

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 GROSS: 0.38 COVERAGE: GROSS: 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** 131 STALLS TOTAL AUTO: @0.99/1000 SF REQ. ACCESSIBLE 6 STALLS TRAILER: 40 STALLS TRUCK DOCKS: ▲ DOCK-HIGH DOORS • GRADE-LEVEL DOORS

\*\*PARKING VARIANCE REQUIRED\*\*

**DEVELOPMENT STANDARDS:** ZONING: MAX. F.A.R.: MAX. COVERAGE: MAX. HEIGHT: BUILDING SETBACKS: FRONT: LANDSCAPE SETBACKS: FRONT: REAR: LANDSCAPE REQ.: OFF-STREET PARKING: STANDARD: DRIVE AISLE: REQ. PARKING RATIO BY USE: WAREHOUSE: 1/500 SF

> NOTES: 1 100 feet adjacent to residential.

OFFICE:

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

42%

50 FT

50 FT

20 FT 50 FT

6 FT

18%

24 FT

1/150 SF

3 The landscape area shall include not less than 80% of the

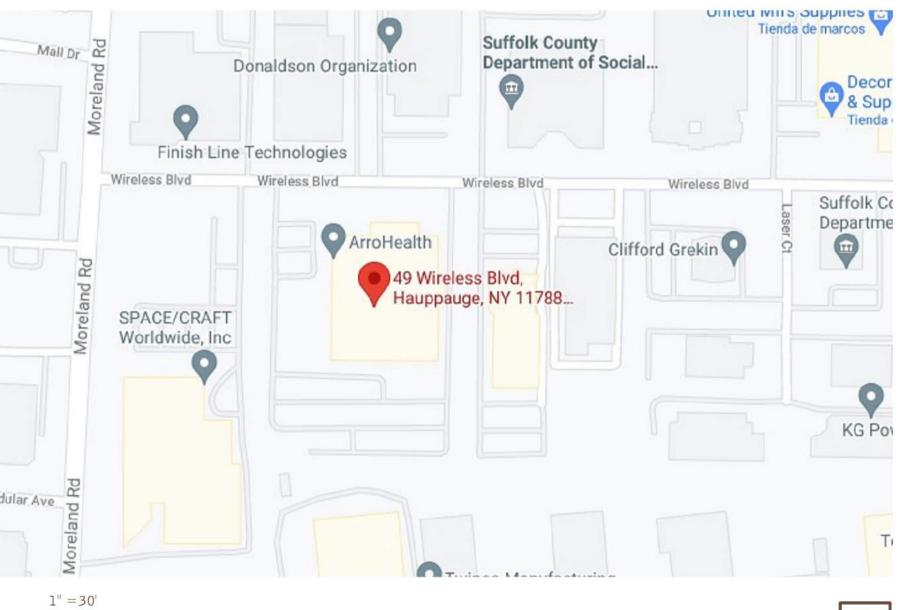
4 Minimum lot frontage at setback line: 100ft. Minimum road frontage: 50ft.

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

Boundary Source:
PDF ALTA SURVEY



1" = 30' 0 15 30

scheme: 04

Conceptual Site Plan

WARE MALCOMB