



PROJECT DATA:			
SITE AREA:			
GROSS:		54.069 AC	
		2,355,226 SF	
DETENTION:	@ 15%	356,879 SF	
NET:		45.88 AC	
		1,998,347 SF	
BUILDING FOOTPRINT:		719,200 SF	
BUILDING USE:			
WAREHOUSE		701,220 SF	
OFFICE	@ 2.5%	17,980 SF	
COVERAGE:			
GROSS:		31%	
NET:		36%	
PARKING REQUIRED:			
WAREHOUSE	1/1500 SF	468 STALLS	
OFFICE	1/250 SF	72 STALLS	
TOTAL		540 STALLS	
PARKING PROVIDED:			
AUTO:		555 STALLS	
		@0.77/1000 SF	
REQ. ACCESSIBLE		11 STALLS	
TRAILER:		147 STALLS	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		120	
● GRADE-LEVEL DOORS		4	

DEVELOPMENT STANDARDS:	
ZONING:	LI ¹
MAX. F.A.R.:	1.50
MAX. COVERAGE:	80%
MAX. BLDG. HT.:	50 FT
BUILDING SETBACKS:	
STREET:	40 FT
SIDE:	20 FT
REAR:	30 FT
LANDSCAPE SETBACKS:	
STREET:	20 FT
SIDE:	15 FT
REAR:	20 FT
LANDSCAPE REQ.:	10% ²
OFF-STREET PARKING:	
STANDARD:	9X18.5
COMPACT:	TBD
COMPACT %:	TBD
DRIVE AISLE:	24 FT
FIRE LANE:	18 FT
OVERHANG:	TBD
TREE WELL:	8 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1,500
MANUF.:	1/1,800
OFFICE:	4/1,000

NOTES:

¹ To be rezoned from N0N-AG.

² Perimeter landscaping islands penetrating parking area may count toward the 10% minimum landscaping requirement.

³ Transitional setback:
40 foot landscape setback at Kirk Road or when abutting a residentially zoned district.

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:
CIVIL CAD FILE

