



PROJECT DATA:	
SITE AREA:	
GROSS:	65.98 AC 2,874,069 SF
DETECTION:	@ 10% 293,296 SF
EASEMENTS:	154,574 SF
NET:	55.70 AC 2,426,199 SF
BUILDING AREA:	
FOOTPRINT:	987,840 SF
BUILDING USE:	
WAREHOUSE	984,312 SF
OFFICE	3,528 SF
FAR:	
GROSS:	0.34
NET:	0.41
COVERAGE:	
GROSS:	34%
NET:	41%
PARKING REQUIRED:	
WAREHOUSE	
<4,500 SF	4 STALLS
>4,500 SF	1/1500 SF 653 STALLS
OFFICE	1/250 SF 14 STALLS
TOTAL	671 STALLS
PARKING PROVIDED:	
AUTO:	
	924 STALLS
	@0.94/1000 SF
	18 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	180
○ GRADE-LEVEL DOORS	4

DEVELOPMENT STANDARDS:	
ZONING: I	
MAX. F.A.R.: 3	
MAX. COVERAGE: 3	
MAX. HEIGHT: 40 FT	
BUILDING SETBACKS:	
FRONT:	50 FT
SIDE:	30 FT
REAR:	30 FT
LANDSCAPE SETBACKS:	
FRONT:	3
SIDE:	5 FT
REAR:	5 FT
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	8.5X15
DRIVE AISLE:	24 FT
TREE WELL:	9X18
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1500 SF ²
MANUF:	1/800 SF ¹
OFFICE:	1/250 SF

NOTES:

¹ 1 per 1.5 employees on Maximum shift, or 1/800 sf whichever is greater.

² 4 spaces, plus 1 per 1500 sf over 4500 sf, or when the number of employees is specifically indicated, 1 space for each 1.5 employees employed on the premises.

³ To be confirmed by City.

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: PROVIDED WHERE POSSIBLE-VERIFY WITH CIVIL

Boundary Source: PDF ALTA SURVEY

