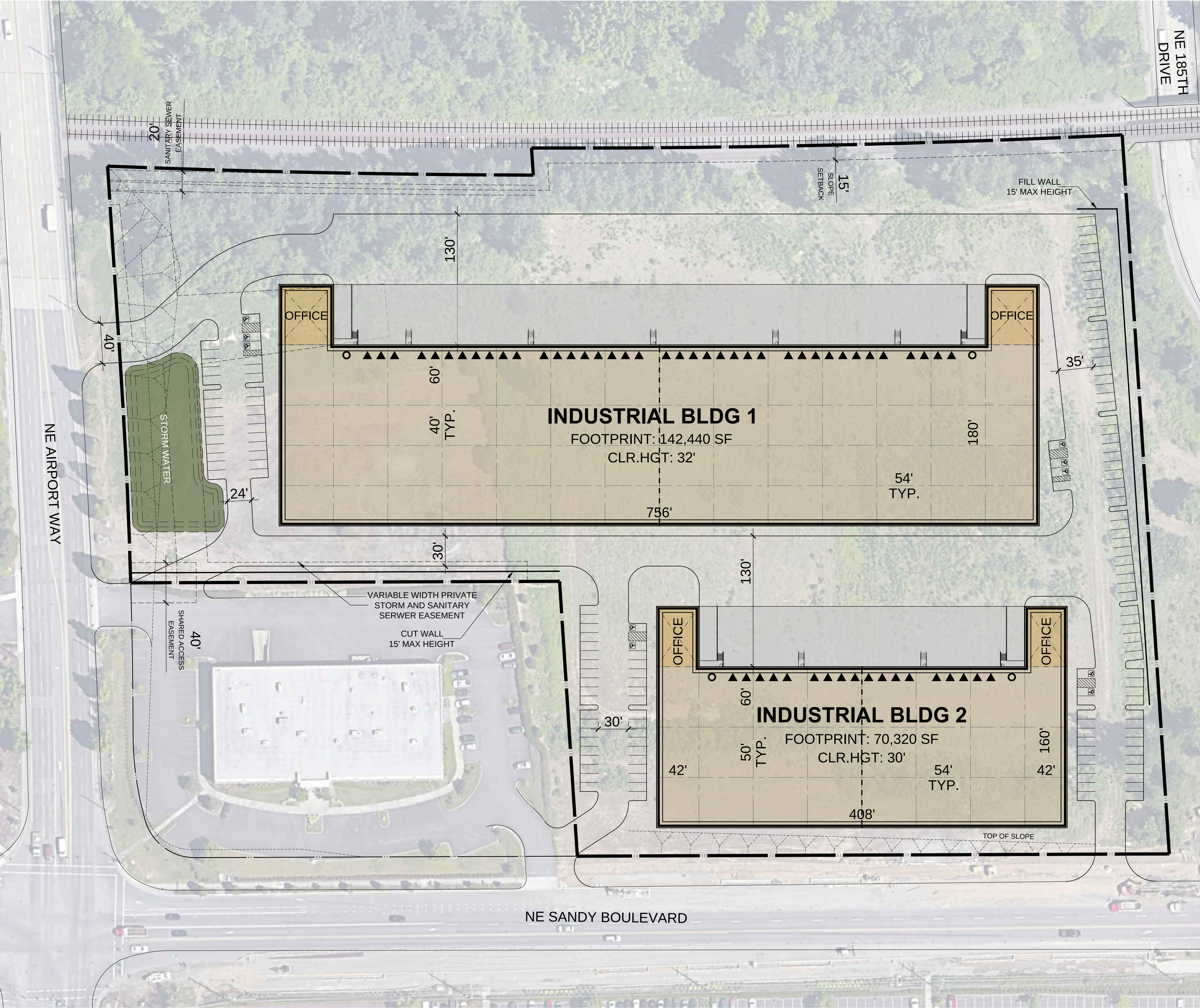




PROJECT DATA:			
SITE 1 AREA:			
GROSS:		13.50 AC	588,184 SF
STORM WATER	@ 2%	13,246 SF	
NET:		13.20 AC	574,938 SF
BUILDING AREA:	OFFICE	FOOTPRINT:	
BUILDING 1	14,244 SF	142,440 SF	
BUILDING 2	7,032 SF	70,320 SF	
TOTAL:	21,276 SF	212,760 SF	
BUILDING USE:			
WAREHOUSE			191,484 SF
OFFICE	10%		21,276 SF
COVERAGE:			
GROSS:			36%
NET:			37%
BUILDING 1			
▲ DOCK-HIGH DOORS			39
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
1ST 3KSF	1/750 SF		4 STALLS
OVER 3KSF	1/3500 SF		36 STALLS
OFFICE	1/500 SF		28 STALLS
TOTAL			68 STALLS
PARKING PROVIDED:			
			76 STALLS
			@0.53/1000 SF
			4 STALLS
REQ. ACCESSIBLE			
BUILDING 2			
▲ DOCK-HIGH DOORS			21
● GRADE-LEVEL DOORS			2
PARKING REQUIRED:			
WAREHOUSE			
1ST 3KSF	1/750 SF		4 STALLS
OVER 3KSF	1/3500 SF		17 STALLS
OFFICE	1/500 SF		14 STALLS
TOTAL			35 STALLS
PARKING PROVIDED:			
			71 STALLS
			@1.01/1000 SF
			3 STALLS
REQ. ACCESSIBLE			

DEVELOPMENT STANDARDS:	
ZONING:	IHhk
MAX. COVERAGE:	100%
MAX. HEIGHT:	SUBJ. to FAA
BUILDING SETBACKS:	
FRONT:	5 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	5 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE REQ.:	0% ²
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	8.5X16
DRIVE AISLE:	20 FT
OVERHANG:	2 FT
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/750 SF ¹
MANUF	1/750 SF
OFFICE:	1/500 SF

NOTES:

¹ 1 per 750 sq ft of net building area for the first 3,000 sq ft of net building area and then 1 per 3,500 sq ft of net building area thereafter.

² 45 sf per parking stall

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.

Boundary Source: PDF ALTA SURVEY

