



PROJECT DATA:			
SITE AREA:			
GROSS:		5.62 AC	
		244,733 SF	
DETENTION:	@ 7%	16,359 SF	
NET:		5.24 AC	
		228,374 SF	
BUILDING AREA:			
FOOTPRINT:		50,500 SF	
LEVEL 2:		50,500 SF	
TOTAL BUILDING AREA:		101,000 SF	
BUILDING USE:			
WAREHOUSE		99,400 SF	
OFFICE		1,600 SF	
FAR:			
GROSS:		0.41	
COVERAGE:			
GROSS:		21%	
PARKING REQUIRED:			
SELF STORAGE:	1/50 UNITS	17 STALLS	
PARKING PROVIDED:			
AUTO:		21 STALLS	
		@ 0.21/1000 SF	
	REQ. ACCESSIBLE	1 STALLS	
RV STALLS:		53 STALLS	
TRUCK DOCKS:			
GRADE-LEVEL DOORS		2	

DEVELOPMENT STANDARDS:	
ZONING:	CB-2
MAX. F.A.R.:	
MAX. COVERAGE:	0.40
	40%
BUILDING SETBACKS:	
FRONT:	20 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
LANDSCAPE REQ.:	
	2%
OFF-STREET PARKING:	
STANDARD:	9X20
HANDICAPPED:	12X20
DRIVE AISLE:	27 FT
OVERHANG:	
TREE WELL:	
REQ. PARKING RATIO BY USE:	
SELF STORAGE:	1/50 UNITS

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

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: GIS MAP & AERIAL IMAGE

