

Approved 2018 Phase II Development Plan



PROJECT DATA:	
BUILDING FOOTPRINT:	331,014 SF
BUILDING USE:	
WAREHOUSE	320,094 SF
OFFICE @ 3%	10,920 SF
PARKING PROVIDED:	
AUTO:	308 STALLS @0.93/1000 SF
TRAILER:	0 STALLS
TRUCK DOCKS:	
DOCK-HIGH DOORS	64
GRADE-LEVEL DOORS	4

Phase 1		
	M-2 District Code Required	Proposed
Setbacks		
North (front)	15'	54.88'
South (rear)	15'	132.47' from existing building to south property line 81.73' between phase 1 and existing building
East (side)	10' or 10% of lot width (whichever is less)	60'
West (side)	10' or 10% of lot width (whichever is less)	56.94'
South (rear - parking areas)	15'	N/A - existing conditions
F.A.R.	2.50 maximum	.38
Building Lot Coverage	No zoning requirement, refer to building code for additional requirements	38.24%
Impervious Surface Coverage	No zoning requirement, refer to building code for additional requirements	81.58%
Building Height	No zoning requirement, refer to building code for additional requirements	39'-0"
Off-street Parking Spaces	77 (new building only)	152 (new building only)

Phase 1 and 2		
	M-2 District Code Required	Proposed
Lot Size	N/A	671,453 SF (15.41 AC)
Lot Width	N/A	441.74'
Setbacks		
North (front)	15'	54.88'
South (rear)	15'	84.18'
East (side)	10' or 10% of lot width (whichever is less)	60'
West (side)	10' or 10% of lot width (whichever is less)	56.94'
South (rear-parking areas)	15'	15.45'
F.A.R.	2.50 maximum	.49
Building Lot Coverage	No zoning requirement, refer to building code for additional requirements	49.30%
Impervious Surface Coverage	No zoning requirement, refer to building code for additional requirements	88.55%
Building Height	No zoning requirement, refer to building code for additional requirements	39'-0"
Off-street Parking Spaces	169	308

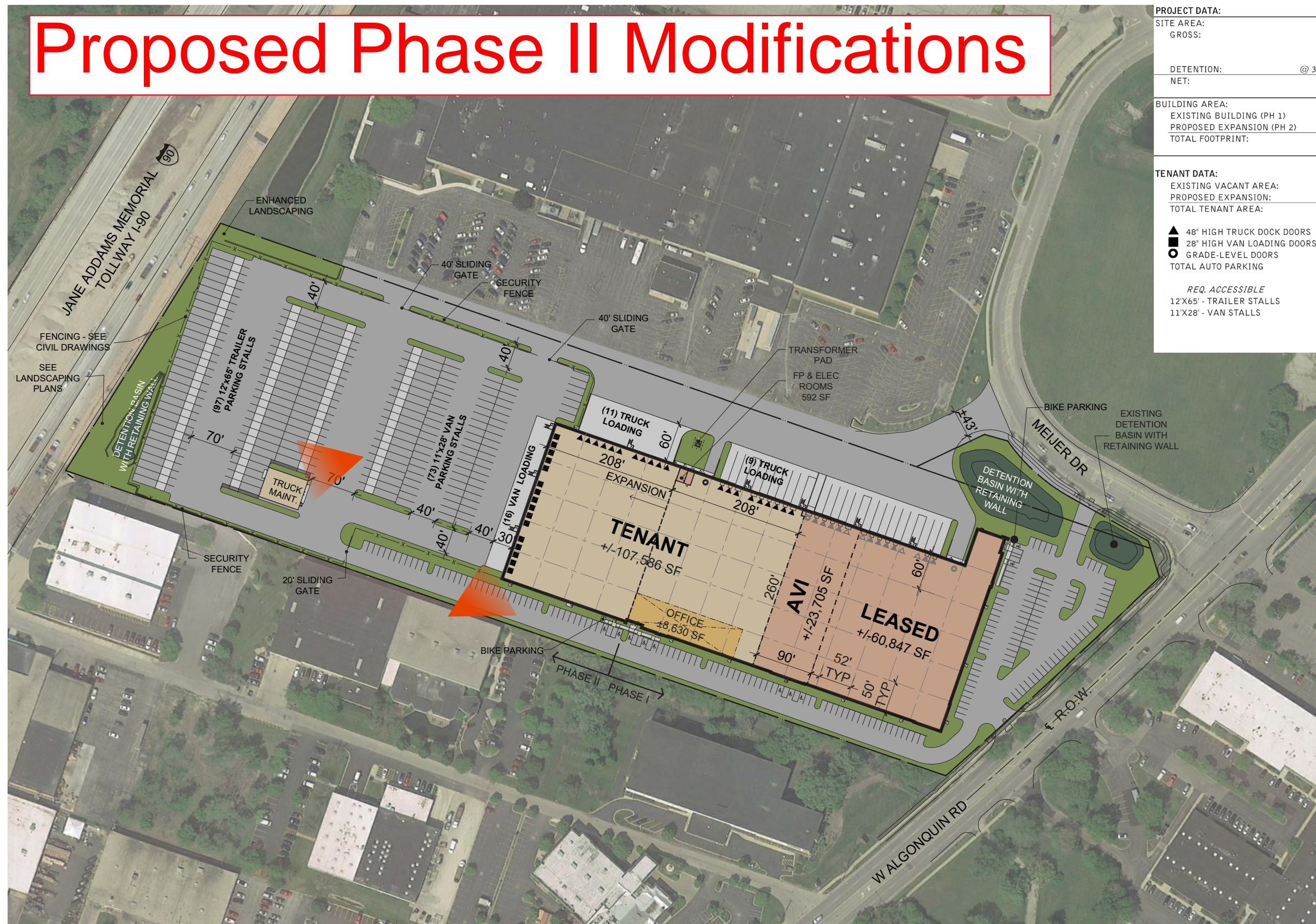
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

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PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:		ZONING:	
GROSS:	15.41 AC		M-2
	671,453 SF	MAX. F.A.R.:	2.50
DETENTION:		BUILDING SETBACKS:	
NET:	@ 3% 14.89 AC	FRONT:	15 FT
	648,489 SF	SIDE:	10 FT
BUILDING AREA:		REAR:	15 FT
EXISTING BUILDING (PH 1)	138,650 SF	OFF-STREET PARKING:	
PROPOSED EXPANSION (PH 2)	54,080 SF	WIDTH:	9 FT
TOTAL FOOTPRINT:	192,730 SF	LENGTH:	18 FT
		VERTICAL:	7 FT
TENANT DATA:		DRIVE AISLE:	24 FT
EXISTING VACANT AREA:	53,506 SF	OVERHANG:	1.5 FT
PROPOSED EXPANSION:	54,080 SF	REQ. PARKING RATIO BY USE:	
TOTAL TENANT AREA:	107,586 SF	WAREHOUSE:	1/2 EMP
▲ 48" HIGH TRUCK DOCK DOORS	11	OFFICE:	1/300 SF
■ 28" HIGH VAN LOADING DOORS	16	NOTES:	
● GRADE-LEVEL DOORS	1	1 OR 10%, WHICHEVER IS LESS	
TOTAL AUTO PARKING	190 STALLS		
	@1.77/1000 SF		
REQ. ACCESSIBLE	6 STALLS		
12'X65' - TRAILER STALLS	97 STALLS		
11'X28' - VAN STALLS	73 STALLS		



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Stormwater Management Design:  
AVERAGE REGIONAL REQUIRED  
PROVIDED

Boundary Source:  
GIS MAP & AERIAL IMAGE

