



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:	94 STALLS
FUTURE:	37 STALLS
TOTAL AUTO:	131 STALLS
	@0.99/1000 SF
<i>REQ. ACCESSIBLE</i>	<i>6 STALLS</i>
TRAILER:	40 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	27
○ GRADE-LEVEL DOORS	2

****PARKING VARIANCE REQUIRED****

DEVELOPMENT STANDARDS:

ZONING: U

MAX. F.A.R.: 0.42
MAX. COVERAGE: 42%
MAX. HEIGHT: 50 FT⁵

BUILDING SETBACKS:
FRONT: 50 FT⁴
SIDE: 20 FT
REAR: 50 FT

LANDSCAPE SETBACKS:
FRONT: 50 FT¹
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

