



PROJECT DATA:			
SITE AREA:			
GROSS:		44.46 AC	
		1,936,639 SF	
BUILDING FOOTPRINT:		729,823 SF	
UNIT A FOOTPRINT (RENTABLE):		444,600 SF	
UNIT B FOOTPRINT (RENTABLE):		285,223 SF	
COVERAGE:			
GROSS:		38%	
PARKING REQUIRED:			
WAREHOUSE		1/2000 SF	356 STALLS
OFFICE		1/250 SF	70 STALLS
TOTAL		426 STALLS	
PARKING PROVIDED:			
AUTO:		444 STALLS	
		@0.61/1000 SF	
REQ. ACCESSIBLE		9 STALLS	
TRAILER:		78 STALLS	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		71	
△ KNOCK-OUTS OR RATED		52	

DEVELOPMENT STANDARDS:		
ZONING:		BP ⁸
MAX. F.A.R.:		0.50
MAX. COVERAGE:		50%
MAX. HEIGHT:		45 FT
BUILDING SETBACKS:		
FRONT:		35 FT
SIDE:		15 FT
REAR:		15 FT ¹
LANDSCAPE SETBACKS:		
FRONT:		25 FT ²
SIDE:		10 FT ³
REAR:		10 FT ³
LANDSCAPE REQ.:		25% ⁶
OFF-STREET PARKING:		
STANDARD:		10X19
DRIVE AISLE:		25 FT
OVERHANG:		1.5 FT ⁴
TREE WELL:		5 FT
REQ. PARKING RATIO BY USE:		
WAREHOUSE:		1/2000 SF ⁵
MANUF.:		1/500 SF ⁷
OFFICE:		1/250 SF

- NOTES:
- 1 35ft abutting street
 - 2 To buildings - front: 20 ft
 - 3 To building - side/rear: 10 ft
 - 4 Parking space length can be reduced to 17.5 ft
 - 5 0.5 spaces / 1,000 gross square feet - Warehouses over 100,000 square feet; 1.0 spaces / 1,000 gross square feet - Warehouses under 100,000 square feet.
 - 6 Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 sq. ft., whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.
 - 7 2.0 spaces per 1,000 gross square feet, or 1 space per 2 employees, whichever is greater.
 - 8 Current zoning is O - Office. Lot needs to be re-zoned.

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:
AVERAGE REGIONAL REQUIRED
PROVIDED

Boundary Source:
GIS MAP & AERIAL IMAGE

