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BORELLI INVESTMENT C MORTENSEN AVENUE SALINAS, CALIFORNIA 9

JOB NO.

PRINT DATE: PLOT DATE: DRAWN BY: CHECKED BY:

SET ISSUED:

## PROJECT INFORMATION

SALINAS BUSINESS PARK SITE PLAN - SCHEME 3

WAREHOUSE BUILDING MORTENSEN AVENUE SALINAS, CA 93905 003-862-001 PS (ZONE CHANGE TO IBP) 8.31 ACRES = 362.328 S.F. BUILDING AREA: 132,660 S.F. BUILDING SITE 36.6% (40% MAX) COVERAGE: (5% OFFICE / 95% WAREHOUSE DISTRIBUTION):

PARKING

PROVIDED:

BUILDING SITE 19.46% (40% MAX) COVERAGE: OFFICE - 6,633 / 300 = 22 STALLS WAREHOUSE -126,027 / 1000 =126 STALLS TOTAL REQ. 148 STALLS 229 STALLS (1.72 / 1000)

PARKING REQUIRED: OFFICE - 16,869 / 300 = WAREHOUSE/STORAGE - 10,616 / 1000 = 11 STALLS \*VEHICLE MAINTENANCE - 12,000 / 250 = 48 STALLS PARKING 96 STALLS (2.62 / 1000) PROVIDED:

PUBLIC WORKS MAINTENANCE YARD

MORTENSEN AVENUE

PS (ZONE CHANGE TO IBP)

4.83 ACRES = 210,588 S.F.

BUILDING AREA: <u>ADMINISTRATION BUILDING,</u>
<u>SHOP & STORAGE BUILDING</u> - 40,985 S.F.

SALINAS, CA 93905

**BUSINESS PARK** SITE PLAN - 3 SHEET NO.: \*130 SPACES FOR MAINTENANCE VEHICLE STORAGE IN FENCED YARD

SHEET NAME:

SALINAS

FILE NAME.: 17162-A101-18