 45%

MAX. BLDG. HT.: 45 ft²

BUILDING SETBACKS:
 FRONT: 30 FT
 SIDE: 25 FT
 REAR: 25 FT

LANDSCAPE SETBACKS:
 FRONT: TBD³
 SIDE: TBD³
 REAR: TBD³

LANDSCAPE REQ.: TBD³

OFF-STREET PARKING:
 STANDARD: 9x18.5
 COMPACT/LSEV: 7x13
 COMPACT %: 25%
 DRIVE AISLE: 26 FT
 FIRE LANE: 26 FT
 OVERHANG: TBD³
 TREE WELL: TBD³

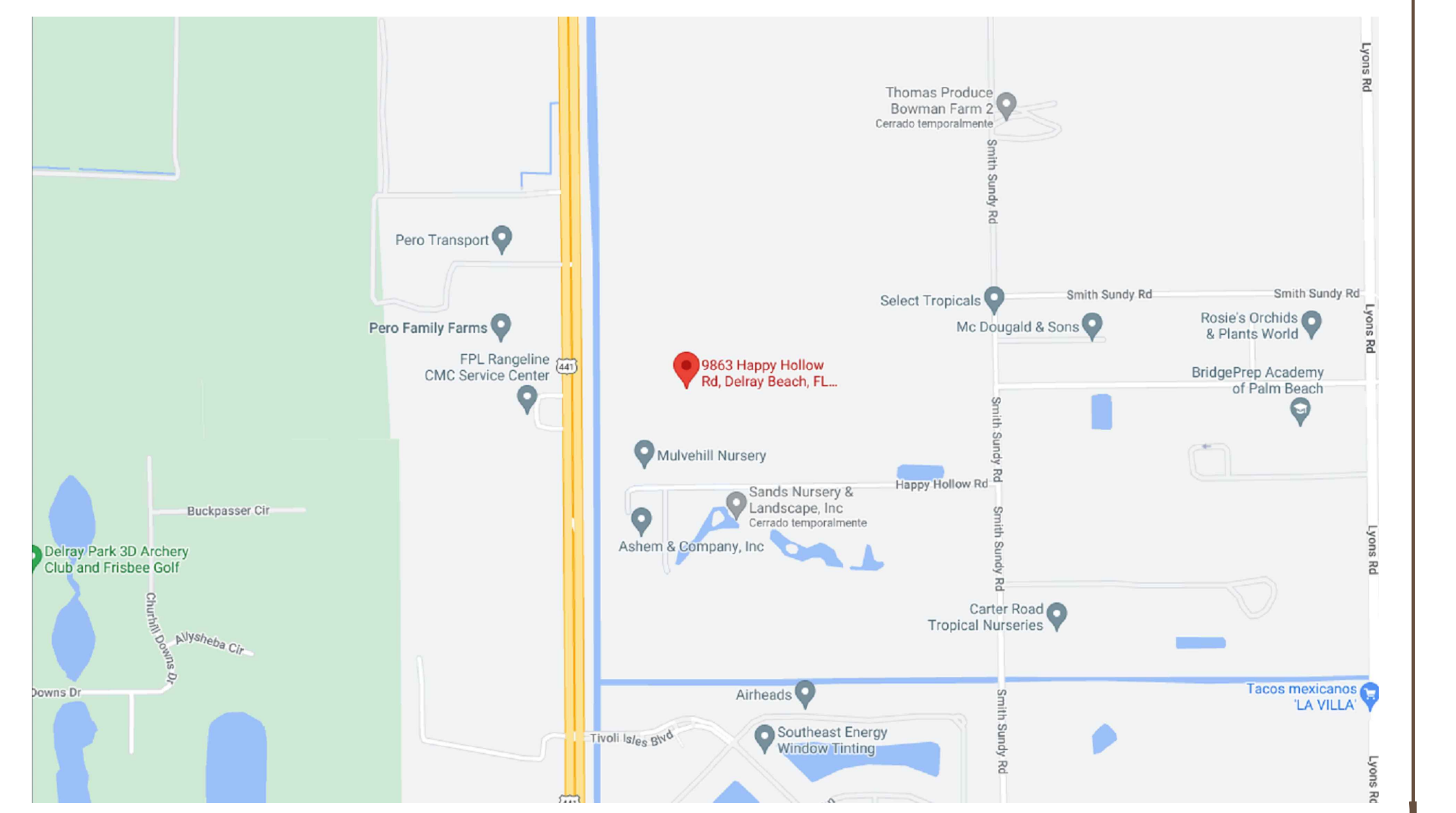
REQ. PARKING RATIO BY USE:
 WAREHOUSE: 1/2000 SF
 MANUF.: 2/1000 SF
 OFFICE: 1/250 SF

NOTES:
 1 Intended use is not permitted according to zoning ordinance of Palm Beach County. Propose site to be rezoned to IND (IL-Industrial Light) zone.
 2 Building may exceed 35 FT in height as long as one (1) FT of setback is accommodated for every one (1) FT of building height that exceeds 35 FT.
 3 To be determined by city.
 4 2 spaces per 1,000 SF for the first 10,000 SF plus 1 space per 1,000 SF over 10,000 SF.

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:
 CIVIL CAD FILE



scheme: 04

Conceptual Site Plan

9863 Happy Hollow Road
 Delray Beach, FL 33446

WARE MALCOMB

MA22-0068-00
 06.06.2023

SHEET
 1