



DEVELOPMENT STANDARDS

ZONING PD-RP	70%
MAX COVERAGE	70%
BUILDING SETBACKS:	
STREET	25'
SIDE	25'
REAR	25'
LANDSCAPE SETBACKS:	
STREET	30'
SIDE	10'
REAR	10'
LANDSCAPE REQ.	30%

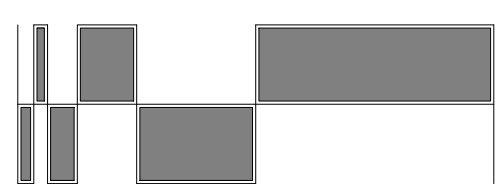
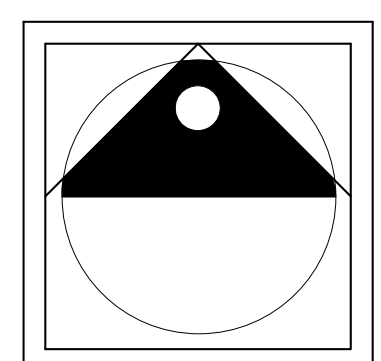
PROJECT DATA

SITE AREA:	
LOT SIZE	59,939 AC
RETENTION (@21%)	2,610,943 SF
BUILDING FOOTPRINTS:	
BUILDING 100	339,691 SF
BUILDING 200	408,133 SF
TOTAL BUILDING AREA	747,824 SF
BUILDING USE:	
BUILDING 100	
WAREHOUSE	339,691 SF
OFFICE @ 3%	9,967 SF
BUILDING 200	
WAREHOUSE	404,133 SF
OFFICE @ 2%	8,262 SF
PARKING REQUIRED:	
BUILDING 100	407 SPACES
BUILDING 200	497 SPACES
TOTAL	904 SPACES
PARKING PROVIDED:	
BUILDING 100	
AUTO	282 SPACES
TRAILER	73 SPACES
TOTAL SPACES PROVIDED	357 SPACES
BUILDING 200	
AUTO	337 SPACES
TRAILER	87 SPACES
TOTAL SPACES PROVIDED	424 SPACES
COMBINED	
AUTO	619 SPACES
TRAILER	162 SPACES

BUILDING DATA

BUILDING 100:	
TOTAL DOCK POSITIONS	73
▲ DOCK POSITIONS WITH LEVELERS	34
○ DRIVE IN RAMP DOORS	2
BUILDING 200:	
TOTAL DOCK POSITIONS	82
▲ DOCK POSITIONS WITH LEVELERS	40
○ DRIVE IN RAMP DOORS	4

North



SCALE: 1" = 80' - 0"

01/29/2025

B·E·A·C·H·L·I·N·E·I·I·&·I·I·I

BUILDING 100 & 200

INNOVATION WAY



ARCHITECTURE

24095 & 24096